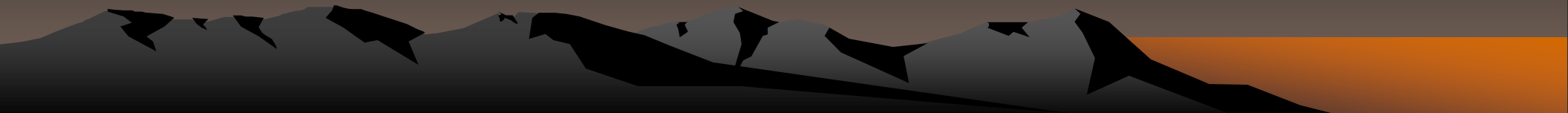


Proposal to discontinue and vacate the portion of Summit Street adjacent to Lots 28-32 of Block 32, Minnesota Addition and supporting that the City will reserve, to the public, a 10-foot pedestrian easement.



Properties

X TBD G Street

- 5 city lots
- Surveying into 2-4 depending on proposal outcome

X TBD H Street

- 5 city lots
- Landlocked with no city street access

Platted in early 1900's without regard to topography. Original lots layout are parallel to Summit Street with intention of G and H Street access.

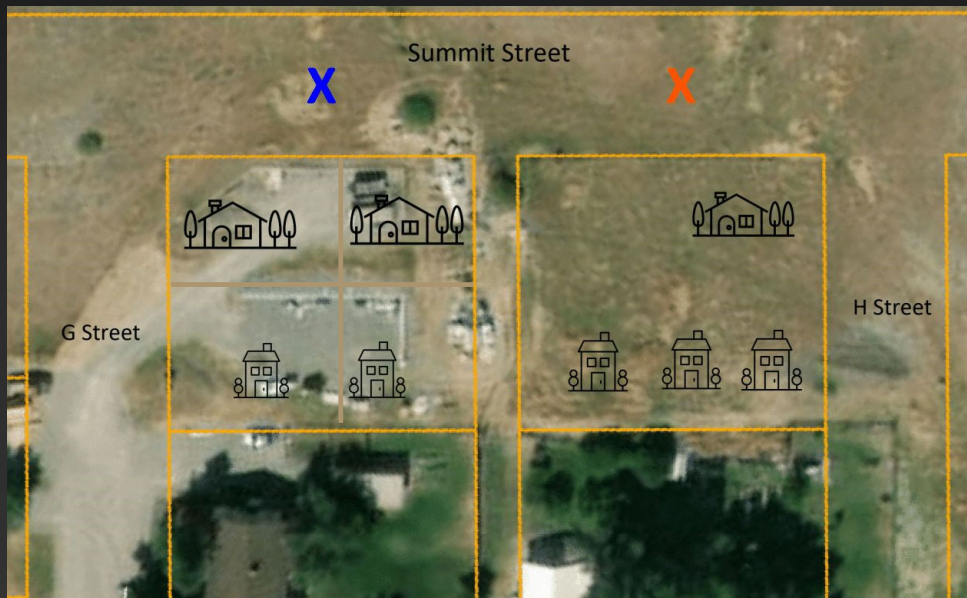


West View of G Street Access



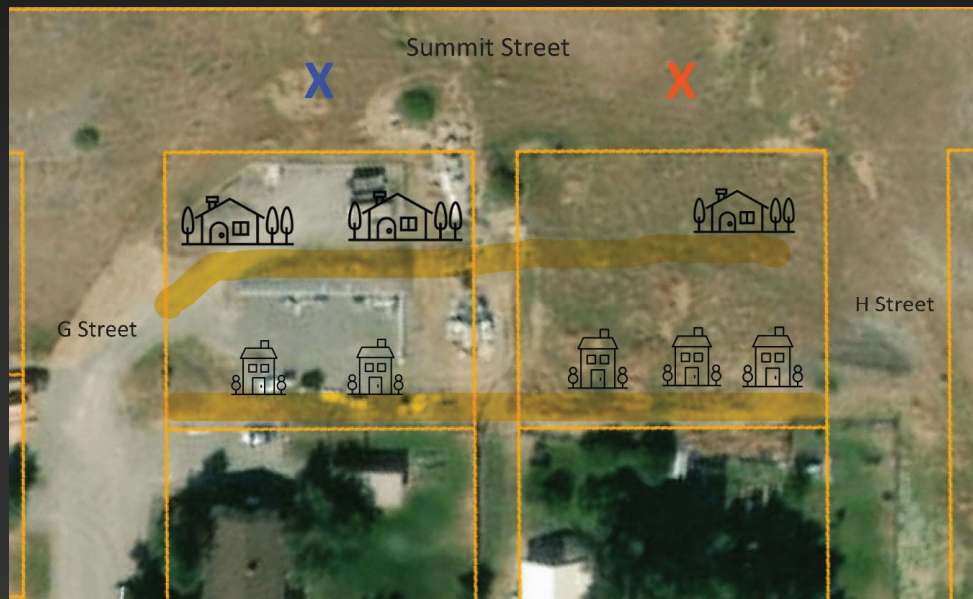
- Excellent opportunity for infill development
- No city street access (grey represents G Street)
- No infrastructure
- Hardship lots, difficult to build on. Black indicates new property line.

Project Scope



- Resurveyed into four 3500 square lots
- 5-8 small, energy efficient, affordable homes
- 2 ADA accessible homes for elderly family members
- For purchase or rent
- All long-term rentals (no short-term vacation rentals)

Project Challenges & Solutions



Challenges

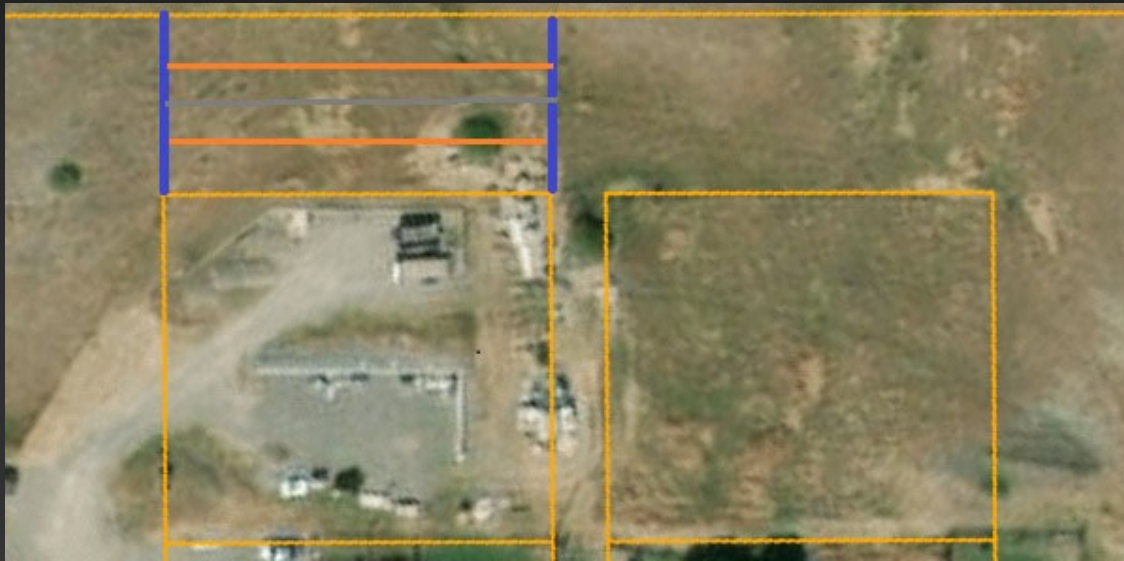
- No city street access to either property shrinking buildable space
- No infrastructure
- Difficult to build on based on topography and existing retaining wall.

Solutions

- Two driveway easements denoted in brown sacrificing two 20 foot strips of property

Abandonment Proposal

City vacation of Summit Street while preserving a trail easement.



Blue indicates width of Summit Street: 66 ft

Grey indicates middle of Summit Street and new property line.

Orange is edge of the public easement, essentially useable property line.

Land Acquisition Details



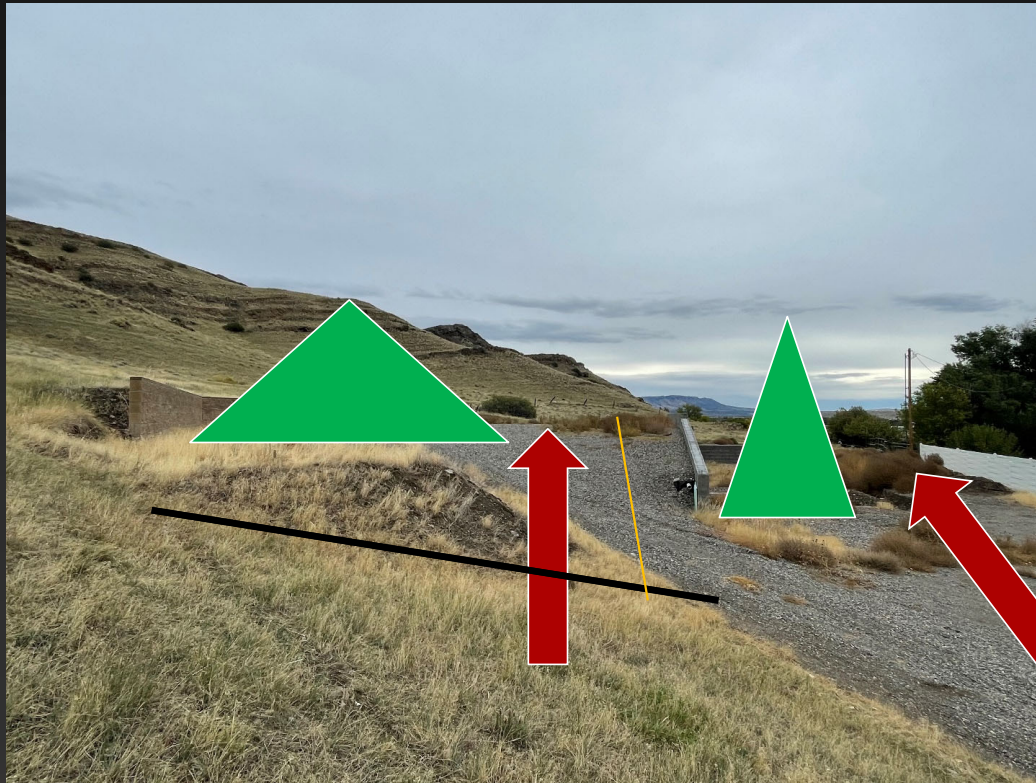
Property owners lose a significant portion of the G Street property to create two driveway easements from West side (Red).

Property owners lose two 20 foot easements through their property to access adjacent land locked lots (Grey).

Property owners will be granting a maintenance easement to the city in perpetuity due to no alley access.

Abandonment restores 23 feet of lost property.

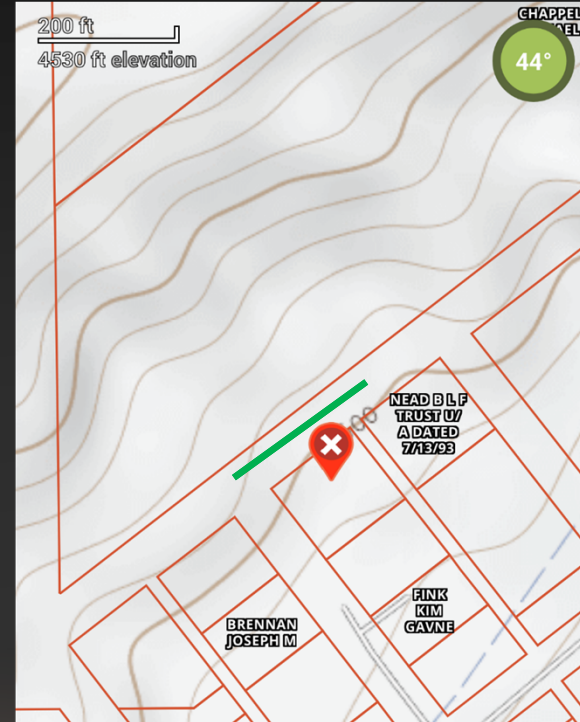
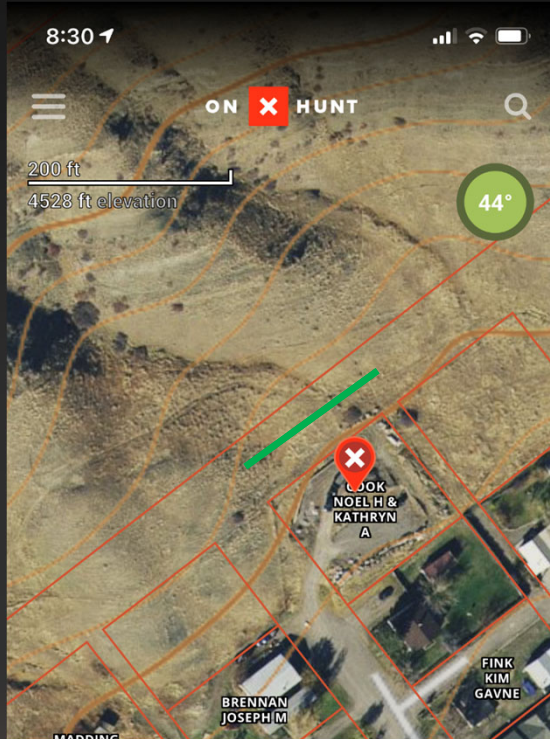
Abandonment preserves future trail potential.



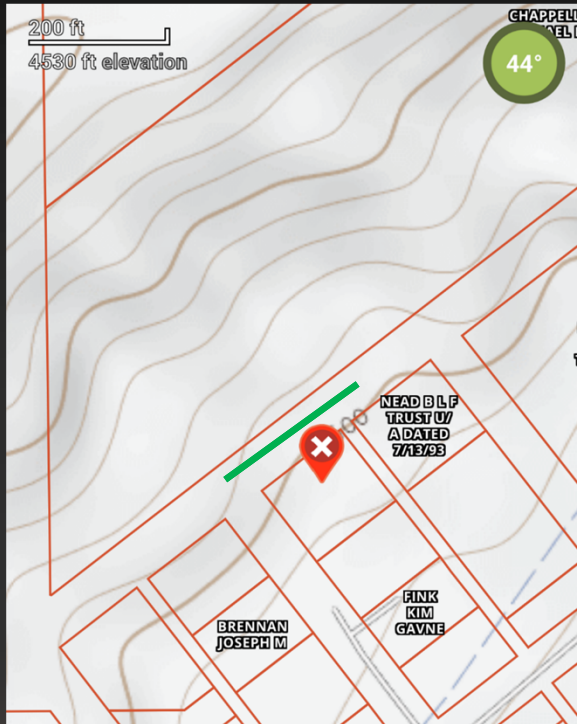
West View:

- Red arrows denote approximate location of driveway easements
- Yellow is new property line
- Black line indicates G Street.
- Existing layout allows for 32 feet on upper lots for building ADA homes.

Trail Potential



Trail Potential



- Potential for future trail is preserved.
- Potential trail would be shifted 23 feet to the north.
- Topography is unremarkable throughout this portion of Summit Street.
- The pitch is identical from current property line to proposed property line. 2" pitch or a 9 deg slope.

Topography



Familiarity of Existing Trails

- This has been our neighborhood for the past 20 years
- When the property became available, we immediately recognized it because we had been using it to access city property several times per week for the past 20 years
- We would LOVE to see a hiking trail that we could access from our property.

Misinformation

This is not a “quick decision” nor is the “process as easy as asking”. We have been working on this for a year with surveyors, architects, civil engineers, other builders and city officials to find solutions.

Misinformation

We are not getting a parcel of land for \$250 but rather accepting that the driveway and maintenance easements are a necessity, and this property modification offsets the impact.

Misinformation

The trail easement is preserved but moved 23 feet north, calling this a “hiccup” in the future of Livingston trails is an exaggeration.

Misinformation

Our neighbors and city officials know and trust us based on 20 years of being vested in our community. Not only did we upcycle an abandoned car wash into Granite Sports Medicine, we created a wellness hub and an awesome place of employment.

Summary

“Developers” can be community minded and support public land access.

Summary

Our initial motivation was to find land that Randy's retired teacher parents could afford so they could be close to us as they age.

Based on the housing crisis, we evolved this to create affordable housing for GSM. This project creates 5-8 homes for our community members.

Summary

These are hardship lots, so it requires someone with Randy's years of experience to create much needed homes. This project is an excellent example of infill development.

Summary

This abandonment makes our project possible. We can build single floor ADA accessible homes for our retired family members and create multiple affordable two-story housing options.

Summary

The development preserves the potential of a future trail system. It does not inhibit trail creation and does not make it harder or impossible to have a trail on the proposed easement.



Current Housing Crisis

Considering the current state of Livingston, what is best for the city is creating more intelligent, thoughtful housing.

- Shields Valley Schools
- Understaffed hospitals and nursing homes
- Restaurants with limited hours due to being understaffed
- Grocery stores understaffed
- GSM can't fill vacant spots

Time is running out to save our community.

Is this a good decision in 50 years?

Is shifting a potential future trail 23 feet to the north more important than creating 8 affordable, small footprint energy efficient homes for our community?