**Attachment B**

**YMCA OF GREATER OMAHA**
**CHARLES E. LAKIN CAMPUS PARK PROJECT**
**COUNCIL BLUFFS, IA**

The YMCA of Greater Omaha manages 10 YMCA facilities across the Metro area, including the Charles E. Lakin YMCA in Council Bluffs. The leadership of the YMCA is requesting the opportunity to discuss the Lakin Campus Park Project with Council Bluffs city leaders, in an effort to inform stakeholders as well as secure certain project approvals. Specifically, after many professional design reviews with LEO A DALY and other advisors, the YMCA is interested in gaining approval to vacate the current Baughn Street throughfare, located just east of the facility. This will enhance the Charles E. Lakin YMCA, as it allows us to deliver the safest, most user-friendly, and desirable park experience possible for the community and YMCA members and staff.

The Charles E. Lakin YMCA's popularity has far exceeded expectations since it opened in 2018. During 2019, the Y purchased the old St. Patrick's Church property adjacent to the YMCA. This purchase was made with the intent of expanding the campus to accommodate current demand as well as future growth. Vacating Baughn Street will have numerous benefits:

- Make the YMCA one continuous campus, creating a safer experience for staff, members, summer camp and after-school attendees and community members
- Allow for more, varied and better-quality recreational amenities within the park itself
- Create more space overall for amenities, which may prove useful should we enter into a prolonged COVID situation where social distancing is the new normal
- Allow park designers to minimize street crossings, interaction and impact with the busy, neighboring Kanesville Boulevard, adjacent to the facility and new park
- Create incremental parking spots within the YMCA lot, thereby benefitting neighboring residents, as well as the hospital, with less traffic and less on-street parking
- Eliminate Baughn as a currently congested, often too narrow street

Recreational amenities, which will be maintained entirely by the Y and made available for public use when not programmed by the Y, are planned to include:

- Sports courts
- Pavilion
- Playground
- Walking path
- Natural landscaping

If designed with Baughn Street still in place, these components will be compromised and more condensed, reducing the overall sense of outdoor space and place. With Baughn Street vacated, the campus will afford a more holistic, aesthetically complete design. The Y recognizes that The City has made significant utility improvements under Baughn Street in 2018, and any and all easements required by the City would be acknowledged in the final design.

In addition to vacating Baughn Street, the Y is submitting a rezoning application, at the request of the City of Council Bluffs, for the lots purchased in 2019. This is an effort to match the current zoning of the Charles E. Lakin YMCA (Zoning Designation A-P). The Y will also pursue a plat of all lots to form a single property and an amendment to the Conditional Use Permit to allow this type of use within this zoning district.