

**Michelle Leininger**

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**From:** Scott McCullough  
**Sent:** Friday, October 12, 2007 1:29 PM  
**To:** Michelle Leininger  
**Cc:** Sheila Stogsdill  
**Subject:** FW: Southern Development Plan  
**Follow Up Flag:** Follow up  
**Flag Status:** Green

Fyi. To be included with the Revised Southern Development Plan to the PC.

***Scott McCullough***

**City of Lawrence, Douglas County, Kansas**  
**Planning and Development Services Director**  
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**From:** Dave Corliss  
**Sent:** Friday, October 12, 2007 1:25 PM  
**To:** 'rhonda houser'; Ron Olin; Charles Soules; Dena Mezger; Scott McCullough  
**Subject:** RE: Southern Development Plan

Ms. Houser, Thank you for your email. I am forwarding your email on to Scott McCullough, Director of Planning and Development Services. He will provide your email and concerns to the Planning Commission as they continue to look at this plan. Additionally, I will forward your email on to the City Commission as well. Thanks, Dave.

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**From:** rhonda houser [<mailto:rshouser@hotmail.com>]  
**Sent:** Friday, October 12, 2007 1:00 PM  
**To:** Dave Corliss; Ron Olin; Charles Soules; Dena Mezger  
**Subject:** Southern Development Plan

**Dear Mr. Corliss, Chief Olin, Mr. Soules, Ms. Mezger and City Commissioners:**

I am writing about the Southern Development Plan, as a concerned resident of the Park Hill Neighborhood, a parent, and as a GIS specialist and environmental scientist. Significant elements of the South Lawrence Plan do not take into account integration with adjacent land use, nor substantial negative impacts on public safety and traffic levels. Many Park Hill and Indian Hills residents share my concerns, detailed below. It should be noted that these apply to many of the proposed development projects in the Lawrence area.

**Detrimental impact on traffic and safety**

Traffic is already a problem in the area of Louisiana and 23<sup>rd</sup> Streets. The proposed development will increase traffic to even more unsafe levels on Louisiana and in nearby neighborhoods, ours included- resulting in more vehicles flying by our houses, at faster speeds. Many people already speed through our neighborhood, where there are no sidewalks and many people walking and biking, as well as young children. This is a scary and volatile situation.

Currently, Vermont and Louisiana are the sole access points for the neighborhood. However, use of Vermont is limited during peak traffic hours and it is virtually impossible to turn left onto either street from the neighborhood. It is even more difficult to cross Louisiana and 23<sup>rd</sup> by foot or

bicycle. This is exacerbated by the fact that most vehicles, including police officers, do not stop or even slow down at the marked pedestrian crossings, all along Louisiana. Also drivers (all over this area) frequently turn left or right- directly in front of pedestrians and bicyclists attempting to cross in the crosswalk on the walk signal; this is VERY DANGEROUS. Please send units to observe and enforce these signs/signals before someone is hurt or killed. This includes giving warnings or tickets for violations and empowering pedestrians, bicyclists and other drivers to help (can we call in violations?) create a safe city. In addition, please return the 'no through truck traffic' signs to Louisiana.

### **Development for the sake of (profit) development?**

Does Lawrence need more multi-family housing? I recommend upgrading existing apartment buildings and other multi-family units to meet a need (if there is one), as opposed to such proposals as the large complex at 31<sup>st</sup> and Ousdahl. More of such development projects means more traffic, which means putting pedestrians, bicyclists and other drivers in increased danger.

### **Damaging effect on environment**

Lawrence and Douglas County have a natural resource in the wetlands and the living things that inhabit these areas. Illegal, unnecessary, and environmentally harmful filling means increased flooding and instability in our neighborhoods, removal of wildlife habitat, and more detrimental effects too numerous to mention. Furthermore, FEMA flood data show that the 31<sup>st</sup> and Louisiana area is entirely in flood zone A, the '1-percent annual chance floodplain,' requiring flood insurance. Should we really be developing such areas? Finally, official U.S. census statistics indicate that the population of Lawrence is not growing at a significant rate (and this is OKAY), or at a rate that warrants the unbridled development that seems to be occurring.

Please listen to residents and allow more time and opportunities for public input. Do not approve a higher density (if any) development at 31st and Louisiana, by retracting the original City staff recommendation. The majority of traffic will be single-occupant vehicles and will travel via Louisiana (or through our neighborhoods), which is unacceptable. Please share this information with City Commissioners and other pertinent staff.

Respectfully,  
Rhonda S. Houser  
2501 Montana Street  
Lawrence, KS 66046

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