

Landbank Authority
Staff Report
June 19, 2017



Resolution No.:	Resolution 17, Series 2017
Request:	License
Project Name:	Choice Action Grant
Location:	634-636 S. 18th Street
Neighborhood:	Russell
Owner:	Landbank Authority
Applicant:	Louisville Grows, Inc. / Canaan Community Development Corporation
Project Area/Size:	6,840 sq. ft. (634); 3,169 sq. ft. (636)
PVA Value:	\$3,250 (634); \$5,000 (636)
License Price:	\$2.00 (\$1.00 per lot)
Council Districts:	4 – Sexton Smith
Case Manager:	Joshua Watkins, Real Estate Coordinator

Request

Louisville Grows, Inc. and Canaan Community Development Corporation (CCDC) are seeking a 10 year license agreement for the properties located at 634-636 S 18th Street. The subject sites have a collective square footage of 10,009 sq. ft. located in the Russell neighborhood.



Resolution 17, Series 2017
Landbank Meeting Date: June 19, 2017
Property Address: 634-636 S 18th Street
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Case Summary / Background / Site Context

The applicant(s) have requested a license agreement for two (2) parcels in the Russell neighborhood to participate in the Choice Neighborhood Action Grant program. In accordance with the Interim Pricing Policy, such license or lease agreements which are sponsored by Metro Government obtain a \$1.00 license/lease price per subject property. The properties are located to the North of Broadway along 18th Street and just South of Magazine Street.

Each applicant was selected by the Choice Action Grant committee to participate in the program which is being sponsored through Louisville Metro Housing Authority and the Federal Housing and Urban Development Department.

The properties, both zoned R6, are surrounded by residential housing with a few commercial establishments. Applicants will confer with Planning & Design Services as well as Construction Review to obtain any necessary approvals and permits prior to performing work.

Staff Conclusions / Proposed Conditions of Approval

Staff recommends the board grants a ten (10) year license to Louisville Grows and CCDC. The following conditions are also recommended:

1. Applicant agrees to maintain the properties, free from all property maintenance cases and fines for the duration of the option agreement.
2. Applicant agrees to insure the properties for the duration of the license agreement.
3. Applicant will obtain all necessary approvals and permits from Planning & Design and Construction Review prior to conveyance.

The applicant agrees to the above terms & conditions by signing below:

Applicant Name(s) (written or typed)

Applicant Signature(s)

Date

Attached Documents / Information

1. Purchase application
2. Land development report
3. PVA data sheet
4. LOJIC Map (parcel view)
5. Site photos

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Notification

The applicant was notified by phone on June 14, 2017 and their presence at the June 19, 2017 Landbank meeting was requested.

The Landbank Authority was notified by e-mail on June 7, 2017.

2. Land Development Report



Land Development Report

May 25, 2017 3:37 PM

[About](#) [LDC](#)

Location

Parcel ID: 001J01020000
Parcel LRSN: 8402549
Address: 634 S 18TH ST

Zoning

Zoning: R6
Form District: TRADITIONAL NEIGHBORHOOD
Plan Certain #: NONE
Proposed Subdivision Name: RUSSELL SUBDIVISION
Proposed Subdivision Docket #: 10-004-94
Current Subdivision Name: NONE
Plat Book - Page: NONE
Related Cases: NONE

Special Review Districts

Overlay District: NO
Historic Preservation District: NONE
National Register District: RUSSELL
Urban Renewal: YES
Enterprise Zone: YES
System Development District: NO
Historic Site: YES

Environmental Constraints

Flood Prone Area

FEMA Floodplain Review Zone: NO
FEMA Floodway Review Zone: NO
Local Regulatory Floodplain Zone: NO
Local Regulatory Conveyance Zone: NO
FEMA FIRM Panel: 21111C0024E, 21111C0040E

Protected Waterways

Potential Wetland (Hydric Soil): NO
Streams (Approximate): NO
Surface Water (Approximate): NO

Slopes & Soils

Potential Steep Slope: NO
Unstable Soil: NO

Geology

Karst Terrain: NO

Sewer & Drainage

MSD Property Service Connection: YES
Sewer Recapture Fee Area: NO
Drainage Credit Program: Maple Street, C:SO189 - Project(s) Value between \$.04 - \$1.5

Services

Municipality: LOUISVILLE
Council District: 4
Fire Protection District: LOUISVILLE #1
Urban Service District: YES



Land Development Report

May 25, 2017 3:37 PM

[About](#) [LDC](#)

Location

Parcel ID: 001J01030000
Parcel LRSN: 59525
Address: 636 S 18TH ST

Zoning

Zoning: R6
Form District: TRADITIONAL NEIGHBORHOOD
Plan Certain #: NONE
Proposed Subdivision Name: RUSSELL SUBDIVISION
Proposed Subdivision Docket #: 10-004-94
Current Subdivision Name: NONE
Plat Book - Page: NONE
Related Cases: NONE

Special Review Districts

Overlay District: NO
Historic Preservation District: NONE
National Register District: RUSSELL
Urban Renewal: YES
Enterprise Zone: YES
System Development District: NO
Historic Site: YES

Environmental Constraints

Flood Prone Area

FEMA Floodplain Review Zone: NO
FEMA Floodway Review Zone: NO
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Local Regulatory Conveyance Zone: NO
FEMA FIRM Panel: 21111C0040E

Protected Waterways

Potential Wetland (Hydric Soil): NO
Streams (Approximate): NO
Surface Water (Approximate): NO

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Unstable Soil: NO

Geology

Karst Terrain: NO

Sewer & Drainage

MSD Property Service Connection: YES
Sewer Recapture Fee Area: NO
Drainage Credit Program: Maple Street, CSO189 - Project(s) Value between \$.04 - \$1.5

Services

Municipality: LOUISVILLE
Council District: 4
Fire Protection District: LOUISVILLE #1
Urban Service District: YES

3. PVA Information

JEFFERSON COUNTY PVA

634 S 18TH ST

Mailing Address 444 S 5TH ST STE 500,
LOUISVILLE, KY 40202-2332

Owner LOUISVILLE & JEFFERSON
COUNTY LANDBA

Parcel ID 001J01020000

Land Value \$3,250

Improvements Value \$0

Assessed Value \$3,250

Approximate Acreage 0.1556

Property Class 620 Exempt Metro
Government

Deed Book/Page 10013 0312

District Number 100023

Old District 02

Fire District City of Louisville

School District Jefferson County

Neighborhood 10 / COM WESTEND TO
22ND ST

Satellite City Urban Service District

Sheriff's Tax Info [View Tax Information](#)

County Clerk [Delinquent Taxes](#) 



Details & Photos



Property Details

Sales History

Deed Book/Page	Price	Date	Previous Owner
10013 0312	\$3,250	01/28/2013	NEWSOME JUSTIN
9510 0703	\$3,250	01/08/2010	U S BANK NA
9429 0109	\$45,000	06/29/2009	FORD PHILLIP V

Assessment History

JEFFERSON COUNTY PVA

636 S 18TH ST

Mailing Address 444 S 5TH ST STE 500,
LOUISVILLE, KY 40202-2332

Owner LOUISVILLE & JEFFERSON
COUNTY LANDBA

Parcel ID 001J01030000

Land Value \$5,000

Improvements Value \$0

Assessed Value \$5,000

Approximate Acreage 0.0723

Property Class 620 Exempt Metro
Government

Deed Book/Page 10012 0203

District Number 100023

Old District 02

Fire District City of Louisville

School District Jefferson County

Neighborhood 10 / COM WESTEND TO
22ND ST

Satellite City Urban Service District

Sheriff's Tax Info [View Tax Information](#)

County Clerk [Delinquent Taxes](#) 



Details & Photos



Property Details

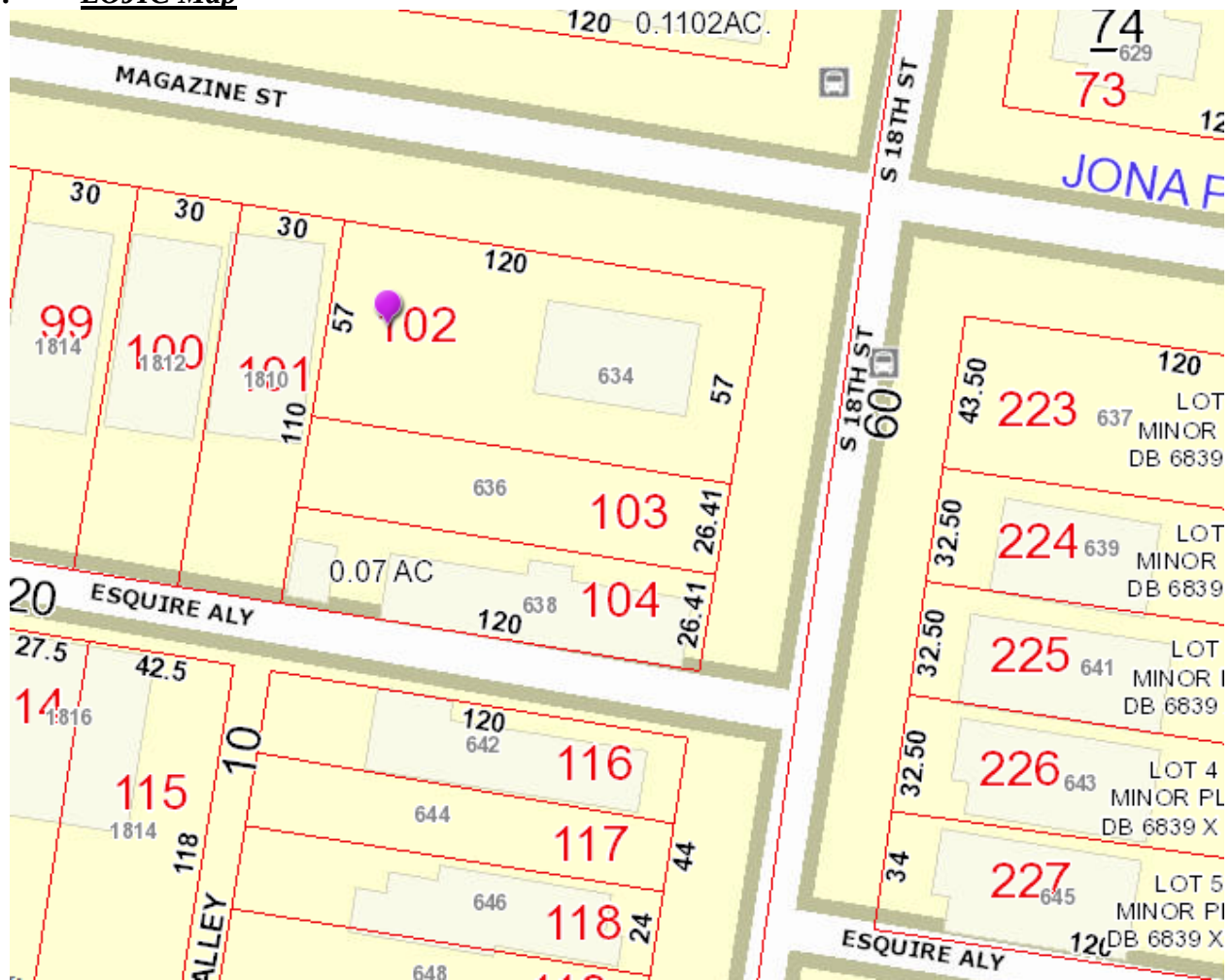
Sales History

Deed Book/Page	Price	Date	Previous Owner
10012 0203	\$5,000	01/24/2013	CRIPPS KIMBERLY F
9009 0095	\$4,000	03/27/2007	GRAHAM WINSTON & JOYCE
5934 0107	\$0	02/06/1990	OWNER UNKNOWN

Assessment History

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4. LOJIC Map



702 M Street

5. Site Photos

Front view- 634-636 S 18th Street



Aerial View



6. **Layout**: (See Attached Proposals)

7. **Renderings**: (See Attached Proposals)

8. **Budget**: (See Attached Proposals)

9. **Timeline**: Applicants are still finalizing budgets with HUD that will inform final timeline, but plan on a December 2017 completion.



1641 Portland Ave.
Louisville, Kentucky 40203
(502) 791-0966

Submitted via e-mail to christopher.fitzgerald@louisvilleky.gov

REVISED: May 23, 2017

Vision Russell Selection Team
Louisville Metro Housing Authority
Vacant Lot Ideas
420 S. 8th Street
Louisville, KY
40203

Re: Vision Russell 2017 - Action Grant Proposal

Dear Vision Russell Selection Team,

Thank you for considering this proposal from Louisville Grows for the greening of two or more lots in the Russell Community via a Vision Russell Action Grant. Louisville Grows, a 501(c)(3) organization, is proposing the permanent use of two vacant lots that will benefit the Russell community by providing a space to grow fresh vegetables and fruit for health improvements, connecting local residents to gardening and health education programs provided by Louisville Grows, and providing a peaceful gathering space to build community. Our primary goal in all we do is to be a good steward to the community and to develop projects for the community's benefit and well-being.

To that end, Louisville Grows is also open to incorporating community inspired elements into these spaces that may be proposed to Vision Russell, and supporting community ideas on the lots proposed herein or in other spaces. We are also open to partnering with community businesses and organization in need of assistance. In particular, we hope to partner with Canaan Community Development Corporation (CCDC) on the property and will collaborate with CCDC on the lots to provide for educational and economic development space. The heart of the Russell Neighborhood is just over a mile away from Louisville Grows' new headquarters opening in February 2017 at 1641 Portland Ave., and we are dedicated to the beautification of, and engagement in, the Russell community.

PROJECT OVERVIEW

Names:

- Jessica Pendergrass, Interim Executive Director

- Natalie Reteneller, Director of Urban Forestry
- Whitney Sewell, Director of Urban Agriculture

Organization:

- Louisville Grows, Inc., a 501(c)(3) organization

Contact Address, Phone, Email:

- 1641 Portland Avenue, Louisville, KY 40203
- Jessica: director@louisvillegrows.org, (919) 381-0784
- Natalie: natalie@louisvillegrows.org, (502) 724-4683
- Whitney: whitney@louisvillegrows.org, (812) 345-0147

Address of vacant lot:

- 634 and 636 South 18th Street

Whether the lot is publicly or privately held (include proof of ownership, if privately held):

- Public

Description of project, including how it will benefit the neighborhood and how it will be managed and maintained:

Louisville Grows proposes the development of a combined garden, orchard, and community gathering space on the two vacant lots at 634 and 636 South 18th Street (sample plat map attached). Louisville Grows would prefer to purchase this property from Metro to ensure its long-term existence as a community green space, or is open to a long-term lease of the vacant lot. We know that green spaces in urban environments reduce the urban heat island effect, and the Russell neighborhood's low 21.2% tree canopy cover makes green spaces a definite need. We also know that access to fresh, local food improves health outcomes for community residents, and this project is designed to meet that need. Louisville Grows' project would combine gardens and orchards in a community friendly green space that encourages community gatherings and engagement, which has been shown to reduce crime and increase community safety and well-being. In addition to facilitating a space for community engagement, the project would provide community members with individual spaces to garden and grow their own healthy, fresh food. The larger property as a whole would also include fruit-bearing plants that can be harvested by garden participants and community members. Project development will roll out as follows:

Phase 1

- Community outreach, canvassing and advertising of meeting with local community leaders, churches, and organizations to engage local participation in the project
- Meet with the local community and provide the Community Garden Toolkit for garden planning to facilitate and organize the community around its needs and vision for the garden and orchard
- Partner with a landscape architecture firm to create a green space design that incorporates community vision for the properties

- Once a list of garden participants is confirmed, collect a baseline survey for gardeners based on the Self Rated Health Score (SF-8™ Health Survey), which gauges health and quality of life in the program participants

Phase 2

- Complete and finalize the final green space design with the landscape architect
- Engage community residents, local businesses, corporate partners, and volunteers to install the garden, orchard, and community space
- Provide education to community members and volunteers in installing raised beds, planting fruit trees, etc.

Phase 3

- Collect a post survey for gardeners based on the Self Rated Health Score (SF-8™ Health Survey), which gauges health and quality of life for the program participants
- Ensure on-going maintenance and management of the properties in collaboration with the community, leading to long-term success of the project

The project will be managed and maintained through collaboration between Louisville Grows and community residents. Community residents will be engaged to manage their individual raised beds, and maintain and care for the garden and orchard with technical assistance and oversight from Louisville Grows. Louisville Grows will also facilitate overall property maintenance. Louisville Grows also views its education of the community and gardeners, coupled with use of the Community Garden Toolkit for gardening that organizes community around the project, as key components that will lead to long-term, quality maintenance of the property. The Community Garden Toolkit is key to ensuring the sustainability of community gardens and orchards developed by Louisville Grows. The sustainability of this project is created in Phase 1 by engaging community members and leaders in specific, self-nominated roles within the garden and orchard to ensure the long-term care and sustainability of the property. Community-based ownership is a proven, nationally used model of participatory land development and engagement. The more engaged the surrounding community becomes in the project, and the more access they have to urban agricultural education opportunities to empower them in making their own decisions in the garden, the more likely the project will be maintained by the local residents and sustainable for the long-term benefit of the community with occasional oversight and assistance from Louisville Grows.

Louisville Grows has a pre-existing relationship and presence in the Russell neighborhood and plans to build on these relationships in its development of this proposed project. When developing Produce Park at 441 South 30th St. and planting 166 trees in the Russell neighborhood in 2016, Louisville Grows canvassed door-to-door, engaged community involvement, and partnered with community organizations like Chef's Space and Louisville Urban League. (Articles and photos from these prior projects are below.) In addition to expanding existing partnerships, Louisville Grows will develop new partnerships with local churches, schools, and daycares to facilitate outreach and engage community in educational opportunities, particularly for residents of Beecher Terrace. In addition to providing food to families, it is our sincere hope that this new community garden and orchard space will provide an

abundance of fresh, local produce that can be distributed regularly to these local partners and the community-at-large. Louisville Grows is proposing this project with long-term sustainability in mind, and we have a long track record of sustained and successful projects in West Louisville.

Project cost, including grant request and other sources of funding: \$98,000

Requested grant from Vision Russell per below schedule: \$50,000

Material/Services	Description	Amount	Cost
Community Mural Project for Shipping Containers	Community art/painting with budget for paint & art supplies and artist stipend (shipping containers with tool storage from CCDC)	Artist stipend + supplies: \$2,500	\$2,500
Staff – Site Development and Project Construction	Site development, implementation, and construction, Project reporting, Technical assistance	700 hrs staff time x \$20/hr	\$14,000
Landscape Architect	Design and Planning	\$4,000	\$4,000
Garden Materials	Raised Beds, Soil, Mulch, Compost, etc.	\$4,000	\$4,000
Tools	Shovels, soil knives, rakes, pruners, harvesting containers, tree watering bags, etc.	\$2,000	\$2,000
Landscaping and Hardscaping	Park benches, picnic tables, perennial plants, and paths	\$4,000	\$4,000
Facilities	Water line	\$2,000	\$2,000
Green Materials	Trees, Plants and Seeds	\$12,000	\$12,000
TOTAL			\$44,500

In addition to the \$44,500 in funds requested from Vision Russell to facilitate this project, Louisville Grows brings \$50,500 or more in other funding and in-kind donations to this project. Russell residents participating in this garden and orchard project will benefit from receiving guidance, education, and technical direction from seasoned professionals with many years of experience designing, building, and educating communities about gardens and green spaces. Louisville Grows is donating part of the staff time it will take to implement, maintain, and oversee this project, and is providing continued staff and personnel oversight to ensure project success and management after implementation in 2016. Educational programming provided as part of this project is provided in-kind by Louisville Grows and is partially funded by local green organizations and Kentucky State University through a USDA grant.

We have close relationships with local landscaping firms and expect to broker discounts and in-kind donations for design services, and some materials, that will reduce the cost of high caliber architectural landscape design plans and implementation. This maximizes the visual beauty and impact of the project

while keeping costs low. Louisville Grows will also use existing capital assets for this project like its lawn mower and the new tractor purchased with crowdsourcing funds. Louisville Grows brings a network of engaged community volunteers to the table, and their contribution in helping to facilitate the build out of this type of green project is invaluable. For example, experienced, trained Citizen Foresters and Citizen Gardeners will donate volunteer hours to assist and train the local community in proper tree-planting and care to ensure long-term viability of this investment.

List your project team members and their roles:

- Jessica Pendergrass oversees the overall operation of Louisville Grows, ensures its programs are consistent with Louisville Grows' mission, develops funding to meet capacity, and facilitates community and funding partnerships. Jessica will be responsible for coordinating resources to ensure the success of this project, will engage with the community and landscape architects to develop a mutually agreeable design for the vacant lots, and will facilitate approval and implementation oversight for the final development plan for the greening of these vacant lots.
- Natalie Reteneller oversees the urban forestry program and is a community organizer for the tree planting program and orchards. Natalie will be responsible for mobilizing volunteers both from within neighborhoods and out to meet the needs of this project, and will be responsible for overseeing and executing the urban forestry and fruit tree education components of this project.
- Jhana Waddell is the Urban Forestry Assistant and works with Natalie to facilitate orchard and tree projects and education. Natalie, Jhana, and Whitney will be responsible for working side-by-side with the community to ensure the project is reflective and supportive of the community's vision.
- Whitney Sewell oversees the urban agriculture program and is the garden program coordinator and urban agriculture educator for Louisville Grows. Whitney, and her new assistant to be hired in 2017, will be responsible for outreach and advertising, community engagement, organizing meetings, facilitation using the Community Toolkit, garden planning with residents, and installation with volunteers and residents.
- Four AmeriCorps VISTA team members serving with Louisville Grows will be responsible for leveraging additional funding and in-kind donations as needed for this project, engaging the community through outreach initiatives, engaging volunteers to help with labor and hands-on facilitation of the project, and spreading the word about this good work through social media and a publicity campaign expected to reach an estimated audience of 10,000. One of Louisville Grows AmeriCorps VISTA lives a few blocks from this property, and we are committed to developing community-supporting green spaces in this neighborhood.
- Jinn Fuller Renfro is the Finance Director for Louisville Grows and will be responsible for maintaining the budget and tracking expenses for this project.
- Ron Whitehead is the Property Manager for Louisville Grows and will be responsible for ensuring the maintenance and upkeep of the property.

We truly appreciate this opportunity for development and collaboration being offered by Vision Russell and look forward to helping create a bright, green, and healthy future in the Russell community.

Sincerely,

Jessica Pendergrass
Interim Executive Director
director@louisvillegrows.org | (919) 381-0784

Natalie Reteneller
Director of Urban Forestry
trees@louisvillegrows.org | (502) 724-4683

Whitney Sewell
Director of Urban Agriculture
whitney@louisvillegrows.org | (812) 345-0147

PRESS LINKS TO OTHER RUSSELL PROJECTS

Produce Park:

<http://insiderlouisville.com/metro/produce-park/>
<http://www.courier-journal.com/story/life/food/farm-to-table/2016/07/15/free-fruit-produce-park-debuts-russell/86983022/>
<http://www.leoweekly.com/2016/07/urban-orchard-mean-west-end/>
<http://brokensidewalk.com/2016/produce-park/>
<https://louisvilleky.gov/news/mayor-fischer-opens-produce-park>

Russell Tree Planting:

<http://www.courier-journal.com/story/tech/science/environment/2016/04/09/reforesting-russell-citizens-plant-166-trees/82789640/>
<http://www.louisvillegrows.org/event/russell-planting/>



[\(http://visionrussell.org/\)](http://visionrussell.org/)

A roadmap for the future...

[EVENTS \(HTTP://VISIONRUSSELL.COM/EVENTS/\)](http://visionrussell.com/events/)

[NEWS \(HTTP://VISIONRUSSELL.ORG/NEWS-EVENTS/NEWS/\)](http://visionrussell.org/news-events/news/)

[CONTACT US \(HTTP://VISIONRUSSELL.ORG/CONTACT-US/\)](http://visionrussell.org/contact-us/)

MENU ≡

Repurpose Vacant Lot Proposal Form

Vacant Lot Proposals should be permanent uses of vacant lots that will benefit the community in some way. Finalists will be chosen by the Vision Russell Selection Team and asked to provide additional information, documentation, and possibly a

presentation in early December, 2016. Questions about the application or process should be directed to 574-4016 or by email at Action2017@lmha1.org.

Name *

Terra

Leavell

First

Last

Organization (if applicable)

Canaan Community Development Corp

Contact Address

2600 W. Broadway St.

Street Address

Lyles Mall Suite 210

Address Line 2

City

Louisville

State / Province / Region

United States

ZIP / Postal Code

Country

Phone

(502) 776-6300

Email *

tleavell@ccdcky.org

Address of Vacant Lot

Street Address

Address Line 2

City

State / Province / Region

ZIP / Postal Code

Country

Public Lot☒ 634 S 18th St.☐ 636 S. 18th St.☐ 510 S. 18th St☐ 533 S 18th St.**Privately Owned**

22 of 200 max characters

Please list address here and include Proof of Ownership in document submission.

Type of Project☐ Play Space☐ Market Space

☐ Garden Space

☒ Empowerment Resource Center

Please describe your project, using as much detail as possible. *

Opportunity Corner will serve as a neighborhood economic and education empowerment engine steered toward growth and sustainable development. Opportunity Corner is committed to increasing economic empowerment in the Russell neighborhood as well as the entire city by enabling persons access to education and training, support and resources necessary to launch, brand, and successfully operate their own business. This development will also provide access

961 of 1000 max characters

How will your project be managed and maintained?

Canaan Community Development Corporation (CCDC) will provide the initial organizational project management of the project. We will hire and train persons from the Russell community to work directly with this project for the long term life of the project. Many of the instructors will be volunteers from Community Leaders and Businesses.

338 of 1000 max characters

Who will do the work?

☐ Volunteers

☒ Contract Workers

☐ Other

Will the project be open to the public?

☒ Yes

☐ No

Please describe the project:

Opportunity Corner will serve as a neighborhood economic and education empowerment engine steered toward growth and sustainable development. Opportunity Corner is committed to increasing economic empowerment in the Russell neighborhood as well as the entire city by enabling person's access to education and training, support and resources necessary to launch, brand, and successfully operate their own business. This development will also provide access to education in areas of employment, health and wellness and the irradiation of violence. Opportunity Corner is committed to addressing the overarching issues that impede minority economic participation generally, including access to state of the art technology and infrastructure. Whether launching a new brand/product or growing an established brand. Opportunity Corner is an innovative shipping container resource center that will replace the vacant properties as the perfect solution for repurpose.

How will project be managed and maintained?:

Canaan Community Development Corporation (CCDC) will provide the initial organizational project management of the project. We will hire and train persons from the Russell community to work directly with this project for the long term life of the project. Many of the instructors will be volunteers from Community Leaders and Businesses.

If yes, how often will the project be open to the public?

☒ **Daily**

☐ Weekly

☐ Monthly

☐ Other

How much is your project expected to cost?

50,000

Is other funding available for this project?

☒ **Yes**

☐ No

If yes, please list sources of other funding

CCDC will provide the additional start up funding for this project and operational cost.

88 of 1000 max characters

Please list your project team members

Kathy Brent-Washington
Jeremy Semones
Milton Haskins (Russell Business Owner)
Ronnie Turner (Russell Resident)
Ann Crowe

120 of 1000 max characters

Is there anything else you would like to describe about yourself or the project?

This development will be an additional site for Opportunity Corner project. A larger version will be located at 3010 Wilson Avenue. We have secured support from the Mayors Office, Metro Council Members, Corporate Leaders and others for the primary site scheduled to be developed late 2017.

291 of 1000 max characters

Please include any supporting documentation available

Drop files here or

~~Error: -200, Message: HTTP Error., File: Vision Russell Budget.docx~~

~~Error: -200, Message: HTTP Error., File: Vision Russell Budget.docx~~

Drawings, pictures, line item budget, proof of ownership for private lots

UPCOMING EVENTS

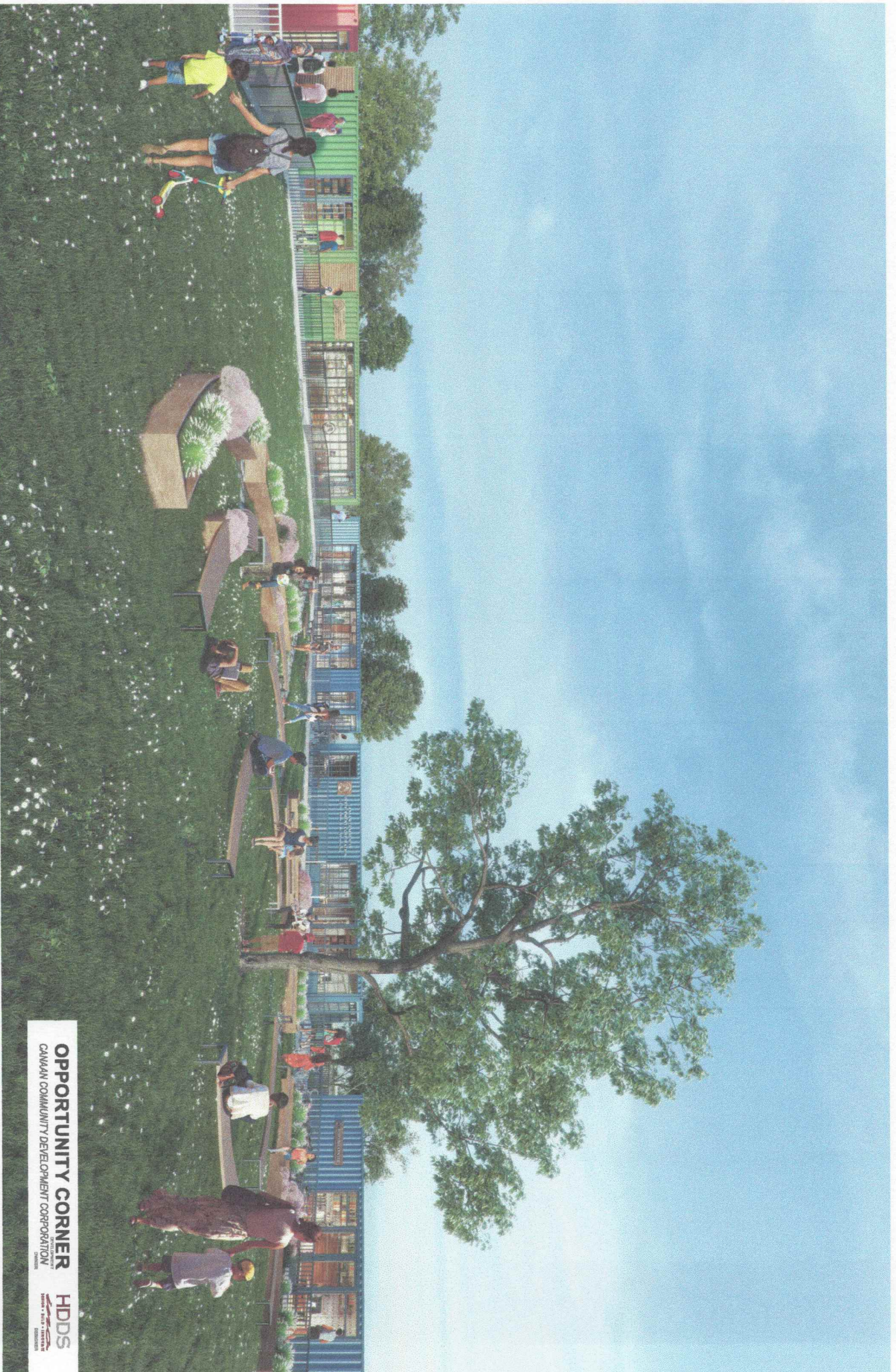
Budget Narrative

Service/Item	Est. Cost	Total
Land Prep & Design		
➤ Land prep	5,000	5,000
➤ Landscaping	500	In kind
Containers		
➤ 40ft (3) Build out	15,000 (3)	Core Design 45,000
➤ Interior	10,000	in kind
Resource Center		
Technology lab		
Vendor Space		
Marketing/Promotions	2,000	In kind
Security	2,500	In kind
Total		50,000

++++Budget does not include personnel/contractual, maintenance/janitorial services, monthly utilities

Photo No. 1 – (3010 Wilson Avenue Site) This is the full site drawing for the primary home of Opportunity Corner.

Photos 2 & 3 – Pictures of 2 and 3 container plans. These are not the final plans for the proposed Russell project. Final development will come if chosen and land can be properly scaled.



OPPORTUNITY CORNER
CANAM COMMUNITY DEVELOPMENT CORPORATION

HDDS
HARDWARE DEVELOPMENT & DESIGN SERVICES



