



Lawrence Association of Neighborhoods

Neighborhoods Working Together

Dear Mayor Dever and City Commissioners,

The Lawrence Association of Neighborhoods fully supports the Centennial Neighborhood Association (CNA) as its residential homeowners struggle to dialogue and negotiate with the Lawrence School District concerning proposed developments.

The five proposed sports complexes and parking expansions at Lawrence High School and Centennial/Virtual School will have detrimental effects on many single-family homeowners who reside in Centennial Neighborhood. We are particularly concerned for those long-time residents who own homes that are on the perimeter of these sports facilities. The property values for those on the perimeter or close to these sports complexes will likely decrease. There is a real danger of these and other nearby homes becoming rentals in an already fragile neighborhood that already has 40% rental properties. The quality of life for everyone in the neighborhood will be impacted by problems such as excessive noise, additional trash, light pollution, inadequate parking, and increased traffic along non-arterial, residential streets.

It is imperative that the City of Lawrence ensure that **all** city codes are followed and adhered to. It is our hope the City of Lawrence will rally to protect the quality of life of those residents who will be negatively impacted by the proposed developments.

Thank-you for your consideration on this important matter as you deliberate the two SUPs.

Sincerely,

Tom Harper

Gwen Klingenberg, Lawrence Association of Neighborhoods - President

-----Original Message-----

From: Jeanne Klein [mailto:kleinj@ku.edu]

Sent: Sunday, September 14, 2008 10:09 AM

To: mdever@sunflower.com; rbchestnut@sunflower.com; mikeamyx@sunflower.com; suehack@sunflower.com; Boog Highberger

Cc: David L. Corliss; Scott McCullough; ELECTRONIC-LAN@listproc.cc.ku.edu

Subject: Oppose LPS sports complexes

TO: City Commissioners September 14, 2008

CC: David Corliss, City Manager

The Lawrence school district's two SUP proposals for building five sports complexes in a densely populated, single-family, residential neighborhood constitutes illegal actions that violate several City Codes and ordinances. While it takes a lawyer or developer to find and decipher the jargon of City Codes, this is my public understanding of code violations:

Height of outdoor lighting should not exceed the same 60' limitation placed on public utility poles. Asking for extreme variances of 90', 80', and 70' creates outrageous and deleterious light pollution in a residential family neighborhood that expects and deserves to see stars and fireflies at night.

Setbacks from added facilities should be a minimum of 75' away from single-family homes (not a mere 55', 44', or 14'), especially for nationally historic properties. Building a massive football stadium and a softball stadium behind established homes along Alabama Street, building a tennis court across from and next to homes on Greever Terrace, and adding a baseball stadium behind a church are simply unconscionable, inhumane, and violate City Codes to an excessive extreme.

Within setbacks, evergreen trees that do not lose their leaves in the winter should be planted to buffer the unsightly sights and additional loud noises from outdoor sports events (not English oak trees that are known to mature quite slowly).

Given that the school district claims to conduct breathalyzer tests of its students before school events means that teenagers will simply move their illegal and illicit actions (e.g., drug dealing and sexual encounters) to homeowners' backyards. Will the school district assure the City that its school resource officers will add a significant number of hours and manpower toward monitoring student activities around the perimeters of these facilities during and after sports events? Can the City afford the extra costs of this joint program, or will City police be required to expend additional time and salaries for these purposes instead—all at taxpayers' expense?

Loud noises must subside and desist by 10:00 p.m. on week nights so adults and children who go to bed earlier can sleep peacefully and awake refreshed for school and their daily jobs.

21st Street, Greever Terrace, 22nd Street, 22nd St. Terrace, Alabama,

Carolina, and Virginia streets are not main arterial streets. The added traffic and parking along these streets will significantly impact our residential neighborhood and raise safety concerns by young drivers during the day and especially at night from 3:15 p.m. to 11:00 p.m. High school drivers already speed along these streets before and after school, as any Lawrence police person and residential neighbor can tell you. (I have personally witnessed a young driver crash into a parked car on Greever Terrace during the morning hours because he was speeding and not paying attention.) Underage drivers who drink alcohol before these events will create additional safety hazards.

Adding 300 parking spaces on school property will not alleviate intensive parking on these non-arterial streets. This small amount of parking violates the number of parking spaces required for a 4,000-seat football stadium and 1,000-seat baseball, softball, and soccer fields. Added traffic and parking for high school and KU sporting events scheduled at the same times will create additional havoc and chaos on our residential streets as drivers seek to avoid using arterial streets by cutting through our neighborhood before and after events. Parking along these narrow streets may not allow sufficient room for fire trucks and medical emergency vehicles to pass through.

Added trash and litter from pedestrians and drivers will further pollute our lawns and gardens. Tailgating parties along residential streets will also add trash and excessive and disruptive noise. Will the school district be required to pick up after itself, or will homeowners (including elderly residents) be required to remove others' cans, bottles, and paper and plastic trash?

Chemical particles, crumb rubber, and surface disinfectants coming off of five astro-turf fields will significantly pollute stormwater runoff, contaminate or kill residential lawns and gardens, and add to water pollution of our sewer systems and the Wakarusa and Kansas Rivers. The proposed surfaces for five sports fields violate the City's Stormwater Pollution ordinances and make a mockery of its Prevention intentions.

Astro-turf from five sports field and added concrete and asphalt from parking lots will significantly raise seasonal temperatures throughout the neighborhood and increase climate change and global warming—all in violation of the City's so-called "sustainability" initiatives and the Mayor's Climate Protection Plans.

Who will pay for the sidewalks needed on Virginia Street? Who will maintain these sidewalks for the long-term elderly residents who live there? Who will ensure that rental owners there maintain these sidewalks over the long haul?

The Centennial neighborhood already has 40% rental properties. The reason a protest petition is not "valid" for the Centennial/Virtual School properties is because Greever Terrace and its adjacent areas contain numerous rental properties and homes for sale that have been recently vacated by their owners who have moved away. Adding five sports complexes will significantly drive away single-family home owners in desperate need of what little affordable housing exists in Lawrence. These sports complexes will greatly reduce existing property values and

add even more rental properties, especially by parents buying homes for their transient college students. Rental properties increase the likelihood of transient residents not caring for this housing stock as they would if they owned this housing for the long-term-leading to the further potential of demolition of precious housing stock by long-term neglect.

The so-called “footprints” of these proposed developments are ridiculously small and limited (only 200') for huge outdoor proposals that will significantly impact the quality of life throughout this greater neighborhood. Many homeowners outside these narrowly defined footprints were not and have not been informed of these drastic changes to their homes and lives.

The Carolina Street Stormwater Project was the second top priority in the City's Stormwater Master Plan because the Centennial neighborhood lies inside the Naismith watershed that experiences significant stormwater runoff from Mount Oread, including the addition of KU's Student Recreation Center and future planned additions. With insufficient funding, the Carolina project was built without adding initially planned stormwater improvements along 21st Street from the existing tennis courts east to Louisiana St. and along Greever Terrace from Virginia St. to Louisiana St. Therefore, all of the significantly increased stormwater runoff from additional impermeable surfaces on LHS property is expected to drain into only one stormwater basin located near a small detention pond next to 832 21st Street and travel under Carolina St. to the Naismith ditch next to Dillons. If these engineering projections fail, who will be held responsible for homeowners' property damage from flooding? What legal recourse will homeowners have?

Flooding along and deterioration of Alabama Street from increased traffic will be exacerbated from existing stormwater runoff from Mount Oread with additional impermeable surfaces on LHS property. The Alabama St. project from 17th St. to Naismith has been placed on indefinite hold since 1996 due to lack of sufficient funds from stormwater fees. Homeowners along these areas cannot afford to “wait and see” what will happen to their properties from increased flooding.

Louisiana Street from 19th to 23rd already experiences additional stormwater, especially in front of the Centennial/Virtual School-witness added water and road deterioration from recent rains this past Friday and Saturday. How will the impermeable surfaces of a huge baseball stadium impact stormwater runoff along this arterial street, not to mention 22nd St., 22nd Terrace, and Greever Terrace ? Adding another potential stormwater project is not something this city can afford, given a backlog of projects from the 1996 Master Plan.

These SUP proposals add significant building, repair, and maintenance costs to all City taxpayers who own property. Arterial and residential streets and curbs will require far more frequent repairs and maintenance from more potholes caused by increased traffic. The amount of trash from several concession stands will greatly increase for weekly City pickup with longer stops in this neighborhood. Damaged sidewalks, ruined lawns, and contaminated gardens and compost piles will force more homeowners to pay out-of-pocket expenses-further decreasing economic viability.

Also consider the rate of burglaries and property theft in the Centennial neighborhood. When people's attentions are focused on sporting events at night, the opportunities for theft may also increase. (I have already experienced an attempted break-in of my home at night from someone who traveled through my backyard and the adjoining backyard of a City police officer.)

In sum, the proposed developments will create INEQUITY for single-family homeowners, many of whom have lived in this neighborhood since its establishment in the 1950s. Those who do not participate in outdoor sporting events should not be subjected to others' recreational activities at the expense of their private lives and livelihoods. The massive disruption of the peace, quiet, and green serenity of our residential lives violates our democratic rights to health and safety and the City's own responsibility to live by City Codes instituted by elected officials.

For these reasons (and many more), I urge you to vote against these two SUPs and to abide by the legal definitions and intentions of current City Codes for single-family residential neighborhoods. I doubt very much that any City Commissioners and City Staff would tolerate five outdoor sports complexes next to or near their residential homes. I ask you to imagine your own homes situated in this neighborhood and to empathize with Centennial neighbors' concerns with great care and compassion.

Sincerely,
Jeanne Klein
824 Greever Terrace

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RECEIVED

AUG 25 2008

City County Planning Office
Lawrence, Kansas

August 25, 2008

Lawrence-Douglas County Planning Commission
PO Box 708
Lawrence, Kansas 66047

Re: SUP-07-04-08 and SUP-07-06-08, agenda items 9 and 10.

Dear Commissioners:

I represent the Centennial Neighborhood Association.

The purpose of this communication is to respectfully request that you defer these agenda items for one month so that we can assess the potential impact of the proposed expansion of the athletic facilities on the Centennial Neighborhood and especially on nearby residential properties.

Neighbors were notified of the SUP on August 1, and there has been little time to review the plans.

At first glance it appears that the projects will have a major negative impact on the quality of life of nearby residents. We are concerned about noise levels, light intensity, traffic generation, drainage and litter spilling over into the neighboring properties. The neighborhood already has drainage issues that need to be addressed before a major project is begun.

It is imperative that the neighborhood have an opportunity to address the issues and work with the school district to seek mitigation measures before the SUPs are approved.

We respectfully request that agenda items 9 and 10 be deferred until the September Planning Commission meeting.

Sincerely,


Price T. Banks

Cc: Client