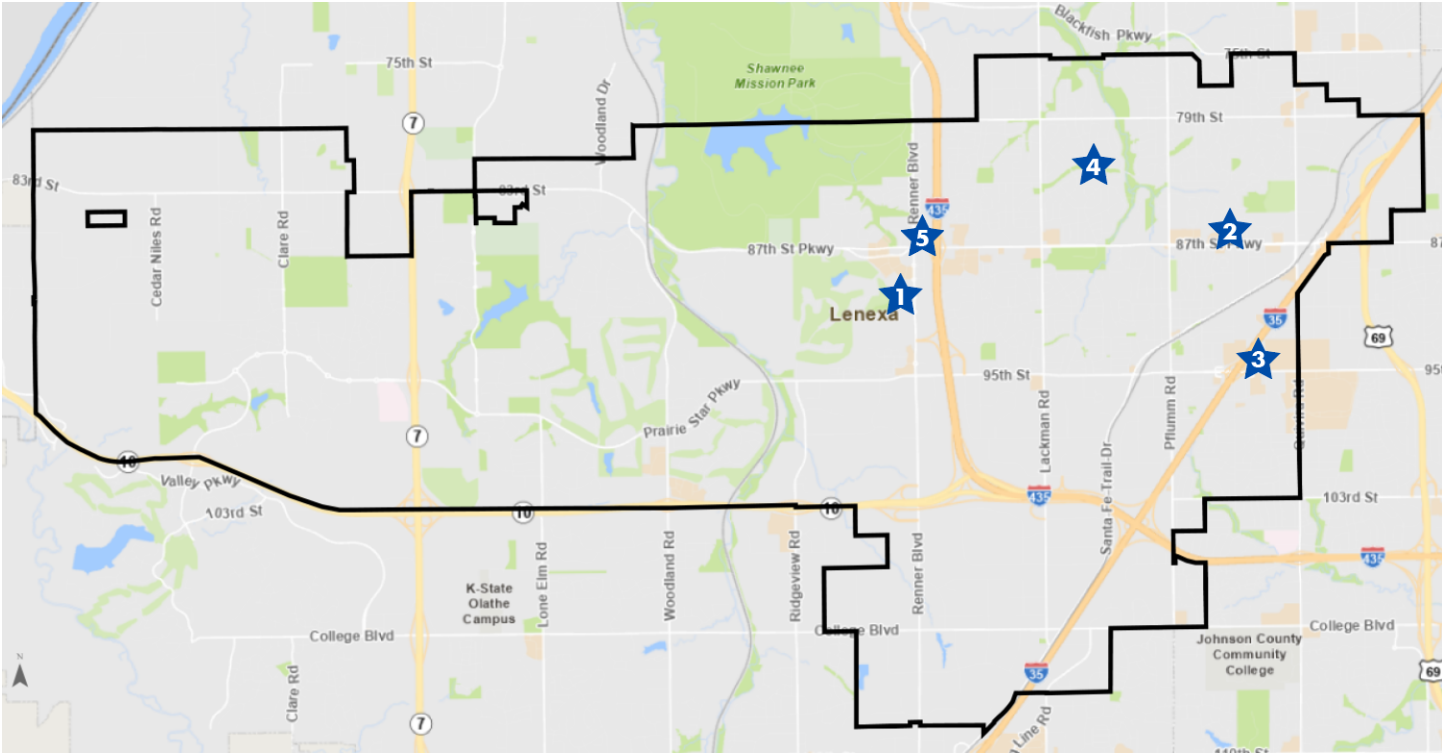


AGENDA MAP



CALL TO ORDER

ROLL CALL

APPROVE MINUTES FROM THE AUGUST 5, 2024 MEETING

CONSENT AGENDA

All matters listed within the consent agenda have been distributed to each member of the Planning Commission for review, are considered to be routine, and will be enacted by one motion with no separate discussion. If a member of the Planning Commission or audience desires separate discussion on an item, that item may be removed from the consent agenda and placed on the regular agenda.

REGULAR AGENDA

- 1. AT&T Generator - Consideration of a special use permit for a new equipment shelter and generator adjacent to the existing cell tower located at 9100 Renner Boulevard within the CP-O, Planned General Office District. SU24-05**

2. **Hikari Massage Therapy - Consideration of a special use permit for a personal services use on property located at 13000 West 87th Street Parkway, Suite 102 within the NP-O, Planned Neighborhood Office District. SU24-08**
3. **Johnson County ReStart - Consideration of a special use permit and preliminary plan/plat for a homeless shelter located at 9461 and 9471 Lenexa Drive within the CP-3, Planned Regional Commercial District. PL24-05P, SU24-09**

CONTINUED APPLICATIONS (NO DISCUSSION)

4. **The Learning Playhouse - Continued to the September 30, 2024 Planning Commission meeting. Consideration of a special use permit to operate an in-home daycare on property located at 8115 Acuff Lane within the R-1, Single-Family Residential District. SU24-06**
5. **87th & Renner - Continued to the September 30, 2024 Planning Commission meeting. Consideration of a revised preliminary plan for a mixed-use development located at the northeast corner of westbound 87th Street Parkway & Renner Boulevard within the CC, Planned City Center District. PL24-02PR**

STAFF REPORTS

ADJOURN

APPENDIX

6. **Draft Minutes - August 5, 2024**

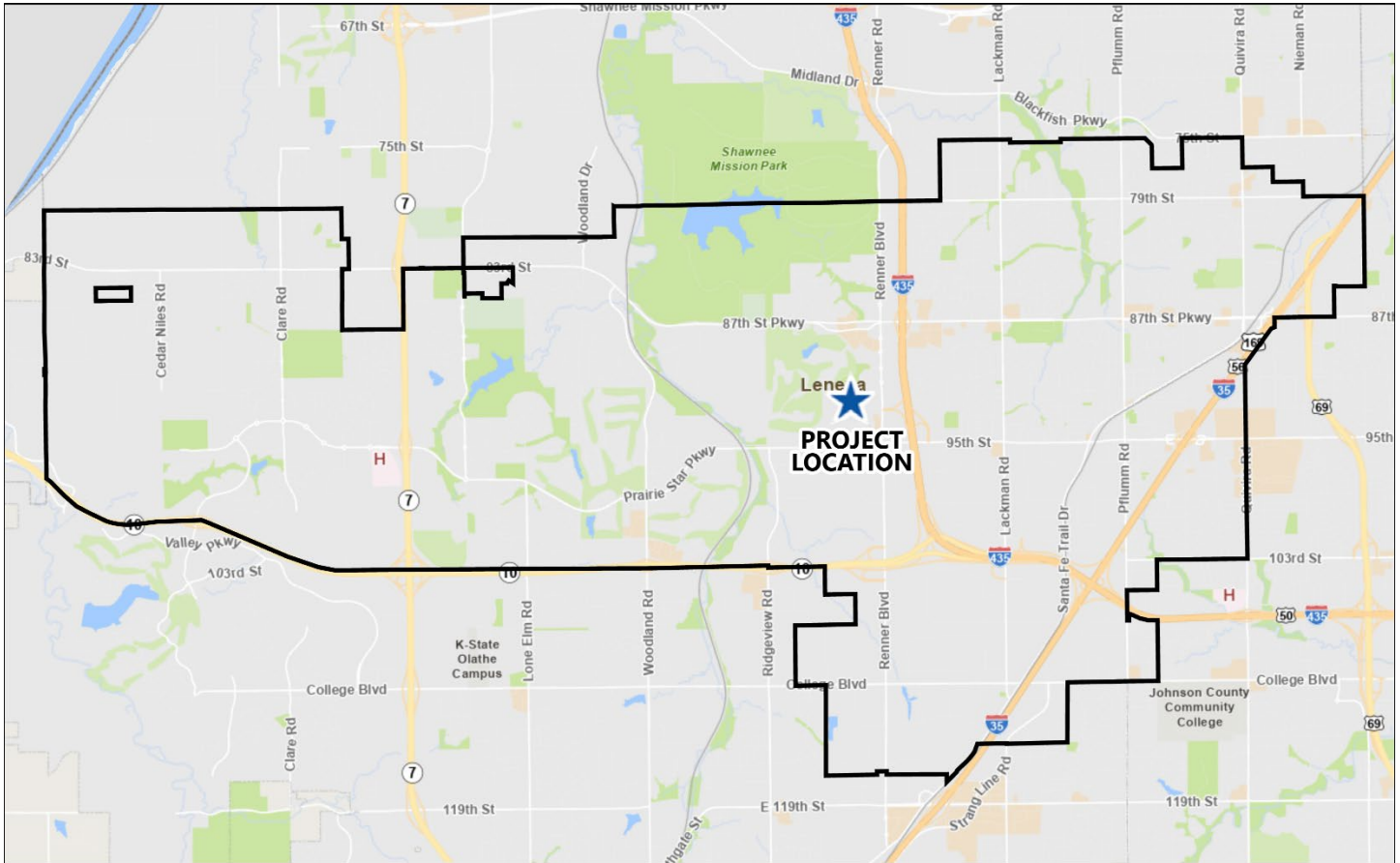
If you have any questions about this agenda, please contact Stephanie Sullivan, Planning Manager, at ssullivan@lenexa.com.

*If you need any accommodations for the meeting, please contact the City ADA Coordinator at 913-477-7550 at least 48 hours prior to the meeting.
Kansas Relay Service: 800-766-3777*

Assistive Listening Devices are available for use in the Community Forum by request.

AT&T GENERATOR

Project #:	SU24-05	Location:	9100 Renner Boulevard
Applicant:	Sherry Duff	Project Type:	Special use permit
Staff Planner:	Logan Strasburger	Proposed Use:	Wireless communication facility alteration



PROJECT SUMMARY

The applicant proposes to install a new 30 kW diesel generator and associated mechanical equipment for AT&T in the existing wireless communications facility located at approximately 9100 Renner Road. There is an existing special use permit (SUP) for the wireless communications facility and tower. The proposed additions will be located at the base elevation adjacent to the existing equipment shelter for AT&T. Per [Section 4-1-B-23-AE-4-a](#) of the Unified Development Code (UDC), the installation of the generator and related equipment is considered a significant modification to the facility; therefore, a special use permit is required. This project requires a public hearing at the Planning Commission meeting and consideration by the Governing Body.

STAFF RECOMMENDATION: APPROVAL FOR 12 YEARS

SITE INFORMATION

In 1996, the subject site was approved for an initial 10-year special use permit (SUP) for a wireless communications facility. Subsequent renewals of the SUP occurred in 2006 (SU06-16) for 10 years and in 2016 (SU16-20) for 20 years. There have been various SUPs related to the replacement of equipment and alterations at the facility over the past 20 years. Directly to the east of the subject site is another wireless communications facility for Charter Communications that was subject to a special use permit in 1998, 2009, and most recently 2019 (SU19-09).

LAND AREA (AC)	CURRENT ZONING	COMP. PLAN
13.5 (parcel) 0.23 (leased area)	CP-O	Office/Employment Center



Exhibit 1: Aerial Image of Subject Site. Dashed yellow line is the wireless communication facility lease area. Solid red line is the entire parcel.



Exhibit 2: Photo of wireless communications facility and the eastern AT&T building and leasing area. Proposed generator will sit behind (south of) the building.



Exhibit 3: Photo of entire communications facility from the private access road. To the left (east) is the AT&T lease area with T-Mobile to the right (west).

LAND USE REVIEW

The applicant proposes to install a new diesel generator and related equipment on the existing leased AT&T structure within the half-acre compound. The existing wireless communications tower is 180 feet tall and is accessed from Renner Boulevard by a 12-foot-wide gravel and asphalt drive. Renner Boulevard is approximately 1,100 ft. to the east. An eight-foot-tall black vinyl chain-link fence encloses the site and is further buffered with trees on all sides.

No additional impervious area or modifications to the structure are proposed. Staff is not aware of any complaints related to this facility during the past eight years since the last special use permit approval. As part of the review process, a site inspection was conducted, confirming that the site fencing is in good condition. In addition to the existing trees, some volunteer landscaping has matured around the site, which effectively meets current landscaping and screening regulations. Due to its remote location, this site differs from many others in Lenexa concerning the necessity for formal landscaping and screening.

Staff is of the opinion that the proposed use aligns with existing zoning and with the Future Land Use Map’s designation of Office.

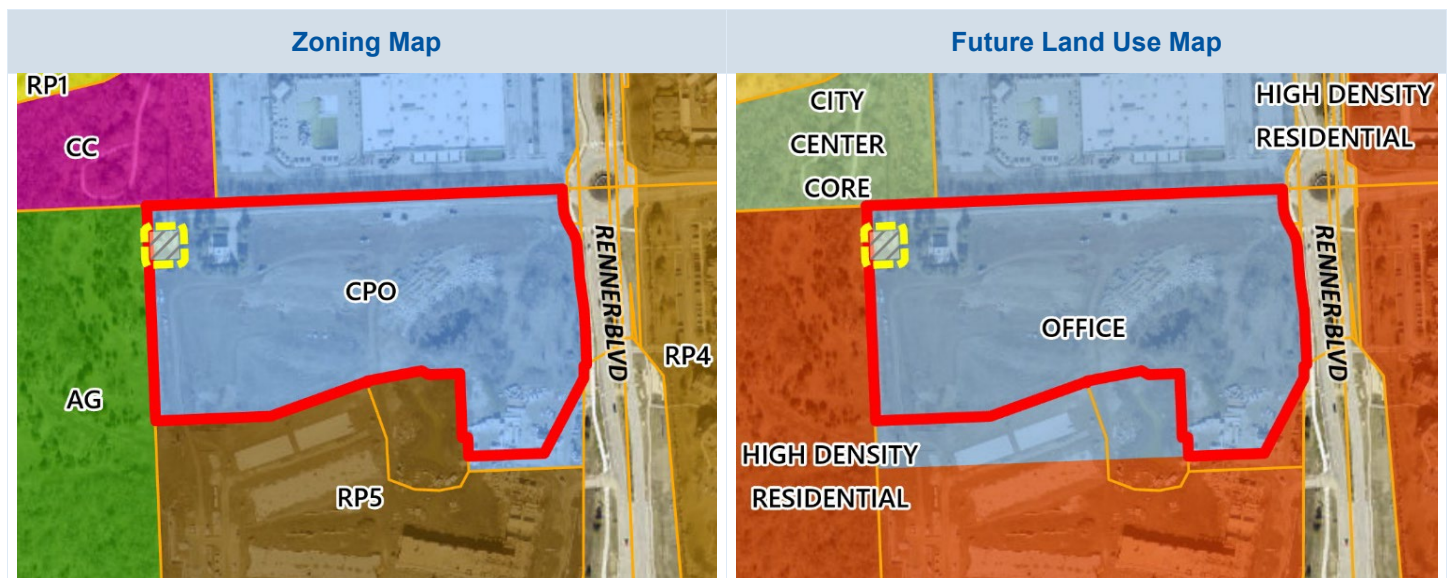


TABLE 1: COMPARISON OF SURROUNDING PROPERTIES

Vicinity	Land Use Designation	Zoning	Current Use
Subject Property	Office/Employment Center	CP-O, Planned General Office District	Wireless Communications Facility, Remainder of parcel anticipated for development as Office use
North	Office/Employment Center, City Center	CP-O, Planned General Office District; CC, City Center	Fitness Center, Public
South	High-Density Residential/Office	CP-O, Planned General Office District	Undeveloped; Future Multifamily, Future Office
East	Office	CP-O, Planned General Office District	Undeveloped
West	High-Density Residential	AG, Agricultural District	Undeveloped

SPECIAL USE PERMIT REVIEW

The applicant requests approval of a special use permit for alterations to an existing wireless communication facility at 9100 Renner Boulevard in the CP-O Zoning District. Staff provides the following analysis to the review criteria within Section 4-1-G-5 of the UDC.

1. The character of the neighborhood.

The neighborhood consists of existing and developing multifamily residential and vacant land. North of the subject site includes a park, trail, and Life Time fitness center, but is mostly surrounded by undeveloped land and developing residential uses.

2. The zoning and use of properties nearby.

Nearby zoning includes CP-O, AG, RP-4, and RP-5. The uses of these properties include a fitness center, multifamily residential, and undeveloped land.

3. The suitability of the subject property for the uses to which it has been restricted.

Freestanding wireless communication facilities are permissible in the CP-O District, contingent upon the approval of a special use permit and adherence to the standards specified in [Section 4-1-B-23-AE](#) of the Unified Development Code. The guidelines in this section aim to establish reasonable safety and aesthetic measures for the installation and construction of wireless communication facilities, antennas, and support structures, while also ensuring the minimum necessary regulations to safeguard and promote the health, safety, and welfare of the public. Staff has conducted a review of these standards and has determined that the site is in compliance.

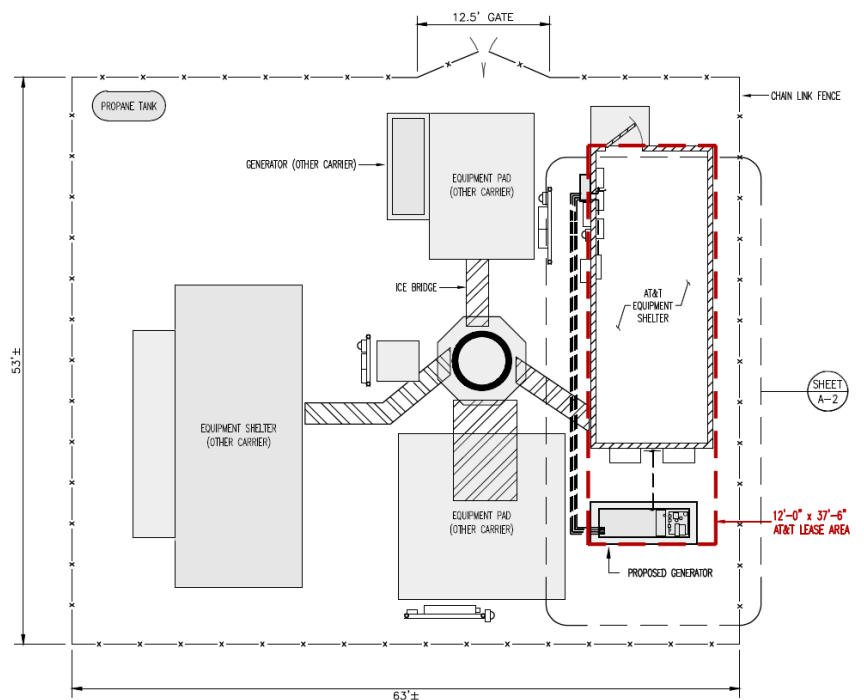
4. The extent to which the proposed use will detrimentally affect nearby property.

The existing 180-foot tall wireless telecommunication facility and its support structures, including the proposed generator and associated equipment, are situated adjacent to Charter Communication's equipment compound.

At Right: Exhibit 4: Excerpt from the site plan illustrating the proposed generator located within the red dashed area, which denotes the AT&T lease zone.

The site's landscaping and fencing shall continue to be maintained, with the trimming and removal of dead or dying vegetation conducted on an as-needed basis.

As the area continues to develop, further landscaping and buffering may be necessary to ensure



compatibility with the increasingly urban environment. Staff believes that the proposed additions to the facility, including the generator and associated equipment, integrate well with the existing equipment compound and surrounding topography.

5. The length of time the subject property has remained vacant as zoned.

Since rezoning of the subject site in 2022, the area has been vacant under a year before construction began for an approved multifamily residential development. The specific area of leased land in the northwest corner of the parcel that hosts the wireless communications facility has been in existence since approval of the original SUP application in 1996.

6. The relative gain to public health, safety, and welfare due to the denial of the application as compared to the hardship imposed upon the landowner, if any, as a result of denial of the application.

It is Staff's opinion that there is no significant public benefit to recommending the denial of this application. Given that the facility has been in operation for 28 years, Staff believes the installation of a generator and related equipment is not anticipated to negatively affect the health or wellbeing of the public. Throughout the past 28 years, Staff have not received any complaints or identified any issues related to the site.

7. Recommendation of City's permanent professional staff.

It is Staff's opinion that the proposed modifications to the wireless communications facility are suitable, considering its history of no issues or complaints and its general location in an isolated area, away from residential and commercial developments.

8. Conformance of the requested change to the adopted or recognized Master Plan being utilized by the City.

The site will retain its existing zoning of CP-O and is not in conflict with the Office/Employment Center land use designation from the Comprehensive Plan.

9. The availability and adequacy of required utilities and services to serve the proposed use. These utilities and services include, but are not limited to, sanitary and storm sewers, water and electrical service, police and fire protection, schools, parks and recreation facilities, etc.

The proposed use necessitates minimal services, with the required utilities and services already established. Furthermore, the proposed generator and related equipment will enhance the wireless communications facility by providing additional emergency power capacity during power outages.

10. The extent to which the proposed use would adversely affect the capacity or safety of that portion of the street network influenced by the use, or present parking problems in the vicinity of the property.

The use of the new generator will not increase the frequency of service or maintenance visits to the facility. With service and maintenance visits occurring twice a month, Staff believes the traffic impact on the adjoining roadway network is negligible.

11. The environmental impacts the proposed use will generate including, but not limited to, excessive stormwater runoff, water pollution, air pollution, noise pollution, excessive nighttime lighting, or other environmental harm.

The addition of the generator is not expected to create additional negative externalities such as dust, odor, or vibrations. The generator will be utilized on an emergency basis during power outages and will produce noise within acceptable limits. At its maximum running capacity, the generator is estimated to generate 66 decibels. It is not intended for full-time operations. Noise generated from the generator is exempt from the noise ordinance as outlined in [Section 4-1-C-E-7-c](#) of the UDC while used for emergency situations and during periodic testing.

12. The extent to which the proposed development would adversely affect the capacity or water quality of the stormwater system, including without limitation, natural stream assets in the vicinity of the subject property.

A minimal amount of impervious surface will be introduced to the site with the addition of a concrete pad for the generator. Staff does not believe the proposed development would adversely affect the stormwater system or natural stream assets in the vicinity of the subject property.

13. The ability of the applicant to satisfy any requirements (e.g. site plan, etc.) applicable to the specific use imposed pursuant to the zoning regulations in this Chapter and other applicable ordinances.

The subject property and proposed addition of a generator and related equipment complies with the (UDC) and additional relevant regulations pertaining to wireless communication facilities. Staff notes that additional screening may be necessary in the future with the development of adjacent residential and commercial areas to ensure adequate screening from more urbanized environments.

DEVIATIONS

The applicant is not requesting any deviations from the Unified Development Code (UDC).

NEXT STEPS

- This project requires a recommendation from the Planning Commission and final approval by the City Council. Pending a recommendation from the Planning Commission, the project is tentatively scheduled for consideration from the City Council on September 17, 2024.
- The applicant must receive permit(s) prior to commencing construction.
- The applicant should inquire about additional City requirements and development fees.

RECOMMENDATION FROM PROFESSIONAL STAFF

★ **Conduct a Public Hearing.**

★ **Staff recommends approval of the proposed special use permit for the AT&T Generator.**

- The recommended duration of the SUP is 12 years, which is consistent with the expiration for the existing SUP for the site (SU16-20).
- The project is consistent with Lenexa's goals through *Strategic Community Investment* and *Superior Quality Services* to create *Integrated Infrastructure and Transportation*.
- Upon further development of the parcel into office and residential uses, additional screening of the wireless communications facility may be required as the surrounding area develops.

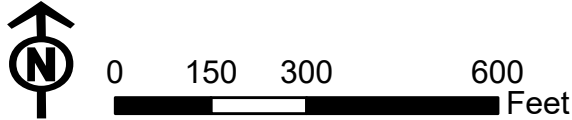
SPECIAL USE PERMIT

Staff recommends **approval** of SU24-05 - a special use permit for a wireless communications facility alteration for **AT&T Generator** at 9100 Renner Boulevard for a period of 12 years.



Data Source: City of Lenexa and Johnson County Kansas
For further information, please call 913-477-7500

AT&T Generator SU24-05



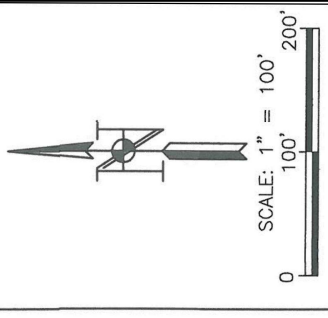
AS-BUILT SURVEY
PART OF SECTION 31-112S-R24E
IN JOHNSON COUNTY,
KANSAS

FOR: VERTICAL BRIDGE
SITE NAME: N/A
LOCATION:
RENNER RD,
US-KS-5075 LENEXA, KS 66219

VERTICAL BRIDGE
SURVEY SERVICES COORDINATION BY:
GEOLINE SURVEYING, INC.
19340 NW 104th Terrace,
Auburn, FL 32816
Office: (386) 418-0600
Fax: (386) 482-9988
WWW.GEOLINEINC.COM

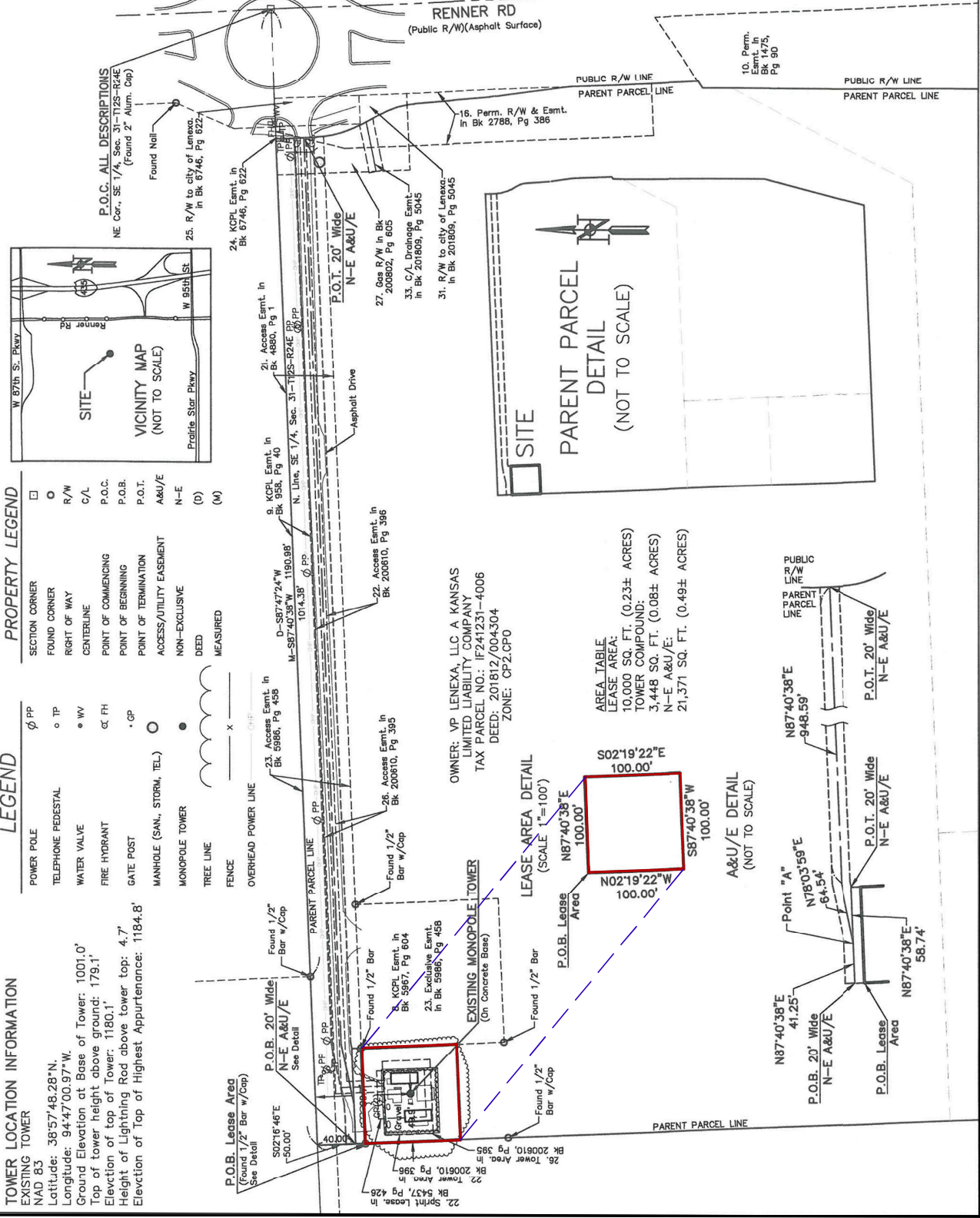
IA SURVEY COORDINATED BY:
OVERSEAS AND ASSOCIATES, LLC
Authority:
TEL: 816-347-8997
LEE'S SUMMIT,
MISSOURI 64083

LA PROJECT NO.: 21100
DRAWN BY: B.D.H. CHECKED BY: J.B.L.
DATE: 05-05-21 FIELDWORK: 04-22-21



BRADLEY D. HARRIS
KANSAS
1604
DATE: 5-5-21

SURVEYOR'S CERTIFICATION:
I HEREBY CERTIFY TO: VERTICAL BRIDGE RETI, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS ASSOCIATES AND THEIR RESPECTIVE SUCCESSORS AND/OR ASSIGNORS AS THE SURVEYOR OF RECORD AND AS ADMINISTRATIVE AGENT FOR ITSELF AND ON BEHALF OF THE LENDERS PARTIES FROM TIME TO TIME TO THAT CERTAIN SECOND AMENDED AND RESTATED MONOPOLE EASEMENT AND A&U/E WITH VERTICAL BRIDGE HOLDCO, LLC AS BORROWER, AND VERTICAL BRIDGE HOLDCO PARENT, LLC AS PARENT, AS MAY BE AMENDED, RESTATED, REASSIGNED OR RENEWED BY SUCCESSORS AND ASSIGNED PARTIES TO THE A&U/E; AND FIDELITY AND BOND INSURANCE COMPANY.



AS-BUILT SURVEY

FOR: VERTICAL BRIDGE
SITE NAME: N/A
LOCATION:
RENNER RD,
US-KS-5075 LENEXA, KS 66219

IA SURVEY COORDINATED BY:
OVERSEAS AND ASSOCIATES, LLC
Authority:
TEL: 816-347-8997
LEE'S SUMMIT,
MISSOURI 64083

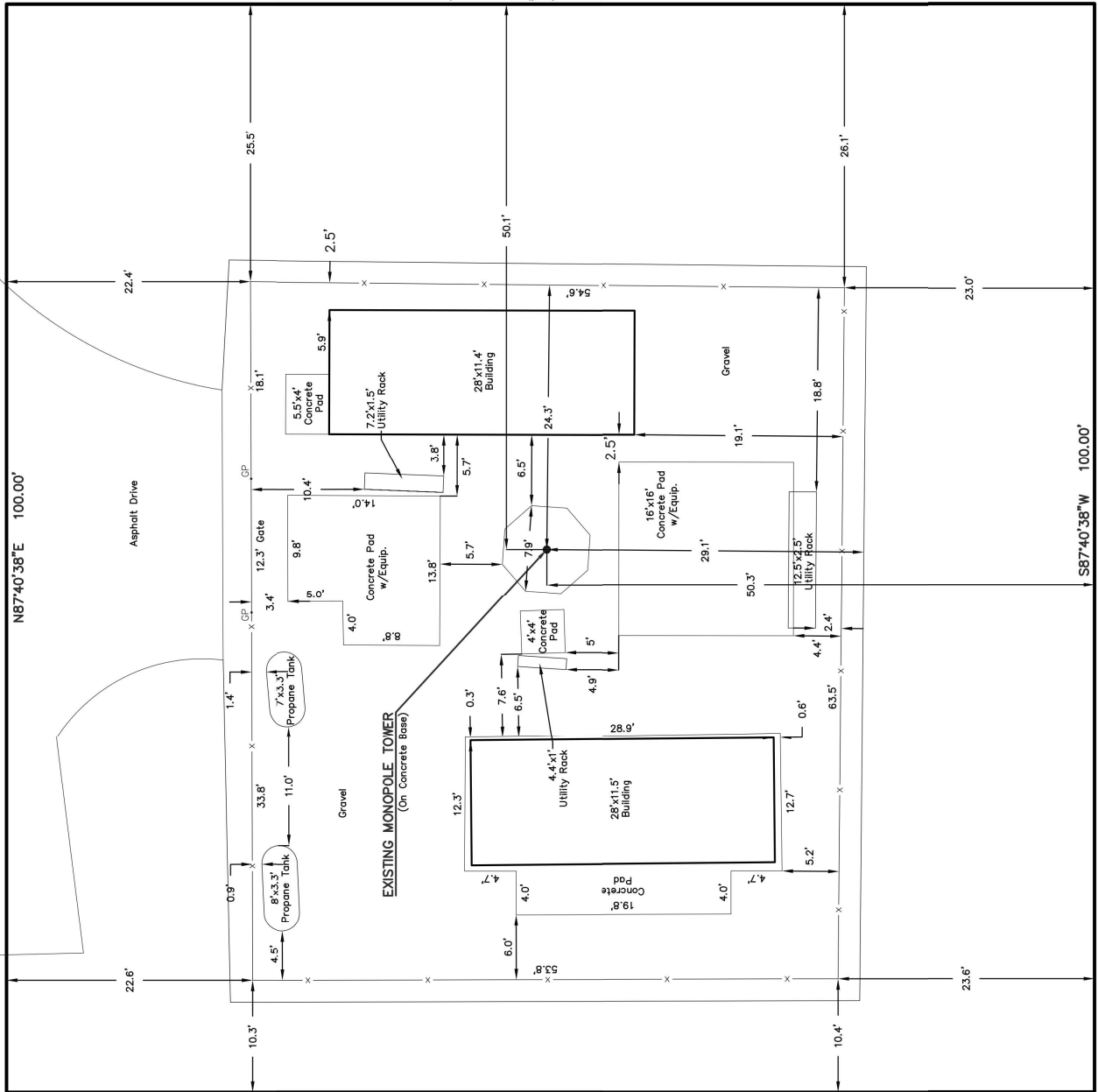
LA PROJECT NO.: 21100
DRAWN BY: B.D.H. CHECKED BY: J.B.L.
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BRADLEY D. HARRIS
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1604
DATE: 5-5-21

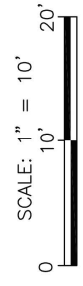
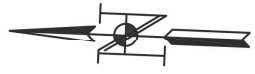
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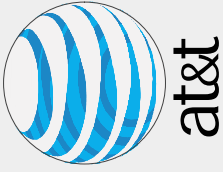
P.O.B. Lease Area



LEGEND

- POWER POLE
- TELEPHONE PEDESTAL
- WATER VALVE
- FIRE HYDRANT
- GATE POST
- MANHOLE (SAN., STORM, TEL.)
- MONOPOLE TOWER
- TREE LINE
- FENCE
- OVERHEAD POWER LINE

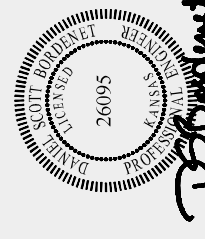




GENERAL DYNAMICS
 Wireless Services
 12906 SHELBYVILLE ROAD, STE. 230
 LOUISVILLE, KY 40243
 502-455-36963

BENCHMARK SERVICES, INC.
Consulting Engineers
Land Surveyors
 PO Box 5, 318 North Main Street
 Highland, MO 64523
 Phone: (417) 882-3442
 Fax: (417) 882-3445

REV#	DESCRIPTION	DATE	BY
0	100% CDs	4/3/23	ABB
1	ADD LEASE AREA	10/19/23	ABB
2	EXPAND LEASE AREA	11/21/23	MGB
3	ADD SURVEY INFO	6/14/24	DSB

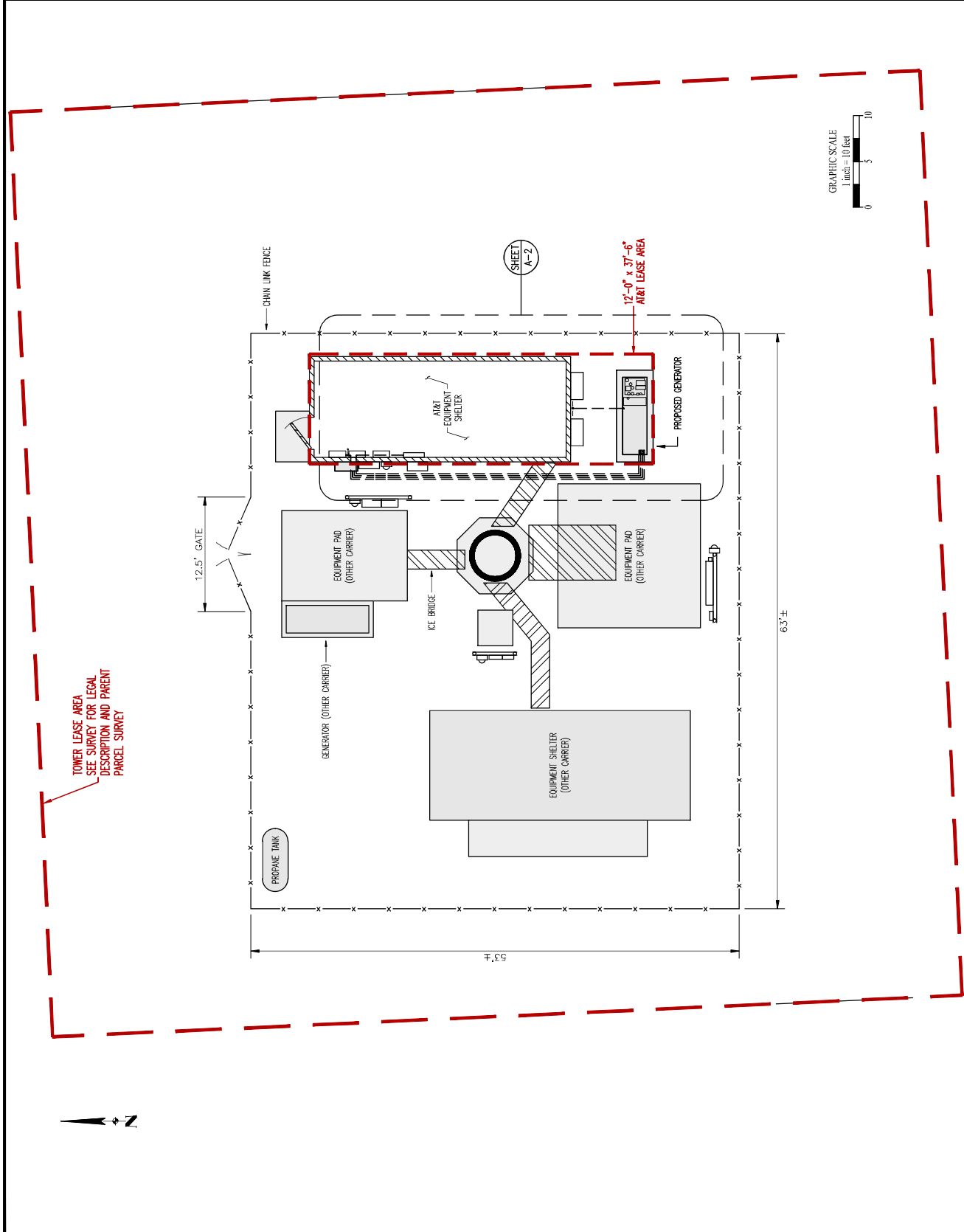


DSBudent
 CERTIFICATE OF AUTHORIZATION - BENCHMARK CONSULTING
 U.S. E-2902, 8802 AUBRECK CT., WAPLES, IN 46256
 317-846-6532

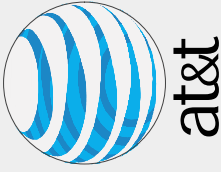
RENNER RD & 93RD STREET
 FA#: 10075950
 USID: 8601
 9100 RENNER RD
 SHAWNEE MISSION, KS 66219
 GENERATOR UPGRADE

CONTRACTOR SHALL VERIFY ALL PLANS & EXISTING DIMENSIONS & CONDITIONS ON THE JOB SITE & SHALL IMMEDIATELY NOTIFY ARCHITECT & ENGINEER OF ANY DISCREPANCIES OR OMISSIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SAFE PROCEEDINGS WITH THE WORK.

SHEET NAME: **SITE PLAN**
 SHEET NO.: **A-1**
 REVISION NUMBER: **3**



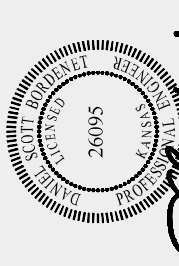
TOWER LEASE AREA
 SEE SURVEY FOR LEGAL
 DESCRIPTION AND PARENT
 PARCEL SURVEY



GENERAL DYNAMICS
Wireless Services
12906 SHELBYVILLE ROAD, STE. 230
LOUISVILLE, KY 40243
502-453-6963

BENCHMARK SERVICES, INC.
Consulting Engineers
Land Surveyors
PO Box 5, 318 North Main Street
Huntington, KY 40309
606-335-0445

REV#	DESCRIPTION	DATE	BY
0	100% CDs	4/3/23	ABB
1	ADD LEASE AREA	10/19/23	ABB
2	EXPAND LEASE AREA	11/21/23	MGB
3	ADD SURVEY INFO	6/14/24	DSB



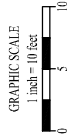
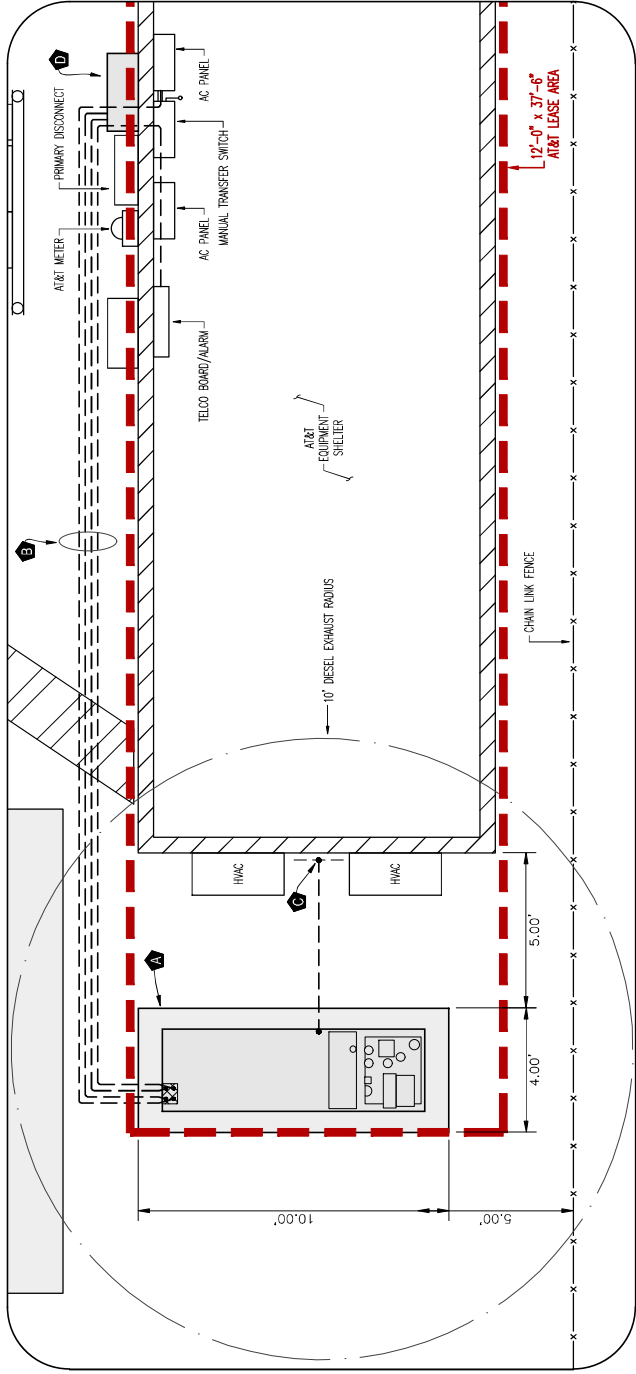
CERTIFICATE OF AUTHORIZATION - BENCHMARK CONSULTING
U.S. E-2902, 8802 AUBURN CT., INDIANAPOLIS, IN 46256
317-846-6532

RENNER RD & 93RD STREET
FA#: 10075950
USID: 8601
9100 RENNER RD
SHAWNEE MISSION, KS 66219
GENERATOR UPGRADE

CONTRACTOR SHALL VERIFY ALL PLANS & EXISTING DIMENSIONS & CONDITIONS ON THE JOB SITE & SHALL IMMEDIATELY NOTIFY ARCHITECT OF ANY DISCREPANCIES OR OMISSIONS. THE CONTRACTOR SHALL PROCEED WITH THE WORK OR BE RESPONSIBLE FOR SAME.
SHEET NAME:

EQUIPMENT PLAN

SHEET NO.:	A-2	REVISION NUMBER:	3
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SCOPE OF WORK NOTES

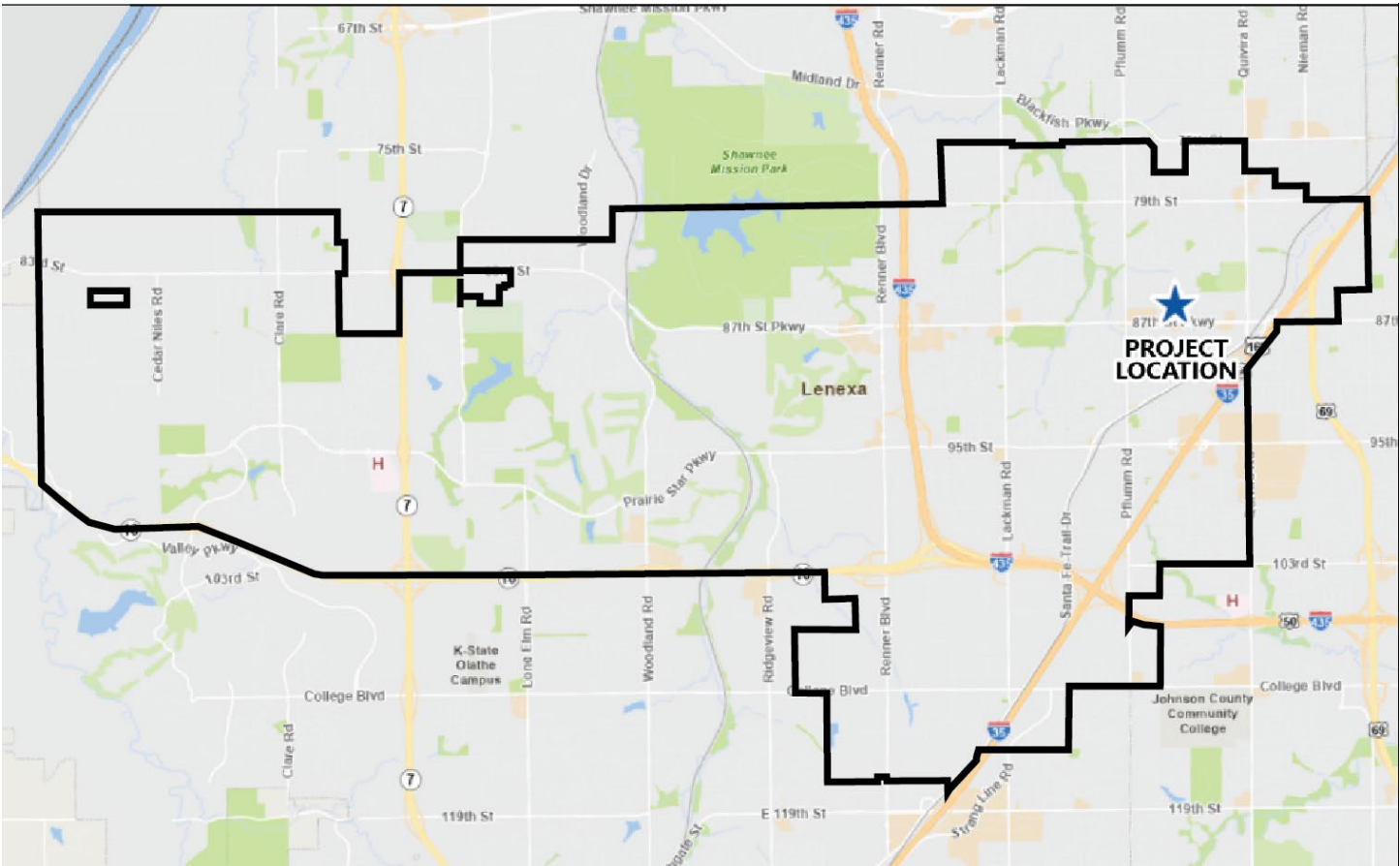
- GENERAL:**
- VERIFY LOCATION OF ALL EQUIPMENT ON SITE.
 - NEW KOHLER 30KW DIESEL GENERATOR (W/ EXHAUST EXTENSION) PROVIDED BY GENERAL DYNAMICS AND INSTALLED BY GENERAL CONTRACTOR.
 - NEW CONCRETE PAD PROVIDED AND INSTALLED BY GENERAL CONTRACTOR (AS REQUIRED). SEE SHEET E-1 FOR CONCRETE PAD DETAILS.
 - NEW 1" CONDUIT WITH CONDUITORS TO RUN FROM NEW GENERATOR TO AC PANEL FOR GENERATOR BLOCK HEATER AND BATTERY HEATER/CHARGER CONDUIT PROVIDED AND INSTALLED BY GENERAL CONTRACTOR. SEE SHEET E-1.
 - NEW 1" CONDUITS FOR START CIRCUIT AND ALARM CABLING. CONDUIT PROVIDED AND INSTALLED BY GENERAL CONTRACTOR. SEE SHEET E-1.
 - AFTER INTERCEPTING MAIN POWER FEED BEHIND PRIMARY DISCONNECT, ROUTE MAIN POWER FEED TO NEW ATS, THEN INTEGRATE NEW ATS INTO MAIN AT&T POWER SOURCE. SEE SHEET E-1.
 - CONNECT NEW ATS TO TELCO/ALARM BOARD. SEE SHEET E-1.
- CONDUITS:**
- INSTALL PULL STRING IN EACH CONDUIT.
 - NEW 2" CONDUIT WITH CONDUITORS TO RUN FROM NEW GENERATOR TO TELCO/ALARM BOARD AND INSTALLED BY GENERAL CONTRACTOR.
 - NEW 1" CONDUIT WITH CONDUITORS TO RUN FROM NEW GENERATOR TO AC PANEL FOR GENERATOR BLOCK HEATER AND BATTERY HEATER/CHARGER CONDUIT PROVIDED AND INSTALLED BY GENERAL CONTRACTOR. SEE SHEET E-1.
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 - CONNECT NEW ATS TO TELCO/ALARM BOARD. SEE SHEET E-1.
- GROUNDING:**
- NEW EXOTHERMIC CONNECTION FROM EXISTING GROUND RING TO NEW MECHANICAL CONNECTION AT GENERATOR CHASSIS. GENERAL CONTRACTOR TO VERIFY MECHANICAL CONNECTION IN FIELD. LOCATE GROUND RODS NO MORE THAN 16'-0" APART.
 - PROVIDE NEW H-FRAME IF REQUIRED. MATCH EXISTING H-FRAME MATERIAL FOR CONSTRUCTION OF NEW H-FRAME.
 - USE ALL GALVANIZED COMPONENTS, WHITE PLASTIC CAPS ON UN-STRUTS, WEATHER CAPS ON TOPS OF PIPE AND CONCRETE.
 - SUPPORTS BELOW FROST LINE. AT LEAST 2" ABOVE EXISTING GROUND LEVEL.
 - SUPPORTS ABOVE FROST LINE. AT LEAST 2" FROM THE H-FRAME FOR POSITIVE WATER DRAINAGE OFF OF THE FORM.
- H-FRAME:**
- PROVIDE NEW H-FRAME IF REQUIRED. MATCH EXISTING H-FRAME MATERIAL FOR CONSTRUCTION OF NEW H-FRAME.
 - USE ALL GALVANIZED COMPONENTS, WHITE PLASTIC CAPS ON UN-STRUTS, WEATHER CAPS ON TOPS OF PIPE AND CONCRETE.
 - SUPPORTS BELOW FROST LINE. AT LEAST 2" ABOVE EXISTING GROUND LEVEL.
 - SUPPORTS ABOVE FROST LINE. AT LEAST 2" FROM THE H-FRAME FOR POSITIVE WATER DRAINAGE OFF OF THE FORM.
- CONSTRUCTION LEGEND**
- INSTALL KOHLER 30KW DIESEL GENERATOR (W/ EXHAUST EXTENSION) PER MANUFACTURER'S SPECIFICATIONS.
 - PROPOSED AT&T UNDERGROUND ELECTRICAL SERVICE & CONTROLS FROM GENERATOR TO ATS AND EXISTING AT&T EQUIPMENT. SEE SHEET E-1, LOCATE EXISTING UTILITIES & GROUND RING.
 - 1" - #2 AWG BARE TINNED GROUND WIRE TO EXISTING SITE GROUND RING. GENERAL CONTRACTOR PER MANUFACTURER'S RECOMMENDATIONS. SEE SHEET D-1.
 - INSTALL AUTOMATIC TRANSFER SWITCH (ATS) ON AT&T EQUIPMENT SHELTER EXTERIOR WALL (REMOVE EXISTING GENERATOR PLUG).

SCOPE OF WORK NOTES

- GENERAL:**
- VERIFY LOCATION OF ALL EQUIPMENT ON SITE.
 - NEW KOHLER 30KW DIESEL GENERATOR (W/ EXHAUST EXTENSION) PROVIDED BY GENERAL DYNAMICS AND INSTALLED BY GENERAL CONTRACTOR.
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 - AFTER INTERCEPTING MAIN POWER FEED BEHIND PRIMARY DISCONNECT, ROUTE MAIN POWER FEED TO NEW ATS, THEN INTEGRATE NEW ATS INTO MAIN AT&T POWER SOURCE. SEE SHEET E-1.
 - CONNECT NEW ATS TO TELCO/ALARM BOARD. SEE SHEET E-1.
- CONDUITS:**
- INSTALL PULL STRING IN EACH CONDUIT.
 - NEW 2" CONDUIT WITH CONDUITORS TO RUN FROM NEW GENERATOR TO TELCO/ALARM BOARD AND INSTALLED BY GENERAL CONTRACTOR.
 - NEW 1" CONDUIT WITH CONDUITORS TO RUN FROM NEW GENERATOR TO AC PANEL FOR GENERATOR BLOCK HEATER AND BATTERY HEATER/CHARGER CONDUIT PROVIDED AND INSTALLED BY GENERAL CONTRACTOR. SEE SHEET E-1.
 - NEW 1" CONDUITS FOR START CIRCUIT AND ALARM CABLING. CONDUIT PROVIDED AND INSTALLED BY GENERAL CONTRACTOR. SEE SHEET E-1.
 - AFTER INTERCEPTING MAIN POWER FEED BEHIND PRIMARY DISCONNECT, ROUTE MAIN POWER FEED TO NEW ATS, THEN INTEGRATE NEW ATS INTO MAIN AT&T POWER SOURCE. SEE SHEET E-1.
 - CONNECT NEW ATS TO TELCO/ALARM BOARD. SEE SHEET E-1.
- GROUNDING:**
- NEW EXOTHERMIC CONNECTION FROM EXISTING GROUND RING TO NEW MECHANICAL CONNECTION AT GENERATOR CHASSIS. GENERAL CONTRACTOR TO VERIFY MECHANICAL CONNECTION IN FIELD. LOCATE GROUND RODS NO MORE THAN 16'-0" APART.
 - PROVIDE NEW H-FRAME IF REQUIRED. MATCH EXISTING H-FRAME MATERIAL FOR CONSTRUCTION OF NEW H-FRAME.
 - USE ALL GALVANIZED COMPONENTS, WHITE PLASTIC CAPS ON UN-STRUTS, WEATHER CAPS ON TOPS OF PIPE AND CONCRETE.
 - SUPPORTS BELOW FROST LINE. AT LEAST 2" ABOVE EXISTING GROUND LEVEL.
 - SUPPORTS ABOVE FROST LINE. AT LEAST 2" FROM THE H-FRAME FOR POSITIVE WATER DRAINAGE OFF OF THE FORM.
- H-FRAME:**
- PROVIDE NEW H-FRAME IF REQUIRED. MATCH EXISTING H-FRAME MATERIAL FOR CONSTRUCTION OF NEW H-FRAME.
 - USE ALL GALVANIZED COMPONENTS, WHITE PLASTIC CAPS ON UN-STRUTS, WEATHER CAPS ON TOPS OF PIPE AND CONCRETE.
 - SUPPORTS BELOW FROST LINE. AT LEAST 2" ABOVE EXISTING GROUND LEVEL.
 - SUPPORTS ABOVE FROST LINE. AT LEAST 2" FROM THE H-FRAME FOR POSITIVE WATER DRAINAGE OFF OF THE FORM.
- CONSTRUCTION LEGEND**
- INSTALL KOHLER 30KW DIESEL GENERATOR (W/ EXHAUST EXTENSION) PER MANUFACTURER'S SPECIFICATIONS.
 - PROPOSED AT&T UNDERGROUND ELECTRICAL SERVICE & CONTROLS FROM GENERATOR TO ATS AND EXISTING AT&T EQUIPMENT. SEE SHEET E-1, LOCATE EXISTING UTILITIES & GROUND RING.
 - 1" - #2 AWG BARE TINNED GROUND WIRE TO EXISTING SITE GROUND RING. GENERAL CONTRACTOR PER MANUFACTURER'S RECOMMENDATIONS. SEE SHEET D-1.
 - INSTALL AUTOMATIC TRANSFER SWITCH (ATS) ON AT&T EQUIPMENT SHELTER EXTERIOR WALL (REMOVE EXISTING GENERATOR PLUG).

HIKARI MASSAGE THERAPY

Project #:	SU24-08	Location:	13000 W. 87 th Street Parkway, Suite 102
Applicant:	Mackenzie Bright	Project Type:	Special Use Permit
Staff Planner:	Britton Johnson	Proposed Use:	Personal Services



PROJECT SUMMARY

The applicant, Hikari Massage Therapy, requests approval of a special use permit (SUP) for a *personal services* use, which includes massage therapy services, in the NP-O, Planned Neighborhood Office District. Hikari Massage Therapy proposes to occupy a 613 SF tenant space within Suite 102 at 13000 W. 87th Street Parkway. Per the Unified Development Code (UDC) [Section 4-1-B-11](#), an SUP is required to operate a *personal services* business within the NP-O (Planned Neighborhood Office) Zoning District. According to the applicant, Hikari Massage Therapy will offer traditional Swedish massages, hot stone therapy, vacuum cupping, deep tissue massages, and myofascial release. Treatment will focus on improving range of motion, soft tissue injury recovery, and pain management. This request requires a Public Hearing at the Planning Commission meeting and consideration by the Governing Body.

STAFF RECOMMENDATION: APPROVAL FOR FIVE YEARS

SITE INFORMATION

This site was platted in 1989 as Greystone South Plaza. The plat consists of nine lots, of which the subject property occupies Lot 4. The multitenant building was constructed in 1985 and has been used primarily as an office space since then.

An SUP for *medical or dental clinic* use was previously approved for Suite 103 of this building in 2016 (SU16-18). That request was for a five-year SUP that expired in 2021. Pinkerton Pain Therapy, the previous applicant, ceased operations at this address in 2020. More recently in March 2024, another five-year SUP was approved for a *medical or dental clinic* use for Tarry Chiropractic in Suite 105 of the building, set to expire in March 2029 (SU24-01).

The building also houses the world headquarters of the American College of Clinical Pharmacy. This is a non-profit association that provides administrative support for education in and advancement of clinical pharmacy.

LAND AREA (AC)	BUILDING AREA (SF)	CURRENT ZONING	COMP. PLAN
1.5	613 (tenant) 10,032 (building)	NP-O	Office/Employment Center



Exhibit 1: Aerial image of subject site. The approximate location of Hikari Massage Therapy is indicated by a red star.

LAND USE REVIEW

Massage therapy is included in the Unified Development Code (UDC) [Section 4-3-C-3](#) definition of the *personal services* use. The *personal services* use is a special use in the NP-O Zoning District and requires approval of an SUP. The subject property is in the NP-O, Planned Neighborhood Office District.

Per UDC Section 4-3-C-3, the *personal services* use is defined as:

“An establishment primarily engaged in the provision of frequently or recurrently needed services of a personal nature. Typical uses include, beauty and barbershops, tanning and nail salons, weight loss centers, shoe shines, portrait studios, custom tailoring and seamstress, and establishments which provide massage therapy subject to the licensing provisions in this City Code.”

Hikari Massage Therapy proposes to occupy a 613 SF space within Suite 102 in the office building located at 13000 W. 87th Street Parkway. The primary use of the office will be for traditional Swedish massages, hot stone therapy, vacuum cupping, deep tissue massages, and myofascial release. Treatment will focus on improving range of motion, soft tissue injury recovery, and pain management.

The business will operate Tuesday through Saturday from 8:00 AM to 7:00 PM. According to the applicant, there will be an average of 4-6 clients daily, with one client scheduled at a time. Initially there will be just one employee, but a receptionist may be added as the patient load expands.

The proposed use is compatible with the surrounding existing land uses and those uses which are designated on the Future Land Use Map in the Comprehensive Plan.

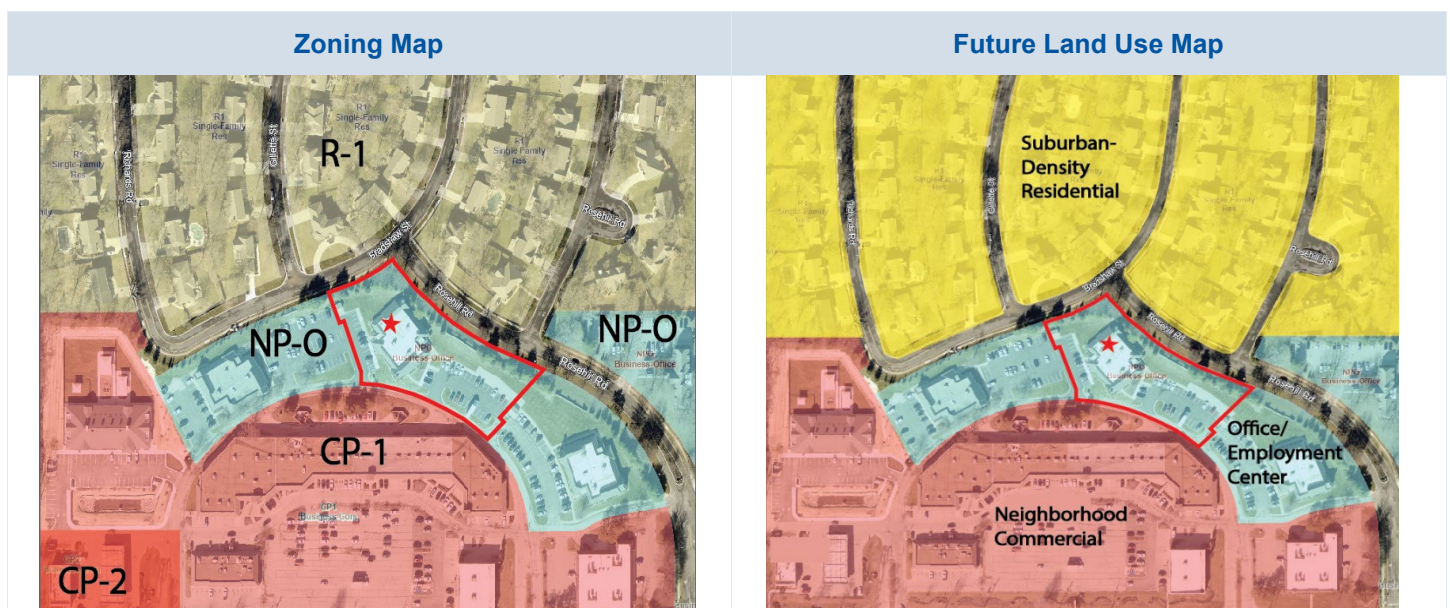


TABLE 1: COMPARISON OF SURROUNDING PROPERTIES

Vicinity	Land Use Designation	Zoning	Current Use
Subject Property	Office/Employment Center	NP-O, Planned Neighborhood Office District	Office
North	Suburban-Density Residential	R-1, Residential Single-Family District	Residential, Single-Family Detached
South	Neighborhood Commercial	CP-1, Planned Neighborhood Commercial District	Retail
East	Office/Employment Center	NP-O, Planned Neighborhood Office District	Office
West	Office/Employment Center	NP-O, Planned Neighborhood Office District	Office

SPECIAL USE PERMIT REVIEW

A special use permit is required for *personal services* uses in the NP-O, Planned Neighborhood Office District.

The UDC does not specify a duration for initial SUP requests for *personal services* uses. According to [Section 4-1-G-6](#) of the UDC, “If the Planning Commission and Governing Body approve a special use permit, one of the conditions to which it may be made subject is a time limit that is reasonable considering the nature of the proposed use. Unless the condition specifies that the use shall come to an end on or before the date specified, any time limit imposed on a special use permit shall be deemed to set a date for a new review of the special use permit during which such permit may be renewed, renewed subject to conditions or denied.”

The previous SUP for a *medical clinic* use on the property, as well as several more recent SUP applications for *medical clinic* or *personal services* uses in the NP-O Zoning District, have been approved for a duration of five years. Given this precedent of previous SUPs in the NP-O District, Staff recommends a duration of five years for this SUP.

Staff provides the following analysis to the review criteria within [Section 4-1-G-5](#) of the UDC.

1. The character of the neighborhood.

The surrounding neighborhood includes a mix of office and retail uses to the south and single-family residential uses to the north.

2. The zoning and use of properties nearby.

Surrounding zoning and uses are summarized in Table 1. The proposed use has been determined to be compatible with the existing surrounding uses.

3. The suitability of the subject property for the uses to which it has been restricted.

The NP-O Zoning District is primarily intended to accommodate low-intensity office uses that serve neighborhood and community needs. The property is suitable for these uses. Based on the small square

footage proposed to be used by Hikari Massage Therapy (613 SF) and the applicant's anticipated volume of patients, Staff believes the proposed use will be low-intensity and thus appropriate within the NP-O District.

4. The extent to which the proposed use will detrimentally affect nearby property.

Staff does not believe there is a potential for the massage therapy studio to be detrimental to nearby property. The site features adequate on-site parking to accommodate the proposed use's parking demand. There is also a legal covenant and restrictions document that stipulates cross-parking/access agreements with prior, existing, and future owners of property within Greystone South Plaza.

5. The length of time the subject property has remained vacant as zoned.

The existing building was constructed in 1985 and has had various tenants over the years.

6. The relative gain to public health, safety, and welfare due to the denial of the application as compared to the hardship imposed upon the landowner, if any, as a result of denial of the application.

Staff does not see any gain to public health, safety, and welfare from denying this application.

7. Recommendation of City's permanent professional staff.

See Staff's recommendation at the end of this report.

8. Conformance of the requested change to the adopted or recognized Master Plan being utilized by the City.

The proposed massage therapy studio will not change the primary land use of the subject property. The land use is in conformity with the Future Land Use Map designation of Office/Employment Center.

9. The availability and adequacy of required utilities and services to serve the proposed use. These utilities and services include, but are not limited to, sanitary and storm sewers, water and electrical service, police and fire protection, schools, parks and recreation facilities, etc.

Utilities and services are adequate to serve the proposed use.

10. The extent to which the proposed use would adversely affect the capacity or safety of that portion of the street network influenced by the use, or present parking problems in the vicinity of the property.

The property has adequate parking to meet the needs of the current tenant mix. The proposed land use should have a limited impact on the street network. Table 2 includes information about the required and available parking.

TABLE 2: PARKING STANDARDS			
Use	Parking Formula	Required Parking	Provided Parking
Personal services	1 space per 200 SF+ 1 space per employee (613 SF)	4	62
Office	1 space per 250 SF (9,514 SF)	38	
TOTAL		42	

The private street that provides access to the property has been the subject of numerous complaints in the past. Property owners are working with City staff on rectifying some of the underlying issues that affect the private street. Staff notes that the parking lot and private street have recently been resurfaced.

11. The environmental impacts the proposed use will generate including, but not limited to, excessive stormwater runoff, water pollution, air pollution, noise pollution, excessive nighttime lighting, or other environmental harm.

All activities related to this permit will occur inside the building. Since the parking area and building have already been constructed, there should be no additional environmental impacts.

12. The extent to which the proposed development would adversely affect the capacity or water quality of the stormwater system, including without limitation, natural stream assets in the vicinity of the subject property.

There are no proposed modifications to the stormwater system or increases to the overall amount of impervious area. For these reasons, the proposed use would not adversely affect the capacity or water quality of the stormwater system.

13. The ability of the applicant to satisfy any requirements (e.g. site plan, etc.) applicable to the specific use imposed pursuant to the zoning regulations in this Chapter and other applicable ordinances.

The applicant demonstrated an ability to satisfy applicable zoning regulations and other ordinances.

DEVIATIONS

The applicant is not requesting any deviations from the UDC.

REVIEW PROCESS

- This project requires a recommendation from the Planning Commission and final approval by the City Council. Pending a recommendation from the Planning Commission, the project is tentatively scheduled for consideration by the City Council on September 17, 2024.
- The applicant should inquire about additional City requirements, such as permits and development fees.
- The applicant must obtain a Certificate of Occupancy before opening for business.
- The applicant must obtain a Business License prior to opening for business.

RECOMMENDATION FROM PROFESSIONAL STAFF

★ **Conduct a Public Hearing.**

★ **Staff recommends approval of the proposed special use permit for Hikari Massage Therapy.**

- The applicant is requesting a special use permit to allow a *personal services* use in the NP-O, Planned Neighborhood Office District.
- The project is consistent with Lenexa’s goals through ***Responsible Economic Development*** to create ***Vibrant Neighborhoods*** and ***Healthy People***.

SPECIAL USE PERMIT

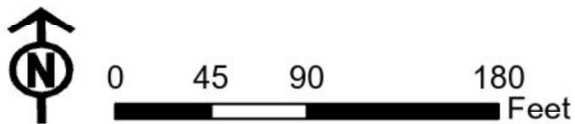
Staff recommends **approval** of SU24-08 – a special use permit for *personal services* use for **Hikari Massage Therapy** at 13000 W. 87th Street Parkway, Suite 102, for a period of five years.



Document Path: C:\Users\kimberly\OneDrive - City of Lenexa\Documents\ArcGIS\Projects\City Council Map Template My Copy\City Council Map Template My Copy.aprx

Data Source: City of Lenexa and Johnson County Kanzas
For further information, please call 913-477-7500

Hikari Massage Therapy



13000 W 87th St Pkwy Tenant List & Business Narrative

Suite 100

Tenant: ACCP – Ongoing education for pharmacists

Square Footage: 2166 sq ft

Suite 101

Tenant: 816 Solar Pros – Sell and install solar panels

Square Footage: 605 sq ft

Suite 102

Currently Vacant

Square Footage: 613 sq ft

Suite 103

Tenant: Sozo – Counseling practice

Square Footage: 2166 sq ft

Suite 105

Tenant: Tarry Chiropractic

Square Footage: 518 sq ft

Suite 106

Tenant: Jamison Staffing – Staffing agency

Square Footage: 366 sq ft

Suite 108

Tenant: Leisure Real Estate – Commercial real estate management

Square Footage: 1354 sq ft

I am Mackenzie Bright and I own Hikari Massage Therapy. I look forward to opening my business at 13000 W 87th Street parkway suite 102. This suite is 613 square feet. There will be 1 waiting room, and 1 treatment room. I graduated from Entourage Institute of Beauty with my Therapeutic massage and bodywork degree in March 2023 as well as passing my massage and bodywork licensing examination on April 25th 2023 I am insured through ABMP. My ABMP ID number is 1482460. My focus is in the therapeutic side of massage therapy. Helping people with pain management, range of motion, and recovery of soft tissue injuries. I offer traditional Swedish massage, Hot stone therapy, Vacuum cupping, Deep Tissue, And Myofascial release. My operating hours will be Tuesday through Saturday 8am to 7pm. With 4 to 6 clients a day. there will be a 15 minute grace period between scheduling of each client to ensure time for me to change linen, disinfect all surfaces, and wash hands before and after every client. There will be no use of biohazard materials or major medical waste. I maintain a clean, quiet, and calm environment for my clients.

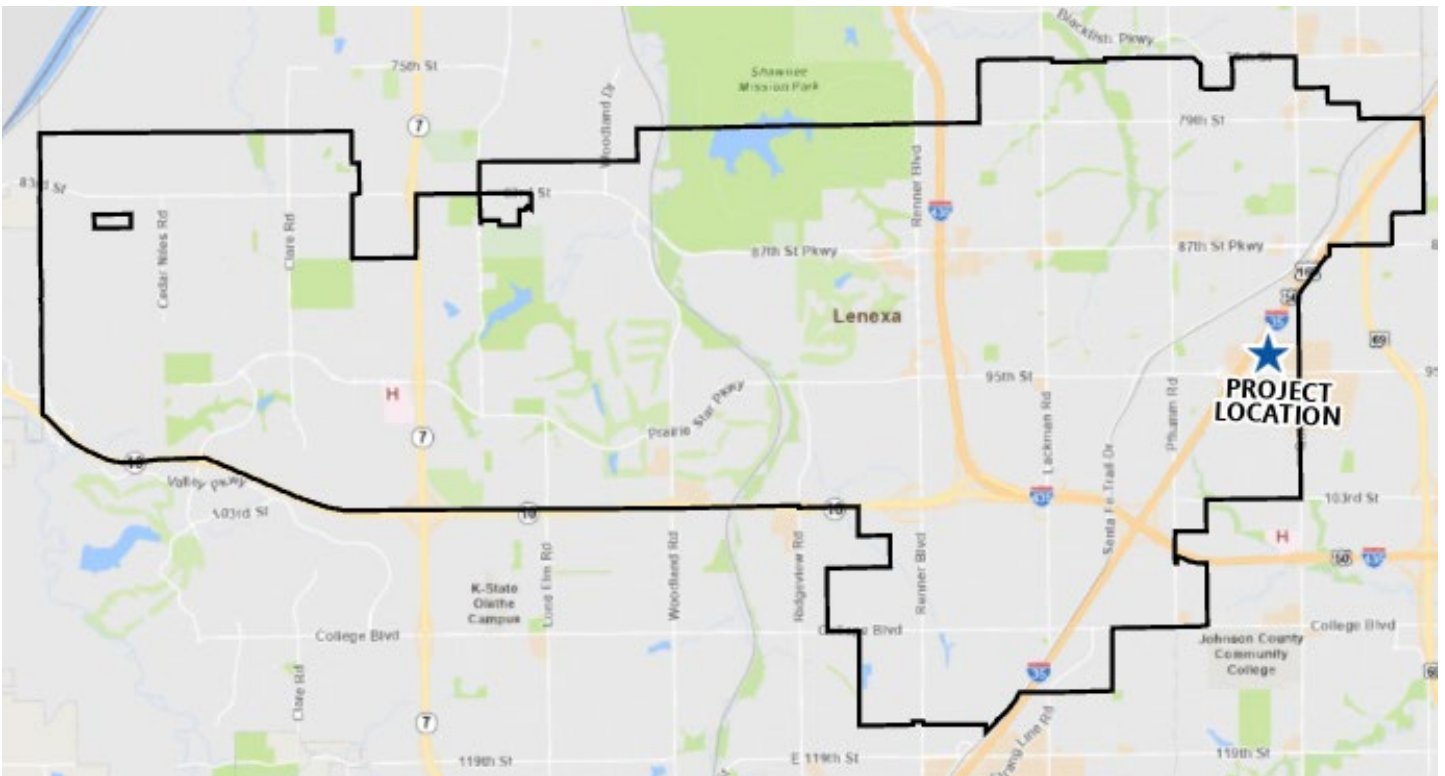
Sincerely,

Mackenzie Bright

Hikari Massage Therapy

JOHNSON COUNTY RESTART

Project #:	PL24-05P & SU24-09	Location:	9461 & 9471 Lenexa Drive
Applicant:	Kwame Smith, SFS Architecture	Project Type:	Preliminary Plan/Plat & Special Use Permit
Staff Planner:	Kim Portillo, AICP	Proposed Use:	Homeless Shelter



PROJECT SUMMARY

The applicant proposes to renovate an existing hotel to accommodate a homeless services center. The 49,290 SF hotel building will provide 50 non-congregate shelter units, 25 transitional housing units, and offer support services such as case management. The plans also include renovation of the former Denny’s building at 9471 Lenexa Drive for use as storage and potential future office space. The applicant requests approval of a special use permit for a homeless shelter and a preliminary plan/plat for the site. This project requires a Public Hearing at the Planning Commission meeting and final consideration from the Governing Body.

STAFF RECOMMENDATION: DENIAL

While City staff acknowledges the need for additional services for the unhoused in Johnson County and believes that the City should be a part of a comprehensive countywide approach to fully address this complicated issue, it is staff’s opinion that the current application places an unreasonable burden on this area of the community and ultimately, on the City’s resources and should be denied. Staff’s recommendation is based primarily on the following factors:

1. The proposed use is inconsistent with the character of the neighborhood, which has been identified by the City as a key redevelopment corridor,
2. The proposed use, due to its proximity to the only other homeless shelter for single adults in Johnson County, will create a concentration of negative external impacts in this area of the community which will detrimentally affect nearby properties,
3. The City’s current law enforcement resources are inadequate to serve the proposed use and the additional cost to the City to add the necessary staff places an unreasonable financial burden on the City, which is exacerbated by the loss of tax revenue caused by the conversion of the subject property to a tax-exempt use, and
4. That despite the applicant’s best intentions, the extremely abbreviated timeline under which this project has been conceived and developed has resulted in many of the required elements of a binding Management Plan for the shelter use being unfinalized and/or inadequate, thereby creating substantial uncertainty as to important details about the proposed use, its funding, and ultimately, the overall viability of the shelter operation.

SITE INFORMATION

The main building is currently operating as a hotel. The hotel building was constructed in 1977 and has remained as a hotel. The Denny’s building was built in 1978 and was occupied as a restaurant use for many years but is now vacant.

LAND AREA (AC)	BUILDING AREA (SF)	CURRENT ZONING	COMP. PLAN
2.6	9461 Lenexa Dr: 49,290 9471 Lenexa Dr: 5,492	CP-3	Regional Commercial Center



Exhibit 1: Aerial Image of Subject Site

LAND USE REVIEW

The proposed use is a Homeless Services Center (HSC) operated by reStart Inc., a nonprofit organization that provides housing, case management, and wraparound services for individuals without homes. This facility is classified as a *homeless shelter* under the Unified Development Code (UDC). The Homeless Services Center will encompass two components: a primary 50-unit non-congregate shelter and an accessory 25-unit transitional housing unit. Additionally, the HSC will provide wraparound services to assist residents in their journey towards housing stability. Wraparound services are intended to include case management, job services, mental health counseling, and substance abuse treatment.

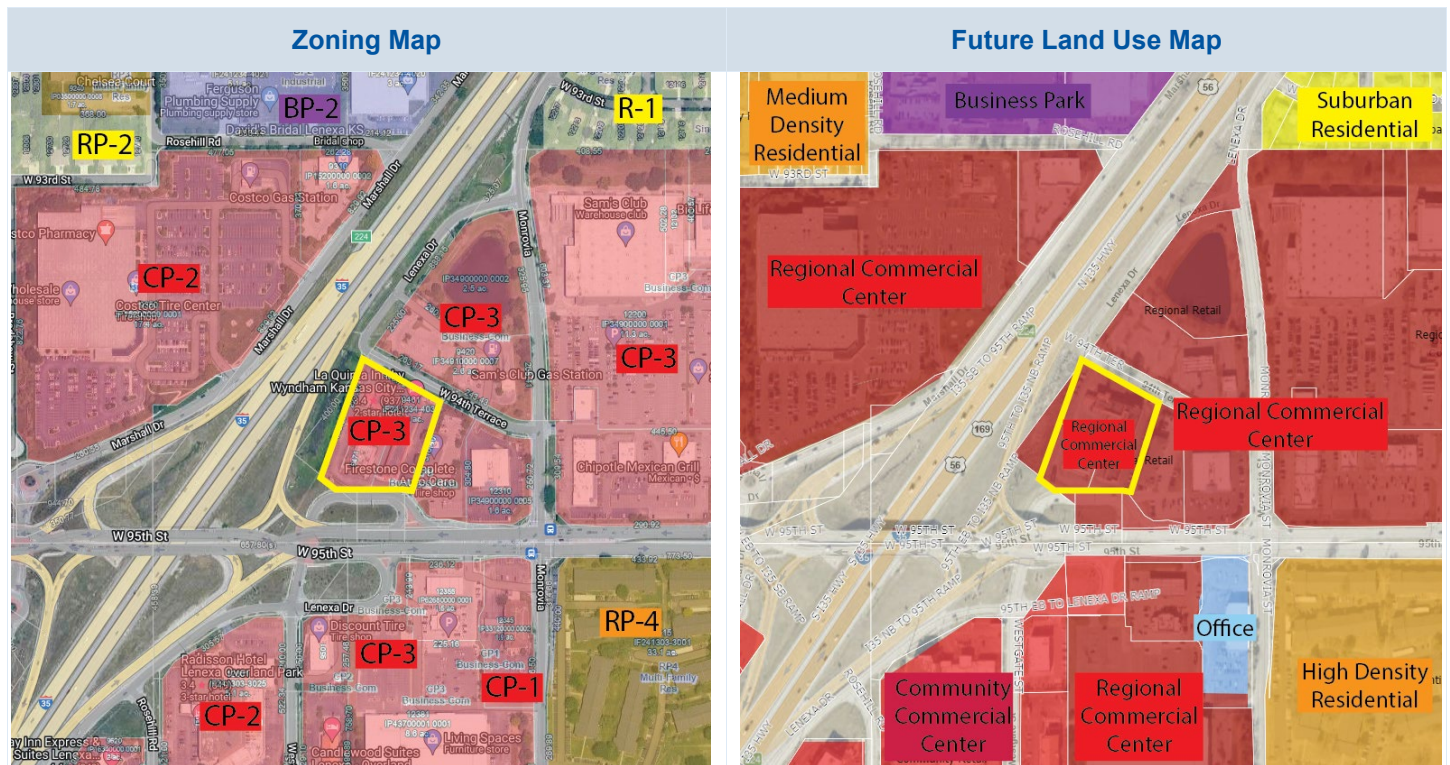


TABLE 1: COMPARISON OF SURROUNDING PROPERTIES

Vicinity	Land Use Designation	Zoning	Current Use
Subject Property	Regional Commercial Center	CP-3, Planned Regional Commercial District	Hotel
North	Regional Commercial Center	CP-3, Planned Regional Commercial District	Gas Station
South	Community Commercial Center	CP-3, Planned Regional Commercial District	Auto Service, Limited & Retail
East	Regional Commercial Center	CP-3, Planned Regional Commercial District	Auto Service, Limited
West	Regional Commercial Center	CP-2, Planned Community Commercial District (across I-35)	Retail (across I-35)

SPECIAL USE PERMIT REVIEW

A *homeless shelter* land use requires approval of a special use permit in the CP-3, Planned Regional Commercial District.

This proposal is for a non-congregate shelter which provides a private room and private bathroom for each individual, to be known as “The Lodge”. The plan includes 50 of these individual units, which would serve up to 50 single adult individuals. This is not intended to be an emergency walk-up shelter, and individuals will be placed in The Lodge by referral of the local Continuum of Care (CoC) Coordinated Entry System (CES), which is a standardized method for streamlining access to housing and housing services. Anticipated lengths of stay at The Lodge are between 30 and 90 days.

This proposal also includes an accessory use of 25 transitional housing units. The transitional housing is referred to as “The Residences” and would provide private studio living arrangements for homeless adults transitioning from The Lodge to a permanent housing situation. Single adults with an income at or below 50 percent of the area median income will be eligible for The Residences and will pay rent based upon their income. Adults from The Lodge that are interested in The Residences will complete an application and interview, with a waitlist being maintained. Residents may stay in the transitional housing program for up to 24 months.

Based on the information provided above, the total maximum occupancy of The Lodge shall be 50 people and 25 people for The Residences for a total of 75 people. If the applicant desires to expand the occupancy for either component, a new special use permit application is required. The applicant will be required, upon request, to provide the City such individually unidentifiable information as is necessary for the City to confirm compliance with building code or special use permit-related occupancy limits and staff requirements at the facility.

Residents of both The Lodge and The Residences will have access to supportive services, which may include, but is not limited to, case management, life skills training, employment assistance, education, substance abuse treatment, family reunification, and permanent housing search. The full scope of supportive services is still being developed, so a full description and schedule has not been provided. Case management will be provided on-site Monday through Friday between the hours of 8:00 AM and 6:00 PM. The proposed case management ratio is 1:12.5 for The Residences and 1:16 for The Lodge.

As part of the review process, staff toured reStart’s Kansas City, Missouri location, SafeHome, and the subject site, La Quinta, to learn more about operations and physical layout for shelter uses.

Staff provides the following analysis to the review criteria within [Section 4-1-G-5](#) of the UDC.

1. The character of the neighborhood.

The surrounding neighborhood is a regional commercial center spanning two cities and includes residential uses, with multifamily residential 600’ to the southeast and single-family homes 900’ to the northeast. In addition, the County’s only cold weather emergency homeless shelter, known as Project 1020 and operated at the Shawnee Mission Unitarian Universalist Church during winter months, is located approximately three-quarters of a mile west. There are four schools within 1 mile of the proposed facility – Rosehill Elementary School is located 0.4 miles south, Westridge Middle School is located 0.6 miles east, Holy Trinity Catholic School is located 0.7 miles to the west and Oak Park-Carpenter Elementary School is located 1.0 mile southeast. There are multiple city parks in the vicinity – Scouting Park, 0.5 miles west, John McNerney Park, 0.6 miles southwest, Trafalgar Park, 0.6 miles southeast, Gillette Park 0.6 miles northwest, Green Prairie Park 0.9 miles northwest, Blue Jacket Park 1.0 miles southeast, and Flatrock Creek Park and Pool, 1.1 miles southeast.

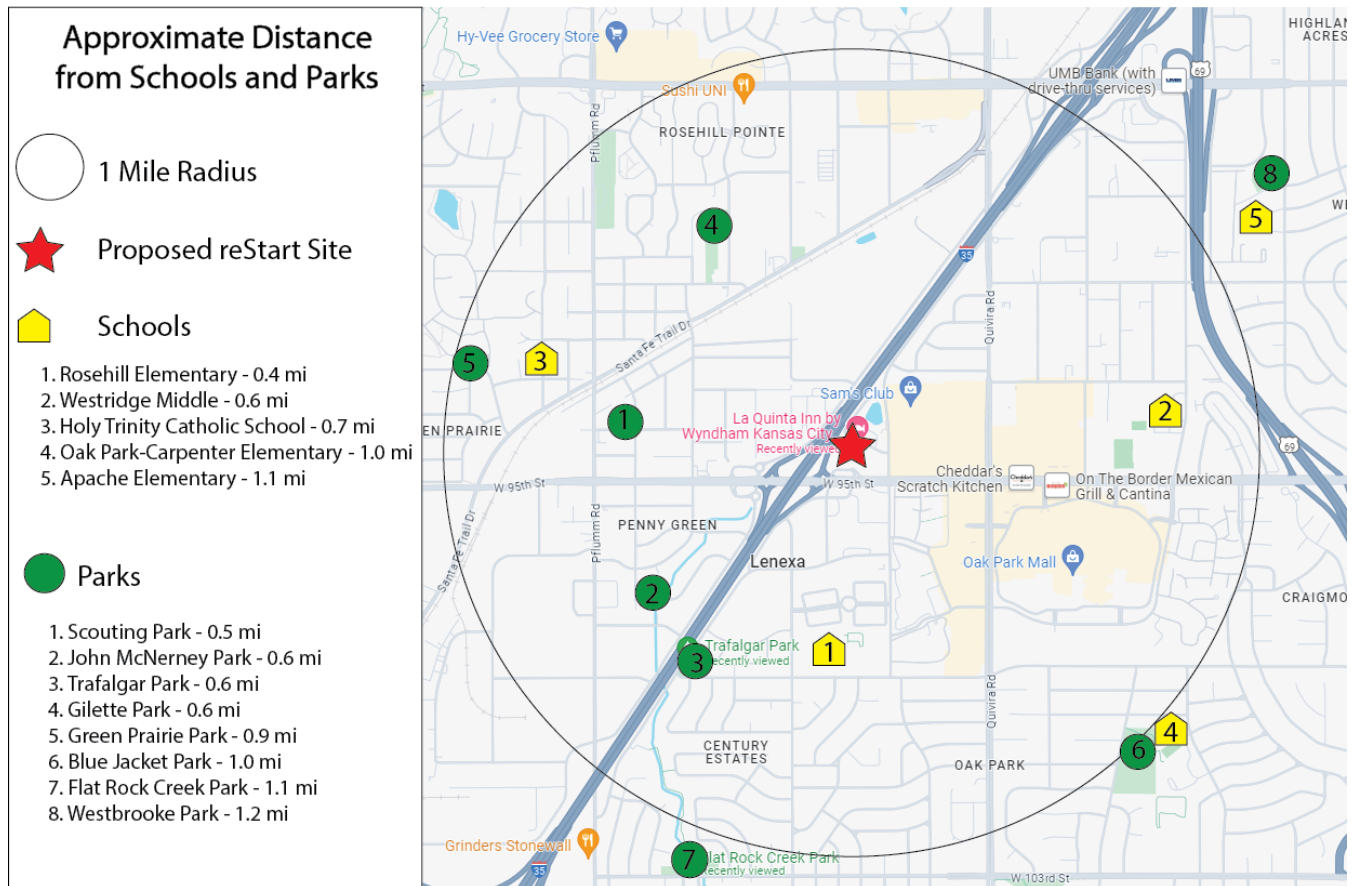


Exhibit 2: Nearby Schools and Parks

The subject property is located at the gateway to this major commercial corridor and is home to several of Lenexa's top sales tax generators, including hotels, retailers, and restaurants along with smaller service oriented commercial businesses.

The subject property is located in a tax increment financing (TIF) district. The TIF district was established in 2007 pursuant to a finding of blight and economic obsolescence in the area with the goal of encouraging redevelopment and reinvestment in the properties in the district and promoting, stimulating and improving the overall economic welfare of the City. Since 2007, the City has approved multiple TIF redevelopment project plans and community improvement districts to incentivize private investment in the area, resulting in over \$40 million in private investment. In addition, there has been over \$23 million invested in public infrastructure projects supporting this regional commercial center over the past decade, including reconstruction of the 95th and I-35 interchange (in cooperation with the Kansas Department of Transportation), associated landscaping/beautification of the 95th Street interchange area, and improvements to Quivira and the 95th and Quivira intersection. Consequently, in recent years, the area has attracted numerous new retail and hotel establishments, including Living Spaces, QuikTrip, The Mint, Discount Tire, Holiday Inn Express, and Candlewood Suites, as well as the attraction of several significant retail tenants in the Oak Park Commons center, including but not limited to Nordstrom Rack, Michael's, and TJ Maxx/HomeGoods.

Establishment of a homeless shelter use in this key commercial corridor of the community will run directly counter to the goals established by the City in 2007 when the TIF district was established. The property

will become tax exempt, which will have the direct impact of reducing the property taxes and TIF increment available to incent continued reinvestment and redevelopment in this area.

In addition, the homeless shelter will draw activities commonly associated with this land use – such as loitering, panhandling and unsanitary conditions – that would run counter to the effort to reduce blight in the area. These impacts are discussed in more detail below.

Staff Finding: The character of the neighborhood is a mix of uses, including that the property is within a TIF district intended to encourage investment which will promote the economic welfare of the City. The impacts of a homeless shelter use are counter to the reason for the establishment of the TIF district and not in keeping with the character of the neighborhood.

2. The zoning and use of properties nearby.

The zoning and land use of nearby properties are outlined in the Land Use Review section of this staff report. Immediately surrounding properties include a mix of retail and services uses, including a gas station, auto service, hotel and retail. Other uses in the general vicinity include large-scale retail and single-family homes.

Staff Finding: The zoning and use of nearby properties includes a mix of uses that are heavily trafficked and represent a strong commercial core.

3. The suitability of the subject property for the uses to which it has been restricted.

The property is zoned CP-3 and restricted to the CP-3 uses, which includes the opportunity to obtain a special use permit for the homeless shelter use. Hotels are permitted by right in the CP-3 District and the property is well-suited to the hotel use given a hotel has operated at the location for some time and continues in operation to this day. As a hotel, the property will continue to generate property tax, sales tax and transient guest tax, which will aid in the City's redevelopment goals for the area, which are discussed in more detail above. Although the hotel building would function suitably for the proposed homeless shelter use, given the external impacts noted elsewhere in this report, the property is better suited as a hotel.

Moreover, this application includes a vacant, dilapidated former restaurant building that is proposed to be used for storage in the short term, with possible office uses in the future. While the renovations to the vacant restaurant that make it usable for storage are an improvement upon the current building condition, storage uses do not represent the highest and best use for the restaurant building.

Staff Finding: As an existing hotel, the property is suitable for the uses to which it is restricted in the CP-3 Zoning District. The property is less suitable for a homeless shelter than a hotel at this location.

4. The extent to which the proposed use will detrimentally affect nearby property.

The proposed homeless shelter by nature serves transient guests. Individuals experiencing homelessness exist in the City today. Some of these individuals exhibit behaviors and result in activity and conditions which are directly linked to being unhoused that could detrimentally impact nearby properties. These include loitering, trespassing, panhandling, encampments, unsanitary conditions and problems at nearby properties and businesses. While not all of these activities are criminal, they can be disruptive to residents, business owners and patrons of the surrounding businesses. Moreover, as discussed more fully below, these impacts will result in increased calls for service to police and fire providers and consequently, increased costs to the City.

Because the only emergency shelter in Johnson County already exists in Lenexa less than a mile from the proposed use, the City is uniquely aware of other issues related to a homeless shelter use that need to be addressed but have not in this application. One issue is the dropping off of unhoused individuals by law enforcement or other service providers from around the region in an attempt for other jurisdictions to find shelter for individuals. The proposed shelter is not intended to be a drop-off shelter and the applicant has pledged to ensure that this fact is well-known and well-publicized throughout Johnson County. Unfortunately, there is no way to guarantee that drop-offs, either directly at the reStart Lodge, or in the vicinity, will not occur. The City's direct experience with this specific situation at Project 1020 illustrates that this almost certainly will continue to occur.

If The Lodge is at capacity, the shelter either unlawfully accepts the individual (and exceeds the occupancy limit of the SUP) or the individual is usually still dropped off and left to seek shelter elsewhere and may be left with difficult choices, some of which may result in some of the impacts noted previously. Without a plan to address all individuals seeking shelter, the proposed use will draw shelter seekers that could impact neighbors and the use of their property.

Staff Finding: A primary outcome of permitting the proposed homeless shelter is the draw of individuals experiencing homelessness to the area without the ability or capacity to shelter them and provide services to them. This is exacerbated by the fact that another emergency shelter exists within three-quarters of a mile of the proposed site. The practical result is that the City of Lenexa and more specifically, this key commercial area of the City, becomes the homeless services hub of Johnson County. This outcome is an issue that staff does not believe the applicant, or this application can mitigate in a reasonable way and which staff believes places an unreasonable burden on the City of Lenexa.

5. The length of time the subject property has remained vacant as zoned.

Staff Finding: The property is developed with a hotel use at this time and this factor is not relevant to the application.

6. The relative gain to public health, safety, and welfare due to the denial of the application as compared to the hardship imposed upon the landowner, if any, as a result of denial of the application.

This application is a partnership between the Johnson County Government and a proposed non-profit owner/operator, reStart, who responded to a Request for Proposals to operate a homeless shelter in the county. The proposed shelter is based on a study commissioned by Johnson County, known as [The Dignity Project](#), which recommended a 40-50 bed, non-congregate shelter for adults experiencing homelessness be sited somewhere in the county. A [cover letter for the study](#) provides an overview of the findings.

If the application is denied, the County and reStart will have the ability to seek other locations to serve the needs of The Dignity Project recommendations in a way that does not create a centralized area of homeless service center impacts in one part of the County. There will be hardship to the applicant in terms of time and expense.

The property can remain in operation as a hotel, however, so there is no hardship to the current property owner.

The gain to the public's health, safety and welfare is that external impacts related to the use, as more fully described throughout this report, will not be realized as greatly as if the shelter were to locate at the proposed site.

Staff Finding: The gain to the public health, safety and welfare by denial of the application outweighs the hardship imposed upon the landowner as a result of denial of the application.

7. Recommendation of City's permanent professional staff.

See the Staff Recommendation section of this Report.

8. Conformance of the requested change to the adopted or recognized Master Plan being utilized by the City.

The Comprehensive Plan classifies this property for Regional Commercial land uses. A homeless shelter can be appropriate within such a classification if it is found, after review of the criteria within [Section 4-1-G-5](#) of the UDC, that any external impacts can be reasonably mitigated.

In this instance, the impacts noted within staff's analysis would not be appropriate in an area classified for Regional Commercial uses and so the application is not in conformance with the Comprehensive Plan. If the context of the area were different, there were not multiple providers of homeless services in this immediate area, and the review criteria and supplemental use regulations could be met, this application could be in compliance with the Comprehensive Plan designation.

Staff Finding: The proposed homeless shelter is not in conformance with the Comprehensive Plan.

9. The availability and adequacy of required utilities and services to serve the proposed use. These utilities and services include, but are not limited to, sanitary and storm sewers, water and electrical service, police and fire protection, schools, parks and recreation facilities, etc.

All typical utility infrastructure – including sanitary and storm sewer, water, and electric service - serve the site without any deficiencies.

Transit services:

Transit services are inadequate to fully support the needs of the guests of the shelter in accessing the various services and employment opportunities they need in order to graduate from The Lodge. The applicant reports that approximately 10% of Lodge guests will have their own cars and 90% of guests' transportation needs will be met through reStart employees driving guests to appointments, whereas guests will use public transportation to access jobs and employment opportunities. It is staff's opinion that the limitations of the transit infrastructure in Johnson County would make it challenging, at best, for Lodge guests to access regular employment using only transit. For example, there is a park and ride transit center located at Oak Park Mall – an approximately 17-minute walk from the proposed location – which provides access to four RideKC transit lines. Three of the transit lines provide limited times of service, typically only AM and PM options and are only available Monday through Friday. One line, the 475, runs all day Monday through Friday. None of the transit lines are available on Saturday or Sunday. Microtransit, a ride-hailing transportation option from RideKC, is available seven days a week, but only serves the central part of the County.

The applicant's transportation plan notes that private transportation such as ride-hailing apps such as Uber is also utilized for transportation to employment. It should be noted that The Dignity Project report indicates that this is not a reliable transportation option for the unhoused, as many drivers refuse to pick up people from shelters or refused to pick up a person based upon their appearance, or because, for those who have been living unhoused, getting into a vehicle with someone they do not know can be too frightening.

Police and fire protection:

A homeless shelter use will generate calls for service to police, fire, and mental health resources at a rate that exceeds a typical hotel use. In order to project potential changes in calls for service and crime events associated with the proposed use, City staff have analyzed data from Lenexa’s own experience with Project 1020 (the only shelter for single adults in Johnson County), as well as data from the Kansas City, Missouri Police Department concerning their experience with reStart’s KCMO facility. In addition, staff has reviewed data from similarly sized cities with comparable shelter uses. The full analysis and report of this data is included in the attachments. The report concludes that similar shelter uses have led to increased police activity, not only inside the facility, but also in nearby areas. The increased activity often stems from elevated foot traffic, interpersonal disputes, mental health related issues and potential criminal activity. Based upon this experience, it is reasonable to conclude that the proposed use may concentrate social challenges and external impacts such as loitering and substance abuse in the area, which could also spill over into neighboring properties and public spaces. As noted elsewhere in this report, not all of the anticipated off-site impacts are criminal activity. However, it will still lead to increased calls for service, each of which must be responded to by the Lenexa Police Department (LPD).

In summary, City staff believes that this increased demand will necessitate a strategic allocation of additional City resources to ensure that the LPD can effectively address these challenges, maintain public order, and provide a safe environment for both shelter occupants and the broader community.

Staff Finding: Staff concludes that the City’s current law enforcement resources are inadequate to serve this proposed use and that additional LPD staffing will be required if it is approved. Initially, staff believes that the addition of three police officers and one mental health co-responder will be necessary to adequately serve the shelter and the surrounding area. The estimated cost to the City for these positions is approximately \$457,000 in the first year (which is anticipated to be 2026) and will increase annually thereafter. Once again, staff believes this places an unreasonable burden on the City of Lenexa.

It should be noted that many calls for service also necessitate the response of the Lenexa Fire Department (LFD) and will result in a corresponding increase in staff time and resources. While staff does not believe that additional staffing or resources are necessary for the LFD at this time, if this application is approved, the impact to the LFD will be carefully monitored to determine if additional resources will become necessary in the future.

10. The extent to which the proposed use would adversely affect the capacity or safety of that portion of the street network influenced by the use, or present parking problems in the vicinity of the property.

The nearby streets have the capacity to serve the homeless shelter from a vehicular standpoint and parking will be contained on site. Pedestrian traffic would be expected to occur with the proposed use and will be greater with the proposed use than the current use. However, the pedestrian facilities in the area are adequate to serve the proposed use.

Staff Finding: The proposed use will not adversely affect the street network or present parking problems. Pedestrian traffic would be expected within the vicinity and can be adequately served by the existing pedestrian facilities.

11. The environmental impacts the proposed use will generate including, but not limited to, excessive stormwater runoff, water pollution, air pollution, noise pollution, excessive nighttime lighting, or other environmental harm.

Staff Finding: The proposed use will be required to comply with all City codes applicable to stormwater runoff, noise and lighting. As such, no environmental impacts are anticipated with the proposed homeless shelter.

12. The extent to which the proposed development would adversely affect the capacity or water quality of the stormwater system, including without limitation, natural stream assets in the vicinity of the subject property.

Staff Finding: The proposed homeless shelter will not adversely affect the capacity or water quality of the stormwater system.

13. The ability of the applicant to satisfy any requirements (e.g. site plan, etc.) applicable to the specific use imposed pursuant to the zoning regulations in this Chapter and other applicable ordinances.

The applicant appears to have the ability to satisfy the requirements of site plan standards applicable to the property and proposed use.

Staff does have concerns related to the applicant’s ability to stay within any occupancy limit imposed in the SUP if the use were approved. As noted elsewhere in this report, this is not intended to be a drop-off facility and guests should only be admitted to The Lodge through referral from the CES by-name list. However, this will not stop drop-offs entirely, nor will it keep unhoused individuals from walking up to the facility seeking shelter. The applicant has presented a written Walk-up Process, which details how those who walk-up to the facility seeking shelter are to be handled and one option for evenings, weekends and/or holidays, is to allow the person or persons to stay in the orientation room overnight in order to meet with service providers the next day. If this will be the applicant’s practice in dealing with walk-ups, this will create an occupancy violation.

Supplementary use regulations:

This use is subject to the supplementary use regulations of [Section 4-1-B-23-AK](#). As a part of such supplementary regulations, the applicant is required to provide a management plan that shall provide and address the following items and will be integral to the operation of the facility and binding on the operator. Failure of the operator to comply with the approved plan shall be considered a violation of City Code.

The proposed Management Plan is included in the attachments and must adequately address the following items:

- a. A narrative description that details the nature and characteristics of the use and descriptions of all supportive services being offered.**

The applicant has submitted some information about the typical wraparound services available at other reStart locations and those which are anticipated at the proposed location. These include case management, legal services, employment and educational services, substance use treatment, and health and behavioral healthcare. The applicant indicates that it anticipates partnering with Johnson County Mental Health, Johnson County Community College, the Workforce Partnership, and the Health Partnership Clinic for these services and intends to provide employment services with existing reStart staff. Ultimately, the supportive services and scheduling for this site are still under development, leaving a comprehensive understanding of these services, scheduling, and operational specifics, all of which are required for the Management Plan, unavailable at this time.

The applicant has submitted financial information for the proposed facility, including an anticipated year 1 budget which includes \$1,625,500 in operating revenue and \$1,614,244 in operating expenses. The revenue contemplates rental income from the proposed 25 transitional housing units in the amount of \$295,500; city and county population-based funding in the amount of \$480,000; and the balance in direct or indirect charitable or philanthropic gifts or grants. The applicant has indicated that its governance policies include an annual goal of maintaining 2+ months of operating funds on hand as an operating reserve.

As of this writing, the financial support for the proposed shelter is a work in progress and remains largely uncertain, which could affect service levels and staffing, potentially necessitating reductions if funding is not secured as anticipated. Specifically, the status of the requested city and county population-based funding is largely unknown. In fact, the three largest cities in Johnson County, whose contributions total over \$315,000 (65%) of the requested \$480,000, having not yet approved said funding.

In an effort to fully understand the proposed budget, staff attempted to review the budgets of several local shelters in order to compare total budgets, funding sources, and staffing levels. Unfortunately, credible and detailed budget information was difficult to obtain and varied widely, driven mostly by the number of clients served and the variety of supportive services offered. Ultimately, the budgets staff reviewed were difficult to truly compare because the level of service varied so greatly from organization to organization. However, on a recent tour of SafeHome, staff learned that its total annual operating budget exceeds \$5 million, with over 6 months in operating reserve funds. This funds the operation of a 26-room facility with a staff of 56. While there are many differences between SafeHome and the proposed shelter, the relative size of the SafeHome budget as compared to the proposed budget for the subject application, particularly when one considers the difference in number of units, does raise concerns about the overall sufficiency of funding for the proposed reStart facility.

The site is also subject to a ten-year reversionary clause, which could result in Johnson County reclaiming ownership of the property. However, certain aspects of this clause introduce uncertainty for the City, as it remains discretionary whether the County would choose to take back the property if reStart is unsuccessful, or if it would remain in reStart's ownership but be non-operational. If the proposed use is approved, staff feels that it is critically important that the applicant and the Johnson County Government provide binding assurance that Johnson County will exercise its option under the reversionary clause to regain ownership of the property in the event that reStart ceases operating the shelter use for any reason.

b. A transportation plan describing how guests will be transported to and from the site.

According to the proposed plan, case managers will provide approximately 90% of the transportation, while guests will utilize public or private transportation for the remaining 10%. Staff have expressed concerns to the applicant that the proposed transportation plan may not adequately meet the needs of individuals staying at the shelter. With a case management ratio of one case manager for every 12.5 individuals in The Residences and one for every 16 individuals in The Lodge, it is anticipated that case managers will spend a considerable amount of time transporting guests, thereby limiting the staffing available at the facility. Since case managers count towards the minimum staffing ratio, this conflict could result in insufficient onsite staffing levels. In response to staff questions, the applicant has indicated that reStart staff are also required to sign in and out of the facility and the front desk will monitor staff ratios at all times to ensure that adequate staffing is on site.

As discussed in more detail elsewhere in this report, it is staff’s opinion that the current public transit system in Johnson County is inadequate to meet the needs of existing residents due to limited routes and long wait times. Consequently, it may not sufficiently address the increased demands that this shelter would generate. Staff has requested that the applicant engage with Johnson County Transit to explore the possibility of adding additional routes or stops to facilitate this need, but to our knowledge, this coordination has not happened.

- c. An interior floor plan showing sleeping areas, common areas, kitchen and bathroom facilities, and emergency exits.**

An interior floor plan is required to show sleeping areas, common areas, kitchen and bathroom facilities and emergency exits. The design of the floorplan has been developed using the existing layout of the hotel, with minimal modifications. The first and second floors will have shelter units for The Lodge, staff rooms, a warming kitchen, a “hot room”, multipurpose dining space, office space, laundry, and entrance lobby. A “hot room” is a small room with a furnace that is utilized to kill certain infestations that could be present on personal belongings. The third floor will have The Residences transitional housing units, staff offices, and laundry rooms. The floor plan provided is satisfactory.

- d. An emergency/security plan required to address security for staff, volunteers, and guests as well as how responses to medical and other emergencies will be handled.**

An emergency plan has been provided that includes procedures for emergency situations including fire, severe weather, elevator evacuation, bomb threats, gas leaks, and active shooters.

A separate safety and security plan was also provided, detailing plans for access control, camera systems, entrance screening and searches, and security measures. The security plan includes electronic access control of all exterior doors, resident rooms and building segments, a comprehensive interior and exterior camera system, regular security screening and searches of guests and a plan to conduct hourly foot patrol of the premises. The facility will use the Genetec camera system, and the LPD will have access to all exterior cameras.

A security fence is planned to enclose the guest amenity area at the rear (east) of the facility and will have controlled access via a pedestrian gate and through the building. The applicant has indicated that only residents and staff are allowed in this area, which will be visible from the security cameras and monitored by reStart staff.



Exhibit 3: Detail of Sample Pedestrian Gate Provided by Applicant.

Although reStart does not intend to utilize separate security staff, all reStart staff will be trained annually on de-escalation techniques, trauma informed care, mental health first aid and other safety and security items.

The applicant has committed to cooperation with the LPD and participation in the LPD’s Crime Resistant Community Partnership. ReStart agrees to use the City’s crime-resistant community supplemental lease addendum for all transitional housing unit leases specifying that certain criminal acts, if committed on the property, will result in immediate eviction and also agrees to execute the addendum itself, thereby committing to eviction of Lodge guests (which do not have a lease) in the same circumstances.

Provided the applicant constructs all of the physical security measures as planned, complies with the training plan set forth in the Management Plan and maintains adequate staffing levels at all times, the LPD believes this security plan will be adequate for onsite operations.

e. *"Rules of Conduct" outlined for guests.*

Guests at The Lodge and The Residences must follow strict rules, including maintaining personal independence, limiting personal belongings, adhering to quiet hours, and keeping rooms clean. They must participate in daily chores, sign in and out at the lobby, and adhere to a 10:00 PM curfew. Pets are allowed with proper registration, and violence, drugs, alcohol, and weapons are prohibited. Regular community meetings are encouraged. A full list of rules and expectations are provided in the attached Management Plan.

f. *A communication plan that establishes how the shelter will regularly communicate with neighbors and the police.*

ReStart has provided two types of communication plans: a crisis communication plan and a project communication plan. The crisis communication plan primarily outlines how reStart will communicate pre-approved messages to the media in order to protect reStart’s reputation and ensure the safety of employees, residents, and stakeholders. The applicant has committed to designate a liaison to the LPD to serve as the primary contact for day-to-day communication needs, to work cooperatively to address any calls for service or crime-related matters that should arise on the property or in connection with the applicant or its guests and to offer outreach activities aimed at creating and strengthening a positive relationship between the LPD, the applicant and its guests.

The project communication plan focuses on how the applicant has engaged with the surrounding community to date. This plan lacks detail regarding how reStart intends to continue communication and build relationships with the surrounding community after opening. While it is noted that reStart will connect outreach workers with local businesses and neighborhoods to facilitate communication regarding any concerns, City staff would like to see a more comprehensive plan that outlines how reStart will proactively engage with the community post-opening to ensure long-term success.

g. *A staffing plan noting the number of employees per guest during daytime and nighttime operating hours and a statement of staff qualifications.*

Proposed staffing ratios are provided in Table 2. Additional support staff will be present on-site periodically, including reStart leadership and supportive personnel from organizations such as Johnson County Mental Health, Health Partnership Clinic, and Johnson County Community College and Workforce Partnership. An on-call staff member will be available 24 hours a day but will not be on-site unless additional support is necessary. Due to the lack of established programming schedules, these volunteer or support roles, along with on-call staff,

have not been factored into staffing ratios, as their on-site presence cannot be guaranteed at all times.

The transportation plan generates concerns for the staffing plan, specifically the reliance on case managers as the primary source of transportation for guests. Since case managers are included in staffing numbers, this may result in a shortfall of on-site staff, ultimately impacting the necessary staffing levels. Additionally, the proposed site includes gates that will restrict vehicle access to the parking lot. These gates will be electronically operated by the staff member at the front desk, who is also responsible for checking guests in and out of the facility, as outlined in the proposed management plan. This staff member will need to remain at the front desk at all times to prevent traffic congestion on the street due to queuing at the gates. The applicant has indicated that the front desk and gates will be staffed 24/7.

In response to staff questions about this, the applicant has indicated that reStart staff are also required to sign in and out of the facility and the front desk will monitor staff ratios at all times to ensure that adequate staffing is on site. Insufficient staffing levels could place an increased burden on public services, including police, emergency, and fire departments.

TABLE 2: STAFFING PLAN		
Hours	Required Staffing	Proposed Staffing
Weekday (M-F)		
Operational Hours 8:00 AM- 6:00 PM	6	6 to 9 (including 2 security roles)
Evening 6:00 PM- 11:00 PM	5	5 to 6 (including 3 security roles)
Overnight Hours 11:00 PM – 8:00 AM	4	Minimum of 4 (including 3 security roles)
Weekend		
Operational Hours 8:00 AM- 6:00 PM	5	Minimum of 5 (including 3 security roles)
Evening 6:00 PM- 11:00 PM	5	Minimum of 5 (including 3 security roles)
Overnight Hours 11:00 PM – 8:00 AM	4	3 to 4 (including 3 security roles)

City Code requires that the shelter have at least 2 employees or volunteers on premises during all operational hours for the first ten guests and 1 additional employee or volunteer for every 10 additional guests. After detailed discussions with the applicant about the level of activity at the property at various times of day and night and in consideration of the non-congregate nature of the proposed use, staff is comfortable with interpreting “operational hours” as 8:00 AM to 6:00 PM Monday through Friday and requiring full compliance with this staffing ratio for all Lodge (shelter) guests during those days and times. In the evenings and on weekends, staff is comfortable with reduced staffing of 5 staff members to correspond with a lower level of resident activity and the applicant’s experience that fewer guests are on-site during these days and times. Overnights represent the lowest level of activity in the shelter and staff is comfortable with a minimum staffing of 4 personnel during overnight hours. This ensures that one person is always staffing the front desk and camera system, one person is available to conduct hourly rounds of the property as detailed in the security plan and the two remaining

personnel are available to cover for breaks at the front desk or on rounds, for other functions or to address any issues that should arise. The Management Plan indicates a staffing level of “3 to 4” during weekend overnight hours. City staff does not support any less than 4 Lodge staff members for all overnight hours.

City staff interprets the code as not requiring staffing for The Residences (transitional living units) as those units will largely operate as independent living units.

PRELIMINARY PLAN REVIEW

The preliminary plan review is dependent upon the approval of the special use permit. If the special use permit is denied, the use is not allowed within the zoning district and the preliminary plan and plat cannot be approved. Staff is not in support of the requested special use permit and therefore do not support the preliminary plan and plat included within this application.

The proposed application is for repurposing a hotel building for use as a homeless shelter and renovation of a former Denny’s restaurant building for storage and future office space. The site layout will not change except for green space added along the east side of the building. This area is currently a parking area and is planned to be repurposed as an amenity area. The preliminary plan is serving as the preliminary plat.

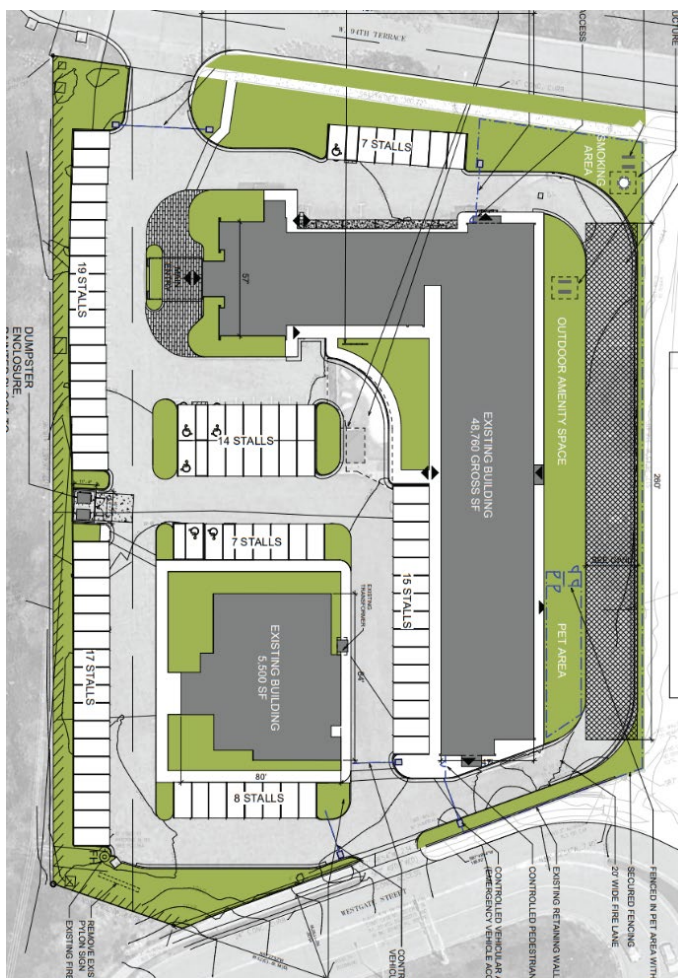
SITE LAYOUT

The existing hotel is a three-story, 48,760 SF building. The site layout includes a centrally located, three-story L-shaped building and a separate one-story building to the southwest of the L-shaped building. The site layout will have minor changes, including the addition of green space along the east side of the building. This area was previously parking and will be used instead as an amenity area. The amenity area will have a fenced in pet area, shade structure and fixed seating. The outdoor amenity space east of the building will be gated to restrict vehicular and pedestrian access. The outdoor pool is proposed to be filled in and replaced as green space and a drive aisle. There are areas where the parking lot, curbs, and internal sidewalks will be repaired or replaced, and landscape islands will be added at the end of parking rows.

At Right: Exhibit 4: Site Layout

PUBLIC IMPROVEMENTS

A public sidewalk extension is proposed on the north side of the property along 94th Terrace. The sidewalk will connect with the existing public sidewalk network to the east of the property.



ACCESS, TRAFFIC, AND PARKING

The site has vehicular access at the north from 94th Terrace and south from Westgate Street. Both entrances into the parking lot will be gated to restrict vehicles (not pedestrians). Gates will be opened by a staff member inside the building. The applicant has stated that there will be a staff member present to open the gates 24 hours a day, 7 days a week. Staff notes that there will be no parking allowed on the public streets adjacent to the property. 94th Terrace and Westgate Street are both local roads, with Westgate Street providing access to 95th Street, a major arterial, and Interstate 35.

The site has pedestrian connectivity to the surrounding area through sidewalk connections along Westgate Street and 94th Terrace.

The parking lot, curbs, and site-internal sidewalks are in disrepair. The applicant has agreed to resurface the parking lot and repair or replace crumbling curbs and sidewalks as needed.

The UDC does not provide a parking requirement formula for a homeless shelter use. Staff required the applicant provide a parking analysis to determine the appropriate level of parking for the shelter and provide parking in accordance with *office and warehouse* standards for the former Denny’s building.

In reStart’s experience operating in Kansas City, Missouri, approximately ten guests have their own vehicle. Guests will be allowed to keep their vehicles on site.

TABLE 3: PARKING ANALYSIS

Land Use	Parking Formula	Required Parking	Proposed Parking
Building One (Shelter & Transitional Housing)	Determined by Parking Analysis		48
Shelter Units (50)	0.5 spaces per unit		25
Transitional Housing Units (25)	0.5 spaces per unit		13
Staff (10 per shift)	1 space per staff unit		10
Building Two (Office)		13	13
Office (2,746 SF)	1 space per 250 SF	11	11
Warehousing (2,746 SF)	1 space per 1,500 SF	2	2
Additional Existing Parking for any use as needed			26
		Total	87

STORMWATER

The proposed stormwater management has been determined to be sufficient to meet the needs of the site.

FIRE PREVENTION

The Fire Department reviewed the plans based on the current adopted fire codes and local amendments. All general planning review comments have been acknowledged or satisfied and there are no outstanding Fire Department planning review items that need to be addressed for this project to move forward. A more detailed fire code review will be conducted based on the adopted codes at the time of the building permit documentation submittal.

LIGHTING

A photometric plan is required and reviewed for full compliance at the time of final plan application.

LANDSCAPING

The site has some existing landscaping but is deficient in its current state to meet the standards of the UDC. The reStart team will update the site to bring it into compliance with applicable landscape requirements of the UDC. This includes perimeter and internal parking lot landscaping.

Along 94th Terrace, existing trees and shrubs will be preserved while additional deciduous trees and shrubs, and landscape bed area will be added. Along Westgate Street the pylon sign for LaQuinta Inn will be removed and landscaping will be added in its place. Trees shrubs and landscape bed will be added along Westgate Street.

Parking lot islands will be upgraded to include trees and shrubs as required.

At Right: Exhibit 5: Landscape Plan



ARCHITECTURE

Building one, proposed to be a shelter, is a three-story concrete and stucco building. Portions of the building will be patched and repainted using a grey and beige color palette. The existing red tile roof will remain.

Building two, proposed to be office and storage space, is a one-story building of similar design and construction to the shelter building. The building will also be repainted with the red tile roof to remain.

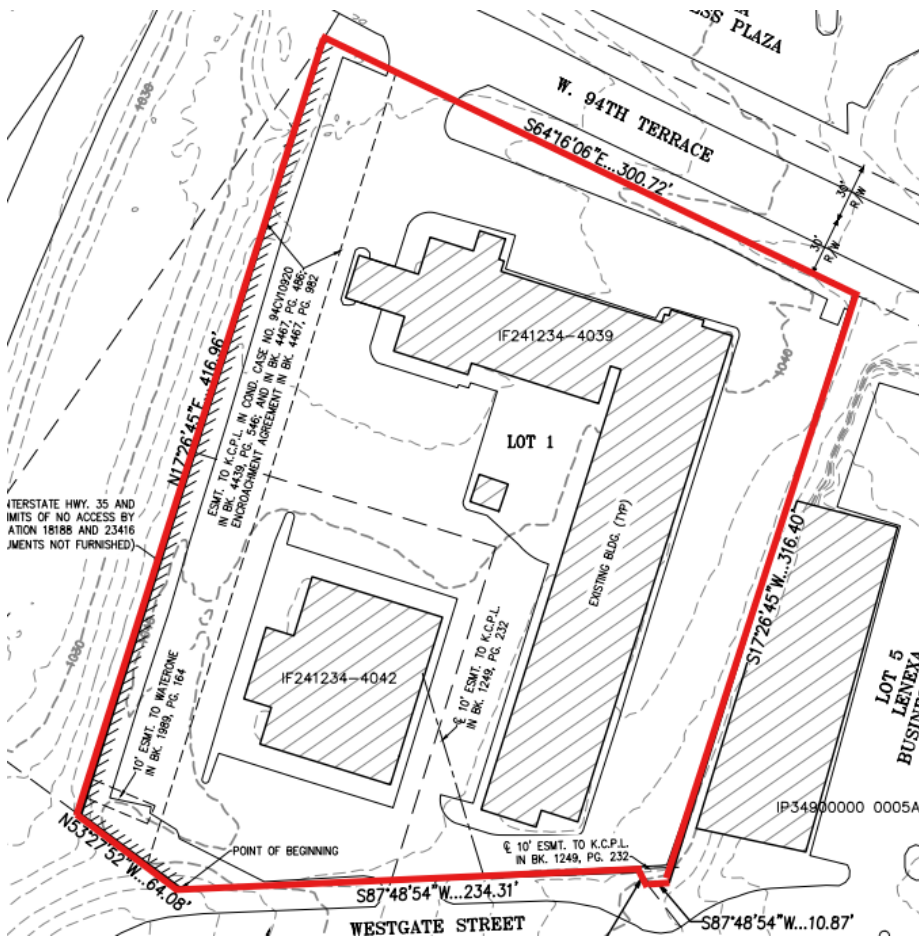


Exhibit 6: Proposed paint palette.



Exhibit 7: Existing Site Conditions, July 2024

PRELIMINARY PLAT REVIEW



The preliminary plan also serves as the preliminary plat. The plat boundary for JoCo reStart encompasses 2.6 acres of currently unplatted land in the CP-3 zoning district. The plat contains one lot. The site borders right-of-way for Interstate 35 to the west but has a limit of no access established along this boundary. Public infrastructure surrounding the site is built out, but the applicant will be installing a sidewalk extension in the public right-of-way along 94th Terrace. Lot 1 has access to the north from 94th Terrace and to the south from Westgate Street. Utilities area available to the site. No new dedications to the City of Lenexa are proposed. This site is exempt from excise tax.

At Left: Exhibit 8: Preliminary Plat

DEVIATIONS

The applicant is not requesting any deviations from the Unified Development Code.

NEXT STEPS

- The special use permit must be approved before the preliminary plan/plat can be approved.
- This project requires a recommendation from the Planning Commission and final approval by the City Council. Pending a recommendation from the Planning Commission, the project is tentatively scheduled for consideration by the City Council on September 17, 2024.
- The applicant must submit a final plan and final plat application prior to applying for building permits and other permit(s).
- The applicant must receive permit(s) prior to commencing construction.
- The applicant must obtain a Certificate of Occupancy before opening for business.
- The applicant must obtain a Business License prior to opening for business.
- The applicant should inquire about additional City requirements and development fees.

RECOMMENDATION FROM PROFESSIONAL STAFF

★ **Conduct a Public Hearing.**

★ **Staff recommends denial of the proposed Special Use Permit and Preliminary Plan/Plat for Johnson County reStart.**

- This proposal is for renovation of a hotel into a homeless services center with 50 non-congregate shelter units, 25 transitional housing units, supportive services, office space and storage.
- This project is recommended for denial based on the full analysis of the criteria set forth above and the following factors:
 1. The proposed use is inconsistent with the character of the neighborhood, which has been identified by the City as a key redevelopment corridor,
 2. The proposed use, due to its proximity to the only other homeless shelter for single adults in Johnson County, will create a concentration of negative external impacts in this area of the community which will detrimentally affect nearby properties,
 3. The City's current law enforcement resources are inadequate to serve the proposed use and the additional cost to the City to add the necessary staff places an unreasonable financial burden on the City, which is exacerbated by the loss of tax revenue caused by the conversion of the subject property to a tax-exempt use, and
 4. That many of the required elements of a binding Management Plan for the shelter use are unfinalized and/or inadequate, thereby creating substantial uncertainty as to important details about the proposed use, its funding, and ultimately, the overall viability of the shelter operation. Specifically, both the wraparound services and the budget remain incomplete, whereas staff believes that both the transportation plan and communication plan are inadequate.

SPECIAL USE PERMIT

Staff recommends **denial** of SU24-09 - a special use permit for a *homeless shelter* for **Johnson County reStart** at 9461 Lenexa Drive and 9471 Lenexa Drive.

PRELIMINARY PLAN/PLAT

Staff recommends **denial** of the preliminary plan/plat for PL24-05P – **Johnson County reStart** at 9461 Lenexa Drive and 9471 Lenexa Drive, for a *homeless shelter*.

Exhibit Attachments

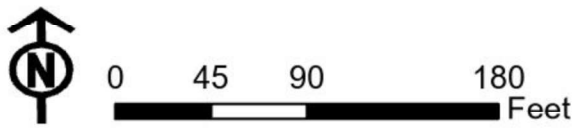
1. Map
2. Preliminary Plan Set
3. ReStart's Management Plan
4. ReStart's Walk-Up Procedure
5. Lenexa Police Department Impact Analysis
6. Restart's Public Engagement Summary

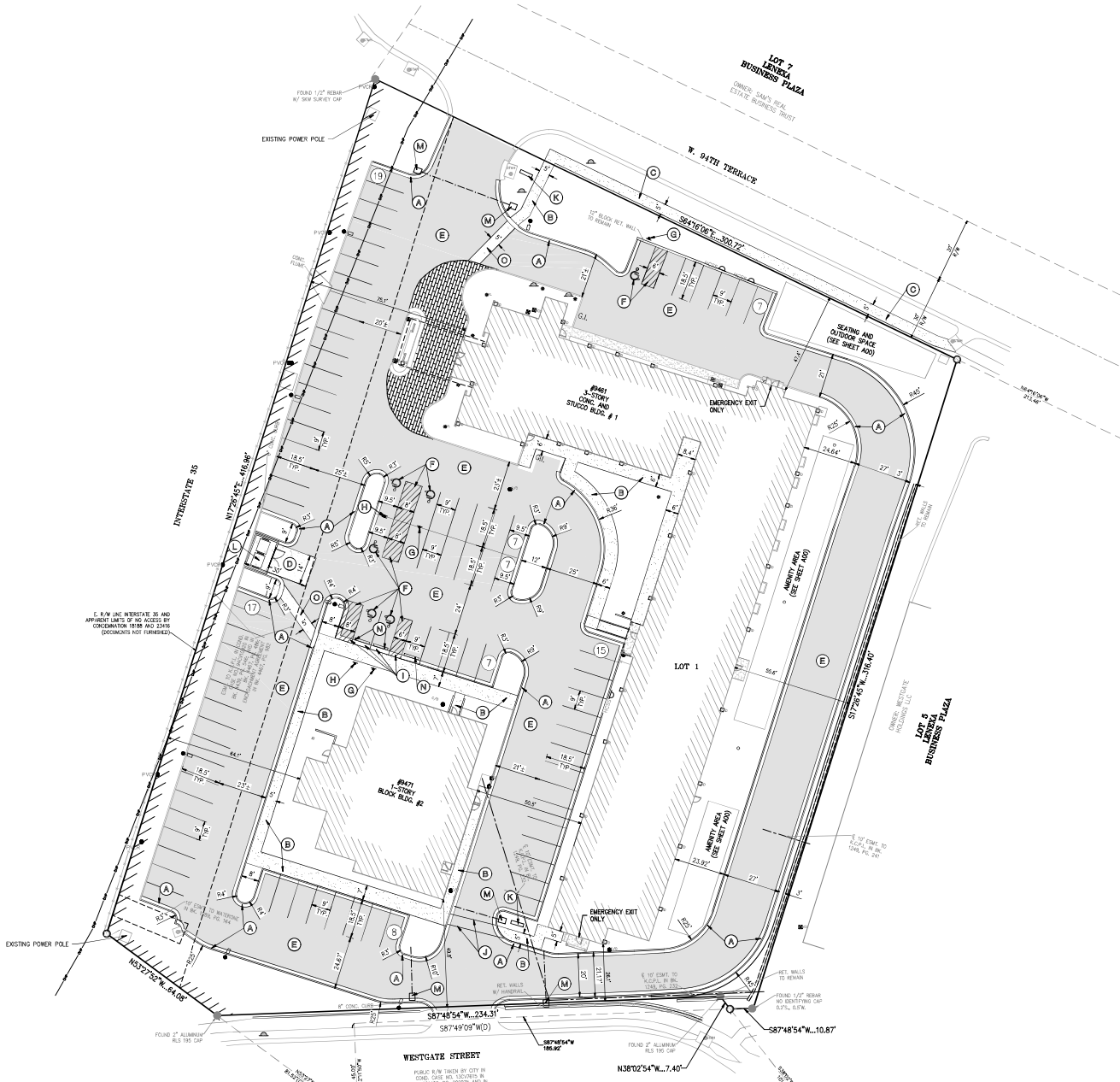


Document Path: C:\Users\tdkimberly\OneDrive - City of Lenexa\Documents\ArcGIS\Projects\City Council Map Template My Copy\City Council Map Template My Copy.aprx

Data Source: City of Lenexa and Johnson County Kansas
For further information, please call 913-477-7500

Johnson County reStart





SITE DATA	
LOT 1	113,298 S.F. / 2,6010 AC.
ZONING	EXISTING CP-3
BUILDING #1 (EXISTING) (3-STORY)	75 UNITS / 49,290 S.F.
BUILDING #2 (EXISTING) (1-STORY)	5,782 S.F.
TOTAL	54,782 S.F.

PARKING SUMMARY	
PROPOSED PARKING	
STANDARD STALLS (9'-0" X 18.5'-0")	81
ACCESSIBLE STALLS	6
TOTAL STALLS	87
REQUIRED ACCESSIBLE STALLS	76-100
TOTAL STALLS	87
REQUIRED ACCESSIBLE STALLS	4
PARKING REQUIRED	
BUILDING #1	
50 SHELTER UNITS (0.5 SPACES PER UNIT)	25
25 TRANSITIONAL HOUSING UNITS (0.5 SPACES PER UNIT)	13
10 STAFF MEMBERS WALK FOR SHIRT (1.0 SPACE PER STAFF MEMBER)	48
TOTAL SPACES REQUIRED	86
BUILDING #2	
50% OFFICE (1.0 SPACE PER 250 SQ. FT.)	11
50% SUPPORT & STORAGE SPACE (2,746 SQUARE FEET)	NOT REQUIRED
TOTAL SPACES REQUIRED	97
TOTAL SPACES REQUIRED BUILDINGS 1 AND 2	11

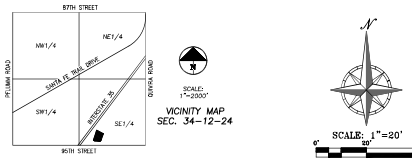
FLOOD NOTE:
THIS PROPERTY LIES WITHIN ZONE X, DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE CITY OF LENEXA, COMMUNITY NO. 200168, JOHNSON COUNTY, KANSAS, MAP NO. 2009/020210, AND DATED AUGUST 3, 2009.

LEGAL DESCRIPTION:
Commencing at the Southwest corner of the Southeast Quarter of said Section 34; thence N 87°48'54" E, along the South line of the Southeast Quarter of said Section 34, a distance of 680.83 feet, to a point on the West line of the Public Road Right-of-Way taken by Ordinance Case No. 13009458 recorded in Book 201433 of Page 000076 in the Office of the Register of Deeds, Johnson County, Kansas; thence N 2°11'50" W, along said West line, a distance of 129.88 feet, to a point on the South line of the Public Road Right-of-Way taken by Ordinance Case No. 13007925 recorded in Book 004043 of Page 000075 and in Book 2014403 of Page 000076 in said Office of the Register of Deeds; thence N 53°27'52" W, along said South line, a distance of 81.52 feet, to a point on the East Right-of-Way line of Interstate Highway 35, on line established, said point also being the Point of Beginning; thence continuing N 53°27'52" W, along the East Right-of-Way line of said Interstate Highway 35, a distance of 418.96 feet, to a point on the South Right-of-Way line of West 94th Terrace, on line established; thence S 64°18'06" E, along the South Right-of-Way line of said West 94th Terrace, a distance of 300.72 feet, to the Northwest corner of Lot 5, LENEXA BUSINESS PLAZA, a subdivision in said City, County and State; thence S 17°05'05" W, along the West line of said Lot 5, a distance of 316.40 feet; thence S 87°48'54" W, along the West line of said Lot 5, a distance of 10.87 feet, to a point on the North line of said Public Road Right-of-Way taken by Ordinance Case No. 13007925; thence N 38°02'54" W, along said North line, a distance of 7.40 feet; thence S 87°48'54" W, along said North line, a distance of 234.31 feet, to the point of beginning, containing 2,6010 acres, more or less, of unpatented land.

GROSS AREA = 82.6810 ACRES / 3,511,298 SQ.FT.

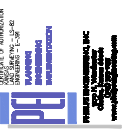
LEGEND	
PL	PROPERTY LINE
LL	LOT LINE
—R/W—	RIGHT-OF-WAY
—C&G—	2" CURB & GUTTER
—C—	4" CURB
B/L	BUILDING SETBACK LINE
P/S	PARKING SETBACK LINE
L/S	LANDSCAPE SETBACK LINE
▒	PROPOSED ASPHALT PAVEMENT
▒	PROPOSED CONCRETE PAVEMENT
▒	PROPOSED CONCRETE SIDEWALK
▒	EXISTING CONCRETE SIDEWALK
●	PROPOSED LIGHT POLE
○	PROPOSED LIGHT POLE
⊕	EXISTING POWER POLE

- SITE KEY NOTES:**
- (A) CONSTRUCT 2" CURB & GUTTER (TYPICAL)
 - (B) CONSTRUCT CONCRETE SIDEWALK (TYPICAL)
 - (C) CONSTRUCT PUBLIC CONCRETE SIDEWALK PER CITY STD DETAIL
 - (D) CONSTRUCT CONCRETE PAVEMENT
 - (E) INSTALL STANDARD DUTY ASPHALT PAVEMENT
 - (F) CONSTRUCT ACCESSIBLE PARKING SPACE, INSTALL MARKINGS & BUMPUP FOR STD DETAIL
 - (G) INSTALL HANDICAPPED PARKING SIGN
 - (H) INSTALL VAN ACCESSIBLE PARKING SIGN
 - (I) DEPRESS CURB IN FRONT OF ACCESSIBLE SPACE & ACCESSIBLE SIGN PER STD DETAIL
 - (J) CONSTRUCT COLORED & STAMPED CONCRETE PAVEMENT PEDESTRIAN PATH
 - (K) PROPOSED MONUMENT SIGN (SEE LANDSCAPE PLANS)
 - (L) INSTALL HIGH CHALKBOARD WITH HEAVY DUTY CONCRETE FURNITURE (SEE ARCH PLANS)
 - (M) INSTALL ACCESS CONTROL (SEE ARCH PLANS)
 - (N) INSTALL CONCRETE WHEEL STOPPS
 - (O) CONSTRUCT COLORED & STAMPED CONCRETE PAVEMENT PEDESTRIAN PATH



811
Know what's below.
Call before you dig.

UTILITY NOTES:
VISUAL INDICATIONS OF UTILITIES ARE AS SHOWN.
UNDERGROUND LOCATIONS SHOWN ARE FURNISHED BY THEIR LESSORS, ARE APPROXIMATE AND SHOULD BE VERIFIED IN THE FIELD AT THE TIME OF CONSTRUCTION. FOR ACTUAL FIELD LOCATIONS OF UNDERGROUND UTILITIES CALL 811.



Johnson County Homeless Service Center
JoCo reStart
9461 Lenexa Drive
Lenexa, KS 66215

NO.	DATE	DESCRIPTION
1	10/1/2024	ISSUED FOR SUPPLEMENT
2	10/1/2024	ISSUE DATE 10/02/24

SPS PROJECT NO: 202404
ISSUED FOR SUPPLEMENT
ISSUE DATE: 10/02/24
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SITE PLAN

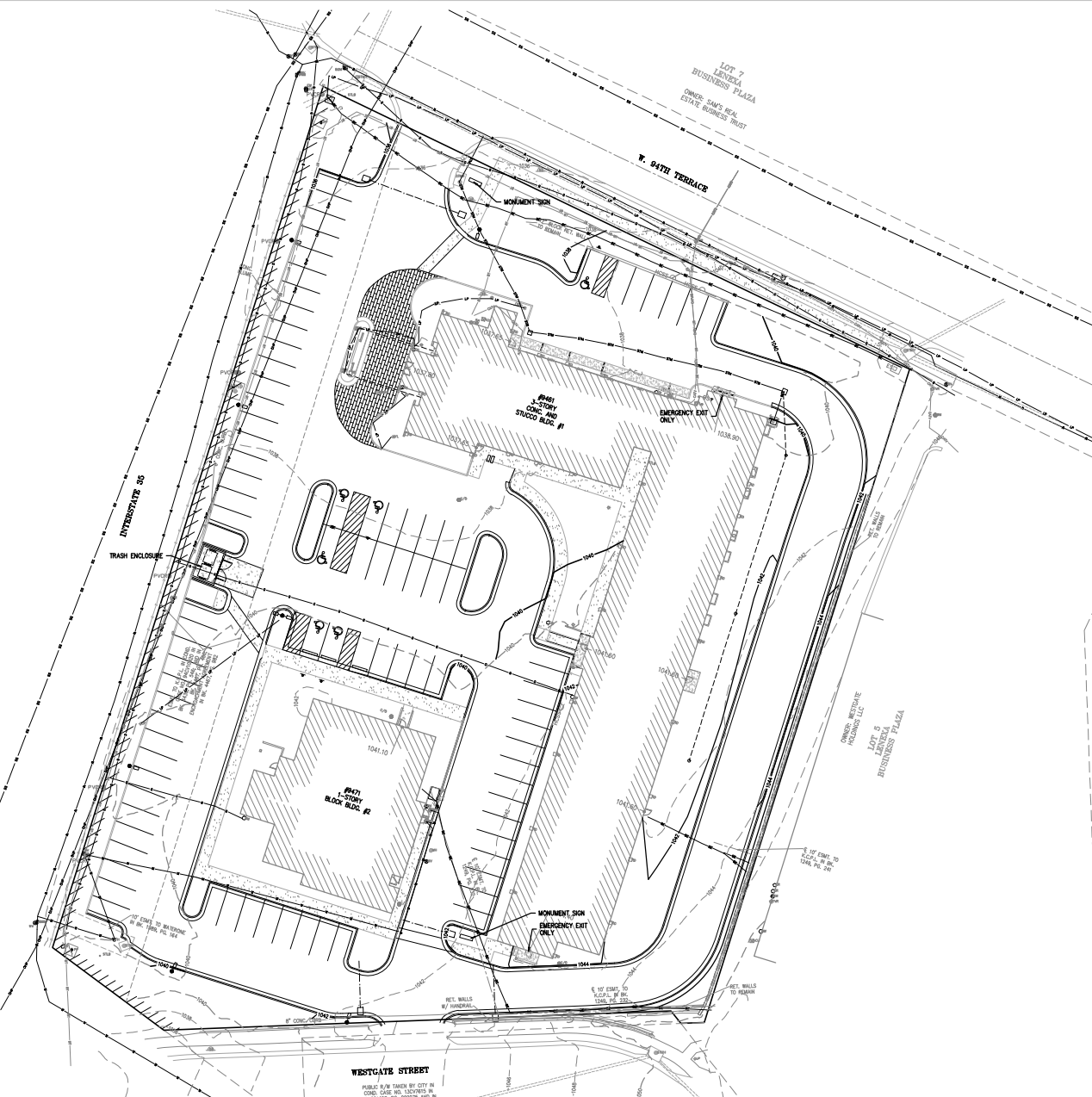
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FLOOD NOTE:
 THE PROPERTY LIES WITHIN ZONE X, DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE CITY OF LENEXA, COMMUNITY NO. 20018, JOHNSON COUNTY, KANSAS, MAP NO. 2009FC00516, AND DATED AUGUST 3, 2009.

LEGEND

- PL — PROPERTY LINE
- LL — LOT LINE
- R/W — RIGHT-OF-WAY
- — — — — 2" CURB & GUTTER
- — — — — EXISTING CONTOURS
- — — — — PROPOSED CONTOURS
- — — — — EXISTING STORM SEWER



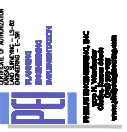
UTILITY NOTES:
 VISUAL INDICATIONS OF UTILITIES ARE AS SHOWN. UNDERGROUND LOCATIONS SHOWN ARE FURNISHED BY THEIR LESSORS, ARE APPROXIMATE AND SHOULD BE VERIFIED IN THE FIELD AT THE TIME OF CONSTRUCTION. FOR ACTUAL FIELD LOCATIONS OF UNDERGROUND UTILITIES CALL 811.

Know what's below.
 Call before you dig.

WESTGATE STREET
 PUBLIC LOTS TAKEN BY CITY IN COND. CASE NO. 13276763 IN BK. 20443, PG. 020259 AND IN BK. 207403, PG. 020270



SCALE: 1"=600'
 VICINITY MAP
 SEC. 34-12-24

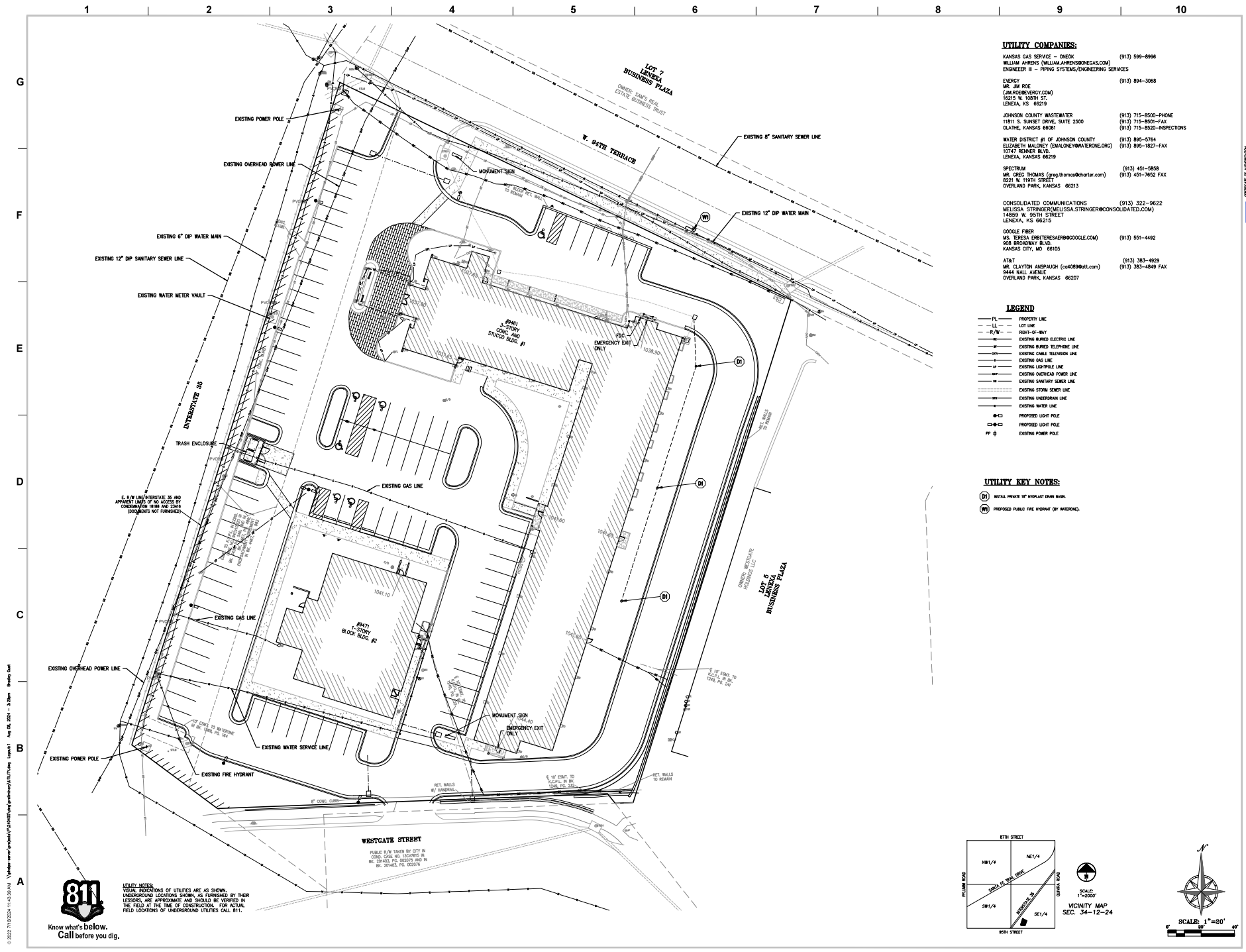


Johnson County Homeless Service Center
 JoCo reStart
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 Lenexa, KS 66215

NO.	DATE	DESCRIPTION
1	8/1/2024	FOR CONSTRUCTION

SPS PROJECT NO. 230544
 ISSUED FOR SFP APPLICATION
 ISSUE DATE: 6/10/2024
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 GRADING PLAN

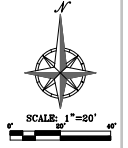
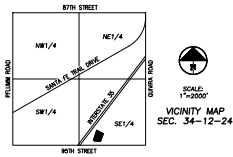
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- UTILITY COMPANIES:**
- KANSAS GAS SERVICE - ONEOK (913) 599-8996
 - WILLIAM AHRENS (WILLIAM.AHRENS@KSGAS.COM) (913) 715-8500-FAK
 - ENGINEER II - PIPING SYSTEMS/ENGINEERING SERVICES
 - EVERY INC. - JIM ROE (JIM.ROE@EVERY.COM) (913) 894-3088
 - 1825 W. 10TH ST. LENEXA, KS 66219
 - JOHNSON COUNTY WASTEWATER (913) 715-8500-PHONE
 - 1181 S. SUNSET DRIVE, SUITE 2500 CLATHE, KANSAS 66061 (913) 715-8520-INSPECTIONS
 - WATER DISTRICT #1 OF JOHNSON COUNTY ELIZABETH MALONEY (EMALONEY@WATERONE.ORG) (913) 895-5764
 - 10747 RONDEL BLVD. LENEXA, KANSAS 66219 (913) 895-1827-FAK
 - SPECTRUM (913) 451-5858
 - MR. GREG THOMAS (greg.thomas@spectrum.com) (913) 451-7652 FAX
 - 8221 W. 119TH STREET OVERLAND PARK, KANSAS 66215
 - CONSOLIDATED COMMUNICATIONS (913) 322-8222
 - MELISSA STRINGER/MELISSA.STRINGER@CONSOLIDATED.COM) 14859 W. 50TH STREET LENEXA, KS 66215
 - GOOGLE FIBER (913) 551-4492
 - MR. TERESA BORTES/TERESA.BORTES@GOOGLE.COM) 908 BROADWAY BLVD. KANSAS CITY, MO 66105
 - AT&T (913) 385-4629
 - MR. CLAYTON ANSPAUGH (ca4289@att.com) (913) 383-4848 FAX
 - OVERLAND PARK, KANSAS 66207

- LEGEND**
- PL - PROPERTY LINE
 - LL - LOT LINE
 - R/W- RIGHT-OF-WAY
 - E- EXISTING BURIED ELECTRIC LINE
 - T- EXISTING BURIED TELEPHONE LINE
 - C- EXISTING CABLE TELEVISION LINE
 - G- EXISTING GAS LINE
 - L- EXISTING LIGHTPOLE LINE
 - P- EXISTING OVERHEAD POWER LINE
 - S- EXISTING SANITARY SEWER LINE
 - ST- EXISTING STORM SEWER LINE
 - M- EXISTING MANHOLE LINE
 - C1- PROPOSED LIGHT POLE
 - C2- PROPOSED LIGHT POLE
 - PP-0- EXISTING POWER POLE

- UTILITY KEY NOTES:**
- (M) INSTALL PRIVATE UTILITY INHUMANLY OWN BARR.
 - (M) PROPOSED PUBLIC FIRE HYDRANT BY WATERWORKS.



UTILITY NOTES:
 VERBAL INDICATIONS OF UTILITIES AS SHOWN, REGARDLESS OF LOCATION, SHOWN AS FURNISHED BY THEIR LESSORS, ARE APPROXIMATE AND SHOULD BE VERIFIED IN THE FIELD AT THE TIME OF CONSTRUCTION. FOR ACTUAL FIELD LOCATIONS OF UNDERGROUND UTILITIES CALL 811.



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 JoCo reStart
 9461 Lenexa Drive
 Lenexa, KS 66215

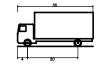
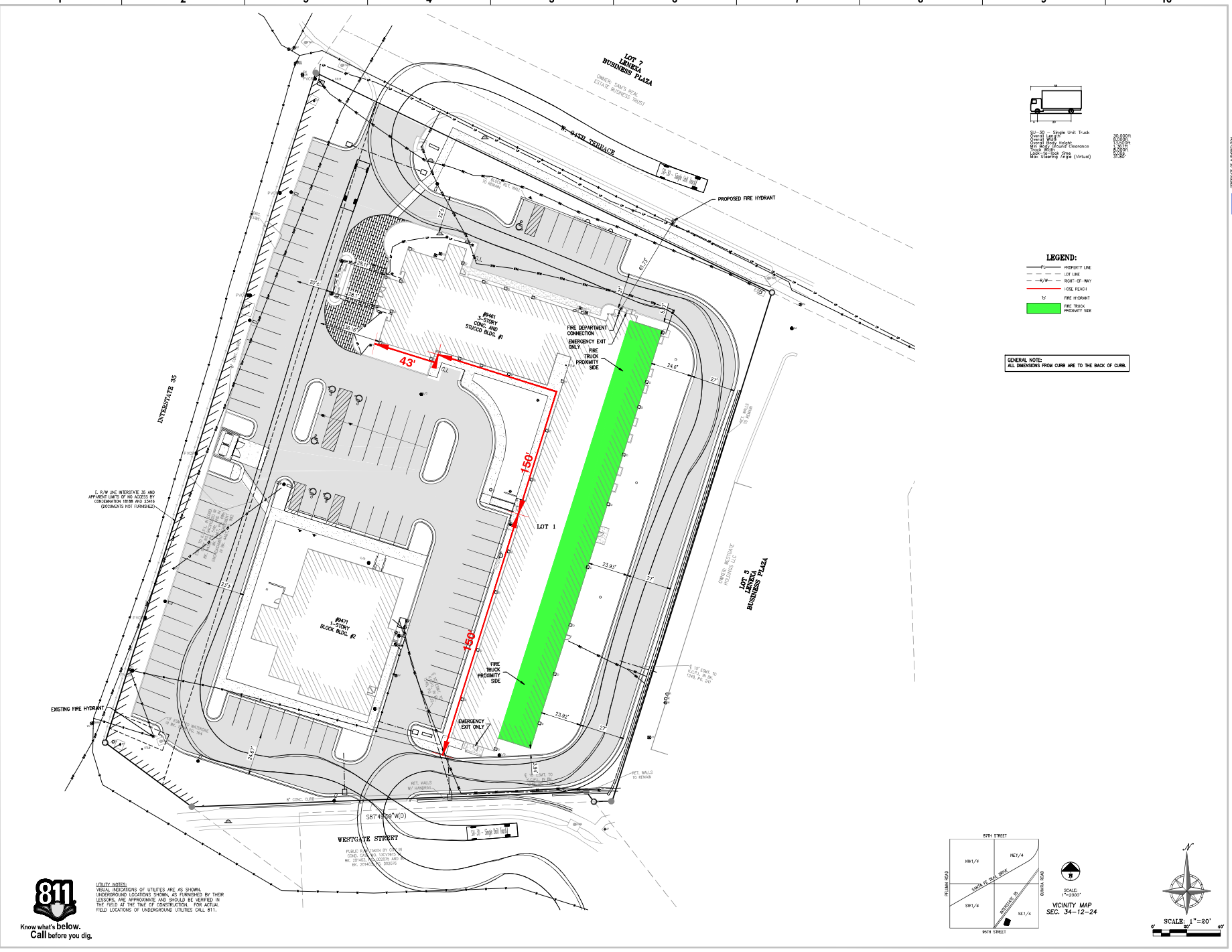
NO.	DATE	DESCRIPTION
1	8/8/2024	ISSUED FOR SUBMITTAL
2		FOR COMMENTS

SPS PROJECT NO: 7345007
 ISSUED FOR SUBMITTAL
 ISSUE DATE: 8/8/2024
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 UTILITY PLAN

C3

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A



31'-0" Single Unit Truck
 Overall Length
 Overall Width
 Overall Height
 Wheelbase
 Wheel Track
 Wheel Clearance
 Max. Stowing Angle (Visual)

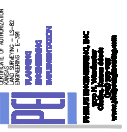
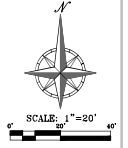
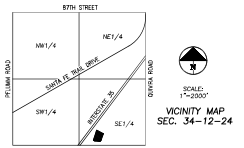
LEGEND:
 - - - PROPERTY LINE
 - - - LOT LINE
 - - - RIGHT-OF-WAY
 - - - HOSE REACH
 - - - FIRE HYDRANT
 - - - FIRE TRUCK PROXIMITY SIDE

GENERAL NOTE:
 ALL DIMENSIONS FROM CURB ARE TO THE BACK OF CURB.



Know what's below.
 Call before you dig.

UTILITY NOTES:
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 FIELD LOCATIONS OF UNDERGROUND UTILITIES CALL 811.



Johnson County Homeless Service Center
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 Lenexa, KS 66215

NO.	DATE	DESCRIPTION
1		ISSUED FOR SUBMITTAL

SPS PROJECT NO: 2105043
 ISSUED FOR SUBMITTAL
 ISSUE DATE: 6/10/2024
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FIRE PROTECTION PLAN

C4

© 2022 2105024 114329.A11 \\sfs\server\proj\24\2105024\proj\2405024\Fire Protection\114329.A11.dwg Aug 06, 2024 - 3:28pm Binary Data

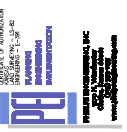
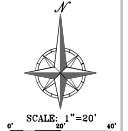
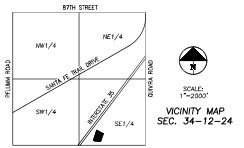
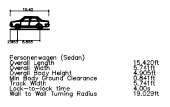
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UTILITY NOTES:
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FIELD LOCATIONS OF UNDERGROUND UTILITIES CALL 811.

Know what's below.
Call before you dig.



Johnson County Homeless Service Center
JoCo reStart
9461 Lenexa Drive
Lenexa, KS 66215

NO.	DATE	DESCRIPTION
1		ISSUE FOR SUBMITTAL
		ISSUE FOR CONSTRUCTION

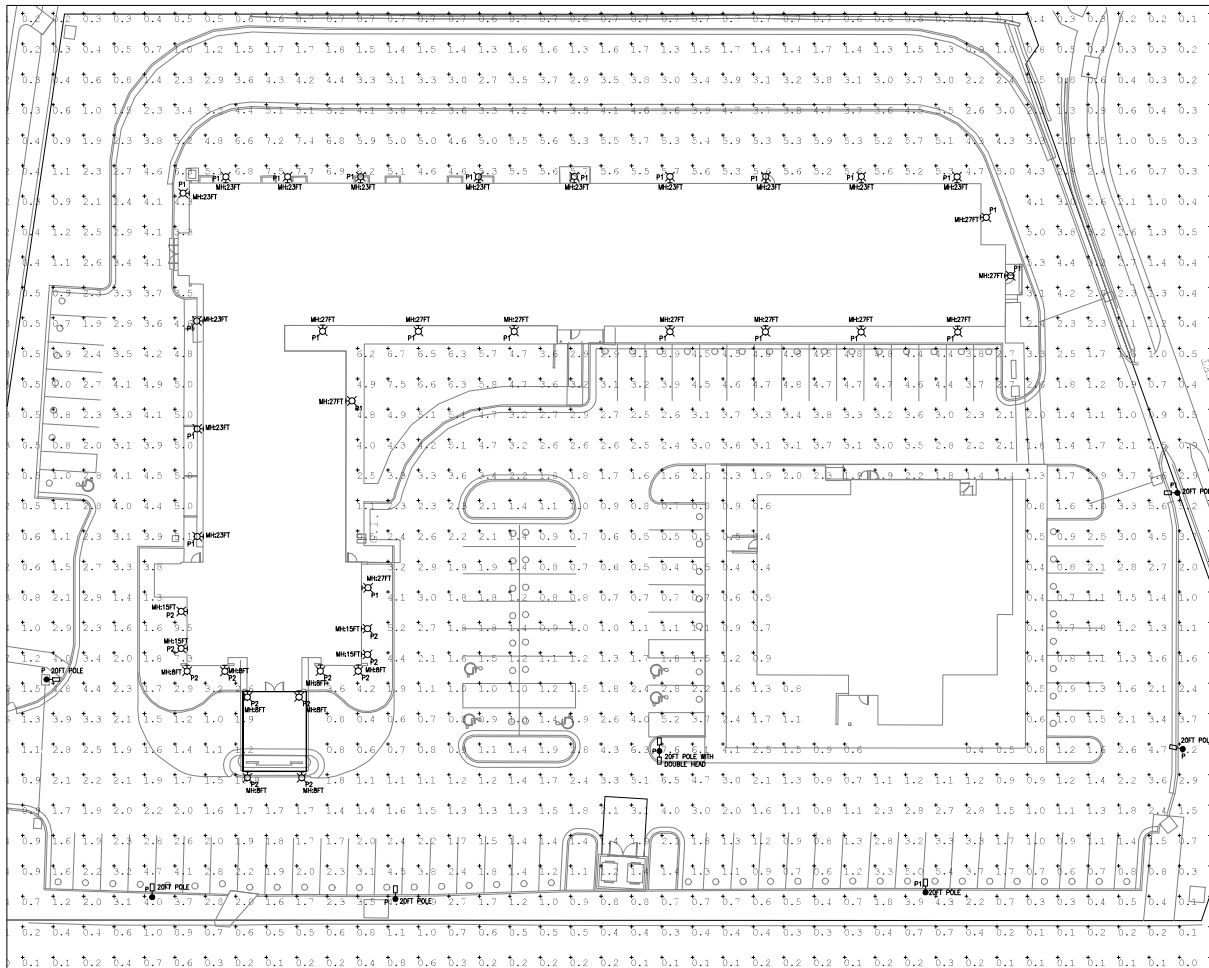
SPS PROJECT NO: 2023046
ISSUE FOR SUBMITTAL
ISSUE DATE: 6/15/2024
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TURNING PLAN

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© 2023 21062024 11:43:29 AM \\sps\server\projects\240620\JOHNSON COUNTY HOMELESS SERVICE CENTER.dwg User: j11111 Aug 08, 2024 4:32 PM 3/27/2024 8:58 AM

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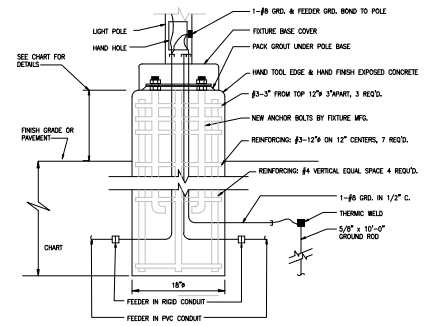


1 SIT LIGHTING CALCULATION

SCALE: 1/16" = 1'-0"

CALCULATION SUMMARY				
LABEL	AVG.	MAX.	MIN.	AVG./MIN.
BLACK SIDE	3.92	7.7	0.9	4.36
HOTEL FRONT PARKING	2.71	7.5	0.6	4.52
NORTH PARKING	3.05	9.5	0.7	4.36
PARKING ENTRANCE	2.17	10.8	0.4	5.43
RESTAURANT PARKING	1.76	7.6	0.4	4.40
SOUTH SIDE	2.59	5.3	0.9	2.88

LIGHT FIXTURE SCHEDULE				
TYPE	MANUFACTURER	MODEL	ELECTRICAL	DISCREPTION
P	LITHONIA LIGHTING	RSX1 LED P2 40K R4	120V/1PH/75W	LED LIGHT FIXTURE WALL/POLE MOUNTED, REFER TO SITE PLAN FOR MOUNTING.
P1	LITHONIA LIGHTING	RSK1 LED P2 40K R4S E4S	120V/1PH/75W	LED LIGHT FIXTURE WITH EXTERNAL GLARE SHIELD WALL/POLE MOUNTED, REFER TO SITE PLAN FOR MOUNTING.
P2	LITHONIA LIGHTING	OLCS 8 DBB	120V/1PH/10W	WALL MOUNTED DECORATIVE LIGHT FIXTURE.



RESTRAINT CONDITION	8 FT. - 15 FT.		18 FT. - 30 FT.		HEIGHT ABOVE GRADE	
	CONSTRAINED	NONCONSTRAINED	CONSTRAINED	NONCONSTRAINED	CONSTRAINED	NONCONSTRAINED
IN CLAY SOIL	5.25 FT.	7.0 FT.	6.5 FT.	9.0 FT.	2'-6"	8 IN.
IN LIMESTONE	3.25 FT.	4.25 FT.	4.25 FT.	5.5 FT.	2'-6"	8 IN.

THE ABOVE CHART SHOWS EMBEDMENT DEPTHS OF POLE SUPPORTS. A CONSTRAINED CONDITION IS ONE WHERE THE TOP OF THE PIER IS RESTRICTED FROM MOVEMENT BY A CONCRETE SUB OR PAVEMENT. A NONCONSTRAINED CONDITION HAS ONLY EARTH FOR LATERAL RESTRAINT.

2 LIGHT POLE BASE DETAIL

SCALE: NOT TO SCALE

GENERAL NOTES

- DRAWINGS ARE DIAGNOSTIC ONLY AND REPRESENT GENERAL SCOPE OF WORK. CONTRACTOR IS RESPONSIBLE TO REVIEW GENERAL CONSTRUCTION DRAWINGS, ARCHITECTURAL, CIVIL, STRUCTURAL, MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS AND ASSOCIATED SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS THAT MAY NOT BE SPECIFICALLY CALLED OUT IN THIS PORTION OF CONSTRUCTION. NOTIFY ARCHITECT OF ANY CONFLICT OR DISCREPANCIES PRIOR TO BID.
- LIGHTING LEVELS (FOOT CANDLES) INDICATED ARE ON 10FT CENTER SPACING POINTS.

LIGHTING LEGEND

- POLE LIGHT FIXTURE.
- POLE LIGHT WITH DOUBLE HEADS.
- ⊠ WALL MOUNTED LIGHT FIXTURE.



Johnson County Homeless Service Center

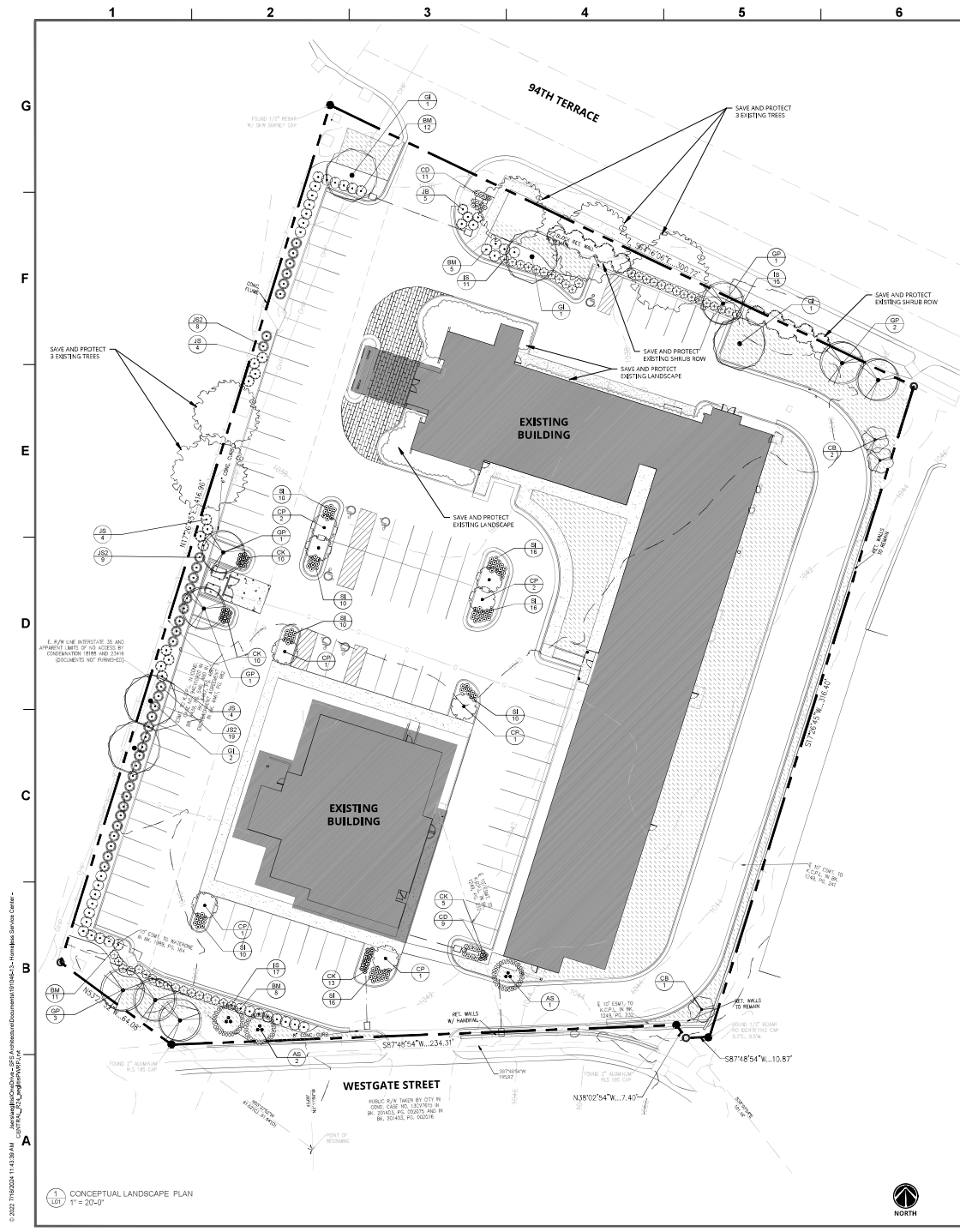
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MARK DATE	DESCRIPTION

SFS PROJECT NO: 191046-13
ISSUED FOR:
ISSUE DATE: 07/23/2024
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ARCHITECTURE

SITE LIGHTING
CALCULATION

EL100



DEVELOPMENT ORDINANCE SUMMARY

TREE CREDITS (6-10-2.2.b.1)
 PROVIDED: 5 EXISTING TREES THAT MEASURE BETWEEN 2'-10" DBH = 5 CREDITS

PERMETER PLANTINGS (6-1-5-2.1)
 REQUIRED: **INTERSTATE 35** - 1 SHADE TREE, 2 EVERGREEN TREES AND 12 SHRUBS PER 100 LF BEAR FEET; SHRUBS OR BERM TO FORM A VISUAL SCREEN OF NO LESS THAN 3 FEET IN HEIGHT ALONG 75% OF LENGTH OF PARKING FRONTAGE = 417 FEET OF FRONTAGE = 4 SHADE TREES, 12 EVERGREEN TREES AND 50 SHRUBS AND 312 LF VISUAL SCREEN
94TH TERRACE - 2 SHADE TREES AND 12 SHRUBS PER 100 LINEAR FEET; SHRUBS OR BERM TO FORM A VISUAL SCREEN OF NO LESS THAN 3 FEET IN HEIGHT ALONG 75% OF THE LENGTH OF PARKING FRONTAGE, 302 FEET OF PERMETER = 6 SHADE TREES AND 36 SHRUBS AND 226 LF VISUAL SCREEN
WESTGATE STREET - 2 SHADE TREES, 12 SHRUBS AND 75 SF OF PLANTING BED PER 100 LINEAR FEET; SHRUBS OR BERM TO FORM A VISUAL SCREEN OF NO LESS THAN 3 FEET IN HEIGHT ALONG 75% OF LENGTH OF PARKING FRONTAGE, 238 FEET OF PERMETER = 5 SHADE TREES, 29 SHRUBS, AND 178 LF VISUAL SCREEN
EAST LOT LINE - 1 SHADE TREE PER 100 LINEAR FEET; 316 FEET OF PERMETER = 3 SHADE TREES
 PROVIDED: **INTERSTATE 35** - 2 EXISTING TREES, 2 SHADE TREES, 12 EVERGREEN TREES AND 50 SHRUBS AND 312 LF VISUAL SCREEN
94TH TERRACE - 2 EXISTING TREES, 3 SHADE TREES AND 36 SHRUBS AND 226 LF VISUAL SCREEN
WESTGATE STREET - 5 SHADE TREES, 29 SHRUBS, AND 178 LF VISUAL SCREEN WHICH INCLUDES THE EXISTING RETAINING WALL
EAST LOT LINE - 3 SHADE TREES

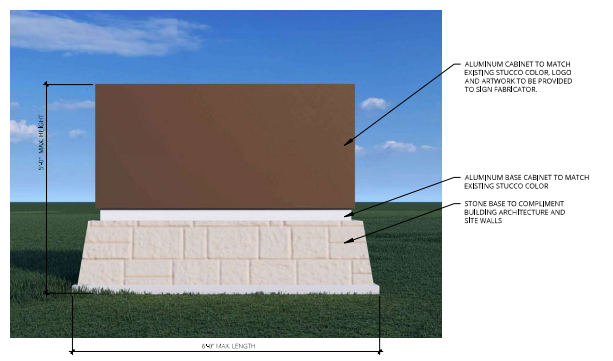
INTERNAL PARKING LOT LANDSCAPED AREAS (4-10-2.4)
 REQUIRED: 7.5% OF TOTAL PARKING AREA, 1 TREE PER 300 SF OF INTERNAL LANDSCAPED AREA, 50,200 SF TOTAL PARKING AREA = 39600 SF OF TOTAL PARKING AREA; 13 TREES IN INTERNAL LANDSCAPED AREA
 PROVIDED: 3990 SF AND 13 TREES

LANDSCAPING OF MONUMENT SIGNS (6-10-2.0)
 REQUIRED: AN AREA EQUAL TO 3 TIMES THE COMBINED TOTAL AREA OF THE FACE OF THE SIGN AND MONUMENT BASE, 30 SF OF TOTAL SIGN FACE AREA = 90 SF
 PROVIDED: 90 SF OF LANDSCAPED AREA AT BOTH MONUMENT SIGNS

PLANT SCHEDULE

SYMBOL	CODE	QTY	COMMON / BOTANICAL NAME	CONT	CAL	SIZE
DECIDUOUS TREES						
CB	3	COLUMNAR EUROPEAN HORNBEEAM / CARPINUS BETULUS 'COLUMNARIS'	B & B	2"	2"	2"
CP	8	PRAIRIE SENTINEL® HACKBERRY / CELTIS OCCIDENTALIS 'JF64SHU1'	B & B	2"	2"	2"
CP	8	PRINCETON SENTRY MAIDENHAIR TREE / QUERCUS BELLOSA 'PRINCETON SENTRY'	B & B	2"	2"	2"
CI	5	THORNLESS HONEY LOCUST / GLEDITSIA TRIACANTHOS 'INERMIS 'EMPERAL'	B & B	2"	2"	2"
EVERGREEN TREES						
JS	12	SPARTAN JUNIPER / JUNIPERUS CHINENSIS 'SPARTAN'	B & B	5"	5"	TALL
ORNAMENTAL TREES						
AS	3	SUGAR CONE SUGAR MAPLE / ACER SACCHARUM 'SUGAR CONE'	B & B	2"	2"	2"
SHRUBS						
BM	36	MISS MOLLY BUTTERFLY BUSH / BUCCOLEA X 'MISS MOLLY'	3	GAL		
CD	20	PETIT BLEU BLUEBEARD / CARYOPTERIS X CLAUDIENBIS 'MINILEU'	3	GAL		
ES	43	SHAMROCK HIBBERRY HOLLY / ILEX GLABRA 'SHAMROCK'	3	GAL		
JG2	36	SEA GREEN JUNIPER / JUNIPERUS CHINENSIS 'SEA GREEN'	3	GAL		
JB	5	BAR HARBOR CREEPING JUNIPER / JUNIPERUS HORIZONTALIS 'BAR HARBOR'	3	GAL		
GRASSES & PERENNIALS						
CK	38	KARL FOERSTER FEATHER REED GRASS / CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	1	GAL		
SI	98	LITTLE SPIRE RUSSIAN SAGE / SALVIA YANGI 'LITTLE SPIRE'	1	GAL		
GROUND COVERS						
90D	12,430	50	TALL FESCUE / TURF 50D			

CONCEPTUAL MONUMENT SIGNAGE

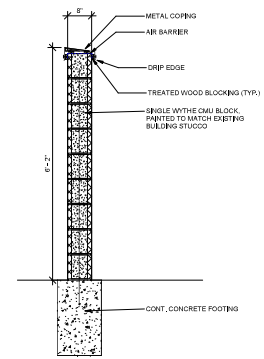
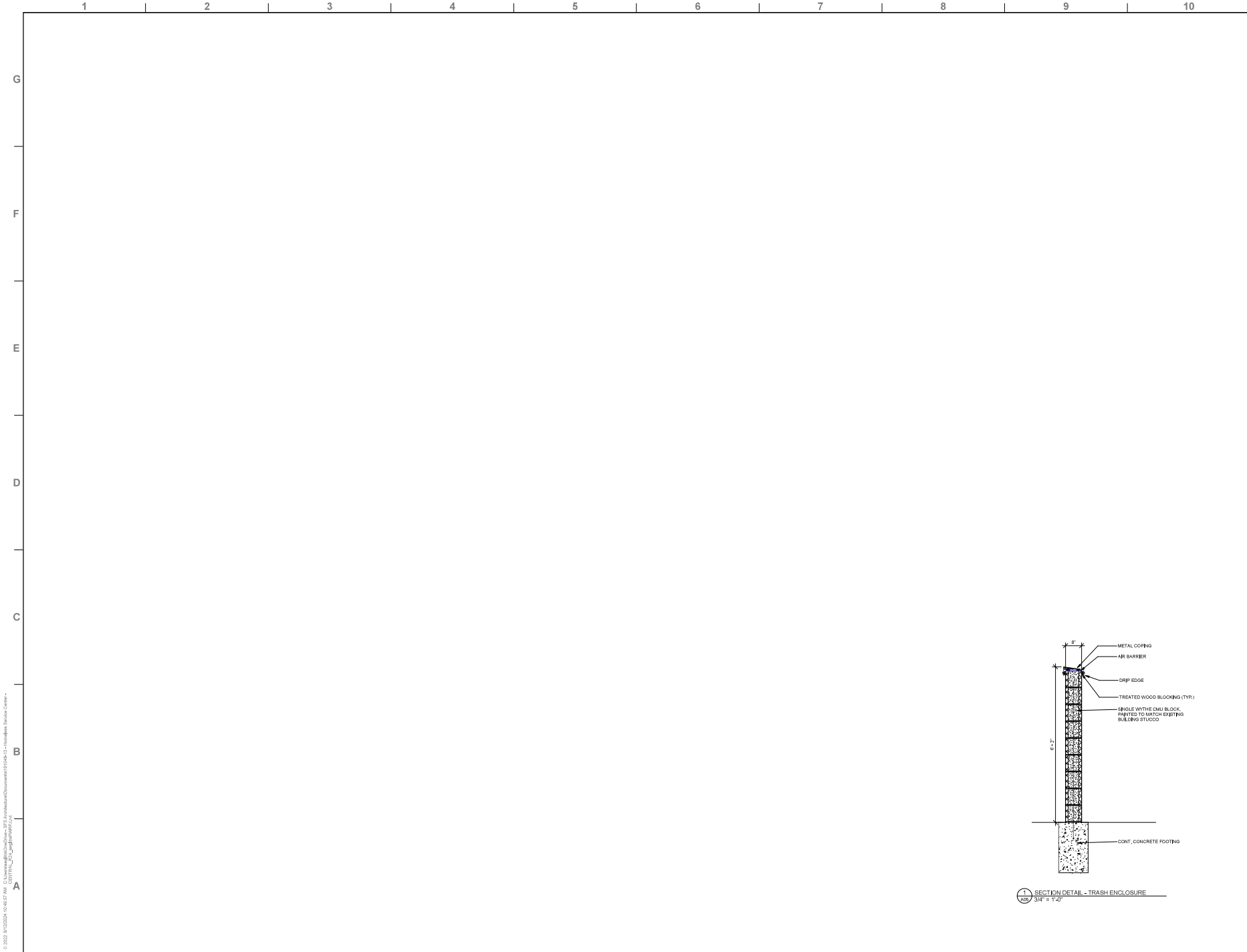


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Johnson County Homeless Service Center
 JoCo reStart
 9461 Lenexa Drive
 Lenexa, KS 66215

SHEET NO. 101
 PROJECT NO. 2024-001
 ISSUE DATE: 07/20/24
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 CONCEPTUAL LANDSCAPE PLAN
L01



1 SECTION DETAIL - TRASH ENCLOSURE
 3/4" = 1'-0"

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Johnson County Homeless Service Center

JoCo reStart
 9461 Lenexa Drive
 Lenexa, KS 66215

NO.	DATE	DESCRIPTION

PROJECT NO. 2022-03
 ISSUED FOR PERMITS
 RELEASE 08/05/24
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**Special Use Permit
Management Plan: reStart Inc.
Homeless Services Center**

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City of Lenexa Special Use Permit

Management Plan: reStart Inc.

Homeless Services Center

1. Introduction/Program Description:

History: Over the last five years, many community members and organizations have been researching and studying the gaps in homeless services in Johnson County as well as the needs of those experiencing homelessness. In 2021, the Housing Study completed by United Community Services identified “unseen homelessness” as a housing challenge. In 2023, the Dignity Project Study released a report identifying a need for non-congregate shelter for adults and transitional housing. This hard work resulted in a desire to create a Homeless Services Center (HSC) that would fill the unmet need of non-congregate shelter and transitional housing for single adults. Johnson County identified a property and hosted community meetings in December of 2023 for the surrounding businesses and neighborhoods to share the desired development of the Homeless Services Center. In late 2023 an RFP was issued to select a provider, owner, operator for the HSC. reStart was selected through the RFP process conducted by UCS on behalf of Johnson County. reStart has over 43 years of experience in working with people experiencing homelessness and operates 17 different programs for youth, families, single adults, seniors and veterans ranging from prevention, street outreach, shelter, transitional housing, permanent housing with supportive services of case management, clinical services and employment. reStart’s goal in each program is to assist in providing an exit out of homelessness for each household being served.

Non-Congregate Shelter: Non-congregate shelter is a newer shelter strategy that provides accommodations in a way that provides private space (a private sleeping space and private bathroom) and requires no lease agreement. Below are some key advantages of non-congregate shelters:

1. Enhanced Privacy and Dignity

- **Private Spaces:** Individuals have their own living space, allowing for greater privacy and personal dignity.
- **Reduced Stress:** The ability to have a private space can significantly reduce the stress and anxiety often associated with living in a communal environment.

2. Improved Health and Safety

- **Disease Prevention:** Non-congregate shelters reduce the risk of communicable diseases, such as COVID-19, due to less crowding and more controlled environments.
- **Personal Safety:** Private units can offer a safer environment, particularly for vulnerable populations such as women, children, and individuals with disabilities.

3. Better Outcomes for Individuals

- **Personalized Support:** Private accommodations can make it easier to provide personalized support services, such as mental health counseling, substance abuse treatment, and case management.

4. Increased Stability

- **Consistent Environment:** Having a stable, private place to stay can contribute to greater emotional and psychological stability, which is crucial for recovery and rehabilitation.
- **Less Disruption:** Non-congregate shelters often provide a more stable living situation, reducing the disruption caused by frequent moves or the need to leave during the day.

5. Enhanced Focus on Long-Term Solutions

- **Goal-Oriented Support:** With a more stable living situation, individuals can better focus on long-term goals such as employment, education, and securing permanent housing.
- **Holistic Approach:** Non-congregate shelters can facilitate a more holistic approach to addressing homelessness by integrating housing with supportive services tailored to individual needs.

The Homeless Services Center (HSC) will serve as Johnson County's non-congregate adult shelter and transitional housing site with on- and off-site supportive services. The HSC will operate **only by referral** through the local Continuum of Care (CoC) Coordinated Entry System, which targets **Johnson County residents** who are at risk of or currently experiencing homelessness.

Continuum of Care-Coordinated Entry System: The Coordinated Entry System (CES) is a standardized method designed to ensure that people experiencing or at risk of homelessness can access and be quickly connected to appropriate

housing and services. This system is intended to streamline the process, making it more efficient and fairer for those seeking help. Here are the key components and principles of a Coordinated Entry System:

1. **Standardized Access:**
 - **Single Entry Point:** Individuals can access the system through a single-entry point, whether in person, over the phone, or online.
 - There are 4 HUB's in Johnson County to complete an assessment.
 - **Universal Assessment Tool:** A common assessment tool is used to evaluate the needs of individuals and families, ensuring consistency in the information collected.
2. **Prioritization:**
 - **Vulnerability and Needs-Based:** The system prioritizes individuals based on their level of vulnerability and specific needs. Those with the most severe needs are given priority for housing and services.
 - **Equity Focused:** Prioritization criteria are designed to ensure equity, addressing systemic barriers that may affect marginalized populations.
3. **Streamlined Referral:**
 - **Centralized Database:** Information from assessments is entered into a centralized database, which helps match individuals with available resources and services.
 - **Efficient Matching:** The system matches individuals to the most appropriate and available housing options or services, minimizing wait times and duplication of efforts.
4. **Collaborative Approach:**
 - **Partnerships:** CES involves collaboration among various agencies, service providers, and stakeholders to ensure a coordinated and comprehensive response.
 - **Community-Wide Planning:** The system requires community-wide planning and coordination to effectively allocate resources and address gaps in services.
5. **Data-Driven Decision Making:**
 - **Continuous Improvement:** Data collected through the system is used to monitor performance, identify trends, and inform policy decisions.
 - **Outcome Tracking:** The system tracks outcomes for individuals and families, helping to evaluate the effectiveness of services and interventions.
6. **Client-Centered:**

- **Respect and Dignity:** The system is designed to treat all individuals with respect and dignity, ensuring a non-discriminatory approach.
- **Tailored Support:** Services and housing options are tailored to meet the unique needs of each individual or family.

The goal of a Coordinated Entry System (CES) is to provide a more organized, efficient, and equitable approach to addressing homelessness, ensuring that resources are used effectively and that individuals receive the help they need in a timely manner.

The Coordinated Entry System is designed to ensure all people experiencing a housing crisis have fair access to assistance, prioritizing those most vulnerable based on their needs. Vulnerability criteria include factors such as: chronic homelessness, fleeing domestic violence, unsheltered veteran, older adult (60+), households with minor children, transition aged youth (18-24), and disability (physical or mental).

No projects operated by recipients and subrecipients of CoC or ESG grant funds can screen households out of the coordinated entry process due to perceived barriers to housing or services, including but not limited to, too little or no income, active or history of substance abuse, domestic violence history, resistance to receiving services, the type or extent of a disability-related services or supports that are needed, history of evictions or poor credit, lease violations or history of not being a leaseholder, or criminal record.

The Homeless Management Information System (HMIS) allows CES agencies to see what service and supports households are receiving from other agencies.

The CES maintains a by-name waitlist based on vulnerability of all the households whose needs cannot be immediately met. This list is used to match household needs with available resources. The HSC will only receive referrals from this list.

It will be key for the community to utilize the CES and connect households experiencing homelessness with one of the four HUB's. This will ensure fair and timely access to the most appropriate resources for each household.

Primary Use: The Lodge

The Lodge will serve as the primary use by providing 50 individual non-congregate units of shelter for single adults from Johnson County experiencing homelessness. Case Management and wrap-around support services will be

provided on site for each guest. Individuals are not required to leave each day; they do not line up each day to return. Individuals will work closely with their case manager to create their individualized service plan. Individuals will stay at The Lodge for 30-90 days.

The Lodge Eligibility and Access:

- **Eligibility Criteria:** Single Adults experiencing homelessness who are on the By Name List with the Johnson County, KS Continuum of Care Coordinated Entry System.
- **Referral Process:** reStart will notify the CoC of vacancies and request the next referral. The CoC will make referrals to the Homeless Services Center from the by name list, the CoC and reStart will coordinate transportation for the scheduled intake. reStart will schedule intakes during operational hours of 8am-6pm Monday-Friday.

Access to The Lodge:

The Lodge will operate on a referral basis only and not a drop-off, drop-in or walk-up shelter. The referrals will come from the Johnson County Continuum of Care Coordinated Entry System through the By Name List. This list currently consists of Johnson County residents who have been through an assessment to determine their needs and qualifications for various housing programs in Johnson County. People are served in order based on the vulnerability score. The higher the vulnerability, the higher they will be placed on the list for first consideration for the program they are eligible for. As of June 2024, there were about 120 people on the list, 90 of them waiting to be referred to a program and 74 of them living unsheltered. Having 50 new shelter units available will be life changing for individuals and the Johnson County community. The current homeless delivery system has been missing a shelter program that operates year-round to be able to provide a pathway out of homelessness and to reduce the number of people experiencing homelessness in Johnson County.

Admission into The Lodge:

Admissions are scheduled through continuum of care referrals and are completed during regular business hours (Mon-Fri 8-6). Each guest goes through an intake process at the Lodge where they review the policies, procedures, program expectations, sign releases of information, shower and hot room all belongings. We limit the number of belongings that can be brought into the Lodge to two bags per person. Every item or bag that comes in is searched and placed into a hot room as a precaution to kill any potential infestation. The hot room protocol is always followed as a precaution.

Each guest that enters agrees to a program for 30-90 days to work with a case manager on an individualized housing and service plan. The goal for each household is an exit from homelessness and into a safe, stable housing placement. Households can be extended if they are making progress on their individual housing and service plan and/or awaiting a move in date to housing.

Curfew and Searches:

Households are not required to leave each day, there is no line up or dismissal time. There is always controlled access to the building and 24-hour staff to monitor activities, allow building access and to conduct searches upon every entry. Each time a guest enters the building a search of pockets and bags is completed.

The Lodge will impose a 10 pm curfew; guests must sign in and out. Exceptions to the curfew time are allowed if a guest is working; they must communicate with their case manager ahead of time and they will place them on an approved late curfew list.

Each household is provided with a move-in kit of sheets, towels, pillows, blankets, hygiene items. Each day of the week we will provide three meals per day, breakfast, lunch and dinner. Food will be delivered from another location and a commercial kitchen will not be operated on site.

Access Control:

The 24-hour guest support service and counselor tech staff control access to the building, perform searches, monitor cameras, complete shift logs and critical incident reports. All information is shared shift to shift and with all program staff who review incidents daily and address any issues. Additionally, staff make interior and exterior rounds every hour and investigate any concerns, they always carry a radio when doing rounds.

The parking lot entrances will be gated and have controlled access to ensure only approved vehicles are on the property.

The backyard space will be fenced, and access controlled to limit access near the building.

Drugs and Alcohol:

The Lodge is intended to be a low barrier, housing first interim housing program, however there are no drugs or alcohol allowed on the premises. Guests may be under the influence; however, they must be in control of themselves and be

able to care for themselves. Drugs and alcohol are confiscated and destroyed if brought onto the property.

Visitors:

Guests are not allowed to have visitors outside of professional staff. Family visits can be arranged through the case manager but only occur in common areas.

On-Call Staff Members:

Every day of the week there are two staff members, one member of management and one member with mental health expertise on call and available to assist over the phone or in person with any questions, interventions or inquiries. The schedule is in the front desk book as well as Teams.

Supportive Services:

Case Managers serve as a broker of services for each household to meet their unique needs. They will connect them to many resources in the community including legal services, employment and educational services, substance use treatment, health and behavioral health care. A ratio of 1:16 will be maintained for case management caseloads; meaning each case manager will work closely with 16 guests.

The Lodge will offer programming each week and guests are encouraged to attend. Programming is provided by both internal team members as well as external partners and organizations:

Programming Example:

Educational Group Schedule			
Monday	Tuesday	Wednesday	Thursday
10 AM – 11 AM (Adults 18 +)	10 AM – 11 AM (Adults 18 +)	10 AM- 11 AM (Adults 18+)	10 AM – 11 AM (Adults 18+)
	1 PM – 2 PM ReDiscover Group		1 PM – 2 PM ReDiscover Group
Group topics will include coping skills, recovery management, relapse prevention, education about different substances, building healthy habits, healthy lifestyle choices, and healthy relationships.			

Prevention Activity Schedule

Monday	Tuesday	Wednesday	Thursday	Friday
9 AM – 10 AM Walking Group (Weather Permitting)		9 AM – 10 AM TAI CHI	1:30 PM – 3 PM Community Meetings 2 nd and 4 th Week	2 PM – 3 PM ReStart Bucks store Every other Friday (Group Room)
YMCA 2 PM – 4 PM (Sign up)	2 PM-3 PM Financial Empowerment Group (Group Room)	11 AM -12 PM Community Group (Group Room)	3 PM – 4 PM Karaoke 2 nd and 4 th Week	Check the elevator, dining and lobby area for special events and outings to be posted. Sign up Posted 1 st floor off the Lobby.
5 PM – 7 PM Movie Night		3 PM – 4 PM Art Therapy (Group Room)	3 PM – 4 PM First Call Every 3 rd Week (Multipurpose Room)	

Health and Behavioral Health:

Johnson County Mental Health will provide a clinician on site that can assess and enroll guests into long term services with Johnson County Mental Health as well as several street outreach workers and a peer support position.

Health Partnership Clinic is committed to partnering to provide medical, dental, behavioral health and substance use services to guests and residents. Additionally, they will assist in enrolling in Medicaid and marketplace coverage. Transportation to and from the clinic can be provided by the case manager.

Employment and Education:

Johnson County Community College is committed to providing access to credit and non-credit courses and is eager to partner to develop additional work force for Johnson County. The days and times of when they will be on site have not yet been determined. Case Managers can also transport guests to campus to meet with JCCC Staff. Case Managers will schedule a weekly tour and introduction to JCCC on campus.

Workforce Partnership has committed to being a partner and providing both pre-employment and employment-related services. This will include access to

resources and programming at their office and on-site at the center. Case Managers can also transport guests to their office. Workforce Partnership will provide on-site workshops and information sessions as well on a regular schedule.

reStart Employment Services will provide on-site support in resume writing, applying for jobs, interview preparation and job placement as well. There will be several computers that guests can access to complete employment and education-related tasks.

reStart strives to build community partnerships for both internal and external support and services as well as utilizing volunteers. Volunteers often come in to provide group activities for music, art, game night and even movie night. Occupying people's time and exposure to pro-social/positive activities is an important part to a shelter program.

Critical Incident Reports:

Team Members complete Critical Incidents Reports for major incidents with guests. These include fighting, medical emergencies, visitation of other floors or rooms, any 911 calls involving guests, bringing in alcohol/drugs or weapons into the building etc.

This report needs to include the guest's name, room number, date, time, intervention provided, outcome, and a summary of the events stated in a factual, non-biased way. The report is emailed to the Critical Incidents Report email Group. Management, Clinical Team and Case Managers follow up daily on critical incident reports.

The Lodge Program Expectations:

The Lodge Guest Expectations (Given to each guest at intake)

Medical Stability

You must remain medically and mentally independent enough to provide for personal health and hygiene. It is the participants' responsibility to notify staff regarding any medical needs or treatments authorized by a medical professional while in the shelter. If you continue to refuse medical treatment and/or other interventions to safeguard your personal well-being or pose a risk to self and others. Your Case Manager and members of the Program Management team will discuss with you if reStart can continue to meet your medical needs and ensure your safety. Your Case Manager will complete regular wellness checks on each resident in the program as needed. Medical

equipment is not typically able to be brought into shelter, so if this is required for you, please talk with your case manager about options.

Personal Belongings

Due to the very limited space and short-term nature of the program, personal belongings must be kept in 2 large bags per person (i.e. duffel bag, small suitcase, black trash bag). Items are to be kept in your room only, in a neat and tidy manner. **reStart is not responsible for any lost/stolen items.**

TV/Lounge/Quiet Hours

When watching TV in the Dining area be respectful of quiet hours (10pm-6am) to ensure that others living on your floor are not disturbed. Anything that causes disruption to others will be addressed with all parties involved.

Safe and Sanitary Housing

You are expected to leave the room where you are staying in an acceptable, safe, and clean condition **EVERY DAY**. Cleanliness is very important! Room inspections are done by Case Managers weekly. If you do not pass the room inspection, you will be notified in writing and given 24 hours to address the issues.

You are responsible for the cleanliness of your own room.

1. Help keep hallways and other common areas clean,
2. Trash must be bagged and placed in proper garbage containers,
3. Floors must be swept and mopped, and clear of personal belongings and clutter.

In addition, your room may be entered by an authorized staff member to address:

1. Health/safety/welfare concerns
2. Assess for damages and make repairs
3. Guest Tours
4. Check for drugs and/or alcohol
5. Other reasons deemed necessary by staff

Chores

Every room within reStart is assigned daily chore(s). The chore list is posted on each floor's hallway. All people living in the room are responsible for completing the daily chores. All chores need to be done by 10:00 pm daily. If you are unable to complete your chore on time due to work or school, please talk to your Case Manager to develop an alternate plan.

Room Inspection Policy

You are responsible for ensuring your room is clean and free of safety hazards. reStart staff reserves the right to inspect rooms at their discretion.

To pass inspection, rooms must be in the following condition:

1. Free of clutter and debris
2. Personal trash thrown in the outside dumpster daily
3. Clean clothes are properly stored.
4. All floors must be swept and mopped
5. Beds must be covered in clean linens provided by reStart staff
6. Free of odor
7. No open food or beverages

Curfew & Sign-Ins

Staff must always know who is in and out of the building in case of fire or other emergencies. Because of this, all residents are required to sign-in and sign-out in the front lobby every time you leave the building, as well as every time you re-enter the building, including when you go out front to smoke. For everyone's safety, all reStart participants have a curfew of 10:00pm. If you are late due to work, please give your work schedule to your Case Manager. If you have not signed in/out in 72 hours or contacted your Case Manager, you will forfeit your bed and be immediately exited from the program. If you try to enter the building after 10 pm without approval from your Case Manager, you will not be allowed in until 6 am the next morning.

Community Lodge Meetings

The Lodge will hold community meetings for the guests to come together to make community decisions. These will occur every 2 weeks. Case Managers will post the time and place. Your attendance at these meetings is strongly advised.

Key Policy

You are provided with one (1) keycard with access to your room. For the safety of all participants, lost key cards must be reported immediately. The replacement cost is \$5 per card, due at the time of getting a new card. You must return your key card to your case manager or a member of the front desk staff the day you exit the program. If you are locked out of your room, notify the front desk immediately if your case manager is not available.

Pet Policy

We understand that pets are often considered family members and can provide emotional support and companionship to individuals experiencing

homelessness. Our policy aims to balance the needs and safety of all residents, staff, and pets within the shelter.

Eligibility and Registration

1. Eligibility Criteria

- Pets must all comply with Lenexa City Code regulations.
- Pets are allowed for residents who have been screened and approved by the shelter administration.
- Only dogs, cats, and small animals (such as rabbits, hamsters, etc.) are permitted. Exotic animals, reptiles, or large animals are not allowed.
- One pet per person allowed.

2. Registration Process

- All pets must be registered upon entry. This includes providing documentation of vaccinations, a recent health check, and any necessary licenses.
- Pet owners must sign a Pet Agreement acknowledging responsibility for their pet's care and behavior, as well as creating a contingency plan if you were to have an emergency and be unable to care for the pet.

Exit Process

Hopefully, your stay at The Lodge will be successful and your exit from our program will include you moving into permanent housing. Arrangements should be made with your reStart Case Manager to remove all your personal belongings either before or at the time you leave our program. If your exit is unplanned, please work with your case manager to collect your belongings.

Unfortunately, reStart does not have room to store belongings after you exit the program. It is important for you to have contact with your Case Manager to discuss the removal of your personal belongings.

reStart will hold your belongings for 24 hours after you have exited the program. Any unclaimed belongings will be discarded at that time.

Violence Free Environment

reStart is committed to providing a safe and secure environment. reStart will not tolerate hate speech, vulgarity, threats, intimidation, or harassment of any kind.

Violence of any kind is not tolerated. This includes physical violence, emotional or sexual abuse, harassment, threats of violence and any form of intimidation.

Any form of violence is grounds for immediate suspension and/or exit from the program.

Drug, Alcohol, and Weapon-Free Environment

Providing a safe and secure environment to enable our participants to focus and move forward in their lives is important to the mission of reStart. To achieve this mission, we ask that all participants respect and follow our drug and alcohol policy. Drugs, alcohol, and weapons are not allowed on reStart property. Any participant found using drugs or alcohol or in possession of drugs or alcohol and/or a weapon(s) in the building may be immediately suspended for a minimum of 24 hours. Participants must meet with their Case Manager, Program Manager, and/or Director the next business day to discuss their return to the shelter.

****Drugs and/or alcohol are not allowed on the premises****

****No smoking allowed inside the building****

Medication Policy

The Lodge guests are responsible for taking their medications as prescribed and storing them so that they are kept safe. Please see your Case Manager if you are having a hard time remembering to take your medications or are concerned that you cannot keep them safe.

Medication Compliance

All program participants are encouraged to remain medication compliant during their stay in the program. If a participant is having difficulty with compliance for any reason, program staff will work with the participant and their community-based Case Worker to problem solve reasons for non-compliance.

Medication Concerns

Staff will notify emergency services immediately if a participant is reporting and/or experiencing adverse drug reactions, including seizures. Staff will alert the community-based Case Worker with any concerns regarding medical emergencies. All emergency incidents are documented via established reporting procedures.

Grievance Policy and Procedure

reStart's mission to help you get your life "reStarted." This is hard work. If at any time you feel you are being treated unfairly regarding any aspect of our program, you have the right to file a grievance.

To file a grievance, you may use the QR code, email clientgrievances@restartinc.org or obtain a paper copy located on the main lobby floor and place your grievance in the grievance box.

The purpose of this procedure is to provide a written process for you to appeal any decision which you feel is unfair or unjust. reStart will ensure that a problem-solving atmosphere exists at all times. Grievance Forms and Grievance mailbox are in the main lobby.

1. No repercussions of any kind shall be brought against the client involved in the grievance. It is your right to seek out fair treatment within this program.
2. reStart recognizes that a client may file grievance and shall not be disregarded because of lack of skills in presenting their case.
3. The client will be free to present any evidence or witnesses in support of the grievance at any step in the grievance process.
4. After filling out the grievance form, the client will place it in the grievance mailbox
5. The grievance will be reviewed the following business day. If the grievance is filed on Friday after 5:00PM or Saturday or Sunday, the grievance will be reviewed the following business day.
6. ReStart Leadership Team will follow up with the client regarding their grievance and take the steps needed to assist the client.

Exit Policy and Appeals Process

While you are a guest at The Lodge, you are expected to continually work toward your goals and follow community living guidelines. If you choose not to work toward your goals or follow the guidelines, your Case Manager will speak with you directly so that you can create an action plan, called a Success Plan, to help you meet the requirements of the program. If you are still unable to follow through with your goals, you may be exited from the program. You have a right to appeal the discharge decision if you feel that your discharge is unjustified by completing an appeal form.

How to appeal an exit notice: If you feel you are being unfairly exited from the program, you have the right to meet with a review board in person and/or in writing. In either case, you may request a meeting with the review board to discuss why your exit is unfair. Here are the steps you should follow to have an appeal meeting with the review board:

1. Complete an "Exit Appeal Form" and give it to the front desk within 48 hours of the date listed on your notice of exit letter. The form is the second page of this document.
2. A Director of the shelter and your case manager will schedule your appeal meeting with the review board.
3. At the scheduled meeting, a review board member will meet you.

4. You will be able to present your case to the review board members about your concerns explaining why your discharge was unfair.
5. The review board will decide on your discharge after completing your meeting. You will receive a decision the same day as your meeting.

Dress Code

1. Fully Clothed at all times
2. Shoes must be always worn,
3. Swimming suits need to be covered with shirts and shorts,
4. Undergarments (bras and underwear) should not be seen,
5. Shirts must be always worn in the building,
6. No pornographic, racial, or discriminatory language on clothing when on reStart property

Please note: All packages, bags, purses, and suitcases are subject to search. If you refuse to have your bags searched, you may be denied access to the building or asked to leave.

Parking

reStart is not responsible for privately owned vehicles parked on site.

Smoking

The Lodge is a smoke-free building. Smoking is prohibited in or around the building, except in designated areas. *Smoking is NEVER allowed in your room* and will result in a 24-hour suspension and possible immediate exit from the program. Given that fire risks are one of the highest risks of life in our programs. Smoking is only allowed in designated outdoor areas. No smoking within 25 feet from the building entrances and air intakes along the building.

Smoke Alarms

The bedrooms and hallways have smoke detectors. Tampering with a smoke detector is a federal crime. For the safety of everyone, **DO NOT** remove the smoke alarm or any contents of the smoke alarm. If the battery is running low and the detector is beeping, inform your reStart Case Manager and/or a monitor or front desk attendant for assistance.

Burning/Personal Appliances

There is to be absolutely no burning of any kind on reStart property. This includes candles, incense, electric heaters/blankets, hot plates, etc. Do not tamper with or remove the smoke detectors in your room.

In Case of a Fire

Anytime a fire alarm goes off you must leave the building immediately. You must use the STAIRS TO THE NEAREST EXIT. Meeting areas outside the building are in the Sam's Club parking lot. Please notify your Case Manager if you are unclear of the fire escapes.

In Case of Tornado and Severe Weather

Proceed to the main stairwell exit and go to the designated storm shelter space.

In Case of a Possible Gas Leak

Notify staff when the odor is detected. Provide information regarding the location of the odor and if it is natural gas. Call the Fire Department and evacuate the building if necessary. Clients and staff should go to the designated meeting spots in the parking lots.

Accessory Use:

Twenty-five (25) units of transitional housing are proposed as an accessory use to The Lodge (non-congregate shelter). This transitional housing program will be referred to as "The Residences". By providing a structured and supportive environment, the transitional housing program aims to break the cycle of homelessness and empower individuals to achieve long-term stability and self-sufficiency.

The Residences will be available for qualifying adults from The Lodge who are not able to resolve their homelessness in the length of time they are at The Lodge. The Residences Transitional Housing Program will allow individuals up to 24 months of transitional housing and supportive services.

Transitional housing programs for homeless adults provide temporary housing and supportive services to help individuals transition from homelessness to stable, permanent housing. These programs are designed to offer a safe and stable environment while addressing the underlying issues that contribute to homelessness. Here are the key components and features of the transitional housing program:

Key Components will include:

1. **Housing:** Provides a temporary private studio living arrangement.
2. **Supportive Services:**

- **Case Management:** Ongoing support and guidance from case managers to help residents develop and follow a personalized plan for achieving stability.
 - **Life Skills Training:** Workshops and training sessions on budgeting, cooking, cleaning, and other essential skills for independent living.
 - **Employment Assistance:** Help with job search, resume writing, interview preparation, and job placement.
 - **Education and Training:** Opportunities for further education, vocational training, and skill development to enhance employability.
3. **Health and Wellness:**
 - **Medical Care:** Access to healthcare services, including physical and mental health care.
 - **Counseling and Therapy:** Individual and group counseling to address mental health issues, substance abuse, and other personal challenges.
 - **Substance Abuse Treatment:** Programs and support for those struggling with addiction.
 4. **Social Support:**
 - **Peer Support:** Interaction with peers who have similar experiences, fostering a sense of community and mutual support.
 - **Family Reunification:** Assistance with reuniting with family members when appropriate and safe.
 5. **Housing Placement:**
 - **Permanent Housing Support:** Assistance in finding and securing permanent housing, including help with applications, navigating housing systems, and understanding tenant rights.
 - **Follow-Up Services:** Continued support and check-ins after moving into permanent housing to ensure long-term stability.

Goals and Outcomes of The Lodge and The Residences include:

1. **Stabilization:** Providing a stable living environment to help residents regain a sense of normalcy and safety.
2. **Self-Sufficiency:** Equipping residents with the skills, resources, and confidence needed to live independently.
3. **Permanent Housing:** Facilitating the transition from temporary to permanent housing solutions.
4. **Improved Well-Being:** Enhancing the physical, mental, and emotional health of residents through comprehensive support services.

Eligibility and Access

- **Eligibility Criteria:** Single Adults experiencing homelessness with income at 50% of AMI or below.

- **Referral Process:** Adults from The Lodge interested in The Residences will complete an application and interview. A waitlist will be maintained.
- **Assessment:** An initial assessment is conducted to determine the needs and suitability of the individual for the program.

The Residences Expectations:

1. The Residences will have most of the same program requirements as The Lodge, however, some will be less restrictive.
 - a. They will not be searched upon entry every time they enter.
 - b. They will have no curfew.
2. They will not be allowed to have guests on site.
3. They can have pets in their unit.
4. They will participate in case management and will be offered programming to include life skills, employment, education. Additionally, they will have access to mental health services through JCMH, services available through Health Partnership Clinic, JCCC and Work Force Partnership. The additional support is voluntary, though most do participate.
5. We will apply for Project Based Vouchers through the housing authority; Project Based Vouchers stay with the unit/project and do not follow the person.
 - Each resident would pay 30% of their income for rent and the voucher covers the rest at the current Fair Market Rate (FMR).
 - Residents all have to income qualify at 50% AMI or below.
6. Case management will be provided on site Monday-Friday 8-6. Two case managers will manage the 25 people in the transitional living program. Case Management Ratio of 1:12.5. Residents are expected to work with their case manager on their individualized housing and service plan.
7. Residents in this program are far more stable and need less support to maintain their housing. They may additionally be supported by other outside supportive services or case managers in addition to what is on site.
8. Residents may stay in the program for up to 24 months.

2. Transportation Plan:

Guests will utilize public transportation, which is located nearby 95th and Quivira, as well as reStart case managers will transport for appointments, accessing ID's, birth certificates, housing interviews, medical and behavioral health appointments. Case managers are able to use a reStart vehicle or utilize their own vehicle and be reimbursed mileage when transporting guests. Approximately 90% of transportation will be provided by the case manager to get to and from appointments, obtain documents and locate housing. Transportation for employment will be provided via public transit, private transportation (personal car, friend, family, Uber). Case Managers will assist in

locating transportation options for employment on a case-by-case basis. Typically, about 10% of guests have their own transportation.

reStart will work with employers on building transportation strategies to recruit employees from the center. One strategy may be to partner with faith-based communities to provide a daily pick up and drop off route to specific locations.

Attached Bus and Micro Transit Maps-APPENDIX A

3. Emergency Plan:

In Case Of a Fire

Anytime the fire alarm goes off everyone must exit the building immediately. Do not use the elevators.

Proceed to the nearest stairway and exit the building thru the front door. Proceed across the street to the Sam's Club Parking Lot. Try to get as far away from the building as you can.

Remain outside until notified by staff that it is safe to return to the building.

Tornado and Severe Weather

In the event of a tornado siren or drill, do not use the elevator

Proceed to the main stairwell exit and go to the designated shelter area on the first floor.

Staff should take the walkie talkies and the weather radio to the designated shelter area.

Remain in the designated area until notified by staff to return to your room.

EMERGENCY EVACUATION FOR ELEVATORS

Midwest Elevator is responsible for the elevators at reStart. Their service # is 816 472 4100. Each elevator is equipped with a telephone. Midwest will contact the Front Desk to notify them regarding all entrapments. Midwest must get an "ok" from the Front Desk to send a repairman out. If the entrapment is after hours or the Midwest person is more than 45 minutes away, the Front Desk will call the Fire Department.

The Fire Department will remove the trapped clients. The Fire Department will take the elevator out of service until repairs can be made.

If Midwest is called, they will try to put the elevator back in service once the trapped clients have been removed.

IN CASE OF A BOMB THREAT

Notify the Front Desk that a threat has been received. Staff will call 911. Management will evacuate the building as quickly as possible. Clients and staff should gather in the Sam's Club Parking Lot.

The Front Desk will call the Police Department. Please inform the Police Department of the location of any suspicious package or device. **Do Not Touch the Device.**

IN CASE OF A POSSIBLE GAS LEAK

Notify the Front Desk staff when the odor is detected. Staff will call the Fire Department (911) and evacuate the building. Provide any information regarding the location of the odor and if it is natural gas.

Clients and staff should go to the designated meeting spot in the Sam's Club Parking Lot.

DO NOT use the elevators. DO NOT use their lighters or cigarettes after leaving the building. Sparks could cause an explosion.

In Case of an Active Shooter:

HOW TO RESPOND WHEN AN ACTIVE SHOOTER IS IN YOUR VICINITY: Call 911;

Quickly determine the most reasonable way to protect your own life. Remember that customers and clients are likely to follow the lead of employees and managers during an active shooter situation.

1. Evacuate:

If there is an accessible escape path, attempt to evacuate the premises. Be sure to:

- Have an escape route and plan in mind
- Evacuate regardless of whether others agree to follow
- Leave your belongings behind
- Help others escape, if possible

- Prevent individuals from entering an area where the active shooter may be
- Keep your hands visible • Follow the instructions of any police officers
- Do not attempt to move wounded people
- Call 911 when you are safe

2. Hide out:

If evacuation is not possible, find a place to hide where the active shooter is less likely to find you.

Your hiding place should:

- Be out of the active shooter's view
- Provide protection if shots are fired in your direction (i.e., an office with a closed and locked door)
- Not trap you or restrict your options for movement

To prevent an active shooter from entering your hiding place:

- Lock the door
- Blockade the door with heavy furniture

If the active shooter is nearby:

- Lock the door
- Silence your cell phone and/or pager
- Turn off any source of noise (i.e., radios, televisions)
- Hide behind large items (i.e., cabinets, desks)
- Remain quiet If evacuation and hiding out are not possible:
- Remain calm
- Dial 911, if possible, to alert police to the active shooter's location
- If you cannot speak, leave the line open and allow the dispatcher to listen

3. Take action against the active shooter.

As a last resort, and only when your life is in imminent danger, attempt to disrupt and/or incapacitate the active shooter by:

- Acting as aggressively as possible against him/her
- Throwing items and improvising weapons
- Yelling
- Committing to your actions

HOW TO RESPOND WHEN LAW ENFORCEMENT ARRIVES

Law enforcement's purpose is to stop the active shooter as soon as possible. Officers will proceed directly to the area in which the last shots were heard.

- Officers usually arrive in teams of four (4)
 - Officers may wear regular patrol uniforms or external bulletproof vests, Kevlar helmets, and other tactical equipment
 - Officers may be armed with rifles, shotguns, handguns
 - Officers may use pepper spray or tear gas to control the situation
 - Officers may shout commands, and may push individuals to the ground for their safety
- How to react when law enforcement arrives:
- Remain calm, and follow officers' instructions
 - Put down any items in your hands (i.e., bags, jackets)
 - Immediately raise hands and spread fingers
 - Keep hands visible at all times
 - Avoid making quick movements toward officers such as holding on to them for safety
 - Avoid pointing, screaming and/or yelling
 - Do not stop to ask officers for help or direction when evacuating, just proceed in the direction from which officers are entering the premises
- Information to provide to law enforcement or 911 operator:
- Location of the active shooter
 - Number of shooters, if more than one
 - Physical description of shooter/s
 - Number and type of weapons held by the shooter/s
 - Number of potential victims at the location

The first officers to arrive at the scene will not stop to help injured persons. Expect rescue teams comprised of additional officers and emergency medical personnel to follow the initial officers. These rescue teams will treat and remove any injured persons. They may also call on able-bodied individuals to help remove the wounded from the premises. Once you have reached a safe location or an assembly point, you will likely be held in that area by law enforcement until the situation is under control, and all witnesses have been identified and questioned. Do not leave until law enforcement authorities have instructed you to do so.

4. Safety/Security Plan: Safe Physical Place

Electronic Access Control:

The Lodge and The Residences will utilize a comprehensive Electronic Access Control system. These card access points secure doors to buildings. Through this technology, reStart is able to effectively track and control access. Each employee and contractor is required to wear an identification/access badge

which is individually tailored for specific access. Each resident will have an identification/access badge for access to their specific room. These Electronic Access Control systems are monitored 24/7. reStart will have the ability to instantly terminate access if needed.

Each entry point will have electronic access control, the front entry will only be for The Lodge. Program staff will control and allow access inside the building 24/7.

Residents of The Residences will have access to enter through the elevator access point and will then only have access to the floor in which they reside.

The Intercom System will be utilized to notify of any emergencies or weather threats.

Camera Systems:

Cameras will be installed on the building's exterior and the interior common areas, hallways and stairwells. Staff on and off site will have 24-hour access to the camera system. Exterior cameras will be on the Genetec System and LPD will have access to exterior cameras.

Foot Patrol:

Program Staff conduct hourly interior and exterior foot patrols, they will address any active concerns and document and alert the supervisor to any major concerns.

Security Screening/Searches:

Every time a guest enters the building they and their bag will be searched. Any weapons, drugs or alcohol will be removed.

Sleeping Space:

Rooms are accessed through the electronic card access control system. Guests and Residents only have access to their room. Guests of the Lodge may not have any other guests in their rooms, they can only congregate in common areas.

Lighting:

Exterior lighting will be upgraded per code requirements.

Interior common areas and hallways will be well lit and access to adjust will be only available to staff.

Quiet Hours:

Between 10 pm and 6 am quiet hours will be observed, and the lobby area will be closed to guests.

Inspections:

Fire Alarm tests are completed monthly and logged. Fire Extinguishers are inspected monthly and logged.

Room inspections are completed weekly for cleanliness and habitability standards including safety inspections.

Safety Plans:

If a guest is suicidal or has suicidal thoughts, clinical team members will be contacted to determine the current risk. If the person has a plan and needs further evaluation, staff will call 911 for assistance in getting to a crisis center or hospital for a psychiatric evaluation. A safety plan may be developed with the clinical services staff and shared with team members so that everyone is aware of the interventions and strategies.

Safety and Security Training:

All Staff undergo the following trainings annually in relation to safety and security:

MANDT Training- De-Escalation

Safety and Security Training

Active Shooter Training

Trauma Informed Care

Mental Health First Aid

CPR/First Aid/AED Training

The parties acknowledge that cooperation and communication is key to an effective relationship. To that end, reStart agrees to participate in the Lenexa Police Department's Crime Resistant Community Partnership and to use the City's Crime-Resistant Community supplemental lease addendum specifying that certain criminal acts, if committed on the property, will result in immediate

termination of lease/eviction. Although any LPD officer may respond to a call for service at the reStart facility as necessary, LPD and reStart both agree to provide a liaison to the other entity to serve as the primary contact for (a) day-to-day communication needs, (b) to work cooperatively to address any calls for service or crime-related matters that should arise on the reStart property or in connection with the reStart facility or its guests, and (c) to offer outreach activities aimed at creating and strengthening a positive relationship between LPD, reStart and its guests. Further, upon request, reStart agrees to provide the City or LPD such individually unidentifiable information as is necessary for the City to confirm compliance with building code or special use permit related occupancy limits & staffing requirements at the reStart facility.

5. Crisis Communication Plan:

A crisis communication plan is a strategic guide designed to prepare an organization for effective communication during a crisis. This plan ensures that accurate, timely, and consistent information is disseminated to stakeholders, helping to mitigate the impact of the crisis on the organization's reputation and operations.

Below is a summary of the essential components of reStart's crisis communication plan:

1. Objective

Purpose: Our objectives in crisis and issues management are to:

1. Safeguard reStart's operations and maintain the brand's positive reputation
2. Communicate in a way that helps to ensure safety of employees, residents, internal and external stakeholders and surrounding communities

Goals: Ensure safety, provide accurate information, maintain trust, and protect the organization's reputation.

2. Crisis Definition

Types of Crises: Identify potential crises such as natural disasters, cyber-attacks, product recalls, legal issues, or public relations incidents.

Severity Levels: Crises are categorized by level of severity including low, moderate and high risk with tailor responses accordingly.

3. Crisis Management Team

Roles and Responsibilities: Each person's roles and responsibilities are defined with a list of key personnel with contact information which is kept updated in the contact grid.

Communication Cascade: **Stephanie Boyer** is immediately alerted to the issue and serves as designated spokesperson throughout the crisis. The cascade then proceeds based on the flow chart. The flow chart assumes that managers would alert their direct reports.

4. Stakeholder Identification

Internal Stakeholders: Employees, management, board members, reStart residents, consistent or scheduled volunteers.

External Stakeholders: Partner and peer organizations, landlords, property management, other tenant or neighborhood authorities, government officials, community members.

5. Communication Channels

- **Traditional Media:** Press releases, press conferences, media briefings.
- **Digital Media:** Social media, website updates, email newsletters.
- **Internal Channels:** Intranet, internal emails, staff meetings.
- In Bound Media Requests follow the inbound process for notification and response.

6. Key Messages have been developed and approved by reStart leadership.

7. Crisis Communication Procedures have been outlined in the crisis playbook and approved by reStart Leadership.

8. Monitoring and Evaluation: reStart adjust strategies as needed with a third-party crisis communication firm. Post crisis evaluations are completed to analyze

the response and identify areas for improvement. The crisis playbook is then updated.

By having a well-defined crisis communication plan, reStart can respond quickly and effectively to crises, maintaining control over the situation and minimizing negative impacts. This proactive approach helps safeguard the organization's reputation and ensures that all stakeholders are informed and reassured throughout the crisis.

6. Project Communication Plan:

External Communication Plan:

First and foremost, building relationships and strong communication channels with neighborhoods and businesses is key and a critical component of focus. reStart will begin attending neighborhood and business meetings to build the relationship and ensure trust and that we are going to be a good partner. Establishing early contact and specific connections on who to call if they are ever concerned is critical. We will connect outreach workers to the businesses and neighborhoods so that if they are ever concerned about anyone, they can reach out to them even before the shelter opens.

The Johnson County Homeless Services Center website is continuing to be kept up-to-date and new information is being added as it becomes available. The entire project history and process is available. Please visit there to at: <https://www.jocogov.org/departments/housing-services/homeless-services-center>

The United Community Services website has a wealth of knowledge and information on current resources, how the continuum of care and coordinated entry system works. Please visit there for specific information related to the larger system resources. <https://ucsjoco.org/homelessness/>

Business Community: reStart is happy to present and discuss the project with any business community that is interested.

reStart met with Lenexa and Overland Park Chambers of Commerce on May 21, 2024 to discuss what businesses are currently facing as well as their concerns for the future operation of the center. We are planning two sessions open to both chamber and non-chamber member businesses in the area for July 25th in person at the Holiday Inn Express and Suites in Lenexa from 7:30 am-9 am as well

as one virtually on July 26th from 12-1:30 pm. We will provide an overview of the project and operation and have an opportunity for Q and A as well as listening opportunities for businesses.

reStart is currently a member and active in the Greater KC Area Chamber of Commerce and looks forward to replicating that involvement with Lenexa, Overland Park, Shawnee and Olathe Chambers of Commerce as an active member.

Neighborhoods: reStart is happy to present and discuss the project with any neighborhood that is interested.

Targeted neighborhood meetings for those living around the project area are scheduled for July 29th from 6:00 pm-7:30 pm at the North Central Library in Lenexa and July 24th from 6:00 pm-7:30 pm at the Church of the Resurrection in Overland Park. Door hangers were hung on each house on July 18th that contained notice of both meeting dates, time and locations.

Community Meetings for the greater Johnson County area to attend are scheduled for Aug, 17th and Aug. 20th

Meeting Notices attached: APPENDIX B

Public Safety: reStart met with Lenexa and Overland Park Police Department and Johnson County Mental Health on May 20, 2024 and May 29, 2024 to discuss safety and security plans for the site. Additionally, we discussed getting outreach workers involved now at sites where they receive a lot of calls and complaints. We will plan monthly meetings with the police department upon opening to keep an open line of communication and problem solving.

Open House and Tours: Prior to opening we will host two open houses with a program overview and tour. Each month after opening we will have an open Coffee and Conversation with tour that is available for any resident, business or partner to attend.

7. Staffing Plan for The Lodge (50 Non-Congregate Units)

The following represents the staffing plan for operational hours, which are Monday-Friday 8 am-6 pm. This reflects the hours that intakes are scheduled, and supportive services are provided. In reStart's current operation we see a

10% decrease in the number of people for dinnertime and a 10-15% decrease in the total number of people in the building over the weekends. Additionally, meal service and activities end by 6 pm each day of the week.

Monday-Friday	
Operational Hours 8 am-6 pm	Minimum of 6 Staff up to 9 Staff (2 Security Roles)
Evening Hours 6 pm-11 pm	Minimum of 5 Staff up to 6 Staff (3 Security Roles min.)
Overnight Hours 11 pm-8 am	Minimum of 4 Staff (3 Security Roles min.)

The nature of non-congregate rooms alleviates the potential challenges between roommates, privacy and safety for each person staying at The Lodge. Guests can avoid conflict by going to their private room and not having to share a bathroom which decreases the number of potential incidents.

Additional supporting staff from reStart will be on site periodically, this includes CEO, COO, CFO, HR, Shelter Director, Housing Director, Development Director, Grant Writer, Marketing Specialist.

Other supportive staff from organizations like Johnson County Mental Health, Health Partnership, Johnson County Community College and Workforce Partnership will be on site periodically also.

We have allotted one staff role for supportive services to be on site Monday-Friday from 8-6. Who serves in that role each day will vary but will be covered by the above supporting staff. There will be times when additional supportive staff will be on site and there could be 12 or more staff on site. However, for planned staffing coverage we are committing to the one staff for staffing ratio purposes.

Saturday and Sunday	
Daytime Hours 8 am-6 pm	Minimum of 5 Staff (3 Security Roles min)
Evening Hours 6 p-11 pm	Minimum of 5 Staff (3 Security Roles min)
Overnight Hours 11 pm-8 am	Minimum of 3 Staff up to 4 Staff (3 Security Roles min)

Hourly staffing breakdown, staffing roles and HSC organizational chart are attached in APPENDIX C.

Additional On Call Staff:

Each week the on-call staff rotation changes, the schedule runs from Wed to Wed and is available 24 hours a day. A program staff member and a mental health staff member are on call. Depending on the circumstances occurring the team member on site will determine which one to call and may reach out to both on call team members. The on-call staff may be utilized over the phone to assist in de-escalating an incident or to support team members or a guest. On-Call staff will come into the facility if additional on-site support is needed.

Additionally, the mental health crisis line is available 24/7 to any guest or resident.

Example of On Call Schedule:

Start-Wed 9:00AM	End-Wed 9:00AM	Program Staff	Mental Health Staff
2/21/2024	2/28/2024	Christina	Rachelle
2/28/2024	3/6/2024	Vincent	Jessica
3/6/2024	3/13/2024	Sarah	Jessica
3/13/2024	3/20/2024	Joseph	Rachelle

The Residences (Transitional Housing) 25 Adult Individuals-

Mon-Friday 8-5 pm	1 Case Manager + On Call Staff
Mon-Friday 9-6 pm	1 Case Manager + On Call Staff

Additional staff in The Lodge are available if needed. The Lodge Staff will complete hourly rounds through the residences as well. The Housing Director and other supporting reStart staff will also be on site in The Residences from time to time as well as other supportive staff from outside agencies.

Walk-up Process

When a person(s) walks up to the front door of the building, team members will complete the following steps to provide support. Team members should follow the step-by-step process listed below based on when the walk-up occurs.

Case Management Business Hours (Monday-Friday 9:00AM-5:00PM)

- Step One:
 - Ask the person(s) their name and to explain their situation
- Step Two:
 - Contact a service provider (case manager, program manager, or community service provider) on-site for assistance
 - Team member will provide information regarding the person(s) situation prior to meeting with them
 - Service provider will then meet with the person(s) to provide diversion

*Note: if reStart's lodging program has space available, the service provider will screen the person(s) to determine if they meet program eligibility

Evenings, Overnights, Weekends, and/or Holidays:

- Step One:
 - Ask the person(s) to provide their name, DOB, and any other contact information. Team will then ask the person(s) to explain their situation in detail
- Step Two:
 - Based on the person(s) information provided, the team member will determine the type of support reStart is able to offer which may include the following:
 1. Option for person(s) to stay in orientation room overnight to meet with a case manager, program manager, or community service provider to determine another placement
 - a. If orientation room is not available for person(s), team member will utilize community resource packet and be provided with information on obtaining an assessment thru the CoC.
 2. If person(s) exhibit severe mental health, substance use, and/or medical emergency beyond what team member can provide, team member will contact emergency services for assistance

Impact Analysis of the reStart Shelter on Public Safety and Mental Health:

A Comparative Study of Lessons from Similar Cities

EXECUTIVE SUMMARY

The introduction of the reStart Shelter is expected to significantly increase the demand on the Lenexa Police Department (LPD), both within the shelter and in the surrounding community. Our research indicates that similar shelters in other cities have led to heightened police activity, not only inside the facility but also in nearby areas. This increased activity often stems from elevated foot traffic, disputes, mental health-related issues, and potential criminal behavior linked to the shelter's operations. The new shelter may unintentionally concentrate social challenges such as loitering and substance abuse, which could spill over into neighboring properties and public spaces. This compounded demand necessitates a strategic allocation of resources to ensure that the LPD can effectively address these challenges, maintain public order, and provide a safe environment for both shelter occupants and the broader community.

Based on our recent research into the potential impact of the proposed Homeless Services Shelter in Lenexa on public safety and mental health, I wanted to outline the additional resources that will be crucial for the Lenexa Police Department (LPD) to effectively manage the anticipated changes in calls for service (CFS) and crime events.

Our analysis, drawing on data collected from Sioux City, IA; Kalamazoo, MI; Rock Hill, SC, Kansas City, Mo, and our own local Project 10-20 shelter, provides a detailed projection of how the reStart Shelter might influence our community. These comparisons reveal that shelters of similar scale can significantly strain local law enforcement resources, making adjustments in staffing and services essential to maintain public safety and support mental health initiatives.

Proposed Additional Resources:

1. **Three Additional Police Officers:** Based on the projected increase in calls for service and the need for heightened proactivity and community outreach, we recommend the addition of three police officers. The estimated cost for these positions is \$320,322. This staffing increase will ensure that we can effectively respond to any rise in calls for service and maintain a visible presence in the community.

IMPACT ANALYSIS OF THE RESTART SHELTER ON PUBLIC SAFETY AND MENTAL HEALTH:

A Comparative Study of Lessons from Similar Cities

2. **One Additional Co-Responder:** To address the mental health needs associated with the new shelter, we propose adding one co-responder to our team. The estimated cost for this position is \$136,545 per year. This role will be crucial in providing immediate mental health support during crises, not specifically to the designated shelter address but in the area ancillary to this project. The additional co-responder will significantly improve our ability to manage complex cases and to ensure broader coverage during the week. Currently, the City fully funds two co-responder positions, covering the hours of 0830-1630 Monday through Friday and 1400-2200 Sunday through Thursday. By adding a third co-responder, we can expand our coverage and better meet the anticipated increase in service calls.

Burden on the City:

The introduction of the reStart Shelter presents a considerable burden on the city for several reasons:

1. **Increased Operational Costs:** The need for additional police officers and co-responders translates into a significant financial commitment, estimated at \$456,867 annually. This added expense places a strain on our budget, potentially diverting funds from other critical public services and initiatives.
2. **Resource Allocation:** With the proposed shelter likely leading to an increase in calls for service and potentially complex situations requiring immediate attention, existing resources and personnel may be stretched thin. The additional staffing is necessary to prevent the erosion of service quality and to maintain the safety and well-being of our community. It should also be noted that many of our calls for service also involve the resources of the Lenexa Fire Department which will cause a strain on their available resources as well.
3. **Long-Term Implications:** While the shelter aims to provide essential services for the homeless population, the ongoing costs associated with increased police and mental health support can have long-term financial implications. This could affect our city's ability to fund other essential programs and services.
4. **Community Impact:** The increased demand on law enforcement and mental health services could also impact response times and the overall effectiveness of our public safety efforts. This may lead to a perception of reduced safety and service quality among residents, further stressing our community's resources.

IMPACT ANALYSIS OF THE RESTART SHELTER ON PUBLIC SAFETY AND MENTAL HEALTH:

A Comparative Study of Lessons from Similar Cities

Research Details:

Our research included a comprehensive review of data from similar-sized cities across the country, including Sioux City, IA; Kalamazoo, MI; and Rock Hill, SC, along with data from Kansas City, MO. We focused on how new homeless shelters impacted calls for service, crime rates, and resource needs. In addition, we examined data from the local Project 10-20 shelter to assess the specific impacts on our community. This comparative approach allowed us to project the likely effects of the reStart Shelter on our service demands and resource needs, providing a comprehensive basis for the recommended staffing increases. Please review our findings in the pages that follow for a detailed account of this research and its implications.

The proposed additions are designed to align with the data-driven projections and ensure that the LPD can adequately support the new shelter's integration into our community. These resources will help us manage potential increases in service calls, address mental health concerns proactively, and maintain a high level of public safety.

OVERVIEW

This report aims to provide a comprehensive analysis on the anticipated impact of the new reStart Shelter in Lenexa on public safety and mental health. By examining data from similar-sized cities nationwide and local metrics, the report seeks to project potential changes in calls for service (CFS) and crime events, offering insights for resource allocation among the shelter, mental health, and police personnel.

Key Components of the Report Include:

- **Comparative Analysis** – Presenting detailed data and analysis from Sioux City, Kalamazoo, Rock Hill, and Kansas City, MO, including shelter capacity, services, city population, and impact on calls for service and crime rates over time.
- **Local Shelter Data** – Providing an in-depth look at Project 10-20's impact on local calls for service and crime events, noting its seasons operation and the broader trends observed.
- **Mental Health Analysis** – Reviewing mental health statistics among the homeless population compared to the general population, based on data from federal sources and scholarly articles.

IMPACT ANALYSIS OF THE RESTART SHELTER ON PUBLIC SAFETY AND MENTAL HEALTH:

A Comparative Study of Lessons from Similar Cities

- Implications and Findings** – Projecting potential changes in calls for service and crime events with the new shelter, determining the likely needs for on-site or nearby mental health services, and examining challenges faced in other cities and the practices and policies they put into place to overcome those challenges.

By thoroughly analyzing these aspects, the report aims to equip stakeholders with the necessary information to make informed decisions regarding the new shelter’s impact and the appropriate allocation of resources to ensure public safety and support mental health services.

DATA & ANALYSIS OF PROJECT 10-20

Project 10-20 began in a church in Olathe, KS in 2015 and eventually expanded to the Shawnee Mission Unitarian Universalist Church at 9400 Pflumm Rd, Lenexa, KS in 2019.

Operating as a seasonal homeless shelter from December 1 to March 31, it provides accommodation for up to 30



Project 10-20 (Google Image)

Year <i>*Note: Open 12/1-3/31 each year beginning 12/1/2019</i>	Number of Days Open	Total Calls For Service	Average CFS per Day	% Change from previous season
2019	31	5	0.16	N/A
2020	121	51	0.42	62%
2021	121	22	0.18	-133%
2022	121	46	0.38	53%
2023	121	43	0.36	-6%
2024 to 3/31/24	90	54	0.60	40%

guests each night from 7p.m. to 7a.m.

Guests are expected to leave by 7a.m. daily and are offered rides within the Johnson County area.

Since its launch on December 1, 2019, Project 10-20 has experienced fluctuating levels of calls for service. In its initial year, 2019, the shelter averaged 0.16 calls per day over 31 days. The first full year of operation in 2020 saw an increase to 0.42 calls per day, a 62% rise.

Subsequent years showed variability, with factors such as changes in operating days or

Data for this report was gathered from several internal sources, including the Lenexa Police Department’s Versaterm records management system, CAD data, Accurint Crime Analysis, ArcGIS Dashboard, and local PDWeb intranet server. Project 10-20, a seasonal shelter operating from December 1 to March 31 each year, is the focus of this analysis. The figures presented are compiled from these sources to ensure accurate representation of calls for service, excluding officer-initiated activities. This data encompasses calls for service to the specific address only and does not capture calls for service involving unhoused individuals or shelter guests that occur away from the shelter itself.

IMPACT ANALYSIS OF THE RESTART SHELTER ON PUBLIC SAFETY AND MENTAL HEALTH:

A Comparative Study of Lessons from Similar Cities

hours potentially influencing the numbers. From 2023 through March 31, 2024, there was a 40% increase in the average calls per day.

Over the past four years, the distribution of call types has shifted notably. There has been a significant rise in Mental Health calls, reaching 21.74% in 2022, highlighting an increasing need for mental health services. Assault/Battery and Trespass calls have risen, suggesting growing safety concerns.

These trends underscore the evolving nature of the issues in this area and the need to adapt emergency response and support services accordingly.

Project 10/20 CFS

Call Type	2021	2022	2023	2024	Total
Check Welfare	22.73%	28.26%	41.67%	28.21%	28%
Suspicious Activity	34%	17.39%	13.89%	17.95%	24%
Mental Health	10.23%	21.74%	8.33%	15.38%	13.4%
Disturbance	7.95%	19.57%	19.44%	10.26%	12.92%
General Info Report	6.82%	6.52%	0.00%	5.13%	5.26%
Assault/Battery	4.55%	0.00%	5.56%	7.69%	4.31%
Trespass	1.14%	2.17%	5.56%	7.69%	2.87%
Medical Related	2.27%	0.00%	2.78%	7.69%	2.87%
Civil Matter	2.27%	2.17%	0.00%	0.00%	1.44%
Theft	2.27%	0.00%	2.78%	0.00%	1.44%

*Data compiled 3/1/2024

There is growing concern about individuals being transported to the shelter from surrounding cities and locations outside of Johnson County. This practice may be contributing to the fluctuating number of service calls, increasing the strain on local resources and complicating efforts to manage the increasingly complex situations.

The latest issue of the *KLC Journal* highlights this problem, noting that “Project 1020 works with the Coordinated Entry System to ensure clients have Johnson County ties so they can access services, are close to jobs, and have a chance to regain housing.” However, as Barb McEver, co-founder of Project 1020, acknowledges, this system has been tested. For instance, hospital staff in Independence, Missouri, discharged a homeless patient and

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arranged for a car service to transport the individual to Project 1020, even after being informed that the shelter was at capacity that evening (Bormann Novascone, August 20, 2024).

DATA & ANALYSIS OF SIMILAR CITIES

This section offers an overview of each analyzed city and a detailed evaluation of the shelters and their impacts on these locations. The analysis includes a breakdown of the top ten calls for service. It also provides information about the shelters and cities, including population, capacity, and services, revealing key trends and insights.

Sioux City, Iowa – The Warming Shelter & Bridges West

Sioux City has a population of approximately 85,000 and has two primary homeless shelters; Bridges West, which is a transitional housing program, and The Warming Shelter which is a more traditional shelter.

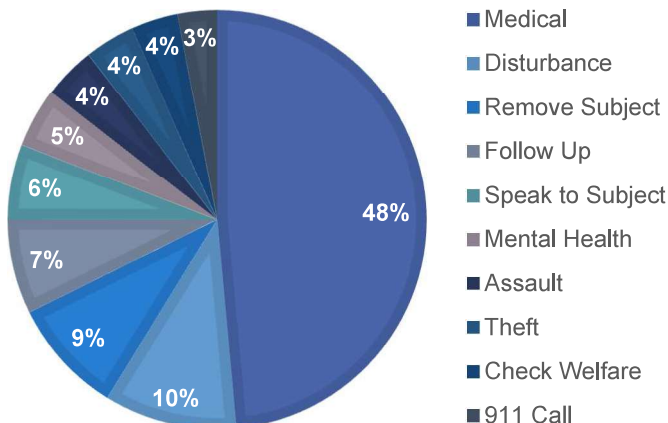
Bridges West – Transitional Housing Program with housing provided up to 24 months.

- 22 units available for households experiencing homelessness to rebuild their lives.
- Participants work with a case manager to resolve issues that led to their homelessness to prepare them to move to their own permanent housing.



Downtown Sioux City (Wikipedia)

TOP 10 CALLS FOR SERVICE 2023



Minimal calls for service to this location – 18 calls for service from 1/1/2023 to 7/30/2024.

The Warming Shelter – Homeless shelter open November through April to assist homeless members of the community to seek shelter from the cold.

During the summer months, May through October, it is open to assist families and individuals with special needs experiencing homelessness.

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The Warming Shelter opened in November 2013 in a small soup kitchen, and in 2015 expanded into a Jewelry & Loan building.

- Though initially only open from November through April, according to The Warming Shelter website (<https://thewarmingshelter.com>), they extended service to include the summer months as well. They have operated as a year-round shelter since that time.
- The facility has 122 beds divided between three dorms, and six family rooms.
 - Large Male Dorm – 51 beds
 - Small Male Dorm – 27 beds
 - Female Dorm – 20 beds.
- They also provide six family rooms each equipped with four bunks, totaling

24 beds for families.

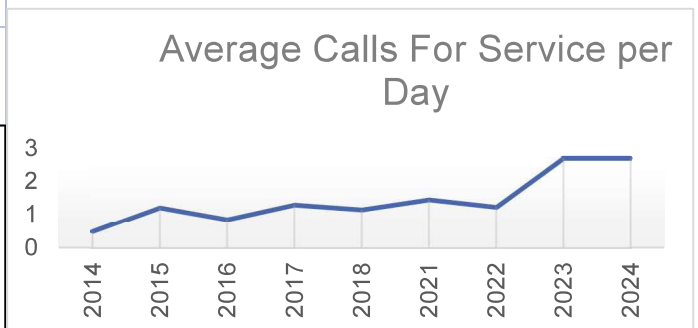
The data reveals a consistent trend of increasing average daily calls for service to the shelter over time.

From 2014 to July 30, 2024, the Sioux City Police Department experienced an 82% rise in these calls.

Between 2019 and July 30, 2024, the increase was 57%.

It was also noted that in November and December 2023, they averaged 3.3 and 3.7 calls for service a day, respectively.

Season <i>*Note: Until 2023, the shelter operated seasonally.</i>	Number of Days Open	Total Calls For Service	Average CFS per Day	% Change from previous season
2014	135	66	0.49	N/A
2015	271	327	1.21	60%
2016	184	159	0.86	-41%
2017	135	181	1.3	34%
2018	189	219	1.15	-13%
2021	183	286	1.56	26%
2022	183	285	1.56	0%
2023	365	903	2.69	42%
2024 to 7/30/24	211	568	2.69	0%



*Data was available since December 2014 through Sioux City Police Department's calls for service reports. Reports from 2014 to 2019 were also provided by the department. In September 2022, they transitioned to a new records management system (RMS), which limited their ability to retrieve earlier data quickly. Data does not include proactive activity by police. This data encompasses calls for service to the specific address only and does not capture calls for service involving unsheltered individuals or shelter guests that occur away from the shelter itself. *Note: in 2023, the Warmina Shelter extended services to include summer months.*

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Challenges

- The Warming Shelter has led to numerous calls for service from both the Sioux City Police Department and Fire/EMS services, significantly straining their resources. Due to ongoing issues at the shelter, Fire/EMS personnel now have a standing order to dispatch two officers with any first responders sent to the location.
- Information from the homeless population suggests that news of free services – such as shelter, food, and basic necessities – spreads quickly, attracting many to Sioux City. Sioux City Police have also received unconfirmed reports that other communities may be sending people experiencing homelessness to Sioux City because of the shelter.

Strategic Solutions

- In partnership with local businesses and the community, Sioux City has established the Downtown Partner Crime Prevention Committee. This group focuses on addressing issues affecting the area, many of which are related to the homeless population, such as encampments, problems in parking ramps and businesses, vandalism, and unsanitary conditions.

Kalamazoo, Michigan – The LodgeHouse



Downtown Kalamazoo (Wikipedia)

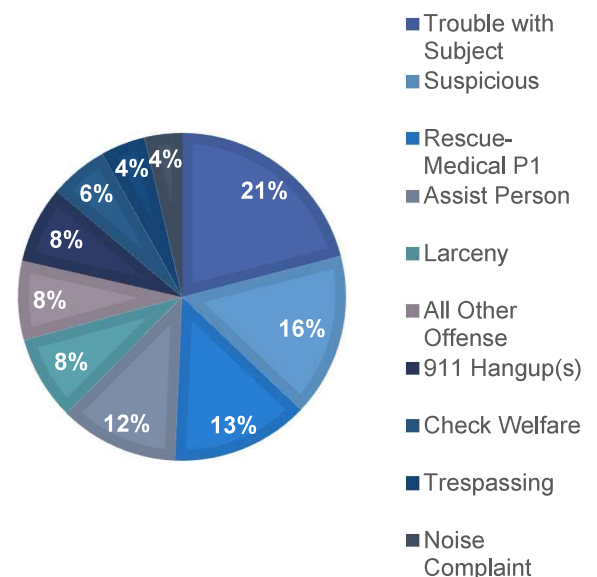
Kalamazoo has a population of approximately 73,000. In 2022, the LIFT Foundation converted a

former Knights Inn Hotel into what is now The LodgeHouse whose purpose is to serve those experiencing homelessness.

Other features include:

- The LodgeHouse has 60 units and can accommodate up to 120 people on a two person per room occupancy basis.

TOP 10 CALLS FOR SERVICE 2023



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- On-site management and support services to assist all residents.
- Their support services are through Integrated Services of Kalamazoo (mental health and substance abuse disorders).
- They have support staff available 24 hours a day, 7 days a week, 365 days a year.
- Lease lengths – up to 12 months

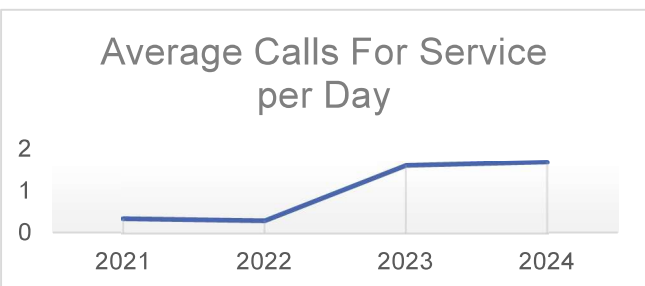
Year	Total Calls For Service	Average CFS per Day	% Change from previous year
2021 <i>*Still Knights Inn</i>	128	0.35	N/A
2022 <i>*Under construction, opened 10/2022</i>	112	0.30	-1.7%
2023	583	1.60	81%
2024 to 7/31/24	357	1.68	5%

The data suggests a significant increase in calls for service to the location over the years, particularly after the shelter opened in October 2022.

After the shelter’s official opening, there was a sharp increase in calls, with an 81% rise in average daily calls compared to 2022.

Up to July 31, 2024, the trend of increasing calls continued.

The data was provided by Kalamazoo Department of Public Safety from their CAD and RMS records. The data shown in this report does not include officer-initiated activity. *Note: The building operated as The Knights Inn through 2021, then was renovated and turned into the LodgeHouse in 2022. It officially opened 10/07/2022. This data encompasses calls for service to the specific address only and does not capture calls for service involving unsheltered individuals or shelter guests that occur away from the shelter itself.



Challenges

- Local business owners have reported a rise in issues since the opening of the LodgeHouse. One owner stated, “They can’t do drugs on the premises, so they come right to the corner” (Kalamazoo News Channel 3).
- Incidents of theft and vandalism have also increased.
- Additionally, business owners have observed a decline in sanitary conditions, with bloody napkins, drug paraphernalia, and human waste found on the sidewalks.

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- Due to safety concerns, at least one business owner now requires at least two employees to work together per shift. This owner remarked that solitary work is no longer permitted (Kalamazoo News Channel 3).

Rock Hill, South Carolina – Pathways Community Center



Downtown Rock Hill (Wikipedia)

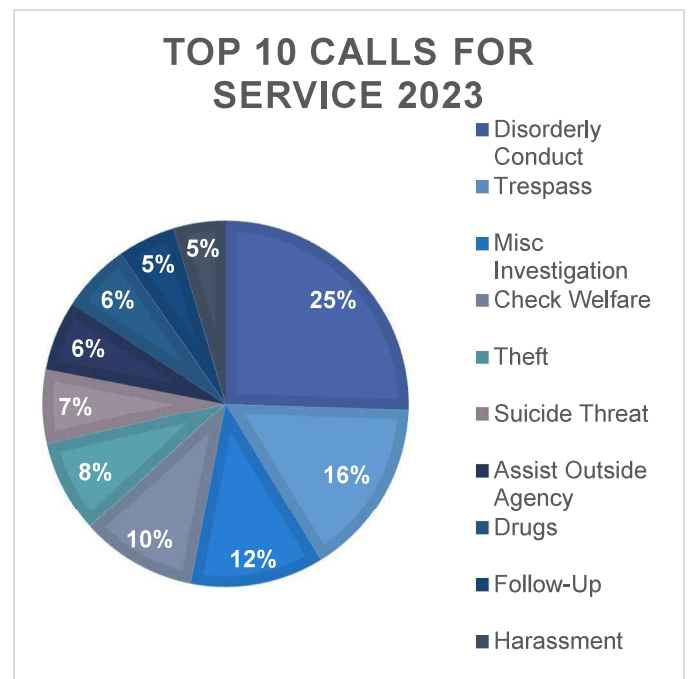
Rock Hill has a population of approximately 75,000. In September of 2019, a former elementary school was converted into the Pathways Community Center.

Pathways is home to three around the clock shelters within the building collectively housing about 125 people daily.

The center is also home to 17 non-profit organizations working collaboratively with over 75 staff members.

- Pathways Community Center has three shelters on-site:
 - Bethel Shelters – Day Shelter
 - The Haven Men’s Shelter - 68 beds
 - The Life House Women’s Shelter - 36 beds

- Services and non-profit organizations on-site include:
 - Insurance benefit navigation
 - Clothing
 - Educational opportunities
 - Employment preparation
 - Food assistance
 - Legal support
 - Mental/behavioral health
 - Money management
 - Physical health services
 - Permanent shelter & housing support
 - Social support



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Year	Total Calls For Service	Average CFS per Year	Average CFS per Day	% Change from previous year
2019-2023	953	190.6	0.52	N/A
2023	288	190.6	0.79	34%

- Spiritual enrichment
- Substance abuse support
- Transportation

The data shows a significant increase in the number of calls for service in 2023, both on a daily and yearly basis, with a 34% rise compared to the previous 5-year average.

The data was provided by Rock Hill Police Department from their CAD and RMS records. The data shown in this report does not include officer-initiated activity. This data encompasses calls for service to the specific address only and does not capture calls for service involving unhoused individuals or shelter guests that occur away from the shelter itself.

Challenges

- The city of Rock Hill offers a free city bus transportation system, but the police department has reported concerns about individuals loitering for extended periods at the bus stop in front of Pathways.
- Another challenge the city faces is the influx of people experiencing homelessness being transported and dropped off at shelters and mental health facilities, overwhelming local resources. According to WSOC-TV 9, a Rock Hill police officer noted increased activity downtown, with individuals facing medical and mental health issues being left in the middle of the night. A Pathways employee reported, “We’ve seen unmarked cars pull up, sometimes shoving people out and driving away without even approaching our front door.” This employee has documented 30 such incidents since 2022 (WSOC-TV 9).

Strategic Resolutions

- Rock Hill enacted an ordinance requiring transporters to coordinate with service providers in advance to ensure capacity and resources for at-risk individuals.
- The city also established a Homeless Court, an official judicial entity approved by the state Supreme Court. Meeting monthly, the court guides individuals with municipal misdemeanor charges through an 8-week program, allowing for record review and potential expungement upon completion.

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Implications and Findings

The data from Sioux City, Kalamazoo, and Rock Hill suggests that as homeless shelters expand their services, there is a corresponding increase in calls for emergency services, leading to a strain on local resources. Each city faces challenges such as higher rates of crime and unsanitary conditions near their respective shelters, and the influx of people experiencing homelessness being brought in from other areas. These findings highlight the growing pressures on local services and the importance of coordinated community responses to manage the impact on communities effectively.

DATA & ANALYSIS OF RESTART KANSAS CITY, MO

Kansas City, MO has a population of approximately 509,000. In 1984, reStart, Inc opened as an overnight emergency shelter in downtown Kansas City. According to their website (<https://www.restartinc.org/about>), reStart is the only provider in the area that serves all unhoused populations while offering a continuum of housing programs, including emergency, temporary,



Downtown Kansas City (Wikipedia)

Year	Total Calls For Service	Average CFS per Day	% Change from previous year
2019	649	1.78	N/A
2020	790	2.43	27%
2021	690	1.89	-29%
2022	450	1.23	-54%
2023	760	2.08	41%
2024 to 5/19/24	240	1.73	-20%

The data was provided by KCPD, from their CAD and RMS. The data pulled covers the date range spanning 1/1/2019 to 5/19/2024. This data encompasses calls for service to the specific address only and does not capture calls for service involving unhoused individuals or shelter guests that occur away from the shelter itself.

and permanent options.

The data reveals fluctuations in calls for service, with significant changes year-over-year. The year 2020 saw a peak in calls for service, followed by a sharp decline in 2022 and another rise in 2023. The partial data from 2024 suggests a potential decrease in calls, though it is too early to determine the trend for the full year.

According to Johnson County's website (www.jocogov.org/departments/housing-services-center/restart-inc-and-partners) reStart, Inc currently provides emergency and permanent housing services in the Kansas City metro. They provide support services for individuals, youth, families, and veterans.

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They currently have interim family housing for up to 13 families who can stay for up to 90 days. The families are referred to them by the Kansas City Public School District.

Resources and Services they provide:

- Individual Case Management
- Three meals a day
- Employment Services
- Life skills and financial literacy classes
- Mental health resources
- Weekly on-site health clinic
- Substance abuse recovery services
- Group therapy, classes, and field trips
- Assistance with identification and birth certificates
- Housing
- Youth emergency shelter (12-17)



It is important to highlight the contrast between reStart’s Kansas City, MO location at 9th Street and Harrison and the Lenexa, KS location near 95th Street and I-35 Highway. The Kansas City facility serves a densely populated urban area of over 500,000 residents, while the Lenexa location operates within a suburban setting with a population of approximately 60,000. These differing environments present unique challenges and opportunities for each site.

Furthermore, the proximity of reStart’s Kansas City location to another major shelter, City Union Mission, fosters collaboration but also introduces significant challenges. Close proximity can lead to competition for limited resources, such as funding and volunteers, and strain local infrastructure. The concentration of services in one area may attract a larger homeless population, potentially overwhelming law enforcement and emergency services. This increased demand can stretch resources thin, impacting response times and quality of policing, medical care, and crisis intervention.

In Lenexa, the plan to build a new shelter near an existing one could lead to similar challenges. The potential rise in calls for service, particularly related to mental health crises and public

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safety concerns, might place additional pressure on law enforcement and emergency responders. Effective mitigation will require strategic coordination between shelters and local services to ensure risks are managed appropriately.

Data from Kansas City's reStart, Inc. underscores the complexities of expanding homeless services, including fluctuations in emergency assistance calls and the resulting strain on local resources. As seen in similar shelters across other cities, reStart will face increased demands that highlight the need for coordinated community efforts to manage the broader impact on public services.

MENTAL ILLNESS & HOMELESS POPULATIONS

A study published on April 17, 2024, in *JAMA Psychiatry* titled "Prevalence of Mental Health Disorders Among Individuals Experiencing Homelessness: A Systematic Review and Meta-Analysis," examined mental illness rates among homeless populations. The authors, including Rebecca Barry, Jennifer Anderson, and Lan Tran, analyzed 85 rigorous studies on the topic.

Research Findings

- **67%** of homeless individuals currently have mental illness
- **77%** have experienced mental illness at some point in their lives.
- Mental illness rates are higher among homeless men (**67%**) compared to women (**57%**)
- These rates are significantly higher than those in the general population, where **13%-15%** of individuals currently face mental health issues.
- The number of mentally ill individuals in shelters or on the streets appears to be increasing, with recent studies showing higher prevalence.
- Factors like housing unaffordability, limited access to mental health care, low income, and difficulties reintegrating after treatment may be contributing factors.
- Researchers note that North America has the highest prevalence of mental health disorders among homeless populations.

This study highlights the strong link between homelessness and mental illness. The rates of mental illness among the homeless populations are significantly higher than those in the general population, underscoring the critical need for mental health support within homeless communities.

Overall, 67% of homeless individuals have some form of mental illness.

As our city moves forward with developing a new homeless shelter, it is crucial to consider these findings. The high prevalence of mental illness among the homeless suggests that the shelter must not only provide housing but also integrate comprehensive mental health

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services. This includes accessible mental health care, support for individuals with severe conditions in some cases, and strategies to help residents reintegrate into society.

Failure to address these mental health needs could lead to increased strain on our local resources and potentially worsen the challenges associated with homelessness in our community. Proactive planning and resource allocation are essential to ensure the shelter effectively supports the mental health and well-being of its residents, ultimately leading to better outcomes for both individuals and the broader community.

Implications and Findings

The analysis of data from Sioux City, Kalamazoo, Rock Hill, and Project 10-20 underscores a common pattern: expanding homeless shelters correlates with increased calls for emergency services and strains on local resources. Each city's experience highlights the challenges of managing rising crime rates, unsanitary conditions, and the influx of homeless individuals from the other areas.

Key Takeaways

- **Resource Strain:** As shelters expand, local emergency services are often overwhelmed, leading to increased calls for service and heightened community tensions.
- **Mental Health Needs:** The prevalence of mental health disorders among the homeless population is significantly higher than in the general population. This emphasizes the need for comprehensive mental health services within shelters.
- **Community Coordination:** Effective solutions involve coordinated efforts between shelters, local law enforcement, and community organizations to address the multifaceted challenges associated with homelessness.

Projections and Recommendations

- **Anticipated Changes:** The new reStart Shelter is likely to see increased calls for service and a potential rise in crime, reflecting trends observed in similar cities. Resource allocation should anticipate this increase and plan for adequate support. Between Project 10-20 and the other cities, increases in calls for service were between 35%-80% generally in the first one to two years of opening. In Lenexa, we could likely anticipate at least a 50%-60% increase in calls for service to the area.

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- **Resource Allocation:** Allocate additional resources to emergency services, mental health support, and safety measures around the shelter to mitigate potential negative impacts.
- **Integrated Services:** Ensure the new shelter incorporates mental health services and provides support for individuals with severe conditions. Collaboration with mental health organizations and continuous evaluation of shelter impacts will be crucial.
- **Community Engagement:** Develop a community engagement plan to address concerns and foster partnerships that can help manage the challenges posed by the new shelter.

By considering these projections and recommendations, stakeholders can better prepare for and address the anticipated impacts of the new shelter, ensuring that it supports both the homeless population and the broader community effectively.

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Sources & Other Information

This report was meticulously researched, compiled, and created by the Crime Analyst Unit of the Lenexa Police Department. Our team has utilized a combination of local data, comparative analysis from similar cities, and expert insights to provide a comprehensive understanding of the anticipated impact of the reStart Shelter on our community. Our goal is to equip decision-makers with the necessary information to address the challenges and allocate resources effectively, ensuring continued safety and well-being of Lenexa residents.

The data and information in this report was gathered from various sources including:

- **Law Enforcement Resources**

- Lenexa Police Department Record Management System – Versaterm
- Lenexa Police Department CAD Data
- Lenexa Police Department Intranet Resources - PDWeb
- Accurint Crime Analysis
- Rock Hill, SC Police Department, Sioux City, IA Police Department, & Kalamazoo, MI Department of Public Safety RMS & CAD Data
- KCPD RMS & CAD Data

- **News Outlets**

- U.S. News & World Report. (2024, April 17). *Most homeless Americans are battling mental illness*. U.S. News & World Report. <https://www.usnews.com/news/health-news/articles/2024-04-17/most-homeless-americans-are-battling-mental-illness>
- Kalamazoo News Channel 3. (2024). *Kalamazoo homeless housing local businesses LodgeHouse*. <https://wwmt.com/news/local/kalamazoo-homeless-housing-local-businesses-lodge-house-kzoo-swift-bikes-homelessness-breaking-and-entering-drug-usage>
- Yahoo News. (2024). *City passes law to stop people from improper transport of at-risk individuals*. <https://www.yahoo.com/news/city-passes-law-stop-people-231034418.html>
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- **Scientific Journals**
 - Barry, R., Anderson, J., & Tran, L. (2024). Prevalence of mental health disorders among individuals experiencing homelessness: A systematic review and meta-analysis. *JAMA Psychiatry*, 81(4), 450-465.
- **Public Databases and Websites**
 - HUD Exchange. (n.d.). *HUD Exchange Home*. <https://www.hudexchange.info/>
 - Center for Siouxland. (n.d.). *Center for Siouxland*. <https://centerforsiouxland.org/>
 - Pathways Community Center. (n.d.). *Pathways Community Center*. <https://www.pathwaysyc.org/>
 - Bethel Shelter. (n.d.). *About us - Bethel Shelter*. <https://bethelshelters.org/about-us>
 - reStart, Inc. (n.d.). *About reStart – reStart, Inc.* <https://www.restartinc.org/about>

The totals in this report are subject to change. Any data that is later incorporated into the sources will not be represented in this report.

Homeless Services Center Public Meeting Notes

July 24th Neighborhood Meeting #1

- 100 Door Hangers were placed on homes and apartment complexes were notified as well.
- 7 neighborhood attendees
- Concerned about what shelter clients are doing during the day
- Want unhoused people to get jobs, training, services at the HSC, like the services being offered at HSC
- reStart has a 90% success rate for people exiting programs into stable housing; much discussion of the “remaining 10%” and what happens if people are unsuccessful/asked to leave the program. Concerned that they will come into neighborhood.
 - Discussed street outreach and case managers make exit plans and assist in getting people connected.
- Concerned about shelter guests committing crime, specifically robbery and car break-ins in the neighborhood
- Unhappy about the amount of money spent on the shelter, this use of tax dollars
- Worried about property values going down
- Don't feel like their opinion was solicited
- Most felt there was a need and this was a good solution, they preferred it not to be in their backyard.
- 2 attendees were very supportive; retired law enforcement and a social worker who supported the center, encouraged the other neighbors to be supportive and invited them to volunteer and get involved. Shared that law enforcement needs this as a solution, right now they have none.

July 28th Business Meeting #1

- 8 attendees-Lenexa and OP Chamber emailed to all members, flyer's were hand delivered to all surrounding businesses.
- What are people doing during the day? Concern that they will loiter around businesses
- Story of businesses often needing to ask unhoused people in/near business to move on. Seeking resources for this situation (connected with Mental Health Street Outreach team, was grateful for the assistance/resource)
- What happens when people show up to HSC unexpectedly? Will they end up in the area?
- What happens in the first 3-6 months when people don't realize that it isn't a drop-off shelter?
- What happens if people don't follow reStart's rules and exit the program?
- Where do people go after exiting the program?
- Want concerns to be heard, open communication
- “We think this can help us, and we don't want this to hurt us”
 - o One business shared he lost an office lease opportunity because when the group came to sign a man experiencing homelessness was in the lobby and had all his items spread about, the group walked out and he lost the lease opportunity. He was frustrated about the loss, also recognized there was no where for the man to go, saw the HSC as a solution for this.
- Lots of acknowledgment of the challenge with unhoused people in this area
- Wondering about street outreach after hours and whether police are there (explained Mental Health Co-Responder program)
- Question about city support for ongoing operations and how much can be raised
- Open to partnering with reStart on employment opportunities, other ways to find workers and provide jobs in collaboration, desperate to fill some positions within their businesses.
- Discussed more ways we can partner together and be an additional resource for businesses.
- Are the lodges and residences separate?
- Are men and women both allowed?
- What is the plan for the Denny's?
- Are there plans for expansion?

July 26th Business Meeting #2 (offered online)

- No registrants, meeting canceled

July 29th Neighborhood Meeting #2

- 5 new neighborhood attendees, 4 attendees who came to meeting #1 -Total of 9
- Repeat attendees said they came again because they wanted to have a good understanding of what was happening, feel concerned for their neighborhood and their safety
 - o Expressed wanting to know reStart and who to contact, shared they had a halfway house in their neighborhood previously and didn't have a relationship to share concerns. Assured them we are here to partner and encouraged them to join the oversight board as well as offered to host monthly meetings to stay in contact.
- Comments about the bus routes in the area; there are only three in the morning and if you miss the last one, you cannot get to work. Wonder where the jobs will be and how HSC residents will get there?
- Will undocumented people be allowed to use HCS?
- Called Johnson County "nirvana" and thinks that when the county/this area does something, it is done well, and no expense spared. Proud to live here.
- Felt like tax dollars would be better spent on housing, not HSC
- Wanted resources like job training, education, higher-wage opportunities for their own family members who are struggling (advised that all outside services available in HSC are also available for the community, offered resources (JCCC, Workforce Partnership, JOCO MH, Health Partnership Clinic)
- Concerned that the cost of living still too high in Johnson County, even if program graduates can find housing, all the other bills add up. Questions how clients can be successful.
 - o One couple that returned shared that their daughter and grandchild are currently living with them because they are unable to afford housing in JoCo.
- Some attendees were very supportive of the reStart program, thought that this was a good community project
- We should get to vote on this use for the building
- Long discussion of what a case manager does and how they work on a housing plan, including the kinds of services/assistance clients need to take each step in the process
- Open to statements that reStart/other agencies want to build a relationship, hear their concerns. Promised to continue to stay involved in the conversation.
- No one disagrees that there is a problem with homelessness, want to see people helped, but don't want to be the neighborhood that has the center.

Johnson County Homeless Service Center

Community Meetings

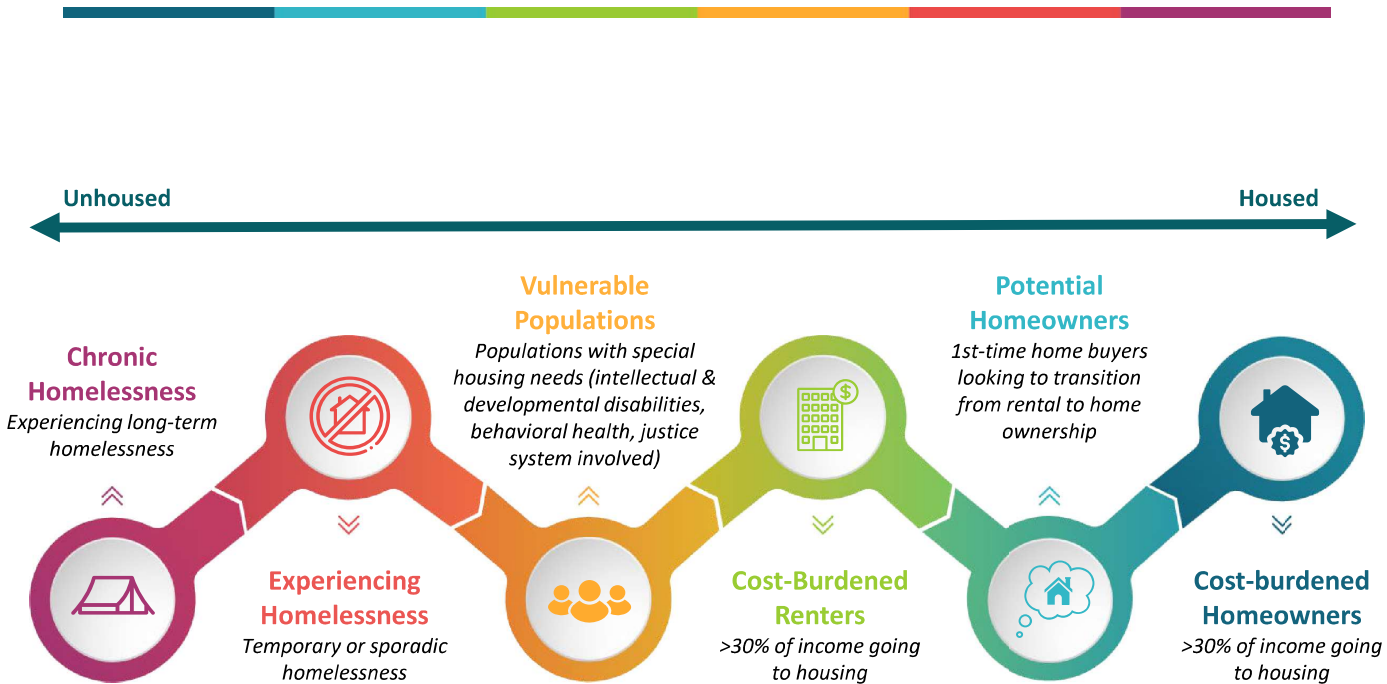
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Johnson County Housing Continuum



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ending homelessness.



Homelessness in Johnson County



Homelessness in Johnson County 2024 PIT Snapshot

ON JANUARY 24TH

250

people in Johnson County were experiencing homelessness

TRANSITIONAL



10.5%

UNSHELTERED



23%

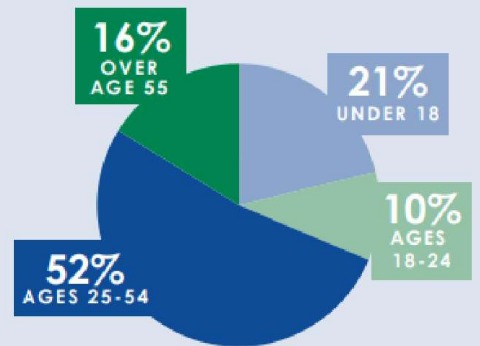
SHELTER



66.5%

**percent of those counted on January 24th

PIT COUNT BY AGE



85%
OF HOUSEHOLDS
COUNTED WERE
ADULTS-ONLY

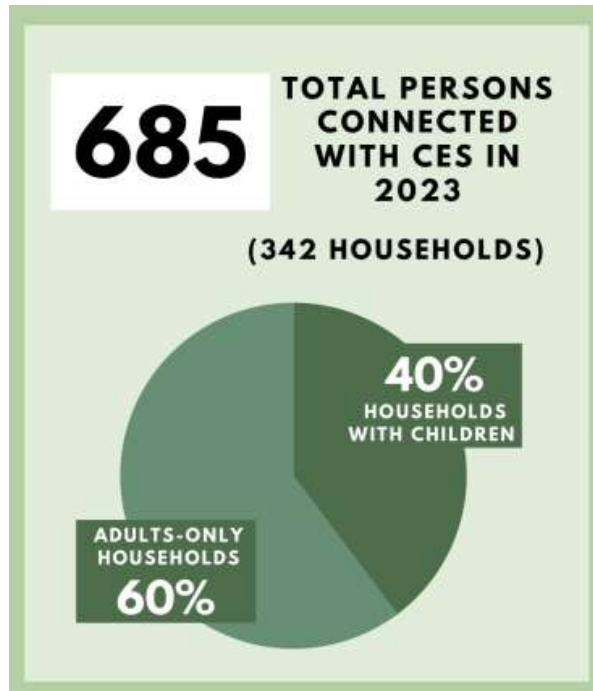
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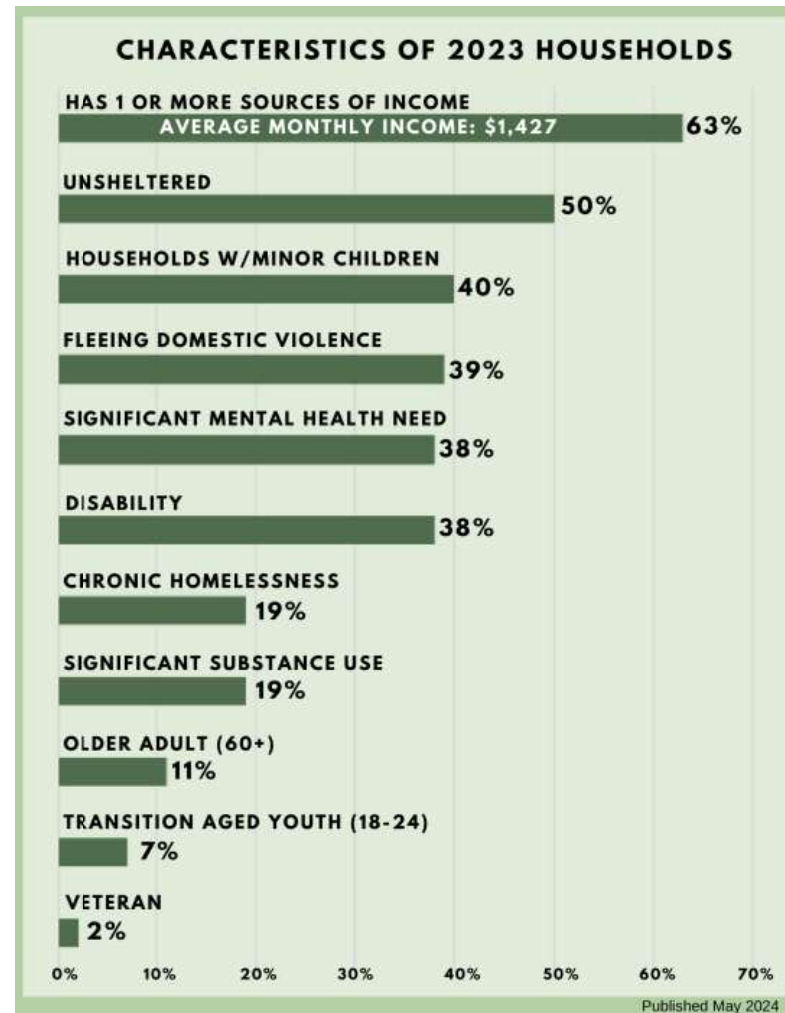
ending homelessness.



Homelessness in Johnson County



877 Students experienced homelessness during 2022-2023 school year (district data)



Existing Services

Short Term Beds/Units

- Family shelter
- Domestic violence shelter
- Problem Solving Beds for justice involved adults
- Project 10/20
 - ✓ Overnight only
 - ✓ Cold weather only: Dec-Mar

Intermediate and Long-Term Housing Units

- 21 transitional housing units for adults and families
- 4 transitional housing units for youth
- 49 Rapid Rehousing units
- 21 Permanent Supportive Housing units

Gaps Remain in the JoCo Community

- Limited resources for people experiencing homelessness
- **No year-round shelter option for adults**
- **No 24/7 space for adults to work with case managers, service providers to find housing & safety**
- Affordable housing for low-income households is extremely limited
- Prevention programs/rent assistance hard to access
- Difficult to find a unit even with a housing voucher

Who is reStart?

Mission

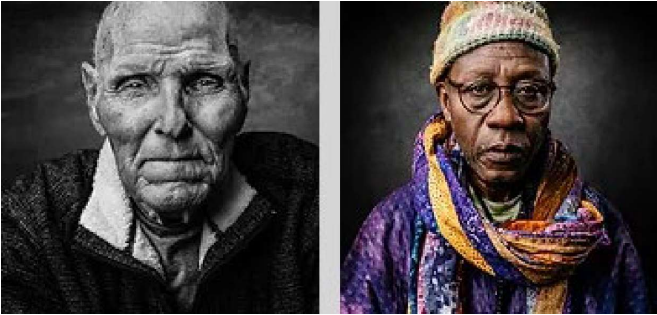
To empower all people facing or experiencing homelessness by providing housing services that inspire hope.

- Established in 1980
- Serve over 1,400 people per year
- 80 Employees
- Work in Jackson, Wyandotte and Johnson Counties
- **90% of people exit out of homelessness and into safe, stable housing**

reStart Programs

- **Youth**
 - ✓ Interim Housing (12-17yr) 30 days
 - ✓ Transitional Living (16-21yr) 12-18 mo
 - ✓ Maternity Group Home (16-21yr) 12-18 mo
 - ✓ Street Outreach (12-21yr)
 - ✓ Older Youth (18-19yr) 90-120 day
 - ✓ Rapid Re-Housing Program (18-24 yr) 24 mo
 - ✓ reTreats Employment Program
- **Veterans**
 - ✓ Supportive Services for Veteran Families (SSVF)
 - Rapid Re-housing and Support
 - ✓ Homeless Veteran Rehabilitation Program (HVRP)-Employment
- **Families**
 - ✓ Family Interim Housing- 90-120 days
 - Partnership with Avenue of Life and KCPS
 - ✓ Prevention
 - ✓ Permanent Housing
 - Housing Counts
 - Rosehill Townhomes
 - Linwood Gardens
- **Adults**
 - ✓ Street Outreach
 - ✓ Outreach Interim Housing
 - ✓ Next Step-Partnership with ReDiscover
 - ✓ Special Populations
 - Transitional Living Program-24 mo

Success Stories



Please visit “The Road Home” at <https://www.restartinc.org/the-road-home> or scan QR Codes in “The Road Home” Book

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Johnson County Homeless Services Center

Vision: Close the Services Gap

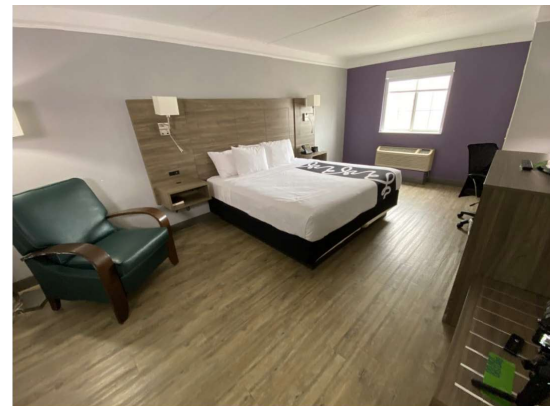
Purpose: Provide safety, stability & resources so people experiencing homelessness can exit into stable housing

Non-congregate: Individuals have private sleeping and bathroom space

Laundry and food provided



Current La Quinta rooms; shelter units will look similar.



Homeless Services Center (HSC)

Key Features and Services

The Lodge

- 50 individual rooms w/private bathroom
- Non-congregate shelter, no shared rooms
 - 30-90 day stay
 - Referred to shelter, enter program
 - No requirement to leave daily (no line ups, no waiting, no walk ups)
 - Laundry and food provided
 - Security: only people enrolled in program allowed on-site
 - Case management and wrap around services available
 - Johnson County Mental Health Clinician/Outreach Workers

The Residences

- 25 studio apartments for transitional living with supportive services
 - Supportive housing for low-income adults.
 - Referrals from The Lodge
 - “Next step” housing when person ready for more independence, can still benefit from on-site services
 - Voucher-based housing (residents pay 30% of income for rent)
 - Case management and wrap around services available on-site
 - Generates revenue for HSC

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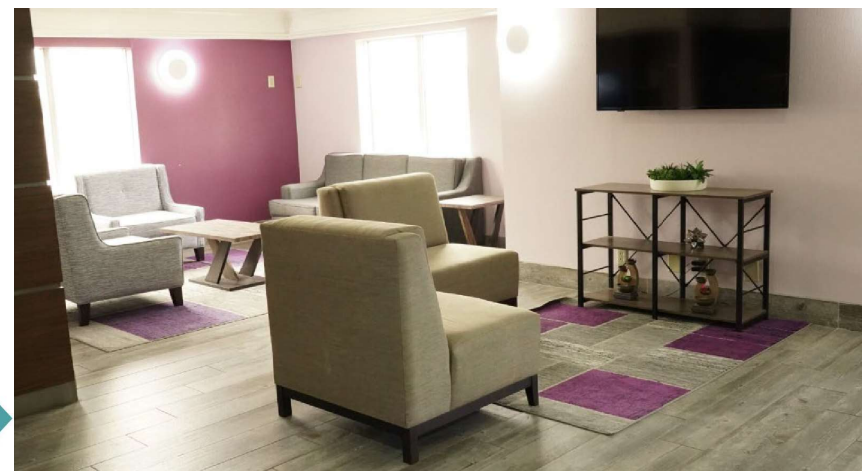


How Will People Come Into HSC?

Coordinated Entry/Referral System

How does Coordinated Entry Work?

1. Anyone experiencing homelessness starts with an assessment and resource connection at one of 4 HUBS in JoCo:
 - Catholic Charities of NE KS, Overland Park
 - Catholic Charities of NE KS, Olathe
 - Johnson County Mental Health, Shawnee
 - Salvation Army, Olathe
2. Households assessed and diverted, if possible
3. If shelter still needed, placed on the **By Name List**
4. When housing units they qualify for become available, household referred to provider
 - **HSC will operate as a referral-based provider**



Service Partnerships and Wrap-Around Supports

- reStart
Case management services and life skills
- Johnson County Mental Health
Clinical mental health services
- Johnson County Community College
Life and employment skills, non-degree certifications and degree programs
- Workforce Partnership
Employment services
- Health Partnership Clinic
Healthcare services

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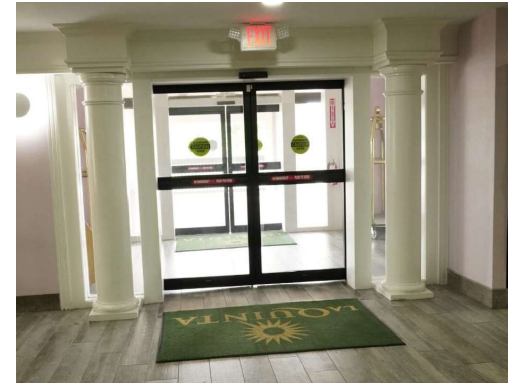
ending homelessness.



Safety and Security

Planned Upgrades for Building Security

- Controlled access to building-must be allowed in by a staff member
 - ✓ Gates installed at driveway entrances; access granted by front desk
 - ✓ Interior and exterior camera & lighting upgrades
- Fire sprinkler installation
- Safe storage provided for items residents want to keep but not allowed on-site
- Hot room installation & protocols for personal items

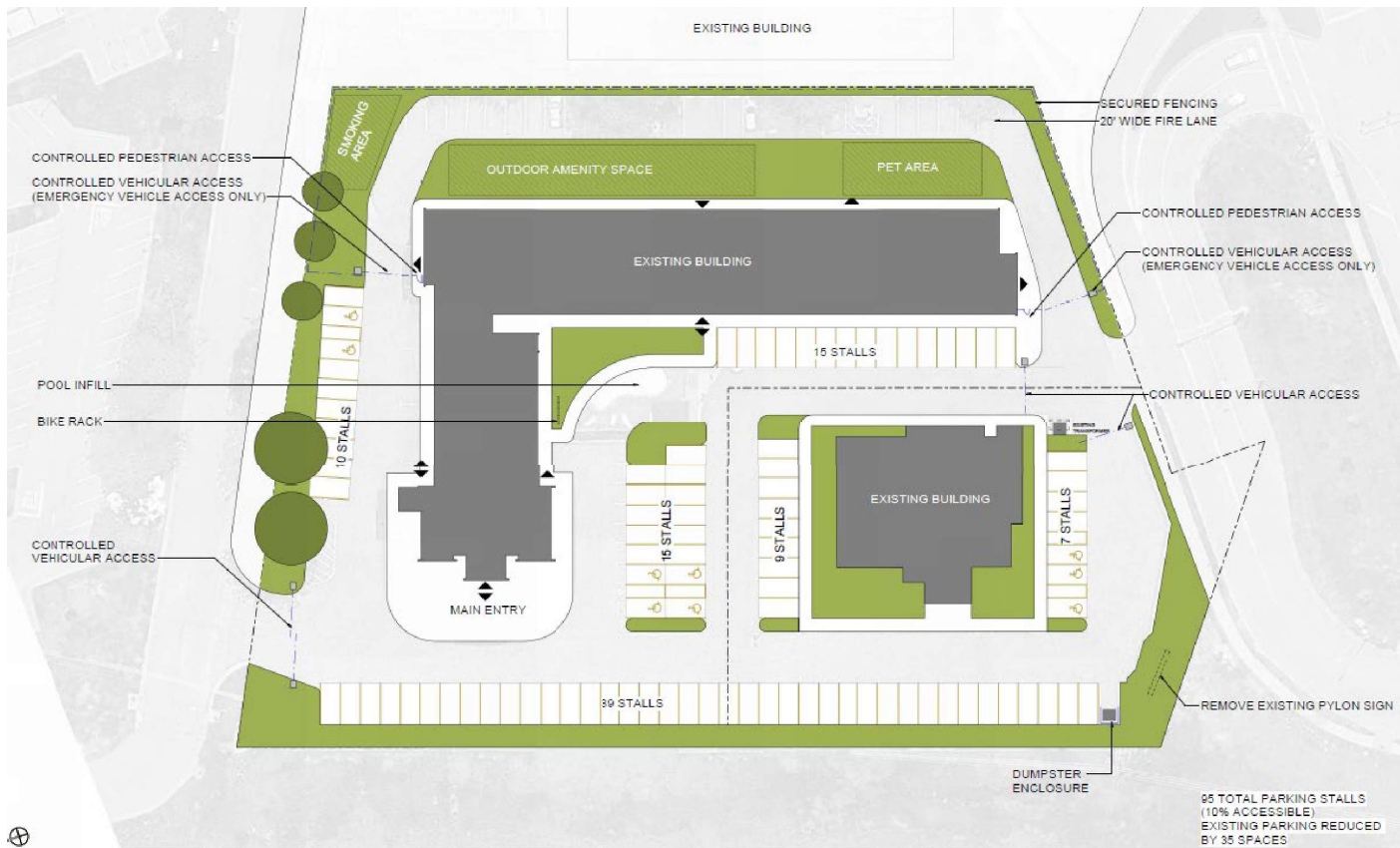


Safety and Security

- **Trained staff on site 24/7**
- Hourly walk through of interior and exterior
- **Program design:**
 - Referral system means staff know who should be on-site
 - No walk-up services provided, means no outdoor waiting, lines, or groups hanging around property
 - 30-90 day stay means staff get to know residents, build relationships
 - Non-congregate setting eliminates most interpersonal conflict
 - Mental health services available on-site means residents getting needed services to prevent/manage symptoms
 - Program rules include curfew
 - Bag searches each time residents enter



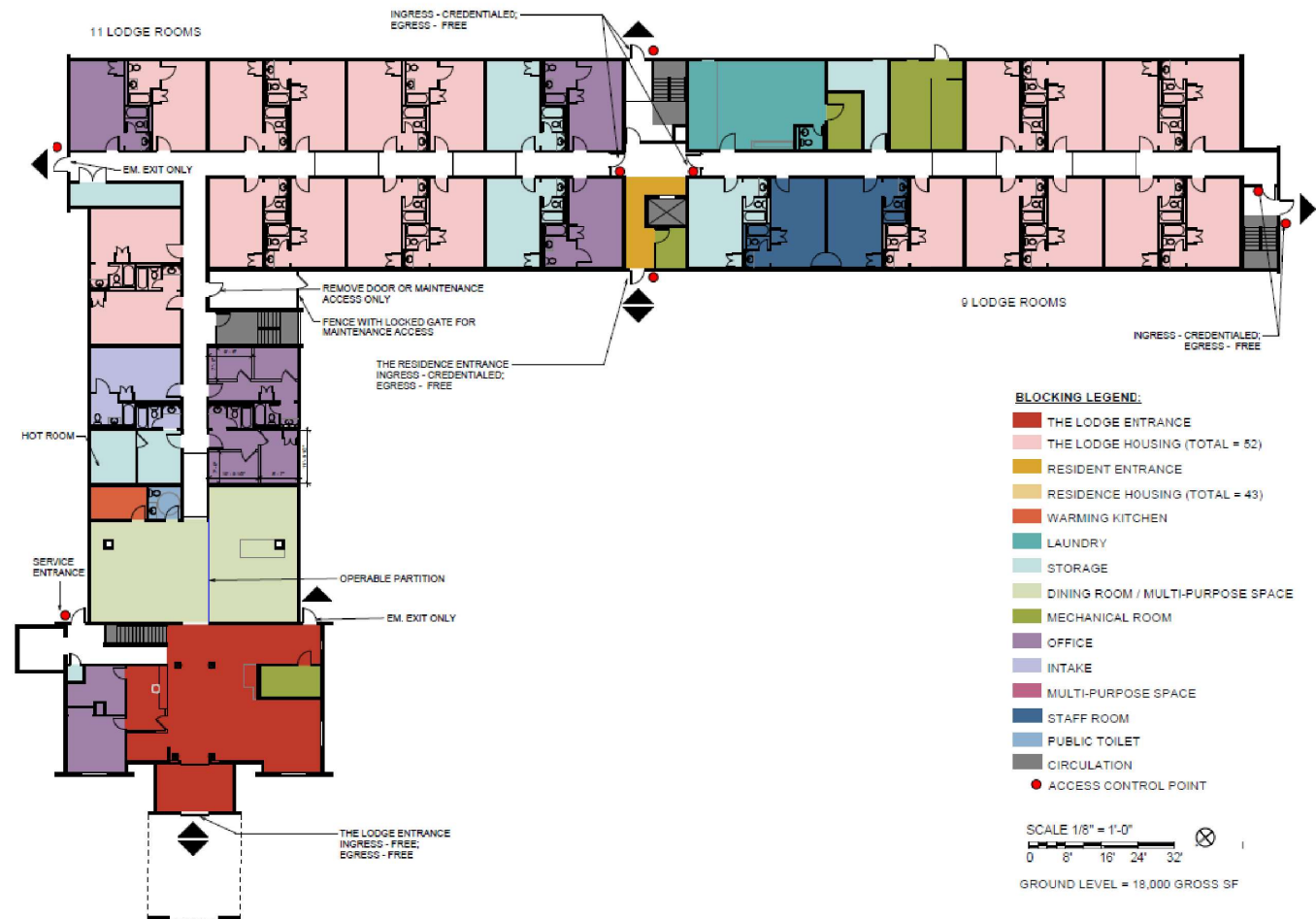
Site Plan-Draft



First Floor- Draft

The Lodge

20 Non- Congregate Rooms



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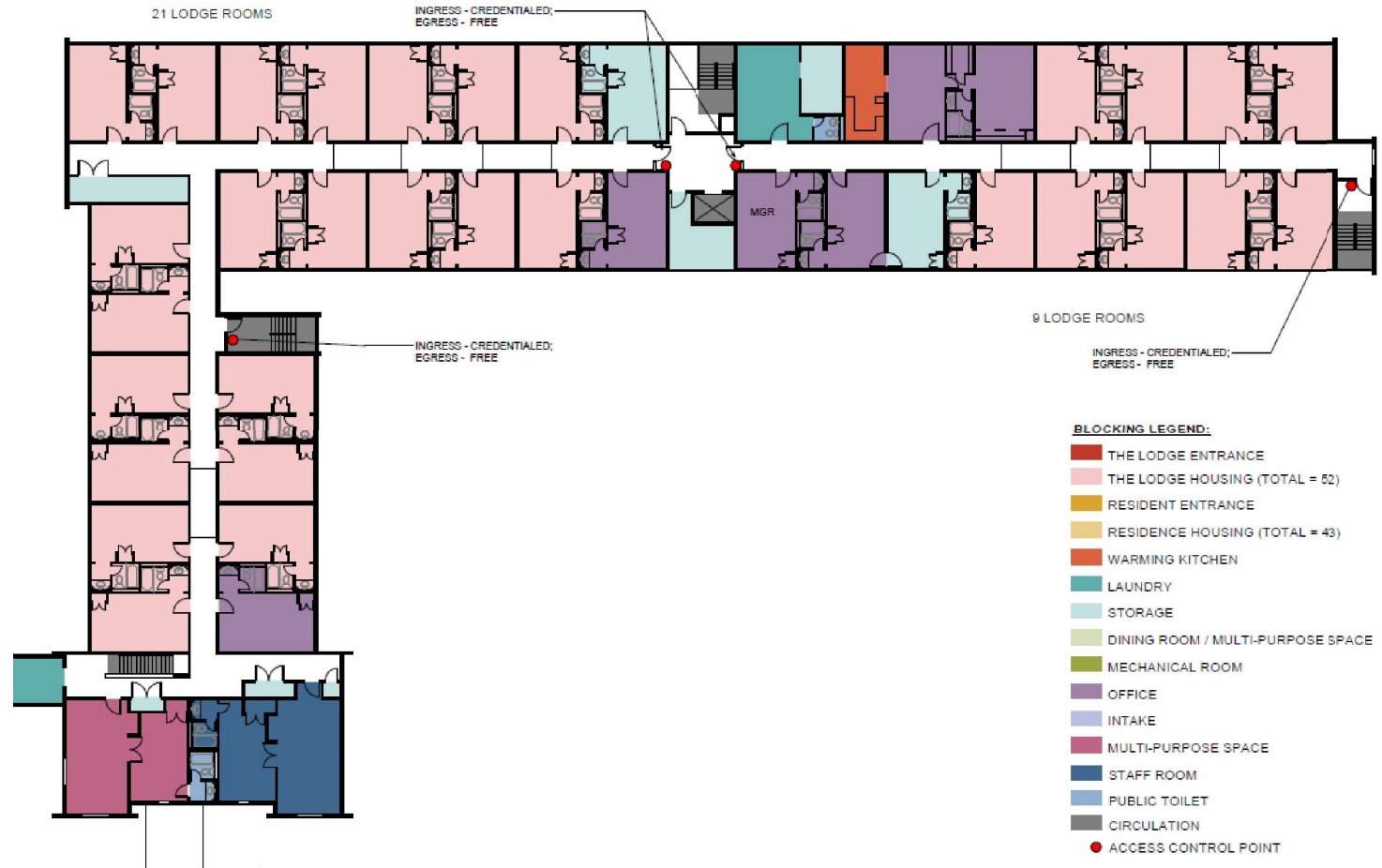
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Second Floor-Draft

The Lodge

30 Non-Congregate Rooms



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Third Floor-Draft-The Residences 25 Studio Transitional Housing



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A Resource for All Street Outreach Teams

- Street outreach teams identify and engage with people who are unhoused to:
 - ✓ Build trust/relationships
 - ✓ Assess needs and barriers
 - ✓ Connect them to services
 - Homeless Services Center is one resource, could be others
- reStart has one street outreach worker in Johnson County
- Johnson County Mental Health has two street outreach case managers
 - ✓ Creation of additional community resources underway

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Community Benefits

Residents

- Cost savings from reduced homelessness across systems
 - ✓ Health and mental health care
 - ✓ Public safety, law enforcement
 - ✓ Schools
- Reduction in number of people experiencing homelessness
 - ✓ Living outside is dangerous
 - ✓ Reduces stress on public spaces, e.g., parks, libraries
- Community well being
 - ✓ Strengthening community ties
 - ✓ Supportive and inclusive community/neighborhood

Businesses

- Increased local economic stability and consumer base
 - ✓ Access to housing, education, employment, supportive services
- Partnership opportunities
 - ✓ Services, employment
 - ✓ Contributions, donations
 - ✓ Volunteer and employee engagement opportunities

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Homeless Services Center

Where Are We Now?



Next Steps

Project Milestones

- Board of County Commissioners - Assignment Agreement & construction funding
 - ✓ July 25th
- Apply for Special Use Permit from Lenexa
 - ✓ Application submitted July 22nd
 - ✓ Planning Commission Aug 26th
 - ✓ City Council Sep 17th
- Operations funding commitment requested
 - ✓ From cities Aug 20th
 - ✓ BOCC Aug 22nd
- reStart meeting with local funders
- Closing on building end of October
- Renovations
 - ✓ Nov 2024-Aug 2025
- Opening Sept/Oct 2025
 - ✓ Contingent on final renovation schedule, supplies

Community Engagement

- Sessions for nearby neighbors, businesses
- Lenexa Planning Commission public hearing
- All-Community meetings planned for August 21st and 22nd
 - ✓ Open to anyone interested in learning more about HSC
- Additional sessions as needed - suggestions?

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Call to Action

- How to get involved
 - ✓ Attend and Share Upcoming Meetings
 - ✓ Visit HSC website: jocogov.org/homelesservicescenter
 - ✓ Visit CoC website <https://ucsjoco.org/homelessness/>
- Long-Term Commitment
 - ✓ Encouraging support and engagement
 - ✓ Identify opportunities for future collaboration and impact
 - ✓ Consider donating, volunteering
- Ask Questions

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Questions

reStart Contact Information:

Stephanie Boyer, CEO
sboyer@restartinc.org

Jonathan Roberts, COO
jroberts@restartinc.org

Jessica Brown, Director of
Shelter and Clinical Services
jessicabrown@restartinc.org

Johnson County Contact Information:

Megan Foreman,
Housing Coordinator
Megan.foreman@jocogov.org

United Community Services Contact Information:

Kristy Baughman,
Executive Director
kristyb@ucsjoco.org

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Homelessness in Johnson County

2024 PIT Snapshot

ON JANUARY 24TH

250

people in Johnson County were experiencing homelessness

TRANSITIONAL



10.5%

UNSHELTERED



23%

SHELTER



66.5%

**percent of those counted on January 24th

WHAT IS PIT?

Point in Time (PIT) count is a snapshot on a **single night** in the last ten days of January of everyone in the county who is experiencing homelessness.

EMPLOYMENT



42%

OF ADULTS WERE CURRENTLY EMPLOYED

INCOME



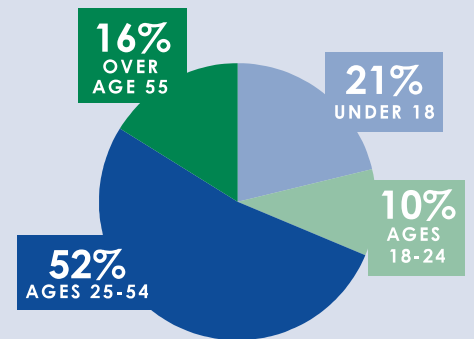
51%

OF ADULTS HAD INCOME (I.E. EMPLOYMENT AND/OR DISABILITY BENEFITS)

AVERAGE MONTHLY HOUSEHOLD INCOME

\$1,830

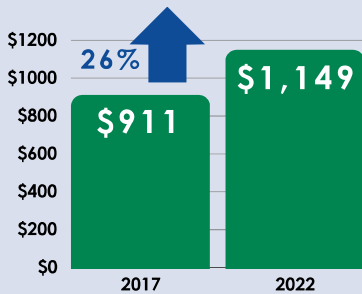
PIT COUNT BY AGE



85%

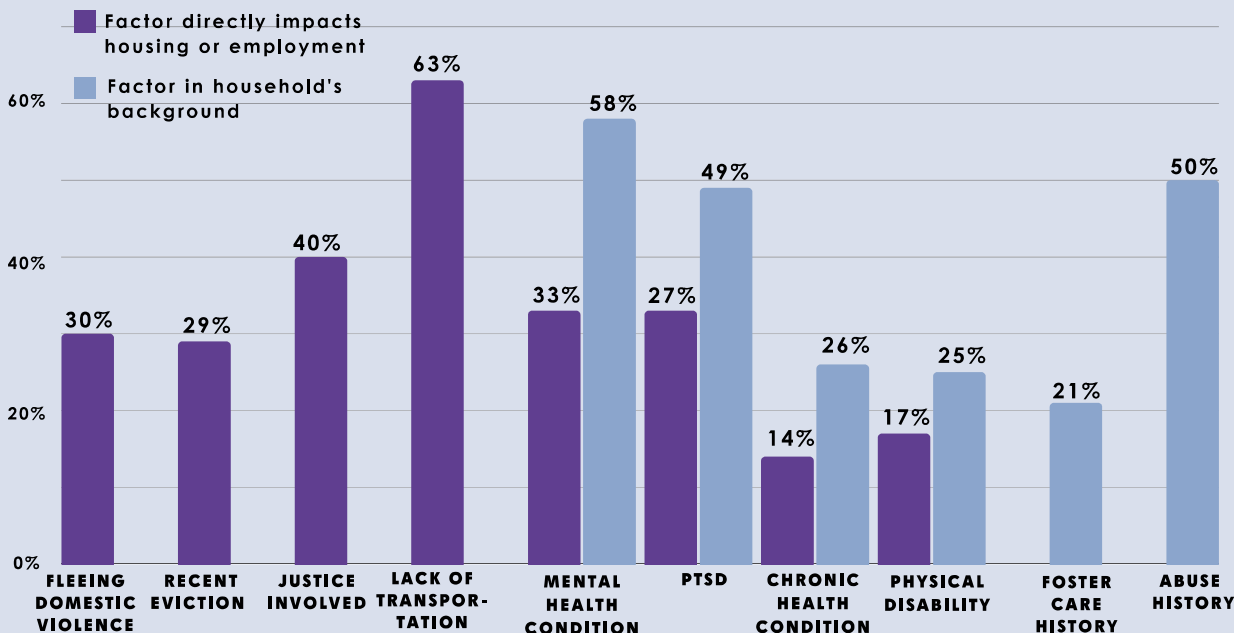
OF HOUSEHOLDS COUNTED WERE ADULTS-ONLY

INCREASE IN MEDIAN RENT FOR A 1-BEDROOM IN JOHNSON COUNTY



Source: US Census, ACS 1-Year Estimates

HOUSEHOLDS FACE MANY CHALLENGES



47%

OF HOUSEHOLDS WERE EXPERIENCING THEIR FIRST INCIDENT OF HOMELESSNESS

9

VETERANS

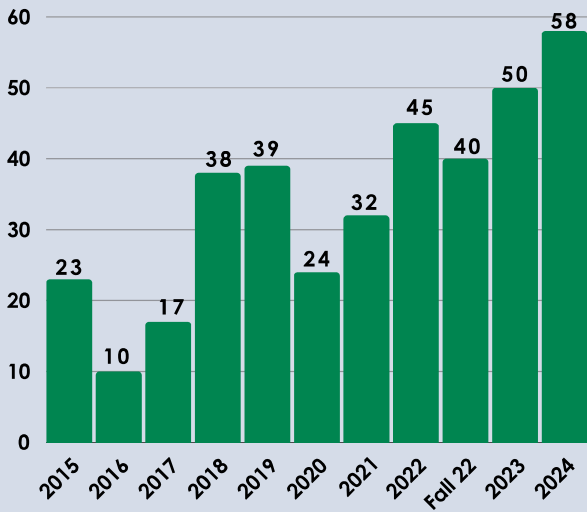
18

UNACCOMPANIED YOUTH AGES 16-24

6

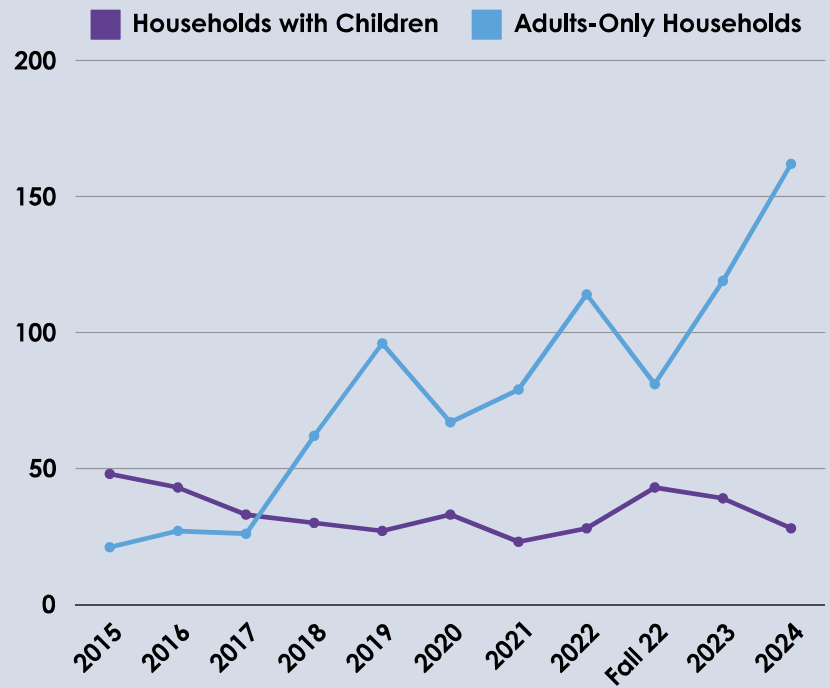
UNACCOMPANIED PARENTING YOUTH AGES 16-24

UNSHELTERED PERSONS



Number of people counted who were staying outdoors, in a vehicle, or other places not meant for habitation on the night of the PIT Count

HOUSEHOLDS BY TYPE



ADDITIONAL LONG-TERM DATA

Have you ever lived in a vehicle in Johnson County?

43%



of households said yes

Have you ever lived outside in Johnson County?

49%



of households said yes

Have you ever been forced to relocate from an outdoor sleeping location in Johnson County?

24%



of households said yes

Have you ever experienced violence while you were unhoused?

33%



of adults said yes



Homelessness in Johnson County

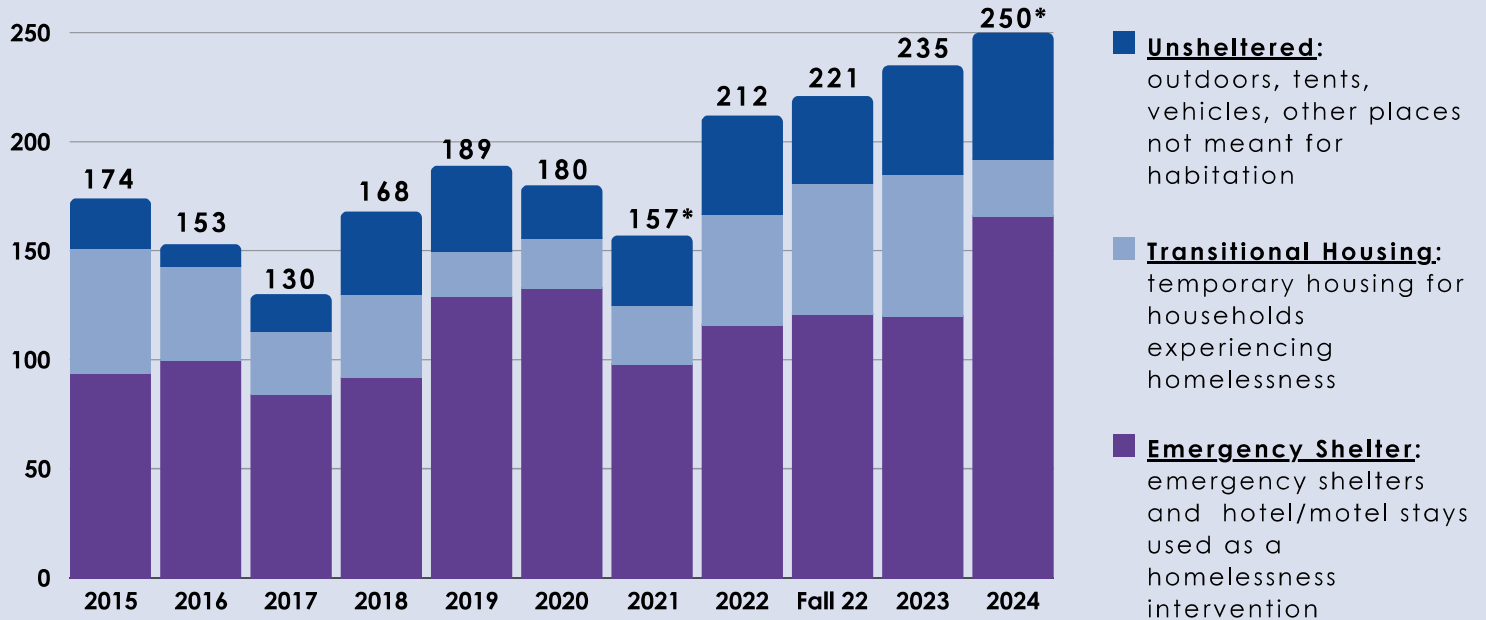
Understanding the Data

CONTINUUM OF CARE & THE PIT COUNT

Johnson County's Continuum of Care on Homelessness is a collaboration of public and private service providers committed to quickly and effectively responding to housing crises to either prevent or end homelessness among Johnson County residents. The U.S. Department of Housing and Urban Development (HUD) requires that Continuums of Care conduct an annual Point in Time (PIT) count of households within their geographic region experiencing homelessness on one night in the last 10 days of January. The count is a snapshot on a single night that is used to monitor trends year to year and identify unmet needs among residents experiencing homelessness. In Fall 2022, Johnson County's Continuum of Care conducted a count for local data analysis.

Who is counted: people staying in shelters, transitional housing programs (dedicated to homeless households, up to 24 months), or in unsheltered locations such as tents, vehicles, or other places not meant for habitation. HUD does not count households who are temporarily doubled up with friends or family.

PIT COUNTS BY LOCATION



*Notes: The 2021 PIT count was likely lower due to safety protocols implemented during the COVID-19 pandemic. In 2024, the CoC HMIS Committee recategorized one project from transitional housing to emergency shelter.

TRENDS IN PIT DATA

The number of people counted during the 2024 PIT count was 250, a 6% increase from January 2023 and a 44% increase from January 2015. Other notable trends over the last 10 years include:

- The number of households with children has remained relatively flat in the county and the number of adults-only households has increased significantly. From 2015 to 2024, the number of adults-only households rose from 21 to 162, a 671% increase.
- The number of people who were unsheltered on the night of the count rose significantly over time, from 23 people in the 2015 count to 58 people in the 2024 count, a 152% increase.

These trends indicate the need for a shelter for adults experiencing homelessness in Johnson County.

WHAT IS A COORDINATED ENTRY SYSTEM?



A **Coordinated Entry System (CES)** is a lifeline for those seeking housing services in Kansas. Established by a regional Continuum of Care, the CES provides a process to ensure all people experiencing a housing crisis have fair access to assistance, prioritizing those most vulnerable based on their needs.

Imagine a family who has lost their housing.

They've tried staying with friends, maybe even in a hotel, and are now living in a car. They've run out of options. That's where CES comes in. The family will meet with one of the CoC's network of trained staff who will assess the family's needs and help connect them with services and place them on a list for housing supports. The CES standardizes the assessment process across agencies so assistance is most effective.



TYPES OF SUPPORT



Transportation



Access to
Healthcare



Education &
Employment
Supports



Childcare
Supports



Rental & Utility
Assistance



Longer-term
Housing



Emergency
Housing

Support can also include helping people solve housing issues on their own through connection to community resources, subsidized housing or housing vouchers. Types of support available vary in different parts of the state due to limited resources.

COORDINATED ENTRY CORE COMPONENTS

1 ACCESS POINTS

- First points of contact with the crisis response system for most people
- Provide referrals to emergency services and begins the assessment process to determine suitable interventions

3 PRIORITIZATION

- Shifts focus from "first-come, first-served" to prioritizing those with the greatest vulnerability to receive support first

2 ASSESSMENT

- Critical in prioritizing individuals based on **vulnerability factors**
- Asks questions like "Do you need medical care?" and "Are you safe?" to evaluate immediate needs

4 REFERRAL

- Matches people with greatest vulnerability to appropriate housing and services
- Ensures clear communication about expectations from all parties involved

VULNERABILITY FACTORS & EXAMPLES OF SUPPORTS

- Chronic homelessness
- Fleeing domestic violence
- Unsheltered
- Veteran
- Older adult (60+)
- Households with minor children
- Transition aged youth (18-24)
- Disability (physical or mental)


Lisa, fleeing an abusive relationship, needed a few months to earn income on her own so she could afford first and last month's rent.



David, a veteran whose home burned down, needs shelter & case management support to get back into housing.



Darryl, 18-24 with an intellectual disability, was dropped off at a shelter by his caregiver. He needs intensive support & a group home.



To ensure all people in Kansas have a chance to find stable housing, we must do more to support the Coordinated Entry System and CoC partner agencies, which work together to help families in crisis find the assistance they need when they need it most.

WHAT IS THE CONTINUUM OF CARE ON HOMELESSNESS?



The **Continuum of Care (CoC)** is a community collaboration that seeks to improve the community's response to poverty and homelessness. There are five CoCs in Kansas, each covering its own geographic region and consisting of a range of community partners, advocates and stakeholders working together.

A COMMUNITY COMMITMENT TO END HOMELESSNESS

A CoC is...



A **community effort** to identify & address the needs of those at risk or experiencing homelessness



A **system of care** providing temporary & permanent interventions to solve homelessness



The **Housing and Urban Development (HUD) funding program** for homeless services in a region



A **geographic area** of jurisdictions working to develop coordinated homelessness services

CoC Goals

- Coordinate homeless services, including prevention, outreach, emergency shelter, rapid rehousing, transitional & permanent supportive housing
- Optimize self-sufficiency for individuals & families experiencing homelessness
- Implement a Coordinated Entry System
- Coordinate grant funding
- Monitor individual & system data



WHO MAKES UP THE CoC?

There are five CoCs in Kansas and each covers its own geographic region. Johnson, Sedgwick, and Shawnee counties have their own CoCs. Wyandotte is part of a bi-state CoC with Jackson County, Missouri. The Kansas Balance of State CoC manages all other counties, divided into 9 regions.



📍 Emergency Shelter 🟡 Transitional Housing 📍 Permanent Housing (Rapid Re-Housing or Permanent Supportive)

CoCs are made up of a wide range of public and private partners, advocates, and stakeholders which could include: social service providers, healthcare and mental health providers, faith groups, local government, substance abuse providers, domestic violence agencies, schools, corrections, public housing authorities, people with lived experience and community members.

WHO DOES THE CoC HELP?

Kansans at risk of losing housing or who are homeless, including:



Individuals & Families



Survivors of Domestic Violence



Older Adults



People with Physical/Mental Disabilities



Transition Aged Youth



Corrections Re-Entry



Veterans

WHAT SUPPORT SERVICES ARE OFFERED?

- Street outreach services
- Assistance to prevent homelessness
- Short-term shelters for: families, individuals, transitional aged youth, and adults and families fleeing domestic violence
- Transitional Housing
- Rapid Rehousing: 3-24 months of rent assistance and case management
- Permanent Supportive Housing: long-term rent assistance and support services for households with disabilities



HOW CAN I HELP?

CoCs are open to all who wish to work together to prevent and end homelessness in their community. To learn more about getting involved, contact your region's CoC lead agency.



You're invited!

Attend a meeting to learn more about a homeless services center planned for the current La Quinta Hotel (I-35 and 95th St.) Plans are for a **year-round, 24/7 facility** with private rooms and services to help people move into stable, permanent housing.

Two opportunities available

The content of each is the same.

July 24, 6-7:30 pm,
Church of the Resurrection (O.P.)

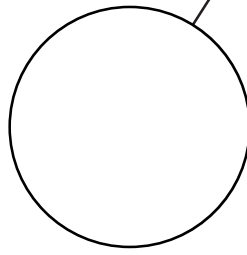
July 29 6-7:30 pm,
North-Central Multi-Service Center (Lenexa)

Please scan the QR code or visit bit.ly/hcs-neighborhood-meeting to register.

Registration is required. For questions or to RSVP by phone, please call **913-715-2215**.



bit.ly/hcs-neighborhood-meeting



¡Está invitado!

Asista a una reunión para obtener más información sobre los planes de contar con un centro de servicios para personas sin hogar en lo que es actualmente el Hotel La Quinta (I-35 y 95th St.) Los planes son contar con una **instalación abierta durante todo el año, las 24 horas del día, los 7 días de la semana** con habitaciones privadas y servicios para ayudar a las personas a mudarse a una vivienda estable y permanente.

Dos oportunidades disponibles.

El contenido de cada una es el mismo.

24 de julio, de 6 a 7:30 p. m.,
Iglesia de la Resurrección (O.P.)

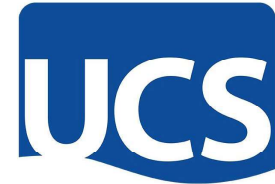
29 de julio, de 6 a 7:30 p. m.,
Centro de Servicios Múltiples Norte-Central (Lenexa)

Escanee el código QR o visite bit.ly/hcs-neighborhood-meeting para registrarse.

Es necesario registrarse. Si tiene preguntas o desea confirmar su asistencia por teléfono, llame al **913-715-2215**.



bit.ly/hcs-neighborhood-meeting



Please Join Us!

Informational meeting for businesses about Johnson County's proposed homeless services center

Johnson County Government entered a real estate purchase contract for the La Quinta hotel and former Denny's restaurant properties near I-35 and 95th Street. The property is in Lenexa and near Overland Park. The intended use is a **year-round, 24/7 homeless services center** which would provide private rooms for residents to stay in while they receive case management and wrap-around services to stabilize and move into stable, permanent housing.

reStart Inc. was selected as the owner and operator of the proposed project. We know that **businesses in the area may have interest** in how reStart plans to serve our county's unhoused residents, maintain security, and communicate with neighbors like you.

We are offering **two meetings** for nearby businesses to learn more, ask questions and provide feedback.

In-person option

Thursday, July 25th, 7:30 to 9 a.m.
Holiday Inn Express & Suites – Lenexa
9620 Rosehill Road, Lenexa 66215
Refreshments provided

Virtual Option

Friday, July 26th, 12-1:30 p.m.
Please register to receive a Zoom meeting link

Registration is required to attend either event.

The content of each one is the same, so you would only need to attend one.

Please scan the QR code or visit bit.ly/hcs-business-meeting to register.

You will be able to choose between the two meetings.

For questions or to RSVP by phone, please call **913-715-2215**



bit.ly/hcs-business-meeting

From: jim abel <jimabel@wordsandmusic.us>

Sent: Monday, August 19, 2024 2:20 PM

To: Julie Sayers <jsayers@lenexa.com>; Joe Karlin <jkarlin@lenexa.com>; Courtney Eiterich <ceiterich@lenexa.com>; Bill Nicks <bnicks@lenexa.com>; Mark Charlton <mcharlton@lenexa.com>; Melanie Arroyo <marroyo@lenexa.com>; Chelsea Williamson <cwilliamson@lenexa.com>; Craig Denny <cdenny@lenexa.com>; Chris Herron <cherron@lenexa.com>; CD Planning <Planning@lenexa.com>

Subject: Please Consider Approval of the Homeless Services Center

Mayor Sayers and the Lenexa City Council, Planning Commission, and Staff,

My name is Jim Abel, and I live in Leawood. I'm writing to share my strong support for the proposed homeless services center in Lenexa. As a member of the JoCo community, I believe this project is important for helping those who need it most and for showing that we care about everyone.

Here are a few things I think are worth consideration:

- * Building Use: The old hotel can be turned into a homeless services center without much trouble, making it a smart choice and a good reuse of an existing building.
- * Community Benefits: This center will fill a real need in our area, help keep people safe, and make our community a better place for everyone. By providing services to those who are struggling, the center will help reduce the pressure on our emergency services and contribute to a stronger, more stable community.
- * Location: The center's chosen location is a good one. It's close to other necessary services and won't change the feel of the surrounding neighborhood. This project won't harm the nearby properties.

I know there's been a lot of talk about this proposal, and not all of it has been accurate. I hope the council, commission, and staff will look at the real facts and the positive impact this project can have, as laid out in the special use permit application.

I truly believe that the homeless services center will be a valuable addition to Lenexa and Johnson County. I encourage you to approve the special use permit and support this important project.

Thank you for taking the time to read my thoughts.

Sincerely,
Jim Abel

From: Carrie Agnew <carrhett04@hotmail.com>
Sent: Wednesday, August 21, 2024 4:35 PM
To: CD Planning <Planning@lenexa.com>
Subject: URGENT

Dear Lenexa Planning Commission,

I am writing in support of the housing crisis service center at 95th and I35. Housing in Johnson County is very expensive and we have no place in the county for people to go if they lose access to a safe home. All kinds of things happen to Johnson Countians that can result in losing access to a home, like medical bills and bankruptcy, divorce, and domestic issues. I picture a young mother trying to provide for a child and the rent has just become too high. Let's help these Johnson County residents get back on their feet with shelter and services.

I am connected to the church that is offering emergency winter shelter, but that is not the same thing. That's just to keep people from freezing overnight in winter. Let's try to keep people out of that kind of situation in JOCO.

I am a proud of our community. Please provide a place for these deserving Johnson Countians so they can make their lives better.

Warmly,

Carrie Agnew
785-979-9986

From: Daholt <d2aholt@sbcglobal.net>
Date: March 27, 2024 at 9:58:48 PM CDT
To: Chelsea Williamson <cwilliamson@lenexa.com>
Cc: Beccy Yocham <byocham@lenexa.com>
Subject: Re: LaQuinta

Thank you for getting back.

Unfortunately the county has moved forward with this very bad idea- so no point in contacting the county going forward.

The only way it can be stopped is for Lenexa to stop it.

It needs to be stopped.

Thank you very much,

Don and Diane Aholt

Sent from my iPad

On Mar 26, 2024, at 5:32 PM, Chelsea Williamson <cwilliamson@lenexa.com> wrote:

Good evening, Mr. & Mrs. Aholt,

Thank you for your email. As you know, the proposed homeless service center is not a City project, but rather a Johnson County proposal. Lenexa's role in the process will be to review any applications which are filed with the City against our City Code requirements.

The proposal to convert the LaQuinta into a homeless service center will require that the owner/operator obtain a special use permit from the City. At this time, an application for a special use permit for a homeless service center has not been submitted. However, we are gathering public comments received about the proposal and will include those in the public record at such time as an application is filed and yours will be included.

Johnson County has provided public information about the proposal here:

<https://www.jocogov.org/department/housing-services/homeless-services-center>. Additional questions should be directed to Megan Foreman, Johnson County's Housing Coordinator, at 913-715-2215 or Megan.Foreman@jocogov.org. Thanks again.

Chelsea Williamson

City Council Member | Ward 3

City of Lenexa

City Hall: [913.477.7550](tel:913.477.7550)

Phone: [913.303.0909](tel:913.303.0909)

[Cwilliamson@lenexa.com](mailto:cwilliamson@lenexa.com) | www.lenexa.com

The City of Lenexa: Leaders in the delivery of exceptional public service.

From: Daholt <d2aholt@sbcglobal.net>
Sent: Thursday, March 21, 2024 9:49 PM

To: Chelsea Williamson <cwilliamson@lenexa.com>

Subject: LaQuinta

We understand that Johnson County is going ahead with this mess and area cities will be dumping guys into this Lenexa building near Oak Park Mall. Having seen in person what this means to a city like Portland Oregon where local stores lock their doors during the day to meter in customers because of crime created by the homeless mobs. Stores, restaurants, and other businesses close down. Why is Lenexa the dumping ground for the area and being used. These are not families being helped to get back on their feet. These are mostly able bodied guys being given free room and board who rather be high and don't want to work. Why is Lenexa letting this happen and getting bulldozed by the county and other area cites.

Stop this mess

Sent from my iPad

> On Jan 20, 2024, at 7:22 PM, Daholt <d2aholt@sbcglobal.net> wrote:

>

> Dear Council Person.

> There are two other items that are important for Lenexa that need attention.

>

> The first is converting the old LaQuinta inn into a homeless shelter for men. Concentrating the population of guys with problems (drugs, mental, etc.) will enable more of the same and likely make the facility a drug center along I 35. This is a very bad idea on many levels with safety being most important. There are other things that can be done that cost less like some rent subsidy. We recommend this not be approved to go forward.

>

> The second item is the toll road planned for K10. In reading the details it has no benefit for residents. It doesn't pay off the road expansion. Tolls are collected to pay the company supplying and operating the toll system. There is nothing for the taxpayers except paying a toll to use it. In other places people avoid the toll lane as no one wants to pay tolls. Taxpayers are paying for the road and we want to use all the lane lanes we paid for, unencumbered— not pay a toll company to make money. There is a stipulation that after 10 years "if" there is money left over it may go to the county. This is a red herring. Could you please look into this and stop this from going forward— there is no benefit to us taxpayers.

>

> Thank you very much.

>

> Don and Diane Aholt

> 25008 W 98 Street

> Lenexa KS 66227

> 913-484-7418

> Sent from my iPad

>

>> On Jan 6, 2024, at 7:13 PM, Daholt <d2aholt@sbcglobal.net> wrote:

>>

>> Dear Council Person,

>> We understand that over the holidays an apartment complex at K10 and Canyon was approved by the Planning commission.

>>

>> There has been no time for people in Canyon Creek to evaluate that. Apartments at that location was rejected previously and need to be rejected again for same reasons as back then including not in accordance with the master plan for city and county. There was supposed to be single family homes at the location.

>>

>> Please reject the project in total. No one in Canyon Creek wants apartments at that location. There are plenty of other places for apartments.

>>

>> Thank you very much

>>

>> Don and Diane Aholt

>> 25008 W 98 Street

>> Lenexa, KS 66227

>> Sent from my iPad

From: altwegg@yahoo.com <altwegg@yahoo.com>
Sent: Tuesday, August 6, 2024 8:03 PM
To: CD Planning <Planning@lenexa.com>
Subject: Lenexa HOMELESS SHELTER / 95th st & Quiveria

I am writing to request that this project be halted and the permits frozen until this can be put to a vote of the residents who live in the area to approve the zoning request or deny it.

This will have significant impact on the property values in this area and the home owners in this area, of which I am one, were not given disclosure of this being built here nor the vote to approve or deny this.

The County as I understand it, without seeking the approval of locals in this area, or without any kind of democratic process are forcing this and now fast tracking it as public support is collapsing for this. I am my neighbors, who are equally different political parties do not want this being built by our homes. The impact this will likely have on our property values and community, with unknown people, who I have also been told are likely to be dropped off here by bus from having crossed the border illegally also introduce a unknown crime factor into our community.

The Board of Commissioners called for a vote to require that only legal residents, here by student visa, or work visa or legal citizen and having a prior established residence in Johnson County declined and voted to not require legal residence to protect us from gangs, cartels and human trafficking moving into our area.

The fact this project is now reportedly being fast tracked, is another concern, why are the voters who live in this area having this forced on us and why has this not been put to a vote?

I urge the city of Lenexa, to protect our Democracy, and freeze all permits and processes in this, and to require that this be put to a vote. There is no reason this should not be put to a vote. This will impact our community and our homes and has a unknown impact to our neighborhoods.

Please protect the city of Lenexa, and require that the county put this up for a vote if they want to put it in Lenexa.

Please also require that legal residence be required, for the permit to be approved. Every person granted access who is not a legal residence, is taking the spot of someone who is in need of housing in our county, who has paid taxes and worked here and obey all laws, who has fallen on hard times. We need to stand up for our own residents, not enable a regional illegal immigrant relocation camp project.

This project does not have Democrat or Republican support. This is not a one party issue and it needs to be put up for vote, so locals who live here and pay taxes, are able to vote on it.

Thank you
Mathew Altwegg
12923 W 102nd St
Lenexa, KS 66215

From: Renee Badami <rcbadami85@gmail.com>
Sent: Monday, August 19, 2024 5:36 PM
To: CD Planning <Planning@lenexa.com>
Subject: RE: Lenexa Homeless Shelter

Dear Mayor and City Council members:

Please vote NO on the request from reStart for funding to operate the homeless shelter in Lenexa.

All taxpayers in Johnson County have already pitched in over \$10 million for the purchase and operation of the shelter. They have been asked to fund \$430,000 over the next eight years to subsidize the operations.

So this is NOT a one-time expense. What is the true cost of any shortfalls? Who will pay for those cities not participating. [Page 5 of the packet on this item](#) shows that it's a proposal for us taxpayers to fund the shelter for the next 8 years. And... the per capita cost increases each of those 8 years.

Page 8 of the packet shows that 50 people were counted as "unsheltered" in Johnson County on January 24 of this year. Unfortunately, those 50 people will NOT receive priority in the shelter. On July 25, the Board of County Commissioners (BOCC) voted NOT to check for ties to Johnson County when allowing for residence in the shelter.

In that same July 25 meeting, County Commissioners voted to allow residence in the shelter for people in our country illegally. So a room in the shelter could house someone in our country illegally, while there may be "no room at the inn" for someone from Johnson County, who's living out of their car or in a tent.

Your duty as mayor and city council members is to act in the best interests of Lenexa residents.

Giving money to an organization that gives the same priority to those outside of Johnson County – and those who aren't even citizens – is contrary to our best interests. It's just wrong.

So... please vote NO on this request to spend our tax dollars when it's not in the best interests of your constituents.

Renee Badami
14301 Larsen
Shawnee Mission, Ks. 66221
913.220.9544

From: Mike Badami <mike@ixtlog.com>
Sent: Thursday, August 15, 2024 7:12 AM
To: CD Planning <Planning@lenexa.com>
Subject: No don't put in

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

, please put it away from the city
Sent from my iPhone

From: Julie Sayers <jsayers@lenexa.com>
Sent: Thursday, August 8, 2024 3:57 PM
To: Frank Bannister <fb4788@embarqmail.com>
Subject: Re: Lenexa Homeless Shelter

Good afternoon Mr. Bannister, your email has been received and forwarded for the public record on this matter.

Julie Sayers
Mayor
City of Lenexa
913.477.7567
jsayers@lenexa.com | www.lenexa.com

The City of Lenexa: Leaders in the delivery of exceptional public service

From: Frank Bannister <fb4788@embarqmail.com>
Sent: Thursday, August 8, 2024 3:08 PM
To: Julie Sayers <jsayers@lenexa.com>; Joe Karlin <jkarlin@lenexa.com>; Courtney Eiterich <ceiterich@lenexa.com>; Mark Charlton <mcharlton@lenexa.com>; Melanie Arroyo <marroyo@lenexa.com>; Chelsea Williamson <cwilliamson@lenexa.com>; Craig Denny <cdenny@lenexa.com>; Chris Herron <cherron@lenexa.com>
Subject: Lenexa Homeless Shelter

Mayor Sayers and Lenexa City Council Members:

My name is Frank Bannister. I am a JOCO resident. I wanted to provide comments regarding the upcoming, August 26, 2024 vote, regarding a Homeless Shelter being proposed by JOCO Commissioners and to be voted on by the Lenexa city council. Location of the proposed shelter is I-35 and 95th Street, Lenexa.

I am a Christian and have patterned my life after the moral and ethical conduct as outlined in the scriptures. We are instructed to, "Love our neighbor as ourselves". My current neighbors on my right and left are not homeless and my guess yours are not either. However, the scriptural admonition here is to care for people who come across our path who are in need and take care of them with the same diligence and priority as we give to ourselves. I am well aware of the homeless issue in our country, county and city.

I fully support a focus on addressing the homeless crisis. I applaud both Lenexa and JOCO for having this focus, however, I am asking you to vote NO August 26, and put forth a tabled motion until more thought and consideration is given to this project. Below are my reasons:

1. My understanding is that this shelter will be open to anyone from anywhere with no priority to JOCO residents. Consequently, it can be predicted with a small amount of common sense, the shelter will not be providing resources for JOCO residents. Since JOCO taxpayers are funding this shelter, it seems to me there should be some sort of focus for JOCO homeless. Granted, not an easy issue but more thought and study is needed here I believe.

2. It is my understanding, ReStart, the company chosen to manage the shelter, would start the program with a \$500,000 deficit?? Is this correct?? How does it make sense to hire a management company for any service starting with that large of a deficit?
3. Since ReStart will be using the Federal Governments HUD Homeless Guidelines, Coordinated Entry System, there is absolutely no vetting of anyone. So, that being the case, and given our country, county and city is different than it was 5 years ago with millions of illegals pouring into this country unvetted, there will be an extreme and concerning population mix within this shelter. Given that truth, the location of the shelter will, unfortunately, be a gathering point and target for not only persons there for the right reasons but persons who are there and connected to other persons, who are there or will come there, for the wrong reasons. Is Lenexa ok with this?? Don't forget Costco is right here too with families, women, men, children, elderly, simply there to buy groceries at all times of the day and evening.
4. No amount of money will solve the homeless problem here and in America. We are told in scripture the poor will always be among us. I think a better management model JOCO and Lenexa should benchmark is City Union Mission. Being a 501(c)(3) non-profit, they obviously are not funded by tax payers but their track record for almost 100 years in KC is remarkable. I was thinking what that mission could do in Lenexa with the close to 10 million JOCO has spent or will be spending in just start up costs for the Lenexa shelter. My point being, did anyone do some creative due diligence to see if another shelter management and approach is worthy of consideration?? My understanding is, JOCO commissioners have not spoken to City Union Mission – very odd in my way of thinking. Another reason I am asking for you to vote no. I don't think due diligence has been done.

Thank you and for the reasons above, I am asking you to vote no August 26, 2024 regarding the Lenexa Homeless Shelter item. Not near enough thought and due diligence has been completed. As a taxpayer funding a shelter, I request more study and benchmark needs to have been completed. This is a HUGE deal!!

Sincerely,
Frank Bannister
Gardner, KS
913-269-8146

From: Larry B <lgb19591@outlook.com>
Sent: Wednesday, August 7, 2024 6:47:28 PM
To: Connor, Joe, CMO <Joe.Connor@jocogov.org>
Cc: Scott McCullough <smccullough@lenexa.com>
Subject: Re: Homeless Shelter SUP/Restart

That's not what I asked. While that may be their budget, I am asking you if the figures make sense, as on the surface they don't. Are you saying you just accepted whatever they provided and didn't do any due diligence on their figures?

If so, that is beyond concerning.

I hope Lenexa under Mr. McCullough's team does a better job, which I trust they will.

From: Connor, Joe, CMO <Joe.Connor@jocogov.org>
Sent: Wednesday, August 7, 2024 5:57 PM
To: Larry B <lgb19591@outlook.com>
Cc: smccullough@lenexa.com <smccullough@lenexa.com>
Subject: Re: Homeless Shelter SUP/Restart

This is the budget info reStart is putting forward. They had access to some historical data from the property that was used for their budget development. I anticipate that information will change as they incur actual expenses.

From: Larry B <lgb19591@outlook.com>
Sent: Wednesday, August 7, 2024 4:01:09 PM
To: Connor, Joe, CMO <Joe.Connor@jocogov.org>
Cc: smccullough@lenexa.com <smccullough@lenexa.com>
Subject: Fw: Homeless Shelter SUP/Restart

Thank you very much for the informative attachments, but I see some expenses that don't make sense.

The attached Doc lists the following questionable figures:

1. Maintenance and Insurance of \$48500. How can a \$6MM facility with well over 200 different occupants each year including many with dogs be this low?
2. Meals, Transportation, furnishings & supplies of \$149k. As I understand there will be 3 meals per day and at least 75 residents, this equates to \$1.81 per meal. Does that seem reasonable?
3. Utilities of \$186k. I assume this includes the normal gas, electricity, water, and perhaps even wifi and cable. This seems completely unreasonable in a large 47 year old facility unless you are setting thermostats at extremely uncomfortable levels and restricting water use.

Please let me know if I am misinterpreting anything. If not, it does call into question this entire document.

Thanks,

From: Connor, Joe, CMO <Joe.Connor@jocogov.org>
Sent: Tuesday, August 6, 2024 2:33 PM
To: Larry B <lgb19591@outlook.com>
Cc: Meyers, Jeff, BOC <Jeff.Meyers@jocogov.org>
Subject: Homeless Shelter SUP/Restart

Larry,

Attached is the most recent information regarding reStart's budget for the Homeless Services Center.

The case workers included in the SUP application are employees of reStart. The 7 additional staff approved by the County are for the Mental Health Center's (MNH) Homeless Services Team which will be providing enhanced services to all of Johnson County. There is physical space being planned for the proposed property for use by MNH. I have also attached the description of services that will be offered by MNH Homeless Services Team.

Joe

From: Larry B <lgb19591@outlook.com>
Sent: Wednesday, July 31, 2024 8:40 PM
To: Connor, Joe, CMO <Joe.Connor@jocogov.org>
Cc: Meyers, Jeff, BOC <Jeff.Meyers@jocogov.org>
Subject: Homeless Shelter SUP/Restart

Mr. Connor, I was given your name by the Lenexa Planning dept. regarding several questions:

1. Where can I find the financial projections for reStart's operations of the proposed center?
2. In reviewing the submitted SUP from the county website, I see many case workers which looks very positive. Are these reStart employees or are they the 7 that were hired earlier this year by the County?
 1. If reStart employees, what is the role of the 7 county employees?

Thanks
L Barnes

Funding a homeless services center in Johnson County

August 1, 2024

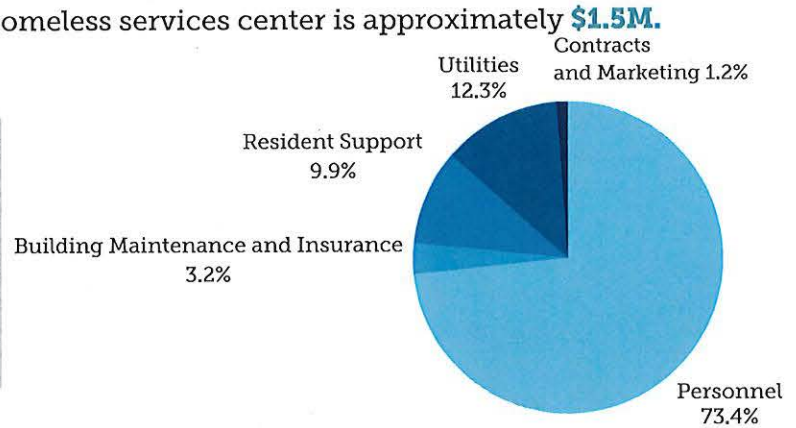


What is reStart's proposed budget?

reStart's proposed annual operating budget for the homeless services center is approximately **\$1.5M**.

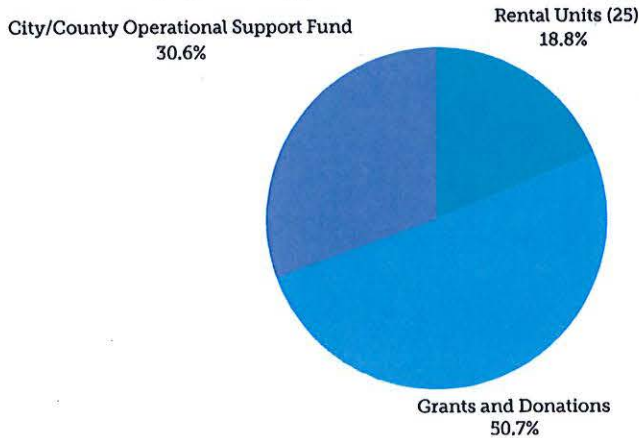
Expenses

- \$1,106,000** for personnel
- \$48,500** for building maintenance and insurance
- \$149,000** for resident support (food, transportation, furnishings, supplies)
- \$186,000** for utilities
- \$18,000** for marketing and contracts



Revenue

reStart utilizes a public-private partnership model to fund services. Public-private partnerships (PPPs) can significantly enhance the sustainability of non-profits by leveraging the strengths and resources of both the public and private sectors. Diverse revenue sources make organizations more stable and better able to adapt to change. **70%** of the anticipated revenues will be generated by reStart staff via fundraising, grant applications and rental income.



- \$295,000** from rental units
- \$796,000** from grants and donations
- \$480,000** from the City/County Operational Support Fund

Was the operator of the homeless services center supposed to secure all operational funding?

The RFP Review Committee awarded points for evidence of proposer's "fiscal responsibility and stability" and "evidence of the organization's ability to fundraise". The budget proposed by reStart included two unique elements: significant in-kind contributions from reStart staff toward the project's first year, and a use of building space that generated income (via renting 25 hotel units that will be converted to studio apartments).

reStart has committed to raising over \$1 million in ongoing operating costs. They, along with all other respondents, requested a public subsidy to cover the rest of the projected budget. This public support allows some flexibility in fundraising timelines, diversifies their funding sources and strengthens their Special Use Permit application by providing matching funds and demonstrating community commitment to their mission.

What is the County's commitment to the Homeless Services Center?

\$6.85 million for property purchase and due diligence



\$3.7 million for initial operating support and facility updates



\$61,192 in annual operational support to reStart pending BOCC approval



A deed restriction, including a reverter clause, requiring the primary use to be a non-congregate shelter for ten years



Funding a homeless services center in Johnson County

July 30, 2024



What portion of reStart’s annual operating budget is the City/County operational support fund?

The proposed City/County operational support fund accounts for roughly 30% of the total annual operating budget. reStart will generate the remaining 70% from private philanthropy, grants and rental units.

What public support will be requested after the initial 5-year period ends in 2029?

The purpose of the proposed City/County operational fund is to provide an initial operating subsidy and strengthen efforts to secure long-term funding from private philanthropy and grant dollars. reStart will convene cities and counties once after three years and again after the 5-year period ends to re-evaluate the need for public funds

Why did the request for public support come so late in the 2025 budget cycle?

The nature of this project – the ability to purchase an existing facility with federal dollars with hard deadlines – didn’t align well with the 2025 budget cycle. We recognize that. We have attempted to share information as we receive it. We appreciate the feedback about how we can be better partners. Our website will continue to serve as the central information hub for the project.

How will cities be engaged moving forward?

Moving forward, there are intentional mechanisms for city participation. UCS will convene an Oversight and Advisory Board comprised of key stakeholders with the technical expertise and knowledge needed to provide support, strategic guidance and oversight of the planning, development and operations of the center. While the exact composition of the board hasn’t yet been determined, we will ensure that municipal representation is included.

The 5-year ask for public funding coincides with the term of the special use permit. There is a three-year review where cities will receive a formal operational and financial update from reStart. We also expect that reStart will provide annual reports to its partner municipalities.

How were cities engaged in this process?

In 2021, Johnson County Housing Study, conducted in partnership with cities, identifies “unseen homelessness” as an increasing housing challenge facing local governments.

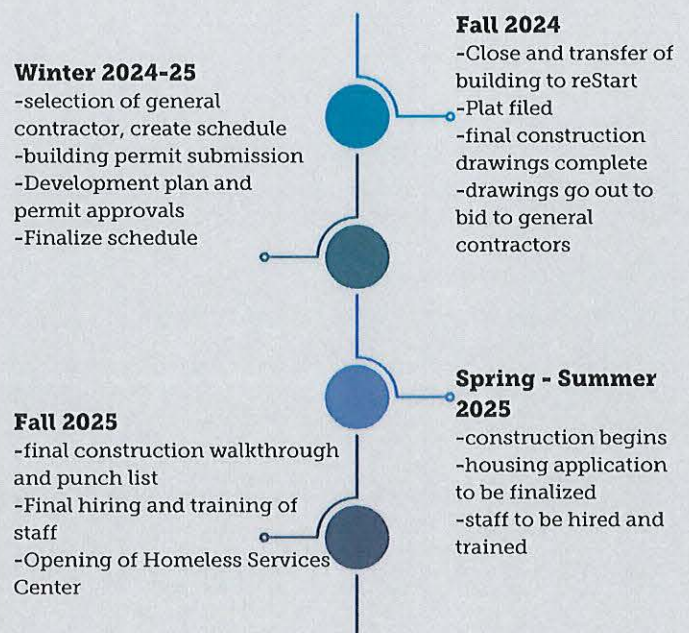
In December 2023, when the BOCC voted to purchase the vacant hotel and restaurant property with the intent to remodel as a 50-bed non-congregate shelter, they selected United Community Services (UCS) to run a process to select an operator.

UCS issued a RFP and appointed a 16-member selection committee to evaluate responses to the RFP. The committee was comprised of certain city representatives (Lenexa and Overland Park), subject matter experts and County staff.

The two firms that were selected for an interview requested an initial public operating subsidy. Most non-profits do not carry large reserves of cash, as this would be contrary to their missions to serve people in need with the funds they have on-hand. Much of the funding non-profits operate with, primarily grant or philanthropic dollars, have strict spending deadlines attached.

Once reStart was unanimously recommended by the RFP committee and approved by the BOCC in May 2024, County staff convened city managers within a week to discuss the likely ask for public operational support.

Proposed Opening Timeline *



*contingent upon the approval of the Special Use Permit by the City of Lenexa

To learn more and stay up to date on this project, please visit jocogov.org/homeless-services-center.

From: Beccy Yocham
Sent: Wednesday, July 31, 2024 5:16 PM
To: Larry B <lgb19591@outlook.com>; Chris Herron <cherron@lenexa.com>
Subject: RE: Homeless Shelter

Hi Larry:

We do not have any way of tracking the number of homeless individuals currently in Lenexa. The best information I can provide on this topic is from United Community Services of Johnson County, who coordinates an annual point in time count of homeless persons in the entire county. Here is the latest information they released just a few weeks ago – you can find more information on their website which is also linked below:

UCS United Community Services
of Johnson County

July 18, 2024

Annual Point-in-Time Count Data Reveals Trends in Homelessness

Category	Percentage
Transitional	10.5%
Unsheltered	23%
Shelter	66.5%

ON JANUARY 24TH
250
people in Johnson County were experiencing homelessness

**percent of those counted on January 24th

Johnson County's Continuum of Care on Homelessness is a collaboration of public and private service providers committed to quickly and effectively responding to housing crises to either prevent or end

homelessness among Johnson County residents. The U.S. Department of Housing and Urban Development (HUD) requires that Continuums of Care conduct an annual Point-in-Time (PIT) count of households within their geographic region experiencing homelessness on one night in the last ten days of January. The count is a snapshot on a single night that is used to monitor trends year to year and identify unmet needs among residents experiencing homelessness.

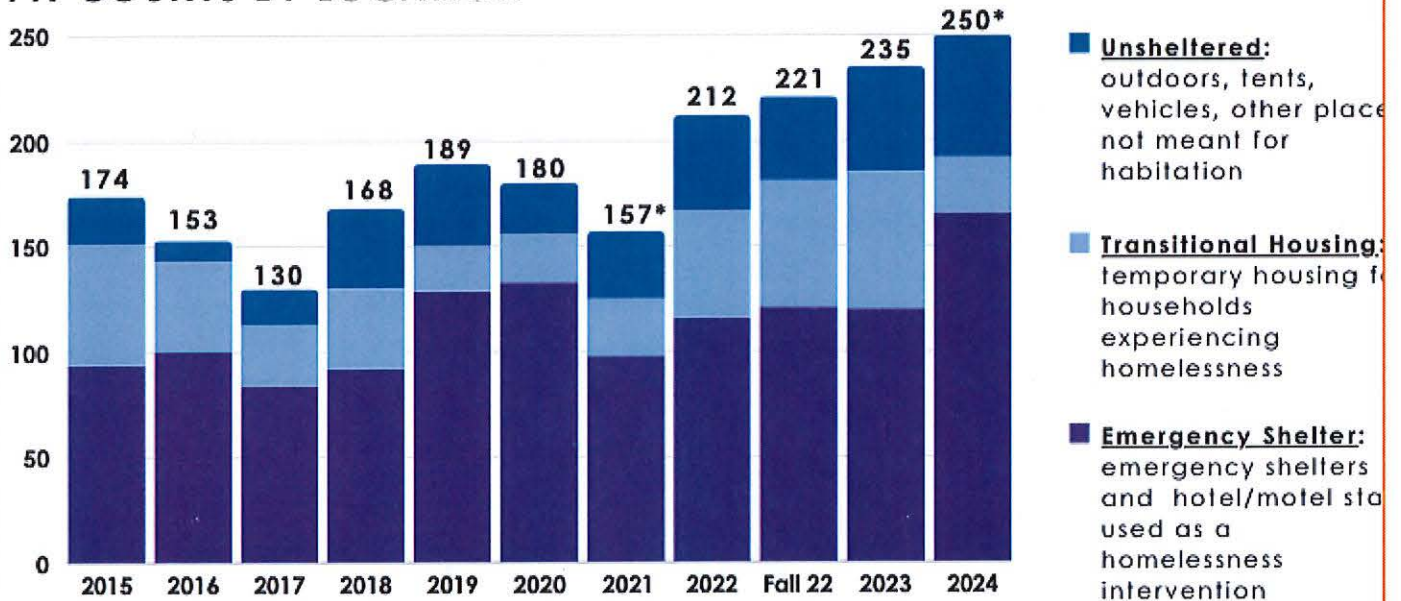
The PIT count includes people staying in shelters, transitional housing programs (dedicated to homeless households, up to 24 months), or in unsheltered locations such as tents, vehicles, or other places not meant for habitation. HUD does not count households who are temporarily doubled up with friends or family.

The number of people counted during the 2024 PIT count was 250, a 6% increase from January 2023, and a 44% increase from January 2015. Other notable trends over the last 10 years include:

- The number of households with children has remained relatively flat in the county and the number of adults-only households has increased significantly. From 2015 to 2024, the number of adults-only households rose from 21 to 162, a 671% increase.
- The number of people who were unsheltered on the night of the count rose significantly over time, from 23 people in the 2015 count to 58 people in the 2024 count, a 152% increase.

Get all the data in our latest [fact sheet](#).

PIT COUNTS BY LOCATION



*Notes: The 2021 PIT count was likely lower due to safety protocols implemented during the COVID-19 pandemic. In 2024, the CoC HMIS Committee recategorized one project from transitional housing to emergency shelter.

Make A Donation: When you give to UCS, you help advance the availability and delivery of health and human services, ensuring that all people have the opportunity to fulfill their potential and contribute to the health and well-being of the community. We are happy to offer this easy [online giving option](#).

[Donate Now](#)

Our mission: Provide data analysis, lead collaborative planning, and mobilize resources to enhance the availability and delivery of health and human services.

Contact us at 913-438-4764 or ucsjoco@ucsjoco.org.

UCS is a United Way of Greater Kansas City planning partner.

www.ucsjoco.org

STAY CONNECTED



Beccy Yocham

City Manager

City of Lenexa

913.477.7718

byocham@lenexa.com | www.lenexa.com

The City of Lenexa: Leaders in the delivery of exceptional public service

From: Larry B <lgb19591@outlook.com>

Sent: Wednesday, July 31, 2024 5:03 PM

To: Chris Herron <cherron@lenexa.com>

Cc: Beccy Yocham <byocham@lenexa.com>

Subject: Re: Homeless Shelter

Following up.

Thanks,

From: Beccy Yocham
Sent: Thursday, July 18, 2024 6:15 PM
To: Larry B <lgb19591@outlook.com>; Chris Herron <cherron@lenexa.com>
Subject: RE: Homeless Shelter

Larry:
My understanding is that the application for the special use permit is planned to be submitted on July 22. If that occurs, the Planning Commission review of the item would occur on August 26th and the City Council review would occur on September 17th, unless the item is continued to a later meeting. If an item is continued, it will still appear on all the public notices for the meeting with the date of continuance.

As Councilmember Herron mentioned, this is not a City of Lenexa project, so the best way to get firm and final information about what is being proposed is to either reach out to Johnson County at the contact information contained on the webpage that Councilmember Herron provided or to attend the Planning Commission meeting on 8/26 and to review the planning commission information packet. You can sign up for Planning Commission and City Council meeting notices here: <https://signup.e2ma.net/signup/1819744/1776682/>
-Beccy

Beccy Yocham
City Manager
City of Lenexa
913.477.7718
byocham@lenexa.com | www.lenexa.com

From: Larry B <lgb19591@outlook.com>
Sent: Thursday, July 18, 2024 6:03 PM
To: Chris Herron <cherron@lenexa.com>
Cc: Beccy Yocham <byocham@lenexa.com>
Subject: Re: Homeless Shelter

So when do you expect the Special Use Permit?

Will you clarify some of the information upon receipt?

Thanks!

From: Chris Herron <cherron@lenexa.com>
Sent: Thursday, July 18, 2024 3:40 PM
To: Larry B <lgb19591@outlook.com>
Cc: Beccy Yocham <byocham@lenexa.com>
Subject: Re: Homeless Shelter

Good afternoon, Larry.

Thank you for your letter of concern about the homeless shelter proposed to be operated in Lenexa.

First, and most importantly at this time, the shelter is entirely a Johnson County project. The City is not a sponsor of the project.

I wish I could clarify what's going on with the project but I cannot. At this time Lenexa has not received the expected Special Use Permit application. Therefore, any information I have is found in the public domain. Here is the link to the Johnson County website: <https://www.jocogov.org/department/housing-services/homeless-services-center>

When the application arrives, the Lenexa Planning Commission and Lenexa city staff will begin their due diligence on the proposed project. The Council will have access to information and data presented to the Lenexa Planning Commission. I do not know when the County will make its submission so I cannot tell you when would be a good time to follow back up with me.

I have copied Beccy Yocham, Lenexa City Manager, so that your concern can be recorded.

Please reach out to me on this or any other issue as you feel necessary.

Sincerely,
Chris Herron

From: Larry B <lgb19591@outlook.com>
Sent: Wednesday, July 17, 2024 4:18:39 PM
To: Chris Herron <cherron@lenexa.com>
Subject: Homeless Shelter

Good afternoon Mr. Herron, first thanks for the work you do representing us! I reside near old downtown and in your Ward.

I have recently had shared with me information from acquaintances regarding the proposed shelter, and I'm not sure what to believe. Project 10 20 is nearby and we have had no issues with them so I'm very open to assisting the homeless.

However, what I am told is the LaQuinta will be converted to a shelter and the cost will be over \$10million with potentially millions more in operating expenses. And that non-residents including illegal immigrants will also be housed there.

As both a taxpayer and a nearby resident, if true, I find this very concerning and not something I would want the city to support. I don't want Lenexa turning into another San Francisco, Denver, or even just 30 miles west, a Lawrence by becoming a magnet for the homeless.

Can you clarify what the real situation is?

Thanks Again!

Larry B.

From: Cailin ten Bensel <cailintb@gmail.com>

Sent: Friday, August 16, 2024 4:47 PM

To: CD Planning <Planning@lenexa.com>

Cc: Julie Sayers <jsayers@lenexa.com>; Joe Karlin <jkarlin@lenexa.com>; Courtney Eiterich <ceiterich@lenexa.com>; Bill Nicks <bnicks@lenexa.com>; Mark Charlton <mcharlton@lenexa.com>; Melanie Arroyo <marroyo@lenexa.com>; Chelsea Williamson <cwilliamson@lenexa.com>; Craig Denny <cdenny@lenexa.com>; Chris Herron <cherron@lenexa.com>

Subject: Support of Special Use Permit- Homeless Service Center

Good afternoon,

I am reaching out to voice support for the plan to develop a Homeless Service Center in Lenexa. I am hoping that you will consider voting yes to approve the Special Use Permit for this project so that The County can move forward with purchase of the La Quinta Inn property.

Johnson County is lucky to be a thriving community with wonderful public services to enrich the lives of people who live there. Johnson County is at its best when people who are struggling are offered support on a path toward recovery. This is the cornerstone of a healthy community. I believe that Johnson County is experiencing a cost of living crisis, and continuing down the path to force members of our community out of their homes and even out of the county when they can no longer afford to live there is not sustainable.

The individuals who would be accessing this Homeless Service Center are already a part of this community. This center would provide a safe place for them to meet their basic needs and work on goals to reintegrate back into the community. It will also promote safety to the wider city and county community by offering a designated recovery-oriented location for those served. This transitional housing plan is also more cost-effective than alternative interventions such as hospitalization, emergency visits, or encounters with law enforcement and incarceration.

Please consider voting for approval on the Special Use Permit. This is sending a message that the City of Lenexa, as well as Johnson County as a whole, has a value to care for its citizens. Johnson County should be a place that ensures those who live there are afforded access to resources and a good quality of life. These things should not be prerequisites to live in Johnson County.

"The good we secure for ourselves is precarious and uncertain until it is secured for all of us."

Thank you,
Cailin ten Bensel

From: Susan Spykerman <susanspykerman@gmail.com>
Sent: Wednesday, August 14, 2024 10:38 AM
To: CD Planning <Planning@lenexa.com>; Stephanie Sullivan <ssullivan@lenexa.com>
Cc: Craig Denny <cdenny@lenexa.com>; Joe Karlin <jkarlin@lenexa.com>; Beccy Yocham <byocham@lenexa.com>; Julie Sayers <jsayers@lenexa.com>; Scott McCullough <smccullough@lenexa.com>
Subject: Questions and Concerns about Planned Homeless Shelter

Good morning!

I wanted to send a follow up message expressing my personal concerns about the plans for the Lenexa homeless shelter. My children attend Oak Park Carpenter school, which is in close proximity to the planned homeless shelter (1.5 miles) and we live in a neighborhood nearby.

I understand the desire to address a concern of assisting unhoused individuals, but this cannot happen at the expense of our children's safety and well-being, and our community as a whole. There are tantamount problems with the planning aspect of this homeless shelter, from what I have read. It also seems that the need is already being met for this type of assistance at other facilities across the metro area, so this calls into question even the appropriateness of this specific location for a homeless shelter of this kind.

I would like someone to reach out to me as soon as possible in regard to the planning of the proposed Lenexa homeless shelter.

What plans are in place to ensure our community, nearby businesses, schools and other public buildings, libraries, etc. are being protected and best interests are being kept in mind when planning the requirements of this homeless shelter? Where is the funding for the homeless shelter coming from? Who will be in charge of the day-to-day management of residents of the shelter? What will the requirements be for the population being housed? Are the nearby businesses in agreement that the planned homeless shelter will be a positive addition to the surrounding area, an asset to the community? Have the nearby schools (Rosehill Elementary, Oak Park-Carpenter Elementary, Westridge Middle School, Holy Spirit School, Holy Trinity School, other private schools, and daycares) been contacted and asked to give their input regarding the plan for the Homeless shelter, in consideration of the well-being and safety of their student populations?

Because of these unaddressed issues, I urge you to deny approval of a 100 bed homeless shelter at 95th and I-35.

Thank you for any more information you are able to provide that may answer my questions, or ease the concerns of our community as a whole, and I will be happy to share with my friends and neighbors who share my concerns!

Sincerely,
Susan Spykerman
913-710-1495
susanspykerman@gmail.com
12718 W 100th St
Lenexa, KS 66215

From: Jay Bhatt <jay.vinay.bhatt@gmail.com>
Sent: Wednesday, August 21, 2024 4:38 PM
To: CD Planning <Planning@lenexa.com>
Subject: Support for Our Unhoused Neighbors

Dear Lenexa Planning Commission,

I am writing in support of the housing crisis service center at 95th and I35. Housing in Johnson County is very expensive and we have no place in the county for people to go if they lose access to a safe home. All kinds of things happen to Johnson Countians that can result in losing access to a home, like medical bills and bankruptcy, divorce and domestic issues. I picture a young mother trying to provide for a child and the rent has just become too high. Let's help these Johnson County residents get back on their feet with shelter and services.

I am connected to the church that is offering emergency winter shelter, but that is not the same thing. That's just to keep people from freezing overnight in winter. Let's try to keep people out of that kind of situation in JOCO.

I am a proud of our community. Please provide a place for these deserving Johnson Countians so they can make their lives better.

Warmly,
Jay Bhatt

From: Brian Bigham <bighambig@yahoo.com>

Date: August 15, 2024 at 8:07:57 AM CDT

To: Courtney Eiterich <ceiterich@lenexa.com>

Subject: No homeless shelter

Dear Courtney,

I am against the proposed homeless shelter at 95th and I-35. Thank you!

Brian

From: Denise Bisel <dbisel634@gmail.com>
Sent: Saturday, August 17, 2024 3:24 PM
To: CD Planning <Planning@lenexa.com>
Subject: Lenexa Homeless Shelter

Dear Mayor and City Council members:

Please vote NO on the request from reStart for funding to operate the homeless shelter in Lenexa.

All taxpayers in Johnson County have already pitched in over \$10 million for the purchase and operation of the shelter. They have been asked to fund \$430,000 over the next eight years to subsidize the operations.

So this NOT a one-time expense. What is the true cost of any shortfalls? Who will pay for those cities not participating. Page 5 of the packet on this item shows that it's a proposal for us taxpayers to fund the shelter for the next 8 years. And... the per capita cost increases each of those 8 years.

Page 8 of the packet shows that 50 people were counted as "unsheltered" in Johnson County on January 24 of this year. Unfortunately, those 50 people will NOT receive priority in the shelter. On July 25, the Board of County Commissioners (BOCC) voted NOT to check for ties to Johnson County when allowing for residence in the shelter.

In that same July 25 meeting, County Commissioners voted to allow residence in the shelter for people in our country illegally. So a room in the shelter could house someone in our country illegally, while there may be "no room at the inn" for someone from Johnson County, who's living out of their car or in a tent.

Your duty as mayor and city council members is to act in the best interests of Lenexa residents.

Giving money to an organization that gives the same priority to those outside of Johnson County – and those who aren't even citizens – is contrary to our best interests. It's just wrong.

So... please vote NO on this request to spend our tax dollars when it's not in the best interests of your constituents.

From: Greg Blakely <greg_blakely@yahoo.com>
Sent: Saturday, August 17, 2024 4:04 PM
To: CD Planning <Planning@lenexa.com>
Cc: Alyson Blakely <alyw1221@yahoo.com>
Subject: Homeless Services Center

To Whom It May Concern,

My name is Greg Blakely and my wife's name is Alyson Blakely. We are residents of and homeowners in the City of Lenexa (see address below).

We would like to go on record as supporting the approval of a Special Use Permit for the establishment and operation of the Homeless Services Center that is proposed to be established at the former La Quinta Hotel near the intersection of I-35 and 95th Street. We believe the Center would reflect positively on the character of the citizens of the City of Lenexa and would be a tremendous asset to the City and to Johnson County as a whole.

Please let us know by reply email ("reply to all") where you stand regarding approval, approval with conditions (and what those conditions might be) or denial of the application for SUP that will soon becoming before the City Council.

Thank you for your attention to this matter...

Sincerely,

Greg and Alyson Blakely

Greg mobile: 720-878-6474
Alyson mobile: 720-353-7819

12327 West 82nd Place
Lenexa, KS 66215

From: Andy Blattner <blattner.andy@gmail.com>

Date: August 16, 2024 at 1:19:42 AM CDT

To: Julie Sayers <jsayers@lenexa.com>, Courtney Eiterich <ceiterich@lenexa.com>, Bill Nicks <bnicks@lenexa.com>, Mark Charlton <mcharlton@lenexa.com>, Melanie Arroyo <marroyo@lenexa.com>, Chelsea Williamson <cwilliamson@lenexa.com>, Craig Denny <cdenny@lenexa.com>, Chris Herron <cherron@lenexa.com>, CD Planning <Planning@lenexa.com>

Subject: Strong Support for Approval of Homeless Services Center Special Use Permit

To Mayor Sayers and the Lenexa City Council, Planning Commission, and Staff,

I am writing to express my strong support for the proposed homeless services center in Lenexa. As a resident of Shawnee, I believe this project aligns with our shared goals of providing essential services to those in need and fostering a compassionate community.

I understand there has been significant public feedback on this proposal, some of it unfortunately based on misinformation. I urge the governing body, commission, and staff to focus on the facts and the merits of this project as outlined in the special use permit application.

Here are several key points to consider:

- * **Neighborhood Suitability:** The proposed location is well-suited for a homeless services center due to its existing infrastructure and proximity to essential services. It will not negatively impact the character of the neighborhood.
- * **Zoning Compliance:** The project is consistent with current zoning regulations and will not create detrimental effects on nearby properties.
- * **Property Suitability:** The existing hotel building can be easily adapted to meet the needs of a homeless services center, providing a cost-effective and efficient solution.
- * **Public Benefits:** The center will address a critical need in our community, improve public safety, and contribute to the overall well-being of our residents.
- * **Economic Impact:** By providing essential services to the homeless population, the center will help to reduce the burden on emergency services and contribute to a more stable and prosperous community.

I believe the proposed homeless services center is a valuable asset for Lenexa and Johnson County. I urge the commission to approve the special use permit and support this important initiative.

Thank you for your time and consideration.

Sincerely,

Andy Blattner

From: Andy Blattner <blattner.andy@gmail.com>

Sent: Friday, August 16, 2024 1:19 AM

To: Julie Sayers <jsayers@lenexa.com>; Courtney Eiterich <ceiterich@lenexa.com>; Bill Nicks <bnicks@lenexa.com>; Mark Charlton <mcharlton@lenexa.com>; Melanie Arroyo <marroyo@lenexa.com>; Chelsea Williamson <cwilliamson@lenexa.com>; Craig Denny <cdenny@lenexa.com>; Chris Herron <cherron@lenexa.com>; CD Planning <Planning@lenexa.com>

Subject: Strong Support for Approval of Homeless Services Center Special Use Permit

To Mayor Sayers and the Lenexa City Council, Planning Commission, and Staff,

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I understand there has been significant public feedback on this proposal, some of it unfortunately based on misinformation. I urge the governing body, commission, and staff to focus on the facts and the merits of this project as outlined in the special use permit application.

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- * **Property Suitability:** The existing hotel building can be easily adapted to meet the needs of a homeless services center, providing a cost-effective and efficient solution.
- * **Public Benefits:** The center will address a critical need in our community, improve public safety, and contribute to the overall well-being of our residents.
- * **Economic Impact:** By providing essential services to the homeless population, the center will help to reduce the burden on emergency services and contribute to a more stable and prosperous community.

I believe the proposed homeless services center is a valuable asset for Lenexa and Johnson County. I urge the commission to approve the special use permit and support this important initiative.

Thank you for your time and consideration.

Sincerely,

Andy Blattner

From: Kyle Bodenstab <klbodenstab@gmail.com>

Sent: Tuesday, August 20, 2024 9:53 PM

To: Joe Karlin <karlin@lenexa.com>; CD Planning <Planning@lenexa.com>; Courtney Eiterich <ceiterich@lenexa.com>; Beccy Yocham <byocham@lenexa.com>; Scott McCullough <smccullough@lenexa.com>

Subject: Lenexa Homeless Shelter

Please vote NO on the special land use permit request from reStart to operate the homeless shelter in Lenexa.

We are not against a homeless shelter in Johnson County nor Lenexa; however, we are against this proposed shelter for a multitude of reasons.

The proposed shelter is in the heart of illegal drug activity for Lenexa. I could send you a screenshot of the Lenexa crime map showing just drug crimes at I-35 and 95th Street, but hopefully you already know about the issues in that area. It's shocking that anyone would propose to put a low-barrier shelter in that area. It makes zero sense. A low-barrier shelter is ripe for illegal drug, prostitution, and other criminal activities. reStart has nothing in its budget for security at this shelter - they are expecting others to pay for this. How many calls will be made to Lenexa police, fire, ambulance to this location? Who pays for this? Will response times of these services to the rest of Lenexa be affected? As a low-barrier shelter, there is no requirement to be drug/alcohol free, no requirement to find and keep employment.

Several years ago this area was blighted with run-down motels and empty stores. How much time, effort, and private and taxpayer funds have been put into developing this area out of the blight it was a few years ago? I would expect business owners to leave or choose to business else than adjacent to a low-barrier shelter. Would QuikTrip have built a new store at that location? Would the empty bank building be a world-class event space? Probably not. Will I shop at Sam's Club in Lenexa if I continue to get accosted by panhandlers - probably not, we'll drive to the one in Overland Park. Same goes for any business in that area.

I won't get into the amount of money that the County is spending on that hotel and proposed renovations. They are paying a premium price for a property that is rundown and should be razed. How much money is each city in the county being asked to fund what amounts to the pet project of a few people on the county commission, what happens when a city refuses to pay for it? The shelter is not even being reserved for County residents, nor residents of the United States. It's not if this will become a haven for all things bad, but when that will happen. Should we take care of our neighbors - absolutely. Should Lenexa pay the price for the bad decisions of our County Commission?

We urge the Planning Commission to vote NO on the special land use permit and any future proposed low-barrier shelter at that location.

Thank you.

Kyle and Laura Bodenstab
8428 Allman Road
Lenexa KS 66219
913-307-9512

From: erinboehm <erinjoyal@gmail.com>
Sent: Wednesday, August 14, 2024 11:32 PM
To: CD Planning <Planning@lenexa.com>
Subject: Lenexa Homeless Shelter

Dear Mayor and City Council members:

Please vote NO on the request from reStart for funding to operate the homeless shelter in Lenexa.

All taxpayers in Johnson County have already pitched in over \$10 million for the purchase and operation of the shelter. They have been asked to fund \$430,000 over the next eight years to subsidize the operations.

So this NOT a one-time expense. What is the true cost of any shortfalls? Who will pay for those cities not participating. Page 5 of the packet on this item shows that it's a proposal for us taxpayers to fund the shelter for the next 8 years. And... the per capita cost increases each of those 8 years.

Page 8 of the packet shows that 50 people were counted as "unsheltered" in Johnson County on January 24 of this year. Unfortunately, those 50 people will NOT receive priority in the shelter. On July 25, the Board of County Commissioners (BOCC) voted NOT to check for ties to Johnson County when allowing for residence in the shelter.

In that same July 25 meeting, County Commissioners voted to allow residence in the shelter for people in our country illegally. So a room in the shelter could house someone in our country illegally, while there may be "no room at the inn" for someone from Johnson County, who's living out of their car or in a tent.

Your duty as mayor and city council members is to act in the best interests of Lenexa residents.

Giving money to an organization that gives the same priority to those outside of Johnson County – and those who aren't even citizens – is contrary to our best interests. It's just wrong.

So... please vote NO on this request to spend our tax dollars when it's not in the best interests of your constituents.

From: nickpboehm <nickpboehm@gmail.com>
Sent: Wednesday, August 14, 2024 11:33 PM
To: CD Planning <Planning@lenexa.com>
Subject: Lenexa Homeless Shelter

Dear Mayor and City Council members:

Please vote NO on the request from reStart for funding to operate the homeless shelter in Lenexa.

All taxpayers in Johnson County have already pitched in over \$10 million for the purchase and operation of the shelter. They have been asked to fund \$430,000 over the next eight years to subsidize the operations.

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Your duty as mayor and city council members is to act in the best interests of Lenexa residents.

Giving money to an organization that gives the same priority to those outside of Johnson County – and those who aren't even citizens – is contrary to our best interests. It's just wrong.

So... please vote NO on this request to spend our tax dollars when it's not in the best interests of your constituents.

From: Elizabeth Boresow <eboresow@gmail.com>

Sent: Tuesday, August 13, 2024 1:38 PM

To: CD Planning <Planning@lenexa.com>

Subject: Homeless shelter plans

Dear city leaders,

My name is Elizabeth Boresow and I have been a Lenexa resident since 2016. I'm writing to show support for the plans to convert the La Quinta into a homeless shelter / transitional living place for folks in need.

Thank you for being city leaders and working hard to help vulnerable members of our community.

Sincerely,

Elizabeth

Elizabeth "EB" Boresow
8180 Halsey St.
Lenexa, KS 66215

From: Jim Brandt <jbrandt@spst.edu>
Sent: Sunday, August 18, 2024 8:56 AM
To: CD Planning <Planning@lenexa.com>
Subject: Health Services Center

Dear People,

I want to go on record as a longtime Lenexa resident as supportive of the proposed Health Services Center. I hope that the needed permit can be approved so that the project can go forward.

Having a Health Services Center will improve life for all residents of Lenexa and Johnson County. And the Center will be run by professional staff who will provide appropriate support and safety for the residents and the larger community.

Thanks for your consideration.

Rev. James Brandt, Ph.D

(he, him, his)

Professor Emeritus of Historical Theology
Saint Paul School of Theology

From: Patty Bride <pbride@kc.rr.com>

Date: August 14, 2024 at 2:33:00 PM CDT

To: Julie Sayers <jsayers@lenexa.com>

Dear Mayor and City Council members:Please vote NO on the request from reStart for funding to operate the refugee shelter..."

Patricia Bride

From: Kim Brown <kzbrown001@gmail.com>
Sent: Monday, August 12, 2024 8:55 AM
To: CD Planning <Planning@lenexa.com>
Subject: Lenexa Homeless Shelter

Dear Mayor and City Council members:

I own a home very close to this location and am very concerned about this complete change of use on this location. I am concerned about the deterioration along 95th street with security challenges we already face at Oak Park Mall and some vacancies in surrounding commercial properties.

I have already witnessed the impact from the mission outreach at Gaia Universalist church and was shocked to see homeless people from there using our JCCC (Community College) as a place to hang out and pander, asking for rides and money.

We need to build up our community not add additional challenges.

Please vote NO on the request from reStart for funding to operate the homeless shelter in Lenexa.

All taxpayers in Johnson County have already pitched in over \$10 million for the purchase and operation of the shelter. They have been asked to fund \$430,000 over the next eight years to subsidize the operations.

So this NOT a one-time expense. What is the true cost of any shortfalls? Who will pay for those cities not participating. Page 5 of the packet on this item shows that it's a proposal for us taxpayers to fund the shelter for the next 8 years. And... the per capita cost increases each of those 8 years.

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Your duty as mayor and city council members is to act in the best interests of Lenexa residents.

Giving money to an organization that gives the same priority to those outside of Johnson County – and those who aren't even citizens – is contrary to our best interests. It's just wrong.

So... please vote NO on this request to spend our tax dollars when it's not in the best interests of your constituents.

From: Jack Bruntzel <jackbruntzel@gmail.com>

Sent: Saturday, August 17, 2024 11:46 AM

To: CD Planning <Planning@lenexa.com>

Cc: Joe Karlin <jkarlin@lenexa.com>; Courtney Eiterich <ceiterich@lenexa.com>; Bill Nicks <bnicks@lenexa.com>; Mark Charlton <mcharlton@lenexa.com>; Melanie Arroyo <marroyo@lenexa.com>; Chelsea Williamson <cwilliamson@lenexa.com>; Craig Denny <cdenny@lenexa.com>

Subject: Special Use Permit- Homeless Shelter

Hello

I've become aware that Lenexa city staff may deny the Special Use Permit to operate a homeless shelter out of the old La Quinta property. I am emailing to ask City Council members to please pass the permit so the project can begin building as soon as possible. We have a cost of living crisis in our community, and we need options for all community members to be able to continue to work and live in Johnson County.

Thank you,

Jack Bruntzel

Cell: 913.953.2903

From: Kimberly Francis-Bruntzel <francis.bruntzel@gmail.com>

Sent: Saturday, August 17, 2024 11:27 AM

To: CD Planning <Planning@lenexa.com>

Cc: Joe Karlin <jkarlin@lenexa.com>; Courtney Eiterich <ceiterich@lenexa.com>; Bill Nicks <bnicks@lenexa.com>; Mark Charlton <mcharlton@lenexa.com>; Melanie Arroyo <marroyo@lenexa.com>; Chelsea Williamson <cwilliamson@lenexa.com>; Craig Denny <cdenny@lenexa.com>; Chris Herron <cherron@lenexa.com>

Subject: Support of Special Use Permit for the Homeless Service Center

Hello,

I am writing in support of the Special Use Permit for the Homeless Service Center at the old La Quinta Inn Property. I live and work in Johnson County and am interested in ways our county can better support populations in housing crises **without** moving them out-of-county. Without a local homeless shelter available to all demographics, I don't think we are using our resources effectively, promoting diverse communities, or living according to many of our citizen's values. I'd really like to see Johnson County move forward with the build as soon as possible, without delay, so that we can make use of all available funds and provide urgent aid to many community members who don't have other options.

Please consider voting for approval on the Special Use Permit!

Thank you,

Kimberly Bruntzel

From: Vincent Buffington <vbriar56@gmail.com>
Sent: Wednesday, August 21, 2024 4:15 PM
To: CD Planning <Planning@lenexa.com>
Subject: Housing crisis support

Dear Lenexa Planning Commission,

I am writing in support of the housing crisis service center at 95th and I35. Housing in Johnson County is very expensive and we have no place in the county for people to go if they lose access to a safe home. All kinds of things happen to Johnson Countians that can result in losing access to a home, like medical bills and bankruptcy, divorce and domestic issues. I picture a young mother trying to provide for a child and the rent has just become too high. Let's help these Johnson County residents get back on their feet with shelter and services.

I am connected to the church that is offering emergency winter shelter, but that is not the same thing. That's just to keep people from freezing overnight in winter. Let's try to keep people out of that kind of situation in JOCO.

I am a proud of our community. And someone that could be in the same position as our neighbors with just one streak of bad luck. Please provide a place for these deserving Johnson Countians so they can make their lives better.

Warmly,
Kassandra Buffington

From: Penny Burdge <burdgefamily@gmail.com>
Sent: Wednesday, August 21, 2024 4:54 PM
To: CD Planning <Planning@lenexa.com>
Subject: Support the housing crisis service center

Dear Lenexa Planning Commission,

I am writing in support of the housing crisis service center at 95th and I35. Housing in Johnson County is very expensive and we have no place in the county for people to go if they lose access to a safe home. All kinds of things happen to Johnson Countians that can result in losing access to a home, like medical bills and bankruptcy, divorce and domestic issues. I picture a young mother trying to provide for a child and the rent has just become too high. Let's help these Johnson County residents get back on their feet with shelter and services.

I am connected to the church that is offering emergency winter shelter, but that is not the same thing. That's just to keep people from freezing overnight in winter. Let's try to keep people out of that kind of situation in JOCO.

I am a proud of our community. Please provide a place for these deserving Johnson Countians so they can make their lives better.

Warmly,
Penny Burdge

From: Mary Burton <mmburton29@gmail.com>
Sent: Wednesday, August 21, 2024 1:30 PM
To: CD Planning <Planning@lenexa.com>
Subject: Please consider keeping the homeless shelter

I have been a resident of JOCO for 17.5 years. I work here and use the public education system for my children. I feel safe here and work with lots of the individuals who have housing needs and many barriers keep them from being able to have or afford housing. This is a community problem. I believe the individuals who would have temporary housing would then have more opportunities for help and even success. Please don't give up on the wonderful idea within the community to show support for the homeless and help instead of hinder.
Please continue with the homeless program and building project!

Mary M. Burton

From: Brandy Butcher <brandella27@gmail.com>

Sent: Thursday, August 8, 2024 3:02 PM

To: Julie Sayers <jsayers@lenexa.com>; Joe Karlin <jkarlin@lenexa.com>; Courtney Eiterich <ceiterich@lenexa.com>; Bill Nicks <bnicks@lenexa.com>; Mark Charlton <mcharlton@lenexa.com>; Melanie Arroyo <marroyo@lenexa.com>; Chelsea Williamson <cwilliamson@lenexa.com>; Craig Denny <cdenny@lenexa.com>; Chris Herron <cherron@lenexa.com>; Beccy Yochem <byocham@lenexa.com>; Scott McCullough <smccullough@lenexa.com>

Subject: Lenexa Homeless Shelter

Good afternoon,

I'm writing today to urge you to vote NO on this shelter. I am not a resident of Lenexa but I'm right next to the line at 103rd and Quivira so this is in my neighborhood. My brother is a police officer and has long told me about the constant problems with drugs, theft, and violence in this area. Bringing a shelter here will only increase these problems. I have many issues with a shelter at this location:

1. The cost to get these dilapidated facilities up to code and the cost to operate them.
2. This is right on the I-35 corridor which already brings in enough trouble, how much more with a place like that located here?
3. Although next to many highways, this is still a suburban area. Homeless shelters belong in cities where there are jobs, transportation, and affordable housing for these individuals. Where are these people supposed to work? Retail or fast food most likely which means they will never be able to afford to live in this area so no point in getting a job in this area. Do the majority of them even have transportation? That's another consideration when thinking about them staying here and trying to find a job.
4. It doesn't look like there has been enough due diligence to really see the realities of how this place would operate and what it would cost us taxpayers. For example, is this just a very short term place for them to sleep? If so, what then? Doesn't sound like it's solving the problem for more than a few nights.
5. There are over 50 other homeless shelters in the metro area, how is this going to do anything they're not already doing only in a less appropriate area.
6. People will accuse those of us opposed to this shelter of being a NIMBY (not in my backyard). That's right, my husband and I didn't work hard, scrimp, save, and go without to afford to live in this area for our children's health, safety, and education to have it threatened by drug addicts, thieves, and illegal aliens. Yes I recognize not all homeless are these kinds of people but much more likely than not. Just for background I grew up in Wyandotte county to divorced parents living in government subsidized apartments. My husband owns a small business in this area that was nearly destroyed by the 2008 housing market crash at the same time I was diagnosed with my first of 3 cancers which caused us to have to file bankruptcy and nearly lose our home so yes I am sympathetic and understanding to people in this situation but I don't believe this shelter in this location is in anyone's best interests.
7. The panhandling situation has gotten completely ridiculous in this area as well, how much worse will this make it?
8. This is absolutely going to have an adverse effect on our home values and ability to sell for the best price when we very soon decide it's no longer worth living in this area, which we are rapidly coming to that conclusion and actively looking elsewhere. Eventually you're going to run out of other people's money, especially when you chase decent tax paying citizens out of your city by gouging them on taxes and spending our money where we've told you we don't want it spent.

I honestly don't have much hope for this county, it seems elected officials do what they want and already have their minds made up long before it gets to the "citizen engagement process" but I feel like I have to say my piece.

Brandy Butcher
10275 Cody st.
Overland Park, KS 66214

From: Gerald Carden <g.carden@yahoo.com>

Sent: Thursday, August 8, 2024 12:21 PM

To: CD Planning <Planning@lenexa.com>

Subject: Homeless Shelter

I'm always in favor of helping those less fortunate than me. Possibly I could help. I head KC Faithworks. We've been rehabbing buildings at no labor cost for 11 years all over the metro area. Tell me where the meeting 8/26 is and I'll show up.

Jerry Carden 913-424-6274

Ps: we're booked solid but God has ways of making things happen.

Sent from my iPhone

From: Amy Ron-Carr <amythecarr@gmail.com>

Sent: Monday, August 19, 2024 10:40 PM

To: CD Planning <Planning@lenexa.com>; Julie Sayers <jsayers@lenexa.com>; Joe Karlin <jkarlin@lenexa.com>; ceitrich@leneca.com <ceitrich@leneca.com>; Bill Nicks <bnicks@lenexa.com>; Mark Charlton <mcharlton@lenexa.com>; Melanie Arroyo <marroyo@lenexa.com>; Chelsea Williamson <cwilliamson@lenexa.com>; Craig Denny <cdenny@lenexa.com>; Chris Herron <cherron@lenexa.com>

Subject: Please support a homeless shelter

Hello,

I'm urging you to support the homeless shelter because shelter is a basic need. Our community will be stronger if more people have a place to go when they are at the lowest point. Every area of town should have somewhere to go, it's our community responsibility.

Thank you

Amy carr

9135236618

From: Elaine Cavener <ecavener@icloud.com>

Sent: Thursday, August 15, 2024 1:04 PM

To: CD Planning <Planning@lenexa.com>

Subject: Homeless shelter vote

I want to express my opposition to the purchase of the possible homeless shelter being proposed by the Johnson County Commission. I feel that the need for helping the homeless is very important, but this shelter being approached in a manner that is ignoring how the facility will be funded in the future. Even if the tax increase necessary for beginning is something that we can afford, there is no guarantee it will continue in the future, and there has not been enough consideration regarding how occupancy will be handled and by whom. I urge you to not approve the purchase of this facility until all possibilities and future anticipated expenses have been thoroughly explored.

Elaine Cavener
11701 Wedd. #11
Overland Park, KS 66210

Sent from my iPhone

From: Leisa Charles <ozlady62.lc@gmail.com>
Sent: Monday, August 12, 2024 5:55 AM
To: CD Planning <Planning@lenexa.com>
Subject: Lenexa Homeless Shelter

Dear Mayor and City Council members:

Please vote NO on the request from reStart for funding to operate the homeless shelter in Lenexa.

All taxpayers in Johnson County have already pitched in over \$10 million for the purchase and operation of the shelter. They have been asked to fund \$430,000 over the next eight years to subsidize the operations.

So this NOT a one-time expense. What is the true cost of any shortfalls? Who will pay for those cities not participating. Page 5 of the packet on this item shows that it's a proposal for us taxpayers to fund the shelter for the next 8 years. And... the per capita cost increases each of those 8 years.

Page 8 of the packet shows that 50 people were counted as "unsheltered" in Johnson County on January 24 of this year. Unfortunately, those 50 people will NOT receive priority in the shelter. On July 25, the Board of County Commissioners (BOCC) voted NOT to check for ties to Johnson County when allowing for residence in the shelter.

In that same July 25 meeting, County Commissioners voted to allow residence in the shelter for people in our country illegally. So a room in the shelter could house someone in our country illegally, while there may be "no room at the inn" for someone from Johnson County, who's living out of their car or in a tent.

Your duty as mayor and city council members is to act in the best interests of Lenexa residents.

Giving money to an organization that gives the same priority to those outside of Johnson County – and those who aren't even citizens – is contrary to our best interests. It's just wrong.

So... please vote NO on this request to spend our tax dollars when it's not in the best interests of your constituents.

From: Sandy Bible Finney <sbiblefinney@gmail.com>
Sent: Monday, August 12, 2024 8:16 AM
To: CD Planning <Planning@lenexa.com>
Subject: Support for homeless project

Dear Commissioners,

I am a Lenexa resident and am strongly supportive of your efforts to provide housing and other services to the homeless population in our area. I have volunteered at temporary shelters and know that there is much they want to do but can't provide. I'm especially happy to see that JCCC will be partnering with others to provide educational services. I can't wait to volunteer and help with that.

Thanks for your foresight in this issue.

Sandra Finney
8006 Mullen Road
Lenexa, Ks
Sent from my iPhone

From: Mark Charlton <mcharlton@lenexa.com>
Sent: Monday, August 19, 2024 2:34 PM
To: Chris Lasister <clasister@gmail.com>; Bill Nicks <bnicks@lenexa.com>
Subject: RE: Support for Lenexa Homeless Services Center

Chris,

I thank you for your email and will forward along for the record.

Respectfully,

Mark Charlton

Councilmember, Ward 2

City of Lenexa

913.675.2428

mcharlton@lenexa.com | www.lenexa.com

I would like, though, some clarification regarding

From: Chris Lasister <clasister@gmail.com>
Sent: Monday, August 19, 2024 9:24 AM
To: Bill Nicks <bnicks@lenexa.com>; Mark Charlton <mcharlton@lenexa.com>
Subject: Support for Lenexa Homeless Services Center

I am writing to express my support for Lenexa approving the Homeless Services Center in Lenexa.

I was disappointed to hear that staff recommended a denial of this permit but it is also a very open secret that they were receiving heavy pressure based on politics. It is horrible that dedicated staff would be exposed to blatant political pressure.

I strive to teach my kids right from wrong and I think many parents strive to teach kids to serve those less fortunate than ourselves. I know you two share that ideal through your own service to the city and surrounding communities. This is our chance to serve as leaders in the larger metro by showing grace to those struggling by giving a hand up and providing stability and services to put people back on their feet. These are not dangerous criminals nor should they be treated like lepers in our great city.

Please vote to approve this Homeless Center and show that Lenexa will stand with our fellow humans and work to continue to make our city a shining example.

--

Thanks,

Chris

From: Mark Charlton <mcharlton@lenexa.com>
Date: August 18, 2024 at 4:21:59 PM CDT
To: Nicholas Filing <nfiling65@gmail.com>
Subject: Re: Homeless Shelter

Nicholas,

Thank you for your email. I will forward along to include for record.

Respectfully,

Mark Charlton

From: Nicholas Filing <nfiling65@gmail.com>
Sent: Sunday, August 18, 2024 3:48:46 PM
To: Mark Charlton <mcharlton@lenexa.com>
Subject: Homeless Shelter

Councilman Charlton,

I am writing you to voice my opposition to the planned homeless shelter on the now LaQuinta Hotel property within the city of Lenexa. I have emailed you before about my concerns for our city if this project progresses. This is an ill conceived project that will attract more illegal drug and criminal activity by non Lenexa citizens (Johnson County and non US citizens as well) in an area already susceptible to such activity. It is hard to believe the businesses surrounding the area including the mall would support such an endeavor. In addition, this project will impact negatively on our citizens including the need for increased city services, increased police and first responder resources, 911 resources, and result in increased taxes, both city and county, regardless of the projections. The risk seems too high. There is no economic or practical reason for our city to take on the responsibilities that this project will lay within our city limits.

I've tried to read all available information about the project, its funding, and the responsibilities of ReStart, a respected organization, to stay up to date. I've read nothing that convinces me that the current organizations who provide such support within our region, such as City Union Mission in Kansas City, can't continue to provide those support services.

I realize you have access to much more information regarding this issue than the general public, but it's difficult to believe this makes sense for many reasons.

Please oppose this and encourage your city council colleagues to do the same.

Thank you for your service to our community.

Nick Filing

19607 W 100th St

Lenexa, KS

317-902-2927

From: Mark Charlton <mcharlton@lenexa.com>
Sent: Tuesday, August 6, 2024 4:34 PM
To: Doyle, Kurt <kurt.doyle@iqvia.com>; Bill Nicks <bnicks@lenexa.com>
Cc: Beccy Yocham <byocham@lenexa.com>
Subject: RE: Opposition to Proposed Homeless Shelter in Lenexa

Kurt,

I appreciate your comments and will take them into consideration. I will also forward on your email to become part of the record.

Respectfully,

Mark Charlton

Councilmember, Ward 2

City of Lenexa

913.675.2428

mcharlton@lenexa.com | www.lenexa.com

From: James Chiselom <jameschiselom@lawrenceshelter.org>
Sent: Tuesday, August 20, 2024 5:50 PM
To: Stephanie Sullivan <ssullivan@lenexa.com>
Subject: Letter of Support

Hello Stephanie,
I am attaching a letter of support for the Johnson County Service Center in Lenexa.

Please feel free to contact me if you have any questions or concerns.

Sincerely,

James J Chiselom
Executive Director
Lawrence Community Shelter
3655 E 25th St.
Lawrence, KS 66046
Ph: 785.832.8864
LawrenceShelter.org

ATTACHMENT: Lawrence Community Shelter



3655 E. 25th St.
Lawrence, KS 66046
Ph: 785.832.8864
Fax: 785.727.7549
lawrenceshelter.org

a path to a positive future

August 19, 2024

Lenexa Planning Commission
Lenexa City Hall
17101 W. 87th St.Pkwy
Lenexa, KS 66219

Dear Members of the Lenexa Planning Commission,

On behalf of the Lawrence Community Shelter, a 125-bed, pet friendly homeless shelter in the City of Lawrence, Kansas that serves men and women of Douglas County, Kansas, I am writing to express our wholehearted support for the efforts to establish the Johnson County Homeless Services Center shelter in Lenexa, Kansas. We commend your commitment to addressing homelessness, an issue that profoundly impacts not only your city but the entire region.

As a neighboring county, we have seen firsthand the challenges that come with providing adequate support and services to individuals experiencing homelessness. The need for additional resources, safe spaces, and long-term solutions is immense, and your initiative is a crucial step toward addressing these needs comprehensively.

The regional significance of this project cannot be overstated. Homelessness does not adhere to county or city borders; it is a pervasive issue that affects our entire region. By establishing a homeless service center shelter in Lenexa, you are not only serving your residents but also contributing to a broader network of support that can address homelessness more effectively across our counties. This collaborative approach is vital for creating sustainable solutions that provide hope and dignity to those in need.

We believe that your center will serve as a model for other communities, demonstrating the power of local governments, nonprofit organizations, and community members working together to tackle complex social issues. We are confident that your shelter will provide much-needed relief and serve as a beacon of compassion and care for those two hundred and fifty individuals experiencing homelessness in Johnson County.

The Lawrence Community Shelter stands ready to support your efforts in any way we can. Whether through sharing best practices, offering resources, or collaborating on regional initiatives, we are eager to partner with you to ensure the success of this vital project.

Thank you for your leadership and dedication to this cause. We look forward to seeing the positive impact your shelter will have on Johnson County and the surrounding communities.

Warm regards,

James Chiselom
Executive Director
Lawrence Community Shelter

From: A Choden <achoden306@gmail.com>

Date: August 21, 2024 at 1:01:52 PM CDT

To: Julie Sayers <jsayers@lenexa.com>, Joe Karlin <jkarlin@lenexa.com>, Courtney Eiterich <ceiterich@lenexa.com>, Bill Nicks <bnicks@lenexa.com>, Mark Charlton <mcharlton@lenexa.com>, Melanie Arroyo <marroyo@lenexa.com>, Chelsea Williamson <cwilliamson@lenexa.com>, Craig Denny <cdenny@lenexa.com>, Chris Herron <cherron@lenexa.com>, CD Planning <Planning@lenexa.com>

Subject: Please Approve the Homeless Services Center

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Mayor Sayers and the Lenexa City Council, Planning Commission, and Staff,

My name is Audrey Choden, and I live in Prairie Village, Kansas. I'm a strong supporter for the proposed homeless services center in Lenexa.

As a long-time Johnson County resident, I see the value of having a facility that not only will provide short-term shelter for the needy but also will offer opportunities for them to make a successful transition into the community.

The existing motel can be repurposed into a center providing shelter and much needed human services for the Johnson County homeless. The building will blend into the current surrounding commercial properties and won't appear to be a homeless services center.

The center's proposed location is in a dense commercial zone. Homes in the nearest residential area are located well away from this site (at least 0.5 to 1.0 miles), and buffered by surrounding commercial property.

The center will also be conveniently located at a major traffic interchange that is near services needed for the center's operation.

A dedicated and well-located service center for those people who are struggling with homelessness will help reduce the demand on our emergency services.

Please consider approving the special use permit required for this homeless services center so the plan can move forward.

Sincerely,

Audrey Choden
Prairie Village, Kansas

From: Joan Chollet <jchollet18@gmail.com>
Sent: Sunday, August 18, 2024 3:28 PM
To: CD Planning <Planning@lenexa.com>
Subject: Lenexa Homeless Services Project

I wholeheartedly support expedited completion of the homelessness services center at the La Quinta location in Lenexa. The Johnson County Board of Commissioners has prioritized affordable housing and functional zero homelessness in Johnson county. As I've become more informed I realize that most people experiencing homelessness have real mental and/or financial challenges that most of our affluent constituents can't begin to imagine. They need our support. Please r this project forward with the necessary approvals.
Thank you

From: Matt C <kawraycer@gmail.com>
Sent: Tuesday, August 20, 2024 5:37 PM
To: CD Planning <Planning@lenexa.com>
Subject: Public Comment - restart special use permit

To Whom it May Concern:

I am writing to express my support for approving reStart's special use permit for the Homeless Service Center.

I support this project as a Johnson County resident and public servant because it will benefit our whole community to have this resource. The problem of homelessness is increasing nationwide, as it is in our county. As a community, we are behind the curve in addressing homelessness. If we have the courage to act now, we can get ahead of it—and we can have this innovative resource as a critical part of our solution.

Other communities have been at similar crossroads in the past, and those who did not take action live with deep regrets. This problem will not get smaller, and the solutions will only become more costly and difficult the longer we wait. This is a quality project, a thorough proposal, and it deserves our support.

Leadership involves making hard decisions and, probably more often than not, it takes guts to do the right thing. I ask that you consider this decision carefully with an eye toward the long-term future, and with courage in your heart.

Sincerely,

Matthew Clark, Shawnee KS

From: Brittany Cloke <clokebri@gmail.com>
Sent: Wednesday, August 21, 2024 4:25 PM
To: CD Planning <Planning@lenexa.com>
Subject: Joco Homeless Services

Dear Lenexa Planning Commission,

I am writing in support of the housing crisis service center at 95th and I35. Housing in Johnson County is very expensive and we have no place in the county for people to go if they lose access to a safe home. All kinds of things happen to Johnson Countians that can result in losing access to a home, like medical bills and bankruptcy, divorce and domestic issues. I picture a young mother trying to provide for a child and the rent has just become too high. Let's help these Johnson County residents get back on their feet with shelter and services.

I am connected to the church that is offering emergency winter shelter, but that is not the same thing. That's just to keep people from freezing overnight in winter. Let's try to keep people out of that kind of situation in JOCO.

I am proud of our community. Please provide a place for these deserving Johnson Countians so they can make their lives better.

Warmly,
Brittany Cloke

From: Will Clough <willclough@gmail.com>
Sent: Wednesday, August 21, 2024 4:19 PM
To: CD Planning <Planning@lenexa.com>
Subject: Housing crisis service center

Dear Lenexa Planning Commission,

I am writing in support of the housing crisis service center at 95th and I35. Housing in Johnson County is very expensive and we have no place in the county for people to go if they lose access to a safe home. All kinds of things happen to Johnson Countians that can result in losing access to a home, like medical bills and bankruptcy, divorce and domestic issues. I picture a young mother trying to provide for a child and the rent has just become too high. Let's help these Johnson County residents get back on their feet with shelter and services.

I am connected to the church that is offering emergency winter shelter, but that is not the same thing. That's just to keep people from freezing overnight in winter. Let's try to keep people out of that kind of situation in JOCO.

I am a proud of our community. Please provide a place for these deserving Johnson Countians so they can make their lives better.

Thank you,
Will Clough

From: Debbie Conus <dbeebear@gmail.com>
Sent: Monday, August 19, 2024 9:22 PM
To: CD Planning <Planning@lenexa.com>
Subject: Lenexa Homeless Shelter

Dear Mayor and City Council members:

Please vote NO on the request from reStart for funding to operate the homeless shelter in Lenexa.

All taxpayers in Johnson County have already pitched in over \$10 million for the purchase and operation of the shelter. They have been asked to fund \$430,000 over the next eight years to subsidize the operations.

So this NOT a one-time expense. What is the true cost of any shortfalls? Who will pay for those cities not participating. Page 5 of the packet on this item shows that it's a proposal for us taxpayers to fund the shelter for the next 8 years. And... the per capita cost increases each of those 8 years.

Page 8 of the packet shows that 50 people were counted as "unsheltered" in Johnson County on January 24 of this year. Unfortunately, those 50 people will NOT receive priority in the shelter. On July 25, the Board of County Commissioners (BOCC) voted NOT to check for ties to Johnson County when allowing for residence in the shelter.

In that same July 25 meeting, County Commissioners voted to allow residence in the shelter for people in our country illegally. So a room in the shelter could house someone in our country illegally, while there may be "no room at the inn" for someone from Johnson County, who's living out of their car or in a tent.

Your duty as mayor and city council members is to act in the best interests of Lenexa residents.

Giving money to an organization that gives the same priority to those outside of Johnson County – and those who aren't even citizens – is contrary to our best interests. It's just wrong.

So... please vote NO on this request to spend our tax dollars when it's not in the best interests of your constituents.

Vote NO!!
Deborah Conus
605 W Merriwood Lane
Edgerton Ks 66021
dbeebear@gmail.com
Edgerton voted NO!!

From: Risa Corriere <rmcorriere@gmail.com>
Sent: Tuesday, August 20, 2024 9:17 PM
To: CD Planning <Planning@lenexa.com>
Subject: Special Use Permit Application

Sample email if you feel so inclined:

I, Risa Corriere, am a Johnson County/Lenexa resident and I am writing today to share my support of reStart's Special Use Permit Application for the Homeless Services Center. Johnson County needs more housing interventions and solutions to support people at risk of and currently experiencing homelessness and I believe this is the right time and the right solution for Johnson County. I ask you to support granting the Special Use Permit for the Homeless Services Center. Thank you for your time

-Risa Corriere

From: Evie Craig <agirlcould@gmail.com>

Date: August 20, 2024 at 12:57:23 PM CDT

To: CD Planning <Planning@lenexa.com>, Julie Sayers <jsayers@lenexa.com>, Courtney Eiterich <ceiterich@lenexa.com>, Joe Karlin <jkarlin@lenexa.com>, Chelsea Williamson <cwilliamson@lenexa.com>, Mark Charlton <mcharlton@lenexa.com>, Bill Nicks <bnicks@lenexa.com>, Melanie Arroyo <marroyo@lenexa.com>, Craig Denny <cdenny@lenexa.com>, Chris Herron <cherron@lenexa.com>

Subject: Support for the Homeless Services Center!

Hello!

First, I would like to express my appreciation and pride that Lenexa is the municipality that stepped forward in 2019 to allow Project 1020 to operate the County's only Cold Weather shelter for our neighbors experiencing homelessness. I volunteer there on a regular basis and support its work.

But we know that a Cold Weather shelter with a limited capacity is not the solution to the growing problem of homelessness in Lenexa and Johnson County. The proposed Homeless Services Center to be operated by reStart, Inc., a respected provider, is comprehensive and includes shelter, a coordinated entry system, and wraparound, customized services provided by professionals.

Johnson County's homeless are not strangers; they are Moms, Dads, Sisters, Brothers, and Friends, who have lived, worked, gone to school and PAID TAXES in our town and county. They are also veterans. While the number of persons experiencing homelessness has increased over the past few years, it is still a problem that is (relatively) small in scope. Homelessness has high costs in both human and fiscal capital. The City of Lenexa and Johnson County pride themselves (and rightfully so!) on being effective and innovative problem solvers. With your support of the Homeless Services Center, we can solve the problem of homelessness in a way that invests in better futures for all.

Thank you for your time and consideration.

Evie Craig she/her

agirlcould@gmail.com

913.706.1469

20907 Whispering Drive

Lenexa KS 66220

From: Tara Crane <tararrtma@gmail.com>
Sent: Wednesday, August 14, 2024 12:48 PM
To: CD Planning <Planning@lenexa.com>
Subject: Lenexa Homeless Shelter

Dear Mayor and City Council members:

Please vote NO on the request from reStart for funding to operate the homeless shelter in Lenexa.

All taxpayers in Johnson County have already pitched in over \$10 million for the purchase and operation of the shelter. They have been asked to fund \$430,000 over the next eight years to subsidize the operations.

So this NOT a one-time expense. What is the true cost of any shortfalls? Who will pay for those cities not participating. Page 5 of the packet on this item shows that it's a proposal for us taxpayers to fund the shelter for the next 8 years. And... the per capita cost increases each of those 8 years.

Page 8 of the packet shows that 50 people were counted as "unsheltered" in Johnson County on January 24 of this year. Unfortunately, those 50 people will NOT receive priority in the shelter. On July 25, the Board of County Commissioners (BOCC) voted NOT to check for ties to Johnson County when allowing for residence in the shelter.

In that same July 25 meeting, County Commissioners voted to allow residence in the shelter for people in our country illegally. So a room in the shelter could house someone in our country illegally, while there may be "no room at the inn" for someone from Johnson County, who's living out of their car or in a tent.

Your duty as mayor and city council members is to act in the best interests of Lenexa residents.

Giving money to an organization that gives the same priority to those outside of Johnson County – and those who aren't even citizens – is contrary to our best interests. It's just wrong.

So... please vote NO on this request to spend our tax dollars when it's not in the best interests of your constituents.

Marianne Crane
9106 W. 98th Terrace
Overland Park, KS. 66212
(913) 244-0925

From: Serra Crane <officiallysarahs@gmail.com>
Sent: Wednesday, August 21, 2024 4:15 PM
To: CD Planning <Planning@lenexa.com>
Subject: Housing Center Support

Dear Lenexa Planning Commission,

I am writing in support of the housing crisis service center at 95th and I35. Housing in Johnson County is very expensive and we have no place in the county for people to go if they lose access to a safe home. All kinds of things happen to Johnson Countians that can result in losing access to a home, like medical bills and bankruptcy, divorce and domestic issues. I picture a young mother trying to provide for a child and the rent has just become too high. Let's help these Johnson County residents get back on their feet with shelter and services.

I am connected to the church that is offering emergency winter shelter, but that is not the same thing. That's just to keep people from freezing overnight in winter. Let's try to keep people out of that kind of situation in JOCO.

I am a proud of our community. Please provide a place for these deserving Johnson Countians so they can make their lives better. Sometimes a temporary place to stay where these people can do things like keep clean clothes, shower, sleep after work, it's all they need to get themselves to a better place. We can't ignore these people's needs anymore and leave them abandoned. They deserve to have a chance and this would give them that. Please, help us make a difference.

Sincerely,
Serra Crane

From: Calvin Culey <csculey@gmail.com>
Sent: Wednesday, August 21, 2024 4:45 PM
To: CD Planning <Planning@lenexa.com>
Subject: Housing Crisis Service Center

Dear Lenexa Planning Commission,

I am writing in support of the housing crisis service center at 95th and I35. Housing in Johnson County is very expensive and we have no place in the county for people to go if they lose access to a safe home. All kinds of things happen to Johnson Countians that can result in losing access to a home, like medical bills and bankruptcy, divorce and domestic issues. I picture a young mother trying to provide for a child and the rent has just become too high. Let's help these Johnson County residents get back on their feet with shelter and services.

I am connected to the church that is offering emergency winter shelter, but that is not the same thing. That's just to keep people from freezing overnight in winter. Let's try to keep people out of that kind of situation in JOCO.

I am a proud of our community. Please provide a place for these deserving Johnson Countians so they can make their lives better.

Warmly, Calvin Culey

From: John Daugherty <usajdaugherty@sbcglobal.net>

Sent: Thursday, December 7, 2023 11:22 AM

To: Julie Sayers <jsayers@lenexa.com>; Beccy Yocham <byocham@lenexa.com>; Mark Charlton <mcharlton@lenexa.com>; Sean McLaughlin <smclaughlin@lenexa.com>

Subject: Proposal To Turn Hotels into Homeless Shelter in Lenexa

I am disgusted with the above proposal. I know for a fact that this area in Lenexa is where criminals come into town on the weekends and rent at these inexpensive hotels and commit crimes. I know for a fact that the Lenexa police are arresting criminals and they are not being prosecuted. My mother lives at Garden Villas of Lenexa and we are experiencing criminal activity (shop lifters) in this area.

If the Johnson County prosecutors would do their job and put these criminals in jail we would not have this problem. I suggest that we turn these hotels in prisons.

Linda Daugherty
20324 West 98th Street
Lenexa, KS 66220

From: Hannah Davidson <02hmd24@gmail.com>
Sent: Friday, August 16, 2024 2:07 PM
To: CD Planning <Planning@lenexa.com>
Subject: Lenexa Homeless Shelter

Dear Mayor and City Council members:

I am a concerned lenexa resident who lives in the oak park sub division. I have a daughter who just entered kindergarten at Rosehill elementary. I an a local therapist who has worked with foster children and the unhoused population.

I encourage you to vote no on the homeless shelter.

Yes, Joco needs a homeless shelter, but this is an inappropriate location. Will you be suppling the increase cost to our home insurance, or the decrease cost of the value of our homes that are located next to 95th street? How will rosehill be impacted? Will there be an increase in police presence in the area? This shelter has not been thought out to ensure the safety of those directly impacted by the location. As someone who has worked directly with this population and reStart I will loudly state that or is foolish to not consider these questions and be honest about the results. Yes, we need a homeless shelter. However, it needs to be a well thought out plan with regulations and guidelines. From what i have seen and evaluated this plan so greatly impact those who already live in the surrounding area.

Thank you for your time and consideration.

- Hannah Davidson, (LPC, mother, lenexa resident)

From: Debbie Detmer <kcjewel56@gmail.com>

Date: August 8, 2024 at 10:49:40 PM CDT

To: Julie Sayers <jsayers@lenexa.com>, Joe Karlin <jkarlin@lenexa.com>, Courtney Eiterich <ceiterich@lenexa.com>, Bill Nicks <bnicks@lenexa.com>, Mark Charlton <mcharlton@lenexa.com>, Melanie Arroyo <marroyo@lenexa.com>, Chelsea Williamson <cwilliamson@lenexa.com>, Craig Denny <cdenny@lenexa.com>, Chris Herron <cherron@lenexa.com>

Subject: NO TO reStart

Dear Mayor and City Council members:

Please vote NO on the request from reStart for funding to operate the homeless shelter in Lenexa.

All taxpayers in Johnson County have already pitched in over \$10 million for the purchase and operation of the shelter. They have been asked to fund \$430,000 over the next eight years to subsidize the operations.

So this NOT a one-time expense. What is the true cost of any shortfalls? Who will pay for those cities not participating. [Page 5 of the packet on this item](#) shows that it's a proposal for us taxpayers to fund the shelter for the next 8 years. And... the per capita cost increases each of those 8 years.

Page 8 of the packet shows that 50 people were counted as "unsheltered" in Johnson County on January 24 of this year. Unfortunately, those 50 people will NOT receive priority in the shelter. On July 25, the Board of County Commissioners (BOCC) voted NOT to check for ties to Johnson County when allowing for residence in the shelter.

In that same July 25 meeting, County Commissioners voted to allow residence in the shelter for people in our country illegally. So a room in the shelter could house someone in our country illegally, while there may be "no room at the inn" for someone from Johnson County, who's living out of their car or in a tent.

Your duty as mayor and city council members is to act in the best interests of Lenexa residents.

Giving money to an organization that gives the same priority to those outside of Johnson County – and those who aren't even citizens – is contrary to our best interests. It's just wrong.

So... please vote NO on this request to spend our tax dollars when it's not in the best interests of your constituents.

Debbie Detmer
Shawnee ks

Debbie Detmer kcjewel56@gmail.com

Sun 8/4/2024 12:45 PM

To Kathy Lysaught <santaluzkal@gmail.com>

Cc Joe Karlin <jkarlin@lenexa.com>; Courtney Eiterich <ceiterich@lenexa.com>; Bill Nicks <bnicks@lenexa.com>; Mark Charlton <mcharlton@lenexa.com>; Chelsea Williamson <cwilliamson@lenexa.com>; Chris Herron <cherron@lenexa.com>; Craig Denny <cdenny@lenexa.com>; CD Planning <Planning@lenexa.com>; Kathy Quinn <kathy.quinn@fox4kc.com>; Tim McCabe <manycoup@hotmail.com>; Mike Feller <mikefellerfinancial@gmail.com>; Laura Owen <lowen@healthyid.com>; Dave Nelsen <dave@senadvise.com>; Robin DeCastro <decastrorn@msn.com>; Travis Neely <neely.travis@gmail.com>; Jim Mullinix <jmullinix@icloud.com>; Jim And Kay Guyot <Kguyot1@kc.rr.com>; Julie Kelly <jkellyca2ks@gmail.com>; Mark Wirtz <kramcom@swbell.net>; Scott Kelly <skelly@buildkelly.com>; Mike Rzeszut <mike.rzeszut@gmail.com>; John (JD) Highfill <john.d.highfill@gmail.com>; Steve Wirtz <steve.wirtz@gmail.com>; MARK HAMILL for JoCo Comm 2022 <Hamillm13@gmail.com>; Brian Bridges <brianbridges0@gmail.com>; Phil Bauer <pmbinkc@gmail.com>; Nancy Moneymaker <moneymakerfam@msn.com>; Gaylene Van Horn <vanhorn269@gmail.com>; Wendy Francis <wnf30@yahoo.com>; adrienne foster <alfoster677@gmail.com>; maureen wirtz <mowitz@gmail.com>; Terry Reilly <1treill76@gmail.com>; Jake & Debby Schloegel <debbyschloegel@gmail.com>; Beth Bowers <bethbowers74@yahoo.com>; Jack Paradise <Jdpjayhawk@aol.com>; Sharon Bock <sharon.c.bock@gmail.com>

Thank you

I shared out on media.

Debbie Detmr

On Fri, Aug 2, 2024 at 5:54 PM Kathy Lysaught <santaluzkal@gmail.com> wrote:

Educate yourself @ [JoCoGov.org/homeless-services-center](https://www.jocogov.org/homeless-services-center) and make your voice heard in person or email about the proposed \$10 million ++ Lenexa Homeless Shelter @ the 47 yr old La Quinta and old Denny's building @ 95th St & I-35.

The public hearing on the special use permit will be held at the Planning Commission meeting, currently scheduled for August 26 @ Lenexa City Hall 7PM unless it should be continued for any reason. Any person will have the ability to sign up to speak at that meeting and make comments or ask questions. Typically, questions from the public are all compiled and then answered at one time at the conclusion of the public hearing. **You also may submit questions and/or comments by email to planning@lenexa.com at any time and if we have answers to your questions, we will certainly be happy to answer them.**

I also wanted to let you know that ReStart & Johnson County have two public open houses planned regarding the proposal, where members of the public can attend and ask questions.:

Wednesday, August 21, 5:30-7 p.m., Sunset Drive Office Building, room 1070/1075 (11811 S. Sunset Dr., Olathe)

Thursday, August 22, 5:30-7 p.m., Monticello Library, Monticello Community Meeting Room (22435 W. 66th Street, Shawnee)

Thank you.

Beccy Yocham

Please share this with your circle of friends, family and other concerned citizens of Johnson County. All cities in JoCo are being asked to fund the ANNUAL shortfall the operator, reStart, is projecting.

Together, we can stop this.

Thank you!

Jeff & Kathy Lysaught

From: Stephanie Divis <stephdivis@gmail.com>
Sent: Wednesday, August 21, 2024 4:34 PM
To: CD Planning <Planning@lenexa.com>
Subject: Homeless Shelter at SMUUCH

Dear Lenexa Planning Commission,

I am writing in support of the housing crisis service center at 95th and I35. Housing in Johnson County is very expensive and we have no place in the county for people to go if they lose access to a safe home. All kinds of things happen to Johnson Countians that can result in losing access to a home, like medical bills and bankruptcy, divorce and domestic issues. I picture a young mother trying to provide for a child and the rent has just become too high. Let's help these Johnson County residents get back on their feet with shelter and services.

I am connected to the church that is offering emergency winter shelter, but that is not the same thing. That's just to keep people from freezing overnight in winter. Let's try to keep people out of that kind of situation in JOCO.

I am a proud of our community. Please provide a place for these deserving Johnson Countians so they can make their lives better.

Warmly,
Stephanie Divis

From: Denise Dobson <denisedob85@gmail.com>
Sent: Monday, August 12, 2024 2:50 PM
To: CD Planning <Planning@lenexa.com>
Subject: Fwd: Your duty to your constituents

Dear Planning Commission,

I recently emailed the Lenexa City Council members. The text of that email is below. I would like to make this information and our thoughts available to you as well. Thank you for the consideration.

Dear Mayor and City Council members,

Please vote NO on the request from reStart for funding to operate the homeless shelter in Lenexa.

All taxpayers in Johnson County have already pitched in over \$10 million for the purchase and operation of the shelter. We have been asked to fund \$430,000 over the next eight years to subsidize the operations.

Therefore, this is NOT a one-time expense. What is the true cost of any shortfalls? Who will pay for those cities not participating? The proposal states it is for us taxpayers to fund the shelter for the next 8 years. We can only expect the per capita cost to increase each of those 8 years. And what happens AFTER those 8 years? Our commissioners have proven they do not take the best interests of their constituents into account, so we can expect them to vote to continue to cover costs after those 8 years are up. There is no doubt in my mind that they will do exactly that.

The proposal shows that 50 people were counted as “unsheltered” in Johnson County on January 24 of this year. Unfortunately, those 50 people will NOT receive priority in the shelter. On July 25, the Board of County Commissioners (BOCC) voted NOT to check for ties to Johnson County when allowing for residence in the shelter. This is UNACCEPTABLE!

In that same July 25 meeting, County Commissioners voted to allow residence in the shelter for people in our country illegally. So a room in the shelter could house someone in our country illegally, while there may be “no room at the inn” for someone from Johnson County, who’s living out of their car or in a tent. AGAIN, THIS IS UNACCEPTABLE!

All of these factors are distressing enough, on their own. However, there is the additional stress on our already overburdened resources, like police. How will our police be able to handle the additional activity at this establishment? Surely you have witnessed or read about the enormous amount of illegal activity occurring along I-35 already. Due to the careless actions of the JoCo BCCC, we have no idea WHO will be residing in this shelter. We (Lenexa residents) will bear the burden of policing this area, to the detriment of the rest of our city's population.

Your duty as mayor and city council members is to act in the best interests of Lenexa residents. Giving money to an organization that gives the same priority to those outside of Johnson County – and those who aren’t even citizens – is contrary to our best interests. It’s wrong. Period.

So... please vote NO on this request to spend our tax dollars when it is NOT in the best interests of your constituents.

Sincerely,

Denise Dobson
8521 Richards Road
Lenexa, KS 66215

From: Phaedra Dowell <neuropdmd@gmail.com>

Sent: Tuesday, August 20, 2024 9:23 AM

To: Julie Sayers <jsayers@lenexa.com>; Joe Karlin <jkarlin@lenexa.com>; ceitrich@leneca.com <ceitrich@leneca.com>; Bill Nicks <bnicks@lenexa.com>; Mark Charlton <mcharlton@lenexa.com>; Melanie Arroyo <marroyo@lenexa.com>; Chelsea Williamson <cwilliamson@lenexa.com>; Craig Denny <cdenny@lenexa.com>; Chris Herron <cherron@lenexa.com>; CD Planning <Planning@lenexa.com>

Subject: Support for the homeless shelter

I am in favor of the homeless shelter planned for the La Quinta hotel. Housing is a right and should be available for all. As climate change increases the heat of summer and the intensity and frequency of storms, housing for all becomes even more crucial. Support this proposal!

Dr. Phaedra Dowell

From: Doyle, Kurt <kurt.doyle@iqvia.com>
Sent: Tuesday, August 6, 2024 4:25 PM
To: Bill Nicks <bnicks@lenexa.com>; Mark Charlton <mcharlton@lenexa.com>
Subject: Opposition to Proposed Homeless Shelter in Lenexa

Dear Representatives Charlton and Nicks,,

I hope this letter finds you well. I am writing to express my concerns and opposition regarding the proposed homeless shelter in our neighborhood. While I understand the importance of providing support to those in need, I believe there are several factors that need to be carefully considered to ensure the well-being of our community.

Firstly, there is a concern about the potential increase in crime rates. It is important to ensure that adequate security measures are in place to protect both the residents of the shelter and the surrounding community. Collaboration with local law enforcement and community organizations could help mitigate these concerns.

- **Violent Crime:** In 2022, the violent crime rate was 380.7 per 100,000 people¹². This includes offenses like aggravated assault, robbery, rape, and murder.
- **Property Crime:** The property crime rate was significantly higher at 1,954.4 per 100,000 people¹². This category includes larceny/theft, motor vehicle theft, and burglary.

Secondly, the impact on property values is a significant worry for many residents. It would be beneficial to conduct a thorough assessment of how the shelter might affect property values and explore ways to minimize any negative impact. Open communication with real estate experts and community members can provide valuable insights.

Lastly, I believe it is crucial to assess the actual need for a homeless shelter in our specific area. Conducting a comprehensive needs assessment can help determine if this location is the most appropriate and effective place for such a facility. If there are alternative locations that might better serve the needs of the homeless population without causing undue stress to our neighborhood, those should be considered.

I am not opposed to helping those in need, but I believe it is essential to address these concerns to ensure a harmonious and safe environment for everyone. I would appreciate the opportunity to discuss this matter further and explore potential solutions that can benefit both the homeless population and our community. Thank you for your attention to this matter. I look forward to your response.

Kurt Doyle
9334 Falcon Ridge Drive
Lenexa, KS 66220

M: +1 816 728 0303 | E: kurt.doyle@iqvia.com

From: beidt50@att.net

Date: July 15, 2024 at 11:05:46 AM CDT

To: Julie Sayers <jsayers@lenexa.com>, Bill Nicks <bnicks@lenexa.com>

Cc: Bill Nicks <bnicks@lenexa.com>

Subject: Please stop the homeless center on 95th Street

Mayor

PLEASE do not advance the new homeless shelter any further at the upcoming meeting. Not only has it ALREADY cost more than expected, but there are honest and sincere concerns about this type of housing so close to other businesses that are so heavily populated. Add these real concerns to the fact that this is an unmeasured money pit that this adventure will take your citizens- when we are already facing incredible increases in property tax and costs for record inflation.

Please make a decision that is best for your current citizens: stop this homeless shelter until such time the matter can be openly and honestly supported by your citizens.

Barbara Eidt
26122 W 96th Street
Lenexa KS 66227

From: Courtney Eiterich <ceiterich@lenexa.com>
Sent: Tuesday, August 20, 2024 11:29 PM
To: CD Planning <Planning@lenexa.com>
Subject: Fwd: Letter of Support - reStart Homeless Services Center Lenexa

Begin forwarded message:

From: Sydney Whobrey <sydney.whobrey@cscscoop.com>
Date: August 20, 2024 at 11:52:45 AM CDT
Subject: Letter of Support - reStart Homeless Services Center Lenexa

To whom it may concern,

I'm writing to express my full support of reStart opening their Homeless Services Center in Lenexa. My company, Centralized Supply Chain Services, LLC, is based out of Lenexa, KS and we have been working with reStart the last 3 years. Our team has volunteered at their downtown location, helping with career development, creating hospitality packages, aiding in the foodservices kitchen, and much more. We recently volunteered at their Summer Fest, a yearly event held to help their residents and local community. Within the one-day event, services and aid included –

- 16 vision screenings
- 31 dental screenings
- 27 job training/employment resources
- Health services screenings
- 15 free haircuts
- 300 meals

The center provides valuable care and resources to communities in need, and I believe this would be an indispensable support to provide within Johnson County as well. reStart is the only of its kind that provides aid to all individuals, including families, youth, and veterans. Within their many programs, they provide job resources for adults struggling with work, drug and alcohol rehabilitation to keep people healthy and sober, and youth services to keep our children safe and in school. I fully believe that the potential work reStart can do in Johnson County will not only help the homeless community in the area, but the area as a whole to ensure the prosperity and safety of all residents.

Thank you and have a wonderful day.

Sydney Whobrey (*she/her*)
Contract Administrator
Centralized Supply Chain Services, LLC
8789 Penrose Lane, Suite 300, Lenexa, KS 66219
P 816.768.8322
E sydney.whobrey@cscscoop.com
W www.cscscoop.com

From: Marc Elkins <melkins@leawood.org>
Sent: Monday, August 12, 2024 4:45 PM
To: Julie Sayers <jsayers@lenexa.com>; Stephanie Sullivan <ssullivan@lenexa.com>
Cc: Diane Stoddard <dstoddard@leawood.org>
Subject: Leawood's Support for Johnson County Homeless Services Center

Dear Mayor Sayers and Chairman Poss,

Attached, please find my letter announcing the City of Leawood's support for the Johnson County Homeless Services Center that is proposed to be located in Lenexa and for which I understand an application for a Special Use Permit is pending.

Please let me know if you have any questions or concerns.

Thank you and the City of Lenexa for your consideration of this important project.

Respectfully,

Marc



Marc E. Elkins Mayor

P: 913.663.9101 E:
melkins@leawood.org

**4800 Town Center Drive, Leawood, KS
66211**

leawood.org

ATTACHMENT:



Ltr to City of Lenexa
in Support of JoCo Hc



August 12, 2024

Mayor Julie Sayers
City of Lenexa
17101 W. 87th St. Pkwy.
Lenexa, KS 66219

Chairman Chris Poss
Lenexa Planning Commission
c/o Ms. Stephanie Sullivan
17101 W. 87th St. Pkwy.
Lenexa, Kansas 66219

RE: Leawood Financial Support for Johnson County Homeless Service Center

Dear Mayor Sayers and Chairman Poss:

I am writing to express the City of Leawood's support for the Johnson County Homeless Service Center that is proposed for your community and for which I understand an application for a special use permit is pending.

Recently, the Leawood Governing Body considered the request of reStart, Inc. and the Johnson County Commission to provide financial support for the operating expenses of the proposed homeless service center. Our Governing Body unanimously approved supporting the center in 2025 and for the four following years, subject to annual budget appropriations.

Our Governing Body asked me to relay our appreciation to the City of Lenexa for considering this facility within your community. We recognize the needs of the homeless within our County and want to do our part to support this work. Please pass along our appreciation to your elected officials, staff and the residents of Lenexa for your support of this important project.

Sincerely,

Marc E. Elkins
Mayor

cc: Chairman Mike Kelly, Johnson County Commission
Ms. Stephanie Boyer, restart, Inc.



4800 Town Center Dr.
Leawood, KS 66211

Leawood.org
(913) 339-6700

From: Micah Rose Emerson <micahrose@me.com>
Sent: Wednesday, August 21, 2024 4:11 PM
To: CD Planning <Planning@lenexa.com>
Subject: Housing Crisis Service Center

Dear Lenexa Planning Commission,

I am writing in support of the housing crisis service center at 95th and I35. Housing in Johnson County is very expensive and we have no place in the county for people to go if they lose access to a safe home. All kinds of things happen to Johnson Countians that can result in losing access to a home, like medical bills and bankruptcy, divorce and domestic issues. I picture a young mother trying to provide for a child and the rent has just become too high. Let's help these Johnson County residents get back on their feet with shelter and services.

I am connected to the church that is offering emergency winter shelter, but that is not the same thing. That's just to keep people from freezing overnight in winter. Let's try to keep people out of that kind of situation in JOCO.

I am a proud of our community. Please provide a place for these deserving Johnson Countians so they can make their lives better.

Warmly,

Micah Rose Emerson

✧ Sent from where HOPE lives ✧

From: Allison Ens <allison.ens@gmail.com>
Date: August 21, 2024 at 10:32:44 AM CDT
To: Julie Sayers <jsayers@lenexa.com>
Subject: Re: "yes" to Homeless Services Center

Yes, my address is:

8345 Renner Blvd Apt 3308
Lenexa, KS 66219

Thank you!

On Aug 21, 2024, at 10:11 AM, Julie Sayers <jsayers@lenexa.com> wrote:

Good morning Ms. Ens,
May we please have your address in order to add your message to the record on this matter?

On Aug 21, 2024, at 6:39 AM, allison.ens@gmail.com wrote:

Good morning, Mayor Sayers,

I am a Lenexa resident concerned about the wellbeing of vulnerable populations in Johnson County, writing in support of the proposed Homeless Services Center planned for the current La Quinta Hotel at I-35 and 95th St.

I trust the leadership of Stephanie Boyer and reStart Inc. to use this unique one-time investment opportunity to provide holistic services for individuals experiencing homelessness in our community.

Please consider voting in approval of the Special Use Permit necessary to continue moving forward with this project.

Thank you for the work you do for our community.

Respectfully,
Allison Ens

From: Chris Eveler <caeveler@gmail.com>
Sent: Tuesday, August 13, 2024 8:37 AM
To: CD Planning <Planning@lenexa.com>
Subject: Lenexa Homeless Shelter

Dear Mayor and City Council members:

Please vote NO on the request from reStart for funding to operate the homeless shelter in Lenexa.

All taxpayers in Johnson County have already pitched in over \$10 million for the purchase and operation of the shelter. They have been asked to fund \$430,000 over the next eight years to subsidize the operations.

So this is NOT a one-time expense. What is the true cost of any shortfalls? Who will pay for those cities not participating. Page 5 of the packet on this item shows that it's a proposal for us taxpayers to fund the shelter for the next 8 years. And... the per capita cost increases each of those 8 years.

Page 8 of the packet shows that 50 people were counted as "unsheltered" in Johnson County on January 24 of this year. Unfortunately, those 50 people will NOT receive priority in the shelter. On July 25, the Board of County Commissioners (BOCC) voted NOT to check for ties to Johnson County when allowing for residence in the shelter.

In that same July 25 meeting, County Commissioners voted to allow residence in the shelter for people in our country illegally. So a room in the shelter could house someone in our country illegally, while there may be "no room at the inn" for someone from Johnson County, who's living out of their car or in a tent.

Your duty as mayor and city council members is to act in the best interests of Lenexa residents.

Giving money to an organization that gives the same priority to those outside of Johnson County – and those who aren't even citizens – is contrary to our best interests. It's just wrong.

So... please vote NO on this request to spend our tax dollars when it's not in the best interests of your constituents.

From: G Fabrey <gfabrey@yahoo.com>
Sent: Wednesday, August 14, 2024 10:21 AM
To: Stephanie Sullivan <ssullivan@lenexa.com>
Subject: Proposed Homeless Shelter at 95th and I 35

Dear Planning Commission,

I urge you to deny approval of a 100 bed homeless shelter at 95th and I 35. I live about 1 1/2 miles from La Quinta Inn.

Research has shown me that the majority of people who need this homeless shelter will be people who need intensive help with mental health issues, drug addiction or reentering society after incarceration. The current plan does not seem adequate to successfully address these issues. This location is a walkable distance from many schools, churches, shops, and a public library, all places I frequent. I will not feel safe in my own neighborhood.

This area is really not big enough to absorb the impact of such a large population of needy people. Businesses, schools, housing, churches will all be negatively affected.

Johnson County must find another more suitable way to provide for the homeless population in Johnson county.

Thank you

Gloria Fabrey
11612 W 101st Terrace

From: larry fabrey <lfabrey1@gmail.com>
Sent: Thursday, August 15, 2024 8:13 AM
To: Stephanie Sullivan <ssullivan@lenexa.com>
Subject: proposed homeless services center

To the Planning Commission

Please deny approval of a homeless services center at 95th and I 35. This location is simply too close to residential areas, schools, churches and businesses that would be negatively affected by a services center. Research has documented an increase of crime and a decline in safety of neighboring areas. Johnson County must find another more suitable way to provide for the houseless population in Johnson county.

Thank you

Larry Fabrey

11612 W 101st Terrace

--

Thanks,

Larry

From: Matt Farewell <mmfarewell@gmail.com>

Date: August 20, 2024 at 2:35:49 PM CDT

To: Julie Sayers <jsayers@lenexa.com>

Subject: Re: support granting the Special Use Permit for the Homeless Services Center

8615 W 109th St., Overland Park

Matt Farewell

On Aug 20, 2024, at 2:33 PM, Julie Sayers <jsayers@lenexa.com> wrote:

Mr. Farewell, may we please have your address in order to include your message in the record on this matter?

On Aug 20, 2024, at 2:27 PM, Matt Farewell <mmfarewell@gmail.com> wrote:

I, Matthew Farewell, am a Johnson County resident and I am writing today to share my support of reStart's Special Use Permit Application for the Homeless Services Center. Johnson County needs more housing interventions and solutions to support people at risk of and currently experiencing homelessness and I believe this is the right time and the right solution for Johnson County. I ask you to support granting the Special Use Permit for the Homeless Services Center.

Have a heart and soul.

Matt Farewell

Gayln Perry
Sent from my iPhone

From: mikefellerfinancial@gmail.com <mikefellerfinancial@gmail.com>

Sent: Sunday, August 11, 2024 9:27 PM

To: CD Planning <Planning@lenexa.com>

Cc: Julie Sayers <jsayers@lenexa.com>; Chris Herron <cherron@lenexa.com>; Craig Denny <cdenny@lenexa.com>; Chelsea Williamson <cwilliamson@lenexa.com>; Bill Nicks <bnicks@lenexa.com>; Mark Charlton <mcharlton@lenexa.com>; Melanie Arroyo <marroyo@lenexa.com>; Courtney Eiterich <ceiterich@lenexa.com>; Joe Karlin <jkarlin@lenexa.com>; Scott McCullough <smccullough@lenexa.com>; tgeen@lenexa.com <tgeen@lenexa.com>; Stephanie Sullivan <ssullivan@lenexa.com>; Beccy Yocham <byocham@lenexa.com>

Subject: Proposed Homeless Shelter

I imagine you are receiving lots of legitimate concerns from shelter opponents including:

1. Tax impact to Lenexa including immediate loss of several hundred thousand dollars in annual property, sales and hotel tax from the LaQuinta, likely loss of sales tax revenue from surrounding businesses and the costs of security and other additional city services.
2. Housing non-residents and illegals.
3. Negative impact on surrounding businesses and residences.
4. Throwing gasoline on the fire of what is already the hottest crime area in the County.
5. reStart's checkered history.
6. \$10+ million price tag and lack of transparency and due diligence by the County.
7. Examples of failed similar projects in countless other cities including record increases in Lawrence homeless despite many millions of local government funding and a new proposed \$267 million, 5 year plan to "end homelessness".
8. Perhaps even concerns the City may deviate from its long established planning process of utilizing the Golden Rule and violating a brand new comprehensive plan.

While supporters will suggest the above negatives are worth it to support our most recent count of 170 homeless adults with a long term vision of eliminating homelessness in Johnson County.

I have learned our area is very blessed to be served by outstanding organizations working with our local homeless such as Hillcrest Transitional Housing, Project 10 20, Jewish Family Services, Salvation Army and many others. They appear to be mainly funded by various charitable foundations, faith based organizations, thrift stores, and other creative sources of fundraising, with many providing services that would greatly overlap with the proposed County shelter. But even worse, reStart's funding appears reliant on many of the same sources, so approving this plan would most likely take away funding from established and successful local providers.

I have reached out to 2 long time Lenexa public servants with combined experience of nearly 80 years to ask about Lenexa's history with past controversial plans. They agreed number one was a proposed Woodlands Race Track at what is now Prairie Star & Woodland which eventually went belly up in KCK and a quarry in far west Lenexa near what is now St. James Academy and surrounding new residential developments. I shudder to think what our city would look like today had either of these been approved. These are just two of many

example whereby the Lenexa Planning Commission and City Council have historically been amazing at making the right decisions for our city's future.....please do the right thing again and deny this plan.

There is a HUGE silver lining to this poorly devised plan and that is that so many of us in the community have learned about the homeless needs and the wonderful people that are already providing support. If Lenexa and JOCO really want to help the homeless, with the spotlight shining so brightly, now is the time to market and support the Hillcrest's of the area to help them expand their funding and services. That would be a win for everyone and I'm sure the County can find better uses for the \$6MM of covid relief handouts.

Thank you for serving Lenexa!

Michael Feller
8355 Hallet
Lenexa, KS 66215
Phone: (913) 206-3260
Email: mikefellerfinancial@gmail.com

Answers in line below in CAPS.

Beccy Yocham

City Manager

City of Lenexa

913.477.7718

byocham@lenexa.com | www.lenexa.com

The City of Lenexa: Leaders in the delivery of exceptional public service

From: mikefellerfinancial@gmail.com <mikefellerfinancial@gmail.com>

Sent: Monday, August 5, 2024 4:42 PM

To: Beccy Yocham <byocham@lenexa.com>

Subject: RE: Homeless Shelter SUP Process

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Me again! More questions after reviewing some really good info about the process on the City Website:

1. Will any other information the city staff is obtaining in their review process be made available to the public upon request including but not limited to the financial review of restart funding, impact on city Police, Fire, etc. research of other cities' experience with similar projects, etc.? THE INFORMATION THAT CITY STAFF IS REVIEWING WILL LIKELY BE INCLUDED, IN SUMMARY, IN THE STAFF REPORT TO THE PLANNING COMMISSION, AS WILL ANY FINAL REPORTS WE CREATE ON ANY SPECIFIC TOPIC. BUT OUR WORK PRODUCT – IE: THE ACTUAL INFORMATION WE ARE GATHERING AND REVIEWING – IS NOT AVAILABLE TO THE PUBLIC.
2. Is Town Talk the official newspaper the city is to publish public notice. NO. STATE LAW HAS CERTAIN REQUIREMENTS AROUND WHAT QUALIFIES AS AN OFFICIAL CITY NEWSPAPER AND TOWN TALK DOES NOT QUALIFY. WE PUBLISH, PRIMARILY, IN THE JOHNSON COUNTY LEGAL RECORD.
3. What is the last date public comments can be emailed for inclusion with the Aug 26th PC agenda? THE PACKET FOR THE 8/26 MEETING WILL BE FINALIZED ON 8/22, SO WE NEED WRITTEN COMMENTS BY 8/21 TO GET THEM INTO THE PHYSICAL PACKET. ANYTHING WE GET AFTER THAT DATE WILL STILL BE PROVIDED TO THE PC BY EMAIL, BUT IT WON'T BE IN THE MEETING PACKET.
 - a. I assume you prefer these to go to planning@lenexa.com instead of the entire governing body, but will either be accepted as official public comments? IDEALLY YES. WE DO OUR BEST TO INCLUDE ALL PUBLIC COMMENTS, REGARDLESS OF WHO THEY ARE SENT TO, BUT HUMAN ERROR CAN CREEP IN AND THINGS

CAN GET MISSED WHEN THEY DON'T ALL GO TO A CENTRAL LOCATION. IF YOU WANT TO WRITE TO THE GOVERNING BODY, YOU CAN ALWAYS CC THE PLANNING@LENEXA.COM EMAIL TO COVER ALL THE BASES.

4. Do I interpret correctly that while the PC can make recommendation to approve or deny, the SUP will still go to the City Council for a vote currently scheduled for Sept 17? In other words, the PC can't stop it by themselves. YOU ARE CORRECT, THE GOVERNING BODY HAS THE FINAL DECISION ON THIS REGARDLESS OF WHAT STAFF AND THE PLANNING COMMISSION RECOMMEND.
 - a. A simple majority vote if the CC agrees with the PC, but a super majority if not? CORRECT.
 - i. Is a super majority $\frac{3}{4}$ of the governing body, in this case 6 of the 8 council members? IT'S ACTUALLY $\frac{2}{3}$ OF THE GB, BUT THE NUMBER IS STILL 6.
 - ii. Does the Mayor always have a vote or only in the event of breaking a tie? ONLY A TIE.
 - b. Likewise, if staff recommends denial, does it still go to the PC and the CC? YES.
5. While I understand multiple city departments are involved, is the Planning Dept of Scott McCullough, Tim Green and Stephanie Sullivan coordinating the effort, and can they be contacted for questions/feedback? YES, AND YOU CAN SUBMIT QUESTIONS AND FEEDBACK TO SCOTT, IF YOU LIKE, BUT WE ARE ALL WORKING TOGETHER ON THIS AND IF YOU ASK A QUESTION OF ME THAT REQUIRES SCOTT'S INPUT OR EXPERTISE, I WILL REACH OUT TO HIM AND THE REVERSE IS ALSO TRUE.
 - a. And what is your role/involvement? WE ARE ALL WORKING TOGETHER ON THIS. AS I MENTIONED IN AN EARLIER EMAIL EXCHANGE, TYPICALLY, SUPS ARE REVIEWED PRIMARILY BY PLANNING AND ENGINEERING STAFF FROM COMMUNITY DEVELOPMENT. BECAUSE OF THE UNIQUE NATURE OF THIS PROPOSAL AND THE MANAGEMENT PLAN THAT IS REQUIRED, THE REVIEW OF THIS APPLICATION WILL BE BY A LARGER GROUP OF STAFF INCLUDING REPRESENTATIVES FROM POLICE, FIRE, LEGAL AND EXECUTIVE, INCLUDING ME.
6. Will all involved city staff, PC and CC members be vetted/recused to ensure they do not have a conflict of interest through their involvement with entities such as Restart, Good Faith Network, United Community Services, etc. as well as prospective vendors in the purchase, remodel, furnishings etc.? STAFF, PC AND GB MEMBERS ARE ALL AWARE OF THE CONFLICT-OF-INTEREST POLICIES AND PROVISIONS WHICH APPLY TO EACH GROUP RESPECTIVELY AND ARE CHARGED WITH SELF-COMPLIANCE WITH THOSE, AS NECESSARY. WE DO NOT PERFORM ANY SORT OF FORMAL VETTING PROCESS. IF A PC OR GB MEMBER HAS A CONFLICT OF INTEREST PURSUANT TO THE RELEVANT POLICY OR CODE PROVISION, IT WOULD BE TYPICAL FOR THAT PERSON TO INDICATE A POTENTIAL CONFLICT WITH THE ITEM AT THE MEETING WHERE THE ITEM IS TO BE HEARD AND TO LEAVE THE ROOM DURING ANY DELIBERATION/VOTE.

I truly do appreciate the great work you do – often under trying conditions!

Michael Feller

Phone: (913) 206-3260

Email: mikefellerfinancial@gmail.com

From: Beccy Yocham <byocham@lenexa.com>
Sent: Thursday, July 18, 2024 6:05 PM
To: mikefellerfinancial@gmail.com
Subject: RE: Homeless Shelter SUP Process

Hi Mike.

Timeline/Process:

1. Yes, as I understand it, this is the current planned date of submission. Generally, the submittal will be the City's application form, site plans detailing any proposed changes to the property and a proposed management plan. (I'm going from memory on this, there may be a few other things that are required to be submitted, but these are the main ones.)
2. No, items submitted on 7/22 will go to the **August 26th** Planning Commission meeting unless they are continued to a later meeting. If an item is continued, it will still appear on all the public notices for the meeting with the date of continuance. (More about continuance below.) You can see the full calendar of submittal & meeting dates here: <https://www.lenexa.com/files/sharedassets/city/v/1/government/boards-commission/documents/2024-planning-commission-submittal-deadlines.pdf>. As with all items, our team will review and make a recommendation.
 - a. Generally, the PC can recommend approval, approval with conditions or denial to the Governing Body. They don't technically have the option of remanding it back to staff for questions or revisions, but it is possible that based upon PC comments/concerns/questions, the applicant and staff could agree during the meeting to continue it to a later meeting for those items to be studied further.
3. Sept. 17 is the City Council date, if the item is voted upon by the PC on August 26. And the City Council can accept the Planning Commission's recommendation, overturn the Planning Commission's recommendation (by a super-majority vote), or remand the item back to the PC for further review. If they remand it, they need to give the PC direction on what specifically they want to be reviewed further.

Other questions:

1. Yes, generally, although it may not be available until a few days later. (Our team receives multiple applications on each submittal deadline and the volume of documents is significant, so it takes time to process them.) If someone wanted to review or receive copies of the submittal, they could file an open records request. Here is a link to do so: <https://www.lenexa.com/Government/Codes-Records-Policies/Request-a-Public-Record>.
2. Typically, SUPs are reviewed primarily by planning and engineering staff from community development. Because of the unique nature of this proposal and the detailed management plan that is required, the review of this application will be by a larger group of staff including representatives from police, fire, legal and executive.
 - a. Yes, the Golden criteria are evaluated.

- b. Yes, these items will be evaluated and considered both in determining the staff's recommendation on the application, as well as in what is reported to the PC and GB. I'm not sure what you mean by past staff hours, but we'll look at our calls for service (CFS) at Project 10/20, as well as CFS and crime data from other similar facilities in other cities to estimate an impact in terms of staffing and public safety CFS.
 - c. Although our code does not include any specific requirements in terms of what funding is needed or required for the facility, I believe that understanding reStart's funding mix and funding commitments is an integral part of the Management Plan, as it goes to the overall viability of the project. We will request information on funding/budget, etc. and it will go into our evaluation and recommendation and will be part of the what the PC and GB consider, but it will be just one part of the overall management plan.
3. The City's process is driven by the date of an application, so that is ultimately controlled by reStart and/or Johnson County. Having said that, if, as we are working through our process on this, it is determined that the item is not ready to proceed to the Planning Commission, it is an option to continue the item to a later meeting date. Both the City and the applicant are each entitled to one continuance at the Planning Commission as a matter of right and when we believe that additional time is needed, we will utilize a continuance. This happens on occasion when we request information, and the applicant needs additional time to respond to our requests or provides incomplete information. I point this out to say that we won't rush this through just because there is a deadline on the County's real estate contract. By the same token, we will move expeditiously and if we can stay on the regular review schedule, we will. This is consistent with how we treat all development applications.

Thanks.

Beccy

Beccy Yocham

City Manager

City of Lenexa

913.477.7718

byocham@lenexa.com | www.lenexa.com

The City of Lenexa: Leaders in the delivery of exceptional public service

From: mikefellerfinancial@gmail.com <mikefellerfinancial@gmail.com>

Sent: Wednesday, July 17, 2024 6:50 AM

To: Beccy Yocham <byocham@lenexa.com>

Subject: Homeless Shelter SUP Process

Hi Becky, as I mentioned last night, I am truly impressed with your consistently prompt, clear and detailed responses.....so here's another test!

First can you confirm the following timeline and process:

1. July 22: Formal request expected to be received from County. What exactly does this consist of?
2. Aug 5: Planning Committee meets to review. Does your staff including planning department first review and make recommendations before it goes to PC as with typical development projects?
 - a. At that meeting, the committee can either approve it to be submitted to city council, reject it, or send it back for questions/revisions?
3. Sept 17: If Planning Committee approves, submitted to the council. Again, can they either approve, reject or send it back for questions/revisions?

Other questions:

1. Will the county submission to be received on 7/22 be available to the public?
2. How exactly does something like this get reviewed relative to typical development projects?
 - a. Golden Criteria?
 - b. Will the review include costs to the city including but not limited to staff hours (both past and future), police hours/staffing, impact on crimes, impact of potential lost business and related sales tax in that area, etc?
 - c. Does the city/Planning Committee require or care about the ReStart funding or is that the county's problem?
3. If what I heard last night about the Covid relief money to purchase the Laquinta has indeed been extended until 2026, do you feel taking a less rushed approach should be considered?

Thanks again!

Michael Feller

Phone: (913) 206-3260

From: Beccy Yocham <byocham@lenexa.com>

Date: August 3, 2024 at 1:31:49 PM CDT

To: mikefellerfinancial@gmail.com

Cc: Julie Sayers <jsayers@lenexa.com>, Chris Herron <cherron@lenexa.com>, Craig Denny <cdenny@lenexa.com>, Chelsea Williamson <cwilliamson@lenexa.com>, Mark Charlton <mcharlton@lenexa.com>, Bill Nicks <bnicks@lenexa.com>, Joe Karlin <jkarlin@lenexa.com>, Courtney Eiterich <ceiterich@lenexa.com>, Melanie Arroyo <marroyo@lenexa.com>

Subject: Re: July 16th City Council Meeting Minutes

Mr. Feller:

The governing body has no role whatsoever in the creation of minutes from city council meetings. That is a staff function.

We do not provide verbatim minutes and we have received negative feedback in the past for not including any summary of comments made at business from the floor. Hence, the person charged with writing minutes attempts to summarize comments, which necessarily requires some interpretation of what was said. I'm sorry that you take issue with how that was done, but I can assure you that it was not an intentional misrepresentation.

I will pull these draft minutes from consideration at Tuesday's meeting and revisit this issue with my team next week. I will make no promises about what will or will not happen to potentially revise the minutes, but it will be reviewed.

Beccy

On Aug 3, 2024, at 12:33 PM, mikefellerfinancial@gmail.com wrote:

I see in the agenda for the upcoming Council meeting, minutes from the prior meeting including a summary of my comments in "Business From Floor".

While I understand the need to condense the comments, since these are being published to the public, I am disturbed by those attributed to me as not capturing the context of my actual comments through both commission and omissions. Here is the summary you posted:

Mike Feller, 8355 Hallet St, shared his concerns about the proposed homeless shelter. He talked about residents he spoke to not understanding or knowing about it. He talked about the County rushing the project, other cities not helping with funding for the project and Lenexa carrying the burden, the shelter changing the area, the City fast-tracking the project, the PD discussing operations and support with estart, and his hope that the City Council will reject the project should it get past the Planning Commission

When I mentioned other cities not helping and Lenexa carrying the burden, I was quoting you and simply agreeing with you from an email exchange we had in March. I also mentioned my concerns of the personal and professional relationship of yours with County Chairman Mike Kelly creating a conflict of interest which you acknowledged but stated Kelly is fully aware of your sworn oath to Lenexa in the same email exchange. Why was this not included above? Could it be because it is a bad look to have your comments published?

When I mentioned “city fast-tracking the project”, I discussed it in the context of the city deviating from its standard practice of always being very thorough and deliberate in their planning reviews.

Lastly, at no time did I “hope that the City Council will reject the project should it get past the Planning Commission”. My exact words were “I hope the Mayor and council remember your oaths and that representing Lenexa citizens instead of outside special interests and personal relationships will be your highest priority”.

I am guessing you are all getting quite a bit of feedback on what could be one of the most important and controversial decisions the city has ever had to make. One of the biggest concerns from we citizens is the perceived lack of communication, transparency and even dishonesty by the County. I had high expectations this would not be an issue for Lenexa, but the selective editing of my publicly published comments could be construed as borderline censorship, and does raise concerns going forward.

Michael Feller

Phone: (913) 206-3260

From: mikefellerfinancial@gmail.com <mikefellerfinancial@gmail.com>
Sent: Thursday, July 18, 2024 6:14 PM
To: Beccy Yocham <byocham@lenexa.com>
Subject: RE: Homeless Shelter SUP Process

Thanks Beccy.....another A+ response!

Michael Feller

Phone: (913) 206-3260

Email: mikefellerfinancial@gmail.com

From: Beccy Yocham <byocham@lenexa.com>
Sent: Thursday, July 18, 2024 6:05 PM
To: mikefellerfinancial@gmail.com
Subject: RE: Homeless Shelter SUP Process

Hi Mike.

Timeline/Process:

1. Yes, as I understand it, this is the current planned date of submission. Generally, the submittal will be the City's application form, site plans detailing any proposed changes to the property and a proposed management plan. (I'm going from memory on this, there may be a few other things that are required to be submitted, but these are the main ones.)
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<https://www.lenexa.com/files/sharedassets/city/v/1/government/boards-commission/documents/2024-planning-commission-submittal-deadlines.pdf>. As with all items, our team will review and make a recommendation.
 - a. Generally, the PC can recommend approval, approval with conditions or denial to the Governing Body. They don't technically have the option of remanding it back to staff for questions or revisions, but it is possible that based upon PC comments/concerns/questions, the applicant and staff could agree during the meeting to continue it to a later meeting for those items to be studied further.
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Other questions:

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records request. Here is a link to do so: <https://www.lenexa.com/Government/Codes-Records-Policies/Request-a-Public-Record>.

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 - a. Yes, the Golden criteria are evaluated.
 - b. Yes, these items will be evaluated and considered both in determining the staff's recommendation on the application, as well as in what is reported to the PC and GB. I'm not sure what you mean by past staff hours, but we'll look at our calls for service (CFS) at Project 10/20, as well as CFS and crime data from other similar facilities in other cities to estimate an impact in terms of staffing and public safety CFS.
 - c. Although our code does not include any specific requirements in terms of what funding is needed or required for the facility, I believe that understanding reStart's funding mix and funding commitments is an integral part of the Management Plan, as it goes to the overall viability of the project. We will request information on funding/budget, etc. and it will go into our evaluation and recommendation and will be part of the what the PC and GB consider, but it will be just one part of the overall management plan.
3. The City's process is driven by the date of an application, so that is ultimately controlled by reStart and/or Johnson County. Having said that, if, as we are working through our process on this, it is determined that the item is not ready to proceed to the Planning Commission, it is an option to continue the item to a later meeting date. Both the City and the applicant are each entitled to one continuance at the Planning Commission as a matter of right and when we believe that additional time is needed, we will utilize a continuance. This happens on occasion when we request information, and the applicant needs additional time to respond to our requests or provides incomplete information. I point this out to say that we won't rush this through just because there is a deadline on the County's real estate contract. By the same token, we will move expeditiously and if we can stay on the regular review schedule, we will. This is consistent with how we treat all development applications.

Thanks.

Beccy

Beccy Yocham
City Manager
City of Lenexa
913.477.7718
byocham@lenexa.com | www.lenexa.com

The City of Lenexa: Leaders in the delivery of exceptional public service

From: mikefellerfinancial@gmail.com <mikefellerfinancial@gmail.com>
Sent: Wednesday, July 17, 2024 6:50 AM
To: Beccy Yocham <byocham@lenexa.com>
Subject: Homeless Shelter SUP Process

Hi Becky, as I mentioned last night, I am truly impressed with your consistently prompt, clear and detailed responses.....so here's another test!

First can you confirm the following timeline and process:

1. July 22: Formal request expected to be received from County. What exactly does this consist of?
2. Aug 5: Planning Committee meets to review. Does your staff including planning department first review and make recommendations before it goes to PC as with typical development projects?
 - a. At that meeting, the committee can either approve it to be submitted to city council, reject it, or send it back for questions/revisions?
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Other questions:

1. Will the county submission to be received on 7/22 be available to the public?
2. How exactly does something like this get reviewed relative to typical development projects?
 - a. Golden Criteria?
 - b. Will the review include costs to the city including but not limited to staff hours (both past and future), police hours/staffing, impact on crimes, impact of potential lost business and related sales tax in that area, etc?
 - c. Does the city/Planning Committee require or care about the ReStart funding or is that the county's problem?
3. If what I heard last night about the Covid relief money to purchase the Laquinta has indeed been extended until 2026, do you feel taking a less rushed approach should be considered?

Thanks again!

Michael Feller

Phone: (913) 206-3260

Email: mikefellerfinancial@gmail.com

From: mikefellerfinancial@gmail.com <mikefellerfinancial@gmail.com>
Sent: Sunday, May 5, 2024 1:15 PM
To: Beccy Yocham <byocham@lenexa.com>
Subject: RE: Proposed JOCO BOCC La Quinta Homeless Shelter

Belated thanks for another great response. Excellent Info.

As I see JOCO has just selected Restart Inc. as the management company, I imagine this will quickly be heading to your office. Since you concur the \$1million + city cost could end up being a burden to Lenexa taxpayers, is it at all feasible to defray this by:

1. Reimbursement from the County?
2. Have other JOCO cities pay a fair share?

Even Mayor Sayers suggested in a recent meeting with our HOA that other cities than Lenexa need to step up to assist the local homeless, so we would hope that Lenexa should not face an unequal financial burden, especially if our city's homeless population is lower than many surrounding cities.

Thoughts?

Thanks!

Michael Feller

Phone: (913) 206-3260

Email: mikefellerfinancial@gmail.com

From: Beccy Yocham <byocham@lenexa.com>
Sent: Monday, April 29, 2024 2:20 PM
To: mikefellerfinancial@gmail.com
Subject: RE: Proposed JOCO BOCC La Quinta Homeless Shelter

Thank you for your kind words. My answers are in line below. Let me know if you have other questions.

Beccy Yocham
City Manager
City of Lenexa
913.477.7718
byocham@lenexa.com | www.lenexa.com

The City of Lenexa: Leaders in the delivery of exceptional public service

From: mikefellerfinancial@gmail.com <mikefellerfinancial@gmail.com>
Sent: Sunday, April 28, 2024 11:18 AM
To: Beccy Yocham <byocham@lenexa.com>
Subject: RE: Proposed JOCO BOCC La Quinta Homeless Shelter

Beccy, I've had the opportunity in the past year to meet personally and/or communicate with quite a few City Staff and Council leaders, and I must complement you on being the best communicator of the bunch! We are fortunate to have you!

In general, I don't really have a strong opinion either way on this project other than what appear to be rapidly increasing financial impacts on we tax payers and concerns about the process. I fully appreciate the project is currently being driven by the County, but will soon at least partially shift to the City of Lenexa. It appears the County is funding the initial purchase with "free" Covid relief funds, but the ongoing costs seem to be getting glossed over. My specific Lenexa questions for you:

1. What specifically is the process you mention in reviewing the applications to be filed with the city? I.e. Who among the staff, Planning Commission and/or City Council must approve? Will the Golden Criteria be used in this determination? And will the public have any input?

A SPECIAL USE PROCESS IS IDENTICAL TO A REZONING PROCESS. AN APPLICATION IS FILED WITH THE CITY AT WHICH TIME THE INFORMATION IN THE APPLICATION BECOMES PUBLIC. THE APPLICATION IS REVIEWED FIRST BY PROFESSIONAL STAFF, WHO MAKE A RECOMMENDATION OF APPROVAL, DENIAL OR APPROVAL WITH CONDITIONS TO THE PLANNING COMMISSION (PC) AND GOVERNING BODY (GB). THE NEXT REVIEW IS BY THE PLANNING COMMISSION AND A PUBLIC HEARING IS HELD AT THE PC MEETING, WHERE MEMBERS OF THE PUBLIC CAN SPEAK FOR OR AGAINST THE PROPOSAL. THE PC MAKES A RECOMMENDATION TO THE GOVERNING BODY AND THE GOVERNING BODY HAS THE FINAL DETERMINATION ON THE APPLICATION. TYPICALLY, THE MAYOR WILL ALSO ALLOW PUBLIC COMMENT AT THE GOVERNING BODY MEETING AND I WOULD EXPECT HER TO DO SO HERE, AS WELL, BUT THE "OFFICIAL" PUBLIC HEARING IS AT THE PC MEETING. AS WITH ANY OTHER ITEM, MEMBERS OF THE PUBLIC ARE ALWAYS WELCOME TO SUBMIT WRITTEN COMMENTS OR CONCERNS FOR INCLUSION IN THE PC AND GB PACKETS AND PUBLIC RECORD.

TYPICALLY, SUPS ARE REVIEWED PRIMARILY BY PLANNING AND ENGINEERING STAFF FROM COMMUNITY DEVELOPMENT. BECAUSE OF THE UNIQUE NATURE OF THIS PROPOSAL AND THE DETAILED MANAGEMENT PLAN THAT IS REQUIRED, THE REVIEW OF THIS APPLICATION WILL BE BY A LARGER GROUP OF STAFF INCLUDING REPRESENTATIVES FROM POLICE, FIRE, LEGAL AND EXECUTIVE.

2. In reviewing via the County Website, I see the 2 properties were assessed \$128k of annual property tax including \$30k to Lenexa in the past year. I'm only estimating the city receives or could receive with another business in the currently closed Denny's \$50k per year of sales/hotel tax. Combined with the prop tax, the City would be losing \$80k of annual income and over \$800k over the next 10 years. That does not include probable lost sales tax income from surrounding businesses as is the trend in other cities with these types of projects. Then factoring in probable additional law enforcement needs, unless the County is going to reimburse Lenexa, it appears this project will cost our city well over a million the next 10 years, which would have to be made up with higher prop taxes from current residents. Is that correct?

I THINK YOUR ASSUMPTIONS AND CALCULATIONS REGARDING THE LOSS OF TAX REVENUE ARE REASONABLE. TRANSIENT GUEST TAX IN LENEXA IS 8.00% ON EACH ROOM NIGHT, WHICH ALL REMITS TO LENEXA, SO YOUR REVENUE ESTIMATES THAT INCLUDE THE TRANSIENT GUEST TAX REVENUE ARE PROBABLY ON THE LOW SIDE. HOW THOSE LOSSES AND COSTS ARE COVERED IS YET TO BE DETERMINED, BUT YOU ARE CORRECT THAT IT IS

POSSIBLE THE LOST REVENUE AND INCREASED COSTS COULD RESULT IN INCREASED TAXES ON OTHER PAYORS.

Again, thank you very much for helping me and others understand!

Michael Feller

Phone: (913) 206-3260

Email: mikefellerfinancial@gmail.com

From: Beccy Yocham <byocham@lenexa.com>
Sent: Friday, April 26, 2024 11:20 AM
To: mikefellerfinancial@gmail.com
Subject: RE: Proposed JOCO BOCC La Quinta Homeless Shelter

Hi Mr. Feller:

I believe the BOCC approved an extension to the contract on the LaQuinta that moved the closing date to October 31, 2024.

As you know, this is not a City project, but rather a Johnson County proposal. Our role in the process will be to review any applications which are filed with the City against our City Code requirements. City Code requires a special use permit (SUP) for a homeless shelter in the CP3 zoning district so that is what we anticipate will be filed by the county or its selected operator at the appropriate time. An element of the SUP process is the requirement that the applicant/operator provide a management plan addressing items such as security, transportation, communication, staffing and overall operation of the facility. At this time, an application for an SUP hasn't yet been submitted, so we haven't seen their proposed management plan, nor evaluated whether additional City law enforcement resources will be needed. I've attached the relevant code section for your information – you can see the required elements of the management plan in subsection 2b. In addition, any significant exterior physical modifications to the site or building will require plan approval from the City, which process will almost certainly run concurrently with the SUP process.

Regarding loss of tax revenue, the LaQuinta is a for profit tax-paying entity, which remits property tax, transient guest tax and sales tax. It is my assumption that the property will become tax exempt if converted to a homeless service center, although the final ownership and operation model will dictate that for certain. If it does become tax exempt, then the City, county and state will lose out on those taxes. (The property tax information is publicly available on the County's website, and I am not able to release sales or transient guest tax revenue numbers for an individual payor.)

Anytime I get questions about this proposal, I always include reference to the fact that Johnson County has provided public information about the proposal here: <https://www.jocogov.org/department/housing-services/homeless-services-center>. Additional questions can be directed to Megan Foreman, Johnson County's Housing Coordinator, at 913-715-2215 or by email to Megan.Foreman@jocogov.org.

Thanks for reaching out. -Beccy Yocham

Beccy Yocham

City Manager

City of Lenexa

913.477.7718

byocham@lenexa.com | www.lenexa.com

The City of Lenexa: Leaders in the delivery of exceptional public service

From: mikefellerfinancial@gmail.com <mikefellerfinancial@gmail.com>

Sent: Thursday, April 25, 2024 1:59 PM

To: Beccy Yocham <byocham@lenexa.com>

Subject: Proposed JOCO BOCC La Quinta Homeless Shelter

I understand the BOCC is still proceeding with the above with a proposed closing date around year end.

As a Lenexa based property, can you tell me what if any role the city has or will play in the approval of this project? And are there any future impacts/costs of this project on the city such as additional policing, loss of property and sales tax, etc.? Lastly, do the nearby residents and business owners have any input?

Thank you!

Michael Feller

Phone: (913) 206-3260

Email: mikefellerfinancial@gmail.com

From: Nicholas Filing <nfiling65@gmail.com>

Sent: Sunday, August 18, 2024 3:31 PM

To: Bill Nicks <bnicks@lenexa.com>

Subject: Homeless Shelter

Councilman Nicks,

I am writing you to voice my opposition to the planned homeless shelter on the now LaQuinta Hotel property within the city of Lenexa. This is an ill conceived project that will attract more illegal drug and criminal activity by non Lenexa citizens (Johnson County and non US citizens as well) in an area already susceptible to such activity. It is hard to believe the businesses surrounding the area including the mall would support such an endeavor. In addition, this project will impact negatively on our citizens including the need for increased city services, increased police and first responder resources, 911 resources, and result in increased taxes, both city and county, regardless of the projections. The risk seems too high. There is no economic or practical reason for our city to take on the responsibilities that this project will lay within our city limits.

I've tried to read all available information about the project, its funding, and the responsibilities of ReStart, a respected organization, to stay up to date. I've read nothing that convinces me that the current organizations who provide such support within our region, such as City Union Mission in Kansas City, can't continue to provide those support services.

I realize you have access to much more information regarding this issue than the general public, but it's difficult to believe this makes sense for many reasons.

Please oppose this and encourage your city council colleagues to do the same.

Thank you for your service to our community.

Nick Filing

19607 W 100th St

Lenexa, KS

317-902-2927

From: Doug Fishel <doug.fishel@sbcglobal.net>

Date: August 16, 2024 at 9:43:32 AM CDT

To: Courtney Eiterich <ceiterich@lenexa.com>, Bill Nicks <bnicks@lenexa.com>, Mark Charlton <mcharlton@lenexa.com>, Melanie Arroyo <marroyo@lenexa.com>, Chelsea Williamson <cwilliamson@lenexa.com>, Craig Denny <cdenny@lenexa.com>, Chris Herron <cherron@lenexa.com>, CD Planning <Planning@lenexa.com>, Julie Sayers <jsayers@lenexa.com>

Subject: Strong Support for Approval of Homeless Services Center Special Use Permit

To Mayor Sayers and the Lenexa City Council, Planning Commission, and Staff,

I am writing to express my strong support for the proposed homeless services center in Lenexa. As a resident of Prairie Village, I believe this project aligns with our shared goals of providing essential services to those in need and fostering a compassionate community.

I understand there has been significant public feedback on this proposal, some of it unfortunately based on misinformation. I urge the governing body, commission, and staff to focus on the facts and the merits of this project as outlined in the special use permit application.

Here are several key points to consider:

- * Neighborhood Suitability: The proposed location is well-suited for a homeless services center due to its existing infrastructure and proximity to essential services. It will not negatively impact the character of the neighborhood.
- * Zoning Compliance: The project is consistent with current zoning regulations and will not create detrimental effects on nearby properties.
- * Property Suitability: The existing hotel building can be easily adapted to meet the needs of a homeless services center, providing a cost-effective and efficient solution.
- * Public Benefits: The center will address a critical need in our community, improve public safety, and contribute to the overall well-being of our residents.
- * Economic Impact: By providing essential services to the homeless population, the center will help to reduce the burden on emergency services and contribute to a more stable and prosperous community.

I believe the proposed homeless services center is a valuable asset for Lenexa and Johnson County. I urge the commission to approve the special use permit and support this important initiative.

Thank you for your time and consideration.

Sincerely,
Doug Fishel

From: robin Fischer <badrob444@gmail.com>
Sent: Thursday, August 15, 2024 11:38 PM
To: CD Planning <Planning@lenexa.com>
Subject: Lenexa Homeless Shelter

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mayor and City Council members:

Please vote NO on the request from reStart for funding to operate the homeless shelter in Lenexa.

All taxpayers in Johnson County have already pitched in over \$10 million for the purchase and operation of the shelter. They have been asked to fund \$430,000 over the next eight years to subsidize the operations.

So this NOT a one-time expense. What is the true cost of any shortfalls? Who will pay for those cities not participating. Page 5 of the packet on this item shows that it's a proposal for us taxpayers to fund the shelter for the next 8 years. And... the per capita cost increases each of those 8 years.

Page 8 of the packet shows that 50 people were counted as "unsheltered" in Johnson County on January 24 of this year. Unfortunately, those 50 people will NOT receive priority in the shelter. On July 25, the Board of County Commissioners (BOCC) voted NOT to check for ties to Johnson County when allowing for residence in the shelter.

In that same July 25 meeting, County Commissioners voted to allow residence in the shelter for people in our country illegally. So a room in the shelter could house someone in our country illegally, while there may be "no room at the inn" for someone from Johnson County, who's living out of their car or in a tent.

Your duty as mayor and city council members is to act in the best interests of Lenexa residents.

Giving money to an organization that gives the same priority to those outside of Johnson County – and those who aren't even citizens – is contrary to our best interests. It's just wrong.

So... please vote NO on this request to spend our tax dollars when it's not in the best interests of your constituents.

Robin Fischer
7628 Marty
OP KS 66204

From: Sandy Bible Finney <sbiblefinney@gmail.com>

Date: August 18, 2024 at 8:34:38 PM CDT

To: Julie Sayers <jsayers@lenexa.com>

Subject: Lenexa Homeless Shelter

Dear Mayor Sayers,

I am a Lenexa resident and I would like to speak in favor of the possible new location for the homeless shelter. I feel it can be a win for residents because it has a low profile and is out of the way where foot traffic would not be dangerous. It is also close to businesses where some job training and even jobs might be available. There is also another empty building in the area that could serve as offices for other needed services.

I strongly urge you and the city council to be proactive in dealing with our homeless population.

Sincerely,

Sandra Finney

8006 Mullen Road

Lenexa, Ks

66215

Sent from my iPhone

From: Kaitlin Fogel <katiefogel26@icloud.com>
Sent: Monday, July 29, 2024 6:25 PM
To: CD Planning <Planning@lenexa.com>
Subject: La Quinta Lenexa- homeless shelter

To whom it may concern,

The homeless problem in Johnson County has seen a significant increase, with families now living in cars or on the streets and panhandling near highways and retail stores in our community. It is clear that action needs to be taken, and the La Quinta near I-35 & 95th appears to be an ideal location due to its proximity to public transportation and multiple retail stores.

While there are ample employment opportunities in the area, the presence of a homeless shelter could potentially lower property values in nearby residential communities. The community is made up mostly of young families and retirees with a median household income of \$54,000 per year (United States Census- tract 524.23; Johnson County; KS) and a decrease in property values would have a detrimental impact on the residents. There have been studies in New York that estimate the loss in value to be between 6% and 7%. I haven't found any study pertaining to suburban areas in the Midwest. This is concerning.

Despite the local news coverage, there has been no mention of a hold harmless clause related to the residential area surrounding the La Quinta. Furthermore, the community has had very little say in this.

I believe that our small residential community has been overlooked and neglected for years. There is limited walking access to local parks, litter along our few walking paths, and retail stores like the Livings Spaces and The Mint, that adds no value to our community.

What is the county committed to doing to ensure that our community remains intact? What additional resources can be given to our communities to offset the loss in value?

I understand the necessity of stable housing and protection for the unhomed population but given the demographic of our small community, we need assurances that we are not affected.

Thank you for considering this matter.

Sincerely,

Kaitlin Fogel

From: Cindy Frenchers <cfrenchers@gmail.com>

Sent: Sunday, August 18, 2024 7:25 PM

To: CD Planning <Planning@lenexa.com>

Subject: I support homeless shelter

As an eight year resident of Lenexa and a nineteen year resident of Johnson County, I very much support the proposed Homeless Services Center in Lenexa. I'm proud that Lenexa will be the location for this common sense and humane step toward solving a problem that we are seeing too often in Johnson County. Please let us be the good I know we can be.

Sincerely, Cindy Frenchers

From: Cindy Fricke <cindyloufricke@gmail.com>
Sent: Monday, August 19, 2024 3:13 PM
To: CD Planning <Planning@lenexa.com>
Subject: Lenexa Homeless Shelter

Dear Mayor and City Council members:

Please vote NO on the request from reStart for funding to operate the homeless shelter in Lenexa.

All taxpayers in Johnson County have already pitched in over \$10 million for the purchase and operation of the shelter. They have been asked to fund \$430,000 over the next eight years to subsidize the operations.

So this NOT a one-time expense. What is the true cost of any shortfalls? Who will pay for those cities not participating. Page 5 of the packet on this item shows that it's a proposal for us taxpayers to fund the shelter for the next 8 years. And... the per capita cost increases each of those 8 years.

Page 8 of the packet shows that 50 people were counted as "unsheltered" in Johnson County on January 24 of this year. Unfortunately, those 50 people will NOT receive priority in the shelter. On July 25, the Board of County Commissioners (BOCC) voted NOT to check for ties to Johnson County when allowing for residence in the shelter.

In that same July 25 meeting, County Commissioners voted to allow residence in the shelter for people in our country illegally. So a room in the shelter could house someone in our country illegally, while there may be "no room at the inn" for someone from Johnson County, who's living out of their car or in a tent.

Your duty as mayor and city council members is to act in the best interests of Lenexa residents.

Giving money to an organization that gives the same priority to those outside of Johnson County – and those who aren't even citizens – is contrary to our best interests. It's just wrong.

So... please vote NO on this request to spend our tax dollars when it's not in the best interests of your constituents.

From: Ed Fullington <efullington@lenexa.com>
Sent: Friday, June 21, 2024 10:55 AM
To: CD Planning <Planning@lenexa.com>
Cc: troutman58@everestkc.net
Subject: HOMELESS SHELTER

Has the city looked at the problems the city of Lawrence is having with the homeless. The city is being sued by businesses because of theft and panhandling around the businesses located by the shelter. They also had a homicide at the homeless shelter the number of calls for service has skyrocketed in Lawrence. It would be sad to have Costco and Sam's club leave Lenexa.

The county would be better served with a shelter at the mental health facility in Shawnee. The vast majority of homeless people have mental health issues or drug addiction problems. The number of calls for service has skyrocketed in Lawrence.

Ed Fullington
50 years living in Lenexa

Good Day Ed and thank you for your comments. We are generally aware of some of the issues in Lawrence. The shelter in question will require approval of a special use permit but such an application has not been submitted at this time. I will save your email for the anticipated application so the Planning Commission and City Council can consider it at the appropriate time.

Also, since you suggest an alternative for the County, I am providing Megan Foreman's email address if you prefer to email her directly. She is the County's Housing Coordinator and involved with the County's plan to request the shelter in Lenexa. Megan.Foreman@jocogov.org.

Thanks again for the comments.

Scott McCullough, AICP
Community Development Director
City of Lenexa
Phone: 913.477.7532 | Fax: 913.477.7730
smccullough@lenexa.com | www.lenexa.com

The City of Lenexa: Leaders in the delivery of exceptional public service.

From: Ed Fullington <efullington@lenexa.com>
Sent: Friday, June 21, 2024 10:55 AM
To: CD Planning <Planning@lenexa.com>
Cc: troutman58@everestkc.net
Subject: HOMELESS SHELTER

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homicide at the homeless shelter the number of calls for service has skyrocketed in Lawrence. It would be sad to have Costco and Sam's club leave Lenexa.

The county would be better served with a shelter at the mental health facility in Shawnee. The vast majority of homeless people have mental health issues or drug addiction problems. The number of calls for service has skyrocketed in Lawrence.

Ed Fullington
50 years living in Lenexa

From: Becky Gallion <stlfan226@yahoo.com>
Sent: Wednesday, August 14, 2024 2:14 PM
To: CD Planning <Planning@lenexa.com>
Subject: Lenexa Homeless Shelter

Dear Mayor and City Council members: Please vote NO on the request from reStart for funding to operate the homeless shelter in Lenexa. All taxpayers in Johnson County have already pitched in over \$10 million for the purchase and operation of the shelter. They have been asked to fund \$430,000 over the next eight years to subsidize the operations. So this NOT a one-time expense. What is the true cost of any shortfalls? Who will pay for those cities not participating. Page 5 of the packet on this item shows that it%2? is a proposal for us taxpayers to fund the shelter for the next 8 years. And%2? the per capita cost increases each of those 8 years. Page 8 of the packet shows that 50 people were counted as %2? unsheltered%2? in Johnson County on January 24 of this year. Unfortunately, those 50 people will NOT receive priority in the shelter. On July 25, the Board of County Commissioners (BOCC) voted NOT to check for ties to Johnson County when allowing for residence in the shelter. In that same July 25 meeting, County Commissioners voted to allow residence in the shelter for people in our country illegally. So a room in the shelter could house someone in our country illegally, while there may be %2? no room at the inn%2? for someone from Johnson County, who%2? s living out of their car or in a tent. Your duty as mayor and city council members is to act in the best interests of Lenexa residents. Giving money to an organization that gives the same priority to those outside of Johnson County %2? and those who aren%2? t even citizens %2? is contrary to our best interests. It%2? s just wrong. So%2? please vote NO on this request to spend our tax dollars when it%2? s not in the best interests of your constituents.

Rebecca Gallion
19985 W 119th St
Olathe, KS 66061
913.388.3607

From: sara garrett <sara.n.garrett@gmail.com>

Sent: Tuesday, August 20, 2024 6:23 PM

To: CD Planning <Planning@lenexa.com>

Cc: Julie Sayers <jsayers@lenexa.com>; Joe Karlin <jkarlin@lenexa.com>; Courtney Eiterich <ceiterich@lenexa.com>; Bill Nicks <bnicks@lenexa.com>; Mark Charlton <mcharlton@lenexa.com>; Melanie Arroyo <marroyo@lenexa.com>; Chelsea Williamson <cwilliamson@lenexa.com>; Craig Denny <cdenny@lenexa.com>; Chris Herron <cherron@lenexa.com>

Subject: Attn: Lenexa Planning Commission - RE: reStart, Inc.

Dear Chairman Poss:

I am writing in support of the homeless services center proposed by Johnson County and reStart, Inc. and hope that I can count on the planning commission to approve reStart Inc.'s special use permit. I have been disturbed by the hate and disinformation that has been spread about this project and about people experiencing homelessness.

This initiative is not just a needed response to the problem of homelessness in our community, but also a way for us to protect the dignity and humanity of our fellow citizens. As I drive through Johnson County, I notice an increased number of people experiencing homelessness. I have to believe that this trend strains local resources, including emergency services, healthcare facilities, and law enforcement. The lack of adequate shelter and support services impacts the entire community by diverting resources that could be better utilized if a comprehensive support system were in place.

The proposed homeless services center offers a solution that addresses these challenges. By providing a centralized location where individuals can access shelter, food, medical care, job training, and mental health services, the center can break the cycle of homelessness and reduce the long-term strain on local resources.

Every person deserves to be treated with dignity and respect. Lenexa has the opportunity to show that our community is one where compassion and empathy guide our actions. Investing in this center is not just an act of charity; it is a sound investment in the future of our community.

Please approve the special use permit for reStart Inc. and the homeless services center.

Sincerely,
Sara Garrett
8002 Colony Lane
Lenexa, KS 66215

From: Dave Gast <dave.gast@veradigm.com>
Sent: Friday, August 9, 2024 7:18 AM
To: CD Planning <Planning@lenexa.com>
Subject: August 26 vote

I am writing you because I want to protect our community of Lenexa.

I am against the Johnson County shelter near I-35 & 95th Street. Appears the only remaining obstacle is the City of Lenexa Planning Commission and City Council.

I'm asking you to vote against this as a representative of my community. I will remember how you vote when the elections come around.

Key thoughts:

1. I hear it will raise my property taxes as the County will spend over \$10 million and it will cost Lenexa millions more. My taxes have been significantly going up in recent years already.
2. The county plan not only allows the shelter to take in those from out of the area, but even illegal aliens.
3. The area selected is already the highest crime area in Johnson County. This plan will be like throwing gasoline on a fire.
4. Similar government funded projects in cities such as San Francisco, San Diego, Denver, NYC, and even Lawrence have failed miserably.

Thank you.

Dave Gast
14600 W. 86TH ST.
LENEXA
m: 913.403.6199
davegast23@gmail.com

From: Nancy Gatewood <nngatewood@gmail.com>
Date: August 15, 2024 at 12:18:10 PM CDT
To: Julie Sayers <jsayers@lenexa.com>
Subject: Re: Support for the JoCo Homeless Services Center

Yes, my address is 5433 Foxridge Dr. Apt. 209 Mission, KS 66202.

Nancy Gatewood

On Thu, Aug 15, 2024 at 12:16 PM Julie Sayers <jsayers@lenexa.com> wrote:
Ms Gatewood may we please have your address for the record? We are collecting all communications on this matter and appreciate you reaching out.

Sent from my iPhone.

On Aug 15, 2024, at 11:41 AM, Nancy Gatewood <nngatewood@gmail.com> wrote:

To Mayor Sayers and the Lenexa City Council, Planning Commission, and Staff,

I am writing to express my strong support for the proposed homeless services center in Lenexa. As a resident of Mission, and a long time volunteer at the Village Food Pantry in Overland Park, KS I believe this project aligns with our shared goals of providing essential services to those in need and fostering a compassionate community. Village Pantry is the largest client choice pantry in Johnson County and the demand for an appointment to shop for basic hygiene supplies and food continues to grow! It is not unusual for callers to live in Johnson County yet have no permanent address. Fortunately, we still serve them with a monthly appointment despite their inability to find affordable housing.

I understand there has been significant public feedback on this proposal, some of it unfortunately based on misinformation. I urge the governing body, commission, and staff to focus on the facts and the merits of this project as outlined in the special use permit application.

Here are several key points to consider:

Neighborhood Suitability: The proposed location is well-suited for a homeless services center due to its existing infrastructure and proximity to essential services. It will not negatively impact the character of the neighborhood.

Zoning Compliance: The project is consistent with current zoning regulations and will not create detrimental effects on nearby properties.

Property Suitability: The existing hotel building can be easily adapted to meet the needs of a homeless services center, providing a cost-effective and efficient solution.

Public Benefits: The center will address a critical need in our community, improve public safety, and contribute to the overall well-being of our residents.

Economic Impact: By providing essential services to the homeless population, the center will help to reduce the burden on emergency services and contribute to a more stable and prosperous community. I believe the proposed homeless services center is a valuable asset for Lenexa and Johnson County. I urge the commission to approve the special use permit and support this important initiative.

Thank you for your time and consideration.

Sincerely,
Nancy Gatewood

From: Martha Gershun <martha@mgconsulting.com>

Sent: Saturday, August 17, 2024 1:32 PM

To: Julie Sayers <jsayers@lenexa.com>; Joe Karlin <jkarlin@lenexa.com>; Courtney Eiterich <ceiterich@lenexa.com>; Bill Nicks <bnicks@lenexa.com>; Mark Charlton <mcharlton@lenexa.com>; Melanie Arroyo <marroyo@lenexa.com>; Chelsea Williamson <cwilliamson@lenexa.com>; Craig Denny <cdenny@lenexa.com>; Chris Herron <cherron@lenexa.com>; CD Planning <Planning@lenexa.com>

Subject: Please Consider Approval of the Homeless Services Center

Mayor Sayers and the Lenexa City Council, Planning Commission, and Staff,

My name is Martha Gershun, and I live in Fairway, KS. I'm writing to share my **strong support** for the proposed homeless services center in Lenexa. I recently retired as Executive Director of Jackson County CASA (Court Appointed Special Advocates). In that role I worked with children and families in great distress and saw firsthand how homelessness impacts children, teens in foster care, and young adults who have aged out of the system. We must have a way to help these innocent young people in Johnson County!

As a member of the Johnson County community, I believe this project is important for helping those who need it most and for showing that we care about everyone.

Here are a few things I think are worth consideration:

* **Building Use:** The old hotel can be turned into a homeless services center without much trouble, making it a smart choice and a good reuse of an existing building.

* **Community Benefits:** This center will fill a real need in our area, help keep people safe, and make our community a better place for everyone. By providing services to those who are struggling, the center will help reduce the pressure on our emergency services and contribute to a stronger, more stable community.

* **Location:** The center's chosen location is a good one. It's close to other necessary services and won't change the feel of the surrounding neighborhood. This project won't harm the nearby properties.

I know there's been a lot of talk about this proposal, and not all of it has been accurate. I hope the council, commission, and staff will look at the real facts and the positive impact this project can have, as laid out in the special use permit application.

I truly believe that the homeless services center will be a valuable addition to Lenexa and Johnson County. I encourage you to approve the special use permit and support this important project.

Thank you for taking the time to read my thoughts.

Sincerely,

Martha Gershun

From: Writers Life <writerslife2012@gmail.com>
Sent: Sunday, August 18, 2024 7:59 AM
To: CD Planning <Planning@lenexa.com>
Subject: Homeless Services Center Support

We are writing to ask for your support for the planned Johnson County homeless services center, which the County badly needs. During our time as observers of the Board of County Commissioners for the League of Women Voters of Johnson County, we have had the opportunity to see that the County is planning carefully for this facility. We have also noted the expansive, community-wide support from churches and other organizations alike, including our own church, Colonial United Church of Christ.

In addition, we have seen the increasing numbers of individuals standing at intersections and congregating at the libraries and elsewhere. This trend saddens us deeply, as it appears that these individuals have absolutely no options left except to openly ask for help from strangers. Recently on our way to church we saw a young man walking along the sidewalk near 151st and Blackbob on a blistering hot morning. He looked exhausted, and we picked him up to give him a ride further down the road. When I asked him if he had any family, he shook his head. "No, I don't have a family." We heard the bitter tone and defeat in his voice.

It broke our hearts.

The shelter the County is planning to create will have social workers, mental health assistance, and job counselors. Our current shelter, Operation 10/20, only opens during the coldest months of the year, and all it can offer at this point is a hot meal and a few beds. We are so proud that Lenexa granted permission for Operation 10/20, but this is just a band-aid. The current housing crisis makes it clear. We need to address this problem now, and we have the resources to do so.

Thank you so much for your service to this community; we are relatively new to Lenexa, having just moved here last October to Lakeview Village (a few blocks from the homeless services center), but we are so impressed with this city and the dedication of all of you.

Sincerely,

Jerry Gilson
Joan Gilson, PhD
13850 W. 91st Ter.
Lenexa, KS 66215

From: Don Goldman <don@dongoldman.com>
Sent: Sunday, August 18, 2024 1:39 PM
To: Joe Karlin <karlin@lenexa.com>; Julie Sayers <jsayers@lenexa.com>; Courtney Eiterich <ceiterich@lenexa.com>; Bill Nicks <bnicks@lenexa.com>; Mark Charlton <mcharlton@lenexa.com>; Melanie Arroyo <marroyo@lenexa.com>; Chelsea Williamson <cwilliamson@lenexa.com>; Craig Denny <cdenny@lenexa.com>; Chris Herron <cherron@lenexa.com>; CD Planning <Planning@lenexa.com>
Subject: Please Consider Approval of the Homeless Services Center

Mayor Sayers and the Lenexa City Council, Planning Commission, and Staff,

My name is Don Goldman and I live in Fairway, Kansas. I'm writing to share my strong support for the proposed homeless services center in Lenexa. As a member of the JoCo community and a former nonprofit CEO, I believe this project is important for helping those who need it most and for showing that we care about everyone.

Here are a few things I think are worth consideration:

* **Building Use:** The old hotel can be turned into a homeless services center without much trouble, making it a smart choice and a good reuse of an existing building.

* **Community Benefits:** This center will fill a real need in our area, help keep people safe, and make our community a better place for everyone. By providing services to those who are struggling, the center will help reduce the pressure on our emergency services and contribute to a stronger, more stable community.

* **Location:** The center's chosen location is a good one. It's close to other necessary services and won't change the feel of the surrounding neighborhood. This project won't harm the nearby properties.

I know there's been a lot of talk about this proposal, and not all of it has been accurate. I hope the council, commission, and staff will look at the real facts and the positive impact this project can have, as laid out in the special use permit application.

I truly believe that the homeless services center will be a valuable addition to Lenexa and Johnson County. I encourage you to approve the special use permit and support this important project.

Thank you for taking the time to read my thoughts.

Sincerely,
Don Goldman

Don Goldman

Phone +1 913.269.7654

Fax +1 913.735.3599

e. don@dongoldman.com

s. 5710 Lockton Lane
Fairway, KS 66205

From: Jeremy Grafke <jeremy.grafke@gmail.com>

Date: August 20, 2024 at 2:42:10 PM CDT

To: Joe Karlin <jkarlin@lenexa.com>, Julie Sayers <jsayers@lenexa.com>, Bill Nicks <bnicks@lenexa.com>, Chelsea Williamson <cwilliamson@lenexa.com>, Mark Charlton <mcharlton@lenexa.com>, Melanie Arroyo <marroyo@lenexa.com>, Craig Denny <cdenny@lenexa.com>

Subject: Homeless services center

I am a Johnson County/Lenexa resident and I am writing today to share my support of reStart's Special Use Permit Application for the Homeless Services Center. Johnson County needs more housing interventions and solutions to support people at risk of and currently experiencing homelessness and I believe this is the right time and the right solution for Johnson County. I ask you to support granting the Special Use Permit for the Homeless Services Center.

Thank you,

Jeremy Grafke

From: Liz Graham <lizgraham100@yahoo.com>
Sent: Wednesday, August 21, 2024 4:40 PM
To: CD Planning <Planning@lenexa.com>
Subject: Homeless shelter needs

Dear Lenexa Planning Commission,

I am writing in support of the housing crisis service center at 95th and I35. Housing in Johnson County is very expensive and we have no place in the county for people to go if they lose access to a safe home. All kinds of things happen to Johnson Countians that can result in losing access to a home, like medical bills and bankruptcy, divorce and domestic issues. I picture a young mother trying to provide for a child and the rent has just become too high. Let's help these Johnson County residents get back on their feet with shelter and services.

I am connected to the church that is offering emergency winter shelter, but that is not the same thing. That's just to keep people from freezing overnight in winter. Let's try to keep people out of that kind of situation in JOCO.

I am a proud of our community. Please provide a place for these deserving Johnson Countians so they can make their lives better.

Warmly,

Elizabeth Graham

Sent from my iPhone

From: Ian Graves <ian@gravesforpv.com>
Sent: Wednesday, August 14, 2024 1:14 PM
To: CD Planning <Planning@lenexa.com>
Subject: A Case for the Homeless Services Center in Lenexa

To the Lenexa Planning Commission and Staff,

Hello to all of you! It's my understanding that feedback can be sent to this email address regarding the upcoming meeting for the Lenexa Planning Commission that will include an action item on a special use permit for the proposed homeless services center by ReStart, the County, and other cities in the county to be determined. I am hopeful that Prairie Village will contribute to this and related endeavors. Johnson County needs this project and others like it to help address the homelessness crises facing our county and metro. We do not do our part, and it is shameful that we do not. This project will bring numerous benefits to Lenexa and the County.

It's my understanding that there has been a lot of feedback regarding the proposed center. While a lot of it has been positive, a good amount has been negative and perhaps devoid of factual basis. I am sorry to hear this and am equally sorry that so much pressure has been placed upon you and staff around what should be a non-controversial permit request. I've noted claims of "human trafficking" along with wild speculation that this would make Johnson County a "sanctuary county." These are of course completely false, and wildly off-base. They're also not relevant to the consideration of the special use permit, which has to consider the facts at hand as they pertain to the permit application.

It's not the job of the planning commission to make special use permit considerations for political or even popular reasons reasons. Indeed, the public feedback for or against the center is only a part of your considerations (if at all) under the Golden Factors. I will make the case for you to approve the special use permit in these terms in the following.

1. Character of the Neighborhood

-
-
- The area has commercial and residential uses, making it suitable for a service-oriented facility. A homeless services center would align with the existing infrastructure and contribute positively to community welfare.
-
-
- It's safe to say that this neighborhood has no prevailing character aside from high-traffic thoroughfares and varied land uses.
-

2. Zoning and Uses of Nearby Properties, Detrimental Effects

-
-
- The surrounding properties are a mix of commercial and light industrial uses, which are compatible with a homeless services center. The current hotel zoning could easily transition to a special use for public service purposes.
-

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-
- The facility abuts an interstate highway, which dramatically limits its use. The surrounding properties consist of the highway, wholesale (Sam's) retail, and other hotels across a busy thoroughfare.
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-
- I note that there is a single-family neighborhood nearby, but its placement is out of the ordinary. It is exceptionally located between commercial, light-industrial, and an I-35. It is not a sizeable single-family district, nor does it define the nearby character.
-
- The other nearby residential areas consist of apartment buildings that are similarly placed along a busy thoroughfare, shopping, and similar districts.
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3. Suitability of the Subject Property for the Proposed Use

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- The existing hotel structure is well-suited for conversion into a homeless services center due to its existing room configurations, communal spaces, and facilities, such as kitchens and bathrooms, which can be repurposed to meet the needs of the homeless population.
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- Aside from the structure itself, the land is well-suited for this purpose. It's well-connected to interstate, local thoroughfares, and local bus transit (route 495).
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-
- The use, as proposed, is also isolated from any predominantly residential area and is hemmed in from access to areas like Oak Park Mall. Though the proposed use of the building would not impact commercial much as people being housed here would be part of a coordinated entry system for short-to-medium term stays while they get back on their feet. This is not a that will create wandering foot-traffic (though I note some ridiculous feedback you've been receiving pretends it will).
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4. Impact on Nearby Properties

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- Rehabilitating the property would likely improve the local area by directly addressing homelessness. This could reduce loitering and other issues associated with unsheltered individuals, and the center could serve as a stabilizing influence rather than a detriment.
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-
- It's worth noting that the La Quinta sitting presently is likely already attracting

- persons that opposition to the HSC is already concerned about. What would replace the hotel would be a CES-guided program that would know who would be at the property, their backgrounds, and when/how long they'll be there for.
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-
- To put it succinctly, the proposed use is an upgrade from a 2-star hotel in terms
- of impacts on the neighboring properties.
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5. Length of Vacancy

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- While the property does not appear to be vacant, for reasons I've already stated,
- it is underutilized compared to a homeless services center that will bring better services and stability to the surrounding area, county, and region.
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6. Public Health, Safety, and Welfare

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- The project would significantly benefit public health, safety, and welfare by providing
- essential services to the homeless population, reducing the burden on emergency services, and contributing to broader public safety.
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-
- The potential community gain outweighs any minor inconveniences or concerns. What
- the city loses in terms of hotel stays, it gains many times over in the form of public services that benefit the public welfare.
-
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-
- This proposal is a massive upgrade in use compared the status quo on all counts
- of public health, public safety, and the public welfare.
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7. Recommendations of Professional Staff

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- Given the demonstrated need for more homeless services in urban areas, urban planners
- and social service experts would likely support the conversion. The property's location near public transit and major traffic corridors makes it accessible for those needing services. It expands civic services to the community – at minimal cost to the city.
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-
- Given the city's history of more ad hoc and private religious responses to the homelessness

- problem (see Project 10 20), this is a much more principled approach from a planning concern—using an existing short-term stay facility instead of a church potentially located in the middle of a residential district.

8. Conformance with the City's Comprehensive Plan

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- Establishing a homeless services center is consistent with Lenexa's broader goals of community support and public health improvement, as reflected in its master plan. The coordinated entry system aligns with federal and state strategies to address homelessness.

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-
- Lenexa's comprehensive plan lays out several goals that the homeless shelter touches on. I will provide some critical examples:

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-
- **Goal 1,**
- Complete neighborhoods: Providing housing for the homeless is a vital safety net and is a part of the broader neighborhood ecosystem in its own right. Being mindful of placing these services is essential, and this location is good for addressing this component of Lenexa's Goal 1.
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-
- **Goal 2,**
- Diverse Housing for All backgrounds and stages of life: Again, homelessness is a stage of life experienced by many people in the county. Providing facilities to get people out of it and back on their feet is necessary and complies with Goal 2.
-
-
-
- **Goal 5,**
- fostering a strong local economy: Getting folks off the street and back on their feet gets them participating in the local economy again. Strong economies are only as strong as the people are. Re-integrating the houseless and jobless back into the workforce promotes the broader economic vitality of the city and region.
-
-
-
- **Goal 11,**
- providing high-quality services as the city grows: Homeless services are a vital component of any civic suite of services. While the city will not operate this, it has a say as to whether *it gets to operate.*
-
-

-
- **Goal 13,**
- protect parks and open spaces: People without housing will inevitably find themselves sleeping in the parks. This creates potentially dangerous situations for residents, police, and the homeless. Addressing this with a homeless services center indirectly leans
- into Goal 13.
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9. Availability and Impact on Required Services

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- The site is well-served by existing utilities and transportation, making it ideal for a homeless services center.
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-
- The proximity to public transit routes would facilitate access to the center for homeless individuals and service providers.
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-
- Additional impacts to required city services are likely nil compared to the space's existing use—temporary lodging.
-

I hope that you will carefully consider the facts when permitting the proposed homeless services center. Upon inspection, it seems to me that there are numerous reasons in line with the Golden Factors that support the approval of the permit as presented to the commission.

Wishing you the best in your Deliberations,
Ian Graves
Prairie Village - Ward 6

From: Laura Gregar <lauralgregar@gmail.com>
Sent: Monday, August 19, 2024 7:39 AM
To: CD Planning <Planning@lenexa.com>
Subject: Homeless Center

I am a Lenexa resident, 12824 West 78th Terrace. There is a need for a Homeless Center and what better place than Lenexa. It's not an issue you can ignore and wish someone else will take care of it. And it's not an issue that FEAR should dictate your reasoning. Back in 2009, the Great Recession, it almost happened to me. I was laid off. I was the breadwinner paying the mortgage and raising a family. And I didn't have options. I live in that same home now, Lenexa! Other people from Lenexa have not been able to do that. Let Lenexa be the model for what a GREAT Homeless Center can be by a city who puts people, families, and homes first!

Laura Gregar

Thank you for your consideration,
Kim Brown

From: Delores Gruen <deegruen@gmail.com>
Sent: Monday, August 12, 2024 9:21 AM
To: CD Planning <Planning@lenexa.com>
Subject: Lenexa Homeless Shelter

Dear Mayor and City Council members:

Please vote NO on the request from reStart for funding to operate the homeless shelter in Lenexa.

All taxpayers in Johnson County have already pitched in over \$10 million for the purchase and operation of the shelter. They have been asked to fund \$430,000 over the next eight years to subsidize the operations.

So this NOT a one-time expense. What is the true cost of any shortfalls? Who will pay for those cities not participating. Page 5 of the packet on this item shows that it's a proposal for us taxpayers to fund the shelter for the next 8 years. And... the per capita cost increases each of those 8 years.

Page 8 of the packet shows that 50 people were counted as "unsheltered" in Johnson County on January 24 of this year. Unfortunately, those 50 people will NOT receive priority in the shelter. On July 25, the Board of County Commissioners (BOCC) voted NOT to check for ties to Johnson County when allowing for residence in the shelter.

In that same July 25 meeting, County Commissioners voted to allow residence in the shelter for people in our country illegally. So a room in the shelter could house someone in our country illegally, while there may be "no room at the inn" for someone from Johnson County, who's living out of their car or in a tent.

Your duty as mayor and city council members is to act in the best interests of Lenexa residents.

Giving money to an organization that gives the same priority to those outside of Johnson County – and those who aren't even citizens – is contrary to our best interests. It's just wrong.

So... please vote NO on this request to spend our tax dollars when it's not in the best interests of your constituents.

I am against spending money on the poor who are not American citizens!

Delores Gruen
7819 Twilight Lane
Lenexa, Ks 66217
913-961-7407
Sent from my iPhone

From: K H <karinne.r.h@gmail.com>
Sent: Saturday, August 10, 2024 1:03 PM
To: CD Planning <Planning@lenexa.com>
Subject: My appreciation for homeless help

Hello,

I'm a Lenexa resident and I think it is so wonderful that we have this Johnson County Homeless Services Center to help those in need. In a wealthy county like ours, I know there are many to whom the homeless are invisible (or would even prefer that they didn't exist here, despite the fact that homelessness is always a reality in a society that prioritizes wealth accumulation). In this growing climate of cruelty, please continue to protect our most vulnerable, even if it is a difficult task. Unhoused people are a flaw in our greed-driven, for-profit economic mindset, and conservatives who are increasingly unhinged and outraged about helping people, especially those who struggle with low income, mental health, drug addiction, and a past that might have involved desperate acts. Those who lack empathy will say that laws should be passed against their right to live and sleep unhoused (laws protected by our corrupt Supreme Court). I hope the City of Lenexa will persist in improving life for everyone, not just the privileged and those that make us feel comfortable.

If you have info on how I can support your efforts, please send that my way.

Thank you for your time.

Karinne H.

From: Inge Hafkemeyer <ikhevents@yahoo.com>
Sent: Thursday, August 15, 2024 6:09 AM
To: CD Planning <Planning@lenexa.com>
Subject: JOCO homeless shelter - please vote yes

Good morning,

I am writing in support of providing a homeless shelter for our fellow human beings in Johnson County who are in the sad situation of not having a roof over their heads.

I live in Mission & have been a Johnson County resident for over 50 years.

Last summer for the first time I noticed a small group of homeless persons on Martway which shocked me out of my privileged life here.

And the this past July noticed a man on Shawnee Mission Parkway a gentleman & his dog sleeping on a bench.

None of these people were immigrants as one commissioner has said will be in the shelter. Which of course should not make a difference.

But this is the usual NIMBY red herring from those who want to ignore what is actually real life in our backyard.

Johnson County needs this shelter to show that we are the compassionate county that we profess to be.

Rents are too high, property taxes are too high all leading to many of us being just one emergency away from also being homeless.

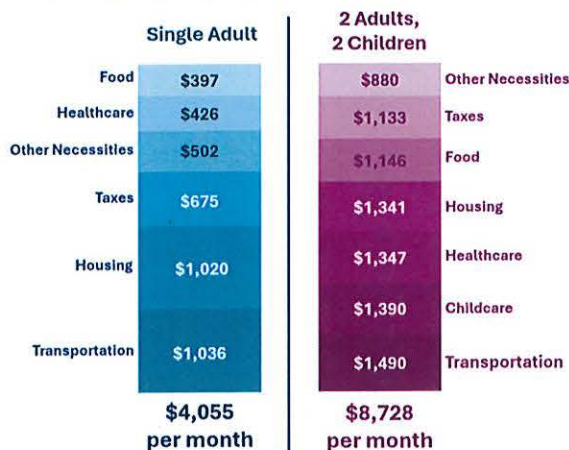
Thank you for supporting the value of helping our fellow human beings.

Inge Hafkemeyer CMM
Cell 913.634.9504

From: Inge Hafkemeyer <ikhevents@yahoo.com>
Sent: Thursday, August 15, 2024 8:55 AM
To: CD Planning <Planning@lenexa.com>
Subject: Re: JOCO homeless shelter - please vote yes

Please also look at what a JoCo resident needs to earn to actually live in our country.

MONTHLY COST OF LIVING JOHNSON COUNTY 2023



Source: Economic Policy Institute Family Budget Calculator

[Enews 4-18-24: Fact Sheet on Cost of Living in Johnson County; Human Service Summit ucsjoco.org](#)

Sent from my iPad
Inge Hafkemeyer CMM
Cell 913.634.9504

On Aug 15, 2024, at 6:09 AM, Inge Hafkemeyer <ikhevents@yahoo.com> wrote:
Good morning,

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Johnson County needs this shelter to show that we are the compassionate county that we profess to be.

Rents are too high, property taxes are too high all leading to many of us being just one emergency away from also being homeless.

Thank you for supporting the value of helping our fellow human beings.

Inge Hafkemeyer CMM
Cell 913.634.9504

From: Kate Hagan <kcowger21@gmail.com>
Sent: Wednesday, August 21, 2024 4:58 PM
To: CD Planning <Planning@lenexa.com>
Subject: In Support of Housing Crisis Service Center

Dear Lenexa Planning Commission,

I am writing in support of the housing crisis service center at 95th and I35. Housing in Johnson County is very expensive and we have no place in the county for people to go if they lose access to a safe home. All kinds of things happen to Johnson Countians that can result in losing access to a home, like medical bills and bankruptcy, divorce and domestic issues. I picture a young mother trying to provide for a child and the rent has just become too high. Let's help these Johnson County residents get back on their feet with shelter and services.

I am connected to the church that is offering emergency winter shelter, but that is not the same thing. That's just to keep people from freezing overnight in winter. Let's try to keep people out of that kind of situation in JOCO.

I am a proud of our community. Please provide a place for these deserving Johnson Countians so they can make their lives better.

Warmly,
Kate Hagan

From: Tammy <rthall1983@gmail.com>
Sent: Saturday, August 17, 2024 8:23 PM
To: CD Planning <Planning@lenexa.com>
Subject: Lenexa Homeless Shelter

Dear Mayor and City Council members:

We DO NOT SUPPORT the Homeless Shelter!!!

PLEASE VOTE NO

from reStart for funding to operate the homeless shelter in Lenexa. Just down the street from SO many families!!!

All taxpayers in Johnson County have already pitched in over \$10 million for the purchase and operation of the shelter. They have been asked to fund \$430,000 over the next eight years to subsidize the operations.

So this NOT a one-time expense.

-What is the true cost of any shortfalls?

-Who will pay for those

cities not participating. Page 5 of the packet on this item shows that it's a proposal for us taxpayers to fund the shelter for the next 8 years. And... the per capita cost increases each of those 8 years.

Page 8 of the packet shows that 50 people were counted as "unsheltered" in Johnson County on January 24 of this year. Unfortunately, those 50 people will NOT receive priority in the shelter. On July 25, the Board of County Commissioners (BOCC) voted NOT to check for ties to Johnson County when allowing for residence in the shelter.

In that same July 25 meeting, County Commissioners voted to allow residence in the shelter for people in our country illegally. So a room in the shelter could house someone in our country illegally, while there may be "no room at the inn" for someone from Johnson County, who's living out of their car or in a tent.

Your duty as mayor and city council members is to act in the best interests of Lenexa residents.

Giving money to an organization that gives the same priority to those outside of Johnson County – and those who aren't even citizens – is contrary to our best interests. It's just wrong.

So... please vote NO on this request to spend our tax dollars when it's not in the best interests of your constituents.

Dr & Mrs Hall

From: Wendy Hanson <wendy4ksuwildcats@gmail.com>
Sent: Saturday, August 17, 2024 8:19 AM
To: CD Planning <Planning@lenexa.com>
Subject: Lenexa Homeless Shelter

Dear Mayor and City Council members:

Please vote NO on the request from reStart for funding to operate the homeless shelter in Lenexa.

All taxpayers in Johnson County have already pitched in over \$10 million for the purchase and operation of the shelter. They have been asked to fund \$430,000 over the next eight years to subsidize the operations.

So this NOT a one-time expense. What is the true cost of any shortfalls? Who will pay for those cities not participating. Page 5 of the packet on this item shows that it's a proposal for us taxpayers to fund the shelter for the next 8 years. And... the per capita cost increases each of those 8 years.

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In that same July 25 meeting, County Commissioners voted to allow residence in the shelter for people in our country illegally. So a room in the shelter could house someone in our country illegally, while there may be "no room at the inn" for someone from Johnson County, who's living out of their car or in a tent.

Your duty as mayor and city council members is to act in the best interests of Lenexa residents.

Giving money to an organization that gives the same priority to those outside of Johnson County – and those who aren't even citizens – is contrary to our best interests. It's just wrong.

So... please vote NO on this request to spend our tax dollars when it's not in the best interests of your constituents.

Wendy Hanson
21621 W 99th Ter
Lenexa 66220

From: Juliette Harris-Webster <jharris-webster@kumc.edu>

Sent: Friday, August 16, 2024 5:42 PM

To: CD Planning <Planning@lenexa.com>

Subject: Homeless Shelter in Lenexa

Dear Beccy Yocham and Julie Sayers,

I am deeply concerned about proposed Homeless Shelter being commissioned at the 95th and I-35 highway. I have volunteered at homeless facilities in the past as a resident in California and it was very overwhelming at how many homeless residents **were not local** individuals who were needing a hand because they were going through tough financial challenges; rather, most of the people experiencing homelessness have mental disorders, addictions, criminal backgrounds or are illegal immigrants. Any homeless shelter that is especially low barrier brings down the community and distresses the local police force which is usually already overworked and underpaid. A shelter that hikes up our taxes for mostly non-residents and those who may not even be American citizens is a negative for those invested in the county. The fact that this will not be a self-funded shelter is ridiculous. Our ever-increasing property taxes and the general cost of living have hurt our family tremendously. I used to be proud to say that I lived in Johnson County, Kansas. I am no longer a proud resident. Our county will soon look like many of communities in California before we know it. Our family left California for the following reasons: quality of the schools, cost of living, over-population, crime, and general lack of safety in the community. Kansas, especially Johnson County, was everything we were looking for when we moved here 15 years ago. Our family is honestly considering moving out of Johnson County due to the vision set by this council. Many in our community do not feel heard and cannot keep up with constant tax hikes and devaluing of our community. "Affordable living" apartments have already significantly increased traffic on the east side of Johnson County. Now the first of potential many more to come homeless shelters is coming which will increase crime and assaults. Please do not commission a homeless shelter at 95th and i-35 which will devalue our community all the more in the Northeast section of Johnson County.

Thank you,

Juliette Harris-Webster

12913 W 78th Street

Lenexa, KS 66216

juliettedhw@gmail.com

913-940-9785

From: Jill Hartman <jillhartman53@gmail.com>

Date: August 21, 2024 at 12:57:08 PM CDT

To: Melanie Arroyo <marroyo@lenexa.com>, Julie Sayers <jsayers@lenexa.com>, Joe Karlin <jkarlin@lenexa.com>, Courtney Eiterich <ceiterich@lenexa.com>, Bill Nicks <bnicks@lenexa.com>, Mark Charlton <mcharlton@lenexa.com>

Cc: Chelsea Williamson <cwilliamson@lenexa.com>, Craig Denny <cdenny@lenexa.com>, Chris Herron <cherron@lenexa.com>

Subject: Homeless shelter in Lenexa

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

RE: Johnson County Homeless Shelter

Dear Lenexa City Council Member,

I write to strongly encourage you to reject Johnson County's proposal to create a homeless shelter at La Quinta Motel and Denny's at 95th Street and I-35 for the following reasons:

Liability: for at least ten years, or until reStart takes over ownership, Johnson County will be liable for whatever legal issues arise at this facility. After the first inevitable incident, legal expenses and insurance costs as well as administrative burdens will significantly increase each year.

Lack of restrictions to county and/or US residence: Rather than helping to relieve Johnson County's homeless problem, this facility has no requirement that it be used for Johnson County or even U.S. citizens. Lenexa would basically become a sanctuary city.

Cost: While Covid funds would pay for this project's start-up, ReStart says they need start-up costs of \$500,000 which they apparently did not disclose till after they were approved as the subcontractor. JoCo has asked each city to invest in this project with a per capita tax—never mind that this money will not be restricted to benefit our own citizens. Less than a dollar per capita seems nominal right now. But this cost will surely increase exponentially as the true expenses of this project will increase each year. This is a money pit that will serve only 50-75 residents at a time—a huge expense to serve so few.

As for the current approval of many Johnson County cities (Leawood and others), they are likely relieved that the burdens of this project would rest upon YOUR city and not theirs. They don't want it in their backyard, so it's easy to approve of it in Lenexa and claim the moral high-ground in doing so.

Johnson County should not be in the business of running a homeless shelter. This is beyond the scope of its mission and expertise.

Please vote NO on this proposed shelter. Thank you for your time.

Jill Hartman

13845 Hadley St., OP, KS 66223

From: Yvette Hasenleder <yhtrustjc@gmail.com>
Sent: Saturday, August 17, 2024 3:26 PM
To: CD Planning <Planning@lenexa.com>
Subject: Lenexa Homeless Shelter

Dear Mayor and City Council members:

Please vote NO on the request from reStart for funding to operate the homeless shelter in Lenexa.

All taxpayers in Johnson County have already pitched in over \$10 million for the purchase and operation of the shelter. They have been asked to fund \$430,000 over the next eight years to subsidize the operations.

So this NOT a one-time expense. What is the true cost of any shortfalls? Who will pay for those cities not participating. Page 5 of the packet on this item shows that it's a proposal for us taxpayers to fund the shelter for the next 8 years. And... the per capita cost increases each of those 8 years.

Page 8 of the packet shows that 50 people were counted as "unsheltered" in Johnson County on January 24 of this year. Unfortunately, those 50 people will NOT receive priority in the shelter. On July 25, the Board of County Commissioners (BOCC) voted NOT to check for ties to Johnson County when allowing for residence in the shelter.

In that same July 25 meeting, County Commissioners voted to allow residence in the shelter for people in our country illegally. So a room in the shelter could house someone in our country illegally, while there may be "no room at the inn" for someone from Johnson County, who's living out of their car or in a tent.

Your duty as mayor and city council members is to act in the best interests of Lenexa residents.

Giving money to an organization that gives the same priority to those outside of Johnson County – and those who aren't even citizens – is contrary to our best interests. It's just wrong.

So... please vote NO on this request to spend our tax dollars when it's not in the best interests of your constituents.

Thank you,
Yvette Hasenleder
10217 Robinson
Overland Park KS 66212
913-963-7212

From: Dean Hass <dhass1952@gmail.com>
Sent: Thursday, August 8, 2024 8:46 AM
To: CD Planning <Planning@lenexa.com>
Subject: From a concerned constituent

Dear Planning Commission

Please vote NO on the request from reStart for funding to operate the homeless shelter in Lenexa.

All taxpayers in Johnson County have already pitched in over \$10 million for the purchase and operation of the shelter. This \$25,920.48 is in addition to what we've already paid. Please don't tax us on this again.

In addition, the \$25,920.48 is NOT a one-time expense. Page 5 of the packet on this item shows that it's a proposal for us taxpayers to fund the shelter for the next 8 years. And... the per capita cost increases each of those 8 years.

Page 8 of the packet shows that 50 people were counted as "unsheltered" in Johnson County on January 24 of this year. Unfortunately, those 50 people will NOT receive priority in the shelter. On July 25, the Board of County Commissioners (BOCC) voted NOT to check for ties to Johnson County when allowing for residence in the shelter.

In that same July 25 meeting, County Commissioners voted to allow residence in the shelter for people in our country illegally. So a room in the shelter could house someone in our country illegally, while there may be "no room at the inn" for someone from Johnson County, who's living out of their car or in a tent.

Your duty as mayor and city council members is to act in the best interests of Leawood residents. Giving money to an organization that gives the same priority to those outside of Johnson County – and those who aren't even citizens – is contrary to our best interests. It's just wrong.

So... please vote NO on this request to spend our tax dollars when it's not in the best interests of your constituents.

From: Kay Heley <kayheley@gmail.com>

Date: August 15, 2024 at 9:28:40 AM CDT

To: jsayers@lenexa.com, jkarlin@lenexa.com, ceiterich@lenexa.com, bnicks@lenexa.com,
mcharlton@lenexa.com, marroyo@lenexa.com, cwilliamson@lenexa.com, cdenny@lenexa.com,
cherron@lenexa.com, planning@lenexa.com

Subject: Support for JoCo Homeless Services Center

Good morning, Mayor Sayers, Lenexa staff, Planning Commission and City Council!

I am expressing my support for the Special Use Permit and approval for the JoCo Homeless Services Center. I am a member of Shawnee Mission Unitarian Universalist Church and supporter of the Cold Weather Shelter housed in my church. Through that lens and my experience as an SMSD school nurse, I am fully aware of the need for this Services Center in our County, one of the wealthiest in the state and region.

I am concerned by the misinformation circulating about this Center. I appreciate the information sessions provided by the County to counteract and am urging people to attend.

The location of this proposed Services Center is suitable from both neighborhood and property perspectives while meeting zoning requirements. The Center with its wholistic, best practice approach will provide a much needed public benefit and will be a valuable asset for our entire community. As an educator, I am particularly aware of the number of unhoused families and young adults who with this care and support will become thriving (and tax-paying) members of our community. Proactive actions reap economic rewards!

I am very appreciative of all the work Lenexa has done to be a fully welcoming community. I truly believe most of us are one serious illness, injury or work loss from needing these services, like many of our neighbors. Thank you, Lenexa, for stepping up. You are not alone! I urge your votes of support for the Special Use Permit and the JoCo Homeless Services Center.

Thank you for all you do!

Sincerely,

Kay Heley RN

8214 W 75th St

Overland Park, KS 66204

Start where you are. Use what you have. Do what you can. Arthur Ashe

From: Heley, Logan <logan.heley@opkansas.org>
Sent: Tuesday, August 13, 2024 8:48 PM
To: CD Planning <Planning@lenexa.com>
Subject: Fwd: Strong Support for Approval of Homeless Services Center Special Use Permit

----- Forwarded message -----

From: Heley, Logan <logan.heley@opkansas.org>
Date: Mon, Jul 29, 2024 at 3:16 PM
Subject: Strong Support for Approval of Homeless Services Center Special Use Permit
To: Julie Sayers <jsayers@lenexa.com>, <jkarlin@lenexa.com>, Courtney Eiterich <ceiterich@lenexa.com>, <bnicks@lenexa.com>, <mcharlton@lenexa.com>, <marroyo@lenexa.com>, Chelsea Williamson <cwilliamson@lenexa.com>, <cdenny@lenexa.com>, <cherron@lenexa.com>

Dear Mayor Sayers and Lenexa City Council Members,

I am writing to express my strong support for the approval of the Special Use Permit and related planning approvals for the County's proposed homeless services center at 9461 Lenexa Dr. and 9471 Lenexa Dr. This project represents a critical opportunity to address the growing issue of homelessness in Johnson County. The 2023 Point in Time count identified 235 individuals experiencing homelessness, with 50 unsheltered. The proposed 50-bed shelter with supportive services offered by reStart will provide much-needed resources for our most vulnerable neighbors. Studies have shown that providing housing and supportive services is not only the most humane solution, but also the most cost-effective compared to emergency interventions like hospitalization and incarceration.

Here are some key points to consider:

- **Reduced Costs:** Research shows providing housing with supportive services is significantly less expensive than emergency interventions.
- **Experienced Operator:** reStart, the chosen operator, has a proven track record of success in providing emergency and permanent housing services in the metropolitan area.
- **Community Benefit:** The center will offer individuals a safe place to stay and access the resources they need to get back on their feet.
- **Strong Financial Planning:** The proposed City/County operational support fund provides a stable funding source for reStart's operations.

I urge you to approve the Special Use Permit and join this collaborative effort to address homelessness in our community.

Thank you for your time and consideration.

Wishing you safety and health,

Logan

--

Logan Heley

Council Member, Ward 1

Pronouns: he, him, his

City of Overland Park

[8500 Santa Fe Drive](https://www.lenexa.com/8500-Santa-Fe-Drive)

Overland Park, KS 66212

(o/m) [913-895-6575](tel:913-895-6575)

logan.heley@opkansas.org | www.opkansas.org



From: Danny Hewett <danlynhewett@gmail.com>

Sent: Wednesday, August 21, 2024 4:54 PM

To: CD Planning <Planning@lenexa.com>

Subject: Homelessness In Johnson County

Dear Lenexa Planning Commission,

I am writing in support of the housing crisis service center at 95th and I35. Housing in Johnson County is very expensive and we have no place in the county for people to go if they lose access to a safe home. All kinds of things happen to Johnson Countians that can result in losing access to a home, like medical bills and bankruptcy, divorce and domestic issues. I picture a young mother trying to provide for a child and the rent has just become too high. Let's help these Johnson County residents get back on their feet with shelter and services.

I am connected to the church that is offering emergency winter shelter, but that is not the same thing. That's just to keep people from freezing overnight in winter. Let's try to keep people out of that kind of situation in JOCO.

I am a proud of our community. Please provide a place for these deserving Johnson Countians so they can make their lives better.

Warmly,

Danny Hewett

SMUUCH church member

Lakeview Village Resident

Sent from my iPhone

From: Elizabeth Hiatt <ehiatt323@gmail.com>

Date: August 20, 2024 at 9:38:01 AM CDT

To: CD Planning <Planning@lenexa.com>

Cc: Julie Sayers <jsayers@lenexa.com>, Joe Karlin <jkarlin@lenexa.com>, Courtney Eiterich <ceiterich@lenexa.com>

Subject: Support for Homeless Services Center

As a resident of Lenexa Ward 1, I am writing to express my strong support for reStart's Special Use Permit Application for the Homeless Services Center. Johnson County urgently needs more housing interventions and solutions to assist those at risk of or currently experiencing homelessness. I believe this initiative is both timely and essential for our community. I urge you to approve the Special Use Permit for the Homeless Services Center.

- Elizabeth Hiatt

From: Nick Holmes <nick@brightstar-events.com>

Sent: Wednesday, August 21, 2024 10:11 AM

To: CD Planning <Planning@lenexa.com>

Cc: Julie Sayers <jsayers@lenexa.com>; Joe Karlin <jkarlin@lenexa.com>; Courtney Eiterich <ceiterich@lenexa.com>; Bill Nicks <bnicks@lenexa.com>; Mark Charlton <mcharlton@lenexa.com>; Melanie Arroyo <marroyo@lenexa.com>; Chelsea Williamson <cwilliamson@lenexa.com>; Craig Denny <cdenny@lenexa.com>; Chris Herron <cherron@lenexa.com>

Subject: Please approve the special use permit for reStart Inc. and the homeless services center

Dear Chairman Poss:

I am writing in support of the homeless services center proposed by Johnson County and reStart, Inc. and hope that I can count on the planning commission to **approve reStart Inc.'s special use permit**. I have been disturbed by the hate and disinformation that has been spread about this project and about people experiencing homelessness.

This initiative is not just a needed response to the problem of homelessness in our community, but also a way for us to protect the dignity and humanity of our fellow citizens. As I drive through Johnson County, I notice an increased number of people experiencing homelessness. I have to believe that this trend strains local resources, including emergency services, healthcare facilities, and law enforcement. The lack of adequate shelter and support services impacts the entire community by diverting resources that could be better utilized if a comprehensive support system were in place.

The proposed homeless services center offers a solution that addresses these challenges. By providing a centralized location where individuals can access shelter, food, medical care, job training, and mental health services, the center can break the cycle of homelessness and reduce the long-term strain on local resources. Every person deserves to be treated with dignity and respect. Lenexa has the opportunity to show that our community is one where compassion and empathy guide our actions. Investing in this center is not just an act of charity; it is a sound investment in the future of our community.

Please approve the special use permit for reStart Inc. and the homeless services center.

Sincerely,

Nick Holmes | 913.957.4331

8002 Colony Ln. Lenexa, KS 66215

www.brightstar-events.com

Hi Gaylene:

The public hearing on the special use permit will be held at the Planning Commission meeting, which is currently planned for August 26, unless it should be continued for any reason. Any person will have the ability to sign up to speak at that meeting and make comments or ask questions. Typically, questions from the public are all compiled and then answered at one time at the conclusion of the public hearing. You are also free to submit questions and/or comments by email at any time and if we have answers to your questions, we will certainly be happy to answer them as we receive them.

I also wanted to let you know that ReStart and Johnson County do have two public open houses planned regarding the proposal, where members of the public can attend and ask questions. Those meetings will be held:

Wednesday, August 21, 5:30-7 p.m., Sunset Drive Office Building, room 1070/1075 (11811 S. Sunset Dr., Olathe)

Thursday, August 22, 5:30-7 p.m., Monticello Library, Monticello Community Meeting Room (22435 W. 66th Street, Shawnee)

Thank you.

Beccy

Beccy Yocham

City Manager

City of Lenexa

913.477.7718

byocham@lenexa.com | www.lenexa.com

The City of Lenexa: Leaders in the delivery of exceptional public service

From: Gaylene Van Horn <vanhorn269@gmail.com>

Sent: Thursday, August 1, 2024 8:18 AM

To: Beccy Yocham <byocham@lenexa.com>

Subject: Homeless Shelter SUP

When will the public be allowed to ask questions and receive answers? Do we send our questions to the Planning Commission by email? Or do we ask them on August 26? How will we get answers?

Thanks for taking time to respond to me.

Gaylene Van Horn

From: Gaylene Van Horn <vanhorn269@gmail.com>
Sent: Friday, August 16, 2024 7:54 AM
To: CD Planning <Planning@lenexa.com>; Beccy Yocham <byocham@lenexa.com>; Julie Sayers <jsayers@lenexa.com>
Cc: Gaylene Van Horn <vanhorn269@gmail.com>
Subject: Homeless Shelter -- Additional Questions

Attached are additional questions I have submitted to the county regarding the proposed homeless shelter at I-35 & 95th street.

Some of these questions may be duplicates that I sent to on August 13.

This question is one that could apply to Lenexa and the county and is of critical nature:

Who is liable if any person at the homeless shelter rapes or kills man, woman or child; vandalizes a business or person property or person?

Thank you for your consideration.

Gaylene Van Horn
8131 Rosehill Rd
Lenexa, KS 66215
913-269-0376

ATTACHMENT:

HOMELESS SHELTER QUESTIONS COUNTY

1. The BOCC Priorities web page lists the #1 priority is to “improve housing options for the **resident needs.**” If nothing else, shouldn’t the priority be based on those currently homeless in Johnson County?
2. Why is the county buying a than 47-year-old building for 6 million dollars – nearly twice the appraised value? What was the rush to buy this building? Who submitted bids for this building in addition to the county to raising the price to \$6 million?
3. Has the BOCC toured La Quinta? Would they even let anyone in Denny’s? Due diligence reports note extensive repairs are required. Having driven through the parking lot it is in horrible repair!
4. Who was the “Design Team” contracted to complete the SUP for submittal? Was it SFS Architecture? Since reStart is responsible for the SUP, why didn’t reStart pay for the development of the SUP? The cost according to Due Diligence information (updated 7/29/2024) was \$103,000 and paid by the county.
5. Due Diligence Reports: Property Condition repairs over a 10-year period estimated at a minimum of \$1.5 million dollars. Who will pay this? reStart TODAY can NOT cover their operational costs for year one – how will they cover future repairs? I believe the shelter is to be operational late 2025. Correct?
6. JoCo is paying 3.7 million for renovations. Who is responsible for the other renovation costs? Roofs, HVAC, bringing the building “up to code”. Typically, renovations cost more, take longer & there is always a surprise – increasing cost & increasing time. Who will fund

these additional costs?

7. How are “drop offs” defined? Another group of individuals meeting with the county was told that reStart would NOT allow any police drop offs. What is the answer?
8. What happens when a van drops off 10-15 people at the 95th street exit and they are told to walk to the shelter? CES is unavailable on evenings and weekends. Today, businesses in proximity to La Quinta have homeless people sleeping on benches, in front of their entrance doors, and in trash bins.
9. It was my understanding that Long-Term – meant 12-18 months; and others have been told residents with the “right criteria” could potentially live out their lives at this shelter? 20+ years? What is the answer?
10. Who will be allowed to reside in the homeless shelter? Just males? Adults? – male, female, couples, children? We know that most illegal immigrants are young males from countries hostile to the US.
11. Can individuals stay if they are on or sell drugs, been arrested for drug or sex trafficking, murders, rapes other charges in another country?
12. Is “rent” paid by the individual working or by county rent vouchers?
13. What “wraparound” services are being offered to the individuals? If services are offered on a voluntary basis and an individual does not participate, what are the consequences? Mental Health services from JoCo – who will pay for these services when they are provided to individuals under reStart’s operation? What happens to individuals that require mental hospital care?
- 2
14. Are individuals admitted with untreated mental health diagnosis? Are psychiatrists & psychologists on staff?
15. How much is the county paying for mental health services and other support services that will not be covered by reStart?
16. Why was an “elected” person NOT included on the RFP proposal review and selection?
17. Why wasn’t a search for owner/operator done on a national basis? Why was city union excluded? Why was Hillcrest Ministries not considered?
18. Why were “we” told that the owner/operator would be responsible for ALL ongoing costs when the owner/operator selected required additional operational funding?
19. What is reStart’s “graduation rate? Over what period of time?
20. What is reStart’s recidivism rate? Over what period of time?
21. Funding gap? What if cities don’t pay their “fees?” Who will pay?
22. What about Denny’s – who will pay for renovations? What if Lenexa condemns this building?
23. **Governor Abbott in Texas is requiring that ALL hospitals to collect information on illegal immigrants who use Texas public hospitals for inpatient and emergency care and to report incurred healthcare costs. It is possible to collect information on illegal immigrants.** Thus, JoCo homeless SHOULD have priority! If homeless people have jobs, legally they must a social security number to report income to the IRS. Will reStart allow individuals to take work for “cash” only? If a person is sleeping in a car, there should be a way of tracking where the car is registered -- unless it is stolen and then it should be reported!
24. **Who is liable if a person at the homeless shelter rapes or kills – man, woman or child; vandalizes a business or person property or person?**
25. In an email March 4, 2024, Megan Foreman wrote: **Residents**--The homeless services

center is intended to serve Johnson County residents experiencing homelessness. The owner/operator will follow HUD guidelines to determine a person's connection to the area. Callers for shelter will be screened for services and if they are experiencing homelessness in another area, or primarily reside outside the county, staff will refer or assist them to find services closer to their location. Once an owner/operator is identified, more detail on these policies will be available." Did you know on March 4 that JoCo homeless would NOT be accommodated by this shelter?

26. Lenexa is having Dumpster days in October. To drop something off during dumpster days – I must have an ID showing that I am a resident of Lenexa. But to stay in the homeless shelter – no identification is required! Very interesting!

27. Will the County allow individuals without ID the ability to vote?

28. CES (Coordinated Entry System) will determine needs of homeless person. What happens on weekends, evenings, nights when CES is not manned? Based on explanations of CES – it would eliminate care in this shelter for JoCo Homeless people. Correct?

29. How will veterans be treated for services? Will they have priority?

30. Commissioners and proponents have mentioned multiple times that this shelter will NOT solve the "homeless problem" in Joco. Why are we spending \$10 million plus on this ineffective solution?

From: Gaylene Van Horn <vanhorn269@gmail.com>

Sent: Friday, August 16, 2024 1:59 PM

To: Beccy Yocham <byocham@lenexa.com>

Cc: CD Planning <Planning@lenexa.com>; Julie Sayers <jsayers@lenexa.com>

Subject: Re: Homeless Shelter -- Additional Questions

I plan to attend the meeting on Wednesday evening.

Gaylene

On Fri, Aug 16, 2024 at 1:52 PM Beccy Yocham <byocham@lenexa.com> wrote:

Thanks Gaylene. We will be sure to include this in the public record. However, I did want to mention that the vast majority of your questions are questions for Johnson County, not the City and as such, I'm not sure how many of them will be able to be answered at our planning commission or governing body meeting. I see that you noted you have sent them to Johnson County, but I would also encourage you to attend one of the upcoming public meetings, as perhaps you may get answers to some of these there.

Informational Public Meetings

Please join us for an informational public meeting about Johnson County's proposed homeless services center planned for the current La Quinta Hotel (I-35 and 95th St.).

- [Aug. 21](#) from 5:30-7 p.m. in Room 1070/1075 at the Sunset Drive Office Building, 11811 S. Sunset Dr., Olathe
- [Aug. 22](#) from 5:30-7 p.m. in the Monticello Community Meeting Room at Monticello Library, 22435 W. 66th St., Shawnee

Beccy Yocham

City Manager

City of Lenexa

913.477.7718

I do agree.

Gaylene

On Wed, Aug 14, 2024 at 10:16 AM Beccy Yocham <byocham@lenexa.com> wrote:
Thanks for letting me know. It is unfortunate that inaccurate information is being circulated.

Beccy Yocham
City Manager
City of Lenexa
913.477.7718
byocham@lenexa.com | www.lenexa.com

The City of Lenexa: Leaders in the delivery of exceptional public service

From: Gaylene Van Horn <vanhorn269@gmail.com>
Sent: Wednesday, August 14, 2024 10:14 AM
To: Beccy Yocham <byocham@lenexa.com>
Cc: CD Planning <Planning@lenexa.com>; Julie Sayers <jsayers@lenexa.com>
Subject: Re: Re:

It was on Pete Mundo.

On Wed, Aug 14, 2024 at 10:00 AM Beccy Yocham <byocham@lenexa.com> wrote:
Gaylene: We don't need to have your phone number in order to include your email in the public record for this matter. Where did you hear that we needed it, if I may ask? -Beccy

Beccy Yocham
City Manager
City of Lenexa
913.477.7718
byocham@lenexa.com | www.lenexa.com

The City of Lenexa: Leaders in the delivery of exceptional public service

From: Gaylene Van Horn <vanhorn269@gmail.com>
Sent: Wednesday, August 14, 2024 9:34 AM
To: CD Planning <Planning@lenexa.com>; Beccy Yocham <byocham@lenexa.com>; Julie Sayers <jsayers@lenexa.com>
Subject: Re:

Today I understand that you need my phone number in addition to my address! And if you don't have my phone number, my email and questions will NOT be provided to the Planning Commission. Please let me know if I need to resubmit my email & questions as soon as possible!

Here is an additional question: To participate in Lenexa's Dumpster Days requires an ID that shows Lenexa residency. However, the Homeless Shelter does not require ANY type of ID. Why is an ID required for Lenexa's Dumpster days but not to stay in the shelter?

Gaylene Van Horn
8131 Rosehill Rd
Lenexa, KS 66215
913-269-0376

On Tue, Aug 13, 2024 at 1:56 PM Gaylene Van Horn <vanhorn269@gmail.com> wrote:
I live in East Lenexa and have many concerns about the Homeless Shelter planned by the County at I-35 & 95th Street.

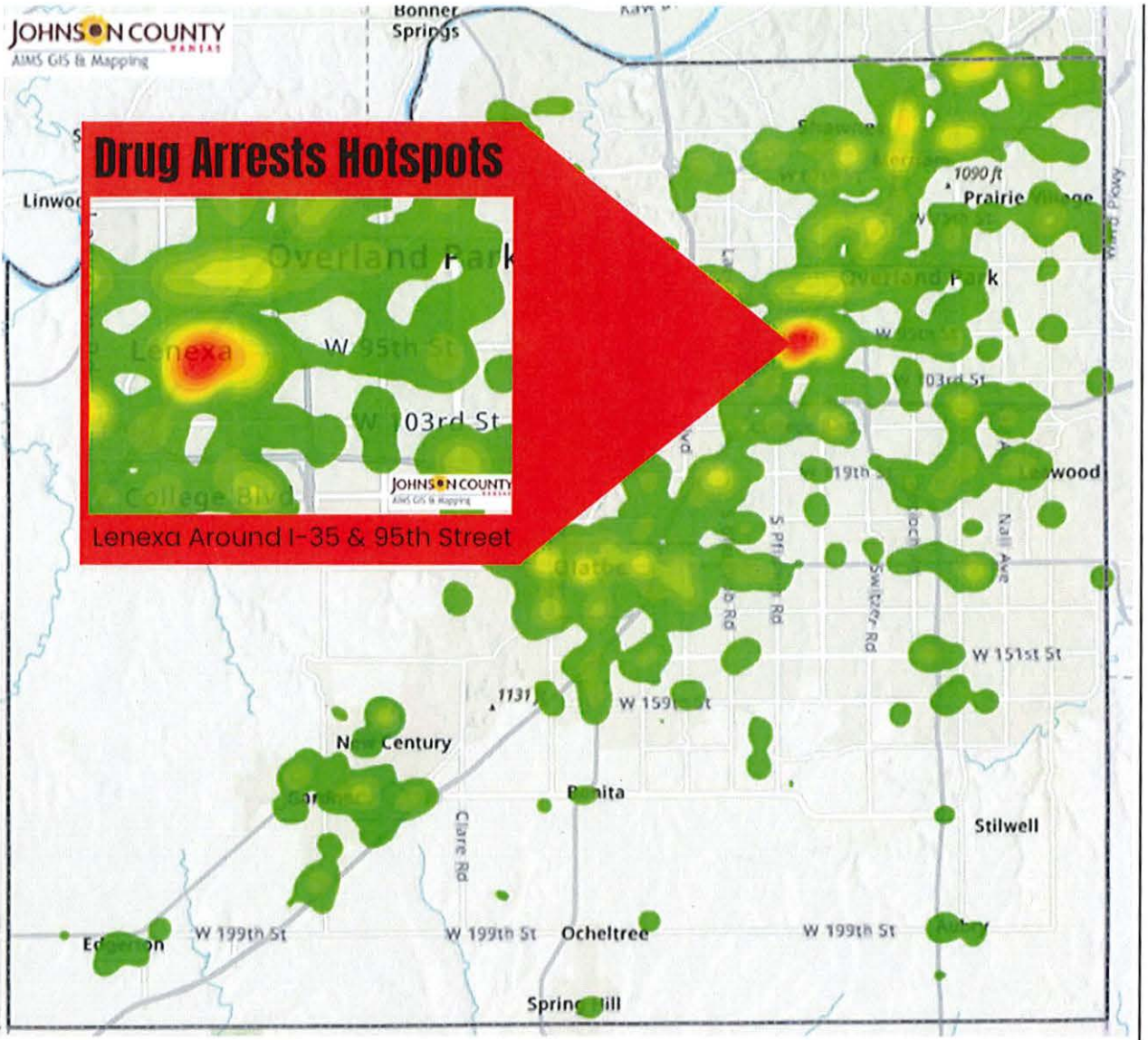
Scott McCullough spoke to the homeless shelter issue on KSHB and his comments were posted yesterday. However, he failed to mention that this homeless shelter can and likely will house illegal immigrants. He did say, "the planning commission will make its decision based on the application, how the use aligns with the code and what people who live in the area think."

Indeed, those of us living in Lenexa are hopeful that the City and the Planning Commission will take our many concerns seriously! You will be determining Lenexa's future legacy.

My questions are attached. I look forward to your responses.

Gaylene Van Horn
8131 Rosehill Rd
Lenexa, KS 66215

1. *No priority is given to the homeless population in Johnson County.*
2. *People in our country illegally will be allowed to stay in the shelter.*
3. *Crime increases -- not if but how much?*
4. *Drug/Sex Trafficking -- not if but how much?*
5. *Businesses -- stay or leave?*
6. *Cost 10 million dollars and counting*
7. *Operator/owner unable to fund*
8. *County's lack of due diligence*
9. *Lack of transparency even to those who have attended Board of County Commissioner meetings until details began to leak out in May/June.*
10. *Homeless Shelter will not solve Johnson County's homeless problem.*



Gaylene: These dates all look accurate. Any comments can be sent to the same email address: planning@lenexa.com. I would also note that we will get emails to the Planning Commission and the Governing Body regardless of when they are received prior to the respective meetings, but for the emails to be included in the physical meeting packets, the deadlines you've noted are accurate. Any emails received after those deadlines, but prior to midday on the date of respective meetings, will be provided by email to the PC or GB. Thanks.

Beccy Yocham
City Manager
City of Lenexa
913.477.7718
byocham@lenexa.com | www.lenexa.com

The City of Lenexa: Leaders in the delivery of exceptional public service

From: Gaylene Van Horn <vanhorn269@gmail.com>
Sent: Friday, August 9, 2024 1:09 PM
To: Beccy Yocham <byocham@lenexa.com>
Subject: Re: Homeless Shelter

I appreciate receiving this information.

I need clarification on several dates. If I should contact someone else, please let me know.

Here are dates of the Planning Commission and City Council meetings along with various email submissions regarding the SUP as I understand them. Please verify that they are correct. If they are incorrect, please correct. I do have a question about who should receive emails with concerns for the 9/11 date. Thank you for your help.

Gaylene Van Horn

August 21, 2024 Last day for citizens or property owners to email concerns to planning@lenexa.com. If received by this date, email will be included in the Planning Commission packet.

August 22, 2024 Planning Commission Agenda available on City of Lenexa website

August 26 2024 Planning Commission Meeting at Lenexa City Hall at 7P.

September 9, 2024 Protest Petitions due to City of Lenexa from Property Owners who are within 200ft of shelter

September 11, 2024 Last day for citizens or property owners to email concerns to: **Beccy, who should receive these emails?**

September 13, 2024 City Council Agenda available at City of Lenexa website

September 17, 2024 City Council Meeting at Lenexa City Hall at 7P.

On Thu, Aug 8, 2024 at 5:26 PM Beccy Yocham <byocham@lenexa.com> wrote:

Hi Gaylene: The official notice of the public hearing was published on July 30 in the Johnson County Legal Record as required by state law. (State law has certain requirements around what qualifies as an official publication and neither the City's website, nor our resident magazine, Town Talk, qualify. Thus, we publish primarily in the Johnson County Legal Record, as do most other cities.). I have attached the proof of publication for your records – it must occur at least 20 days prior to the public hearing, so July 30 is a compliant publication date.

While the City is not required to put notice of public hearings on its website, we know there is great interest in the application so notice the upcoming Public Hearing can be found here <https://www.lenexa.com/News/2024/Special-use-permit-process-and-proposed-homeless-services-center>. In

addition, notice of the public hearing is posted on the property itself and was mailed to property owners of record within 200' of the property – all as required by state law and city code. -Beccy

Beccy Yocham

City Manager

City of Lenexa

913.477.7718

byocham@lenexa.com | www.lenexa.com

The City of Lenexa: Leaders in the delivery of exceptional public service

From: Gaylene Van Horn <vanhorn269@gmail.com>

Sent: Wednesday, August 7, 2024 2:30 PM

To: Beccy Yocham <byocham@lenexa.com>

Subject: Homeless Shelter

I was under the impression that the Public Notice would be posted on august 5. I have not seen it on the Lenexa website.

Gaylene Van Horn

8131 Rosehill Rd

Lenexa, KS 66215

From: Foreman, Megan, PLN <Megan.Foreman@jocogov.org>
Sent: Monday, April 8, 2024 11:44 AM
To: Gaylene Van Horn <vanhorn269@gmail.com>; Beccy Yocham <byocham@lenexa.com>
Cc: Maier, Susan, CMO <Susan.Maier@jocogov.org>; Gaylene Van Horn <vanhorn296@gmail.com>
Subject: RE: 95th Street Homeless Shelter

Good morning,

It important to note that this is a long, complex project. The county's purchase agreement for the buildings includes a 270 day due diligence period, which was intentional so that several processes could be worked through.

One of those processes is an RFP to identify an owner/operator. We're hopeful that announcement will come mid-May. The operator is the organization that will be able to provide specific information about operations plans, including security plans, to the city in the form of a Special Use Permit. It really is once this documentation is finalized that the public process and other conversations with the city can begin.

The county values its relationship with the city of Lenexa and is working to ensure they have the most information possible when it is time to work through the next phase of the project.

Thank you,

Megan Foreman
Housing Coordinator
111 S Cherry St, Suite 2000, Olathe, KS 66061
Direct (913) 715-2215 | Office (913) 715-2200 | Fax (913) 715-2222
megan.foreman@jocogov.org


JOHNSON COUNTY
KANSAS
Planning, Housing & Community Development

From: Gaylene Van Horn <vanhorn269@gmail.com>
Sent: Thursday, April 4, 2024 3:56 PM
To: Yocham, Beccy <byocham@lenexa.com>
Cc: Foreman, Megan, PLN <Megan.Foreman@jocogov.org>; Maier, Susan, CMO <Susan.Maier@jocogov.org>; Gaylene Van Horn <vanhorn296@gmail.com>
Subject: Re: 95th Street Homeless Shelter

Beccy,

Thank you for your response. Unfortunately, it appears that the City of Lenexa is not being included in a county "project" that will ultimately be the city's responsibility.

Residents and commercial property owners in East Lenexa are very concerned about this "potential" Homeless Shelter project in our backyards, stores and parking lots. I am particularly concerned for my personal safety when I'm in my home, my walking and shopping areas.

Gaylene Van Horn
8131 Rosehill Rd
Lenexa, KS 66215

On Thu, Apr 4, 2024 at 11:49 AM Beccy Yocham <byocham@lenexa.com> wrote:
Good morning, Gaylene:

I am not familiar with the Denver shelter referenced in the article and cannot speak to the situation there. As noted in an earlier email exchange, the City has not received an application for a shelter use at the LaQuinta location and therefore have not evaluated whether additional City law enforcement resources will be needed.

Beccy

Beccy Yocham
City Manager
City of Lenexa
913.477.7718
byocham@lenexa.com | www.lenexa.com

The City of Lenexa: Leaders in the delivery of exceptional public service

From: Gaylene Van Horn <vanhorn269@gmail.com>
Sent: Wednesday, April 3, 2024 6:59 PM
To: Foreman, Megan, PLN <megan.foreman@jocogov.org>; Beccy Yocham <byocham@lenexa.com>; Maier, Susan, CMO <susan.maier@jocogov.org>
Cc: Gaylene Van Horn <vanhorn296@gmail.com>
Subject: Fwd: 95th Street Homeless Shelter

I have not received a response to this article regarding increased crime in Denver's Homeless Shelter. Since this article, additional information indicates that more than a few people have been killed at this shelter. Now, because of the crime at this Homeless Shelter, Denver has full-time police at this facility!

I am very concerned regarding security in my residential area. This is in addition to my security when I shop at various commercial locations at 95th & I-35.

What will be the impact to tax payers -- both in Johnson County & specifically Lenexa be for additional Sheriff and Police patrol in our area? Have costs for these additional services been considered? If not, why not?

Gaylene Van Horn
8131 Rosehill Rd
Lenexa, KS 66215

----- Forwarded message -----
From: Gaylene Van Horn <vanhorn269@gmail.com>
Date: Mon, Mar 25, 2024 at 3:20 PM
Subject: Re: 95th Street Homeless Shelter
To: Foreman, Megan, PLN <Megan.Foreman@jocogov.org>

Cc: Maier, Susan, CMO <Susan.Maier@jocogov.org>, Yocham, Beccy <byocham@lenexa.com>, Gaylene Van Horn <vanhorn296@gmail.com>

This article is my EXACT reason for concern about the 95th street area.

[Crime Increase 2900% -- 3 months](#)

Gaylene Van Horn
8131 Rosehill RD
Lenexa, KS 66215

From: Elizabeth Howard <ebethgrace@gmail.com>
Sent: Wednesday, August 21, 2024 4:41 PM
To: CD Planning <Planning@lenexa.com>
Subject: Our unhoused neighbors

Dear Lenexa Planning Commission,

I am writing in support of the housing crisis service center at 95th and I-35. Housing in Johnson County is very expensive and we have no place in the county for people to go if they lose access to a safe home. All kinds of things happen to Johnson Countians that can result in losing access to a home, like medical bills and bankruptcy, divorce and domestic issues. I picture a young mother trying to provide for a child and the rent has just become too high. Let's help these Johnson County residents get back on their feet with shelter and services.

I am connected to the church that is offering emergency winter shelter, but that is not the same thing. That's just to keep people from freezing overnight in winter. Let's try to keep people out of that kind of situation in JOCO.

I am proud of this community. Please provide a place for these deserving Johnson Countians so they can make their lives better.

Warmly,
Elizabeth Howard

From: Hannah Howard <hannahhoward916@gmail.com>
Sent: Tuesday, August 13, 2024 3:52 PM
To: CD Planning <Planning@lenexa.com>
Subject: Johnson County Homeless Shelter

Hello!

I am a Johnson County resident emailing to express my full support for the Johnson County Homeless Shelter. I have volunteered at many shelters in the metro area, and believe our community in Johnson County would only benefit from continuing to care for our unhoused neighbors. Specifically, there are many youth and families who this would help immensely.

Thank you for your efforts to ensure the basic needs of our community are met.

Sincerely,
Hannah Howard
913-952-5224
Merriam, KS

From: Chris Huff <chris@chris-huff.com>
Sent: Wednesday, August 14, 2024 7:26 PM
To: CD Planning <Planning@lenexa.com>
Subject: Homeless Service Center

To whom it may concern,

I am writing you this evening to express my support for the Homeless Service Center being proposed in Lenexa, detailed here: <https://www.jocogov.org/department/housing-services/homeless-services-center>

Providing such a facility is an outstanding thing we can do for our Johnson County community who needs it. I hope that you will consider how much benefit such a center will do, and vote to recommend to council that this happens.

Regards,

Chris Huff

From: Amy Hurt <andersonamyleigh@gmail.com>
Sent: Wednesday, August 21, 2024 4:34 PM
To: CD Planning <Planning@lenexa.com>
Subject: Housing crisis service center

Dear Lenexa Planning Commission,

I am writing in support of the housing crisis service center at 95th and I35. Housing in Johnson County is very expensive and we have no place in the county for people to go if they lose access to a safe home. All kinds of things happen to Johnson Countians that can result in losing access to a home, like medical bills and bankruptcy, divorce and domestic issues. I picture a young mother trying to provide for a child and the rent has just become too high. Let's help these Johnson County residents get back on their feet with shelter and services.

I am connected to the church that is offering emergency winter shelter, but that is not the same thing. That's just to keep people from freezing overnight in winter. Let's try to keep people out of that kind of situation in JOCO.

I am a proud of our community. Please provide a place for these deserving Johnson Countians so they can make their lives better.

Warmly,
Amy Hurt

From: Pam Iselin <piselin@hotmail.com>
Sent: Thursday, August 15, 2024 5:59 PM
To: CD Planning <Planning@lenexa.com>
Subject: Lenexa Homeless Shelter

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mayor and City Council members:

Please vote NO on the request from reStart for funding to operate the homeless shelter in Lenexa.

All taxpayers in Johnson County have already pitched in over \$10 million for the purchase and operation of the shelter. They have been asked to fund \$430,000 over the next eight years to subsidize the operations.

So this NOT a one-time expense. What is the true cost of any shortfalls? Who will pay for those cities not participating. Page 5 of the packet on this item shows that it's a proposal for us taxpayers to fund the shelter for the next 8 years. And... the per capita cost increases each of those 8 years.

Page 8 of the packet shows that 50 people were counted as "unsheltered" in Johnson County on January 24 of this year. Unfortunately, those 50 people will NOT receive priority in the shelter. On July 25, the Board of County Commissioners (BOCC) voted NOT to check for ties to Johnson County when allowing for residence in the shelter.

In that same July 25 meeting, County Commissioners voted to allow residence in the shelter for people in our country illegally. So a room in the shelter could house someone in our country illegally, while there may be "no room at the inn" for someone from Johnson County, who's living out of their car or in a tent.

Your duty as mayor and city council members is to act in the best interests of Lenexa residents.

Giving money to an organization that gives the same priority to those outside of Johnson County – and those who aren't even citizens – is contrary to our best interests. It's just wrong.

So... please vote NO on this request to spend our tax dollars when it's not in the best interests of your constituents.

Pam Iselin
20230 W 90th Ter
Lenexa , Ks 66220 913 449-3622

From: Chris Jablonski <chrisjabo@gmail.com>
Sent: Tuesday, August 13, 2024 3:33 PM
To: CD Planning <Planning@lenexa.com>
Subject: Lenexa Homeless Shelter

Dear Mayor and City Council members:

Wow! Are we seriously considering this? Absolutely not. I can assure you my family and every Lenexa resident I have spoken to is extremely against this.

If the city wants to open a program where willing participant residence open up their own homes to unsheltered Lenexa residents, that is fine.

But opening a taxpayer funded shelter where I guarantee you that illegal immigrants are going to be sheltered is NOT OK.

Please vote NO on the request from reStart for funding to operate the homeless shelter in Lenexa.

All taxpayers in Johnson County have already pitched in over \$10 million for the purchase and operation of the shelter. They have been asked to fund \$430,000 over the next eight years to subsidize the operations.

So this NOT a one-time expense. What is the true cost of any shortfalls? Who will pay for those cities not participating. Page 5 of the packet on this item shows that it's a proposal for us taxpayers to fund the shelter for the next 8 years. And... the per capita cost increases each of those 8 years.

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Your duty as mayor and city council members is to act in the best interests of Lenexa residents.

Giving money to an organization that gives the same priority to those outside of Johnson County – and those who aren't even citizens – is contrary to our best interests. It's just wrong.

So... please vote NO on this request to spend our tax dollars when it's not in the best interests of your constituents.

From: Erica Jablonski <ericajabo@gmail.com>
Sent: Tuesday, August 13, 2024 3:19 PM
To: CD Planning <Planning@lenexa.com>
Subject: Lenexa Homeless Shelter

Dear Mayor and City Council members:

Please vote NO on the request from reStart for funding to operate the homeless shelter in Lenexa.

This is ridiculous.

Your duty as mayor and city council members is to act in the best interests of Lenexa residents.

Giving money to an organization that gives the same priority to those outside of Johnson County – and those who aren't even citizens – is contrary to our best interests. It's just wrong.

So... please vote NO on this request to spend our tax dollars when it's not in the best interests of your constituents, the people you serve.

From: Beau Jackson <beaujackson11@hotmail.com>
Date: August 15, 2024 at 10:50:57 AM CDT
To: CD Planning <Planning@lenexa.com>, Stephanie Sullivan <ssullivan@lenexa.com>
Cc: Julie Sayers <jsayers@lenexa.com>, Joe Karlin <jkarlin@lenexa.com>, Courtney Eiterich <ceiterich@lenexa.com>, Bill Nicks <bnicks@lenexa.com>, Mark Charlton <mcharlton@lenexa.com>, Melanie Arroyo <marroyo@lenexa.com>, Chelsea Williamson <cwilliamson@lenexa.com>, Craig Denny <cdenny@lenexa.com>, Chris Herron <cherron@lenexa.com>
Subject: Please reject special use permit

Dear Lenexa Planning Commission and City Leaders,

As longtime Johnson County residents and the parents of three young kids in Shawnee Mission public schools, we respectfully urge you to reject a special use permit for the proposed "homeless shelter" at 95th and I-35. The proposed shelter that the County seeks to rush through is a bad idea on multiple levels, and it's fundamentally not in the best interests of local residents and taxpayers.

Thank you very much for considering these views, and thanks for the time you invest in your role.

Respectfully,
Beau & Laura Jackson
Fairway, KS

From: Debbie Jackson <debbiemj5@icloud.com>
Sent: Saturday, August 17, 2024 2:41 PM
To: CD Planning <Planning@lenexa.com>
Subject: Lenexa Homeless Shelter

Dear Mayor and City Council members:

Please vote NO on the request from reStart for funding to operate the homeless shelter in Lenexa.

All taxpayers in Johnson County have already pitched in over \$10 million for the purchase and operation of the shelter. They have been asked to fund \$430,000 over the next eight years to subsidize the operations.

So this NOT a one-time expense. What is the true cost of any shortfalls? Who will pay for those cities not participating. Page 5 of the packet on this item shows that it's a proposal for us taxpayers to fund the shelter for the next 8 years. And... the per capita cost increases each of those 8 years.

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Your duty as mayor and city council members is to act in the best interests of Lenexa residents.

Giving money to an organization that gives the same priority to those outside of Johnson County – and those who aren't even citizens – is contrary to our best interests. It's just wrong.

So... please vote NO on this request to spend our tax dollars when it's not in the best interests of your constituents.

From: Judy Jackson <jsjoneof13@icloud.com>
Sent: Sunday, August 11, 2024 9:31 PM
To: CD Planning <Planning@lenexa.com>
Subject: Lenexa Homeless Shelter

Dear Mayor and City Council members:

Please vote NO on the request from reStart for funding to operate the homeless shelter in Lenexa.

All taxpayers in Johnson County have already pitched in over \$10 million for the purchase and operation of the shelter. They have been asked to fund \$430,000 over the next eight years to subsidize the operations.

So this NOT a one-time expense. What is the true cost of any shortfalls? Who will pay for those cities not participating. Page 5 of the packet on this item shows that it's a proposal for us taxpayers to fund the shelter for the next 8 years. And... the per capita cost increases each of those 8 years.

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Your duty as mayor and city council members is to act in the best interests of Lenexa residents.

Giving money to an organization that gives the same priority to those outside of Johnson County – and those who aren't even citizens – is contrary to our best interests. It's just wrong.

So... please vote NO on this request to spend our tax dollars when it's not in the best interests of your constituents.

Respectfully
Judy Jackson
14509 Brentwood Drive
Lenexa Ks . 66215
913-952-2005
Sent from my iPhone

From: Sandra Jackson <sjjackson730@gmail.com>

Sent: Tuesday, August 20, 2024 1:44 PM

To: CD Planning <Planning@lenexa.com> Julie Sayers <jsayers@lenexa.com>

Subject: Lenexa Homeless Shelter

Hi Planning Team Members:

Please stop the ill-conceived homeless shelter project at 95th & I-35.

Joco commissioners and shelter proponents say this homeless shelter won't entirely solve the county's homeless problem!

Here's why the Lenexa homeless shelter is a bad idea.

1 - No priority is given to the homeless population in Johnson County. Commissioners voted NOT to check for ties to Johnson County when admitting "residents" to this shelter.

Will neighboring cities bus their homeless?

Why did Commissioners vote NOT to check for U.S. citizenship or legal status such as a green card or student visa? How does this help Johnson County residents proposed to pay for all of this?

3 - Will it raise crime in our neighborhood? Other similar shelters have experienced increases in crime. Case in point - Venezuelan immigrants in Aurora CO - a sanctuary city.

4 - Will it bring drugs to our neighborhood? Other similar shelters have experienced increases in drug use and sales. Example: Former Doubletree hotel in Denver.

5 - Will this drive away businesses in the area?

6 - Cost is \$10 million and counting!

The Board of County Commissioners (BOCC) spent \$6 million in taxpayer dollars to buy the property. They voted to spend another \$3.7 million in taxpayer dollars to renovate the property.

Including asking other JOCO cities to fund an additional \$430,000 per year—in taxpayer dollars— without any measurements of success or financial accountability!!

7 - Operational expenses – The county originally required that the operating organization chosen must be able to fund ongoing expenses.

This has been thrown out the window as reStart (the vendor chosen to operate the shelter) has submitted an annual operating budget with a \$500,000 deficit. This figure doesn't include security services

8 - Lack of due diligence – The BOCC delegated all the responsibility to create a Request for Proposal, review the proposals, and interview selected vendors. "No elected officials" were on this committee!

In addition, City Union Mission in KCMO was not notified of the RFP. And the county only received 4 proposals, foregoing a national search to determine the best operator.

9 - Lack of transparency – None of these issues would be public knowledge if the questions hadn't been asked in a public meeting.

We citizens want a partnership, not a dictatorship from our elected reps.

10 - We know this won't solve the "homeless problem." Commissioners and proponents have mentioned multiple times that this shelter will NOT solve the "homeless problem" in Joco.

Why are we spending all this money on an ineffective solution?

Due diligence is needed to garner what Lenexa requires. Allocating tax money without a definitive plan is not in the best interest of Lenexa KS.

Thank you for voting No to this ambiguous plan.

Best Regards,
Sandra Jackson
Lenexa KS

Sent from my iPhone

From: Marty Johannes <mjohannes13@gmail.com>

Sent: Wednesday, August 21, 2024 4:19 PM

To: CD Planning <Planning@lenexa.com>

Subject: Housing Crisis Service Center

Dear Lenexa Planning Commission,

I am writing in support of the housing crisis service center at 95th and I35. Housing in Johnson County is very expensive and we have no place in the county for people to go if they lose access to a safe home. All kinds of things happen to Johnson Countians that can result in losing access to a home, like medical bills and bankruptcy, divorce and domestic issues. I picture a young mother trying to provide for a child and the rent has just become too high. Let's help these Johnson County residents get back on their feet with shelter and services.

I am connected to the church that is offering emergency winter shelter, but that is not the same thing. That's just to keep people from freezing overnight in winter. Let's try to keep people out of that kind of situation in JOCO.

I am a proud of our community. Please provide a place for these deserving Johnson Countians so they can make their lives better.

Warmly,

Marty Johannes

From: beth johnson <beth@lifejourneyfoundation.org>
Sent: Wednesday, August 21, 2024 2:25 PM
To: CD Planning <Planning@lenexa.com>
Subject: Special Use Permit-Homeless Services Center

Good Afternoon,
I have attached a letter from Life Journey Foundation to express our support for the proposed Homeless Services Center.
Thank you for your consideration.
Beth Johnson
Director of Life Journey Foundation

ATTACHMENT:

August 20, 2024
Lenexa Planning Commission
Lenexa City Hall
17101 W 87th St. Pkwy
Lenexa, Kansas 66219

Dear Planning Commission,

Life Journey is a non-profit organization located in Olathe, Kansas and we offer assistance and support to people in our local community who are experiencing homelessness or may be at risk of becoming homeless. Our organization is delighted that Johnson County Government, along with other local organizations, have chosen to prioritize services that will address homelessness in our county in a much more comprehensive manner than what has been done in the past.

Though the stories are often heartbreaking, there is also a great deal of hope as the people we are walking alongside slowly allow themselves to envision a different life for themselves. One of the first people assisted by Life Journey was a woman living on the street in Olathe, who had been abused for many years by men and struggled with mental illness and addiction. Because there was no shelter available in Johnson County, she would periodically stay in houses that were owned by people who preyed on those with no other options, which left her in a state of almost complete hopelessness. During the time she was living in these situations, this woman attempted suicide and at one point was living in a tent in the backyard and was assaulted by a man living inside the house. This same woman has been in her own apartment for two years and now has stable employment and is an active member of her faith community. Though she is well on her way to achieving stability, when she needed help the most, she had no viable options for short-term shelter in the community where she had been living for nearly two years and this is completely unacceptable for a community with as many resources as Johnson County.

Life Journey is asking that the Lenexa Planning Commission vote Yes to approve the request from reStart, Inc. for a Special Use Permit for the proposed site near 95th and Interstate 35.

Sincerely,
Beth Johnson
Life Journey Director
913-424-9453

From: Cole Johnson <coleajohnson@msn.com>
Sent: Wednesday, August 14, 2024 3:14 PM
To: CD Planning <Planning@lenexa.com>
Subject: Support for Homeless Services Center

Hello,

I am writing the commission as a resident of Lenexa to express my strong support for the Homeless Services Center and to urge recommendation of the special use permit.

This will be a vital resource for our homeless population and I will be so proud of our city for taking this step towards ending homelessness. Please consider how many of our neighbors are closer than we might think to being out on the street.

Please recommend the special use permit and allow this project to move forward.

Thank you,

Cole Johnson
14127 W 88th Ter

From: Lee <lee@ncircle.org>
Date: August 21, 2024 at 5:09:20 PM CDT
To: Julie Sayers <jsayers@lenexa.com>
Subject: Request

Julie,

I worked with Joe Karlin on the report that we presented to the Johnson County BOCC regarding the need for a homeless shelter. Joe and I have been working together on key challenges in Johnson County since we sat on the Drug and Alcoholism Council back in 2012. We have known each other for quite a few years.

I am appealing to you and the city council. This project is a rare opportunity to leverage federal money to support a project that our community needs. I understand that Lenexa planning staff will not be recommending approval of the SUP for the LaQuinta at I-35 and 95th St. I realize that there is one more opportunity for you and the city leaders to evaluate the benefits of a project and openly discuss the concerns. I would ask you to pull this item from the consent agenda and have an open and honest public discussion about this project. Allow reStart and others to answer those questions.

My hope is that dialogue will allow the community, both elected officials and community members, to hear the concerns and leverage other resources to address what is brought to light.

Thank you for your consideration,

Lee Jost

Lee Jost MDiv, OWDs
Executive Director
1707 E Cedar, Suite 103
Olathe, KS, 66062
(913)406-9241 Text or Call

On Thursday, August 8, 2024, 4:54 PM, Pam Justus <pamajustus@yahoo.com> wrote:

Planning Committee:

Choosing to spend our tax money on a poorly-researched homeless center in Lenexa, promoted by a non-profit, the United Community Service, should never have even been a consideration. The cost is irrelevant. This is a nonprofit and beyond your jurisdiction. We residents support our own personal charities, and you need to equally support YOUR own charities with YOUR own money. You have no authorization to use our taxpayer money to support ANY non-profit.

Important facts have not been publicized.

The project is currently running a half-million-dollar deficit and the doors haven't opened. They have not included security measures in the budget which are estimated to exceed \$250,000/year. They say they want to help Johnson County homeless, but non-residents of Johnson County can qualify, non-citizens of the United States, and those who have entered our country illegally can also qualify as clients.

A map illustrates the location in Lenexa for this proposed center is a hotspot for human trafficking and drugs. This venture would provide a greater magnet for human trafficking and drugs and open the door to those outside our community, outside our state, and outside our country, funded by Johnson County taxes.

Johnson County Commissioners jumped on this poorly-researched project to the tune of ten million dollars. They need to admit it was a mistake and back out, as opposed to soliciting more money from surrounding cities and creating double taxation for residents, as we already pay Johnson County taxes (which are the highest in the state of Kansas.) There is a saying, "Don't throw good money in after bad."

If member of the committee chooses to support this under-researched, ill conceived project, please feel free to write a check out of your PERSONAL family account. That is your choice; it is improper and unethical to make these decisions for the residents.

Pam Justus

From: Karen Kaffenberger <kaffen.karen@gmail.com>
Sent: Sunday, August 18, 2024 1:56 PM
To: CD Planning <Planning@lenexa.com>
Subject: Proposed homeless shelter

Hello to the Planning Committee,

If anyone is on the fence about whether or not this is needed, let me tell you a little story. About 6 yrs ago my family lived in OP (Fiesta Square Townhomes) and we took in a male friend who became homeless. He had no addictions, was a genuinely nice guy, suffered from severe depression, and was underemployed. We all worked trying to find him shelter and it was impossible. As a single guy, shelters told him (and us) that he was at the bottom of the queue. Women with kids (understandably) were given priority. We tried church programs, but even they had so many hoops to jump through he couldn't even do that (have no idea how someone with addictions would ever qualify). He ended up staying with us **for over 6 months** because there were zero options in Johnson County for shelter, and we checked every org we could find constantly. Fortunately, he was able to get a better job and saved up enough so he could move out. As far as I can tell, little progress has been made to fix this problem, so yes, this is needed!

Sincerely,
Karen Kaffenberger
kaffen.karen@gmail.com

NOTE: I now live in MO, which I notice is horrible for having shelters as well. Please don't listen to the NIMBYs. There has to be a coming together of good faith on both sides.

From: Richard Kasper <kasper.richard@gmail.com>
Sent: Monday, August 12, 2024 8:32 AM
To: CD Planning <Planning@lenexa.com>
Subject: Homeless center

We wholeheartedly support the Homeless Services Center proposed for Lenexa.

Richard and Kathy Kasper
7812 Twilight Lane.

From: Cynthia B. Kelley <cynbk@aol.com>
Sent: Wednesday, August 21, 2024 4:27 PM
To: CD Planning <Planning@lenexa.com>
Subject: Housing Crisis

Dear Lenexa Planning Commission,

I am writing in support of the housing crisis service center at 95th and I35. Housing in Johnson County is very expensive and we have no place in the county for people to go if they lose access to a safe home. All kinds of things happen to Johnson Countians that can result in losing access to a home, like medical bills and bankruptcy, divorce and domestic issues. I picture a young mother trying to provide for a child and the rent has just become too high. Let's help these Johnson County residents get back on their feet with shelter and services.

I am connected to the church that is offering emergency winter shelter, but that is not the same thing. That's just to keep people from freezing overnight in winter. Let's try to keep people out of that kind of situation in JOCO.

I am a proud of our community. Please provide a place for these deserving Johnson Countians so they can make their lives better.

Warmly,

HAPPINESS & JOY are choices!

Cindy Kelley

11908 W. 101 Terr
Lenexa, KS 66215

From: knowlesbry@gmail.com <knowlesbry@gmail.com>

Sent: Wednesday, August 21, 2024 9:40 AM

To: CD Planning <Planning@lenexa.com>

Subject: Homeless Shelter

I'm writing in support of providing a special use permit for the purpose of a homeless shelter.

I have worked with many unhoused people over the years through my career as a social worker. I know people right now who are sleeping in cars or on the streets due to the lack of such a resource in Johnson County. Such people can contribute in important and lasting ways to their community, but such contributions are next to impossible when they have nowhere to stay.

Please grant this very important permit so that people can realize their true potential.

Thank you.

Bryan Knowles

From: Shirley Kotch <shirleykotch@sbcglobal.net>
Sent: Monday, August 12, 2024 10:16 AM
To: CD Planning <Planning@lenexa.com>
Subject: Lenexa Homeless Shelter

From:
Shirley Kotch
14212 W. 82nd St.
Lenexa, KS 66215

Dear Mayor and City Council members:

Please vote NO on the request from reStart for funding to operate the homeless shelter in Lenexa.

All taxpayers in Johnson County have already pitched in over \$10 million for the purchase and operation of the shelter. They have been asked to fund \$430,000 over the next eight years to subsidize the operations.

So this NOT a one-time expense. What is the true cost of any shortfalls? Who will pay for those cities not participating. Page 5 of the packet on this item shows that it's a proposal for us taxpayers to fund the shelter for the next 8 years. And... the per capita cost increases each of

(This was the end of the email, must not have copied/pasted the entire document intended)

From: Shirley Kotch <shirleykotch@sbcglobal.net>
Sent: Tuesday, August 20, 2024 8:03 AM
To: CD Planning <Planning@lenexa.com>
Subject: Homeless Shelter

NO TO HAVING A HOMELESS SHELTER.

From: Peggy Krieshok <pkrieshok@gmail.com>
Sent: Wednesday, August 21, 2024 4:05 PM
To: CD Planning <Planning@lenexa.com>
Subject: Shelter for the Unhoused

Dear Lenexa Planning Commission,

I am writing in support of the housing crisis service center at 95th and I35. Housing in Johnson County is very expensive, and we have no place in the county for people to go if they lose access to a safe home. All kinds of things happen to Johnson Countians that can result in losing access to a home, like medical bills and bankruptcy, divorce and domestic issues. I picture a young mother trying to provide for a child and the rent has just become too high. Let's help these Johnson County residents get back on their feet with shelter and services.

I am connected to the church that is offering emergency winter shelter, but that is not the same thing. That's just to keep people from freezing overnight in winter. Let's try to keep people out of that kind of situation in JOCO.

I am a proud of our community. Please provide a place for these deserving Johnson Countians so they can make their lives better.

Warmly,
Peggy Krieshok

From: Amanda Lappin <amandalappin09@gmail.com>
Sent: Wednesday, August 21, 2024 3:05 PM
To: CD Planning <Planning@lenexa.com>
Subject: Homeless Services Center

Hello,

I am writing in support of the special use permit for reStart to operate the Homeless Services Center in Johnson County. I am a resident of Johnson County, a mental health provider, and a business owner. I believe this is a needed resource in JoCo.

Best,
Amanda

--
Amanda Lappin, PhD
she/her/hers
Psychologist, Lappin Psychology, LLC

913-214-2428 | amandalappin09@gmail.com
[4601 College Blvd, Ste. 275, Leawood, KS 66211](https://www.drlappin.com/)
Website: <https://www.drlappin.com/>

Please be aware that email is not a confidential form of communication. If you need immediate assistance due to an emergency, call 911 or go to the nearest emergency room. Call 988 for the Crisis and Suicide Lifeline. If this message was not intended for you, please delete immediately and inform the sender.

From: Vicky Leitnaker <vleitnaker@hotmail.com>
Sent: Wednesday, August 14, 2024 3:17 PM
To: CD Planning <Planning@lenexa.com>
Subject: Homeless Service Center

Please support the HSC. If we are to be known as a caring, welcoming community, we need to welcome and support ALL. It's unconscionable not to do so.

Vicky Leitnaker

From: Aleesa Lennon <withlovelennon.owner@gmail.com>
Date: August 18, 2024 at 10:29:39 AM CDT
To: Julie Sayers <jsayers@lenexa.com>
Subject: Re: Johnson County Homeless Shelter

2909 E. 29th St.
Kansas City, MO 64128

Thank you

From: Julie Sayers <jsayers@lenexa.com>
Sent: Sunday, August 18, 2024 10:28:20 AM
To: Aleesa Lennon <withlovelennon.owner@gmail.com>
Subject: Re: Johnson County Homeless Shelter

Good morning Ms. Lennon and thank you for reaching out. May we please have your address in order to add your note to the public record on this matter?

Sent from my iPhone.

> On Aug 18, 2024, at 10:00 AM, Aleesa Lennon <withlovelennon.owner@gmail.com> wrote:

>

> CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

>

>

> Good Morning,

>

> I hope this e-mail finds you well.

>

> My name is Aleesa Lennon & I am reaching out to you in regards to the planned homeless shelter for Johnson County.

>

> Before I do that, I would like to let you know a little bit about myself. I grew up in Olathe, KS and attended Heritage Elementary, Indian Trail Junior High, Olathe South, Johnson County Community College and then on to the University of Kansas for my Bachelor's in Social Welfare.

>

> I have spent years giving back to my community across the metro as a social worker and volunteer.

>

> I started my career doing education and prevention work with young people in 2011 with the Douglas County AIDS Project & the Willow Domestic Violence Center & volunteering at the homeless shelter in Lawrence. I went on to work in Permanency at KVC in Olathe (4 months), Safehome in Johnson County (3 years in shelter), reStart, inc (3 years, both KCMO & running our Johnson County Transitional Living Program during 2020-2021) and FosterAdopt Connect with young adults who have aged out of foster care in Douglas, Johnson & Wyandotte Counties.

>

> Also, due to the lack of a living wage in social work, I have waited table on the side.

>

> And currently, I am in the process of opening my own company called KC Kismet, which is a harm reduction approach to helping folks fall back in love with themselves, have healthier relationships, learn how to break up appropriately & fix their credit. The goal is to help people be able to afford to safely be in love & to help our community prosper & ultimately destigmatize getting mental health services.

>

> What you do not know about me, is last year I almost ended up homeless in Johnson County.

>

> In one week, I started dealing with panic attacks due to a previous sexual assault & we found out my dad's cancer was back. It was the hardest year of my life. My relationship with my family has not been very close the past few years since COVID. So when the worst happened, I was left to deal with it alone. And it was terrifying.

>

> What happened to me, could easily happen to you.

>

> My story is a difficult one & it's one I won't bore you with at the moment. But my story is not that different than the stories of the thousands of local citizens I have spent years helping support.

>

> We never know when the floor is going to fall out from underneath us. And when it does, we do not always know how far it will go.

>

> The shelter that is being proposed is one that I fully support as a social worker, as a Johnson County Native, as a citizen who loves the Kansas City Metro area.

>

> Folks that are experiencing homelessness are constantly thought of as a dirty, deserving of their circumstances and seen as drug addicts & folks who generally make bad decisions.

>

> But I will tell you, that could not be farther from the truth.

>

> Many times, they are just our neighbors who hit a rough patch & then despite trying their best, they keep falling.

>

> And until you have been there along every step of the way, I would urge you to not judge.

>

> I have been the KVC Permanency worker who is only 25 & is supposed to be responsible for deciding if an infant should be placed back in the custody of her pedophile father who is in his 60's or to her 19 year old mom, who desperately needs additional support.

>

> I have been the crisis worker answering hotline calls of our Johnson County neighbors who are desperately afraid for their safety, but the domestic violence shelter beds are all full (as they are almost every night). So instead of completing an intake, we talk about how to keep them safe by avoiding areas with weapons, to not fight back that way there is less chance of internal injuries or creating a safety plan on how to escape in the middle of the night.

>

> I have been the prevention specialist that talks with young adults about why they do drugs & how to get sober, but before we can make any progress, we need to make sure they have a safe place to sleep at night.

> And I have been the server who knows my co-worker is sleeping in their car, but they don't know where else

to go.

>

> Our community needs a better safety net & it can not be reserved for those we deem to have value and worth. It has to be for single adults too.

>

> Your social workers are not miracle workers, we are your neighbors, friends & colleagues who need your support.

>

> We need more resources like a safe place for our most vulnerable to rebuild their lives.

>

> The only reason I am not homeless is because a friend took a chance on me & helped me when I was at my lowest. But it is painful to ask for help, especially because everyone wants you to take blame, take accountability and change. But sometimes, you are truly just poor & you are doing everything you can to make money, but you are navigating grief, fear or instability.

>

> We need for folks whose support systems & jobs are in Johnson County to be able to have a safe place to rebuild.

>

> We can not expect the urban core of Kansas City, MO to be the hub for every adult experiencing homelessness. I have worked there, volunteered there and live pretty close to the area still today. And while they are doing amazing work, they don't need to be doing all of it.

>

> And I will say, the housing program I ran during COVID operated out of Olathe & Lenexa. Our Lenexa location was located near the bus routes & much closer to jobs. Our youth prospered in that area. Our housing program, which was ran by reStart, did change lives. It kept young people off the streets.

>

> I was so lucky to be a part of a program that helped build community, taught financial literacy, supported individuals in getting access to therapy. It's one of my best accomplishments in my life.

>

> And before we talk about it "not being in my backyard". The reality is that folks experiencing homelessness already live in your hotels.

>

> If you don't believe me, look up River of Refuge in Baytown. Their entire housing program is based off of moving families out of hotels. Talk to your DCF workers & domestic violence advocates who are waiting for their clients to have access to affordable housing.

>

> Together, we can make a more positive impact.

>

> Together, we can make sure our streets are safer.

>

> Together, we can see our community prosper.

>

> But it all starts with a good night sleep.

>

> Thank you so much for your time and consideration,

> Aleesa Lennon

From: Mark Levin <markhowardlevin@gmail.com>
Sent: Thursday, August 15, 2024 7:27 AM
To: CD Planning <Planning@lenexa.com>
Subject: HSC

To Whom It May Concern:

For nearly 50 years I have watched JoCo ignore our houseless population and inhumanely insist that KC, Mo. provide shelter for Johnson Countians who find themselves without shelter, short or long term. Of the many people our congregation helped, not a single one was an illegal immigrant. These were our neighbors who, due to misfortune, or illness, or an unanticipated turn of events found themselves in desperate straits. Our congregants, when needs were identified, were invariably willing to provide funds for temporary housing and food. Johnson Countians are, by and large, generous and sympathetic folks who seek to help a person or family, particularly children and women, in distress.

I urge you to permit and encourage further development of housing assistance in JoCo, to alleviate human suffering and provide the assistance demanded by our humanity.

Sincerely,

Rabbi Dr. Mark H. Levin

Rabbi Mark H. Levin, DHL
8821 Delmar Street
Prairie Village, KS 66207
913 558 4111 cell

From: Ashley Lindemann <ashleylindemann@gmail.com>
Sent: Wednesday, August 21, 2024 4:46 PM
To: CD Planning <Planning@lenexa.com>
Subject: Everyone deserves a safe place to stay

Dear Lenexa Planning Commission,

I am writing in support of the housing crisis service center at 95th and I35. Housing in Johnson County is very expensive and we have no place in the county for people to go if they lose access to a safe home. All kinds of things happen to Johnson Countians that can result in losing access to a home, like medical bills and bankruptcy, divorce and domestic issues. I picture a young mother trying to provide for a child and the rent has just become too high. Let's help these Johnson County residents get back on their feet with shelter and services: this is the least we should be doing to help people in these hard times!

I am connected to the church that is offering emergency winter shelter, but that is not the same thing. That's just to keep people from freezing overnight in winter. Let's try to keep people out of that kind of situation in JOCO.

I am a proud of our community. Please provide a place for these deserving Johnson Countians so they can make their lives better.

Warmly,

Ashley Lindemann
she/her
913.486.2369

From: ann lintecum <annloulint@gmail.com>

Sent: Saturday, August 17, 2024 10:17 AM

To: Julie Sayers <jsayers@lenexa.com>; Joe Karlin <jkarlin@lenexa.com>; Courtney Eiterich <ceiterich@lenexa.com>; Bill Nicks <bnicks@lenexa.com>; Mark Charlton <mcharlton@lenexa.com>; Melanie Arroyo <marroyo@lenexa.com>; Chelsea Williamson <cwilliamson@lenexa.com>; Craig Denny <cdenny@lenexa.com>; Chris Herron <cherron@lenexa.com>; CD Planning <Planning@lenexa.com>

Subject: Please Consider Approval of the Homeless Services Center

Mayor Sayers and the Lenexa City Council, Planning Commission, and Staff,

I'm Ann Lintecum from Prairie Village.

The wording below is borrowed from a friend but I agree with every bit of it.

I'm writing to share my strong support for the proposed homeless services center in Lenexa. As a member of the JoCo community, I believe this project is important for helping those who need it most and for showing that we care about everyone.

Here are a few things I think are worth consideration:

* **Building Use:** The old hotel can be turned into a homeless services center without much trouble, making it a smart choice and a good reuse of an existing building.

* **Community Benefits:** This center will fill a real need in our area, help keep people safe, and make our community a better place for everyone. By providing services to those who are struggling, the center will help reduce the pressure on our emergency services and contribute to a stronger, more stable community.

* **Location:** The center's chosen location is a good one. It's close to other necessary services and won't change the feel of the surrounding neighborhood. This project won't harm the nearby properties.

I know there's been a lot of talk about this proposal, and not all of it has been accurate. I hope the council, commission, and staff will look at the real facts and the positive impact this project can have, as laid out in the special use permit application.

I truly believe that the homeless services center will be a valuable addition to Lenexa and Johnson County. I encourage you to approve the special use permit and support this important project.

Thank you for taking the time to read my thoughts.

Sincerely,

Ann Lintecum

From: Lauren Lohff <l.samanthalohff@gmail.com>
Sent: Wednesday, August 21, 2024 10:51 AM
To: CD Planning <Planning@lenexa.com>
Subject: Shelter

Hello,

I wanted to take the time to share my heart-felt regards about the development of the homeless shelter project currently taking place. I have watched the unhoused people of this country not have options to support them during their most challenging times and it has been hard to see. The idea that any human does not have what they need to survive is devastating. I am so proud of the citizens of this county and city for making it so clear that they care about their neighbors and human kind. This will give opportunities to so many that need it, as well as set a wonderful example of what we value most, which is humanity. We often hear others talk about caring for thy neighbor and this is a true representation of that. Changing lives starts in our own backyard and the change this will stimulate is not only phenomenal for those who will use the resources, but those who get to be a part of giving back and making a difference in the community, county, and state. It has been a wonderful testament to the character of our citizens when we see what they are willing to do so fellow humans will have a part of what they need to live a life everyone deserves to live.

Thank you so much for taking the time to read my comments on the project and I am hopeful for the project to continue showing how we can come together for the future of our citizens.

Samantha Lohff

From: Jeff Lynn <mrjefflynn@gmail.com>
Sent: Tuesday, August 20, 2024 4:31 PM
To: Stephanie Sullivan <ssullivan@lenexa.com>
Subject: Lenexa Homeless Shelter

Dear Mayor and City Council members:

Please vote NO on the request from reStart for funding to operate the homeless shelter in Lenexa.

All taxpayers in Johnson County have already pitched in over \$10 million for the purchase and operation of the shelter. They have been asked to fund \$430,000 over the next eight years to subsidize the operations.

So this NOT a one-time expense. What is the true cost of any shortfalls? Who will pay for those cities not participating. Page 5 of the packet on this item shows that it's a proposal for us taxpayers to fund the shelter for the next 8 years. And... the per capita cost increases each of those 8 years.

Page 8 of the packet shows that 50 people were counted as "unsheltered" in Johnson County on January 24 of this year. Unfortunately, those 50 people will NOT receive priority in the shelter. On July 25, the Board of County Commissioners (BOCC) voted NOT to check for ties to Johnson County when allowing for residence in the shelter.

In that same July 25 meeting, County Commissioners voted to allow residence in the shelter for people in our country illegally. So a room in the shelter could house someone in our country illegally, while there may be "no room at the inn" for someone from Johnson County, who's living out of their car or in a tent.

Your duty as mayor and city council members is to act in the best interests of Lenexa residents.

Giving money to an organization that gives the same priority to those outside of Johnson County – and those who aren't even citizens – is contrary to our best interests. It's just wrong.

So... please vote NO on this request to spend our tax dollars when it's not in the best interests of your constituents.

From: Julia Lynn <julialouise1031@gmail.com>
Sent: Thursday, August 15, 2024 12:40 PM
To: CD Planning <Planning@lenexa.com>
Subject: Lenexa Homeless Shelter

Dear Mayor and City Council members:

Please vote NO on the request from reStart for funding to operate the homeless shelter in Lenexa.

All taxpayers in Johnson County have already pitched in over \$10 million for the purchase and operation of the shelter. They have been asked to fund \$430,000 over the next eight years to subsidize the operations.

So this NOT a one-time expense. What is the true cost of any shortfalls? Who will pay for those cities not participating. Page 5 of the packet on this item shows that it's a proposal for us taxpayers to fund the shelter for the next 8 years. And... the per capita cost increases each of those 8 years.

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Your duty as mayor and city council members is to act in the best interests of Lenexa residents.

Giving money to an organization that gives the same priority to those outside of Johnson County – and those who aren't even citizens – is contrary to our best interests. It's just wrong.

So... please vote NO on this request to spend our tax dollars when it's not in the best interests of your constituents.

From: Virginia Lynn <virginia.lynn.0713@gmail.com>
Sent: Wednesday, August 21, 2024 4:13 PM
To: CD Planning <Planning@lenexa.com>
Subject: Housing crisis center

Dear Lenexa Planning Commission,

I am writing in support of the housing crisis service center at 95th and I35. Housing in Johnson County is very expensive and we have no place in the county for people to go if they lose access to a safe home. All kinds of things happen to Johnson Countians that can result in losing access to a home, like medical bills and bankruptcy, divorce and domestic issues. I picture a young mother trying to provide for a child and the rent has just become too high. Let's help these Johnson County residents get back on their feet with shelter and services.

I am connected to the church that is offering emergency winter shelter, but that is not the same thing. That's just to keep people from freezing overnight in winter. Let's try to keep people out of that kind of situation in JOCO. People who are without stable housing need support even when it's not freezing outside.

Let us be proud of this community. Please provide a place for these deserving Johnson Countians so they can make their lives better.

Warmly,

Someone who has been directly affected by issues such as this,

Virginia Lynn

From: Jeffrey Lysaught <jeffrey.lysaught@gmail.com>
Sent: Friday, August 9, 2024 5:24 PM
To: Chelsea Williamson <cwilliamson@lenexa.com>
Cc: Beccy Yocham <byocham@lenexa.com>
Subject: Per our conversation

Chelsea,

Thanks for your time today. Great spot that you are in and the tour of the auto museum.

Great discussion on Lenexa. We are impressed with all of your efforts.

Copying the A team here. Really need to vett reStart as they have some baggage and poor judgement? What if they fold in two years?!

All the best,
Jeff and Kathy
Jeff Lysaught
He who walks among wise men, shall be wise



KC Housing
Non-profit "reviewing"



Shelters Currently
Located in Kansas City



Proposed Lenexa KS
Homeless Shelter in C



LENEXA SHELTER



KC Housing Non-Profit “Reviewing” After Fire At Blighted Building Owned By Board Mememebers



**KC Housing Non-profit “reviewing” after
fire at blighted building owned by board
memebers**

Kansas City homelessness services nonprofit reStart said Friday it is “thoroughly reviewing” a situation involving a fire last week at a dilapidated apartment building owned by two board members. Board members Parker Webb and Logan Freeman owned an apartment complex in northeast Kansas City where residents were left without heat for several days, but tenants said conditions at the building had been poor for quite some time. Webb told The Star his company, FTW Investments, had sold property, and closing papers were signed the day before the fire.

Since discovering the rundown complex was owned by FTW since March 2021, several community members, including renters’ advocacy group KC Tenants, have publicly raised concerns about Webb and Freeman’s involvement with reStart and pushed for their removal.

A written statement from reStart’s chief executive officer Stephanie Boyer indicated that the organization was aware of the situation but stopped short of announcing any decision. Boyer emphasized reStart’s mission and intent to provide services for those in need. “We will continue to relentlessly pursue our

mission and believe now, more than ever, that access to affordable, quality housing is a priority for all Kansas Citians,” she wrote.

CONDITIONS AT APARTMENT COMPLEX

Public attention to the apartment complex on North Lawn Avenue and Scarritt Avenue came about last weekend following a fire on Jan. 20, when the Kansas City Fire Department was unable to turn the gas back on due to numerous code violations at Webb and Freeman’s building.

Several windows and doors are boarded-up with duct tape and wooden planks. Leaks, squatters, and electrical problems have gone months without being addressed, and extension cords run from one unit to the next.

The city provided temporary housing for a few of the residents after nearly two days of being unable to reach management, though many tenants chose to stay, expressing a desire to stick close to work and fear of leaving.

One neighbor, Tara Zink, said she’s complained numerous times to the city since moving into a home behind the apartments in 2019. Trash overflows, causing dumpster fires and rat and mice infestations in Zink and her neighbors’

backyards.



Sofia Be, a resident, stands in front of her home. She feels the owner and property managers of the building do not take their responsibilities seriously.

With people constantly breaking into the complex, tenant Sofia Be said she doesn't feel safe in her own home.

Across the street, officials evacuated another FTW-owned building at 131 North Lawn Ave. because of a gas leak Sunday. Residents from that building were also transferred to temporary housing.

RESPONSE FROM FTW INVESTMENT

Webb could not be immediately reached for comment on Friday. He wrote in a statement last week that his company responded to the incident as quickly as they could.



Chaw Noud carries her nephew outside of her apartment building Jan. 23 in Kansas City. Nick Wagner nwagner@kcstar.com

Webb further added that the situation should not be blamed on the people who are working to make housing “affordable and nice” for Kansas City, but instead on the individuals who continually break in.

“It is unacceptable and highly regrettable that the people who did this did so

without regard for the lives of those around them who legally live in that building and rely on it to be close to their children's schools, their work, and their community," Webb said.

"FTW Investments will continue to make sure this property is livable, even as we prepare to sell it to another company, and will not leave the people who rely on us for their housing without options."

CRITICS SAY OWNERS ARE 'SLUMLORDS'

Tara Raghuvver, director of KC Tenants, said her organization wasn't familiar with FTW Investments until this past weekend.

The advocacy group called Webb and Freeman "slumlords" and said their business interests and treatment of tenants through FTW conflicts with the mission of reStart.

"A lot of leaders at our base, tenants at that property, a lot of people in the community are pretty horrified that people could leave their own neighbors in the types of conditions that these buildings are in,"

Raghuvver said. Raghuvver said she's concerned that FTW – a for-profit real

estate company whose website states their goal to build wealth for investors – holds two seats on reStart’s board. She also wondered why an organization that receives city dollars works with a company whose properties have violated city codes.

“Their whole business model is predicated on buying distressed properties, making very minimal investment, extracting as much rent as possible and then potentially flipping the sale,” she said.



A woman, bundled up in winter clothing, looks out from her apartment on Jan. 23 in Kansas City. The multi-family housing unit had been without heat for days. Nick Wagner nwagner@kcstar.com

On Thursday, KC Tenants penned an open letter to reStart and its board of directors launched a petition, calling for Webb and Freeman's removal.

Raghuveer said the initiative gathered signatures from hundreds, including the Neighborhood Association of Indian Mound, where the property is located.

KC Tenants has also been in touch with several city officials and nonprofit owners that have expressed concern over having Webb and Freeman on reStart's board, Raghuveer said. While FTW claimed it responded quickly to the incident and found tenants safe temporary housing, residents and the tenants' union said that wasn't the case. "Tenants were left to organize for vital resources themselves," KC Tenants wrote.

Read more at:

August 3, 2024

<https://www.kansascity.com/news/local/article271745612.html#storylink=cpy>

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The Cloward Piven Political Strategy And Is It Use In Today's Social Unrest



How Special Use Permits Are Evaluated By The Johnson County BOCC



LENEXA SHELTER



Shelters Currently Located In Kansas City



Shelters Currently Located in Kansas City

Are you aware that Kansas City has almost 50 shelters of various types to serve our area?

Catholic Charities of Kansas City

Childcare, Counseling, Education, Employment, Health, Mental Health, Housing, Rental Assistance, Utility Assistance, Meals

4001 Blue Pkwy #250, Kansas City, Missouri 64130, United States

(816) 221-4377

Child Abuse Prevention Association

Childcare, Counseling, Education

503 East 23rd Street, Independence, Missouri 64055, United States

(816) 252-8388

City Union Mission

Childcare, Clothing, Counseling, Education, Employment, Health, Mental Health, Physical Health, Homeless Shelters, Family Shelters, Overnight Shelters, Women's Shelters, Youth Shelters, Furnishings, Utility Assistance, Meals, Transportation

1100 East 11th Street, Kansas City, Missouri 64106, United States

(816) 474-9380

Community Assistance Council

Childcare, Rental Assistance, Utility Assistance, Meals

10901 Blue Ridge Blvd, Kansas City, Missouri 64134, United States

816-763-3277

Community LINC

Childcare, Clothing, Employment, Homeless Shelters, Family Shelters, Women's Shelters, Housing, Rental Assistance, Utility Assistance, Meals, Transportation

4012-14 Troost Ave, Kansas City, Missouri 64110, United States

(816) 531-3727

Metro Lutheran Ministry

Childcare, Clothing, Counseling, Education, Employment, Health, Physical Health, Housing, Maintenance, Rental Assistance, Utility Assistance, Identification, Meals, Transportation

3031 Holmes St, Kansas City, Missouri 64109, United States

(816) 931-0027

Mother's Refuge

Childcare, Clothing, Counseling, Education, Health, Physical Health, Homeless Shelters, Family Shelters, Women's Shelters, Transportation

3721 S Delridge, Independence, Missouri 64052, United States

(816) 356-4797

Resource Health

Childcare, Health, Physical Health

4403 Blue Pkwy, Kansas City, Missouri 64130, United States

816-921-5050

Salvation Army Independence

Childcare, Clothing, Counseling, Education, Employment, Health, Mental Health, Physical Health, Substance Abuse, Housing, Rental Assistance, Utility Assistance, Meals

14700 E Truman Rd, Independence, Missouri 64050, United States

(816) 252-3200

Salvation Army of Kansas and Western Missouri

Childcare, Clothing, Education, Employment, Health, Physical Health, Substance Abuse, Homeless Shelters, Family Shelters, Housing, Rental Assistance, Utility Assistance, Meals, Spiritual

3637 Broadway Blvd, Kansas City, Missouri 64111, United States

816-756-1455

Synergy Services

Childcare, Clothing, Counseling, Health, Mental Health, Physical Health, Homeless Shelters, Day Shelters, Domestic Violence, Emergency Shelters, Family Shelters, Overnight Shelters, Women's Shelters, Youth Shelters, Housing, Legal Assistance, Meals

2001 NE Parvin Road, Kansas City, Missouri 64116, United States

(816) 741-8700

The Children's Place

Childcare, Counseling, Health, Mental Health, Transportation

6401 Rockhill Rd, Kansas City, Missouri 64131, United States

(816) 363-1898

True Light Family Resource Center

Childcare, Clothing, Homeless Shelters, Day Shelters, Women's Shelters, Utility Assistance, Meals

712 E 31st Street, Kansas City, Missouri 64109, United States

(816) 381-9310

Cherith Brook Catholic Worker House

Clothing, Homeless Shelters, Day Shelters, Meals

3308 E. 12th St, Kansas City, Missouri 64127, United States

(816) 241-8047

City Thrift Waldo

Clothing

7740 Wornall Rd, Kansas City, Missouri 64114, United States

(816) 444-8883

Family Promise of the Northland

Clothing, Homeless Shelters, Day Shelters, Family Shelters, Meals, Transportation

4406 NE 45th Terrace, Kansas City, Missouri 64117, United States

(816) 888-7070

Hope Faith

Clothing, Health, Mental Health, Physical Health, Homeless Shelters, Day Shelters, Meals, Transportation

705 Virginia Avenue, Kansas City, Missouri 64106, United States

(816) 471-4673

Newhouse

Clothing, Counseling, Education, Homeless Shelters, Domestic Violence, Emergency Shelters, Overnight Shelters, Women's Shelters, Legal Assistance, Meals

PO Box 240019, Kansas City, Missouri 64124, United States

(816) 474-6446

Picture Hills Thrift Store

Clothing, Furnishings

6501 N. Cosby Ave, Kansas City, Missouri 64151, United States

(816) 505-0200

Red Racks Thrift Store

Clothing, Furnishings

8026 Wornall Rd, Kansas City, Missouri 64114, United States

816-444-5823

Redemptorist Social Services Center

Clothing, Education, Employment, Health, Physical Health, Furnishings, Rental Assistance, Utility Assistance, Legal Assistance, Meals, Transportation

207 Linwood Blvd, Kansas City, Missouri 64111, United States

(816) 931-9942

Seton Center

Clothing, Health, Physical Health, Rental Assistance, Utility Assistance, Meals

2816 East 23rd Street, Kansas City, Missouri 64127, United States

(816) 231-3955

Shelter KC: A Kansas City Rescue Mission Men's ...

Clothing, Counseling, Education, Employment, Health, Mental Health, Physical Health, Homeless Shelters, Emergency Shelters, Overnight Shelters, Meals

1520 Cherry Street, Kansas City, Missouri 64108, United States

(816) 421-7643

Troost39 Thrift Store

Clothing, Furnishings

3922 Troost Ave, Kansas City, Missouri 64110, United States

816-531-5485

Beacon Mental Health

Counseling, Health, Mental Health, Substance Abuse

3100 NE 83rd Street, Kansas City, Missouri 64119, United States

(816) 468-0400

Benilde Hall

Counseling, Health, Mental Health, Substance Abuse, Homeless Shelters,
Emergency Shelters, Overnight Shelters, Housing

3220 East 23rd Street, Kansas City, Missouri 64127, United States

(816) 842-5836

Comprehensive Mental Health Services

Counseling, Health, Mental Health, Substance Abuse

17844 East 23rd St, Independence, Missouri 64057, United States

(816) 254-3652

Footprints, Inc.

Counseling, Health, Substance Abuse, Homeless Shelters, Day Shelters, Housing,
Transportation

4501 Troost Avenue, Kansas City, Missouri 64110, United States

(816) 561-0567

Heartland Center For Behavioral Change

Counseling, Health, Mental Health, Substance Abuse

1730 Prospect Avenue, Kansas City, Missouri 64127, United States

(816) 421-6670

KC CARE Health Center

Counseling, Health, Mental Health, Physical Health, Substance Abuse

3515 Broadway, Kansas City, Missouri 64111, United States

816-753-5144

Mattie Rhodes Center

Counseling, Health, Mental Health, Physical Health, Substance Abuse, Rental
Assistance, Utility Assistance, Meals

148 N. Topping Ave, Kansas City, Missouri 64123, United States

(816) 241-3780

reStart, Inc.

Counseling, Health, Physical Health, Homeless Shelters, Emergency Shelters, Family Shelters, Overnight Shelters, Women's Shelters, Youth Shelters, Housing, Meals

918 East 9th Street, Kansas City, Missouri 64106-3072, United States

816-472-5664

River Of Refuge

Counseling, Homeless Shelters, Family Shelters, Housing

5155 Raytown Road, Suite 101, Kansas City, Missouri 64133, United States

(816) 737-5100

Swope Health

Counseling, Health, Mental Health, Physical Health, Substance Abuse

3801 Dr. Martin Luther King Jr. Blvd, Kansas City, Missouri 64130, United States

816-923-5800

Community Services League

Education, Employment, Health, Physical Health, Housing, Rental Assistance, Utility Assistance, Meals

404 North Noland Road, Independence, Missouri 64050, United States

(816) 254-4100

Shelter KC: A Kansas City Rescue Mission Women'...

Education, Employment, Homeless Shelters, Overnight Shelters, Women's Shelters, Meals

2611 E. 11th Street, Kansas City, Missouri 64127, United States

(816) 348-3287

The Full Employment Council

Education, Employment

1740 Paseo Blvd, Kansas City, Missouri 64108, United States

816-471-2330

The Full Employment Council – Independence

Education, Employment

15301 East 23rd St S, Independence, Missouri 64055, United States

816-521-5700
Independence Fire Department
Emergency

950 N Spring St, Independence, Missouri 64050, United States

(816) 325-7123
Independence Police Department
Emergency

223 N. Memorial Drive, Independence, Missouri 64050, United States

(816) 325-7300
Kansas City Fire Department
Emergency

635 Woodland Ave, Suite 2100, Kansas City, Missouri 64106, United States

816-924-1700
Kansas City Missouri Police Department
Emergency

1125 Locust St, Kansas City, Missouri 64106, United States

(816) 234-5000
Sheffield Place
Health, Mental Health, Substance Abuse, Homeless Shelters, Domestic Violence,
Family Shelters, Women's Shelters, Housing

6604 E 12th St, Kansas City, Missouri 64126, United States

(816) 483-9927
Kansas City License Office
Identification

1161 Emanuel Cleaver II Blvd, Kansas City, Missouri 64110, United States

816-548-1135
Legal Aid of Western Missouri
Legal Assistance

4001 Dr. Martin Luther King, Jr. Blvd., Suite 300, Kansas City, Missouri 64130, United States

816-474-6750
East Independence Church of Christ
Meals, Spiritual

2020 S. 291 Hwy, Independence, Missouri 64057, United States

(816) 461-0266
Harvesters – The Community Food Network
Meals

3801 Topping Avenue, Kansas City, Missouri 64129, United States

877-353-6639
NourishKC
Meals

11 E 40th St, Kansas City, Missouri 64111, United States

(816) 561-8920
St. Therese Parish
Meals, Spiritual

7207 NW Highway 9, Kansas City, Missouri 64152, United States

(816) 741-2800
Stone Church Neighborhood Dinner
Meals, Spiritual

1012 West Lexington Avenue, Independence, Missouri 64050, United States

(816) 254-2211

August 6, 2024

Share:



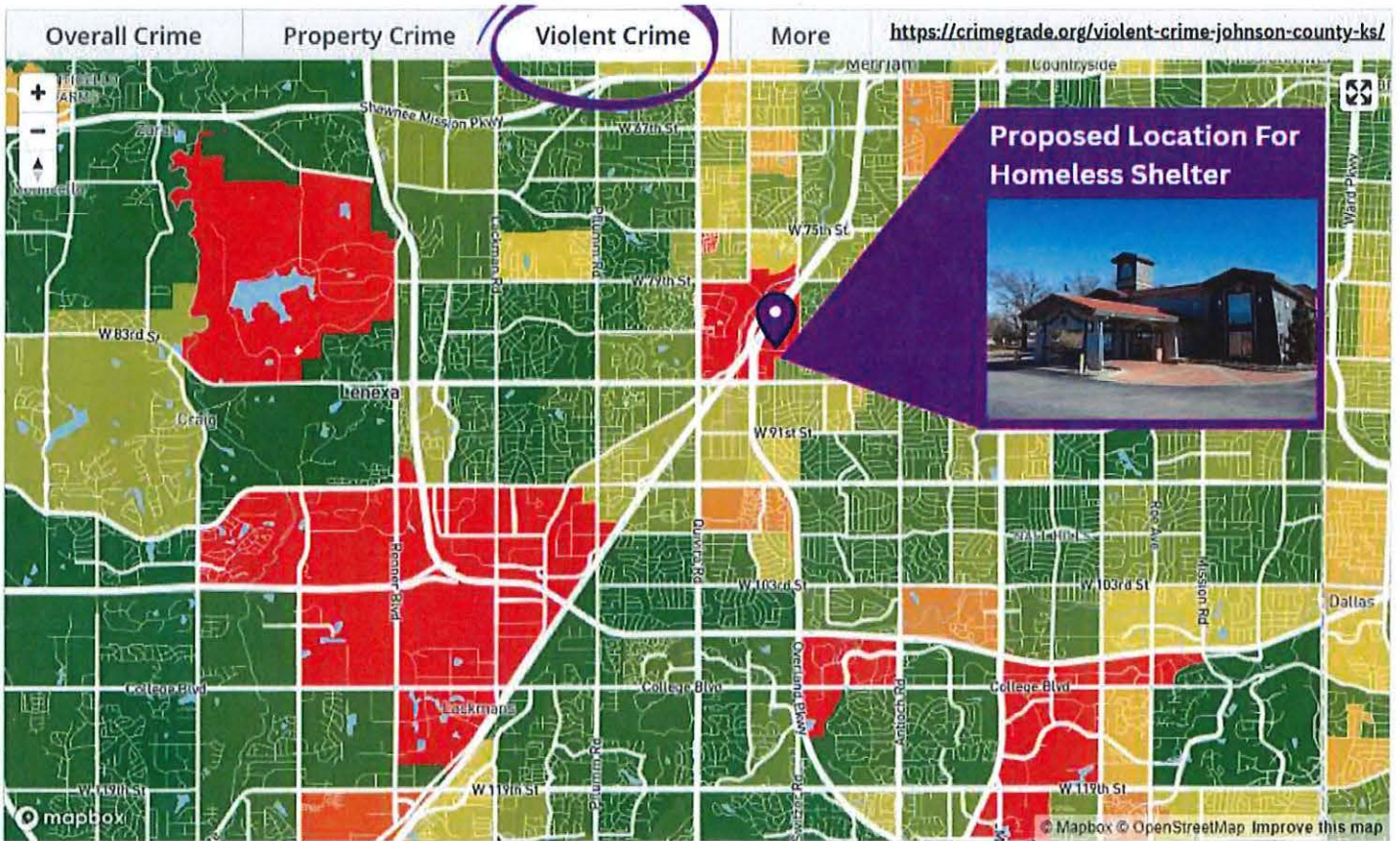
More Posts



LENEXA SHELTER



Proposed Lenexa KS Homeless Shelter In Crime Hotspot Raises Concerns



Crime Grades



A+ (dark green) areas are safest

Proposed Lenexa KS Homeless Shelter in Crime Hotspot Raises Concerns

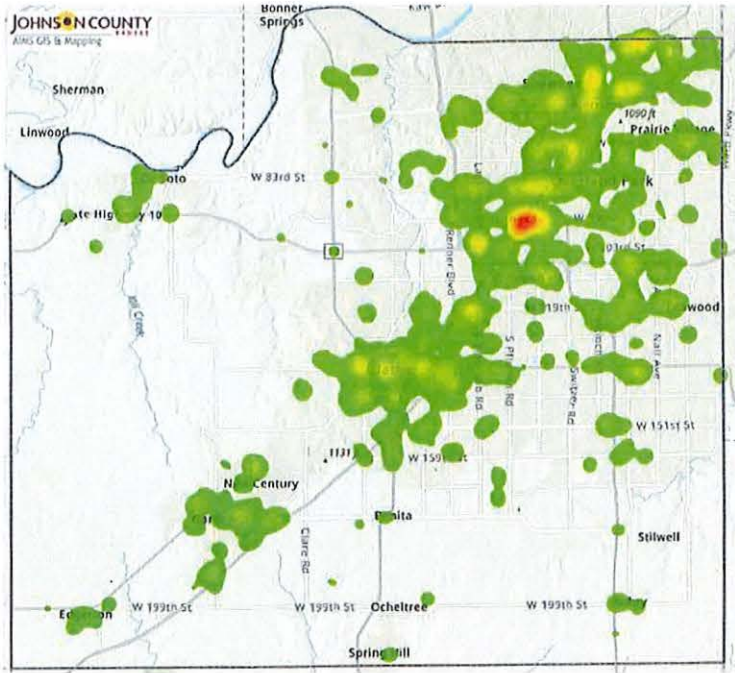
The planned conversion of the former La Quinta Inn & Suites in Lenexa, Kansas, into a year-round homeless shelter has sparked significant controversy. The shelter's location, in an area identified by CrimeGrade.org as a violent crime hotspot, has earned an F grade for its high rate of violent crimes, raising concerns among local residents and officials.

Crime Concerns

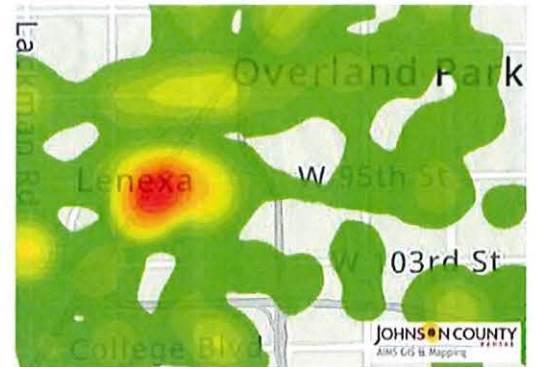
Residents are worried that placing the shelter in this area will worsen existing problems. Historical data from other cities shows a troubling trend: neighborhoods with new homeless shelters often see an increase in crime and drug activity. While shelters provide much-needed support for the homeless, they can also become magnets for illegal activities if not properly managed.

Adding to the anxiety is a heat map released by Johnson County, revealing that the La Quinta Inn sits at the edge of the worst area for drug arrests in Lenexa. This raises the specter of the shelter attracting even more drug-related activities, further straining local law enforcement and jeopardizing community safety (KCUR) (City of Lenexa, KS).

DRUG ARRESTS HOTSPOTS



- **Lenexa: Area around I-35 and 95th Street**



7

Impact on Crime and Trafficking

This isn't just about relocating the shelter; it's about understanding the potential impact on issues that the local community is dealing with. Kansas City has become a hotspot for human trafficking due to the intersection of major interstate highways I-35 and I-70. The proposed shelter's proximity to I-35, near a major crime-ridden intersection, could make it easier for traffickers to exploit the vulnerable individuals seeking help there.

Long-Term Financial Impact

The financial implications for local taxpayers are another concern. Operating costs for the shelter are estimated at \$1.7 million annually, to be funded through grants, private donations, and local municipalities. However, there's a fear that

costs could escalate, leaving residents to shoulder a greater financial burden over time. Commissioner Becky Fast has expressed concerns about the shelter's sustainability, emphasizing the need for a solid business plan to prevent it from becoming a perpetual drain on community resources (Ranson Financial Group LLC).

Community Impact

Local residents and business owners are apprehensive that the shelter could attract more criminal elements, further destabilizing the community. This highlights the urgent need for strategic planning and enhanced security measures to mitigate potential risks.

Public Reaction and Local Concerns

The community's reaction has been mixed, with many expressing strong concerns. At a recent city council meeting, numerous residents voiced their fears about increased crime and drug activity, as well as the potential for human trafficking. The shelter's location near I-35 is particularly concerning, given that Kansas City has become a major hub for human trafficking, exploiting its strategic location at the crossroads of two major interstate highways (Johnson County Post) (Ranson Financial Group LLC).

Local law enforcement and community leaders have echoed these concerns, emphasizing the need for enhanced security measures and robust management

to prevent the shelter from becoming a focal point for criminal activities. Commissioner Charlotte O'Hara, who opposed the project, described the process as "ridiculous, inexcusable, and irresponsible," stressing that the shelter project is being rushed without adequate planning and support from local cities.

Call for Action

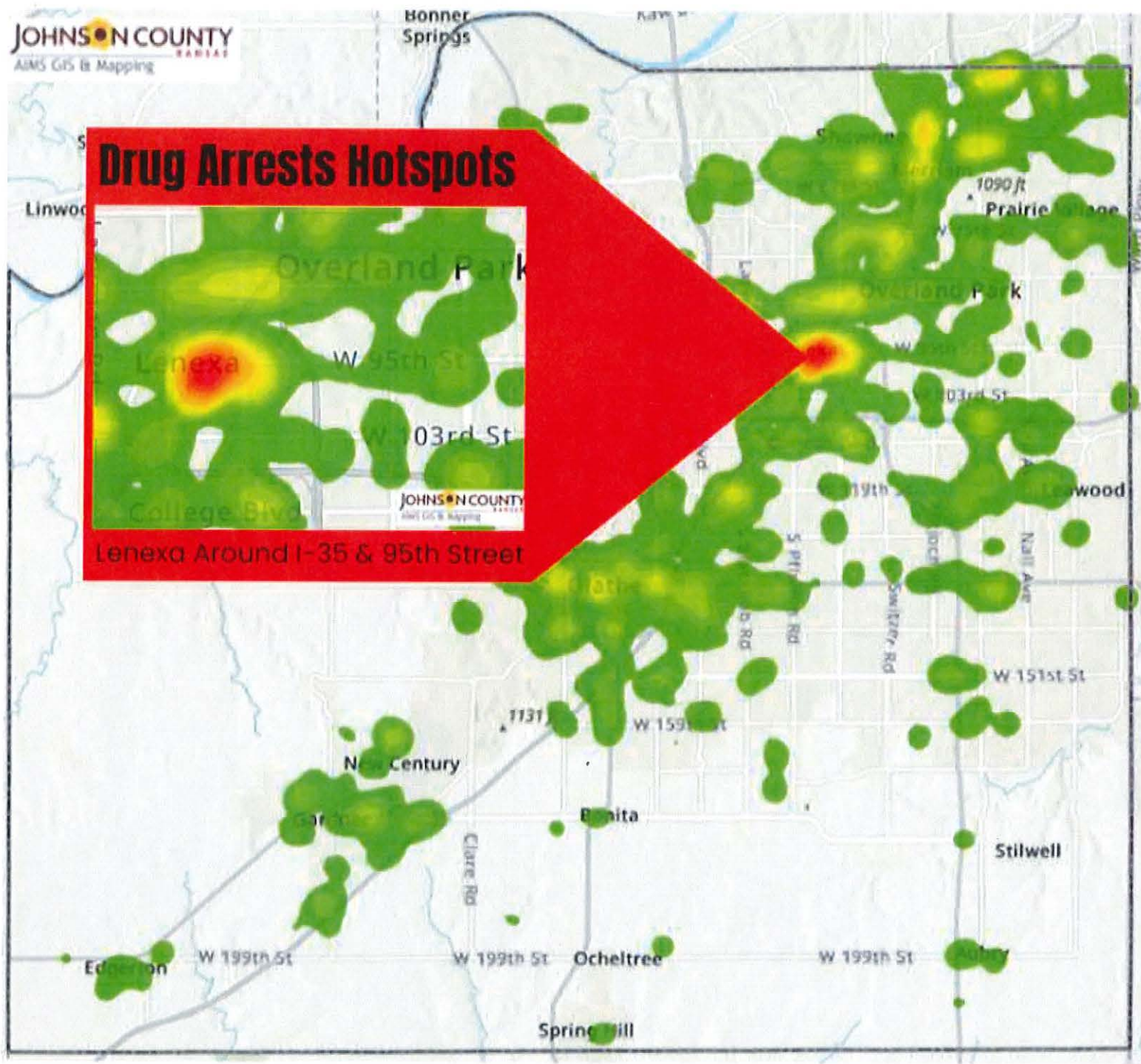
Supporters argue that addressing homelessness with adequate resources and community support is crucial. They advocate for robust planning, increased police presence, and comprehensive support programs to ensure the shelter serves its purpose without compromising local safety. Proponents also highlight the potential benefits of providing a dedicated facility for the homeless, which could ultimately reduce the burden on emergency services and law enforcement by offering a stable and supportive environment for those in need (KCUR) (City of Lenexa, KS).

While the proposed homeless shelter addresses a critical need, its location demands careful consideration and proactive measures to prevent negative outcomes. Balancing compassion with community safety is essential for the project's success.

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August 2, 2024



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Results for 9461 LENEXA DR (IF241234-4039)

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General Information		[Collapse All] ⤴
Property ID:	IF241234-4039	
Site Address:	9461 LENEXA DR LENEXA, KS 66215	
Legal Description:	34-12-24 BG 690' E & 130' N SWCOR SE1/4 NW 145.6' NE 416.97'SE 300.72' SW 316.40' SW 185.92' S 45' TO BG EX .7895 AC & EX .018 AC IN ST 1.8544 ACS M/L LEC 188 2	
Block/Lot:	/4039	
KS Uniform Parcel Num.:	0460583404004002000	
Quick Ref:	R57066	

Owner Information		⤴
Owner 1:	MAA KRUPA LENEXA LLC 200 N BUSINESS 54 ELDON, MO 65026	

Special Assessment Information		⤴
LEC STORMDRG (712):	\$2,725.00	
LEC CHGS (744):	\$503.00	

Property & Location Information		⤴
Zoning:	CP3 (Planned Regional Commercial)	
Property Type:	Unplatted Property Polygon	
Taxing Unit:	0828UT	
General Landuse:	General Commercial	
Year Built:	1977	
Property Area:	1.85 acres	
Addresses:	1	
Township-Range-Section:	12-24-34	
City/Township:	Lenexa	
Quarter Section:	SE	

X, Y: 2241956, 244225
 Latitude, Longitude: 38.95754204, -94.73008069

Appraisal Information

[PRC](#) [Income Report](#) [Sketch](#) [NOAV](#) [Tax Bill](#) [Map](#) [Nearby Addresses](#)

Values

Year	Appraised Value	Assessed Value	Change:
2024	\$3,640,000	\$910,001	5.66%
2023	\$3,445,000	\$861,251	

Property Totals

Total Bldg Area: 49,290 sq ft (incl. bsmt)
 Number of Units: 107
 Total Support Area: 0 acres

Total Improved Value: \$3,337,050
 Total Land Value: \$302,950

Property Specifics

Land Use: Hotel / motel
 Property Class: Commercial & Industrial - C
 Building Name: LAQUINTA INN
 Year Built: 1977
 Structure Type: Hotel (limited service)

of Stories: 3
 Construction Type: Concrete, Tilt-up
 Construction Grade: null
 Building Area: 49,290 sq ft
 Basement: sq ft

Components

[Glossary of Terms](#)

Description	Units	Percent
Concrete, Tilt-up	40	100
Ind Thu-Wall Heat Pump	56	80
Ind Thu-Wall Heat Pump	666	100
Package Unit		20

Landuse (Land Based Classification Standards - [LBCS](#))

School Information

School District: [Shawnee Mission \(USD #512\)](#)


Elementary School: [ApacheS](#) (1.2 miles)
 8910 Goddard St
 913-993-1600


Middle School: [Westridge](#) (0.8 miles)
 9300 Nieman Rd
 913-993-1200


High School: [SM West](#) (2.6 miles)
 8800 W 85th St
 913-993-7800


School Board District: [Shawnee Mission \(District 3\)](#)

Stormwater/Flood Information 	
FEMA Panel:	20091C0051G
Watershed:	Indian Creek

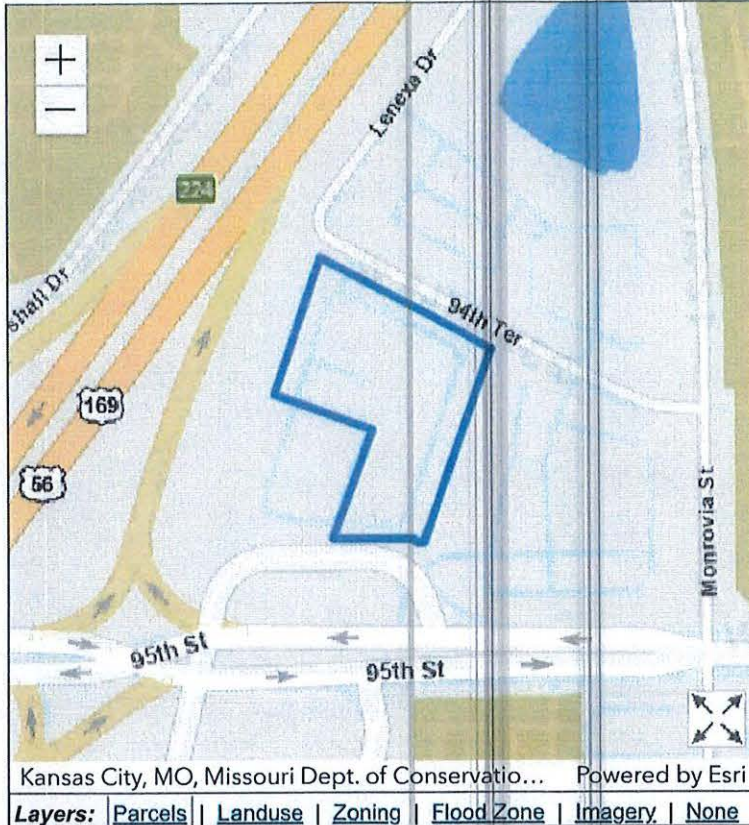
Utility Information 	
IMPORTANT: These are utility providers that service the region in which this property is located. These providers may or may not service this particular property. Contact the individual utility provider to determine if this property is connected to the utility service provider.	
Electric Provider:	Evergy, Kansas Metro
Gas Provider:	Kansas Gas Service
Sewer Provider:	Johnson County Wastewater
Water Provider:	WaterOne
Cable/Broadband Provider(s):	FCC Broadband Provider Summary
Stormwater/Public Works Provider:	City of Lenexa <i>* stormwater service is automatic, no setup is required</i>
Fire Service Provider:	Lenexa Fire <i>* service is automatic, no setup is required</i>

Voting & Elected Official Information 	
Precinct:	1403.01
Precinct City:	Lenexa
Polling Place:	RADISSON HOTEL LENEXA 12601 W 95TH ST, LENEXA
County Commissioner:	Michael L. Ashcraft (5th District)
State Representative:	Susan Ruiz (D) (23rd District)
State Senator:	Dinah Sykes (D) (21st District)
KS Board of Education:	Ann E. Mah (D) (4th District)
City Ward:	Lenexa Ward 4 (District 14)
Voter Lookup & Sample Ballot	

Census Information 	
Block:	3001
Block Group:	3
Tract:	052423
Zip:	66215
FIPS PMSA:	20091

Nearest* 	
Fire Station:	Lenexa, Stn 1 - 9620 PFLUMM RD (0.7 miles)

* Nearest is represented as the straight line (or shortest) distance between the address or center of the parcel and the feature. It does not measure street distance. To get driving distance, click the linked address.



Front Elevation Photos

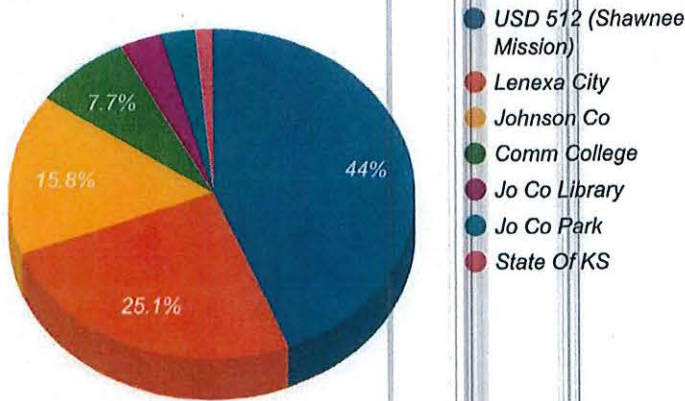


01/23/2022



Click image thumbnail to display larger image.

Property Taxes - Where Your Property Tax Dollars Go



Alternative Views (pie chart, bar chart, table):



Oblique Imagery



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Search for:

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Results for 9471 LENEXA DR

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General Information [Collapse All] ⤴

Property ID: IF241234-4042
Site Address: 9471 LENEXA DR
LENEXA, KS 66215
Legal Description: 34-12-24 BG 690' E & 130' N SWCOR SE1/4 NW 145.60' NE 195' SE 162' SW 186.13' SW 41.98' S45' TO BG EX .043 AC IN ST .7465 ACS M/L LEC 188 2A
Block/Lot: /4042
KS Uniform Parcel Num.: 0460583404004003000
Quick Ref: R57068

Owner Information ⤴

Owner 1: MAA KRUPA LENEXA LLC
200 N BUSINESS 54
ELDON, MO 65026

Special Assessment Information ⤴

LEC STORMDRG (712): \$1,033.2700

Property & Location Information ⤴

Zoning: CP3 (Planned Regional Commercial)
Property Type: Unplatted Property Polygon
Taxing Unit: 0828UT
General Landuse: General Commercial
Year Built: 1978
Property Area: 0.75 acres
Addresses: 1
Township-Range-Section: 12-24-34
City/Township: Lenexa
Quarter Section: SE

X, Y: 2241897, 244040
 Latitude, Longitude: 38.95730384, -94.73051609

Appraisal Information

[PRC](#) [Income Report](#) [Sketch](#) [NOAV](#) [Tax Bill](#) [Map](#) [Nearby Addresses](#)

Values

Year	Appraised Value	Assessed Value	Change:
2024	\$872,000	\$218,000	4.93%
2023	\$831,000	\$207,750	

Property Totals

Total Bldg Area: 5,492 sq ft (incl. bsmt)
 Number of Units: 1
 Total Support Area: 0 acres

Total Improved Value: \$351,780
 Total Land Value: \$520,220

Property Specifics

Land Use: Full-service restaurant
 Property Class: Commercial & Industrial - C
 Building Name: VACANT
 Year Built: 1978
 Structure Type: Restaurant

of Stories: 1
 Construction Type: Concrete Block
 Construction Grade: null
 Building Area: 5,492 sq ft
 Basement: sq ft

Components

[Glossary of Terms](#)

Description	Units	Percent
Complete HVAC	1,234	100
Concrete Block		100

Landuse (Land Based Classification Standards - [LBCS](#))

School Information

School District: [Shawnee Mission](#) (USD #512)
 Elementary School: [ApacheS](#) (1.2 miles)
 8910 Goddard St
 913-993-1600
 Middle School: [Westridge](#) (0.8 miles)
 9300 Nieman Rd
 913-993-1200
 High School: [SM West](#) (2.6 miles)
 8800 W 85th St
 913-993-7800
 School Board District: [Shawnee Mission \(District 3\)](#)

Stormwater/Flood Information

FEMA Panel: [20091C0051G](#)
 Watershed: Indian Creek

Utility Information

IMPORTANT: These are utility providers that service the region in which this property is located. These providers may or may not service this particular property. Contact the individual utility provider to determine if this property is connected to the utility service provider.

Electric Provider: Evergy, Kansas Metro

Gas Provider: Kansas Gas Service

Sewer Provider: Johnson County Wastewater

Water Provider: WaterOne

Cable/Broadband Provider(s): [FCC Broadband Provider Summary](#)

Stormwater/Public Works Provider: City of Lenexa
** stormwater service is automatic, no setup is required*

Fire Service Provider: Lenexa Fire
** service is automatic, no setup is required*

Voting & Elected Official Information

Precinct: 1403.01

Precinct City: Lenexa

Polling Place: RADISSON HOTEL LENEXA
12601 W 95TH ST, LENEXA

County Commissioner: [Michael L. Ashcraft \(5th District\)](#)

State Representative: [Susan Ruiz \(D\) \(23rd District\)](#)

State Senator: [Dinah Sykes \(D\) \(21st District\)](#)

KS Board of Education: [Ann E. Mah \(D\) \(4th District\)](#)

City Ward: [Lenexa Ward 4 \(District I4\)](#)

[Voter Lookup & Sample Ballot](#)

Census Information

Block: 3001

Block Group: 3

Tract: 052423

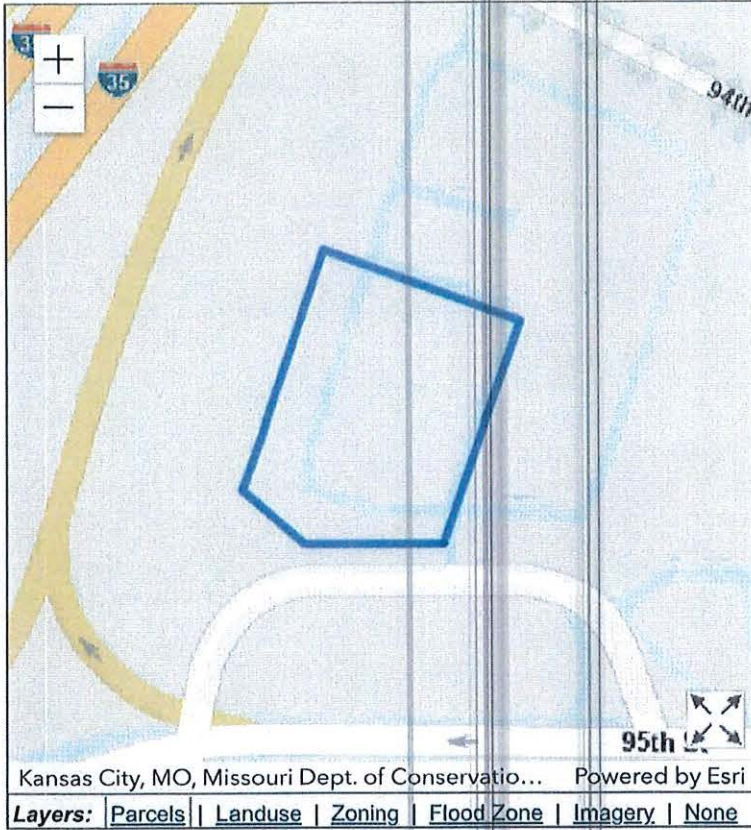
Zip: 66215

FIPS PMSA: [20091](#)

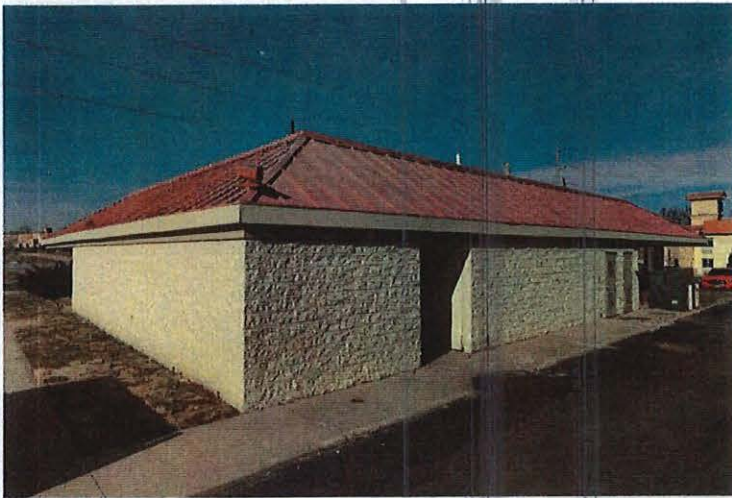
Nearest*

Fire Station: Lenexa, Stn 1 - [9620 PFLUMM RD](#) (0.7 miles)

* Nearest is represented as the straight line (or shortest) distance between the address or center of the parcel and the feature. It does not measure street distance. To get driving distance, click the linked address.



Front Elevation Photos

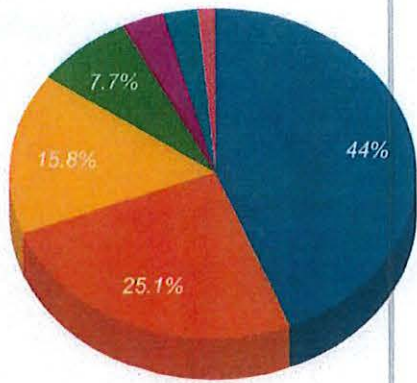


01/23/2022



Click image thumbnail to display larger image.

Property Taxes - Where Your Property Tax Dollars Go



- USD 512 (Shawnee Mission)
- Lenexa City
- Johnson Co
- Comm College
- Jo Co Library
- Jo Co Park
- State Of KS

Alternative Views (pie chart, bar chart, table):



Oblique Imagery

 02/05/2024 1 of 4 Latest 

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Property Search

Enter RE Tax ID (no spaces), name, address, warrant numbe... Search

Advanced Search

JOHNSON COUNTY TAX OFFICE			
Quick Ref ID	Owner	Property Address	2023 Assessed Value
R57068	MAA KRUPA LENEXA LLC	009471 LENEXA DR, LENEXA, KS	\$207,750
Property Page:		Property Details <input type="button" value="v"/>	
2023 GENERAL INFORMATION		2023 OWNER INFORMATION	
Property Status	Active	Owner Name	MAA KRUPA LENEXA LLC
Property Type	Commercial Real Property	Owner ID	00388710
Legal Description	34-12-24 BG 690' E & 130' N SWCOR SE1/4 NW 145.60' NE 195' SE 162' SW 186.13' SW 41.98' S45' TO BG EX .043 AC IN ST .7465 ACS M/L LEC 188 2A	Exemptions	
Taxing Unit Group	0828UT	Mailing Address	200 N BUSINESS 54 ELDON, MO 65026
Neighborhood	423.R		
RE Tax ID	IF241234-4042		
Map Number	E34		
TOTAL TAXES DUE	Effective Date: 8/2/2024		
Current Amount Due	\$0.00		
Past Years Due	\$0.00		
Total Due	\$0.00		

2023

Tax Statement [^]
 Details

TAXING ENTITY	RATE	TOTAL TAXES DUE	AMOUNT PAID	BALANCE
Installment 1		Last Paid Date: 7-9-2024		
512 BOND	0.007442	\$836.73	\$836.73	\$0.00
512 SCH CAPITAL OUTLAY	0.008000	\$899.47	\$899.47	\$0.00
512 SCH GEN	0.020000	\$2,248.66	\$2,248.66	\$0.00
512 UNIFIED	0.015380	\$1,729.21	\$1,729.21	\$0.00
COMM COLLEGE	0.008131	\$914.20	\$914.20	\$0.00
JO CO LIBRARY	0.003812	\$428.60	\$428.60	\$0.00
JO CO PARK	0.003022	\$339.77	\$339.77	\$0.00
JOHNSON CO	0.017526	\$1,970.49	\$1,970.49	\$0.00
LENEXA CITY	0.027470	\$3,088.55	\$3,088.55	\$0.00
STATE OF KS	0.001500	\$168.66	\$168.66	\$0.00
LEC STORMDRG	-	\$530.91	\$530.91	\$0.00
Installment 2		Last Paid Date: 7-9-2024		
512 BOND	0.007442	\$791.73	\$791.73	\$0.00
512 SCH CAPITAL OUTLAY	0.008000	\$851.09	\$851.09	\$0.00
512 SCH GEN	0.020000	\$2,127.73	\$2,127.73	\$0.00
512 UNIFIED	0.015380	\$1,636.23	\$1,636.23	\$0.00
COMM COLLEGE	0.008131	\$865.03	\$865.03	\$0.00
JO CO LIBRARY	0.003812	\$405.55	\$405.55	\$0.00
JO CO PARK	0.003022	\$321.50	\$321.50	\$0.00
JOHNSON CO	0.017526	\$1,864.53	\$1,864.53	\$0.00
LENEXA CITY	0.027470	\$2,922.44	\$2,922.44	\$0.00
STATE OF KS	0.001500	\$159.58	\$159.58	\$0.00
LEC STORMDRG	-	\$502.36	\$502.36	\$0.00

TOTALS	0.112283	\$25,603.02	\$25,603.02	\$0.00
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2022

Tax Statement Details

TAXING ENTITY	RATE	TOTAL TAXES DUE	AMOUNT PAID	BALANCE
Installment 1		Last Paid Date: 9-27-2023		
Installment 2		Last Paid Date: 9-27-2023		
Property Fees				
TOTALS	0.112233	\$23,884.18	\$23,884.18	\$0.00

2021

Tax Statement Details

TAXING ENTITY	RATE	TOTAL TAXES DUE	AMOUNT PAID	BALANCE
Installment 1		Last Paid Date: 5-24-2023		
Installment 2		Last Paid Date: 5-24-2023		
Property Fees				
TOTALS	0.116947	\$27,131.98	\$27,131.98	\$0.00

2020

Tax Statement Details

TAXING ENTITY	RATE	TOTAL TAXES DUE	AMOUNT PAID	BALANCE
Installment 1		Last Paid Date: 7-13-2023		
Installment 2		Last Paid Date: 7-13-2023		
Property Fees				
TOTALS	0.118081	\$33,267.57	\$33,267.57	\$0.00

2019

Tax Statement Details

TAXING ENTITY	RATE	TOTAL TAXES DUE	AMOUNT PAID	BALANCE
Installment 1		Last Paid Date: 12-16-2019		
Installment 2		Last Paid Date: 4-1-2020		
TOTALS	0.118091	\$24,599.20	\$24,599.20	\$0.00

2018

Tax Statement Details

TAXING ENTITY	RATE	TOTAL TAXES DUE	AMOUNT PAID	BALANCE
Installment 1			Last Paid Date: 12-18-2018	
Installment 2			Last Paid Date: 4-30-2019	
TOTALS	0.119115	\$20,992.32	\$20,992.32	\$0.00

2017

Tax Statement Details

TAXING ENTITY	RATE	TOTAL TAXES DUE	AMOUNT PAID	BALANCE
Installment 1			Last Paid Date: 12-18-2017	
Installment 2			Last Paid Date: 4-19-2018	
TOTALS	0.122849	\$22,848.12	\$22,848.12	\$0.00



County Administration Building
 111 S. Cherry St., Olathe, KS 66061

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From: Jeffrey Lysaught <jeffrey.lysaught@gmail.com>
Date: August 7, 2024 at 5:33:46 PM CDT
To: Craig Denny <cdenny@lenexa.com>
Cc: Beccy Yochem <byocham@lenexa.com>, Julie Sayers <jsayers@lenexa.com>
Subject: Thanks !!

Craig,

Very nice to meet you today. I appreciated you sharing your background and experience.

We hope for a very positive outcome on this homeless proposal for the Lenexa community.

Here are the attachments I meant to deliver to you .

Sincerely,
Jeff Lysaught

ATTACHMENTS:

Here's why the Lenexa homeless shelter is a bad idea.

1. **No priority is given to the homeless population in Johnson County.** Commissioners voted NOT to check for ties to Johnson County when admitting "residents" to this shelter. Will neighboring cities bus their homeless to Johnson county?
2. **People in our country illegally are allowed to stay** in the shelter. Commissioners voted NOT to check for U.S. citizenship or legal status such as a green card or student visa.
3. **Will it raise crime** in our neighborhood? Other similar shelters have experienced increases in crime. The proposed shelter is already in a high crime area.
4. **Will it bring drugs, drug users, and drug sellers** to our neighborhood? Other similar shelters have experienced increases in drug use and sales. Other similar homeless centers have seen increased violent crime and drug use nearby. Example: [Former Doubletree hotel in Denver](#)
5. **Will this drive away businesses** in the area?
6. **Cost – \$10 million and counting.** The Board of County Commissioners (BOCC) spent \$6 million in taxpayer dollars to buy the property (county appraised value was 4.5m in 2024!!!). They voted to spend another \$3.7 million in taxpayer dollars to renovate the property. And... they're asking other JOCO cities to fund an additional \$430,000 (per year) in taxpayer dollars for... something undefined without any measurements of success or financial accountability.
7. **Operational expenses** – The county originally required that the operating organization chosen MUST BE able to fund ongoing expenses. This has been thrown out the window as reStart (the vendor chosen to operate the shelter) has submitted an annual operating budget with a **\$500,000 deficit**.
8. **Lack of due diligence** – The BOCC delegated all the responsibility to create a Request for Proposal, review the proposals, and interview selected vendors. No elected officials were on this committee. Even though one commissioner – Becky Fast – offered to serve on the committee, she was not selected to do so. In addition, City Union Mission in KCMO was not notified of the RFP. And the county only received 4 proposals foregoing a national search to determine the best operator,
9. **Transparency** – None of these issues would be public knowledge if the questions hadn't been asked in a public meeting. We want a partnership, not a dictatorship from our elected reps.

10. **This won't solve the "homeless problem."** Commissioners and proponents have mentioned multiple times that this shelter will NOT solve the "homeless problem" in Joco. Why are we spending all this money on an expensive and ineffective solution?

The [BOCC Priorities web page](#) lists the #1 priority is to "improve housing options for the **resident needs.**" If nothing else, shouldn't the priority be on those currently homeless in Johnson County? The BOCC has completely abdicated its vow to take care of JOCO citizen's taxes and safety !!!!



9461, 9471 Lenexa
Drive.pdf

Jeffrey Lysaught jeffrey.lysaught@gmail.com
To CD Planning Planning@lenexa.com

Mon 8/5/2024 4:29 PM

Hello all,

I am bringing a hard copy for you to review but wanted to enter these into the record.
Thanks for your diligence and efforts.
Jeff Lysaught

He who walks among wise men, shall be wise

ATTACHMENTS:

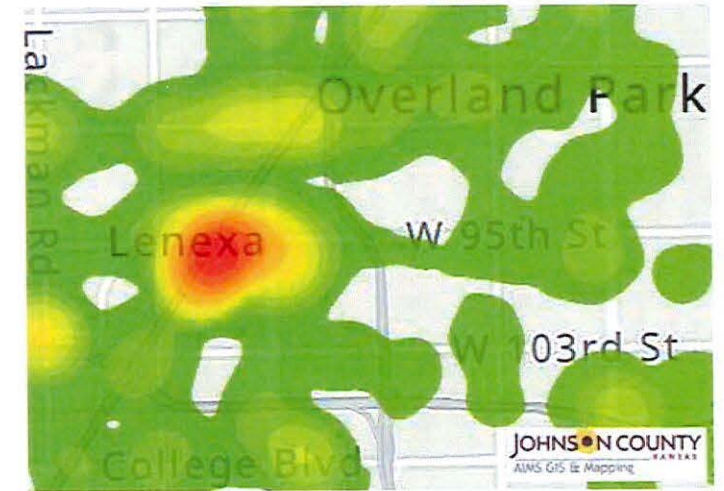
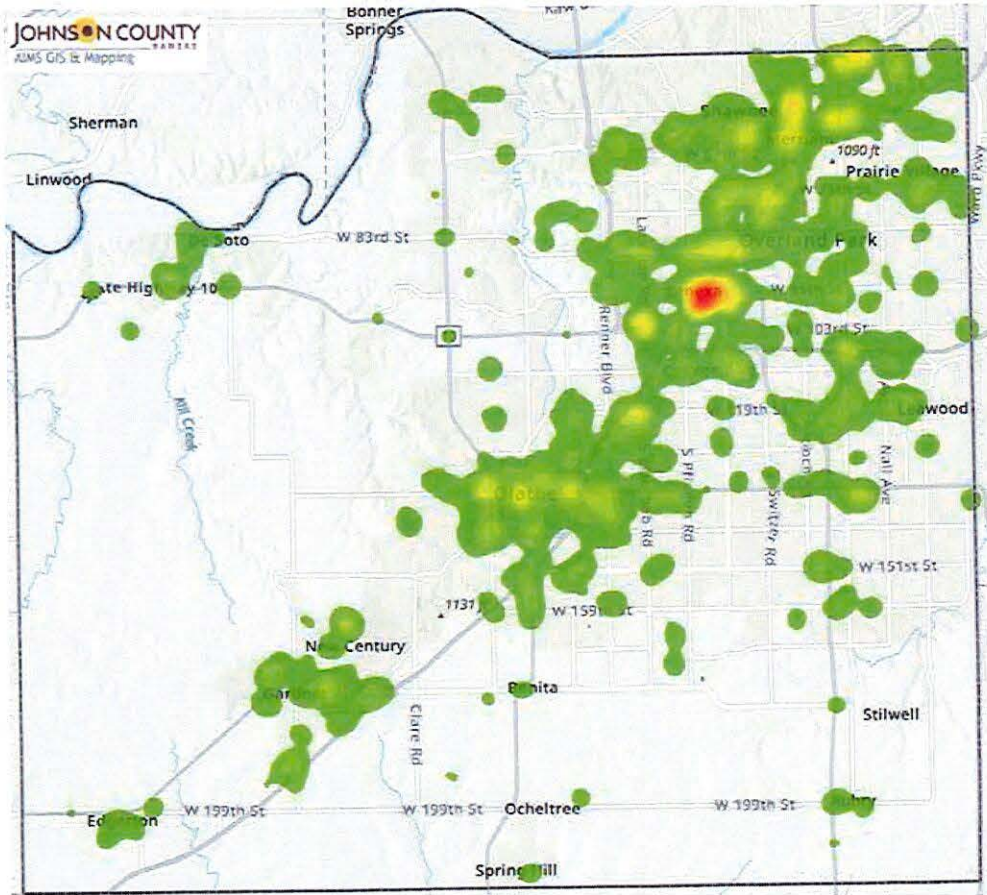
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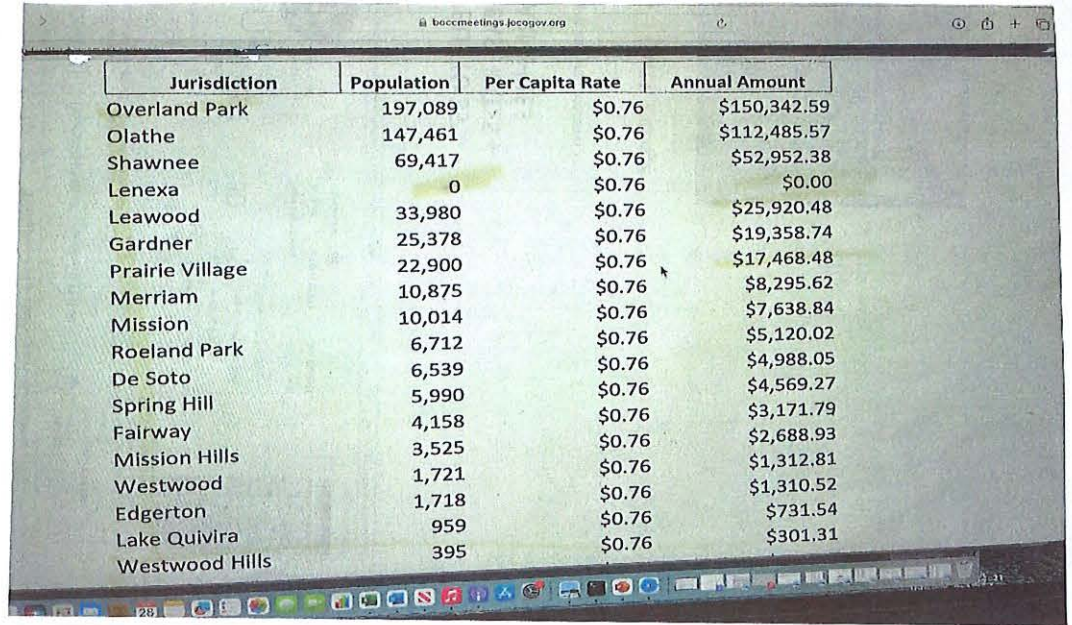
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DRUG ARRESTS HOTSPOTS

- **Lenexa: Area around I-35 and 95th Street**



7



Jurisdiction	Population	Per Capita Rate	Annual Amount
Overland Park	197,089	\$0.76	\$150,342.59
Olathe	147,461	\$0.76	\$112,485.57
Shawnee	69,417	\$0.76	\$52,952.38
Lenexa	0	\$0.76	\$0.00
Leawood	33,980	\$0.76	\$25,920.48
Gardner	25,378	\$0.76	\$19,358.74
Prairie Village	22,900	\$0.76	\$17,468.48
Merriam	10,875	\$0.76	\$8,295.62
Mission	10,014	\$0.76	\$7,638.84
Roeland Park	6,712	\$0.76	\$5,120.02
De Soto	6,539	\$0.76	\$4,988.05
Spring Hill	5,990	\$0.76	\$4,569.27
Fairway	4,158	\$0.76	\$3,171.79
Mission Hills	3,525	\$0.76	\$2,688.93
Westwood	1,721	\$0.76	\$1,312.81
Edgerton	1,718	\$0.76	\$1,310.52
Lake Quivira	959	\$0.76	\$731.54
Westwood Hills	395	\$0.76	\$301.31

Johnson County Homeless Shelter Due Diligence Information

COST: \$13,944

ACTIVITY: Appraisal

INFORMATION: The private appraisal provides an assessment of the current value of the hotel and restaurant.

STATUS: Complete

VENDOR: Keller, Craig & Associates, LLC

COST: \$5,000

Additional Reports

ACTIVITY: Special Use Permit (SUP)

INFORMATION: The hotel and restaurant are changing from their current use to a homeless shelter. The change of use mandates the authority having jurisdiction (AHJ. City of Lenexa) approve the new use of the property. Full compliance with building codes and ADA requirements must be updated for approval and a development plan is required. A Design Team has been contracted to complete the process in the interest of the owner.

STATUS: Active – SUP submittal expected on July 1 with an August 26th AHJ approval

VENDOR: SFS Architecture

COST: \$103,000

ACTIVITY: Construction Estimating Services

INFORMATION: The change of use requires fill compliance with current building code and ADA requirements. To assist in determining this cost for the SUP, a contractor was secured to complete estimating services or pre-construction services.

STATUS: Active

VENDOR: Haren Companies

COST: \$6,000

ACTIVITY: HUD Tier I Environmental Review (HUD ER)

INFORMATION: The HUD environmental review is a process for investigating a site when HUD grant funds may be used. The presiding jurisdiction (PJ. PLN Housing) would issue grant funding for activities at the site. The ER includes flood plain verification, noise conditions, LBP, Asbestos, Native American Tribal Rights, and Historical significance.

STATUS: Active

VENDOR: Terracon

COST: \$5,000 Hotel, \$5,000 Restaurant

ACTIVITY: Noise Mitigation Plan

INFORMATION: As part of the ER, noise levels are estimated based on surround conditions like proximity to railways, shipping, roads, etc. The site must be below predetermined conditions for approval. The hotel and restaurant exceeded the noise level for the use of HUD funds. A noise mitigation plan is required to reduce the noise conditions on the site.

STATUS: Active

Johnson County Homeless Shelter Due Diligence Information

STATUS: Complete

VENDOR: Apex Environmental

COST: \$3,450.10

ACTIVITY: Property Condition Assessment (PCA) with Condition Needs Assessment (CNA)

INFORMATION: Inspection of the site and building to determine the status of existing conditions with budgeting/reserves estimates. The PCA advised of repairs exceeding \$1.5M over a 10-year period. The restaurant is in very poor condition. The PCA is not an accurate reflection of renovations that would be required.

STATUS: Complete

VENDOR: Terracon

COST: \$11,600 Hotel, \$8,300 Restaurant: This includes the ADA Assessment.

ACTIVITY: Americans with Disabilities Act (ADA) Assessment

INFORMATION: The hotel and restaurant were constructed prior to the implementation of the ADA requirements. The change of use would prompt full compliance to current code. Minimum ADA upgrades were estimated at \$600K for the hotel & restaurant combined.

STATUS: Complete

VENDOR: Terracon

COST: Included in the PCA costs

ACTIVITY: Radon Testing

INFORMATION: The HUD Tier I ER requires radon testing with the application.

STATUS: Active

VENDOR: Midwest Radon

COST: \$3,365

Property & Title Review

ACTIVITY: ALTA Survey

INFORMATION: The ALTA (American Land Title Association) survey identifies the property lines and shows all registered easements and encroachments on the title.

STATUS: Complete

VENDOR: Phelps Engineering

COST: \$14,238

ACTIVITY: Platting

INFORMATION: Currently the LaQuinta Hotel and Denny's Restaurant are included in the same property and the lots were never platted. Change of use would require an update on the parcel and each property should be platted individually. The pre-platting application with Lenexa will run in tandem to the SUP submittal. After the acquisition is complete, the final plat will be filed with Lenexa.

STATUS: Active

VENDOR: Phelps Engineering

Johnson County Homeless Shelter Due Diligence Information

Environmental Reviews

ACTIVITY: Environmental Site Assessment Phase I (ESA I)

INFORMATION: A thorough investigation is conducted from historical documents about what the property was used for and adjacent to. If activities involving hazardous chemicals are identified, the property is flagged for a Recognized Environmental Condition (REC). Terracon identified a former gasoline filling station and dry-cleaning company in the vicinity of the property. State records indicate contamination below the action level in monitored wells near the property. Terracon has recommended a Limited Site Investigation that includes boring holes for testing the soil and ground water. The LSI is scheduled to take place in May.

STATUS: Completed

VENDOR: Terracon

COST: \$3,100 Hotel, \$2,700 Restaurant

ACTIVITY: Limited Site Investigation (LSI)

INFORMATION: Per Terracon's recommendation, an LSI will be completed to determine the contamination level on the hotel and restaurant property. Knowing contamination levels creates a baseline to compare against if contamination is found in the future.

STATUS: Active

VENDOR: Terracon

COST: \$8,600

Physical Inspections

ACTIVITY: Asbestos & Lead Based Paint Testing (LBP)

INFORMATION: Asbestos – The presence of Asbestos Containing Material (ACM) impacts renovation costs. The hotel tested positive for ACM in the elevator floors. The restaurant tested positive for in the drywall compound used on the walls. All identified ACM will require remediation prior to renovation. LBP - The hotel was constructed in 1977. LBP was banned for non-industrial applications in 1978. LBP remediation impacts renovation cost. The Hotel tested negative for LBP. The Denny's restaurant was constructed in 1978 and is exempt from the testing requirements.

STATUS: Complete

VENDOR: Apex Environmental

COST: \$7,032.80

NOTE: This testing is not a substitute for the LBP Risk Assessment required by the HUD Tier I Environmental Review

ACTIVITY: Indoor Air Quality Testing (IAQ)

INFORMATION: IAQ tests for mold spores in the air. Positive results indicate the presence of microbial growth in the vicinity of the test location. Positive results show elevated mold spore counts in the east wing of the 1st floor. We expect to find a small amount of microbial growth in this area. The Denny's restaurant is visibly contaminated with microbial growth that will require remediation.

From: Jeffrey Lysaught <jeffrey.lysaught@gmail.com>

Date: July 31, 2024 at 11:58:35 AM CDT

To: Julie Sayers <jsayers@lenexa.com>, Beccy Yocham <byocham@lenexa.com>

Subject: Some futher information for the discussion. This sounds very familiar. Stay cool !

<https://businessden.com/2024/06/25/year-after-9m-deal-denver-hotel-bought-for-the-homeless-sits-boarded-up/>

Jeff Lysaught

He who walks among wise men, shall be wise

From: Jeffrey Lysaught <jeffrey.lysaught@gmail.com>
Sent: Monday, July 29, 2024 10:10 AM
To: Julie Sayers <jsayers@lenexa.com>
Cc: Joe Karlin <jkarlin@lenexa.com>; Courtney Eiterich <ceiterich@lenexa.com>; Bill Nicks <bnicks@lenexa.com>; Mark Charlton <mcharlton@lenexa.com>; Chelsea Williamson <cwilliamson@lenexa.com>; Chris Herron <cherron@lenexa.com>; Craig Denny <cdenny@lenexa.com>; CD Planning <Planning@lenexa.com>; Kathy Lysaught <santaluzkal@gmail.com>; Kathy Quinn <kathy.quinn@fox4kc.com>; Tim McCabe <manycoup@hotmail.com>; Mike Feller <mikefellerfinacial@gmail.com>; Laura Owen <lowen@healthyid.com>; Dave Nelsen <dave@senadvise.com>; Robin DeCastro <decastrorn@msn.com>; Travis Neely <neely.travis@gmail.com>; Jim Mullinix <jmullinix@icloud.com>; Jim And Kay Guyot <Kguyot1@kc.rr.com>; Julie Kelly <jkellyca2ks@gmail.com>; Mark Wirtz <kramcom@swbell.net>; Scott Kelly <skelly@buildkelly.com>; Mike Rzeszut <mike.rzeszut@gmail.com>; John (JD) Highfill <john.d.highfill@gmail.com>; Steve Wirtz <steve.wirtz@gmail.com>; MARK HAMILL for JoCo Comm 2022 <Hamillm13@gmail.com>; Brian Bridges <brianbridges0@gmail.com>; Phil Bauer <pmbinkc@gmail.com>; Nancy Moneymaker <moneymakerfam@msn.com>; Gaylene Van Horn <vanhorn269@gmail.com>; Wendy Francis <wfn30@yahoo.com>; kcjewel56@gmail.com; adrienne foster <alfoster677@gmail.com>; maureen wirtz <mowirtz@gmail.com>; Terry Reilly <1treill76@gmail.com>; Jake & Debby Schloegel <debbschloegel@gmail.com>; Beth Bowers <bethbowers74@yahoo.com>; Jack Paradise <Jdpjayhawk@aol.com>
Subject: Lenexa Planning and City Council meeting date (s)confirmation and clarification

Julie,

I received your voice mail on July 17th regarding potential meeting changes on the Special Use Permit/homeless shelter project sessions. You stated that the initial time line promulgated would be "loosely" correct.

Now that we have determined that the BOCC voted to apply for the SUP on a project that will allow ILLEGAL immigrants/NON JOCO county/NON US citizens into the program, we need to know EXACTLY each and every meeting date and time. This ill conceived plan will not help the homeless, poses risks to residents and is financially a disaster for Lenexa/JOCO. The BOCC misled us for months and changed the rules at the last hour. We are not going to let this happen in Lenexa.

Please respond to all on this email so there is absolutely no miscommunication on this matter and we are all aware of every session related to this matter.

Sincerely,

Jeff Lysaught

"If we are to guard against ignorance and remain free, it is the responsibility of every citizen to be informed"
Thomas Jefferson

From: "Heley, Logan" <logan.heley@opkansas.org>

Date: July 29, 2024 at 3:16:52 PM CDT

To: Julie Sayers <jsayers@lenexa.com>, Joe Karlin <jkarlin@lenexa.com>, Courtney Eiterich <ceiterich@lenexa.com>, Bill Nicks <bnicks@lenexa.com>, Mark Charlton <mcharlton@lenexa.com>, Melanie Arroyo <marroyo@lenexa.com>, Chelsea Williamson <cwilliamson@lenexa.com>, Craig Denny <cdenny@lenexa.com>, Chris Herron <cherron@lenexa.com>

Subject: Strong Support for Approval of Homeless Services Center Special Use Permit

Dear Mayor Sayers and Lenexa City Council Members,

I am writing to express my strong support for the approval of the Special Use Permit and related planning approvals for the County's proposed homeless services center at 9461 Lenexa Dr. and 9471 Lenexa Dr. This project represents a critical opportunity to address the growing issue of homelessness in Johnson County. The 2023 Point in Time count identified 235 individuals experiencing homelessness, with 50 unsheltered. The proposed 50-bed shelter with supportive services offered by reStart will provide much-needed resources for our most vulnerable neighbors. Studies have shown that providing housing and supportive services is not only the most humane solution, but also the most cost-effective compared to emergency interventions like hospitalization and incarceration.

Here are some key points to consider:

- **Reduced Costs:** Research shows providing housing with supportive services is significantly less expensive than emergency interventions.
- **Experienced Operator:** reStart, the chosen operator, has a proven track record of success in providing emergency and permanent housing services in the metropolitan area.
- **Community Benefit:** The center will offer individuals a safe place to stay and access the resources they need to get back on their feet.
- **Strong Financial Planning:** The proposed City/County operational support fund provides a stable funding source for reStart's operations.

I urge you to approve the Special Use Permit and join this collaborative effort to address homelessness in our community.

Thank you for your time and consideration.

Wishing you safety and health,

Logan

--

Logan Heley

Council Member, Ward 1

Pronouns: he, him, his

City of Overland Park

[8500 Santa Fe Drive](https://www.opkansas.org)

Overland Park, KS 66212

(o/m) [913-895-6575](tel:913-895-6575)

logan.heley@opkansas.org | www.opkansas.org



From: Jeff Lysaught <lysaught6@icloud.com>

Date: July 3, 2024 at 10:06:33 PM CDT

To: Julie Sayers <jsayers@lenexa.com>, Beccy Yocham <byocham@lenexa.com>, Craig Denny <cdenny@lenexa.com>, Joe Karlin <jkarlin@lenexa.com>, Bill Nicks <bnicks@lenexa.com>, Chris Herron <cherron@lenexa.com>, Chelsea Williamson <cwilliamson@lenexa.com>, Dawn Layman <dlayman@lenexa.com>, Travis Vaughn <tvaughn@lenexa.com>, mike.kelly@jocogov.org, michael.ashcraft@jocogov.org, becky.fast@jocogov.org, Jeff.Meyers@jocogov.org, "O'Hara, Charlotte, BOC" <Charlotte.OHara@jocogov.org>, "Hanzlick, Janee, BOC" <Janee.Hanzlick@jocogov.org>, Shirley.Allenbrand@jocogov.org, Mark Charlton <mcharlton@lenexa.com>

Cc: Kathy Lysaught <santaluzkal@gmail.com>, Steve Wirtz <steve.wirtz@gmail.com>, Terry Reilly <1treill76@gmail.com>, Jimmy Paradise <jtwodice@gmail.com>, Jack Paradise <Jdpjayhawk@aol.com>, Lenny Mirabile <jmirab2900@aol.com>, Jim And Kay Guyot <Kguyot1@kc.rr.com>, Beth Bowers <bethbowers74@yahoo.com>, maureen wirtz <mowirtz@gmail.com>, mikefellerfinancial@gmail.com, "Mr. Douglas Euston" <Dougeuston@gmail.com>, Janet & Doug Pasternack <janetpasternack@hotmail.com>, Sam Paradise <samparadise11@gmail.com>, Cody Paradise <codyparadise@gmail.com>, Joe Parizek <parizekjoe@gmail.com>, Ricky & Shae Paradise <rickyparadise7@gmail.com>, "Hunter J. Lysaught" <hunterlysaught@gmail.com>, Jake & Debby Schloegel <debbyshloegel@gmail.com>, Jaker Schloegel <JSchloegel53@gmail.com>, dmwine <dwine00@gmail.com>, Sharon Bock <sharon.c.bock@gmail.com>, Mark Ponchur <ponchur@sbcglobal.net>, Don Lysaught <don.lysaught@gmail.com>, maveri33 <maveri33@aol.com>, Jim Mullinix <jmullinix@icloud.com>, Dustin Morris <dustin@reddyforkansas.com>, Kevin Cummings <kjcnfdds@gmail.com>, Kathy Quinn <Kathy.Quinn@fox4kc.com>, Jonathan Ketz <Jonathan.Ketz@fox4kc.com>

Subject: Homeless Shelter

Dear Representatives of Johnson County and overseers of our tax dollars. There are so many issues that have been either mis leading or outright untruthful with the proposed Homeless Shelter it is extremely disconcerting. We need more than "transparency". We need accountability to the people paying the freight, You need to get very serious and do your job just like each of us every day.

1. In an interview with Fox4 News Shirley Allenbrand stated that the majority of applicants would be JOCO/KS residents. Now it has come to light that HUD funds will be used . Any applicants that enter into the Coordinated Entry System (CES) would be eligible including those that may have domestic violence status, illegal aliens among them. This was verified by JOCO Asst County Manager Joe Connor. This isn't about our community issues ---it's about power and money.
2. We have not seen where the ongoing funding will be coming from and who is responsible for any deficits. We do know that you have proposed a NEW tax on JOCO cities to help cover shortfalls that all City Managers and Mayors discussed and are aware of : a proposed .76 tax to all cities. Lenexa projects a 1m deficit due to property tax revenue loss over the next 7-9 years . Have you made the tax payers aware of that Lenexa Mayor Sayers and council members?
3. Where are the community impact studies from the police/sheriff/ fire/EMS on this project? This particular area has been noted as a high drug/crime area. Where is the proforma on the actual costs of running this program? Line item by line item. Dollar by dollar. If you brought your proposal to a bank for private funding you would be laughed out but since it is tax payer funds you have been lax on verifying actual costs like 24/7 security requirements at the facility etc. Mike Kelly, you have rammed this project thru in record fashion. We

need to see a pro forma and supporting data as you are setting up this plan in our community up for failure !!
It has nothing to do with JOCO taxpayers.

4. There are many concerns regarding the reputation of reStart and several of their board members specifically which were written up in the KC Star , January 27th , 2023. Accusations of "Slumlords " for several of their board members. There is serious concern regarding their true integrity and mission motivation. They just "received" a 126k grant from the KC Emergency Solutions Grant- seems like a lot of funds are being exchanged here. Aren't there hundreds of community based churches and community groups willing to take these projects on with better results and less impact on taxpayers ? Where are those discussions and considerations ? We are very concerned about the "pay to play " aspects of these programs and actual results . Have you certified their success rate versus community programs that are far less expensive and more in touch with our residents' needs?

We expect programs of this magnitude and financial consequences to JOCO cities and residents to have complete vetting before approval. You have not done your homework and it seems that no one is willing to step up and take overall responsibility.

We are going to call on all citizens to get involved as this is our community and the unintended consequences of poor planning on your part will have profound effects in the future.

Mike Kelly , you are the Chairman of the JOCO BOCC. Please respond as you have simply refused to allow anyone questioning you and this project. You act like you are beyond reproach . You are not ! You work for the citizens and your arrogance needs to be checked . The people are not pleased with your lack of details and answers to all of the above.

Sincerely,

Jeff Lysaught

From: Jeffrey Lysaught <jeffrey.lysaught@gmail.com>

Date: May 19, 2024 at 4:01:56 PM CDT

To: michael.ashcraft@jocogov.org, mike.kelly@jocogov.org, becky.fast@jocogov.org,
Jeff.Meyers@jocogov.org, charlotte.ohara@jocogov.org, janee.hanzlick@jocogov.org,
Shirley.Allenbrand@jocogov.org

Cc: Steve Wirtz <steve.wirtz@gmail.com>, Beth Bowers <bethbowers74@yahoo.com>, Terry Reilly <1treill76@gmail.com>, Jack Paradise <Jdpjayhawk@aol.com>, Kathy Lysaught <santaluzkal@gmail.com>,
Lenny Mirabile <jmirab2900@aol.com>, Jim And Kay Guyot <Kguyot1@kc.rr.com>, Terry McGraw <mcgraw.photo@me.com>, Laura Williams <Laura.Williams@house.ks.gov>, Dinah.Sykes@senate.ks.gov, Julie Sayers <jsayers@lenexa.com>

Subject: Follow up to JOCO BOCC session 5/15/2024

All,

Please find the attached as observations on the above referenced session and issues relating to the proposed homeless shelter in Lenexa, KS. The attitude from the majority of the board/consultants was completely didactic. Finally, not allowing taxpayers to voice their questions/concerns at the end of the meeting was an affront to all of us present.

We are going to keep a very tight eye on our money and services.

Sincerely,

Jeff Lysaught

ATTACHMENT:

Jeff and Kathy Lysaught 9226 Cottonwood Canyon Drive, Lenexa, KS

To the BOCC and other representatives:

After months of communication and questions on the Homeless shelter proposal with Lenexa/Johnson County representatives, we were notified at 5 pm May 14th of the May15th BOCC session concerning the homeless shelter. As we have contacted everyone on the board and others listed in this e mail it has been quite disturbing that the supporters of this project seem to enjoy much more "air time/communication " than the opposition. The issues at hand are many.

We were born and raised in JOCO and moved to San Diego in 1983. We watched as "homeless" centers were erected there and the homeless population has now swelled to over 45,000 fraught with crime, drugs, human trafficking and soaring public safety expenses for citizens and business. Study after study shows that getting the homeless and addicted into treatment and jobs is the only effective solution. It is disingenuous in saying this portion of the population is non threatening as there are many attributes such as drugs , mental illness, abuse that make up their current situation.

Furthermore, The funds being used for this project are tax payer dollars being re cycled from a 350 billion dollar corona virus slush fund. Again, taxpayer money being mis -appropriated far from it's original and "pandemic related" intent-our money. This country is 35 trillion dollars in debt. You should be convening with Kansas congressional representatives to return these funds and reduce the national debt rather than creating another costly program .

Issues:

1. The decision to commit to a 10m project without delineating/researching ongoing program obligations, annual subsidies potentially required, program entry requirements (Kansas citizens, illegal immigrants, refugees ? and how the vetting process would be handled) was quite disturbing. Those are very important issues and should have been put in front of the horse on this matter. You are the stewards of our tax dollars and safety.
2. Research and extreme due diligence on potential private sector sources/programs that could meet the Counties needs with less of a major resource commitment. Residence vs. No residence scenarios such as cost with and without the shelter.
3. Where is the pro forma on the long term operating projections from both the facility and County operations ? You may be saddling tax payers with millions of dollars of debt over the years if the numbers aren't right.

We are being invaded at our southern border and funds should be spent to support law enforcement in combating the rising crime rate and wave of illegal immigrants in JOCO. We need to be proactive on this matter as it happening right now.

Why are the tax payers constantly saddled with these burdens? We simply need to enforce our laws. People make poor decisions and should be held responsible and accountable , not the tax payor. There are numerous private sector alternatives. More gvt will not solve the program nor will throwing more money at these issues. It is up to the community .

We are adamantly opposed to this project without meticulous studies of the community impact by law enforcement, medical, fire, and other infrastructure issues on the true long term fiscal ramifications of this project. It seems the JOCO Board has assumed a fait accompli without the needed diligence on a project/program of this magnitude. We say no . This project does nothing for citizens-nothing but beget further social, health and criminal issues for the County.

Sincerely,

Voters and taxpayers

From: Foreman, Megan, PLN <Megan.Foreman@jocogov.org>

Sent: Monday, April 8, 2024 11:31 AM

To: jeffrey.lysaught@gmail.com

Cc: Steve Wirtz <steve.wirtz@gmail.com>; Beccy Yocham <byocham@lenexa.com>; Bill Nicks <bnicks@lenexa.com>; Kathy Lysaught <santaluzkal@gmail.com>; Craig Denny <cdenny@lenexa.com>; Chris Herron <cherron@lenexa.com>; Chelsea Williamson <cwilliamson@lenexa.com>; Dawn Layman <dlayman@lenexa.com>; Julie Sayers <jsayers@lenexa.com>; Travis Vaughn <tvaughn@lenexa.com>; Lenny Mirabile <jmirab2900@aol.com>; Maier, Susan, CMO <Susan.Maier@jocogov.org>

Subject: RE: Proposed homeless shelter

Mr. Lysaught,

All good questions. This is a long project with many scenarios to work through—the challenges people experiencing homelessness are as diverse as people themselves—and we expect that intake processes and codes of conduct (the rules people need to follow to stay) will be robust to account for these differences.

Here is County-level homelessness data you might find interesting and illuminates the variety of some of these underlying challenges: <https://ucsjoco.org/homelessness/>

I can't answer your specific questions right now, however. We are in the middle of an RFP process to identify an agency who will own the facility and manage day to day operations, including intake and client conduct. They will develop these policies and hold people accountable to them, so they should be able to answer these questions in time.

We expect that a successful proposer will be named mid-May. At that point, work will begin to define what day-to-day operations will look like. Public hearings are part of the city of Lenexa's Special Use Permit process. We anticipate those to occur this summer, though the exact timing has not been determined yet.

Thank you,

Megan Foreman

Housing Coordinator

111 S Cherry St, Suite 2000, Olathe, KS 66061

Direct (913) 715-2215 | Office (913) 715-2200 | Fax (913) 715-2222

megan.foreman@jocogov.org



Planning, Housing & Community Development

From: jeffrey.lysaught@gmail.com <jeffrey.lysaught@gmail.com>

Sent: Wednesday, April 3, 2024 10:36 AM

To: Foreman, Megan, PLN <Megan.Foreman@jocogov.org>

Cc: Steve Wirtz <steve.wirtz@gmail.com>; Yocham, Beccy <byocham@lenexa.com>; bnicks@lenexa.com; Kathy Lysaught <santaluzkal@gmail.com>; cdenny@lenexa.com; cherron@lenexa.com; cwilliamson@lenexa.com; dlayman <dlayman@lenexa.com>; Julie Sayers <jsayers@lenexa.com>; Travis Vaughn <tvaughn@lenexa.com>; Lenny Mirabile <jmirab2900@aol.com>

Subject: Re: Proposed homeless shelter

Megan,

Thanks for your response and direction to supplemental information.

As this will be funded with taxpayer money, how are we assured of the actual "status" of those entering the facility? Are they KS/US citizens? Have they been screened for criminal records ?

We have seen an abundance of "homeless" people/families on our street corners. Many carry signs stating "refugee". Who qualifies for this program-what is the criteria?

Will the residents have specific work requirements if allowed residency? Gardening, housekeeping, etc come to mind.

Why are tax payers constantly saddled with these burdens? People make bad decisions and we end up paying for them. We are very concerned with the long term ramifications of a program of this type.

When will there be public hearings?

Sincerely,

Jeff

Sent from my iPhone

On Apr 1, 2024, at 11:53 AM, Foreman, Megan, PLN <Megan.Foreman@jocogov.org> wrote:

Mr. Lysaught,

Thanks for reaching out. I'm happy to address your questions. We're updating this website frequently to keep the community apprised about this project: <https://www.jocogov.org/department/housing-services/homeless-services-center>

On the website, you'll see information about our background research and studies indicating the need for a non-congregate homeless services center, as well as links to BOCC action to enter the purchase agreement and, most recently, to increase the number of staff on the Johnson County Mental Health Center's homeless outreach team. These staff were added in response to the growing need in Johnson County, and will be in place long before a homeless services center is open.

You can click on the + sign under the "Frequently Asked Questions" section for more information about each topic.

Please let me know if you have additional questions.

Thank you,

Megan Foreman
Housing Coordinator

111 S Cherry St, Suite 2000, Olathe, KS 66061
Direct (913) 715-2215 | Office (913) 715-2200 | Fax (913) 715-2222
megan.foreman@jocogov.org



Planning, Housing & Community Development

From: Jeffrey Lysaught <jeffrey.lysaught@gmail.com>
Sent: Monday, April 1, 2024 10:06 AM
To: Foreman, Megan, PLN <Megan.Foreman@jocogov.org>
Subject: Fwd: Proposed homeless shelter

Jeff Lysaught

----- Forwarded message -----

From: Jeffrey Lysaught <jeffrey.lysaught@gmail.com>
Date: Mon, Apr 1, 2024 at 10:02 AM
Subject: Fwd: Proposed homeless shelter
To: <Megan.Foreman@jocogov.org>
Cc: Kathy Lysaught <santaluzkal@gmail.com>, Steve Wirtz <steve.wirtz@gmail.com>, Lenny Mirabile <jmirab2900@aol.com>

Hello Megan,

The Mayor referred this matter to your office. Would you provide me the status of this proposal as I have been informed that it passed approval last week.

Sincerely,

Jeff Lysaught

----- Forwarded message -----

From: Julie Sayers <jsayers@lenexa.com>
Date: Sun, Mar 31, 2024 at 8:10 PM
Subject: RE: Proposed homeless shelter
To: Jeffrey Lysaught <jeffrey.lysaught@gmail.com>
Cc: Kathy Lysaught <santaluzkal@gmail.com>, Steve Wirtz <steve.wirtz@gmail.com>, Terry McGraw <mcgraw.photo@me.com>, Lenny Mirabile <jmirab2900@aol.com>, Beth Bowers <bethbowers74@yahoo.com>, Jake & Debby Schloegel <debbyschloegel@gmail.com>

Good evening Mr. Lysaught,

The County will be required to submit a special use permit for our governing body to consider, which has not occurred yet. Until such time, we request that your questions/comments be directed to Megan Foreman,

Johnson County's Housing Coordinator, at 913-715-2215 or by email to Megan.Foreman@jocogov.org or to your county elected officials.

Thanks for reaching out,
JS

Julie Sayers

Mayor

City of Lenexa

913.477.7567

jsayers@lenexa.com | www.lenexa.com

The City of Lenexa: Leaders in the delivery of exceptional public service

From: Jeffrey Lysaught <jeffrey.lysaught@gmail.com>

Sent: Sunday, March 31, 2024 3:51 PM

To: Julie Sayers <jsayers@lenexa.com>; Bill Nicks <bnicks@lenexa.com>; byocom@lenexa.com; Dawn Layman <dlayman@lenexa.com>; askcomdevel <askcomdevel@lenexa.com>; Joe Karlin <jkarlin@lenexa.com>; Chelsea Williamson <cwilliamson@lenexa.com>; Craig Denny <cdenny@lenexa.com>; Chris Herron <cherron@lenexa.com>; Melanie Arroyo <marroyo@lenexa.com>; Travis Vaughn <tvaughn@lenexa.com>

Cc: Kathy Lysaught <santaluzkal@gmail.com>; Steve Wirtz <steve.wirtz@gmail.com>; Terry McGraw <mcgraw.photo@me.com>; Lenny Mirabile <jmirab2900@aol.com>; Beth Bowers <bethbowers74@yahoo.com>; Jake & Debby Schloegel <debbyschloegel@gmail.com>

Subject: Proposed homeless shelter

We have just seen that there is a proposal and real estate contract pending to purchase the existing La Quinta Hotel property for conversion into a homeless shelter.

We were born and raised in Johnson County then moved to San Diego. We watched time and time again as the City of San Diego tried to build/shelter/house homeless. More homeless continued to overwhelm the City over the years. We saw adjacent cities funnel their homeless to San Diego via bus because there were facilities to house them. Drugs, crime. sex/child trafficking and lawlessness consumed the area, It all started with one homeless shelter. Now you can not walk the streets of the entire downtown area.

Be careful . You really need to address this issue from an enforcement stance. If you build it they will come and it may not be the desired outcome.

We are very much against this concept until every crime, housing , community impact study has been exhausted.

Sincerely,

Jeff and Kathy Lysaught
9226 Cottonwood Canyon Drive
Lenexa, KS 66219
Jeff Lysaught

From: Kathy Lysaught <santaluzkal@gmail.com>
Date: August 8, 2024 at 10:30:11 AM CDT
To: Julie Sayers <jsayers@lenexa.com>
Cc: Jeffrey Lysaught <jeffrey.lysaught@gmail.com>

Dear Lenexa Mayor and City Council,

At Tuesday night's Lenexa City Council meeting we heard during the Lenexa Economic Development Council Mid-Year report about many trends with a strong indication that costs to renovate will soar. Additionally, we heard about site visits.

With the SUP now available for the proposed Lenexa Homeless Center we urge you to print it out along with all the Due Diligence Reports. Take them and conduct a site visit at the 47 yr old La Quinta Hotel and 47 year old (abandoned the last 9 years) Denny's restaurant at 9461 & 9471 Lenexa Dr.

Keep in mind that the JoCo Appraisers office has the 2024 assessed value @ \$3,640,000 for La Quinta and \$872,000 for the Denny's. JoCo is under contract to purchase it for \$6,000,000, clearly overpaying. Another \$3,700,000 was recently approved by BOCC for renovations yet with an abandoned restaurant, mold, asbestos, ADA compliance, required noise abatement and the fact the sites were prior to 1977 a gas station and a dry cleaner, the reStart submitted plan, complete with trees landscaping, dog park, in addition to "The Lodge" and "The Residences" there is no way this meets Mike Kelly's goal of an immediate solution to JoCo homeless situation any time in the near future. Health, safety, welfare and liability issues loom large and the prospect of boarded up buildings (ala Denver and other cities) at the highly visible and well trafficked intersection at 95th St and I-35 is not a good look for Lenexa and is extremely fiscally irresponsible.

As per your excellent 3 page article in the July Lenexa Town Talk about how Special Use Permits work and apply to this project, the applicant, reStart, must also obtain a Certificate of Occupancy in addition to the SUP which verifies that it complies with all building and fire codes. reStart is already asking for every city in JoCo to fund their annual operating shortfall and we recently see they have a deadline to get a response from these cities by August 20th. That appears to be quite nervy.

We appreciate your utmost research on this very significant proposal that not only affects Lenexa but all of Johnson County. We sent this to planning@lenexa.com and the City Manager yesterday as well.

Sincerely,

Jeff & Kathy Lysaught
Cottonwood Canyon Dr
Lenexa, KS 66219

Kathy Lysaught santaluzkal@gmail.com

Fri 8/2/2024 5:54 PM

To Joe Karlin <jkarlin@lenexa.com>; Courtney Eiterich <ceiterich@lenexa.com>; Bill Nicks <bnicks@lenexa.com>; Mark Charlton <mcharlton@lenexa.com>; Chelsea Williamson <cwilliamson@lenexa.com>; Chris Herron <cherron@lenexa.com>; Craig Denny <cdenny@lenexa.com>; CD Planning <Planning@lenexa.com>; Kathy Lysaught <santaluzkal@gmail.com>; Kathy Quinn <kathy.quinn@fox4kc.com>; Tim McCabe <manycoup@hotmail.com>; Mike Feller <mikefellerfinancial@gmail.com>; Laura Owen <lowen@healthyid.com>; Dave Nelsen <dave@senadvice.com>; Robin DeCastro <decastrorn@msn.com>; Travis Neely <neely.travis@gmail.com>; Jim Mullinix <jmullinix@icloud.com>; Jim And Kay Guyot <Kguyot1@kc.rr.com>; Julie Kelly <jkellyca2ks@gmail.com>; Mark Wirtz <kramcom@swbell.net>; Scott Kelly <skelly@buildkelly.com>; Mike Rzeszut <mike.rzeszut@gmail.com>; John (JD) Highfill <john.d.highfill@gmail.com>; Steve Wirtz <steve.wirtz@gmail.com>; MARK HAMILL for JoCo Comm 2022 <Hamillm13@gmail.com>; Brian Bridges <brianbridges0@gmail.com>; Phil Bauer <pmbinkc@gmail.com>; Nancy MoneyMaker <moneymakerfam@msn.com>; Gaylene Van Horn <vanhorn269@gmail.com>; Wendy Francis <wnf30@yahoo.com>; kcjewel56@gmail.com; adrienne foster <alfoster677@gmail.com>; maureen wirtz <mowirtz@gmail.com>; Terry Reilly <1treill76@gmail.com>; Jake & Debby Schloegel <debbyschloegel@gmail.com>; Beth Bowers <bethbowers74@yahoo.com>; Jack Paradise <Jdpjayhawk@aol.com>; Sharon Bock sharon.c.bock@gmail.com

Educate yourself @ JoCoGov.org/homeless-services-center and make your voice heard in person or email about the proposed \$10 million ++ Lenexa Homeless Shelter @ the 47 yr old La Quinta and old Denny's building @ 95th St & I-35.

The public hearing on the special use permit will be held at the Planning Commission meeting, currently scheduled for August 26 @ Lenexa City Hall 7PM unless it should be continued for any reason. Any person will have the ability to sign up to speak at that meeting and make comments or ask questions. Typically, questions from the public are all compiled and then answered at one time at the conclusion of the public hearing.

You also may submit questions and/or comments by email to planning@lenexa.com at any time and if we have answers to your questions, we will certainly be happy to answer them.

I also wanted to let you know that ReStart & Johnson County have two public open houses planned regarding the proposal, where members of the public can attend and ask questions.:

Wednesday, August 21, 5:30-7 p.m., Sunset Drive Office Building, room 1070/1075 (11811 S. Sunset Dr., Olathe)

Thursday, August 22, 5:30-7 p.m., Monticello Library, Monticello Community Meeting Room (22435 W. 66th Street, Shawnee)

Thank you.

Beccy Yocham

Please share this with your circle of friends, family and other concerned citizens of Johnson County. All cities in JoCo are being asked to fund the ANNUAL shortfall the operator, reStart, is projecting.

Together, we can stop this.
Thank you!
Jeff & Kathy Lysaught

From: Mann <rpmann@mycci.net> <pmann1959@gmail.com>

Sent: Wednesday, August 14, 2024 11:22 PM

To: CD Planning <Planning@lenexa.com>

Subject: Lenexa Homeless Shelter

Dear Mayor and City Council members:

Please vote NO on the request from reStart for funding to operate the homeless shelter in Lenexa.

All taxpayers in Johnson County have already pitched in over \$10 million for the purchase and operation of the shelter. They have been asked to fund \$430,000 over the next eight years to subsidize the operations.

So this NOT a one-time expense. What is the true cost of any shortfalls? Who will pay for those cities not participating. Page 5 of the packet on this item shows that it's a proposal for us taxpayers to fund the shelter for the next 8 years. And... the per capita cost increases each of those 8 years.

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In that same July 25 meeting, County Commissioners voted to allow residence in the shelter for people in our country illegally. So a room in the shelter could house someone in our country illegally, while there may be "no room at the inn" for someone from Johnson County, who's living out of their car or in a tent.

Your duty as mayor and city council members is to act in the best interests of Lenexa residents.

Giving money to an organization that gives the same priority to those outside of Johnson County – and those who aren't even citizens – is contrary to our best interests. It's just wrong.

So... please vote NO on this request to spend our tax dollars when it's not in the best interests of your constituents.

Thank you!

Rich and Pam Mann

11000 W. 72nd Terrace

Shawnee, KS 66203

(913) 268-7176

From: mansfield@reagan.com
Date: July 18, 2024 at 4:42:42 PM CDT
To: Julie Sayers <jsayers@lenexa.com>
Subject: migrant/homeless housing
Greetings Mayor Sayers,

I keep hearing about the old La Quinta Inn being turned into a shelter of some sort. I don't think this is a good idea if it is indeed in our city.

Thanks for your time.

Jim Mansfield/66219

From: mansfield@reagan.com <mansfield@reagan.com>
Sent: Friday, August 16, 2024 7:14 PM
To: CD Planning <Planning@lenexa.com>
Subject: The proposed homeless/migrant shelter

Greetings to the planning committee. Thank you for your service to us.

I do not think the shelter is a good idea for a taxpayer funded project. Partially or fully funded.

1. You probably know some of the objections already. Taxes are good reason. We don't want anymore. I am sorry if people are upset by this comment. We have been hit hard recently. Inflation hits all of us. We want the cities to "share our pain".
2. A private shelter might be ok. Shelter KC downtown has been around for 50 plus years. I've been there to help a couple of times. If the city asked me I would make a reasonable donation to a good private entity to get started.
3. I do not like the "faith based" organizations lobbying the govt to extract money from the citizens. Lenexa and JoCo are not charities. It is not a moral thing for them to do. I belong to my own "faith based" community and we perform charity with our own money.
4. It used to be against the law to harbor an illegal alien (a person unlawfully present in the nation). Not asking a person about this does not get around it in my opinion. You would have a better chance of selling this if you restrict it to citizens. Housing illegal aliens is a non starter for me and my neighbors.
5. ReStart (if that is the non profit) has to have rules on sobriety and alcohol and drug possession. They reportedly are not planning this. All good shelters have appropriate rules. This too is a non starter.

Thanks for your time.

Jim Mansfield/66219

From: Reginald Marselus <reggiemarselus@gmail.com>

Date: August 7, 2024 at 11:43:50 AM CDT

To: Julie Sayers <jsayers@lenexa.com>

Subject: future homeless shelter

Mayor Sayers,

Good day. I wish to register my opposition to the proposed homeless shelter at the hotel at 95th & I-35. I was visiting with my neighbor, Marianne Wedding. We discussed the project and she encouraged me to contact you.

My opposition to the project has several aspects. The location is, in my mind, ridiculous. I don't believe you can find a homeless shelter anywhere in the United States that is located in a business, travel and shopping area on an intersection of a major city and county artery (95th Street), and an interstate highway. It's a golden location.

The public safety aspect is also glaring and obvious. Homeless shelter residents will not be restricted or even monitored when they leave the location for the day, evening or overnight.

In my view, we would need stepped up police patrols. We would also need to keep track of walkers through our neighborhood and looking out for suspicious activity.

A homeless shelter would also be a financial drag for the local residential property market. What buyer would pay top dollar for a home with a homeless shelter just a few blocks away?

There are other concerns as well. But this short email message has enough items in it for now. More to come later.

Thank you,

Reggie Marselus

12115 W. 93rd Street

Lenexa, KS 66215

913-302-2576

reggiemarselus@gmail.com

From: Amy Wright <ajwright6x6@icloud.com>
Sent: Wednesday, August 14, 2024 3:40 PM
To: CD Planning <Planning@lenexa.com>
Subject: Lenexa Homeless Shelter

Dear Mayor and City Council members:

Please vote NO on the request from reStart for funding to operate the homeless shelter in Lenexa.

All taxpayers in Johnson County have already pitched in over \$10 million for the purchase and operation of the shelter. They have been asked to fund \$430,000 over the next eight years to subsidize the operations.

So this NOT a one-time expense. What is the true cost of any shortfalls? Who will pay for those cities not participating. Page 5 of the packet on this item shows that it's a proposal for us taxpayers to fund the shelter for the next 8 years. And... the per capita cost increases each of those 8 years.

Page 8 of the packet shows that 50 people were counted as "unsheltered" in Johnson County on January 24 of this year. Unfortunately, those 50 people will NOT receive priority in the shelter. On July 25, the Board of County Commissioners (BOCC) voted NOT to check for ties to Johnson County when allowing for residence in the shelter.

In that same July 25 meeting, County Commissioners voted to allow residence in the shelter for people in our country illegally. So a room in the shelter could house someone in our country illegally, while there may be "no room at the inn" for someone from Johnson County, who's living out of their car or in a tent.

Your duty as mayor and city council members is to act in the best interests of Lenexa residents.

Giving money to an organization that gives the same priority to those outside of Johnson County – and those who aren't even citizens – is contrary to our best interests. It's just wrong.

So... please vote NO on this request to spend our tax dollars when it's not in the best interests of your constituents.

Very Concerned and overtaxed citizens;

Amy Wright and Steve Brooker
11221 W 99th Terr, Overland Park, KS 66214
8926 Eby, Overland Park, KS 66212

From: Vann Martin <avannmartin@gmail.com>
Sent: Wednesday, August 14, 2024 10:52 PM
To: CD Planning <Planning@lenexa.com>
Subject: La Quinta Homeless Shelter

Planners,

I write today to voice opposition to the homeless shelter that had been proposed for the La Quinta Inn off 95th in Lenexa. It has come to my attention that people from out of the area, including illegal aliens, will be housed there, and that it will be paid for by increased property taxes. Come on folks, give us a break!! We've suffered for 3 1/2 years with ever increasing gasoline and grocery prices, and higher and higher property taxes. My wife and I are on a fixed income, and can not afford to support this homeless project, which will just make things even more expensive. Please vote no on this project!

Respectfully,

Vann Martin

8338 Oakview Circle, Lenexa, KS 66215

913-908-5895

E-mail: avannmartin@gmail.com

Sent from my iPhone

From: Branton Mathues <bmathues2@gmail.com>
Sent: Wednesday, August 21, 2024 4:59 PM
To: CD Planning <Planning@lenexa.com>
Subject: Housing Concerns

Dear Lenexa Planning Commission,

I am writing in support of the housing crisis service center at 95th and I35. Housing in Johnson County is very expensive and we have no place in the county for people to go if they lose access to a safe home. All kinds of things happen to Johnson Countians that can result in losing access to a home, like medical bills and bankruptcy, divorce and domestic issues. I picture a young mother trying to provide for a child and the rent has just become too high. Let's help these Johnson County residents get back on their feet with shelter and services.

I am connected to the church that is offering emergency winter shelter, but that is not the same thing. That's just to keep people from freezing overnight in winter. Let's try to keep people out of that kind of situation in JOCO.

I am a proud of our community. Please provide a place for these deserving Johnson Countians so they can make their lives better.

Warmly,

Branton Mathues

From: Mary Matzeder <matzeder@outlook.com>
Date: August 18, 2024 at 7:59:28 PM CDT
To: Courtney Eiterich <ceiterich@lenexa.com>
Subject: Homeless Services Center

I am a resident of Lenexa, and I strongly support the development of the Homeless Services Center near 95th street and I-35 in Lenexa. I have volunteered at the cold weather shelter at the Shawnee Mission Unitarian Universalist Church (SMUUCH) for the past 3 years. It is clear to me that people from all walks of life experience homelessness. We are a privileged county, but that does not mean that there is not a need. The Homeless Services Center is way overdue.

I am very proud that the City of Lenexa has supported the cold weather shelter at SMUUCH. Sadly to my knowledge, other churches have not opened their facilities to meet this need, and the 30 available beds at SMUUCH are not nearly enough. Despite this, I have seen an outpouring of generosity in that many folks are donating resources, fixing meals, and volunteering. This tells me that many in our county are aware of the need, and are likely in support of the Homeless Services Center. Also, a cold weather shelter that requires people to leave in the morning is not sufficient, and a more dignified and comprehensive approach is crucial.

Please move forward on this lifesaving project. I also realize that this is a huge undertaking, and I believe that the county commissioners are working hard to involve other cities in the county to help share the burden.

Sincerely,

Mary Matzeder

8303 Tomashaw Street

Lenexa, KS 66219

From: Bill Nicks <bnicks@lenexa.com>
Sent: Friday, August 9, 2024 12:11 PM
To: CD Planning <Planning@lenexa.com>
Subject: Fwd: reStart

From: Katie Maughan <ktma1818@gmail.com>
Sent: Friday, August 9, 2024 11:56 AM
To: Bill Nicks <bnicks@lenexa.com>
Subject: reStart

Dear Mayor and City Council members:

Please vote NO on the request from reStart for funding to operate the homeless shelter in Lenexa.

All taxpayers in Johnson County have already pitched in over \$10 million for the purchase and operation of the shelter. They have been asked to fund \$430,000 over the next eight years to subsidize the operations.

So this is NOT a one-time expense. What is the true cost of any shortfalls? Who will pay for those cities not participating. **Page 5 of the packet on this item** shows that it's a proposal for us taxpayers to fund the shelter for the next 8 years. And...the per capita cost increases each of those 8 years.

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In that same July 25 meeting, County Commissioners voted to allow residence in the shelter for people in our country illegally. So a room in the shelter could house someone in our country illegally, while there may be "no room at the inn" for someone from Johnson County, who's living out of their car or in a tent.

Your duty as mayor and city council members is to act in the best interests of Lenexa residents.

Giving money to an organization that gives the same priority to those outside of Johnson County-and those who aren't even citizens-is contrary to our best interests. **It's just wrong!**

So...please vote NO on the request to spend our tax dollars when it's not in the best interests of your constituents.

Katie

From: Mary Matzeder <matzeder@outlook.com>

Date: August 18, 2024 at 7:58:13 PM CDT

To: Julie Sayers <jsayers@lenexa.com>

Subject: Homeless Services Center

I am a resident of Lenexa, and I strongly support the development of the Homeless Services Center near 95th street and I-35 in Lenexa. I have volunteered at the cold weather shelter at the Shawnee Mission Unitarian Universalist Church (SMUUCH) for the past 3 years. It is clear to me that people from all walks of life experience homelessness. We are a privileged county, but that does not mean that there is not a need. The Homeless Services Center is way overdue.

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Please move forward on this lifesaving project. I also realize that this is a huge undertaking, and I believe that the county commissioners are working hard to involve other cities in the county to help share the burden.

Sincerely,

Mary Matzeder

8303 Tomashaw Street

Lenexa, KS 66219

From: Judy Martin <jlgmartin75@gmail.com>
Sent: Wednesday, August 14, 2024 3:28 PM
To: CD Planning <Planning@lenexa.com>
Subject: Proposed Homeless Shelter

I am opposed to the proposed shelter for Lenexa! The 'no barriers' idea seems like a horrifying idea, for the Lenexa taxpayers and for a homeless person looking for a safe place to shelter. Please stop this proposal!!!!

Judy Martin
8338 Oakview Circle
Lenexa, KS 66215
913-706-8650
Jlgmartin75@gmail.com

From: Katie Maughan <ktma1818@gmail.com>
Date: August 9, 2024 at 11:54:50 AM CDT
To: Julie Sayers <jsayers@lenexa.com>
Subject: reStart

Dear Mayor and City Council members:

Please vote NO on the request from reStart for funding to operate the homeless shelter in Lenexa.

All taxpayers in Johnson County have already pitched in over \$10 million for the purchase and operation of the shelter. They have been asked to fund \$430,000 over the next eight years to subsidize the operations.

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Your duty as mayor and city council members is to act in the best interests of Lenexa residents.

Giving money to an organization that gives the same priority to those outside of Johnson County-and those who aren't even citizens-is contrary to our best interests. **It's just wrong!**

So...please vote NO on the request to spend our tax dollars when it's not in the best interests of your constituents.

Katie

From: Kathy Mayer <kmmayer72@gmail.com>
Sent: Monday, August 19, 2024 7:26 AM
To: CD Planning <Planning@lenexa.com>
Subject: Lenexa Homeless Shelter

Dear Mayor and City Council members:

Please vote NO on the request from reStart for funding to operate the homeless shelter in Lenexa.

All taxpayers in Johnson County have already pitched in over \$10 million for the purchase and operation of the shelter. They have been asked to fund \$430,000 over the next eight years to subsidize the operations.

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So... please vote NO on this request to spend our tax dollars when it's not in the best interests of your constituents.

Kathy Mayer

8910 Acuff Ln.

Lenexa, KS 66215

From: Victoria McCrary <svbikes@icloud.com>
Sent: Thursday, August 15, 2024 7:10 AM
To: CD Planning <Planning@lenexa.com>
Subject: Lenexa Homeless Shelter

Dear Mayor and City Council members:

Please vote NO on the request from reStart for funding to operate the homeless shelter in Lenexa.

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So... please vote NO on this request to spend our tax dollars when it's not in the best interests of your constituents.

Vicki

From: Victoria McCrary <svbikes@icloud.com>
Sent: Monday, August 12, 2024 8:28 AM
To: CD Planning <Planning@lenexa.com>
Subject: Lenexa Homeless Shelter

Dear Mayor and City Council members:

Please vote NO on the request from reStart for funding to operate the homeless shelter in Lenexa.

All taxpayers in Johnson County have already pitched in over \$10 million for the purchase and operation of the shelter. They have been asked to fund \$430,000 over the next eight years to subsidize the operations.

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So... please vote NO on this request to spend our tax dollars when it's not in the best interests of your constituents.

My son who is mentally ill needed a place to stay last year. Of the 2 places he stayed, one was in WYCO and the other was understaffed. I was excited to learn about this shelter for "homeless" people when I first heard about it, but was certain when it actually opened, it would house more illegal immigrants than Johnson County homeless. Shame on all of you who voted for this!

Sincerely
Victoria McCrary
8582 Caenen Lake Court
Lenexa, KS 66215

From: Kristin McGee <mcgeekristin7@yahoo.com>
Sent: Friday, August 16, 2024 2:28 PM
To: CD Planning <Planning@lenexa.com>
Subject: Homeless shelter Concern

Hello

My name is Kristin McGee and I live in Lenexa which is very close to where the homeless shelter is approved by Johnson County but they are waiting on Lenexa to approve the special use permit. I have huge concerns! My son goes to Rosehill elementary. We already have crime in the area and have drifters already walking our streets. Is there a plan to protect our children? Not only being possibly watched on the playground but when they are walking to and from school?

This is a big concern of mine as the children should be our number one priority. I just want to ensure there is a plan in place to protect the children's safety. I would appreciate you sending me your plans

From: Christy McMurphy <cmcmurphy@kshomeless.com>

Date: August 18, 2024 at 2:32:23 PM CDT

To: Julie Sayers <jsayers@lenexa.com>

Cc: Joe Karlin <jkarlin@lenexa.com>, Courtney Eiterich <ceiterich@lenexa.com>, Bill Nicks <bnicks@lenexa.com>, Mark Charlton <mcharlton@lenexa.com>, Melanie Arroyo <marroyo@lenexa.com>, Chelsea Williamson <cwilliamson@lenexa.com>, Craig Denny <cdenny@lenexa.com>, Chris Herron <cherron@lenexa.com>

Subject: Support for the Special Land Use Permit for City of Lenexa's Homeless Shelter

Dear Mayor Sayers,

Please allow me to submit a letter of support for reStart's Special Land use Permit for the shelter for unhoused citizens in your city. Kansas Statewide Homeless Coalition works closely with your homeless response system to ensure that our services and responses are coordinated and effective throughout the state. We wholeheartedly support reStart's effort to create safe and decent shelter for your most vulnerable citizens. Please let me know if you have any questions. I thank you for your service to your community.

Christy McMurphy

Executive Director

Kansas Statewide Homeless Coalition

2001 Haskell Ave.

Lawrence, KS 66046

785-764-5931

www.kshomeless.com



Kansas Statewide Homeless Coalition

August 19, 2024

Mayor Julie Sayers
Lenexa City Hall
17101 W. 87th St. Pkwy
Lenexa, KS 66219

Dear Mayor Sayers,

KSHC is a not-for-profit organization based in Lawrence, Kansas. We are dedicated to bringing safe, appropriate, affordable housing for all Kansans in collaboration with local, state, and national partners. Our work is to coordinate with communities throughout the state to provide advocacy, training, education, and support to end homelessness in Kansas. We are also the current Collaborative Applicant for the Kansas Balance of the State Continuum of Care (CoC). As the Collaborative Applicant for the BoS, we focus on helping 101 mostly rural counties within the coverage area excluding all Johnson, Sedgwick, and Wyandotte counties.

We work closely with the homeless response system in Johnson County to ensure our services and responses are coordinated and effective. We applaud the City of Lenexa for creating shelter for its unhoused citizens. Research shows that homelessness, although sometimes exacerbated by individualized factors such as mental illness or substance use, is overwhelmingly the simple result of failing to create enough affordable housing and support services at a fast enough pace. By providing shelter to your most vulnerable citizens, you are humanly giving them a safe, decent living structure so they can work to regain their footing to become productive citizens.

We support reStart's special land use permit to create the shelter. Please reach out if you have any questions. My email is cmcmurphy@kshomeless.com

Sincerely,

Christy McMurphy

Christy McMurphy
Executive Director

2001 Haskell Ave. Lawrence, KS 66046
Staff@kshomeless.com
www.kshomeless.com

From: Ellen Merlin <ellen.merlin@gmail.com>
Sent: Wednesday, August 21, 2024 4:45 PM
To: CD Planning <Planning@lenexa.com>
Subject: Please support the housing crisis svc center

Dear Lenexa Planning Commission,

I am writing in support of the housing crisis service center at 95th and I35. Housing in Johnson County is very expensive and we have no place in the county for people to go if they lose access to a safe home. All kinds of things happen to Johnson Countians that can result in losing access to a home, like medical bills and bankruptcy, divorce and domestic issues. I picture a young mother trying to provide for a child and the rent has just become too high. Let's help these Johnson County residents get back on their feet with shelter and services.

I am connected to the church that is offering emergency winter shelter, but that is not the same thing. That's just to keep people from freezing overnight in winter. Let's try to keep people out of that kind of situation in JOCO.

I am a proud of our community. Please provide a place for these deserving Johnson Countians so they can make their lives better.

Warmly,
Ellen Merlin

Sent from my iPhone

From: Lynn Michaelson <lynnmichdragon@gmail.com>
Sent: Wednesday, August 21, 2024 4:57 PM
To: CD Planning <Planning@lenexa.com>
Subject: Project 1020

Dear Lenexa Planning Commission,

I am writing in support of the housing crisis service center at 95th and I35. Housing in Johnson County is very expensive and we have no place in the county for people to go if they lose access to a safe home. All kinds of things happen to Johnson Countians that can result in losing access to a home, like medical bills and bankruptcy, divorce and domestic issues. I picture a young mother trying to provide for a child and the rent has just become too high. Let's help these Johnson County residents get back on their feet with shelter and services.

I am connected to the church that is offering emergency winter shelter, but that is not the same thing. That's just to keep people from freezing overnight in winter. Let's try to keep people out of that kind of situation in JOCO.

I am a proud of our community. Please provide a place for these deserving Johnson Countians so they can make their lives better.

Warmly

Lynn Michaelson
Elk guided by Heron

From: Fiske Miles <fiskem3@gmail.com>
Sent: Wednesday, August 21, 2024 4:04 PM
To: CD Planning <Planning@lenexa.com>
Subject: Housing Crisis Center

Dear Lenexa Planning Commission,

I am writing in support of the housing crisis service center at 95th and I35. Housing in Johnson County is very expensive and we have no place in the county for people to go if they lose access to a safe home. All kinds of things happen to Johnson Countians that can result in losing access to a home, like medical bills and bankruptcy, divorce and domestic issues. I picture a young mother trying to provide for a child and the rent has just become too high. Let's help these Johnson County residents get back on their feet with shelter and services.

I am connected to the church that is offering emergency winter shelter, but that is not the same thing. That's just to keep people from freezing overnight in winter. Let's try to keep people out of that kind of situation in JOCO.

I am a proud member of our community. Please provide a place for these deserving Johnson Countians so they can make their lives better.

Warmly,

From: Mike Miller <mike.l.miller1109@gmail.com>
Sent: Wednesday, August 14, 2024 9:31 AM
To: CD Planning <Planning@lenexa.com>
Subject: Lenexa Homeless Shelter

Dear Mayor and City Council members:

Please vote NO on the request from reStart for funding to operate the homeless shelter in Lenexa.

All taxpayers in Johnson County have already pitched in over \$10 million for the purchase and operation of the shelter. They have been asked to fund \$430,000 over the next eight years to subsidize the operations.

So this NOT a one-time expense. What is the true cost of any shortfalls? Who will pay for those cities not participating. Page 5 of the packet on this item shows that it's a proposal for us taxpayers to fund the shelter for the next 8 years. And... the per capita cost increases each of those 8 years.

Page 8 of the packet shows that 50 people were counted as "unsheltered" in Johnson County on January 24 of this year. Unfortunately, those 50 people will NOT receive priority in the shelter. On July 25, the Board of County Commissioners (BOCC) voted NOT to check for ties to Johnson County when allowing for residence in the shelter.

In that same July 25 meeting, County Commissioners voted to allow residence in the shelter for people in our country illegally. So a room in the shelter could house someone in our country illegally, while there may be "no room at the inn" for someone from Johnson County, who's living out of their car or in a tent.

Your duty as mayor and city council members is to act in the best interests of Lenexa residents.

Giving money to an organization that gives the same priority to those outside of Johnson County – and those who aren't even citizens – is contrary to our best interests. It's just wrong.

So... please vote NO on this request to spend our tax dollars when it's not in the best interests of your constituents.

Thank you
Mike Miller
25170 W 132nd street
Olathe KS 66061

From: sscott4@kc.rr.com <sscott4@kc.rr.com>
Sent: Thursday, August 15, 2024 10:59 AM
To: CD Planning <Planning@lenexa.com>
Subject: Homeless Shelter

My Name is Peggy Miller

I live at 12308 West 100th Street Lenexa Kansas 66215

I would like to express my opinion that the planning commission deny the request to place a homeless shelter in the La Quinta hotel location.

I work near the City Union Mission in Kansas City.

I see each day the amount of drug traffic and prostitution that occurs outside the City Union Mission during the day from the occupants of the Mission.

Kansas City Mo police are they on an almost continual basis each day.

My taxes are going up again this year. I do not want my taxes paying for a homeless shelter in a residential area down the street from viable shops and businesses. In addition to an elementary and middle school in that area.

Use that money for the citizens of Lenex and Johnson County who work for a living.

Notify me for questions or concerns

Peggy Miller
sscott4@kc.rr.com

From: Vicki Miller <vickimiller49@gmail.com>
Sent: Saturday, August 10, 2024 2:29 PM
To: CD Planning <Planning@lenexa.com>
Subject: Homeless Center

I support the homeless center at the old LaQuinta location. It is perfect for transportation and jobs. Let's show this state that we can take care of people who are struggling. It could be any one of us. Or someone we love. I'll volunteer to help. Vicki Miller, Lenexa

From: Leonard Mirabile <jmirab2900@aol.com>

Sent: Monday, April 1, 2024 7:50 AM

To: Julie Sayers <jsayers@lenexa.com>; Bill Nicks <bnicks@lenexa.com>; byoccom@lenexa.com; Dawn Layman <dlayman@lenexa.com>; askcomdevel <askcomdevel@lenexa.com>; Joe Karlin <jkarlin@lenexa.com>; Chelsea Williamson <cwilliamson@lenexa.com>; Craig Denny <cdenny@lenexa.com>; Chris Herron <cherron@lenexa.com>; Melanie Arroyo <marroyo@lenexa.com>; Travis Vaughn <tvaughn@lenexa.com>; Jeffrey Lysaught <jeffrey.lysaught@gmail.com>

Cc: Kathy Lysaught <santaluzkal@gmail.com>; Steve Wirtz <steve.wirtz@gmail.com>; Terry McGraw <mcgraw.photo@me.com>; Beth Bowers <bethbowers74@yahoo.com>; Jake & Debby Schloegel <debbyeschloegel@gmail.com>

Subject: Re: Proposed homeless shelter

Jeff, This is what I have been saying about KC for the last 10 years. "If you build it they will come" and they have. I have had this discussion with many people as well as police that we have to call to get rid of "THEM". Do whatever you can to STOP this in Kansas. I have talked to the Police and they agree that once word gets out that there are places to stay they come from all over.

The people of Kansas, if you have a choice or a say in the matter, better wake up and take a look at KC just to see how bad it can get.

I wish I could help but since I am stuck in KC I have no voice in Kansas. I will pass this letter on to anyone and everyone that I know in Kansas.

Good Luck,

Jasper's Restaurant LLC
Leonard Mirabile
1201 West 103rd Street
Kansas City, Missouri 64114
816-941-6600

On Sunday, March 31, 2024 at 03:51:34 PM CDT, Jeffrey Lysaught <jeffrey.lysaught@gmail.com> wrote:

We have just seen that there is a proposal and real estate contract pending to purchase the existing La Quinta Hotel property for conversion into a homeless shelter.

We were born and raised in Johnson County then moved to San Diego. We watched time and time again as the City of San Diego tried to build/shelter/house homeless. More homeless continued to overwhelm the City over the years. We saw adjacent cities funnel their homeless to San Diego via bus because there were facilities to house them. Drugs, crime. sex/child trafficking and lawlessness consumed the area, It all started with one homeless shelter. Now you can not walk the streets of the entire downtown area.

Be careful . You really need to address this issue from an enforcement stance. If you build it they will come and it may not be the desired outcome.

We are very much against this concept until every crime, housing , community impact study has been exhausted.

Sincerely,

Jeff and Kathy Lysaught
9226 Cottonwood Canyon Drive
Lenexa, KS 66219

Jeff Lysaught

From: Jessa Molina <jmolina0916@gmail.com>
Sent: Wednesday, August 14, 2024 5:03 PM
To: CD Planning <Planning@lenexa.com>
Subject: Support For Homeless Services Center

Good afternoon,

My name is Jessa Molina. I was a case manager for residents in Lenexa from 2016- 2022.
I worked with people in need.

In one specific situation, I was working with an elderly/disabled women, aged 63, on a fixed income. Due to rising rents, she became homeless and was living in her car. She was diabetic and was in failing health, as she struggled to manage her diabetes in her car. Her insulin kept going bad in the heat. She had repeated trips to the ER, interactions with police, paramedics and other public services. It wasnt that she was doing anything wrong, it was because her health was failing her.

It was a desperate situation that I wish we would have had a homeless services center for her to go to. We tried neighboring shelters including My Fathers House in Paola, but they told me they serve their own residents in Miami County. We cannot keep pushing people in need out of Johnson County.

From a ground-level perspective, please understand that this shelter is desperately needed. Residents who are at low points in their lives need this homeless services center.

I urge you to please recommend the special use permit.

Jessa Molina

From: Stevie Morris <itsastevie@hotmail.com>
Sent: Monday, August 19, 2024 11:11 AM
To: CD Planning <Planning@lenexa.com>
Subject: la quinta inn

friends, please come forth with permission to open the homeless program in Lenexa. people moving there will be motivated to continue to want to live independently. This is a great opportunity to aid them with emotional support and guidance. the mental health crisis team will be available for any emergencies and the location is ideal for transportation and commerce.

I have worked with folks who are homeless for years and have always found it to be a very pleasant experience.

Helping people to learn and grow and develop the skills necessary to thrive!

i am so encouraged by Johnson County obtaining and running this shelter.

sincerely

stevie morris

From: Savanna Muellner <savvy697@gmail.com>
Date: August 21, 2024 at 10:11:31 AM CDT
To: Julie Sayers <jsayers@lenexa.com>
Subject: Re: Lenexa homeless shelter

Ok! My address is 2126 east 152nd street Olathe Kansas 66062.

Thank you,
Savanna

On Wed, Aug 21, 2024 at 10:10 AM Julie Sayers <jsayers@lenexa.com> wrote:
A packet will also be assembled for the City Council meeting on September 17th. We require addresses for public comment both in writing and in person.

On Aug 21, 2024, at 9:57 AM, Savanna Muellner <savvy697@gmail.com> wrote:

I have sent an email to the planning commission and I believe they have already submitted it? Unless this is something different then I'd be happy to share that with you!

Thank you,
Savanna

On Wed, Aug 21, 2024 at 9:53 AM Julie Sayers <jsayers@lenexa.com> wrote:
Good morning Ms. Mullener,
May we please have your address in order to add your message to the record on this matter?

On Aug 21, 2024, at 9:38 AM, Savanna Muellner <savvy697@gmail.com> wrote:

Good Morning Julie Sayers,

As a lifelong citizen of Johnson County, I wanted to express my excitement and support regarding the proposed homeless shelter in Lenexa. The opening of this shelter will be a monumental step towards helping unhoused people obtain affordable and stable housing. As a homeless services provider in the area, I want to emphasize that the implementation of a year-round shelter in Johnson County is a vital component to continue the fight to end homelessness.

Rates of unhoused families and individuals have increased over the past decade due to people living paycheck to paycheck. Families and individuals are one missed paycheck or one life-altering event such as a family death, personal or family member sickness, car trouble, etc. from becoming homeless. Implementing a plan to best support our community when people find themselves without stable housing is an imperative to protecting our community.

People need to have their basic needs met including, water, food, and shelter for them to be able to focus on maintaining employment, finding hobbies, and building a sense of community with the world around them. This shelter will help provide those basic needs at a centralized location to help assist people in finding long-term opportunities for housing and employment. If the shelter is not approved this will cause more issues for our fellow citizens who find themselves unhoused. Without the shelter our homeless population will continue

to suffer from lack of resources and remain unsafely sheltered outside where they are vulnerable to weather, potential crime, and threats to safety.

Not only will it benefit the lives of our fellow citizens, but this is also a beneficial plan for the community as a whole. This plan will take an unused building and repurpose it so that it will be around for many more years to come. There are many benefits to repurposing old buildings including sustainability, cost efficiency, and preventing urban sprawl, etc.

Housing is a right not a privilege.

Savanna Muellner

Good morning, Ashley.

Thank you for your note. I am taking your concerns seriously and will keep them in mind as Council deliberates the County's SUP application.

Sincerely,
Chris Herron

From: Ashley <neely.e.ashley@gmail.com>
Sent: Wednesday, August 7, 2024 5:39:05 PM
To: CD Planning <Planning@lenexa.com>
Cc: Chris Herron <cherron@lenexa.com>
Subject: Homeless Shelter Concern

Hello -

My name is Ashley Neely and I live in Lenexa which is very close to where the homeless shelter is approved by Johnson County but they are waiting on Lenexa to approve the special use permit. I have huge concerns! My twin girls go to Rosehill elementary. We already have crime in the area and have drifters already walking our streets. Is there a plan to protect our children? Not only being possibly watched on the playground but when they are walking to and from school? This is a big concern of mine as the children should be our number one priority. I just want to ensure there is a plan in place to protect the children's safety. I would appreciate you sending me your plans as this is my top priority.

Thank you in advance!
Ashley Neely
913-484-1950

Travis,

We will include your email in the PC packet. The applicant is best suited to answer your questions related to the school. Megan Foreman with the County has been a source of info on behalf of the applicant and is copied should you wish to continue the discussion with her.

Scott McCullough, AICP

Community Development Director

City of Lenexa

Phone: 913.477.7532 | Fax: 913.477.7730

smccullough@lenexa.com | <https://www.lenexa.com/Home>

The City of Lenexa: Leaders in the delivery of exceptional public service.

From: Travis Neely <neely.travis@gmail.com>

Sent: Wednesday, August 14, 2024 8:53 AM

To: Scott McCullough <smccullough@lenexa.com>

Cc: CD Planning <Planning@lenexa.com>; Chris Herron <cherron@lenexa.com>; Public Record <publicrecord@lenexa.com>

Subject: Re: Lenexa Homeless Service Center

Scott - thanks for the response. So from what I understand, the leaders and well as the principal at Rosehill Elementary and the daycare that are both a block and half away from the 95th/I-35 intersection are fully aware. I also gathered that they are being part of the security plan and will be provided the resources they request to provide an environment that is safe for the roughly 400 kids with ages that range from 4 to 11? Most of the kids are young and are in an environment where they have to walk too and from school alone unattended by an adult due to being either single parents or dual working parents who are both working to make sure their children are provided for.

On Tue, Aug 13, 2024 at 2:37 PM Scott McCullough <smccullough@lenexa.com> wrote:

Hi Travis,

The proposed shelter application was submitted by Johnson County and reStart and it is typical that applicants hold public meetings to present their application. In this case, the County and reStart have made several attempts to hold public meetings for residents and businesses in the area and have a couple coming up – the info for them can be found [here](#). Additionally, the City included an article in TownTalk [magazine](#) outlining how the special use permit process works (see pg. 13) in anticipation of receiving the application. The application has followed all notice requirements and with the local news also engaging I believe those who wish to engage are doing so. We have received many emails providing public input toward the application. Please let me know of any questions.

Scott McCullough, AICP

Community Development Director

City of Lenexa

Phone: 913.477.7532 | Fax: 913.477.7730

smccullough@lenexa.com | <https://www.lenexa.com/Home>

The City of Lenexa: Leaders in the delivery of exceptional public service.

From: Travis Neely <neely.travis@gmail.com>
Sent: Tuesday, August 13, 2024 2:19 PM
To: Scott McCullough <smccullough@lenexa.com>; CD Planning <Planning@lenexa.com>
Cc: Chris Herron <cherron@lenexa.com>
Subject: Lenexa Homeless Service Center

Scott/Planning Commision,

Hope all is well. I have a few questions with respect to the KSHB "Lenexa to vote on next step Johnson County Homeless Service Center".

It seems that Olivia omitted some facts in her story. She mentions there are 250 homeless in the county which is true, but the JoCo BOCC recently shot down the idea that it should be only limited to those individuals and even claimed they didn't even need to prove citizenship. This is concerning because this is what we have been hearing since I even heard about this several months ago. It was supposed to be for only residents from every story I have read. This hasn't been totally transparent.

I live along with my wife and our (twin) 6 year old girls within a 1 mile radius of this proposed "shelter". If I bring up what is going on with neighbors they seem confused or unaware that this is happening. This also includes Rosehill Elementary School and those on the Overland Park side of 103rd. In the article you (Scott) mentioned that the committee will make a decision based on "how the use (SUP) aligns with the code and what people who live in the area think". Have you or the committee reached out to the neighborhood or even the school principal or for that matter the SMSD Board to fully inform them? It seems like everyone I talk to has no idea that this is even happening. This article makes it sound like a survey or something was sent out to those "in the area".

Thank you,

Travis Neely
Lenexa resident

From: Carla N/M <dempugs@gmail.com>
Sent: Wednesday, August 21, 2024 4:13 PM
To: CD Planning <Planning@lenexa.com>
Subject: Help for the Homeless in Lenexa

Dear Lenexa Planning Commission,

I am writing in support of the housing crisis service center at 95th and I35. Housing in Johnson County is very expensive and we have no place in the county for people to go if they lose access to a safe home. All kinds of things happen to Johnson Countians that can result in losing access to a home, like medical bills and bankruptcy, divorce and domestic issues. I picture a young mother trying to provide for a child and the rent has just become too high. Let's help these Johnson County residents get back on their feet with shelter and services.

I am connected to the church that is offering emergency winter shelter, but that is not the same thing. That's just to keep people from freezing overnight in winter.

I am proud of Lenexa. Please provide a place for these deserving Johnson Countians so they can make their lives better.

Kindly,

Carla Norcott-Mahany

From: Melanie Nordell-Morris <mnordellmorris@gmail.com>
Sent: Wednesday, August 21, 2024 4:21 PM
To: CD Planning <Planning@lenexa.com>
Subject: Support for Housing Crisis Service Center

Dear Lenexa Planning Commission,

I am writing in support of the housing crisis service center at 95th and I35. Housing in Johnson County is very expensive and we have no place in the county for people to go if they lose access to a safe home. All kinds of things happen to Johnson Countians that can result in losing access to a home, like medical bills and bankruptcy, divorce and domestic issues. I picture a young mother trying to provide for a child and the rent has just become too high. Let's help these Johnson County residents get back on their feet with shelter and services.

I am connected to the church that is offering emergency winter shelter, but that is not the same thing. That's just to keep people from freezing overnight in winter. Let's try to keep people out of that kind of situation in JOCO.

I am a proud of our community. Please provide a place for these deserving Johnson Countians so they can make their lives better.

Warmly,

Melanie Nordell-Morris
8504 W. 142nd Terrace
OP KS 66223

From: Janice O'connor <oconnor47janice@gmail.com>

Sent: Monday, August 12, 2024 8:22 AM

To: CD Planning <Planning@lenexa.com>

Subject: Lenexa Homeless Shelter

Dear Mayor and City Council members:

Please vote NO on the request from reStart for funding to operate the homeless shelter in Lenexa.

All taxpayers in Johnson County have already pitched in over \$10 million for the purchase and operation of the shelter. They have been asked to fund \$430,000 over the next eight years to subsidize the operations.

So this NOT a one-time expense. What is the true cost of any shortfalls? Who will pay for those cities not participating. Page 5 of the packet on this item shows that it's a proposal for us taxpayers to fund the shelter for the next 8 years. And... the per capita cost increases each of those 8 years.

Page 8 of the packet shows that 50 people were counted as "unsheltered" in Johnson County on January 24 of this year. Unfortunately, those 50 people will NOT receive priority in the shelter. On July 25, the Board of County Commissioners (BOCC) voted NOT to check for ties to Johnson County when allowing for residence in the shelter.

In that same July 25 meeting, County Commissioners voted to allow residence in the shelter for people in our country illegally. So a room in the shelter could house someone in our country illegally, while there may be "no room at the inn" for someone from Johnson County, who's living out of their car or in a tent.

Your duty as mayor and city council members is to act in the best interests of Lenexa residents.

Giving money to an organization that gives the same priority to those outside of Johnson County – and those who aren't even citizens – is contrary to our best interests. It's just wrong.

So... please vote NO on this request to spend our tax dollars when it's not in the best interests of your constituents.

Sent from my iPhone

From: Jill O'Connor <joconnor@pcpartners.net>
Sent: Wednesday, August 14, 2024 1:47 PM
To: CD Planning <Planning@lenexa.com>
Cc: Jill O'Connor <joconnor@pcpartners.net>
Subject: RE: World Homeless Shelter

Lenexa Planning Commissioners,

Please read this article as part of your preparations for the hearing on August 26, 2024 for the Special Use Permit for this World Homeless Shelter:

"August 13, 2024

By: Charlotte O'Hara, 3 District Commissioner

This does not reflect the views or opinions of the majority of the Johnson County Commission

Homeless Shelter or Stealth Sanctuary County?

Yes, the subject matter again is Mike Kelly, the current chairman of the Johnson County Board of County Commissioners (BOCC). Chairman Kelly, while mayor of Roeland Park, championed a resolution which made Roeland Park a sanctuary city, which is prohibited by Kansas State Statute. The state took issue with Kelly's sanctuary city resolution and he (Kelly) was forced to rework the sanctuary city resolution verbiage, or rather tone down the rhetoric to be in compliance with state statutes.

Fast forward 2 years and 7 months and now as chairman of the BOCC, Kelly is out peddling his vision of a low barrier homeless shelter at 95th and I-35. Per reStart's low barrier plan, clients do not have to be sober and will be allowed on premises under the influence of drugs or alcohol, if in control of themselves...what could possibly go wrong?

On July 25th, the majority passed an assignment of \$10.5 million in taxpayer dollars to the operator, reStart, (chosen by staff). Here are my notes from that BOCC meeting. You decide: Homeless Shelter or Stealth Sanctuary County?

Commissioner O'Hara's notes on 7/25/2024 BOCC meeting on approval of \$10.5 million (your tax dollars) assignment consisting of the La Quinta Inn located at 95th and I-35 for the purpose of establishing a homeless shelter. The assignment includes the La Quinta Inn, the old Denny's and funds for rehab and startup costs to reStart, a 501C3 nonprofit/non-governmental organization (NGO):

1. Commissioner O'Hara's amendment for BOCC to require reStart to require clients to be residents of Johnson County, failed 5-2
2. Commissioner O'Hara's amendment for BOCC to require reStart to require clients to be U.S. citizens or other legal status, failed 5-2
3. Commissioner O'Hara's amendment for BOCC to require reStart to hold 5 long term beds (out of 50) to be available for law enforcement drop off for emergency homeless, failed 6-1
4. Commissioner Meyers asked Assistant County Manager (CM), Joe Connor, if the amendment on U.S. Citizenship was irrelevant because the Coordinated Entry System does not allow questions on residency or legal status. Joe Connor, Assistant CM, responded...that was correct.

5. United Community Services, another NGO, developed the RFP (Request for Proposal), not our county staff. Joe Connor, Assistant CM, confirmed that he is on the board of United Community Services and was also on the selection committee as a non-voting member.
 6. The Selection Committee was made up of county staff and they selected the operator, not the BOCC.
 7. Mental health department uses Coordinating Entry System...cannot require JoCo residency or even U.S. citizenship or other legal status for homeless.
 8. Joe Connor, Assistant CM confirmed that reStart does not fulfill criteria that BOCC set requiring operator to be self-funded. ReStart has a \$500,000 deficit the first year. ReStart has nothing in their budget for security. Staff assured the BOCC in the COW (Committee of the Whole) on July 17th that reStart trains all their staff for security and will call local police when necessary. Security cost according to estimates given the BOCC is an additional \$250,000.
 9. Chairman Kelly called Commissioner O'Hara xenophobic...O'Hara's response: my daughter is African American, two of my grandchildren are Hispanic, my grandson is Korean and my daughter-in-law is of Pakistani and Hispanic ethnicity.
- There you go, this low barrier homeless shelter is not reserved for JoCo residents or even U.S. citizens. This shelter will not accept law enforcement drop off for emergency homeless and reStart does not fulfill the original requirement of operator to be self-funded. ReStart's first year deficit of \$500,000.00, without a budget for security. quickly balloons to \$750,000.00 when the security estimate of \$250,000.00 is added.

Oh, and if you DARE oppose or have questions you will be called xenophobic. I love the openness to diversity of thought!!

So, you decide, Homeless Shelter or Stealth Sanctuary County?

Call to Action: Lenexa is considering a Special Use Permit for the facility. It will be reviewed and voted on by the Planning Commission on August 26 at 7:00 p.m. It will then be considered by the City Council on September 17 at 7:00 p.m. (as currently scheduled).

Please send emails to the planning commission and city council members expressing your concerns and if possible, please attend. Lenexa City Hall, 17101 W. 87th St."

Most sincerely,

Jill O'Connor
Overland Park, Kansas

From: Jill O'Connor <joconnor@pcpartners.net>
Sent: Thursday, August 8, 2024 8:17 AM
To: planning@lenexa.com
Cc: Jill O'Connor <joconnor@pcpartners.net>; kcjewel56@gmail.com
Subject: World Homeless Shelter

Planning Commissioners:

I am opposed to this World Homeless Shelter, which is what it has become. It's offensive for the Chair of the BOCC and a member of the PV city council to call those opposed 'racists'. Johnson County is very diverse. The fact we don't want people from OUTSIDE Johnson County does not make us racists. It makes us forcing all of

you to be accountable for our money. Families spend their money on their families FIRST because they simply can't afford to take care of anyone else. Johnson County should do the same thing. Lenexa should do the same thing. AMERICA FIRST, JOHNSON COUNTY FIRST, LENEXA FIRST when it comes to spending our money.

No city should contribute to this money pit. We do not need to spend over \$10 million to house 50 people from who knows where. That is a foolish waste of taxpayer money. And even if the BOCC had supported Commissioner O'Hara's 2 amendments to make it "for Johnson County citizens only" AND "for citizens of the USA only", we still should leave this matter to the private sector. It is NOT the governments job to take care of the poor, the widowed and the needy.

SAY NO TO THIS PROJECT and I hope others will let you know they feel the same way. This project must be stopped. It will bring crime to surrounding neighborhoods and businesses and it will be a hub for more human trafficking. Please use some common sense to protect the residents of Lenexa. LENEXA FIRST should ALWAYS be your focus.

Jill O'Connor
Kansas Precinct Committee Woman, 5-18
Overland Park, Kansas 66209
913-220-4925

From: Jill O'Connor <joconnor@pcpartners.net>

Date: August 9, 2024 at 2:32:29 PM CDT

To: Bill Nicks <bnicks@lenexa.com>, Chelsea Williamson <cwilliamson@lenexa.com>, Chris Herron <cherron@lenexa.com>, Courtney Eiterich <ceiterich@lenexa.com>, Craig Denny <cdenny@lenexa.com>, Joe Karlin <jkarlin@lenexa.com>, Julie Sayers <jsayers@lenexa.com>, Mark Charlton <mcharlton@lenexa.com>, Melanie Arroyo <marroyo@lenexa.com>

Cc: Jill O'Connor <joconnor@pcpartners.net>

Subject: RE: World Homeless Shelter

I need to make a correction to my email, 2nd sentence. Ian Graves with the PV CC did not refer to those of us who oppose this shelter as racists. My apologies.

Jill

From: Jill O'Connor <joconnor@pcpartners.net>

Sent: Friday, August 9, 2024 11:51 AM

To: Bill Nicks <bnicks@lenexa.com>; Chelsea Williamson <cwilliamson@lenexa.com>; Chris Herron <cherron@lenexa.com>; Courtney Eiterich <ceiterich@lenexa.com>; Craig Denny <cdenny@lenexa.com>; Joe Karlin <jkarlin@lenexa.com>; Julie Sayers <jsayers@lenexa.com>; Mark Charlton <mcharlton@lenexa.com>; Melanie Arroyo Perez <marroyo@lenexa.com>

Cc: Jill O'Connor <joconnor@pcpartners.net>

Subject: World Homeless Shelter

Respected Lenexa Mayor and City Council members,

I am opposed to this World Homeless Shelter, which is what it has become. It's offensive for Mike Kelly, the Chair of the BOCC, and Ian Graves, a member of the PV city council, to call those who oppose it 'racists'. Johnson County is very diverse. The fact we don't want people from OUTSIDE Johnson County does not make us racists. It makes us forcing all of you to be accountable for our money. Families spend their money on their families FIRST because they simply can't afford to take care of anyone else. Johnson County should do the same thing. Lenexa should do the same thing. AMERICA FIRST, JOHNSON COUNTY FIRST, and LENEXA FIRST when it comes to spending our money. It does NOT make you heartless to say NO to this project. It makes you fiscally responsible to your citizens and lets them know you have their safety in mind at all times. To put the World Homeless Shelter in the middle of retail and residential and school settings is abandoning all of your duties as city council members.

Bringing in a business such as Costco, for example, brings economic development and growth to your city, along with jobs, possibly new residents who will buy homes, furnishings, groceries and other items that will grow your city economy. A business like Costco does not bring in crime, human trafficking, and drugs, but a World Homeless Shelter most certainly will plus it will ONLY be a drain on your economy! It will adversely impact your community, your schools and the safety of your students. No parent will feel comfortable letting their child walk or ride a bike to the surrounding schools or to a friends house to play.

This location is the wrong location for a facility of this kind. The costs to renovate those 2 buildings are enormous and will likely blow through the \$10 million of our/your Johnson County tax dollars.

No city should commit to contributing to this money pit, especially since it won't be limited to Johnson County residents! We do not need to spend over \$10 million to house 50 people from who knows where. That is a foolish waste of taxpayer money, and even if the BOCC had supported Commissioner O'Hara's 2 amendments to make it "for Johnson County citizens only" AND "for citizens of the USA only", we still should leave this matter to the private sector. It is NOT the government's job to take care of the poor, the widowed and the needy. In this case, it will be set up for single people, mainly men. It is NOT designed for homeless families.

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Kansas Precinct Committee Woman, 5-18
Overland Park, Kansas 66209
913-220-4925

From: Jill O'Connor <joconnor@pcpartners.net>

Date: August 9, 2024 at 11:51:17 AM CDT

To: Bill Nicks <bnicks@lenexa.com>, Chelsea Williamson <cwilliamson@lenexa.com>, Chris Herron <cherron@lenexa.com>, Courtney Eiterich <ceiterich@lenexa.com>, Craig Denny <cdenny@lenexa.com>, Joe Karlin <jkarlin@lenexa.com>, Julie Sayers <jsayers@lenexa.com>, Mark Charlton <mcharlton@lenexa.com>, Melanie Arroyo <marroyo@lenexa.com>

Cc: Jill O'Connor <joconnor@pcpartners.net>

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Jill O'Connor
Kansas Precinct Committee Woman, 5-18
Overland Park, Kansas 66209
913-220-4925

From: Grace Odell <gracekateodell@gmail.com>
Sent: Wednesday, August 21, 2024 4:31 PM
To: CD Planning <Planning@lenexa.com>
Subject: Housing Crisis Service Center Support

Dear Lenexa Planning Commission,

I am writing in support of the housing crisis service center at 95th and I35. Housing in Johnson County is very expensive and we have no place in the county for people to go if they lose access to a safe home. All kinds of things happen to Johnson Countians that can result in losing access to a home, like medical bills and bankruptcy, divorce and domestic issues. As a piano teacher who worked with disadvantaged communities, I picture a young mother trying to provide for a child and the rent has just become too high. Let's help these Johnson County residents get back on their feet with shelter and services.

I am connected to the church that is offering emergency winter shelter, but that is not the same thing. That's just to keep people from freezing overnight in winter. Let's try to keep people out of that kind of situation in JOCO.

I am a proud of our community. Please provide a place for these deserving Johnson Countians so they can make their lives better.

Warmly,
Grace Odell

From: Charlotte O'Hara <charlotteiohara@gmail.com>

Sent: Monday, August 12, 2024 5:17 PM

To: Jeffrey Lysaught <jeffrey.lysaught@gmail.com>

Cc: Julie Sayers <jsayers@lenexa.com>; Beccy Yocham <byocham@lenexa.com>; Chelsea Williamson <cwilliamson@lenexa.com>; Craig Denny <cdenny@lenexa.com>; Bill Nicks <bnicks@lenexa.com>; Mark Charlton <mcharlton@lenexa.com>; Chris Herron <cherron@lenexa.com>; CD Planning <Planning@lenexa.com>; Joe Karlin <jkarlin@lenexa.com>; Courtney Eiterich <ceiterich@lenexa.com>; Melanie Arroyo <marroyo@lenexa.com>

Subject: Re: FW: What could your organization do with \$10 million for the homeless ?

Ah, but this homeless shelter is a low-barrier which means few requirements for the clients unlike the tough love approach.

Charlotte

On Mon, Aug 12, 2024 at 3:30 PM Jeffrey Lysaught <jeffrey.lysaught@gmail.com> wrote:
Good Afternoon,

Thanks for being so diligent on Lenexa issues. The attached is a very good example of a program, in place, that would really benefit the homeless in JOCO/Lenexa. The current proposal is for a low barrier, diversionary program that has mediocre success, You all have worked diligently to make Lenexa one of the county's finest cities, if not the best. Don't residents deserve the absolute best program?

We all do. The county has introduced a plan fraught with issues of untold financial, economic, community impact and liability issues that we simply do not deserve or need. We need **your** leadership to take all of these factors into account and provide us with your leadership on the Special Use Permit.

Sincerely,

Jeff Lysaught

He who walks among wise men, shall be wise

Subject: FW: What could your organization do with \$10 million for the homeless ?

This is how it is done! 1770 homeless individuals served in metro KC without a \$10MM govt paid migrant center in a crime hotspot. This is about 6 times what the Lenexa shelter would serve annually. My friend Chuck explains through "tough love" they house and support individuals and families in various apartments throughout the metro, with many of the apartments sponsored by various faith based organizations noted on page 6. The success rate is over 90% in getting them back on their feet and finding employment and/or permanent housing. With additional financial support Chuck tells me they have the capability to double the number of apartments which would make the need for the La Quinta shelter non-existent.

I do see some of the same churches as apartment sponsors such as Church of the Resurrection that are also LOUD advocates through Good Faith Network that is one of the drivers of the proposed shelter, but many are not. Why not take their same energy and further support Hillcrest?

Subject: Fwd: What could your organization do with \$10 million for the homeless ?

See the 2023 annual report. The Hillcrest KC operation budget is around 6 million \$ and the sources of that money is shown in the report.

<https://hillcrestkc.org/wp-content/uploads/2023annualreport.pdf>

Subject: What could your organization do with \$10 million for the homeless ?

I checked out the shelter you volunteer for and was impressed.

The more I read and hear about the proposed conversion of the hotel and Denny's to shelter the homeless the more confused I am.

I understand the est cost will be \$10 million to house 50 people.

I understand that there will be no restrictions on who stays there - specifically it was voted by the County Commissioners to allow illegals and non-Kansas residents to take space there.

Do you have any more details?

This proposal seems to have run off the rails regarding costs and helping JoCo homeless

From: Jennifer O'Leary <jenoleary88@gmail.com>
Sent: Wednesday, August 14, 2024 6:27 PM
To: CD Planning <Planning@lenexa.com>
Subject: I Support the HSC

All,
Thank you for taking the time to read my letter.
I am a citizen of Johnson County and I support the Homeless Service Center initiative.
Please support this important project in helping our displaced community members in receiving the lifesaving support and services that they so desperately need.
The numbers of people I see walking out neighborhoods and roads has increased to a significant number in the past year and it is high time we as the more fortunate members of Johnson County support them.
I support the HSC, and so should you.
Thank you,
Jennifer O'Leary

From: Jane O'Neil <janeetoneil@gmail.com>
Sent: Wednesday, August 21, 2024 4:05 PM
To: CD Planning <Planning@lenexa.com>
Subject: Homelessness in Lenexa

Commission,

I am writing in support of the housing crisis service center at 95th and I35. Housing in Johnson County is very expensive and we have no place in the county for people to go if they lose access to a safe home. All kinds of things happen to Johnson Countians that can result in losing access to a home, like medical bills and bankruptcy, divorce and domestic issues. I picture a young mother trying to provide for a child and the rent has just become too high. Let's help these Johnson County residents get back on their feet with shelter and services.

I am connected to the church that is offering emergency winter shelter, but that is not the same thing. That's just to keep people from freezing overnight in winter. Let's try to keep people out of that kind of weather.

A Lenexa citizen,
Jane O'Neil

From: Marie Osterhaus <mosterhaus24@gmail.com>
Sent: Thursday, August 15, 2024 7:22 PM
To: Stephanie Sullivan <ssullivan@lenexa.com>
Subject: Not in favor of homeless shelter

As a Johnson County and an Overland Park tax payer, who lives near 95th and Antioch, I am NOT in favor of a homeless shelter and would urge you to share feedback that this is NOT wanted. I have a young child and we are considering to move from the area because of this. A homeless shelter will make the area even more run down, on top of all of the illegal pan handling and crime. I no longer feel safe in my own town.

From: Laura Owen <lowen@oelc.com>
Sent: Friday, August 9, 2024 10:39 AM
To: CD Planning <Planning@lenexa.com>
Subject: RHomeless Shelter SUP

Members of the Planning Commission:

address a grave concern regarding the proposed plan for the "**homeless shelter**" in Lenexa. Though initially proposed with the best of intentions, this project is likely to become a magnet for drugs and crime, as evidenced by similar projects across our nation. We cannot ignore the facts. **The massive negative social and economic impact of this endeavor has been grossly underestimated and largely ignored.**

Chairman Mike Kelly and his ineffective Board of County Commissioners, *excluding Commissioners Charlotte O'Hara and Michael Ashcraft*, have covertly pushed this plan, hoping the public remains unaware. They have placed you, the Lenexa City Council, in a difficult position, shifting all the burden onto you.

First, **the BOCC has not done their due diligence.** Second, they have **ignored their own RFP policies** as defined in their bylaws. **City Union Mission**, the most respected homeless shelter in Kansas City (and they accept **ZERO taxpayer dollars**), was not even given the opportunity to bid on this project. Third, the BOCC appointed their staff to select the operator for this facility. The **BOCC staff recommended "ReStart," an organization with a very poor track record.** Have you seen ReStart's 990? They receive nearly zero financial support from the community and are nearly **100% taxpayer funded!**

ReStart has budgeted no funds for security for this facility, despite the certainty that it will attract drugs and crime. So this facility **will place a massive burden on the Lenexa Police Department. Lenexa is already the drug and crime capital of Johnson County (see the attached Johnson County crime heat map).** That's not hearsay; it's a fact.

One of ReStart's plans involves accepting HUD funding, which means they will have **NO** ability to control who may or may not enter this facility, contrary to false statements made by certain members of the BOCC.

As it relates to the **Special Use Permit**, I would ask that you consider these questions:

1. According to the City of Lenexa's "Comprehensive Plan" how does an Emergency Shelter fit within this roadmap for Lenexa's future?
2. Under "Outreach Key Themes and Takeaways" - "Land Use Development", it states "*The significant development potential of Lenexa's western areas was discussed, however, the need for sufficient infrastructure in place and balanced land uses was emphasized*". What infrastructures were identified as needed (in the western areas) to support new commercial and low-residential growth? Do we have the appropriate infrastructures to support this 50-bed single room emergency shelter with 20-40 single Micro apartments?
3. How does this shelter ensure Lenexa's growth and redevelopment that complements the community's vision using public investments (and lost revenue)?
4. How does this align with the community's goals such as desirable land uses and built forms?
5. According to the Future Parks and Recreation Plans, a proposed multi-use trail would be developed around the proximity of the shelter. What safety precautions will be in place for seniors, cyclists, walkers, pet-owner walkers from unsolicited contact by the residents from the Shelter? It is a known fact that many new homeless people camp around the trails, especially in the brush.

FOLLOW THE MONEY. WHO WILL BENEFIT from this project? Who stands to gain financially from the acquisition of the property, the massive renovations required, and the operation of the facility?

Similar projects in other cities have spiraled into financial black holes, costing taxpayers and local businesses far more than anticipated. We do not want Lenexa to resemble cities like San Francisco, Los Angeles, NYC, Philadelphia and Seattle. See the attached article about what happened in Denver when they implemented a similar project for a homeless shelter. We must not allow Lenexa to make the same mistake. **"Fixing" the homelessness problem is not achieved by carelessly throwing away taxpayer money without due diligence and accountability.**

Chairman Mike Kelly and **the BOCC have thrown you**, the Lenexa City Council, under the bus. You will be left holding the bag **when this fails**. Our community deserves better! We deserve transparency, safety, and responsible leadership. Don't let the BOCC's failed plan fall on you. Dump this back onto the BOCC and make them do their job!

We can't discuss the **homeless shelter** without acknowledging some **key facts about the open border**. JJ Carrell, who retired after 24 years in leadership with the US Border Patrol, interviewed senior leaders at the border and across the nation to uncover the truth about what's happening with the open border. He details his findings in his book, *Invaded: The Intentional Destruction of the American Immigration System*, and two documentaries are currently in production to bring these facts to the American people.

Carrell reveals that there are **50 million illegals in the country today**, many of which are **single young men who harbor a deep resentment towards America**. We face numerous unknowns, but the open border is already leading to the **return of diseases we had previously eradicated**, including highly contagious tuberculosis and polio. This situation **will likely result in attacks on the scale of 9/11**.

For example, Springfield, OH, a town with a population of 58,000, has seen an influx of 20,000 Haitians, and machete killings and rapes have become routine in what was once a quiet town. Have you been to our local **Costco** on a Saturday morning lately? Half of the customers don't speak English, and you have to wonder how they all obtained **Costco Visa cards**. A friend showed me this receipt left behind by an illegal migrant after buying groceries. This receipt shows a balance of over \$13,000 in food stamps and nearly \$4,500 in cash. <https://twitter.com/BossBlunts1/status/1818898308468740161?t=8LHdg8HgpcAID6i0kGCz3A&s=19>

Billions of taxpayer dollars are being spent on housing, clothing, food, healthcare, education laundry services, transportation, and more for undocumented immigrants, while millions of Americans, including our veterans and the elderly, live in squalor.

DON'T OPEN THE DOOR TO THIS MESS FOR LENEXA.

Don't be complicit! This facility will bring prostitution, child trafficking, drug trafficking and many other crimes to Johnson County.

- The **BOCC voted against requiring that only American citizens use this homeless shelter** because their agenda is to use this shelter as a pipeline for managing the flow of illegals into the country.

- The **BOCC grossly overpaid for the LaQuinta Hotel** (and Denny's) **without even having approval for the Special Use Permit. How arrogant!**
- The **BOCC has no idea who will pay for ongoing operations for this homeless shelter.** Local city leaders are pushing back on this.
- The **BOCC handpicked a failed 501c3 organization, ReStart**—a taxpayer-funded entity, to manage operations. The BOCC did not allow the most successful homeless organization in KC, City Union Mission, to even bid on it. City Union Mission has a budget of over \$17 million and does not take a single penny of taxpayer funds. Their track record for helping the homeless gain skills, find jobs, and contribute to society is outstanding. ReStart's track record is a disaster. And, ReStart does not have one penny budgeted for security, so **the homeless shelter will place a massive burden on the Lenexa Police Department.**

I'm sure you are aware of the attached "**crime hotspot map**" (attached). This was prepared by the Johnson County Criminal Justice Advisory Committee (JJAC) - 30 members, and presented via the Criminal Justice Coordinator through the Johnson County Corrections Dept. **Lenexa is the crime hot spot in Johnson County already, and the crime hotspot in Lenexa is I-35 & 95th Street. Why would be throw gasoline of the fire by placing a homeless shelter at that location?**

Contrary to Comrade Kelly's name-calling towards those of us who oppose this homeless shelter, **we are not heartless.** If this effort was about creating a professionally run facility exclusively for Johnson County citizens (who will be paying for it), I would fully support it. But that's not what this is!

You have the power to stop this NOW. DO NOT APPROVE THE SPECIAL USE PERMIT.

Comrade Mike Kelly is trying to push this homeless shelter through under the cover of darkness. Don't be his puppets. When this fails, and it will, the failure will be on you, not on Comrade Kelly. He is well aware of that.

Thank you.

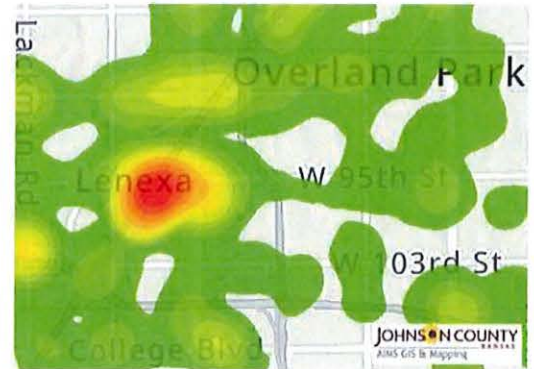
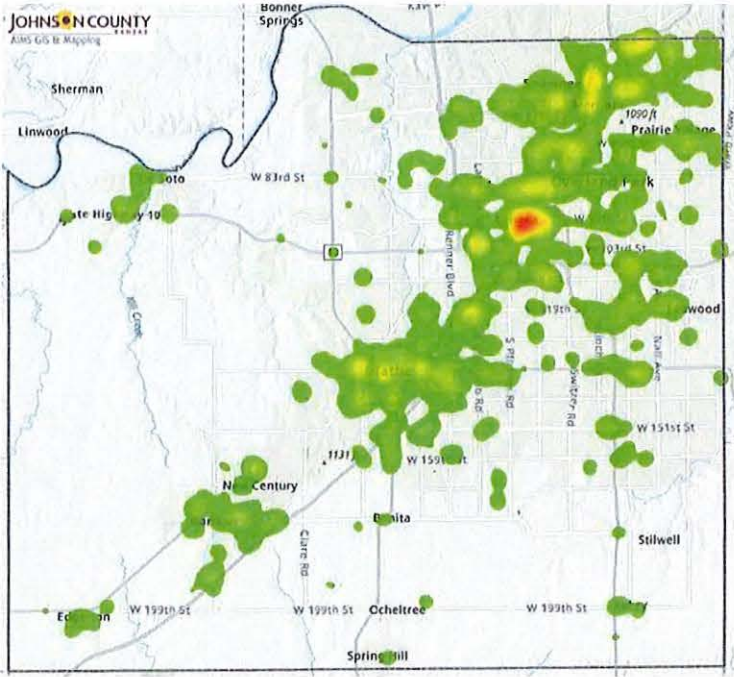
Respectfully,

Laura Owen
9036 Barstow Street
Lenexa, KS 66219
M: 913.653.9617

ATTACHMENTS:

DRUG ARRESTS HOTSPOTS

- **Lenexa: Area around I-35 and 95th Street**



7

Denver's hotel-turned-homeless shelters become hotbeds of violence and drugs

911 data reveals the homeless hotels attract more calls than regular hotels in the city

[Noah Festenstein noah.festenstein@denvergazette.com](mailto:noah.festenstein@denvergazette.com)

Apr 17, 2024 Updated May 2, 2024

On any given day, Doc Miller keeps an eye on his wife Judith watering the garden outside of their South Broadway Bed & Breakfast hotel, wondering when a homeless person would come and threaten her.

Their bed and breakfast is the only hotel along the south Broadway corridor, a busy zone that draws shoppers and diners.

But the area has also become a hotspot for people openly using drugs in an area with a higher population of homeless people.

Whether it's someone passed out on a sidewalk or a drug deal happening in broad daylight at an intersection, the corridor has fostered an illicit drug market and attracted violence, business owners and residents said.

"The city is literally falling into the second ring of hell," said Miller. "We are under siege." Within 1,000 meters of Miller's hotel, 309 emergency 911 calls were made in the last three months of 2023, according to public safety data.

But that number still pales in comparison to the average 833 calls made within 1,000 meters of Denver's five hotel-turned-shelters for homeless people between Oct. 1 and Jan. 2.

911 calls within 1,000 meters from Denver's hotel-turned-shelters:

- 4040 N. Quebec St: 1,212
- 12033 E. 38th Ave: 795
- 7525 E. Hampden Ave: 771
- 4590 N. Quebec St: 709
- 4849 Bannock St: 680

Those calls included reports of shootings, drug use, theft or other acts of violence.

The Denver Gazette sifted through 911 data for three regular hotels, including the Millers' bed and breakfast, located in corridors identified by Denver's law enforcement as areas where crimes are more concentrated.

None has attracted as many 911 calls as the Johnston administration's homeless shelters. On average, 267 calls were made from the areas practically during the same period using the same geographic parameters.

In particular, the shelter at 4040 Quebec, a former DoubleTree hotel, has seen the most trouble: Seven people have died there, two of them by shooting. And between Oct. 1 and Jan. 12, some 1,212 emergency calls to 911 were made within a 1,000-meter radius of the hotel.

Along with building "micro-communities," the hotel-turned-shelters are a crucial component of Mayor Mike Johnston's campaign promise to eradicate homelessness in the city by the end of his first term.

Last year, Johnston's administration moved 1,135 homeless people indoors. The mayor plans to move another 1,000 this year.

The Johnston administration insisted that homeless people are safer indoors than out in the streets.

"People experiencing homelessness are not safer outdoors," Jose Salas, a spokesperson for the mayor's office, told The Denver Gazette in email. "Through the All In Mile High initiative, we are providing a roof over people's heads, a warm place to sleep that keeps them away from the elements, a door they can lock to keep their belongings from being stolen, 24/7 supportive staff to help with their needs, and so much more."

Denver Police Chief Ron Thomas told The Denver Gazette there is a big difference in what's happening at hotel-turned-shelters and areas identified by law enforcement as crime hotspots.

Crucially, there's a lot more resources being offered at the shelters.

"I think what we are seeing at the hotspots or in crime prone areas is, for the most part, at least back in 2021, the only resource that was being deployed to those resources were the police," Thomas said. "The resources that are available at these 'All In Mile High' sites are wraparound services."

Thomas added it's "reasonable to expect that as they continue to stabilize, you're gonna have increases in call for service."

A spokesperson for Johnston also maintained that homeless encampments that the administration had cleared out drew "much greater" 911 calls than the hotel-shelter sites. Many of the residents of those encampments ended up at the shelters.

In an interview, District 8 Councilmember Shontel Lewis said she wants a data-driven approach, and she's interested in the question of whether homeless people are "safer" on the streets.

But she wants the "full picture" that would provide, Lewis said, adding the data would help keep homeless services providers accountable.

She added: "Putting people on the pathway to permanent housing, offering wrap-around trauma-informed services centered in compassion is the best way to help a traumatized population thrive, not just survive."

A 'free-for-all'

Miller, the bed and breakfast owner, said he believes many people are afraid to call 911 in an area prone to crime, describing the problems happening in the streets as "an ongoing free-for-all."

Threats from homeless people at his hotel happen "at least once a day," he said. That's in addition to open drug use, he said.

"I have called ambulances on numerous occasions for people who are dying or in serious risk of death from drug overdoses in the alleys," he said.

He surmised that the homeless people living at the 4040 Quebec shelter are people "consolidated into an area where antisocial drug and alcohol related problems can fester into a group activity."

Whereas on south Broadway, he said, "we have a lot of wide open spaces here on the streets."

A recent, wide-ranging report painted a complicated, incessant and sorrowful picture of homelessness in metro Denver, a crisis that has soared in recent years and which is costing taxpayers hundreds of millions of dollars each year.

The [Metro Denver Homeless Initiatives' latest "State of Homelessness Report"](#) described a homeless population that is struggling with mental and chronic health and, more notably, substance abuse challenges. The report, which accumulated data from various sources, outlined factors contributing to homelessness, notably substance abuse (24%) and mental health concerns (31%).

Other major contributing factors included chronic health conditions (24%) and disabling conditions (21%), according to the report, which drew data from the annual point in time count.

Data from elsewhere in the country showed a similar pattern. The [California Policy Lab, which analyzed the responses of more than 64,000 "sheltered" and "unsheltered" homeless adults, showed similar results:](#) 50% of "unsheltered" people reported mental health conditions contributed to their loss of housing and 51% reported the use of drugs or alcohol contributed to their loss of housing.

The overdose crisis has, in particular, hammered Denver's homeless population, which made up 38% of the overdose deaths last year.

Dawn McNulty, a resident near south Broadway, said "the city's strategy is putting all Denver residents in imminent danger, but particularly our most vulnerable populations."

"For those who live in the densely populated areas with transitional housing," she said, "the effects have been deeply impactful to all community stakeholders."

To Craig Arfsten, president of Citizens for a Safe and Clean Denver, believes mental health and substance abuse lie at the root of the crisis. Arfsten said when he visited the 4040 Quebec shelter recently, he found trash and needles surrounding the property.

"I don't think the city has recognized that the problem is drug addiction and mental illness," Arfsten said. "And until you admit that, you're gonna have this population that's going to continue to create problems."

Jimmie Owens, a homeless man who was scouring for shelter during Denver's previous snowstorm, told The Denver Gazette he missed out on transitional housing opportunities.

"(It's) a different aspect out here," he said of the level of drug addiction he's seeing in the streets.

"Sadly," he added, "it's like the only choice."

From: David Pack <djpack.12645@gmail.com>
Sent: Thursday, August 15, 2024 3:54 PM
To: CD Planning <Planning@lenexa.com>
Cc: Karen Pack <karenwpack@gmail.com>
Subject: Proposed Homeless Services Center at Former La Quinta Inn

We have heard that Lenexa city staff has recommended not approving a Homeless Services Center at the former La Quinta Inn.

As 34+ year residents of Lenexa and members of the Good Faith Network church Grace Covenant Presbyterian at College Boulevard and Nieman, **we fully support approving a Homeless Services Center at the former La Quinta Inn.**

The location near 95th Street and I-35 is in a largely commercial area. There are no single family residences in close proximity. Indeed, the property is barely in Lenexa at all, just a few blocks west of Overland Park.

Our church has housed homeless persons in our building for four weeks a year for many years. It has been a very positive and rewarding experience providing a helping hand to those in need.

The Good Faith Network is a network of some 30 Christian, Jewish, and Muslim congregations. The religious beliefs of all of these major faiths call upon us to be there for the homeless. (Christians are referred to Matthew 25: 31-46.)

Peace,
Karen and Dave Pack
112645 West 82nd Street
Lenexa, KS 66215
913-541-1907

From: Jamie Paget <jamie5242@gmail.com>
Sent: Wednesday, August 21, 2024 4:21 PM
To: CD Planning <Planning@lenexa.com>
Subject: Housing Crisis Service Center at 95th and I-35

Dear Lenexa Planning Commission,

I am writing in support of the housing crisis service center at 95th and I35. Housing in Johnson County is very expensive and we have no place in the county for people to go if they lose access to a safe home. All kinds of things happen to Johnson Countians that can result in losing access to a home, like medical bills and bankruptcy, divorce and domestic issues. I picture a young mother trying to provide for a child and the rent has just become too high. Let's help these Johnson County residents get back on their feet with shelter and services.

I am connected to the church that is offering emergency winter shelter, but that is not the same thing. That's just to keep people from freezing overnight in winter. Let's try to keep people out of that kind of situation in JOCO.

I am proud of our community. Please provide a place for these deserving Johnson Countians so they can make their lives better.

Warmly,
Jamie Paget

From: Rhonda Palmer <dandilionblower@gmail.com>
Sent: Saturday, December 9, 2023 8:47 AM
To: Scott McCullough <smccullough@lenexa.com>
Subject: Inquiry from City of Lenexa website

Hello! I hope this finds you well.

I am sending this message to you because I feel someone is being lazy and taking an easy and expensive way out of a problem. Using the La Quinta Inn as a homeless shelter will be an injustice to the Home owners in Lenexa Hills East. Setting aside reasons people are homeless and that jobs are readily available, I am sorry, but crime follows groups of homeless people. That neighborhood and all the businesses there are at risk.

Buying LA Quinta for 6.5 million dollars is wasteful for Johnson County tax payers as well. This problem does not go away with free housing. Let's say you give shelter for 3 to 30 days, what then? Most homeless people require mental assistance as well as a job and mobility to that job. Who is in charge? Who is responsible now? The persons who made that decision? The county? When crime happens, who is responsible? Are the perpetrators going to be held accountable or walk? Will the victims be compensated when you put the homeless in their backyard? Would you put them next door to you? Is it possible this part of a bigger plan to get those residents out? Is this plan pushed by someone who has investments in another hotel and stands to benefit? Why not build? There are obviously funds available. Put a homeless center by the Panasonic plant. Put one somewhere near where the homeless already are staying. If you choose to use this area, you should compensate the residents and homeowners that live there and have police there to watch that neighborhood specifically. My mother lives there. She is 76 and easy picking for a homeless thug. Where should she go if I sell the house? She wants her independence. What will I get for the house if I don't sell right now and the neighborhood's worth plummets?

If this problem is due to lack of affordable housing perhaps don't take away one of those neighborhoods. Perhaps go after the laws that govern residential investors. It is a shame that say, a school teacher can not buy a residence. Renting and paying back loans could make a poor money planner homeless even with a teaching job, but by large they will not be the people staying in the shelter. Will the 'sheltered' be 'unsheltered' if they use drugs (which tends to go hand in hand)? Now they like it at this new location.

This proposal is just not smart. Someone thinks it is a good idea, gets some support, but doesn't think things through. Happening all the time now, and you see how that is going.

We need hotels. We are about to have world cup playoffs coming. We are growing and with that comes growing pains. Don't compound the pains with bandaid that does not help. If you are worried about the weather and homeless deaths, voucher and use what is already available. Look at California and do not follow what they do, unless you want to reward the people who do not choose to work.

Rhonda Palmer

From: Mary Patterson <quantumgrace@hotmail.com>
Sent: Tuesday, August 13, 2024 11:34 AM
To: CD Planning <Planning@lenexa.com>
Subject: Homeless Shelter

Hello! My name is Mary Patterson and I volunteer for Johnson County Juvenile Detention Center. The youth of Johnson County are in desperate need of a homeless shelter.

Please support the La Quinta homeless shelter, it is very needed!

Thank you,
Mary Patterson
913-231-8469

From: Chelsea Williamson <cwilliamson@lenexa.com>
Sent: Thursday, July 18, 2024 7:11 PM
To: mike perkins <mp12457@gmail.com>
Cc: Beccy Yocham <byocham@lenexa.com>; Julie Sayers <jsayers@lenexa.com>
Subject: Re: Homeless Shelter

Good evening Mike & Elaine,

The County has yet to submit a Special Use Permit Application, so the matter is still in the hands of the County, not the City of Lenexa.

Once the County submits its application, it will then become public, and must go through the same rigorous review process all Special Use Permit Applications must complete by the City staff and the Planning Commission before the matter is even ready for review by the City Council. There are many steps along the way where the application could be remanded back to the County for further action.

I assure you as Council Members, we do not have any facts or arguments before us until the Agenda and Packet Materials are released the Friday before the meeting at which the matter is scheduled for review.

In reviewing Special Use Permits, we sit in a "quasi-judicial" position, meaning we act as Judges reviewing the arguments and facts presented to us before we each make our own decision. It would be inappropriate for any group discussions, independent sessions, or decisions to be made before the matter is presented before the Council.

I have copied City Manager Beccy Yocham and Mayor Sayers so this correspondence can be placed in the permanent record.

Thank you for your thoughts and comments, which I am taking very seriously, as I have with other emails I have received on this issue.

Chelsea Williamson
City Council Member | Ward 3
City of Lenexa
City Hall: [913.477.7550](tel:913.477.7550)
Phone: [913.303.0909](tel:913.303.0909)
Cwilliamson@lenexa.com | www.lenexa.com

The City of Lenexa: Leaders in the delivery of exceptional public service.

From: mike perkins <mp12457@gmail.com>
Sent: Thursday, July 18, 2024 5:33 PM
To: Chelsea Williamson <cwilliamson@lenexa.com>
Subject: Homeless Shelter

Dear Commissioner Williamson

I am emailing you again to express my opposition to the County proposed homeless shelter. My understanding from our last communication was that it still required zoning and city approval. If it was such a great opportunity why don't County Commissioners propose to put it in their community.

As I mentioned in my previous email this proposed shelter is right in between schools not a good mix. The current efforts to revitalize the I-35 and 95th St corridor will be a waste of time and money.

Please consider this as you discuss this in the future. Unless it has already be given the city blessing behind closed doors. I hope that is not the case.

If you have any questions please let me know.

Best regards,

Mike and Elaine Perkins

816-809-8294

mp12457@gmail.com

From: mike perkins <mp12457@gmail.com>
Sent: Thursday, December 7, 2023 5:02 PM
To: Scott McCullough <smccullough@lenexa.com>
Subject: Inquiry from City of Lenexa website

Good evening Scott,

I am writing to voice my opposition to the proposed Homeless Shelter at 95th and I-35. I understand that this is a county initiative but I hope that the City will have a voice in the decision.

I also realize that this not strictly a zoning issue, but I trust that the elected officials will ask for your input.

Thank you,
Mike Perkins
816-809-8294
mp12457@gmail.com

From: Gayln Perry <gaylnvperry@gmail.com>
Sent: Sunday, August 11, 2024 7:20 PM
To: CD Planning <Planning@lenexa.com>
Subject: Lenexa Homeless Shelter

Dear Mayor and City Council members:

Who do you represent? What are our taxpayer monies meant for? The answer to both questions is legal citizens!! We should not be paying to house illegals in our communities. This will not go well for you or our communities. You have been elected to represent us, the legal residents of this community. If you do not this is derelict of your oath which means you need your resign your position. The citizens will be watching how you vote very closely. Do the right thing and do not allow this homeless shelter for illegals to move forward.

I'm a Johnson County resident. My address is 10480 W. 131 st Steet Overland Park 66213. Phone number 913-620-0596.

Please vote NO on the request from reStart for funding to operate the homeless shelter in Lenexa.

All taxpayers in Johnson County have already pitched in over \$10 million for the purchase and operation of the shelter. They have been asked to fund \$430,000 over the next eight years to subsidize the operations.

So this NOT a one-time expense. What is the true cost of any shortfalls? Who will pay for those cities not participating. Page 5 of the packet on this item shows that it's a proposal for us taxpayers to fund the shelter for the next 8 years. And... the per capita cost increases each of those 8 years.

Page 8 of the packet shows that 50 people were counted as "unsheltered" in Johnson County on January 24 of this year. Unfortunately, those 50 people will NOT receive priority in the shelter. On July 25, the Board of County Commissioners (BOCC) voted NOT to check for ties to Johnson County when allowing for residence in the shelter.

In that same July 25 meeting, County Commissioners voted to allow residence in the shelter for people in our country illegally. So a room in the shelter could house someone in our country illegally, while there may be "no room at the inn" for someone from Johnson County, who's living out of their car or in a tent.

Your duty as mayor and city council members is to act in the best interests of Lenexa residents.

Giving money to an organization that gives the same priority to those outside of Johnson County – and those who aren't even citizens – is contrary to our best interests. It's just wrong.

So... please vote NO on this request to spend our tax dollars when it's not in the best interests of your constituents.

Gayln Perry

Sent from my iPhone

From: Jessica Persson <jessicaleepersson@gmail.com>
Sent: Wednesday, August 14, 2024 3:07 PM
To: CD Planning <Planning@lenexa.com>
Subject: HSC

As a Johnson County resident, I support the Homeless Sevices Center. We can and we should do more to help the houseless folks in our community. Thank you,

Jessica Persson

From: Nancy Pine <njil2014@gmail.com>
Sent: Sunday, August 18, 2024 3:05 PM
To: Julie Sayers <jsayers@lenexa.com>
Subject: Re: Please consider denial of 95th street shelter

Of course!

7804 Darnell street
Lenexa KS 66216

On Sunday, August 18, 2024, Julie Sayers <jsayers@lenexa.com> wrote:
Good afternoon Ms. Pine and thank you for your input on this matter. May we please have your address so that we may add your message to the record on this matter?

Julie Sayers
Mayor

From: Nancy Pine <njil2014@gmail.com>
Sent: Sunday, August 18, 2024 2:42 PM
To: Julie Sayers <jsayers@lenexa.com>; Joe Karlin <jkarlin@lenexa.com>; Courtney Eiterich <ceiterich@lenexa.com>; Bill Nicks <bnicks@lenexa.com>; Mark Charlton <mcharlton@lenexa.com>; Melanie Arroyo <marroyo@lenexa.com>; Chelsea Williamson <cwilliamson@lenexa.com>; Craig Denny <cdenny@lenexa.com>; Chris Herron <cherron@lenexa.com>
Subject: Please consider denial of 95th street shelter

Dear Council Members,

I am writing to hope you consider denial of the shelter being proposed at the La Quinta Inn. I will also do my best to make this email as short as possible. :) There are several factors that frustrate me about the plan, but I also see and feel the need for people to receive help when they find themselves in hard situations. It just seems like it's kind of rushed together to be able to use the federal Covid money that expires at the end of the year. I moved here 2 years ago from Lawrence and the way Lawrence has been handling the homeless situation was a big driver in that decision. It seems like there are people who are in a horrible situation and they need help, that they are sober, stressed, need resources, and I completely hope that there is a place for them to go. Personally, it doesn't seem like being in a location that is close to crime would be the best route as the mall doesn't have the best reputation. It also seems like majority of the people going through rough times are experiencing mental health issues and alcohol and drug addiction. It does not seem like these things can be solved at the shelter. The biggest things I disagree with about the plan are the location, the lack of rules of who could be accepted into the program, that it doesn't seem fair to the businesses nearby, that doesn't seem like a healthy or safe environment for those struggling, the spending of these programs as they seem to have no actual cap, and that it is being built based on the bulk of money coming from the Covid fund because then what? It seems like it lacks a viable and logical plan and that it could keep changing missions and acceptance to meet whatever federal money they could find next. It just overall feels like there are more negatives than positives and that a better plan and location could be found.

Thank you for your time,
Nancy Pine

From: Ashley Post <ashleyagpost@gmail.com>

Sent: Monday, August 12, 2024 8:33 AM

To: CD Planning <Planning@lenexa.com>

Subject: I support the homeless facility

I just wanted to reach out and let everyone know that this Lenexa resident is thankful and supportive of the new homeless housing project. Thank you!

Sincerely,

Ashley Post

From: Lori Pratt <lpratt323@gmail.com>
Date: July 22, 2024 at 6:01:04 PM CDT
To: Julie Sayers <jsayers@lenexa.com>
Subject: Homeless shelter

Dear Mayor Sayers'

I'm writing today to express my concerns and disapproval of the homeless shelter and restart in Johnson County.

The shelter will not be for legal citizens, but house illegal immigrants. What about our Veterans? Is this going to help people improve and move on to do life or is this to keep people living off the government? This area is close to 35 highway with easy access for drugs and sex trafficking. It's by Costco, Sams, and Oak Park Mall as well as peoples homes as their values decrease. What about the security of this highly populated area. There are schools in this area with our precious children!

I don't think you're looking our for Johnson County residents!!!

Our county has needs for infrastructure, sheriff and police, emergency and water needs.

Please take time to rethink this!

I appreciate your service to Lenexa, please think about our community!!

Thanks!

Lori Pratt

From: prattenter (null) <prattenter@aol.com>
Sent: Saturday, July 27, 2024 8:46:20 AM
To: CD Planning <Planning@lenexa.com>
Subject: Homeless Shelter

I oppose the Homeless Shelter or any special permits in Lenexa.
I have lived in Lenexa for 32 years, if you allow this to happen in our city I may move to MO.
Robert Pratt
20312 W 94th Ter
Lenexa, KS 66220

From: "prattenter (null)" <prattenter@aol.com>
Date: July 18, 2024 at 5:59:41 PM CDT
To: jeff.meyer@jocogov.org, Julie Sayers <jsayers@lenexa.com>
Subject: Lenexa Homeless Shelter

To Commissioner Jeff Meyer and Mayor Julie Sayers,
I would like to express my opinion that the proposed Homeless Shelter **not** be put in use and if it were then it should be placed in your city, Roeland Park.
COVID monies should be used for other purposes, consider giving it back to the taxpayers that have been burden with your policies!
Be TRANSPARENT!!! Don't censor the Public from hearing the Truth in the Commissioners' meetings and I request for you to sit out on votes that you have a Conflict of Interest.

If I understand, the proposed shelter will no longer be used for just for JOCO or Kansas Residence's? Is that fair? We have hundreds of Homeless Citizens', why open to anyone?
Especially Illegal Migrates invited by KC Mayor Quinton Lucas from NY.
Quit using taxpayer money for your agenda!
How did the JOCO Board of Commissioners' have the right to spend \$6M of COVID money?
Please shut this program down, I do not want it in my Shopping Area! That is right in the backyard of two of the biggest retailers in the USA: Sam's and Costco.

Sincerely,
Robert Pratt
20312 W 94th Ter
Lenexa, KS 66220
20312 W 94th Ter
Lenexa, KS 66220

From: gay ramsey <gqramsey@gmail.com>

Date: August 20, 2024 at 7:00:05 PM CDT

To: CD Planning <Planning@lenexa.com>

Cc: Julie Sayers <jsayers@lenexa.com>, Joe Karlin <jkarlin@lenexa.com>, Courtney Eiterich <ceiterich@lenexa.com>, Bill Nicks <bnicks@lenexa.com>, Mark Charlton <mcharlton@lenexa.com>, Melanie Arroyo <marroyo@lenexa.com>, Chelsea Williamson <cwilliamson@lenexa.com>, Craig Denny <cdenny@lenexa.com>, Chris Herron <cherron@lenexa.com>

Subject: Proposed Homeless Shelter

Reply-To: gqramsey@gmail.com

Dear Chairman Poss:

I am writing in support of the homeless services center proposed by Johnson County and reStart, Inc. and hope that I can count on the planning commission to **approve reStart Inc.'s special use permit**. I have been disturbed by the hate and disinformation that has been spread about this project and about people experiencing homelessness.

This initiative is not just a needed response to the problem of homelessness in our community, but also a way for us to protect the dignity and humanity of our fellow citizens. As I drive through Johnson County, I notice an increased number of people experiencing homelessness. I have to believe that this trend strains local resources, including emergency services, healthcare facilities, and law enforcement. The lack of adequate shelter and support services impacts the entire community by diverting resources that could be better utilized if a comprehensive support system were in place.

The proposed homeless services center offers a solution that addresses these challenges. By providing a centralized location where individuals can access shelter, food, medical care, job training, and mental health services, the center can break the cycle of homelessness and reduce the long-term strain on local resources. Every person deserves to be treated with dignity and respect. Lenexa has the opportunity to show that our community is one where compassion and empathy guide our actions. Investing in this center is not just an act of charity; it is a sound investment in the future of our community.

Please approve the special use permit for reStart Inc. and the homeless services center.

Sincerely,

Gay Ramsey

8141 Widmer Road

Lenexa, KS 66215

From: Tomrau <trau@kc.surewest.net>
Date: August 19, 2024 at 4:11:19 PM CDT
To: Julie Sayers <jsayers@lenexa.com>
Subject: Re: Sanctuary City/Housing illegals

Just so you understand where we are coming from. My wife is a legal immigrant. Her Dad tried three different times to bring her Mother, brother and her here from Croatia. They came legally, not cutting to the front of the line, without any vetting.

Sent from my iPhone

On Aug 19, 2024, at 3:58 PM, Tomrau <trau@kc.surewest.net> wrote:
Julie, we are against that as well. Housing illegals of any status is wrong and will only bring crime and decreased housing values.

Sent from my iPhone

On Aug 19, 2024, at 3:33 PM, Julie Sayers <jsayers@lenexa.com> wrote:

Good afternoon Mr. Rau and thank you for reaching out.

I believe your questions are related to the news of an application for Special Use Permit to operate a homeless services center in the location of the La Quinta hotel at 95th Street and I-35, which has been proposed by Johnson County Government and their partner, ReStart.

A webpage containing a variety of information about the project can be found here: <https://www.jocogov.org/department/housing-services/homeless-services-center>.

The application has been filed with the City of Lenexa and is working its way through the City's zoning process. It is currently scheduled to be considered at the August 26 Planning Commission meeting and thereafter, at the September 17 City Council meeting. There is no language related to sanctuary city status included, the only consideration is for approval or denial of the special use permit for the facility.

Thank you,

JS

Julie Sayers

Mayor

City of Lenexa

913.477.7567

jsayers@lenexa.com | www.lenexa.com

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From: Cristine Redmond <credmond13@outlook.com>

Sent: Monday, August 19, 2024 1:23 PM

To: CD Planning <Planning@lenexa.com>

Subject: Planning Commission Question

I would like to email the planning commission members before the upcoming meeting to express my disapproval regarding the "homeless shelter" at I-35 and 95th street. Is there a way to do that or do I just send an email here?

Thank you,

Cristine Redmond

From: scottdroby@everestkc.net

Date: August 10, 2024 at 11:49:02 AM CDT

To: CD Planning <Planning@lenexa.com>

Cc: Julie Sayers <jsayers@lenexa.com>, Melanie Arroyo <marroyo@lenexa.com>

Subject: **My family supports the Homeless Services efforts in Lenexa and Johnson County**

I'm very thankful to live in a city and county where we are addressing the issue of homelessness the way we would any other civic issue: We are taking action to solve that issue, not pretend it doesn't exist or hope that it will go away by itself. That is the Love Thy Neighbor ethic by which Lenexa and Johnson County should stand. And I hope we continue to stand up for our neighbors who are in need. The very least we should do is assure that everyone in our community has food and shelter.

Mary and Scott Roby
13923 W 76th Cir, Lenexa, 66216
W4, P3-07
913.488.3768

From: Barry Rogers <BRogers@americanindustrialgroup.us>
Sent: Sunday, August 18, 2024 7:32 PM
To: CD Planning <Planning@lenexa.com>
Subject: Homeless services

Please consider our support for the development of a facility in Lenexa to provide services, including housing, to the growing homeless population in Johnson County. Please also consider our support for reStart as the right agency to staff the facility and to provide the necessary services to help these folks get back on their feet.

Private funds are useful but cannot match the scale of public funds. The problem demands that scale of solution funding.

Regards,

Barry Rogers
President
American Industrial Group, LLC
9746 Pflumm Rd
Lenexa, KS 66215
913/747-4220 office
913/669-1546 mobile
www.americanindustrialgroup.us

From: Chris Herron <cherron@lenexa.com>
Sent: Friday, August 9, 2024 9:14 AM
To: bill roush <billroush@gmail.com>
Cc: Beccy Yocham <byocham@lenexa.com>
Subject: Re: Housing crisis center

Good morning, Mr. Roush.

Thank you for sharing your thoughts with me regarding the proposed homeless shelter. I agree with you that far too often good people suffer when things beyond their control go awry. Rest assured that I will carefully consider yours and others viewpoints before forming an opinion. Community feedback is essential in making informed decisions, and I value your perspective.

I have copied our city manager, Beccy Yocham, so that your letter is registered in our records.

Sincerely,
Chris Herron

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From: bill roush <billroush@gmail.com>
Sent: Friday, August 9, 2024 8:49:20 AM
To: Chris Herron <cherron@lenexa.com>
Subject: Housing crisis center

Dear Councilmember Herron,

I am writing in support of the housing crisis service center at 95th and I35. Housing in Johnson County is very expensive and we have no place in the county for people to go if they lose access to a safe home. All kinds of things happen to Johnson Countians that can result in losing access to a home, like medical bills and bankruptcy, divorce and domestic issues. I picture a young mother trying to provide for a child and the rent has just become too high. Let's help these Johnson County residents get back on their feet with shelter and services.

I have been a volunteer doing bedding laundry at the emergency winter shelter, but that is not the same thing. That's just to keep people from freezing overnight in winter. Let's try to keep people out of that kind of situation in JOCO.

I am a longtime JOCO resident who's proud of our community. Please provide a place for these deserving Johnson Countians so they can make their lives better.

From: Janet <jcruby1@gmail.com>
Sent: Thursday, August 8, 2024 12:26 AM
To: CD Planning <Planning@lenexa.com>
Subject: Homeless shelter

No to the homeless shelter! The city will be destroyed with this kind of development going on. People didn't move to Lenexa for this type of living, if that type of living was wanted would've stayed in Kansas City.

Sincerely, Janet Ruby
Sent from my iPhone

From: Jessie Salsbury <jessiesalsbury@gmail.com>
Sent: Wednesday, August 14, 2024 2:54 PM
To: CD Planning <Planning@lenexa.com>
Subject: Special use permit

I am in support of the special use permit to care for the unhoused. I hope you put your support into this much needed work and project. I live in Olathe, KS. thank you,

**please forgive misspelled words and autocorrect errors. Sent via mobile **

Jessie Salsbury
913-827-6378
Her/Hers/She Pronouns

From: CynS <CynS@kc.rr.com>
Sent: Thursday, August 15, 2024 9:39 AM
To: CD Planning <Planning@lenexa.com>
Subject: Homeless shelter Lenexa

Congratulations Lenexa! I am so proud of your city for taking the lead on getting the La Quinta hotel off the ground into a Johnson County homeless shelter (fingers crossed). Let me tell you the story of my friend I met at a job in Corporate Woods. She was the receptionist, 57 years old, white female. She lost her job as the company decided they didn't need a front desk person (Maximus/now Young Williams who has the contract for Dept of Child Support State of Kansas).

Well my friend is a mother of 3 (grown children). She had a traumatic upbringing. Grew up in Gardner, Kansas, married at 15 years old (parental approval). Abusive husband. Etc. So being unemployed at her age has been such a very very real hardship. She was nearly reduced to living in her car, which is making payments on so almost came close to being homeless! She lives in Lenexa!

I don't think people understand how close some of us are to being one paycheck away from homelessness. OUR family completely supports and APPLAUDS your city for making this happen!!!

The Sandins

Merriam, KS

Johnson County residents 26 years

From: Davidsaul89 <davidsaul89@gmail.com>
Sent: Monday, August 19, 2024 9:57 PM
To: CD Planning <Planning@lenexa.com>
Subject: Lenexa Homeless Shelter

Dear Mayor and City Council members:

There is a horrible website <https://lenexashelter.com/> where people are being asked to oppose this.

Please vote YES on the request from reStart for funding to operate the homeless shelter in Lenexa.

All taxpayers in Johnson County have invested over \$10 million for the purchase and operation of the shelter. They are willing to fund \$430,000 over the next eight years to subsidize the operations.

Your duty as mayor and city council members is to support ALL people which includes those who are not fortunate enough to have stable housing.

So... please vote YES on this request to support those who are not as fortunate as many of us in Johnson county.

From: Keely Schneider <keelys@workforcepartnership.com>
Sent: Tuesday, August 20, 2024 4:21 PM
To: CD Planning <Planning@lenexa.com>
Subject: Public Comment - Homeless Services Center Special Use Permit

Dear Sir or Madam,

Attached are our public comments regarding the City's consideration to grant a Special Use Permit for the purposes of establishing a Homeless Services Center in Lenexa. Thank you for the opportunity to share our thoughts on this project and how we will be able to serve its residents.

Thank you,

Keely

Keely J. Schneider

Executive Director

Workforce Partnership

8535 Bluejacket St.

Lenexa, KS 66214

P: (913) 577-5959

C: (816) 217-3203

ATTACHMENT: CommentsLenexaSpecialUsePermit



WORKFORCE PARTNERSHIP
JOHNSON • LEAVENWORTH • WYANDOTTE

August 20, 2024

Lenexa City Council Members
Lenexa City Hall
17101 W. 87th Street Pkwy.
Lenexa, KS

Re: Special Use Permit for Homeless Services Center

Dear Lenexa City Council Members,

On behalf of Local Workforce Investment Area III, Inc. d/b/a Workforce Partnership, a non-profit businesses operating in Lenexa, KS, I write to share with you Workforce Partnership's full endorsement and support of the development of a new Homeless Services Center on the La Quinta property in Lenexa. We urge the City Council to grant the required Special Use Permit for this project.

Workforce Partnership is a 501(c)(3) non-profit organization that functions as the local workforce development board serving Johnson, Wyandotte and Leavenworth counties, and operates a comprehensive workforce center in Lenexa, just minutes away from the proposed Homeless Center location. We have an expertise in serving individuals with barriers to employment such as those who are long-term unemployed, low-income or receiving public assistance, disabled, do not speak English well or with criminal backgrounds. These barriers are often some of the same barriers faced by homeless individuals. Unfortunately, our ability to serve individuals with those barriers *who have no stable housing* is extraordinarily limited. Like other basic necessities such as food and clothing, without stable housing, it is virtually impossible for Workforce Partnership to help an individual find or train for employment.

When individuals know that they have a safe and clean place to sleep each night, they are better able to utilize the next level of support from us. Our intensive support for individuals with barriers to employment includes in-depth assessments, individualized career counseling, opportunities for training in high-demand careers at no cost as well as additional supportive services like transportation and childcare assistance.

Providing the full range of intensive and wrap-around services for individuals with barriers has been a successful recipe for creating real job seeker pathways to high-demand careers and for accessing new talent. Workforce Partnership routinely meets or exceeds its performance goals under the Workforce Innovation and Opportunity Act (WIOA) – which provides foundational funding to local workforce boards including funding the intensive work we do with special populations. In our most recently completed program

8535 Bluejacket | Lenexa, KS 66214 | P: 913-577-5900 | F: 913-642-7260 | E: wib@workforcepartnership.com | W: www.workforcepartnership.com

KANSASWORKS

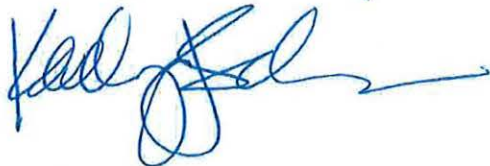
A proud partner of the AmericanJobCenter[®] network

year ending June 2024, Workforce Partnership served 16,256 job seekers. While many of these customers entered our doors to obtain basic services in the career centers, we provided intensive services to 1,575 individuals in WIOA and other grant programs – the same intensive services we could provide directly to individuals housed at the proposed Homeless Services Center. In our WIOA program, the largest program serving individuals with barriers, on average 73.6% of them are employed within 6 months after exiting our program and 78% are employed within 12 months after exit.

In addition to providing the above-referenced services within our Lenexa workforce center, we commit to working with those developing the Homeless Center on ways in which our staff can provide on-site workshops, information sessions and other basic services in order to customize our services to the specific needs of homeless individuals, as well as to relieve any transportation burdens the residents may have in traveling to the workforce center. Once employed, our job seekers then have income flowing, allowing them to improve their living situations and take the next step in transitioning to their own accommodations.

Providing stable housing is one of the first steps to helping individuals become economically self-sufficient. Without it, the intensive and wrap-around services that Workforce Partnership and other community organizations provide to the homeless are largely ineffective. Workforce Partnership supports development of the Homeless Services Center and asks that you do too.

Sincerely,



Keely J. Schneider
Executive Director

From: Bill Nicks <bnicks@lenexa.com>
Sent: Friday, August 9, 2024 10:38 AM
To: Bill Schoenfelder <jensenschoen@gmail.com>
Subject: Re:

Thank you for your note. I will see that all of the City Council and Planning Commission get a copy.....thank you. Bill

From: Bill Schoenfelder <jensenschoen@gmail.com>
Sent: Friday, August 9, 2024 9:32:39 AM
To: Bill Nicks <bnicks@lenexa.com>
Subject:

Mr. Nicks,

Our household at 18045 West 94th St. strongly opposes the proposed use of La Quinta for a future homeless shelter.

Our property taxes are high enough!!! We do not support this idea. There are concerns about crime increase as well. Illegals housed there??

Sincerely,

Bill and Jean Schoenfelder

From: Ben Schuerman <schuey524@gmail.com>
Sent: Monday, August 19, 2024 8:54 AM
To: CD Planning <Planning@lenexa.com>; Chris Herron <cherron@lenexa.com>; Julie Sayers <jsayers@lenexa.com>; Craig Denny <cdenny@lenexa.com>
Cc: Aderene Schuerman <ren.schuerman@gmail.com>
Subject: No to Lenexa Homeless Shelter

Dear Mayor, City Council, and Planning Commission members,

Vote NO on the request from reStart to operate the homeless shelter in Lenexa.

While I understand there is a need for housing and I sympathize with those people, this is not the right area for a homeless shelter. The La Quinta inn is only a few minutes' walk from my childrens' (and 600 other families') elementary school and my home. Including the cheap motels, Amoco convenience/liquor store, QuikTrip, Oak Park Mall, and numerous apartment complexes, this area is already the most crime-ridden square mile in Johnson County. I know the County knows this, too, which is why they've approved this behind our backs. If they were to be honest about it they would have started reaching out to nearby residents discussing the details well before they'd approved this. The County and those approving of this should be ashamed of their actions.

Given the shelter will not prioritize Johnson County residents, we know it will be accepting migrants, which will bring the drugs and violence that we've recently seen in New York, Denver, Chicago, and other sanctuary cities. That is not welcome here.

This La Quinta Inn is still an operating hotel that the county will purchase (overpay) with leftover COVID funds, a totally fraudulent use of taxpayer money. Moreover, this is not a one-time expense and taxpayers are committing to funding this operation into perpetuity. I will not pay to bring strangers, drugs, and crime into my neighborhood.

Your duty as mayor and city council and planning commission members is to act in the best interests of Lenexa residents. The homeless shelter at 95th and I-35 is obviously NOT in the best interest of Lenexa residents.

Vote NO on the Special Use Permit and request to spend our tax dollars when it's not in the best interests of your constituents.

Thank you,

Ben, Aderene, Angel, JR, & Aya Schuerman
12817 W 100th St
Lenexa, KS 66215

402-314-1190
schuey524@gmail.com

From: sscott4@kc.rr.com
Date: August 16, 2024 at 10:10:51 AM CDT
To: Julie Sayers <jsayers@lenexa.com>
Subject: Proposed Homeless Shelter
Reply-To: sscott4@kc.rr.com

Mayor Sayers

Name is Stephen M. Scott

Address 12308 W 100th Street
Lenexa, Kansas 66215-1948
913 645 7143
sscott4@kc.rr.com

I am in opposition to the proposed homeless shelter at the former La Quinta hotel.

I work in health care, and with a homeless population.

I know the amount of crime/drug use/mental health issues/prostitution a homeless shelter attracts.

This proposed site is in a residential area, with Rosehill Elementary and Westgate Middle within walking distance of the proposed shelter.

The homeless shelter also will encompass an area that is commercially viable, including Oak Park Mall.

The city will lose a tax base that the hotel now provides, or new commercial development at this site that could potentially provide a tax base.

My taxes go up each year, and I resent they will be spent on a homeless shelter in a residential area.

This is not the place for a homeless shelter and a burden the city of Lenexa and it's residents should not have to shoulder.

Notify me for any questions or concerns.

Stephen M. Scott

From: sscott4@kc.rr.com
Date: August 15, 2024 at 11:08:08 AM CDT
To: Courtney Eiterich <ceiterich@lenexa.com>
Subject: Homeless Shelter Site La Quinta
Reply-To: sscott4@kc.rr.com

My Name is Steve Scott

I live at 12308 West 100th Street Lenexa Kansas 66215

I would like to express my opinion that the planning commission deny the request to place a homeless shelter in the La Quinta hotel location.

I work near the City Union Mission in Kansas City.

I see each day the amount of drug traffic and prostitution that occurs outside the City Union Mission during the day from the occupants of the Mission.

Kansas City Mo police are they on an almost continual basis each day.

My taxes are going up again this year. I do not want my taxes paying for a homeless shelter in a residential area down the street from viable shops and businesses. In addition to an elementary and middle school in that area.

Use that money for the citizens of Lenex and Johnson County who work for a living.

Notify me for questions or concerns

Steve Scott
sscott4@kc.rr.com

From: sscott4@kc.rr.com <sscott4@kc.rr.com>
Sent: Monday, August 12, 2024 12:49 PM
To: CD Planning <Planning@lenexa.com>
Subject: Stephen M. Scott

Planning commission:

Please consider this request, as I will not be able to attend the Planning Commission meeting on Aug 26.

I am opposed to the rezoning of the LaQuinta Hotel site to a homeless shelter.

I deal with homeless people each day in my position. I am well aware of the character of this population.

A homeless shelter is not what Lenexa or the surrounding neighborhood is suited for.

Take into consideration that it will not benefit Lenexa or it's residents in any way or manner.

I did not buy a home in this neighborhood to be next to a homeless shelter and the type of inhabitants it will bring to our neighborhood. It will only bring crime and street drugs/prostitution to our neighborhood and drive down property values.

Please notify me for any questions or concerns.

Stephen M. Scott
913 645 7143
sscott4@kc.rr.com

From: Brad Shepherd <deadfowl@gmail.com>

Sent: Wednesday, August 14, 2024 5:54 PM

To: CD Planning <Planning@lenexa.com>

Subject: Lenexa Homeless Shelter is not good for Lenexa. Wake up. We don't want to attract this to our beautiful city. I like Lenexa!! HELP SAVE LENEXA!!

Dear Mayor and City Council Members,

I urge you to vote ****NO**** on reStart's request for additional funding to operate the homeless shelter in Lenexa. Help save Lenexa by making sure our tax dollars are spent wisely and in the best interest of our community.

Johnson County taxpayers have already contributed over \$10 million for this shelter, and now we are being asked to commit another \$430,000 over the next eight years. This is a long-term financial burden with increasing costs each year and no clear plan for covering shortfalls.

Furthermore, the shelter does not prioritize Johnson County residents. The recent decision by the Board of County Commissioners allows individuals from outside the county, including those in the country illegally, to take up shelter space. This could leave Lenexa residents without the support they need.

Your duty is to act in the best interests of Lenexa. Funding a shelter that doesn't prioritize our community is not in our best interest.

Please vote ****NO**** on this funding request and help save Lenexa.

Sincerely,
Brad Shepherd
913-238-8934
Lenexa, Kansas

This version includes "Help save Lenexa" to emphasize your appeal.

From: Chuck Sheppard <shepcr@sbcglobal.net>
Sent: Thursday, August 8, 2024 7:38 AM
To: CD Planning <Planning@lenexa.com>
Subject: Homeless Shelter

We do not support a homeless shelter in Lenexa, particularly one that caters to illegal immigrants. There are already organizations that serve the homeless and Lenexa should support those instead of creating another government program.

Hillcrest is currently serving the homeless in the Metro and will be glad to use the money to expand the program in Lenexa.

Charles and Connie Sheppard

Lenexa, KS

Sent from my iPad

From: Carol Shimeall <cshimeal@mac.com>
Sent: Tuesday, August 20, 2024 4:27 PM
To: CD Planning <Planning@lenexa.com>
Subject: Special Use Permit for Homeless Shelter

Dear Planning Commission,

I am writing in support of the proposed homeless shelter in Lenexa. This is a much needed, long overdue addition to our county. Not only is it the right thing to do, it is far less expensive than our current system of shuffling between jails, emergency rooms, and very limited private shelters. Not everyone is privileged to have family to rely on in times of trouble. Society is best served when we do not "throw people away. There is no excuse for human beings freezing and dying on the streets in the wealthiest county in Kansas. The La Quinta site is centrally located in a non-residential area. It is as nearly an ideal site for the purpose as we are likely to find. I urge you to approve the Special Use Permit for the homeless shelter.

Respectfully,

Carol and Mike Shimeall
Olathe, KS

From: Matthew Shipley <divemastermat@gmail.com>
Sent: Wednesday, August 21, 2024 4:19 PM
To: CD Planning <Planning@lenexa.com>
Subject: Shelter Planning

Dear Lenexa Planning Commission,

I am writing in support of the housing crisis service center at 95th and I35. Housing in Johnson County is very expensive and we have no place in the county for people to go if they lose access to a safe home. All kinds of things happen to Johnson Countians that can result in losing access to a home, like medical bills and bankruptcy, divorce and domestic issues. I picture a young mother trying to provide for a child and the rent has just become too high. Let's help these Johnson County residents get back on their feet with shelter and services.

I am connected to the church that is offering emergency winter shelter, but that is not the same thing. That's just to keep people from freezing overnight in winter. Let's try to keep people out of that kind of situation in JOCO.

I am a proud of our community. Please provide a place for these deserving Johnson Countians so they can make their lives better.

Warmly,
Matthew Shipley

From: Jeff Smith <JeffSmith@project1020inc.onmicrosoft.com>

Date: August 19, 2024 at 3:52:17 PM CDT

To: Julie Sayers <jsayers@lenexa.com>, Joe Karlin <jkarlin@lenexa.com>, Courtney Eiterich <ceiterich@lenexa.com>, bricks@lenexa.com, Mark Charlton <mcharlton@lenexa.com>, Melanie Arroyo <marroyo@lenexa.com>, Chelsea Williamson <cwilliamson@lenexa.com>, Craig Denny <cdenny@lenexa.com>, Chris Herron <cherron@lenexa.com>

Cc: Barb McEver <barbmcever@project1020inc.onmicrosoft.com>, bmcever1923@gmail.com

Subject: JoCo Homeless Services Centeruuiin

Dear Lenexa City Council Members,

I'm writing to you as someone who works in Lenexa for Project 10 ❤️ 20. As you likely already know, we operate our cold weather shelter at the Shawnee Mission Unitarian Univesalist Church at 9400 Pflumm Rd, in your fine city. I live in Olathe and therefore am a Johnson Countian, who is extremely invested in doing justice for those marginalized in our county. I am a member of the Good Faith Network where I am a team leader for the Aldersgate UMC of Olathe contingent of the Network, and I am also its Board Secretary.

I feel compelled now to communicate a favorable attitude with you about the upcoming discussion and vote on the Special Use Permit that reStart has requested for the proposed Homeless Services Center (HSC) targeted for the La Quinta Motel at the corner of I-35 and 95th Street. This HSC is an absolutely critical starting point for our county's desire to eliminate homelessness, i.e. reach functional zero, by 2029, a goal communicated in Mike Kelly's state of the county address just this year. The location of the La Quinta is ideal for the administration of the programs and services the HSC promises. It falls along existing bus routes that can transport folks to/from possible work locations and has a central location to the entire county making trips to other parts of the county easier/less costly.

As someone who works directly with the JoCo inhabitants who are experiencing homelessness, I have a unique perspective on the benefits and possibilities that the HSC can bring to our community and those who have had the misfortune of losing their home. I've seen a number of presentations from reStart Inc. on how access to the shelter rooms and transitional housing rooms will be done, the security measures planned and they way that funding will be provided from many different sources to provide for a sustainable facility for years to come. The wrap-around services proposed by the county will provide critical support for individuals to transition from a current state of homelessness into a stable living circumstance; and the security measures intended will prevent the area from becoming a gathering point for those in distress and a potential safety issue.

reStart has assured all cities in the county, as I'm sure they've informed you, that the HSC will NOT be an emergency shelter. As such, the current operation of Project 10 ❤️ 20 will continue to provide for that crucial purpose as it has for years. The coordinated entry system we use to place folks needing housing onto our By-Name-List (BNL) administered by the JoCo Continuum of Care (CoC) will be the avenue for entry into the HSC. As case manager at Project 10 ❤️ 20, I've provided our guests and clients access to the BNL through coordinated entry since 2021. This method of access to the HSC will ensure that our most needy and vulnerable neighbors are provided with its services first and give the needed structure for the center to meet its goals of stabilizing lives and giving those who need help the essential wrap-around services and an avenue for improvement and productivity.

As a sitting member of our CoC and a trained administrator of our coordinated entry system, I can attest to the excitement around the possibility of the HSC shared by all the agencies that I work with, who tend to agree that the La Quinta would be ideal in its makeup, location and accessibility. I don't know why the city staff may be recommending the denial of the SUP, but I am in full support of the HSC and this location. I question whether the recommendation has supporting reasons which could be addressed or whether simple nimby'ism is the main sentiment (Not In My Back Yard = nimby'ism). I trust that the council can see the value of this project for our county, and the way that the La Quinta fits that bill.

In summary, I wanted to give you my full support in approving the Special Use Permit for the La Quinta to become Johnson County's HSC.

Thank you for your consideration,

Jeff Smith

Case Manager, PROJECT 10  20

+1 (913) 228-2234

Jeff.Smith@Project1020.org

From: Lauren Solidum <lsolidum@catholiccharitiesks.org>
Sent: Tuesday, August 20, 2024 2:08 PM
To: CD Planning <Planning@lenexa.com>; Julie Sayers <jsayers@lenexa.com>; Stephanie Sullivan <ssullivan@lenexa.com>
Cc: Amelia Reyes <areyes@catholiccharitiesks.org>; Mary Florea <mflorea@catholiccharitiesks.org>
Subject: Letter of Support - Restart Inc & La Quinta Hotel Conversion

Dear Mayor Sayers & Ms. Sullivan,
Please accept the attached letter of support on behalf of Catholic Charities of Northeast Kansas. We appreciate your continued support of this much needed community project in Lenexa. Thank you.

Serving in Solidarity,

Lauren Solidum
President and CEO
Office: 913.433.2094 | lsolidum@catholiccharitiesks.org

ATTACHMENT: Letter of Support Restart inc. Lenexa Planning Commission



August 20, 2024

Mayor Julie Sayers
Lenexa Planning Commission

RE: Letter of Support – Restart Inc. & La Quinta Inn & Suites Conversion

Dear Mayor Sayers,

Catholic Charities of Northeast Kansas is excited about partnering with Restart Inc. through the proposed homeless prevention programming slated to take place at the former La Quinta Inn and Suites in Lenexa.

We share a common goal – helping individuals and families become self-sufficient, active members of our community. As one of the largest human service agencies in Kansas City with over 30+ program offerings, we know very well that this success is based on meeting basic human needs first. Housing is critical to engagement in longer-term services that help families break the cycle of poverty once and for all.

This new shelter is a step in a very positive direction for Johnson County. What a great example of what is possible when local government and service agencies join forces for immense good.

As leaders in the sector of service, we have a responsibility to care for the most vulnerable within our communities. Thank you for giving Restart, the supporting organizations and most especially those that will be served by this new shelter, the chance to contribute to positive change in Lenexa.

Serving in Solidarity,

Lauren Solidum
President and Chief Executive Officer

From: Debbie Sorn <dasorn57@gmail.com>
Date: August 14, 2024 at 7:35:08 PM CDT
To: Courtney Eiterich <ceiterich@lenexa.com>
Subject: Homeless shelter

Dear Ms. Eiterich,

Please vote no on the request from reStart for funding for the refugee shelter. You do not have the support of the community.

Sincerely,
Peter and Debra Sorn
6754 Red Oak Dr
Shawnee, KS 66217

From: Debbie Sorn <dasorn57@gmail.com>
Sent: Monday, August 5, 2024 6:40 PM
To: CD Planning <Planning@lenexa.com>
Subject: Homeless shelter

Dear planning committee,

We are very concerned about the proposed homeless shelter that you are considering making out of the LaQuinta hotel at 95 and I35. It is illegal to home illegal immigrants who have crossed the border without proper documentation or vetting. We are a country of law and order not chaos. We do not approve of the shelter.

Sincerely,

Peter and Debra Sorn

6754 Red Oak Dr

Shawnee, KS 56217

From: Debbie Sorn <dasorn57@gmail.com>
Sent: Wednesday, August 14, 2024 7:35 PM
To: Bill Nicks <bnicks@lenexa.com>
Subject: Homeless shelter

Dear Mr. Nicks,

Please vote no on the request from reStart for funding for the refugee shelter. You do not have the support of the community.

Sincerely,
Peter and Debra Sorn
6754 Red Oak Dr
Shawnee, KS 66217

From: Julie Sponagel <julieasponagel@gmail.com>

Date: August 19, 2024 at 10:14:09 AM CDT

To: Julie Sayers <jsayers@lenexa.com>

Subject: Re: reStart's Special Use Permit Application for the Homeless Services Center

Absolutely.

9303 Grant Dr

Overland Park KS 66212

Please note that while my address is in OP, I'm near 95th and Antioch, so just 2 miles from the proposed location.

Julie Sponagel

cell: 913.940.9089

julieasponagel@gmail.com

julie.sponagel@insperity.com

Insperity, Business Performance Advisor

KC Downtowners, President of the Board

Advocacy and Awareness Group of Johnson County, Board Treasurer

Sales Trainer; Coach; Business Consultant

On Aug 19, 2024, at 8:04 AM, Julie Sayers <jsayers@lenexa.com> wrote:

Good morning Ms. Sponagel, may we please have your address in order to include your message in the public record on this matter?

On Aug 19, 2024, at 7:09 AM, Julie Sponagel <julieasponagel@gmail.com> wrote:

I am a Johnson County resident and I am writing today to share my support of reStart's Special Use Permit Application for the Homeless Services Center. Johnson County needs more housing interventions and solutions to support people at risk of and currently experiencing homelessness and I believe this is the right time and the right solution for Johnson County. I ask you to support granting the Special Use Permit for the Homeless Services Center.

Julie Sponagel

cell: 913.940.9089

julieasponagel@gmail.com

julie.sponagel@insperity.com

Insperity, Business Performance Advisor

KC Downtowners, President of the Board

Advocacy and Awareness Group of Johnson County, Board Treasurer

Sales Trainer / Coach / Business Consultant

From: Susan Spykerman <susanspykerman@gmail.com>
Sent: Wednesday, August 14, 2024 9:38 AM
To: CD Planning <Planning@lenexa.com>

Dear Mayor and City Council members:

Please vote NO on the request from reStart for funding to operate the homeless shelter in Lenexa.

All taxpayers in Johnson County have already pitched in over \$10 million for the purchase and operation of the shelter. They have been asked to fund \$430,000 over the next eight years to subsidize the operations.

So this NOT a one-time expense. What is the true cost of any shortfalls? Who will pay for those cities not participating. Page 5 of the packet on this item shows that it's a proposal for us taxpayers to fund the shelter for the next 8 years. And... the per capita cost increases each of those 8 years.

Page 8 of the packet shows that 50 people were counted as "unsheltered" in Johnson County on January 24 of this year. Unfortunately, those 50 people will NOT receive priority in the shelter. On July 25, the Board of County Commissioners (BOCC) voted NOT to check for ties to Johnson County when allowing for residence in the shelter.

In that same July 25 meeting, County Commissioners voted to allow residence in the shelter for people in our country illegally. So a room in the shelter could house someone in our country illegally, while there may be "no room at the inn" for someone from Johnson County, who's living out of their car or in a tent.

Your duty as mayor and city council members is to act in the best interests of Lenexa residents.

Giving money to an organization that gives the same priority to those outside of Johnson County – and those who aren't even citizens – is contrary to our best interests. It's just wrong.

So... please vote NO on this request to spend our tax dollars when it's not in the best interests of your constituents.

From: Susan Spykerman <susanspykerman@gmail.com>
Sent: Wednesday, August 14, 2024 10:26 AM
To: CD Planning <Planning@lenexa.com>
Cc: Chris Herron <cherron@lenexa.com>; Stephanie Sullivan <ssullivan@lenexa.com>
Subject: Concerns about Homeless Shelter planning

Good morning!

I wanted to send a follow up message expressing my personal concerns about the plans for the Lenexa homeless shelter. My children attend Oak Park Carpenter school, which is in close proximity to the planned homeless shelter (1.5 miles) and we live in a neighborhood nearby.

I understand the desire to address a concern of assisting unhoused individuals, but this cannot happen at the expense of our children's safety and well-being, and our community as a whole. There are tantamount problems with the planning aspect of this homeless shelter, from what I have read. It also seems that the need is already being met for this type of assistance at other facilities across the metro area, so this calls into question even the appropriateness of this specific location for a homeless shelter of this kind.

I would like someone to reach out to me as soon as possible in regard to the planning of the proposed Lenexa homeless shelter.

What plans are in place to ensure our community, nearby businesses, schools and other public buildings, libraries, etc. are being protected and best interests are being kept in mind when planning the requirements of this homeless shelter? Where is the funding for the homeless shelter coming from? Who will be in charge of the day-to-day management of residents of the shelter? What will the requirements be for the population being housed? Are the nearby businesses in agreement that the planned homeless shelter will be a positive addition to the surrounding area, an asset to the community? Have the nearby schools (Rosehill Elementary, Oak Park-Carpenter Elementary, Westridge Middle School, Holy Spirit School, Holy Trinity School, other private schools, and daycares) been contacted and asked to give their input regarding the plan for the Homeless shelter, in consideration of the well-being and safety of their student populations?

Because of these unaddressed issues, I urge you to deny approval of a 100 bed homeless shelter at 95th and I-35.

Thank you for any more information you are able to provide that may answer my questions, or ease the concerns of our community as a whole, and I will be happy to share with my friends and neighbors who share my concerns!

Sincerely,
Susan Spykerman
913-710-1495
susanspykerman@gmail.com

From: Jeff Stacy <jstacy1967@hotmail.com>

Date: August 14, 2024 at 5:00:34 PM CDT

To: Courtney Eiterich <ceiterich@lenexa.com> bnicks@lenexa.com

Subject: Homeless Shelter

Good afternoon,

As a lifelong resident of Johnson county, I have major concerns about a homeless shelter in Lenexa. I hope you will consider the residents and business owners of Lenexa before you vote on this project. Johnson County really needs to look at the reason there are homeless people in our county. I do not remember homeless people being a thing 10 years ago. As the inner-city homeless population figured out there was a lot of money in Johnson County and the people were very compassionate, they started moving this way.

If this is passed, we need to outlaw panhandling and begging. The businesses in this area are struggling enough trying to stay in business. Oak Park Mall will become the hang out spot for the homeless during the day and will put the final nail in the coffin for one of the best malls ever built. I am guessing the hotels across 95th street will not be excited about a homeless shelter and what will be done when the shelter is full but there are still people needing help? They will end up getting into these hotels to find a place to shelter from the weather.

Please consider the people of Johnson County and the people of Lenexa first. With at least 3 other city's having to contribute to the operating costs of this project it will affect a lot of the county population.

A funny story, I was enjoying one of our city parks this weekend and saw a sign stating I should not feed the geese because they will become dependent on us. I hope you take this rule to heart.

Thank you for your time,

Jeff Stacy

From: Maria Strydom <mae_strydom@yahoo.com>
Sent: Sunday, August 11, 2024 10:39 PM
To: Bill Nicks <bnicks@lenexa.com>
Subject: Homeless Shrleter

Dear Mayor and City Council members:

Please vote NO on the request from reStart for funding to operate the homeless shelter in Lenexa.

All taxpayers in Johnson County have already pitched in over \$10 million for the purchase and operation of the shelter. They have been asked to fund \$430,000 over the next eight years to subsidize the operations.

So this NOT a one-time expense. What is the true cost of any shortfalls? Who will pay for those cities not participating. [Page 5 of the packet on this item](#) shows that it's a proposal for us taxpayers to fund the shelter for the next 8 years. And... the per capita cost increases each of those 8 years.

Page 8 of the packet shows that 50 people were counted as "unsheltered" in Johnson County on January 24 of this year. Unfortunately, those 50 people will NOT receive priority in the shelter. On July 25, the Board of County Commissioners (BOCC) voted NOT to check for ties to Johnson County when allowing for residence in the shelter.

In that same July 25 meeting, County Commissioners voted to allow residence in the shelter for people in our country illegally. So a room in the shelter could house someone in our country illegally, while there may be "no room at the inn" for someone from Johnson County, who's living out of their car or in a tent.

Your duty as mayor and city council members is to act in the best interests of Lenexa residents.

Giving money to an organization that gives the same priority to those outside of Johnson County – and those who aren't even citizens – is contrary to our best interests. It's just wrong.

So... please vote NO on this request to spend our tax dollars when it's not in the best interests of your constituents.

Maria Strydom

From: Jill Stuart <goldens2jj@yahoo.com>

Date: August 13, 2024 at 8:54:05 AM CDT

To: Julie Sayers <jsayers@lenexa.com>, Joe Karlin <jkarlin@lenexa.com>, Courtney Eiterich <ceiterich@lenexa.com>, Bill Nicks <bnicks@lenexa.com>, Mark Charlton <mcharlton@lenexa.com>, Melanie Arroyo <marroyo@lenexa.com>, Chelsea Williamson <cwilliamson@lenexa.com>, Craig Denny <cdenny@lenexa.com>, Chris Herron <cherron@lenexa.com>

Subject: Homeless shelter

I commend Lenexa and JOCO with providing shelter to our homeless citizens. As someone who has worked in Title One schools I am well aware of life circumstances that can befall families.

I am distraught to hear a decision was made to not include language to confirm persons staying there are citizens of JOCO. Times are difficult right now for our citizens and the future appears to be getting worse not better which only means the need for a center for our citizens will grow.

My family member died of Fentanyl, as did the son of a child hood friend of mine. I am very aware of how this drug travels within the USA and believe we should do everything in our power to stop the flow of this into our country by focusing our efforts on our citizens, which in the case of this new shelter, means additional language to assure the users of the facility are our JOCO citizens.

I've also now heard there is a history of high drug trafficking in this area along with prostitutions at the hotels. This is extremely concerning to place at risk homeless families and individuals. What additional measures will be in place for safety?

I now also have significant concerns with shopping in this area. I do not have fears from homeless citizens but I do have concerns of a concentration of non citizens in this area. I see no reason that hurts our community to have additional language for requiring citizenship to JOCO.

I am a 44 year resident of Johnson County, live right next to the Lenexa border and like to shop and eat at restaurants at the 95th street corridor. My dentist is over there too.

Thank you for your time and consideration. I do hope you will reconsider your choices.

Jill Stuart
Olathe KS

From: Jennifer Thomas <pastorjennifer72@gmail.com>
Sent: Wednesday, August 14, 2024 3:07 PM
To: CD Planning <Planning@lenexa.com>
Subject: I support the HSC

Planning Team,

I support the HSC

Here's my comments from the Shawnee City Council meeting on Monday.

SPEAKER #1 - The Reverend Jennifer J. Thomas
Address: 11917 W 66 Street, Shawnee, KS

Good evening. My name is Pastor Jennifer Thomas. I am here tonight as a resident of Shawnee, and I also represent the Good Faith Network, a Johnson County interfaith group composed of nearly 30 congregations across 3 faith traditions that advocates for proven solutions to our community's most pressing problems.

You will hear from 3 members of the Good Faith Network tonight, each of us speaking briefly to aspects of the Homeless Services Center project with reStart and the county. There are also Good Faith Network members at the Fairway city council meeting tonight! So you will hear only 3 voices before you, but know that we represent the more than 1500 people who gathered in-person to stand shoulder-to-shoulder in support of ending homelessness and creating affordable housing at our May 7 Nehemiah Action.

This fall, hundreds more will gather again for Good Faith Network's small group listening sessions, held across the county, including in Shawnee, to hear about our community's hope for and commitment to ending homelessness.

While it hasn't come up as an action item here, you are being asked by the county, by reStart, and by your residents to consider making a financial investment in the Homeless Services Center. This is a tool that Johnson County needs - a center that will be permanently and centrally located, open year-round, professionally staffed, offering physical security and stability to a group of residents who are too often overlooked.

There will be 50 rooms and bathrooms - this is non-congregate shelter - and an additional 25 units of transitional housing studio apartments. As the vision forms and plans are made, an oversight and advisory body is forming, composed of county, city, nonprofit, and private partners. **The longer you wait, Shawnee is missing out on contributing to this critical missing piece of our housing continuum in Johnson County.**

This center has been a long time coming and has become undeniably necessary as our community's Point in Time Count continues to rise each year. The latest data shows us that on any given night, 250 people are homeless in this county. That includes *tonight*. And this is happening in the largest, wealthiest county in Kansas.

I know there is a small number of highly vocal opponents of the Homeless Services Center. As an organization able to mobilize hundreds every year for issues such as ending homelessness and creating affordable housing,

please know that we represent a bigger voice, a more unified voice - a voice that boldly declares: *the promise of Johnson County should not be the privilege of the few.*

The Good Faith Network urges you to consider this request during your next budget process, and to go out and learn about the Homeless Services Center in the meantime.

Thank you.

Sincerely,

Jennifer Thomas

From: Veny Mae <venymae@gmail.com>
Sent: Wednesday, August 21, 2024 4:34 PM
To: CD Planning <Planning@lenexa.com>
Subject: Homeless shelter

Dear Lenexa Planning Commission,

I am writing in support of the housing crisis service center at 95th and I35. Housing in Johnson County is very expensive and we have no place in the county for people to go if they lose access to a safe home. All kinds of things happen to Johnson Countians that can result in losing access to a home, like medical bills and bankruptcy, divorce and domestic issues. I picture a young mother trying to provide for a child and the rent has just become too high. Let's help these Johnson County residents get back on their feet with shelter and services.

I am connected to the church that is offering emergency winter shelter, but that is not the same thing. That's just to keep people from freezing overnight in winter. Let's try to keep people out of that kind of situation in JOCO.

I am a proud of our community. Please provide a place for these deserving Johnson Countians so they can make their lives better.

Vanessa Thomas
Warmly,

From: Russell Thorpe, composer <russellthorpemusician@gmail.com>

Sent: Wednesday, August 21, 2024 4:50 PM

To: CD Planning <Planning@lenexa.com>

Subject: Unhoused shelter

Dear Lenexa Planning Commission,

I am writing in support of the housing crisis service center at 95th and I35. Housing in Johnson County is very expensive and we have no place in the county for people to go if they lose access to a safe home. All kinds of things happen to Johnson Countians that can result in losing access to a home, like medical bills and bankruptcy, divorce and domestic issues. I picture a young mother trying to provide for a child and the rent has just become too high. Let's help these Johnson County residents get back on their feet with shelter and services.

I am connected to the church that is offering emergency winter shelter, but that is not the same thing. That's just to keep people from freezing overnight in winter. Let's try to keep people out of that kind of situation in JOCO.

I am a proud of our community. Please provide a place for these deserving Johnson Countians so they can make their lives better.

Warmly,

Russell Thorpe

From: Bill Nicks <bnicks@lenexa.com>
Sent: Saturday, August 17, 2024 6:09 PM
To: CD Planning <Planning@lenexa.com>
Subject: Fwd: Homeless Shelter

From: Timothy Todd <ttodd1@gmail.com>
Sent: Saturday, August 17, 2024 12:33 PM
To: Bill Nicks <bnicks@lenexa.com>
Subject: Homeless Shelter

Mr. Nicks-

I am a resident of Ward 2 in Lenexa. I am writing you to urge you to vote to support the homeless shelter in Lenexa. I have had experience working with ReStart through my church when I lived in Missouri and found them to be an outstanding organization that helped many people, some referred by our church, get back on their feet. This is something Johnson County needs, and the proposed shelter is an excellent solution. Please vote to support it.

Timothy Todd
22270 W. 98th Ter
Lenexa, KS 66220

From: Andy Trout <andy.trout.80@gmail.com>

Date: August 14, 2024 at 2:46:05 PM CDT

To: Julie Sayers <jsayers@lenexa.com>, CD Planning <Planning@lenexa.com>

Subject: Lenexa citizen in favor of the homeless shelter

Hello, my name is Andy Trout and I live in Lenexa Kansas near 87th and Rosehill. I thank you for your continued service and efforts to get the homeless shelter to become a reality. I think this is an incredibly good project for our community and it will help create more taxpaying citizens, and help the lives of people within our community.

Andy Trout
(785) 979-5625

From: Elizabeth Uppman-Marquez <eauppmanm@gmail.com>
Sent: Thursday, August 15, 2024 7:59 AM
To: CD Planning <Planning@lenexa.com>
Subject: I support the homeless shelter

I'm a resident of Overland Park and I support the proposal to transform the old La Quinta motel into a shelter for unhoused people. For years we Johnson Countians have acted as if homelessness is a problem for the urban core, not for our rich suburbs. That is not true. Lots of Johnson Countians are one paycheck away from homelessness. Please don't let the uninformed critics of this project derail it.

Best,
Elizabeth Uppman-Marquez
7722 Marty Street in Overland Park
913-231-0231

From: Rick Vandenberg <rick.vandenberg@ymail.com>
Sent: Saturday, August 10, 2024 5:29 PM
To: CD Planning <Planning@lenexa.com>
Subject: concern over proposed homeless shelter

Hi, I am writing to voice my opposition over the proposed homeless shelter at the old LaQuinta Inn at 95th and I35. I feel that area has enough problems with crime and trafficking that adding a homeless shelter into the mix could make it much worse. Not to mention it may devastate what has just recently become a sustainable business area with the recent QT and Living Spaces store. To me, it still feels like a vulnerable and underserved section of Lenexa that does not get the attention and development of the other well-funded areas (City Center/western and south Lenexa.)

I do a lot of volunteering throughout the metro and understand the plight of the homeless. I am in favor of spending money to build a proper care community that serves that population, I just think the proposed location is wrong and more diligence should be taken to finding a more appropriate home.

Happy to discuss further.
Rick Vandenberg
8353 Hallet St.
Lenexa
913-568-9239

From: Travis Vaughn <tvaughn@lenexa.com>
Sent: Monday, April 1, 2024 8:57 AM
To: Beccy Yocham <byocham@lenexa.com>
Subject: FW: Proposed homeless shelter

From: Leonard Mirabile <jmirab2900@aol.com>
Sent: Monday, April 1, 2024 7:50 AM
To: Julie Sayers <jsayers@lenexa.com>; Bill Nicks <bnicks@lenexa.com>; byocom@lenexa.com; Dawn Layman <dlayman@lenexa.com>; askcomdevel <askcomdevel@lenexa.com>; Joe Karlin <jkarlin@lenexa.com>; Chelsea Williamson <cwilliamson@lenexa.com>; Craig Denny <cdenny@lenexa.com>; Chris Herron <cherron@lenexa.com>; Melanie Arroyo <marroyo@lenexa.com>; Travis Vaughn <tvaughn@lenexa.com>; Jeffrey Lysaught <jeffrey.lysaught@gmail.com>
Cc: Kathy Lysaught <santaluzkal@gmail.com>; Steve Wirtz <steve.wirtz@gmail.com>; Terry McGraw <mcgraw.photo@me.com>; Beth Bowers <bethbowers74@yahoo.com>; Jake & Debby Schloegel <debbyschloegel@gmail.com>
Subject: Re: Proposed homeless shelter

Jeff, This is what I have been saying about KC for the last 10 years. "If you build it they will come" and they have. I have had this discussion with many people as well as police that we have to call to get rid of "THEM". Do whatever you can to STOP this in Kansas. I have talked to the Police and they agree that once word gets out that there are places to stay they come from all over. The people of Kansas, if you have a choice or a say in the matter, better wake up and take a look at KC just to see how bad it can get. I wish I could help but since I am stuck in KC I have no voice in Kansas. I will pass this letter on to anyone and everyone that I know in Kansas.

Good Luck,

Jasper's Restaurant LLC
Leonard Mirabile
1201 West 103rd Street
Kansas City, Missouri 64114
816-941-6600

On Sunday, March 31, 2024 at 03:51:34 PM CDT, Jeffrey Lysaught <jeffrey.lysaught@gmail.com> wrote:

We have just seen that there is a proposal and real estate contract pending to purchase the existing La Quinta Hotel property for conversion into a homeless shelter.

We were born and raised in Johnson County then moved to San Diego. We watched time and time again as the City of San Diego tried to build/shelter/house homeless. More homeless continued to overwhelm the City over the years. We saw adjacent cities funnel their homeless to San Diego via bus because there were facilities to house them. Drugs, crime. sex/child trafficking and lawlessness consumed the area, It all started with one homeless shelter. Now you can not walk the streets of the entire downtown area.

Be careful . You really need to address this issue from an enforcement stance. If you build it they will come and it may not be the desired outcome.

We are very much against this concept until every crime, housing , community impact study has been exhausted.

Sincerely,

Jeff and Kathy Lysaught
9226 Cottonwood Canyon Drive
Lenexa, KS 66219

Jeff Lysaught

From: Julie Sayers <jsayers@lenexa.com>
Sent: Thursday, August 8, 2024 3:58 PM
To: Chris Wagner <chriswagner@gmail.com>
Subject: Re: Support for the Lenexa Homeless Shelter

Good afternoon - confirming receipt of your email and that it has been forwarded for the public record on this matter.

Julie Sayers
Mayor
City of Lenexa
913.477.7567
jsayers@lenexa.com | www.lenexa.com

The City of Lenexa: Leaders in the delivery of exceptional public service

From: Chris Wagner <chriswagner@gmail.com>
Sent: Thursday, August 8, 2024 3:20 PM
To: Julie Sayers <jsayers@lenexa.com>
Subject: Support for the Lenexa Homeless Shelter

Mayor Sayers, just a quick note from this Prairie Villager in favor of the discussed plan for a homeless shelter in Lenexa.

What stake do I have in this? Well, for one, homelessness doesn't really observe city limits. I also feel as though a successful experiment by one of our neighbors might kickstart similar efforts elsewhere, including my home turf. Lest anyone think homelessness can't affect "Perfect Village": it's already here. You are considering a cost-effective and compassionate solution; I hope it succeeds, and can serve as a model for others in the metro area.

Respectfully,

Chris Wagner

From: Emily-Chris Wakefield <Wakefield5@outlook.com>
Sent: Wednesday, August 21, 2024 7:31 AM
To: Stephanie Sullivan <ssullivan@lenexa.com>
Subject: Planning Commission inquiry

Hello Lenexa Planning Commission,

I am a resident of Lenexa.

I want to voice my displeasure at not getting a say in the proposed homeless shelter.

To be honest given a vote. I would probably vote for it. My displeasure is at not being given a say and very little information about such a major change in my community.

I plan on sending this to the council members also. But for now you are the last line to make it a decision of the ppl of Lenexa.

No response needed. Sorry if this is the wrong place to e-mail this.

Emily Wakefield
14910 W 93rd Ter.
Lenexa 66215

From: Christian Walters <czwalters710@gmail.com>

Date: August 20, 2024 at 3:39:00 PM CDT

To: Julie Sayers <jsayers@lenexa.com>, Joe Karlin <jkarlin@lenexa.com>, Courtney Eiterich <ceiterich@lenexa.com>, Bill Nicks <bnicks@lenexa.com>, Mark Charlton <mcharlton@lenexa.com>, Melanie Arroyo <marroyo@lenexa.com>, Chelsea Williamson <cwilliamson@lenexa.com>, Craig Denny <cdenny@lenexa.com>, Chris Herron <cherron@lenexa.com>

Subject: Support for Special Use Permit

Good afternoon,

I, Christian Walters, am a Johnson County/Lenexa resident and I am writing today to share my support of reStart's Special Use Permit Application for the Homeless Services Center. Johnson County needs more housing interventions and solutions to support people at risk of and currently experiencing homelessness and I believe this is the right time and the right solution for Johnson County. I ask you to support granting the Special Use Permit for the Homeless Services Center.

Thank you,
Christian Walters

From: Mary Warner <m.warner1229@gmail.com>
Sent: Wednesday, August 14, 2024 4:19 PM
To: Stephanie Sullivan <ssullivan@lenexa.com>
Subject: Planning Commission inquiry

Homeless Shelter Concern

We are Steve and Mary Warner
13123 W 83rd Terrace, Lenexa, KS 66215
913-492-3342

We object to the use of the LaQuinta Motel being used as a low barrier homeless shelter. I have worked with homeless families in Johnson County in the past. There is a need but we object to the amount of money to be levied on the taxpayers, to this not being for Johnson County residents only, to citizens only and to not vetting the residents nor restricting the possession of alcohol, drugs and possible weapons. We are also concerned for the negative impact of the businesses on that intersection. This location also gives easy access to many neighborhoods in Lenexa.

This needs further study.

Please distribute our comments to the members of the Planning Commission.

From: Alex Welch Blattner <alexwelchblattner@gmail.com>

Sent: Wednesday, August 14, 2024 4:00 PM

To: CD Planning <Planning@lenexa.com>

Subject: ReStart Shelter Support

Hello!

I am a Shawnee neighbor reaching out in support of the reStart homeless center located in Lenexa. I think this shelter is a great idea for our region because it's important to take care of our unhoused neighbors. I have also reached out to our city council and will continue to advocate for Shawnee to do their part financially to support the center. As a Christian who believes firmly in the values of caring for the poorest and most vulnerable among us, I cannot think of a better use for my tax dollars. I hope you will allow this project to move forward.

Thanks,

Alex Welch Blattner (she/her/hers)

From: Richard Wells <ncdwells@gmail.com>

Sent: Tuesday, August 13, 2024 11:43 AM

To: Craig Denny <cdenny@lenexa.com>; Chris Herron <cherron@lenexa.com>; CD Planning <Planning@lenexa.com>

Subject: Lenexa Homeless shelter

I am strongly opposed to the homeless shelter as approved by the BOCC. We don't need the potential crime from illegal immigrants in Lenexa I believe such subsidies as this only encourages more illegals to come into our country. I don't want to pay taxes to support this. I hope you will vote no at the upcoming city council meeting

Richard Wells
20314 W 99th Ter

From: Roxy Westhues <roxywesthues@gmail.com>
Sent: Wednesday, August 21, 2024 4:56 PM
To: CD Planning <Planning@lenexa.com>
Subject: Housing Crisis Service Center

Dear Lenexa Planning Commission,

I am writing in support of the housing crisis service center at 95th and I35. Housing in Johnson County is very expensive and we have no place in the county for people to go if they lose access to a safe home. All kinds of things happen to Johnson Countians that can result in losing access to a home, like medical bills and bankruptcy, divorce and domestic issues. I picture a young mother trying to provide for a child and the rent has just become too high. Let's help these Johnson County residents get back on their feet with shelter and services.

I am connected to the church that is offering emergency winter shelter, but that is not the same thing. That's just to keep people from freezing overnight in winter. Let's try to keep people out of that kind of situation in JOCO.

I am a proud of our community. Please provide a place for these deserving Johnson Countians so they can make their lives better.

Warmly,

Roxy

From: miragelady@swbell.net <miragelady@swbell.net>

Sent: Wednesday, August 21, 2024 3:46 PM

To: CD Planning <Planning@lenexa.com>; Julie Sayers <jsayers@lenexa.com>

Subject: Homeless Services Center

Dear Chairman Poss:

I have been following the news regarding the proposed homeless services center that is planned for the La Quinta at 95th Street and I-35 in Lenexa. As a Lenexa resident, I am in support of the homeless services center, and **urge you and the planning commission to approve the special use permit submitted by reStart, Inc.** The misinformation and hate that has been spread by some groups opposing the homeless services center is not a reflection of our community and does not represent who we are as people. What kind of community demonizes the most vulnerable people? This is not Lenexa. This is outside messaging from people outside our community. Lenexa is better than that.

I believe the homeless services center will be a great resource that we will be proud to have in our community. Lenexa is an exceptional place, and I know we can model an exceptional response to homelessness.

Please do the right thing and **approve the special use permit submitted by reStart, Inc.**

Sincerely,

Helen Wewers
8576 Caenen Lake Ct.
Lenexa, KS 66215

From: miragelady@swbell.net

Date: August 21, 2024 at 3:46:30 PM CDT

To: CD Planning <Planning@lenexa.com>, Julie Sayers <jsayers@lenexa.com>

Subject: Homeless Services Center

Dear Chairman Poss:

I have been following the news regarding the proposed homeless services center that is planned for the La Quinta at 95th Street and I-35 in Lenexa. As a Lenexa resident, I am in support of the homeless services center, and **urge you and the planning commission to approve the special use permit submitted by reStart, Inc.**

The misinformation and hate that has been spread by some groups opposing the homeless services center is not a reflection of our community and does not represent who we are as people. What kind of community demonizes the most vulnerable people? This is not Lenexa. This is outside messaging from people outside our community. Lenexa is better than that.

I believe the homeless services center will be a great resource that we will be proud to have in our community.

Lenexa is an exceptional place, and I know we can model an exceptional response to homelessness.

Please do the right thing and **approve the special use permit submitted by reStart, Inc.**

Sincerely,

Helen Wewers

8576 Caenen Lake Ct.

Lenexa, KS 66215

From: Charlie Wheeler <1charliewheeler@gmail.com>

Sent: Friday, August 16, 2024 12:54 PM

To: Beccy Yocham <byocham@lenexa.com>

Subject: Request

Ms. Yocham,

Pls do what you can to stop the homeless shelter at 95th and I-35. Thank you.

Charlie Wheeler

From: Becky White <beckwhite53@gmail.com>

Sent: Monday, August 19, 2024 2:09 PM

To: CD Planning <Planning@lenexa.com>

Subject: Homeless Shelter in old LaQuinta Inn

I am writing to say that my husband and I whole heartedly support the creation of a shelter for the homeless at the old hotel at 95th and I-35. We have talked to many friends and neighbors who also support it. There is definitely a NIMBY element in the county who are opposed—but they are definitely the minority. We support it because it will provide services to help people get back on their feet and into jobs, into mental health treatment, and into better living conditions. It is a 24/7 shelter. The current night time only/bad weather only shelter at the Unitarian Universalist Church on Pflumm is inadequate. Approving use of the La Quinta property to serve the homeless is **just the right thing to do!**

Rebecca and RICHARD WHITE

13124 W 84th St

Lenexa, KS, 66215

From: Christine White <bayfaymay1027@gmail.com>
Sent: Friday, August 16, 2024 8:45 AM
To: CD Planning <Planning@lenexa.com>
Subject: Lenexa Homeless Shelter

Dear Mayor and City Council members:

Please vote NO on the request from reStart for funding to operate the homeless shelter in Lenexa.

All taxpayers in Johnson County have already pitched in over \$10 million for the purchase and operation of the shelter. They have been asked to fund \$430,000 over the next eight years to subsidize the operations.

So this NOT a one-time expense. What is the true cost of any shortfalls? Who will pay for those cities not participating. Page 5 of the packet on this item shows that it's a proposal for us taxpayers to fund the shelter for the next 8 years. And... the per capita cost increases each of those 8 years.

Page 8 of the packet shows that 50 people were counted as "unsheltered" in Johnson County on January 24 of this year. Unfortunately, those 50 people will NOT receive priority in the shelter. On July 25, the Board of County Commissioners (BOCC) voted NOT to check for ties to Johnson County when allowing for residence in the shelter.

In that same July 25 meeting, County Commissioners voted to allow residence in the shelter for people in our country illegally. So a room in the shelter could house someone in our country illegally, while there may be "no room at the inn" for someone from Johnson County, who's living out of their car or in a tent.

Your duty as mayor and city council members is to act in the best interests of Lenexa residents.

Giving money to an organization that gives the same priority to those outside of Johnson County – and those who aren't even citizens – is contrary to our best interests. It's just wrong.

So... please vote NO on this request to spend our tax dollars when it's not in the best interests of your constituents.

From: Sydney Whobrey <sydney.whobrey@cscscoop.com>
Date: August 20, 2024 at 11:52:45 AM CDT
Subject: Letter of Support - reStart Homeless Services Center Lenexa

To whom it may concern,

I'm writing to express my full support of reStart opening their Homeless Services Center in Lenexa. My company, Centralized Supply Chain Services, LLC, is based out of Lenexa, KS and we have been working with reStart the last 3 years. Our team has volunteered at their downtown location, helping with career development, creating hospitality packages, aiding in the foodservices kitchen, and much more. We recently volunteered at their Summer Fest, a yearly event held to help their residents and local community. Within the one-day event, services and aid included –

1. 16 vision screenings
2. 31 dental screenings
3. 27 job training/employment resources
4. Health services screenings
5. 15 free haircuts
6. 300 meals

The center provides valuable care and resources to communities in need, and I believe this would be an indispensable support to provide within Johnson County as well. reStart is the only of its kind that provides aid to all individuals, including families, youth, and veterans. Within their many programs, they provide job resources for adults struggling with work, drug and alcohol rehabilitation to keep people healthy and sober, and youth services to keep our children safe and in school. I fully believe that the potential work reStart can do in Johnson County will not only help the homeless community in the area, but the area as a whole to ensure the prosperity and safety of all residents.

Thank you and have a wonderful day.

Sydney Whobrey (*she/her*)
Contract Administrator
Centralized Supply Chain Services, LLC
8789 Penrose Lane, Suite 300, Lenexa, KS 66219

P 816.768.8322
E sydney.whobrey@cscscoop.com
W www.cscscoop.com

From: Juanita Wiley <juawiley@gmail.com>
Sent: Wednesday, August 21, 2024 4:04 PM
To: CD Planning <Planning@lenexa.com>
Subject: in support of the housing crisis service center at 95th and I35

Dear Lenexa Planning Commission,

I am writing in support of the housing crisis service center at 95th and I35. Housing in Johnson County is very expensive and we have no place in the county for people to go if they lose access to a safe home. All kinds of things happen to Johnson Countians that can result in losing access to a home, like medical bills and bankruptcy, divorce and domestic issues. I picture a young mother trying to provide for a child and the rent has just become too high. Let's help these Johnson County residents get back on their feet with shelter and services.

I am connected to the church that is offering emergency winter shelter, but that is not the same thing. That's just to keep people from freezing overnight in winter. Let's try to keep people out of that kind of situation in JOCO.

I am a proud of our community. Please provide a place for these deserving Johnson Countians so they can make their lives better.

Warmly,
Juanita Wiley

From: Marlene Wine Chase <marlenewinechase@gmail.com>

Sent: Wednesday, August 21, 2024 4:04 PM

To: CD Planning <Planning@lenexa.com>

Subject: Housing crisis service center

Dear Lenexa Planning Commission,

I am writing in support of the housing crisis service center at 95th and I35. Housing in Johnson County is very expensive and we have no place in the county for people to go if they lose access to a safe home. All kinds of things happen to Johnson Countians that can result in losing access to a home, like medical bills and bankruptcy, divorce and domestic issues. I picture a young mother trying to provide for a child and the rent has just become too high. Let's help these Johnson County residents get back on their feet with shelter and services.

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I am a proud of our community. Please provide a place for these deserving Johnson Countians so they can make their lives better.

Warmly,

Marlene Wine Chase

From: Steve Wirtz <steve.wirtz@gmail.com>
Date: August 9, 2024 at 5:10:03 PM CDT
To: Courtney Eiterich <ceiterich@lenexa.com>
Cc: Mike Feller <mikefellerfinancial@gmail.com>
Subject: Lenexa Shelter Project

Dear Courtney,

Please vote NO on the request from reStart for funding to operate the homeless shelter in Lenexa.

All taxpayers in Johnson County have already pitched in over \$10 million for the purchase and operation of the shelter. They have been asked to fund \$430,000 over the next eight years to subsidize the operations.

So this NOT a one-time expense. What is the true cost of any shortfalls? Who will pay for those cities not participating. Page 5 of the packet on this item shows that it's a proposal for us taxpayers to fund the shelter for the next 8 years. And... the per capita cost increases each of those 8 years.

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Your duty as mayor and city council members is to act in the best interests of Lenexa residents. Giving money to an organization that gives the same priority to those outside of Johnson County – and those who aren't even citizens – is contrary to our best interests. It's just wrong. So... please vote NO on this request to spend our tax dollars when it's not in the best interests of your constituents.

Steve & Maureen Wirtz
Overland Park , Kansas
Work cell #914-262-1663

PS- If you would like to meet for coffee, I would like that.

Steve Wirtz
Government Sales Specialist
816-305-3277

From: Steve Wirtz <steve.wirtz@regeneron.com>
Sent: Friday, August 16, 2024 9:27 PM
To: CD Planning <Planning@lenexa.com>
Subject: Lenexa Homeless Shelter

Dear Mayor and City Council members:

Please vote NO on the request from reStart for funding to operate the homeless shelter in Lenexa.

All taxpayers in Johnson County have already pitched in over \$10 million for the purchase and operation of the shelter. They have been asked to fund \$430,000 over the next eight years to subsidize the operations.

So this NOT a one-time expense. What is the true cost of any shortfalls? Who will pay for those cities not participating. Page 5 of the packet on this item shows that it's a proposal for us taxpayers to fund the shelter for the next 8 years. And... the per capita cost increases each of those 8 years.

Page 8 of the packet shows that 50 people were counted as "unsheltered" in Johnson County on January 24 of this year. Unfortunately, those 50 people will NOT receive priority in the shelter. On July 25, the Board of County Commissioners (BOCC) voted NOT to check for ties to Johnson County when allowing for residence in the shelter.

In that same July 25 meeting, County Commissioners voted to allow residence in the shelter for people in our country illegally. So a room in the shelter could house someone in our country illegally, while there may be "no room at the inn" for someone from Johnson County, who's living out of their car or in a tent.

Your duty as mayor and city council members is to act in the best interests of Lenexa residents.

Giving money to an organization that gives the same priority to those outside of Johnson County – and those who aren't even citizens – is contrary to our best interests. It's just wrong.

So... please vote NO on this request to spend our tax dollars when it's not in the best interests of your constituents.

Best,
Steve

From: Teresa Woody <twoody@kansasappleseed.org>

Sent: Wednesday, August 21, 2024 4:10 PM

To: CD Planning <Planning@lenexa.com>

Subject: Housing Crisis Service Center

Dear Lenexa Planning Commission,

I am writing in support of the housing crisis service center at 95th and I35. Housing in Johnson County is very expensive and we have no place in the county for people to go if they lose access to a safe home. All kinds of things happen to Johnson Countians that can result in losing access to a home, like medical bills and bankruptcy, divorce and domestic issues. I picture a young mother trying to provide for a child and the rent has just become too high. Let's help these Johnson County residents get back on their feet with shelter and services.

I am connected to the church that is offering emergency winter shelter, but that is not the same thing. That's just to keep people from freezing overnight in winter. Let's try to keep people out of that kind of situation in JOCO.

I am a proud member of our community. Please provide a place for these deserving Johnson Countians so they can make their lives better.

Warmly,

Teresa Woody

From: Linda Zemke <nihaolinda@gmail.com>

Sent: Tuesday, August 20, 2024 6:39 PM

To: CD Planning <Planning@lenexa.com>

Subject: JOCO Homeless Services Center

I'm distressed to hear that Lenexa is not willing to support the Homeless Service Center! I live in Lenexa and find no problems with having a homeless shelter in Lenexa. The location seems perfect - there are few if any houses nearby. I ask that you reconsider your position.

Linda Zemke
Lenexa Resident
913-568-7030

From: upsbrian01@gmail.com <upsbrian01@gmail.com>

Sent: Saturday, August 17, 2024 5:21 PM

To: CD Planning <Planning@lenexa.com>

Subject: Lenexa Homeless Shelter

Dear Mayor and City Council members:

Please vote NO on the request from reStart for funding to operate the homeless shelter in Lenexa.

All taxpayers in Johnson County have already pitched in over \$10 million for the purchase and operation of the shelter. They have been asked to fund \$430,000 over the next eight years to subsidize the operations.

So this NOT a one-time expense. What is the true cost of any shortfalls? Who will pay for those cities not participating. Page 5 of the packet on this item shows that it's a proposal for us taxpayers to fund the shelter for the next 8 years. And... the per capita cost increases each of those 8 years.

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So... please vote NO on this request to spend our tax dollars when it's not in the best interests of your constituents.

CALL TO ORDER

Chairman Poss called the regular meeting of the Lenexa Planning Commission to order at 7:00 p.m. on Monday, August 5, 2024. The meeting was held in the Community Forum at Lenexa City Hall at 17101 W. 87th Street Parkway, Lenexa, Kansas.

ROLL CALL

COMMISSIONERS PRESENT

Chairman Chris Poss
Vice-Chairman Mike Burson
Commissioner Ben Harber
Commissioner Brenda Macke
Commissioner David Woolf
Commissioner Don Horine
Commissioner John Handley
Commissioner Cara Wagner
Commissioner Curt Katterhenry

COMMISSIONERS ABSENT

None

STAFF PRESENT

Scott McCullough, Community Development Director
Stephanie Sullivan, Planning Manager
Tim Collins, Engineering and Construction Services Administrator
Kevin Sellers, Captain – Fire Prevention
Steven Shrout, Assistant City Attorney II
Kim Portillo, Planner III
Dave Dalecky, Planner II
Logan Strasburger, Planner I
Britton Johnson, Planning Intern
Gloria Lambert, Senior Administrative Assistant

APPROVAL OF MINUTES

The minutes of the July 1, 2024 meeting were presented for approval. Chairman Poss entertained a motion to **APPROVE** the minutes. Moved by Commissioner Woolf, seconded by Commissioner Horine, and **APPROVED** by a unanimous voice vote.

CONSENT AGENDA

None

REGULAR AGENDA

1. **Request to continue to the August 26, 2024 Planning Commission Meeting: AT&T Generator - Consideration of a special use permit for a new equipment shelter and generator adjacent to the existing cell tower located at 9100 Renner Boulevard within the CP-O, Planned General Office District. SU24-05**

MOTION

Chairman Poss asked staff if there were any comments regarding why the application was again continued. Stephanie Sullivan replied that the item was requested for another continuance due to public notification deficiencies. Ms. Sullivan added that staff spoke with the applicant this afternoon and confirmed that the mailing was sent out today so all of the notifications should be properly completed by the August 26th Planning Commission meeting.

Chairman Poss entertained a motion **to continue to the August 26, 2024 Planning Commission Meeting**. Moved by Commissioner Handley, seconded by Commissioner Horine, and carried by a unanimous voice vote.

2. **Optimum Eye Care - Consideration of a special use permit for a medical clinic use on property located at 11071 Hauser Street within the NP-O, Planned Neighborhood Office District. SU24-07 (Public Hearing)**

APPLICANT PRESENTATION

Rajarshi Bhakta, RB12 Construction, stated he was representing Optimum Eye Care in requesting a special use permit to operate a medical clinic at 11071 Hauser Street. Mr. Bhakta said the site was previously an office building, but the applicant is planning to use it as a medical clinic. He stated that they are requesting approval for the medical clinic use to provide eye care and eye therapy for patients.

STAFF PRESENTATION

Logan Strasburger presented the Staff Report and displayed a location map of the proposed site and provided zoning and Comprehensive Plan information for the property in question. Ms. Strasburger stated that the applicants proposed days and hours of operation for Optimum Eye Care are Wednesday, Thursday, and Friday from 8AM to 5PM with Mondays and Tuesdays reserved only for administrative tasks and will not see patients on those days. She explained that the applicant currently proposes having one doctor and one technician on staff, with an anticipated patient load of 10 to 15 per day. However, they plan to grow their business to accommodate 20 to 25 patients daily. With the potential growth, they plan to add another technician. Ms. Strasburger pointed out on her slide presentation that there are currently two special use permits for medical clinic uses issued to tenants within the same location at West College Business Center located in buildings one and two. She displayed the criteria by which the application was reviewed by Staff and explained that each of the criteria was discussed in detail within the Staff Report. She explained that she would elaborate on Criteria 7, addressing City Staff recommendation and Criteria 10 that would look at the potential impact to traffic around the site. To give further context for Criteria 7, she stated that there are two existing permanent special use permits for a medical clinic in buildings one and two. She stated that the permit for building one was issued in 2011, while the permit for Building Two was granted in 2017. Given the precedent for granting permanent special use permits for medical clinics, Staff would like to maintain consistency with the existing uses at the site and extend the same opportunity to the applicant. She commented that special use permits can

be recalled for any issues therefore, if any issues arise the application can be brought before the Planning Commission again. Addressing Criteria 10, she stated that the site is deficient in parking and has been since the most recent special use permit was approved in 2017. A written statement was provided by the applicant in 2017 agreeing to provide nine deferred parking spaces. With the new special use permit request Staff ask that the applicant provide two deferred parking spaces in the future if they become necessary. Staff recommends a permanent special use permit for Optimum Eye Care with the condition that the property owner provide a written statement agreeing to construct two deferred parking spaces at the time the City deems it necessary.

PUBLIC HEARING

Chairman Poss **OPENED** the Public Hearing and asked if anyone wished to speak on this item. No one from the audience came forward.

Chairman Poss entertained a motion to **CLOSE** the Public Hearing. Moved by Commissioner Handley, seconded by Commissioner Harber, and carried by a unanimous voice vote.

COMMISSION DISCUSSION

Commissioner Katterhenry stated that if the applicant agrees to the parking terms he is in support for granting the special use permit.

MOTION

Chairman Poss entertained a motion to recommend **APPROVAL** of a permanent special use permit for a medical clinic known as **Optimum Eye Care** at 11071 Hauser Street, with the following condition:

1. The property owner shall provide a written statement agreeing to plan for/construct two deferred parking spaces in accordance with Section 4-1-D-1-J of the UDC. This written statement must be provided prior to issuance of a Certificate of Occupancy.

Moved by Commissioner Wagner, seconded by Commissioner Horine, and carried by a unanimous voice vote.

3. **Cedar Canyon Attached Villas - Consideration of a preliminary plan for a duplex residential development located at the southwest corner of 99th Street & Future 100th Street within the RP-2, Planned Residential (Intermediate Density) District. PL24-04P**

APPLICANT PRESENTATION

Dan Foster, Schlage Engineering, stated he was there representing the applicant and requesting approval of a preliminary plan for Cedar Canyon Attached Villas. Mr. Foster gave the site location and said the plan includes 20 lots and 40 units. He displayed the previously approved concept plan alongside the current plan being proposed. He commented that the current lot size and unit size had not changed from the previously approved concept plan. He stated that each building will contain two-car garages and each driveway has parking spaces for two cars. A buffer tract that was agreed upon through the concept plan will be provided on the north side of the site. There will also be a buffer tract installed along 99th and 100th Street. The north side of the site will primarily contain existing native vegetation and trees. He noted that they will also install fences along the buffer tract of 99th and 100th Street as required by the City's code. He stated that the applicant is requesting a deviation to avoid a Water One easement on Lot 12 that will reduce the rear yard setback by 4-feet.

STAFF PRESENTATION

David Dalecky presented the Staff Report. Mr. Dalecky explained the application was a preliminary plan/plat for Cedar Canyon Attached Villas. He displayed a location map of the proposed site and provided zoning and Comprehensive Plan information for the property in question. He reiterated the 4-foot deviation request on Lot 12 that Mr. Foster noted during his presentation. He said that Staff supports the applicant's deviation request. He discussed the projects landscape and drainage plan. Mr. Dalecky displayed the proposed elevations showing the front, sides, and rear architecture of the duplexes. He stated that Staff is in support of the applicant's proposal including their requested deviation.

PUBLIC HEARING

John Marshall, president of his subdivision's Neighborhood Homeowners Association stated that his home is right behind the detention pond that exist to the west of the proposed project. Mr. Marshall said his issue was with the drainage system because of the water that drains into a dry run creek. He explained that the water drainage affects some of the nearby homes and creates flooding. He said before construction began, clear water ran through the area but now it is very dirty. His concern is that with the coming project there may be more water draining near the Parkway. He asked who was responsible for maintaining the buffer tract, was it the homeowners or duplex residents that back up to it. He also asked who would be responsible for maintaining the detention pond.

Dan Foster responded that the challenge on the proposed site began with the development of Canyon Ridge Villas single family residential development. Mr. Foster explained that when the stream buffer was established after the platting process, the property owners were permitted to have the stream channel included within their lot boundaries. He commented that it was during the time the stream buffer ordinance was going into effect that has now become a unique situation. He discussed in detail how they plan to alleviate the drainage issue and protect the residents and the City. He assured everyone that all the drainage from the proposed development would not drain into the residents existing basin or directly to that stream channel. He explained the flow of the drainage system using the graphic he displayed. He stated that the purpose of the basins is not only water quantity control but also water quality control. He added that there will be native plants growing in the basin and because they are storm water BMP's (Best Management Practice) that area will not be mowed on a regular basis. He clarified that the 15-foot buffer tract and the detention basins will be maintained by the HOA with the oversight of the City through inspections.

COMMISSION DISCUSSION

Chairman Poss asked how often does the City conduct stormwater basins. Tim Collins responded that one third of the City's basin inspections are conducted annually therefore the inspection would take place every third year. Chairman Poss asked Mr. Collins if it is a City requirement that the property owner certify annually. Mr. Collins replied no, it is the City of Overland Park that require certification, not the City of Lenexa. Chairman Poss addressed Mr. Foster saying, although the plans are at the preliminary plan stage the City encourages variation in materials and high quality finishes.

MOTION

Chairman Poss entertained a motion to recommend **APPROVAL** of the preliminary plan/plat for **Cedar Canyon Attached Villas** located at the southwest corner of 99th Street and 100th Street for a duplex residential use, with the deviation noted in the Deviations section of the Staff Report.

Moved by Commissioner Harber, seconded by Commissioner Handley and carried by a unanimous voice vote.

4. Sonoma Plaza Phase 3 Apartments - Consideration of a revised preliminary plan and final plat for a four-five-story split multifamily residential development located approximately east of 88th Street & Maurer Road within the PUD, Planned Unit Development District. PL24-01PR, PT24-07F

APPLICANT PRESENTATION

Patrick Reuter, Klover Architects, gave the location of the site in question and said it was the last parcel to the overall Sonoma Plaza development project. Mr. Reuter stated the project being presented was an update to the PUD, Planned Unit Development Zoning District, to change what was previously presented as a senior living facility to now requesting apartments. He said the change is driven by growth in the area and demand for more affordable housing. The previous proposal for senior living apartments was 175 units and the current proposed plan is to build 218 apartments. Overall, the traffic study will remain about the same and have little to no impact on traffic in the area. He presented the proposed site plan on screen and discussed the site's grade change and water easement. He gave the location of the parking garage and explained that there will be one way in and out for purposes of security. He described all the proposed amenities that will include a pool, gas fire pits and synthetic grass turf areas with seating arrangements. He said there will be 201 garage stalls and 200 surface stalls for parking, with nine stalls dedicated to Red Door employees to help alleviate some of their parking issues. He displayed plans for the green spaces, public plazas, and quiet courtyard for residents. He pointed out the height of the four-story building and displayed renderings and explained the overall design, proposed materials and colors. He commented that they held a neighborhood meeting and none of the residents attended.

STAFF PRESENTATION

Kimberly Portillo presented the Staff Report. Ms. Portillo stated the project before them was a revised preliminary plan for Sonoma Plaza Apartments as well as a final plat. She added that it was the last undeveloped parcel in the PUD, Planned Unit Development Zoning District. She displayed a location map of the proposed site and provided zoning and Comprehensive Plan information for the application being presented. She provided a comparison of the approved preliminary plan from 2016 to the current plan being proposal and noted the differences. She stated that Staff worked with the applicant in determining the units per acre within their entire Sonoma Plaza master plan, noting that the PUD Zoning District does not have a specific density requirement. Staff calculated the density at 15.3 units per acre and the applicant agreed. Staff also calculated the maximum height in the PUD District and determined the height to be 64 feet tall. She noted that the proposed height is both similar to and consistent with other buildings in the surrounding area. Staff worked with the applicant on traffic and parking concerns, and the applicant addressed those concerns by providing additional parking. She discussed the proposed architecture and commented that the materials are consistent with what is existing at Sonoma Plaza. She said she was sharing the final plat submittal information because it accompanied the submittal of the revised preliminary plan application. She stated Staff recommends approval of the preliminary plan with the condition of working with the Fire Department to establish fire access proximity at time of final plat. Staff also recommends approval of the final plat with the condition that the final plan must be approved before the final plat is recorded.

COMMISSION DISCUSSION

Commissioner Horine asked about the age restriction. Patrick Reuter said there was an age restriction with the previous proposal of the senior facility, but an age restriction no longer exist with the plan of apartments. Commissioner Horine complimented the appearance of the original apartments built in Sonoma Plaza.

Commissioner Wagner expressed her earlier concerns about parking but mentioned that the additional context provided helped to alleviate those worries. Patrick Reuter replied that an analysis was conducted

at Sonoma Hill so they are confident that there will be adequate parking available in Sonoma Plaza. Rick Oddo, Oddo Development stated that he spoke with Red Door Grill and Chick-Fil-A property owners, and they are eager to rent parking spaces from them when they become available.

Commissioner Katterhenry commented that he like the raised deck and pool area and overall architecture of the project. Commissioner Katterhenry added that he appreciates the plan for increased parking availability.

Commissioner Woolf mentioned that his earlier question about how parking would be monitored had already been answered. Commissioner Woolf asked if it would be rented spaces for the employees. Mr. Oddo said they will have painted and marked parking stalls for employees of Red Door Grill.

Commissioner Handley said he was generally supportive of the change in use and removal of the age restriction as well as having multifamily against the highways. Commissioner Handley feels it is appropriate use of that space and is appreciate of the additional parking being provided.

MOTION

Chairman Poss entertained a motion to recommend **APPROVAL** of the revised preliminary plan for **Sonoma Plaza Phase 3 Apartments** east of 88th Street and Maurer Road, for a multifamily residential development with the following condition:

1. Based on the proposed submittal and initial code review, the design professional will need to provide code compliant access to address the proximity requirement for aerial fire apparatus. The current submittal exceeds what the code allows for the distance from the building. This will need to be addressed prior to the final plan approval.

Moved by Commissioner Horine, seconded by Commissioner Handley, and carried by a unanimous voice vote.

Chairman Poss entertained a motion to recommend **APPROVAL** of the final plat for **Sonoma Plaza Sixth Plat** at 88th Street and Maurer Road, for a multifamily residential development with the following condition:

1. The final plat shall not be recorded with Johnson County until a final plan has been approved by the City.

Moved by Commissioner Woolf, seconded by Commissioner Horine, and carried by a unanimous voice vote.

STAFF REPORT

NONE

ADJOURNMENT

Chairman Poss ended the regular meeting of the Lenexa Planning Commission at 7:52 p.m. on Monday, August 5, 2024.