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CITY MANAGERS OFFICE  
LAWRENCE, KS

April 7, 2006

Dear Commissioner,

In regards to the upcoming Commissioners study session concerning the 800 block of Pennsylvania and the Urban Overlay District I would like to express my opinion. To start off, the neighborhood has not been in total agreement with Bo Harris' plans. Yes he did talk to us and initially said he would have green space, he would be renewing the leases of the current business owners in the area and that the west side would be row housing. When we were first shown the drawing, 3 months ago, there were many concerns, such as "do you call green space a parking lot?" He would only respond by saying yes there are trees landscaped in. In addition all of the current businesses will NOT have their leases renewed. And his row housing has turned in to high density apartment complex and retail with inappropriate parking. The community was not involved with any aspect of the planning and our past ELA president has been working for Mr. Harris for the last two years. To me this shows our representative didn't have the community interest in mind but maybe his employer. Watching the development of the Hobbs Loft and seeing how quickly that went thru and was built with resistance I question the judgment of the Commissioners, but the 800 block of Pennsylvania effects the lives of an entire community and I would hope that your jobs as civil servants will reflect that in your final decision

I am asking that you follow basic guide lines on the sensitive issue of parking, traffic, density, green space, and the ultimate cost to the city. We the tax payers will be donating to Mr. Harris' development that some members of the community do not want as it stands.

It doesn't take the sharpest tool in the shed to see there are grave concerns on a development surrounded by parking in an alley adjacent to an established family neighborhood. One look at the map and I would venture to say you wouldn't want it in your back yard. (see Map attachment). I am talking about Zone #3. 117 feet wide. I'm sorry but there is not enough space there to accommodate all the residents and their vehicles, in Mr. Harris' plan for Zone #3. Not to mention the retail and general mayhem that this congestion would mean to all residents that live here. In my study for guidelines for urban development, it clearly states "do not have a development surrounded by parking."

East Lawrence is a pedestrian friendly community and we would like to keep it that way. A huge development such as the Urban Overlay District on Pennsylvania should consider traffic calming measures for smart development. "Residential streets are multi-purpose facilities shared by pedestrians, cyclist, automobiles, public transit, truck and service vehicles...In some communities, however, there are residential streets on which motor vehicle traffic has become a problem. These problems may be related to traffic volumes, traffic speed, road geometry, traffic

operations, or any combination of these. Traffic Calming is a combination of mainly physical measures that reduce the negative effects of motor vehicle use, alter driver behavior and improve conditions for non-motorized street users. This means defusing traffic by altering the grid, narrowing streets and having walkable and "cycle pathways." These issues are not addressed in the development project.

The density issue comes up again in Zone #3 as there is not enough land there to support roomy, private apartments' around a common play space. Which again I refer to the Urban Guide lines. Most of American Association's New Urbanism Design Division is related to major metropolitan areas, the only ones I found for 32 units for one acre section were in Los Angeles and New York and some consisted of 6 stories high buildings. A more moderate equation would be 50 families in a two acre area with a common green space, square or park. With some ingenuity this could be accomplished in Mr. Harris project but the density will have to be lowered.

All urban design must have green space and recreation. The New Urbanism is all about the neotraditional neighborhoods that must have a discernible center and edge. In that center, where a project's density is greatest, there should be ample public space in the form of a town square or urban park. As Lawrence is not a major metropolitan area we can still utilize some guidelines for smart growth in scale with our town and the East Lawrence community.

What exactly will the city be paying for? Traffic impact studies, new sewer and storm drains, new traffic signals, abatements, street lights, road repairs? The list I am sure goes on and on. I assume the city will pay, not the developer for a project that benefits him alone. The residents that made this neighborhood desirable saved it from destruction by stopping the huge bypass. Downtown is thriving because the voters saw the calamitous result of the so called "development plan" in the 1980s', called for the demolition of the north end of Massachusetts street. Where would Liberty Hall and many of our historic buildings be today if people hadn't stopped that ridiculous idea. How many wasteful projects do the people of Lawrence have to endure, like the Riverfront mall and the Tangers "Ghost" mall. People are tired of the lack of vision of the cabal of developers and builders who are deciding the future of our city. Your job is not to rubber stamp inappropriate and disproportionate development in established neighborhoods. Would you approve this development in "Old West Lawrence", I think not.

I would like to close by inserting an excerpt from the Planning Commissioners Journal which you receive at City hall. The article title is "The Property Rights Challenge: What's a Commissioner to Do? "Enhance Public Participation in the Planning Process. In an uncertain legal and political environment it is more important than ever that the goals and objectives of the planning process be fully supported by all elements of the community. Through the use of focus groups, public meetings, surveys and other techniques, residents should be provided and

**early and continuous voice in the planning process.”**

**In the current situation this has not occurred. Also the HRC had reservations when they passed their approval as so many community members protested. They warned the applicant he must keep communications open with the public. This neighborhood does not want a block buster project as a buffer zone.**

**Respectfully,**

A handwritten signature in black ink, appearing to read "N. Proudfoot", written in a cursive style.

**N. Proudfoot**

**Long time East Lawrence resident**

**List of references and publications:**

**'Neotraditionsl design gets people out of their cars' by Marilyn Bowden  
BANKRATE.COM**

**New Urbanism - - - [www.cnu.org](http://www.cnu.org)**

**American Planning Association's New Urbanism Design Division  
[www.planning.org](http://www.planning.org)**

**New Urbanism -- Walkable communities --- [www.walkable.org](http://www.walkable.org)**

**The Planning Universe -- Welcome to the commission -- A guide for members by  
Sheryl Bower AICP**

**Summery of a Canadian Guide to Neighborhood Traffic Calming, by Todd Litman  
Sierra Club -**

**Planning Commissioners Journal [www.plannersweb.com](http://www.plannersweb.com)**

**Property rights challenge, What's a planner to do? PCJ #21, winter 1996**

**Providing Affordable Housing. PCJ #45 Winter 2002**

**Bright Ideas #61: winter 2006 (This whole journal is excellent)**

**Stop Sprawl Sierra Club [www.sierraclub.org](http://www.sierraclub.org)**

**The best new urbanism communities -- [www.sierraclub.org](http://www.sierraclub.org)**

**Transfer of development rights -- PCJ # 31 Summer 1998**

**Why plan! - A note from the trenches. by Bruce D. Bender PCJ Issue #2**

**Ethics and the Planning Commission -- Ex - Parte Contacts by Greg Dale**

**Smart Growth -- PCJ #44 Fall 2003**

**"A question of balance" (a balancing community needs and property rights)  
by Greg Dale PCJ #57 - Winter 2005**

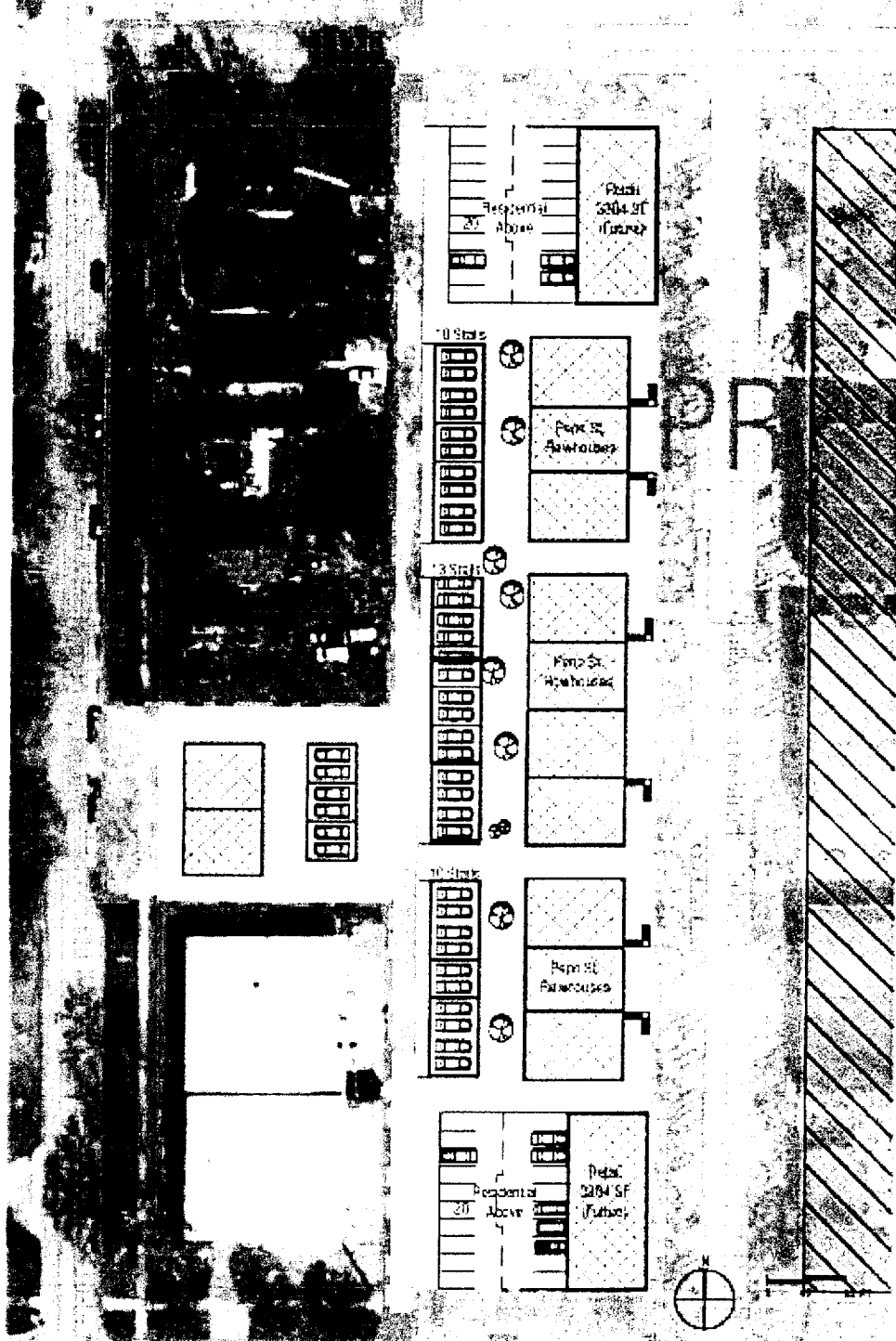
**The impact of an aging population on planning. by Greg Dale PCJ #57 Winter  
2005**

**'Designing Multi Family Housing for Residential Neighborhoods' Sunrise Place and Daybreak Grove, By Rene David PCJ #23, Summer 1996**

**'Engaging Citizens in Planning', By Mary Helen Duke- Community developer specialist. PCJ # 42, Spring 2001**

**'Housing as if people mattered' - Sight design guidelines for medium density family housing. By Clare Cooper Marcus Considering residents needs in planning for denser housing, PCJ # 8 Jan/Feb 1993**

FIGURE 5: ZONE 3 800 PENNSYLVANIA MIXED-USE ZONE



LAND USE PLAN

3 story's High  
Do you see a space for  
dumpsters? Did he forget  
like not putting in trash shoot at the Hobbs  
Lotto

ZONE 3  
50