

GCB HOLDINGS, L.C.
2nd Floor, 647 Massachusetts

Attachment to SUP Application

On January 12, 2009, Kansas Governor Kathleen Sebelius delivered the 2009 State of the State Address. Governor Sebelius emphasized that achieving the National Cancer Institute (NCI) designation for the Cancer Center at the University of Kansas will be the state's next major goal. The Governor described this opportunity as comparable to the effort to bring NBAF to Kansas. The NCI designation will consist of a multi-year collaborative effort including private sector partners, our research universities, health allies from across the region, the Midwest Cancer Alliance, and the Bio Science Authority. The Governor stated that:

The application for National Cancer Institute designation will occur in 2011; and, if successful, has enormous potential as an economic engine, estimated to generate \$1.3 billion dollars annually, and create nearly 10,000 new jobs within a decade. Just as important, Kansans won't have to travel out of state for cancer care, and our State will contribute to the national goal of finding cures in our lifetime. The National Cancer Institute designation is another prospect on the horizon, with the potential to impact our state and our citizens for generations to come. These major opportunities to create jobs and expand our economy are part of a long-term strategy to continue progress in Kansas. We have to keep them in the forefront as we craft short-term budget solutions.

On January 24, 2009, it was reported that Governor Sebelius included another annual appropriation of \$5 million for support of the KU Cancer Center, and legislative leaders voiced support of that line item.

On January 26, 2009, state leaders in Kansas indicated that winning national designation for the KU Cancer Center will be the state's next major goal. K-State President Jon Wefald stated that "we're going to help the KBA (Kansas Bioscience Authority), we're going to help the governor, we're going to help the University of Kansas, one of the great universities in the world, to achieve a goal that is going to be another signature accomplishment for this great state." Dr. Roy Jensen, director of the KU Cancer Center, said KU has been successful in winning support across the state for the increased cancer research and economic development that an NCI designation would bring.

On January 27, 2009, Kansas University and Kansas State University signed an agreement to work together to achieve National Cancer Institute designation for the KU Cancer Center. According to Governor Sebelius, getting NCI designation as a comprehensive center "is one of our highest health care priorities." Lt. Gov. Mark Parkinson said that obtaining NCI designation, will ensure that Kansans can remain in Kansas to get the best care possible for cancer.

The Lawrence community is presented with a unique opportunity to benefit from the increased cancer research and economic development that will be generated by an NCI designation for the KU Cancer Center. In response to this opportunity, the applicant is requesting approval of an SUP to allow limited cancer research service uses in the existing office space located on the 2nd floor of 647 Massachusetts Street, Lawrence, Kansas. The special use category of "Research Service" is an allowed special use in the CD zoning district under the Lawrence Development Code.

Approval of this SUP request will allow the applicant the ability to install some vent hoods, and market this existing office suite as available space to cancer research firms, and offer such firms the ability to expand their administrative activities (e.g., typical professional office activities allowed by the existing CD zoning classification) into adjoining office suites. It is anticipated that the permitted cancer research activities will consist primarily of evaluations and assays (i.e., chemical analysis of substances mixed with solvents or other agents, water being the most common of solvents) of drugs, proteins and cultured cells on a small scale (i.e., no manufacturing or commercial production), not dissimilar to the activities that occur daily throughout Lawrence in most junior high and high school labs, university labs at KU and Haskell, medical offices, LMH hospital, etc.

The applicant is the owner of the building located at 647 Massachusetts Street, and has an ownership interest in several adjacent buildings. As such, the applicant has both a personal interest, as well as a responsibility to all of the other tenants of these buildings, to insure that the use of this office space will be in compliance with all applicable laws and regulations. Furthermore, the applicant has proposed a list of conditions to restrict the SUP. The applicant's list of prohibited uses for the 2nd floor of 647 Massachusetts Street, Lawrence, Kansas, includes the following:

1. No manufacturing or commercial production activities conducted on-site;
2. No radioisotopes or other radioactive materials may be used on-site;
3. No known type 1 mutagens or carcinogens may be used on-site;
4. No known toxins or pathogens may be used on-site; and
5. No animal research conducted on-site.

The applicant does not consider this list of prohibited uses to be comprehensive, and will consider additional SUP restrictions to address the reasonable, legitimate concerns of the planning staff, including a time-limit on the SUP. Any such time-limit should take into account the need to amortize the applicant's investment in tenant improvements and allow for flexibility in negotiating reasonable lease terms. Under the circumstances, the applicant would consider a 10-year SUP time-limit to be reasonable.