

3011 Longhorn Drive  
Lawrence, Kansas 66049  
September 18, 2007

City of Lawrence  
City Planning Commission  
City Commission  
City Manager

Re: Proposal for building apartments at the top of the hill –  
Indiana Street at 12<sup>th</sup>

To Whom It May Concern:

I drive to work at KU daily, coming up Indiana Street to park in the garage next to the Kansas Union. As an observer of the street, notably the intersection at the top of the hill, I would like to bring some concerns to your attention. I believe that allowing a high-density housing unit to be built at the top of the hill is not in the best interests of those who already live in the area nor will it be in the interests of those who would end up living there, at least unless traffic concerns are adequately addressed.

- A. The streets are already congested with on-street parking for existing housing. Consider where visitors to a new high rise will park. How will this displace those who live in the area?
- B. The awkward “S” intersection at the top of the hill is difficult to navigate when only cars are present.
  - 1. The new long buses (KU on Wheels) sometimes can barely navigate the turns, and cannot when another bus is present or there is heavy traffic. This fall traffic has backed up considerably in both directions due to this (both coming up to campus on Indiana, and exiting campus).
  - 2. The intersection is very busy at “rush hours” around 8 a.m. and 5 p.m., as well as hourly during the day. Adding more apartments to the area will increase traffic, and those people will find exiting off-street parking could be difficult.
  - 3. There are a lot of pedestrians in the area, many of whom do not obey basic street-crossing etiquette, believing they have the right of way at all times. The chances of a pedestrian/vehicle accident will increase significantly. (Add bicyclists too.)

In short, there are serious traffic flow issues which need to be addressed by people who have actually observed traffic patterns in the area.

I hope this information is helpful to your deliberations.

Sincerely,

Mark S. Algren



**ALUMNI  
ASSOCIATION**  
The University of Kansas

August 29, 2007

Mr. Thomas Fritzel  
PO Box 906  
Lawrence, KS 66044

Dear Thomas:

On behalf of the KU Alumni Association let me first express our appreciation for the approach you have taken with respect to a hotel development at 12<sup>th</sup> and Oread Avenue. You have been forthright with all of us who are private property owners in the area and I know a number of residents join me in expressing this appreciation.

The hotel facility, as proposed, looks to be a tremendous asset to the KU Alumni Association and appears to offer opportunities for future partnerships. For many years, we have heard countless alumni, parents of prospective students, and conference attendees at the Adams Alumni Center express a desire for a hotel facility near campus.

Further, there has been a growing desire among alumni living out of state to return to Lawrence and the KU community. Condominiums near campus, I am sure, would also inspire many who were not otherwise considering a return to Lawrence. Bringing alumni back to live is not only good from economic standpoint for Lawrence, but also for a vibrant alumni community.

Thomas, again many thanks for proposing such a high quality development and we look forward to future discussions as appropriate.

Sincerely,

Kevin J. Corbett  
President

KJC:klw

August 29, 2007

Thomas Fritzel  
PO Box 906  
Lawrence, Ks 66044

Dear Thomas,

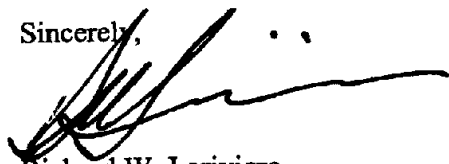
The University of Kansas is following with growing interest the proposals for the intersection of Oread and 12th Street. We are particularly pleased with the consultative and open manner in which this project is being developed by you and your colleagues. The fact that the University's neighbors have been consulted and listened to as this project has been contemplated is an important component in our consideration of this plan.

The plans that we have seen address a number of concerns of the University community.

- (1) There is a widely held view among the faculty that the University community needs a venue on or at least very near the campus for entertaining visitors and hosting conferences, faculty recruits, donors, and others. This plan would provide such a venue.
- (2) To have a hotel facility so close to the campus is an extremely desirable prospect for the same target audiences as well for our alumni.
- (3) The esthetically appealing elevations of this prospect fit well with our desire for this portion of the neighborhood to be both visually appealing and a sound fit with the neighborhood.
- (4) We have a high degree of confidence in the promoters of this project to deliver a high-quality product and in the process to continue to keep all parties informed as the project develops.

In light of these facts, we look forward to the completion of this project which, in our view, will result in a significant enhancement of the intersection.

Sincerely,



Richard W. Lariviere  
Provost and Executive Vice Chancellor

RWL\sp

LAW OFFICES  
OF  
**GEORGE A. BARTON, P.C.**

800 W. 47<sup>th</sup> Street, Suite 700  
Kansas City, Missouri 64112  
(816) 300-6255  
Facsimile: (816) 300-6259

GEORGE A. BARTON  
DIRECT DIAL (816) 300-6250

September 18, 2007

**VIA FAX AND U.S. MAIL**

Ms. Sandra Day  
Current Planner  
City of Lawrence, Kansas  
Lawrence/Douglas County Metropolitan Planning Office  
6 East 6th Street, City Hall  
P.O. Box 708  
Lawrence, KS 66044

Re: May 16, 2006 Lease Agreement pursuant to which Henry's Crossing, LLC is the  
lawful tenant on the real estate located at 618 West 12th Street, Lawrence, Kansas

Dear Ms. Day:

The undersigned attorney represents Henry's Crossing, LLC, a Kansas Limited Liability Company. I am writing to address what I understand is a proposed item on the Agenda for next Monday night's scheduled meeting before the City of Lawrence, Kansas Planning Commission, which apparently concerns a request for the right to demolish the building located on the real estate at 618 West 12th Street, Lawrence, Kansas.

For the Planning Commission's information, my client, Henry's Crossing, LLC, is the tenant under a written Lease Agreement for the building located on the real estate at 618 West 12th Street, Lawrence, Kansas. A copy of the Lease Agreement is enclosed herewith.

Henry's Crossing, LLC has complied with its contractual obligations under the Lease Agreement, and is lawfully occupying the building located on the real estate at 618 West 12th Street, Lawrence, Kansas. Moreover, pursuant to the express terms of the Lease Agreement, Henry's Crossing, LLC has a contractual right to continue to occupy the above-referenced building through May 31, 2011.

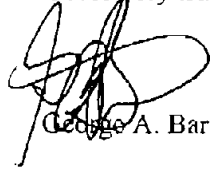
Henry's Crossing, LLC does not consent to the demolition of this building, and accordingly the Planning Commission should not consider, much less approve, the demolition of the building located on the real estate at 618 West 12th Street, Lawrence, Kansas.

Furthermore, notice is hereby given that Henry's Crossing, LLC objects to any consideration by the Planning Commission of any demolition issue as it pertains to the building located on the real estate at 618 West 12th Street, Lawrence, Kansas, which Henry's Crossing, LLC is lawfully occupying.

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If you have any questions, please call me at (816) 300-6250, or send me a fax at (816) 300-6259. I do request that you let me know whether this demolition issue will remain on the docket for next Monday night's 6:30 p.m. meeting of the Planning Commission.

Yours very truly,

A handwritten signature in black ink, appearing to be 'GAB', written over the typed name George A. Barton.

George A. Barton

GAB/laa

Enclosures

Cc: Susan Mee (via email - w/o encls.)

Charles Mee (via email - w/o encls.)

Dave Boulter (via email - w/o encls.)

Sven Erik Alstrom AIA  
ECOLOGICAL ARCHITECTURE P.A.  
842 WEST 21<sup>ST</sup> STREET  
LAWRENCE, KANSAS 66046  
alstrom@sbcglobal.net  
785 749 1018

9 October, 2007

Amy Cole  
National Trust for Historic Preservation  
Mountains / Plains Office  
535 16<sup>th</sup> Street, Suite 750  
Denver, Colorado 80202

**OREAD HOTEL & CONDOMINIUMS - proposal**  
**12<sup>th</sup> & Oread Avenue Lawrence, Kansas**

Dear Amy,

Attached is a letter from the Kansas Preservation Alliance with regard to this proposed project near a local landmark and within close proximity to both the University of Kansas main campus and to the designated Historic Oread Neighborhood District. The above project requires significant rezoning and changes to current height restrictions of the portions with commercial zoning in place.

Please contact the following regarding this proposal:

Lynne Braddock- Zollner, Historic Resources Administrator  
Lawrence-Douglas County Metropolitan Planning Office  
City Hall, Lawrence, Kansas 66044 tel. 785 832 3151  
email: lzollner@ci.lawrence.ks.us

Dennis Brown, President  
Lawrence Preservation Alliance  
Post Office Box 1073  
Lawrence, Kansas 66044 tel. 785 841 2460

Dean John C. Gaunt FAIA  
School of Architecture & Urban Planning  
UNIVERSITY OF KANSAS  
Marvin Hall tel. 785 864 4281  
1465 Jayhawk Boulevard email: jgaunt@ku.edu  
Lawrence, Kansas 66045 tel. 785 864 4281

Amy Cole  
National Historic Trust  
OREAD HOTEL & CONDOMINIUMS - proposal

p2

This proposal removes existing small scale commercial buildings and nearby wood frame residential and nearby residential multi-family apartments to insert a seven story hotel into a medium density residential neighborhood at the apex of a hill and at a difficult T-shaped local intersection. The traditional location of very small scale two story commercial buildings with a 35 ft. height limit. The nearby multi-family height limit is 45 ft.

The proposal is for a 95 ft. hotel at the entrance and with the steep descending grades to the north the hotel will appear much taller rising about three levels above grade on a parking garage base or plinth.

This site is part of the original townsite and the Oread Neighborhood in part surrounds the eastern boundaries of the University and is a marker of the heritage and evolution of Lawrence and the University.

A commercial arterial street is 9<sup>th</sup> Street located downhill to the north three blocks from this site where the nearest existing commercial zoning occurs.

Your support of local preservation efforts to save the valuable neighborhoods and character defining features of Lawrence and its wonderful tradition of vernacular architecture will be greatly appreciated.

Thank You,  
Kind regards,



Sven Erik Alstrom AIA

Licensed architect in KS,CA,CO,MO,NC, and NM, New York pending  
Former member of AIA KC and AIA Denver Historic Resources Committees

Former member of City of Lawrence Historic Resources Commission  
appointed by Mayor David Dunfield April 2003 – April 2007

Former member of City of Aspen Historic Preservation Committee  
appointed by Mayor Rachel Richards 1994-1997.

**From:** pat kehde [mailto:pkehde@sunflower.com]

**Sent:** Friday, October 12, 2007 9:33 AM

**To:** Denny Brown

**Subject:** Oread (Eldridge on the Hill) development plan. Please forward to Planning Commission

Dear Lawrence-Douglas County Planning Commissioners:

The Frizzell proposal for a hotel/condominium at 12th and Indiana comes before you in a week or two. I urge you to approve this ONLY on the condition that the height of the building be lowered by 20 feet (two stories). As the proposal now is drawn, it is 4 stories taller than the required limit for buildings in that residential zone. Two stories above that limit would be reasonable, four is not. Those restrictions on height of buildings in residential areas was enacted for reasons of human scale and safety. A fireman tells me that anything about 7 stories is very difficult to access in narrow streets. All good reasons to request a lowering of the planned height. Thank you for your consideration.

Pat Kehde  
1636 Learnard  
Lawrence, KS 66044



From: Bev Worster [mailto:bworster@sunflower.com]  
Sent: Monday, October 15, 2007 10:10 AM  
Subject: Hotel/Condo at 12th & Oread

City/County Planning Commissioners  
Lawrence City Hall  
6th & Massachusetts  
Lawrence, KS 66044

Dear Commissioners:

I am disturbed by the supportive vote of the Historic Resources Commission for the Hotel/Condo proposed for the 12th and Oread location. It seemed that simple common sense would guide them to restrict the size of the proposed structure if not the non-university commercial uses. Perhaps they were merely following the strict interpretation of the historic district, but there is little doubt that this massive structure violates the intent of the historic district.

My husband and I are KU Alums. We recall with fondness our days as students at KU. My husband has been a professor in the history department for over 18 years now, and we remain very much involved in the university community. There is no doubt that the location in question needs to be re-developed, but shouldn't it follow the Neighborhood Commercial Zoning, continuing to serve the students and faculty of the university and residential (mainly students) area? I see no shops and stores or concessions that would serve the needs of residents of the neighborhood. The, no doubt expensive, hotel and condo use that will dominate the structure makes a dramatic change in the use of this central intersection on the high ridge of the hill. It appears that the only commercial use other than hotel/condo is a small restaurant. Isn't it likely that the patrons for this structure will not be faculty and students, but the same folks who occupy the relatively new VIP lounge at the top of the stadium? Is this the purpose of "neighborhood commercial"?

I could understand allowing a slightly larger or taller structure if it was clearly designed to offer a significantly improved service to the university students and faculty, but I understand that the request is for rezoning that would allow a structure almost twice as tall as the current height limit allows--completely out of conformance with the neighborhood and destructive of it. This is absurd.

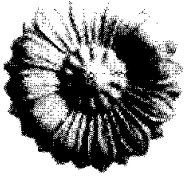
Finally, something else to consider that you may not have considered. Placing a structure on Mt. Oread that tall is asking for lightning to strike. After watching the lightning hit Hoch Auditorium and the smoke rising above it (from 10 miles away on the SW side of Clinton Lake), I worry about Fraser Hall; another tall structure will increase the chances. I assume that Fraser has an evacuation plan; fortunately, it is empty during the night. I am surprised that the fire department does not regulate such structures on the top of the hill. Perhaps someone should ask for their views on this. Twice, lightning has struck tall trees within 50 feet of our home. I am told that their height attracted the lightning away from the house. It seems dangerous to add more tall structures to

that area. Does the structure include a storm safe room for hotel/condo residents and will it be required to develop a plan for evacuation and provide it to all guests and residents? Would you sleep there on a stormy night?

Sometimes, asking all the questions saves the developer from a huge disappointment. (Some of you may recall a couple of years ago, the Raeta Development that passed right through all commissions even though it violated H2020 with a large subdivision in Western Douglas County? The Developers proposed a "green" development with energy efficient homes and large lots, selling for approximately \$500,000 + horse pastures and barn. Apparently, no one on staff or the commission visited the site which featured 1/2 mile to the north a huge rock quarry (regular blasting and truck traffic) and 1/2 mile to the southwest, a large pig farm. No lots have been developed; someone could have saved that developer from this misjudgment. There are reasons for comprehensive plans and zoning regulations not always stated in the staff reports, and they might just include dynamite blasts, pigs, and lightening.

Thank you for considering my comments. I will not be able to attend the meeting.

Respectfully yours,  
Bev Worster  
1034 E. 450 Rd.



# Kansas Preservation Alliance, Inc.

SAVING THE PAST TO ENRICH THE FUTURE *since 1979*



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for Historic Preservation

## Advisor

Vance Kelley

*Topeka*

October 8, 2007

City of Lawrence Planning Commission

City Hall

P.O. Box 708

Lawrence, KS 66044

Dear Commissioners,

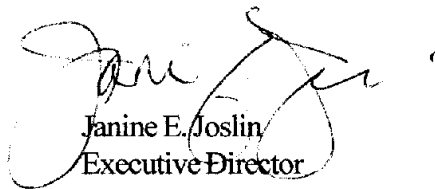
The Kansas Preservation Alliance, Inc., the statewide grassroots organization dedicated to helping communities preserve their historic resources, would like to prevail upon you to reconsider the parameters for the project in the Oread historic neighborhood at 12th and Oread.

Although there is a need for meeting space and hotel rooms, the overall size of the project is incompatible with the neighborhood in scale and mass. The preservation community is not asking that the project be moved to another location but that the project be scaled so as not to overwhelm the historic quality of the neighborhood.

Lawrence has proven to be not only a great college town but also a great retirement town. People want to live there because of its historic charm with walkable streets and neighborhoods. While making accommodations for current needs do not lose sight of the qualities that make the Oread Historic District a desirable place to live and that make it a desirable place to build a hotel. Lawrence will continue to grow so you must protect those livable qualities that cannot be replicated once they are lost.

The KPA joins Lawrence preservationists in asking that the project be designed in height and mass at an appropriate scale to the historic neighborhood. The neighborhood will thank you in the end.

Sincerely,

  
Janine E. Joslin  
Executive Director

.....

Blue Ball

**League of Women Voters of Lawrence-Douglas County**

P.O. Box 1072, Lawrence, Kansas 66044

September 23, 2007

Grant Eichhorn, Chairman  
Members  
Lawrence-Douglas County Planning Commission  
City Hall  
Lawrence, Kansas 66044

RE: ITEMS NO. 6A & 6B: CN1 & RM32 TO PCD-2; .746 ACRES; 618 W 12<sup>TH</sup> STREET and  
PRELIMINARY DEVELOPMENT PLAN FOR OREAD INN: 618 W. 12<sup>TH</sup> STREET

Dear Chairman Eichhorn and Planning Commissioners:

We would like to refer you to our previous letter dated September 23, 2007. We presented a number of concerns that we hoped would be addressed regarding the Oread Inn development. Some of these have been answered in the current plans. However, there remain three outstanding issues that we hope will be appropriately resolved in the public interest.

1. The issue of the height of the building has been raised in some of the letters that you have received on this Item. We referred to it regarding its effect on neighboring properties. In addition to that, the issue of adequate fire protection is extremely important. We assume, because other University buildings are as tall as this will be, that there is adequate fire protection equipment for that height. However, we have learned not to make assumptions, and would ask that you make certain that adequate protection exists before you approve the plan with all seven stories.
2. The second issue is the appropriate arrangement for construction and funding of infrastructure that will not inflict costs on the neighboring properties or on the public-at-large. One of the problems of our current approval process is that these arrangements are made after the Planning Commission has reviewed a project and recommended approval.
3. The issue of the poor condition of Indiana and 12<sup>th</sup> Streets inflicted by current traffic has been raised several times. Any new use as intensive as this hotel will exacerbate this problem, and our hope is that the costs of repairing the streets will not be completely a public expense but also that some of the cost will be borne by the most intensive new users.

Thank you for considering these issues.

Sincerely yours,

Paula Schumacher  
President

Carrie Lindsey  
Land Use Committee

10-16-07

Director of Planning  
Scott McCollough

RECEIVED

OCT 22 2007

City County Planning Office  
Lawrence, Kansas

Dear Mr. McCollough

Please give careful and  
sensitive thought in regard  
to the deal proposal.

Today Lawrence is still a special  
city unique within itself due  
to thoughtful concern thru the  
generations for its distinctive  
history, neighborhoods and  
amazing American main street.

Chipping away at the  
authenticity of a city and  
replacing it with over-sized  
buildings that have nothing

2.  
to do with The historical  
life-blood, authentic neighbor-  
hoods and The spirit of  
Lawrence discredits our  
ancestors and Future generations.

Thank you for your  
careful consideration  
toward The continued  
honoring of Lawrence, KS.!

Best Regards,

Craig Chace  
CPA Member