

Dear Mayor Chestnut,

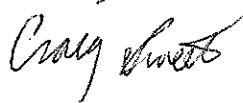
10 April 2010

This past winter has been the most relentless, if not one of the snowiest, on record in Lawrence. Imagine if, under these conditions, you had no home, no haven to retreat to. This circumstance faced our homeless citizens over those months, what I call the "Long Winter of the Poor." Now a glorious spring has replaced that winter, and still we are faced with the reality of an overcrowded shelter, a circumstance that could be remedied by building a newer, better shelter. Keep in mind that an emergency shelter is not an end in itself, but as the motto of the shelter reads, "a path to a positive future."

The new location, a stone's throw from the City Jail, while not ideal, is the best one we could expect LCS and its dedicated staff to find. Indeed, no other neighborhood (among many under consideration in Lawrence) would embrace a shelter, and, consequently, its guests. Some people want homeless people "out of sight, out of mind." Some people consider homeless people as dangerous; on the contrary, the vast majority are vulnerable. In fact, the world has largely let them down, and has denied them their rightful place as citizens of this community.

We see the full-flowering of spring outside today – if only we could let our own misunderstanding and prejudice thaw, and let goodwill and kindness show itself above ground and bloom. Only then will the "Long Winter of the Poor" end.

Sincerely,



**Craig Sweets,
Lawrence, Kansas
Craigsw1@yahoo.com**

Memorandum
City of Lawrence
Planning and Development Services

TO: David L. Corliss, City Manager

FROM: Margene K. Swarts, Assistant Director, Planning and Development Services

CC: Scott McCullough, Director, Planning and Development Services

Date: February 9, 2010

RE: Community Commission on Homelessness (CCH) Support for Lawrence Community Shelter Relocation

At the February 9, 2010 CCH meeting, the group voted unanimously to direct staff to send a letter to the Planning Commission and subsequently, the City Commission, in support of the Special Use Permit (SUP) that is being sought by the Lawrence Community Shelter (LCS) for the new emergency shelter location at 3701 Franklin Park Circle. Details regarding this recommendation follow.

The CCH was established by Resolution #6608 on August 23, 2005 as a result of a two year process by the Task Force on Homelessness to provide a plan for dealing with homelessness issues in the community. The Final Report of the Task Force (the Plan) was received by the City Commission as part of the resolution. Additionally, the resolution established the purpose of the CCH to report to and advise the City on matters relating to its goal of working with existing service providers and agencies to facilitate and make recommendations regarding the implementation of the Plan.

In the process of moving toward implementation of the Plan, the CCH developed a Housing Vision that encompasses emergency sheltering as well as a variety of housing for all individuals in the community, including a primary Emergency Shelter, Emergency Temporary Housing, Transitional Housing, Permanent Supportive Housing, and Permanent Housing. After review and revision of the Vision, the CCH recommended it for adoption by the City Commission. On June 26, 2007, the City Commission adopted the Housing Vision 5-0.

In addition to the attached Housing Vision Chart noting the various sheltering and housing options, the Vision includes summaries of the basic requirements for an Emergency Shelter, Emergency Temporary Housing, Transitional Housing, and Permanent Supportive Housing. At the October 9, 2007 CCH meeting, the group discussed requesting proposals from any interested applicants who wished to provide Emergency Shelter activities based on the chart and summaries. Although it was acknowledged that the LCS was interested in providing this piece of the Vision, the CCH agreed there needed to be a formal proposal from the agency with details that the CCH could consider when making a recommendation to the City Commission. It was determined that any such proposals needed to be received by the CCH by the December 18, 2007 CCH meeting for consideration at that meeting.

One application was received from the Lawrence Community Shelter. The Salvation Army declined to submit an application, having previously stated that on a larger organization-wide scale, they were moving toward Transitional Housing activities and away from Emergency Shelter activities. (The Salvation Army subsequently closed their Emergency Shelter on June 30, 2009.) The CCH reviewed the LCS application at the December 18, 2007 meeting and voted 8-1-1 to support the LCS in their future endeavors of identifying a new location for the Emergency Shelter and related programs. There was one dissenting vote to the measure, one CCH member was absent, and Loring Henderson recused himself from the discussion and vote. With the support of the CCH, the LCS began the search for a new and appropriate location.

Beginning in June of 2009, the CCH worked to establish land use essential components that a shelter would be required to meet in order for an emergency shelter site to gain the recommendation and support of the CCH. The Emergency Shelter Facility Considerations, as finalized and approved by the CCH on August 18, 2009, established the following to be used for any application requesting a shelter:

1. The CCH supports the intent of the latest text amendment as it includes appropriate tools to implement the direction of the Housing Vision and has, by design, established appropriate zoning districts and design standards in which to locate an emergency shelter.
2. To ensure success of a 24/7 emergency shelter, there should be a multi modal transportation route with an emphasis on public transportation, to provide access to needed services and community programs.
3. The shelter facility should have the capacity to house the community's estimated need for overnight shelter plus provide space for programming, administration, and storage.

On January 20, 2010, a Special Use Application was submitted to the City of Lawrence on behalf of the Lawrence Community Shelter for a new emergency shelter to be located at 3701 Franklin Park Circle. The application included a Management Plan and a Floor Plan for the proposed new shelter.

At the February 9, 2010 CCH meeting, the CCH considered the LCS SUP application relative to their considerations noted above, including the Management Plan and Floor Plan. The CCH recognizes that they are not a land use advisory committee, but that they are the committee advising the City Commission on homeless issues and reviewed the SUP application in this context. After discussion, the CCH noted that the proposed SUP contained the required elements as described in the CCH Emergency Shelter Facility Considerations. They are as follows:

1. The request is represented to meet the latest text amendments and other Development Code standards without need for variance.
2. Although the proposed shelter location is not currently on a direct bus route, discussions are underway with the Lawrence Transit System to include the proposed shelter site as well as the Douglas County Jail, on a direct route and stop. The City transit bus route will allow access to LMH, Bert Nash, and the new Health Care Access Clinic location (330 Maine), as well as many other social service agencies such as SRS and DCCCA. The CCH supports this proposed change to the route.

3. The proposed shelter location and plans follow the outline of the first step of the Housing Vision in creating one community homeless shelter location and is represented to have the capacity to house the community's estimated need for overnight shelter, plus provide space for programming administration, and storage.

In addition to acknowledging the proposed SUP met the Emergency Shelter Facility Considerations, the CCH also noted that the Lawrence Community Shelter addressed previous CCH concerns with regard to the Management Plan and made extensive changes in the Plan and attachments to address those items. In addition to other changes, measures have been put in place in the Plan that will allow neighbors to interact with the shelter to express concerns and address issues that might arise, which was lacking in the previous Plan. The CCH wished to emphasize the need for the City to pursue adding the site to the City Transit bus route including a bus stop by acknowledging the importance of transportation to this issue. Finally, the CCH noted the importance of the Emergency Shelter as an integral piece of the City's adopted Housing Vision and therefore crucial to its success.

The Community Commission on Homelessness reviewed the application for a Special Use Permit from Lawrence Community Shelter for a new shelter at 3701 Franklin Park Circle considering the Management Plan and the Floor Plan, and unanimously directed staff to convey notice of their support of the proposed project to the Planning Commission and City Commission.

HOUSING VISION CHART (6/1462007; Updated by CCH 10/13/2009)

Emergency Housing Options				
Shelter	Temporary Housing	Transitional Housing (TBRA)	Permanent Supportive Housing	Permanent Housing
*75 **125 (one facility)	*100 new	*35 new	*22 new	
<p>Transients (10 – outreach worker estimate) – may or may not seek shelter.</p> <p>Chronically homeless (32 – PIT count) - may or may not seek shelter, may or may not be interested in permanent ETH, TH or PSH.</p>	<p>Single Homeless and Families without Children (70 PIT count) – likely will seek shelter; 35% will move into TH; some will need PSH and others will need private housing.</p> <p>Homeless Families with Children (45) – likely will seek shelter; many will move into TH; some will need private housing.</p>	<p>Single Homeless, Families Without Children and Families with Children (35 HA estimate) – likely will qualify for TH immediately if vouchers are made available.</p>	<p>Single Homeless, Disabled and/or Chronic (22 estimate) - assuming not ALL disabled will need PSH and not all chronically homeless will pursue PSH.</p>	

* Number of units needed to meet immediate housing needs, based on 2007 Point-in-Time (PIT) Count numbers and service provider estimates.

** Number of individuals based on 2009 information from social service agencies serving Lawrence homeless.

Emergency Shelter: A short-term facility (90-120 days) used to get people off the street in order to stabilize for movement to better housing options. This option does not include or account for shelters that serve special populations (WTCS, First Step House, etc.).

Emergency Temporary Housing: A parallel alternative to the shelter, where people can obtain immediate housing while awaiting a spot in TH or other longer-term housing, working to address housing barriers.

Transitional Housing: Assisted housing with support services, available for up to two years. Major gap is for people who are precluded from LDCHA due to methamphetamine conviction, sex offender status or other recent drug convictions.

Permanent Supportive Housing: Permanent housing with ongoing support services.

Permanent Housing: Assisted or non-assisted public or private housing with no time limit.

Emergency Shelter Summary (6/14/2007; Updated by CCH10/13/2009)

Participants: Jeannette Collier, Hubbard Collinsworth, Wes Dalberg, Katherine Dinsdale, Helen Hartnett, Phil Hemphill, Loring Henderson, Charlotte Knoche, Rick Marquez, Shirley Martin-Smith, Robert Mosely, Lesley Rigney, Margene Swarts

- I. Emergency Shelter: A short-term (90-120 days) facility designed to assist people to move off the street in order to stabilize for movement to better housing options. This shelter will focus intentionally on helping people move to their highest level of self-sufficiency.
- II. Target Population: Homeless Adults
- III. Essential Components
 - a) Physical
 - i. Open 24/7
 - ii. Beds
 - iii. Storage
 - iv. Kitchen/Laundry/Showers
 - v. Offices – private
 - vi. Offices – services
 - vii. Separate spaces for women and men
 - viii. Accommodate up to 125 (100 individuals and 25 family members) including people who are inebriated or ill
 - b) Programmatic
 - i. In-house case management to provide intake, assessment, information and referral to any needed services, advocacy
 - ii. Access to transportation – public or private
 - iii. Access to three meals a day
 - iv. HMIS
 - v. Phone/Mail/Message service
- IV. Assessment
 - a) Desired Outcome: Decrease number of families and individuals living on the streets.
(Next Point-in-Time Count)
 - b) Measures
 - i. # of people living on the street
 - ii. # who move on from shelter and where they go
 - iii. Average length of stay; barriers to moving on

Emergency Temporary Housing Summary (06/14/2007)

Participants: Vivian Baars, Jeannette Collier, Hubbard Collinsworth, Wes Dalberg, Katherine Dinsdale, Helen Hartnett, Phil Hemphill, Loring Henderson, Charlotte Knoche, Rick Marquez, Shirley Martin-Smith, Robert Mosely, Lesley Rigney, Margene Swarts

- I. Emergency Temporary Housing: 75-100 public and private housing units for individuals and families waiting for housing or working to address housing barriers. Two programs: sponsorship program and agency-run program.
- II. Sponsorship Program
 - a) Target Population: Homeless families and individuals waiting for subsidized housing (assumption: many barriers will have already been addressed).
 - b) Physical Components: 50 scattered site units funded or provided by churches, individuals, or other private or serviced-based entities.
 - c) Programmatic Components: Professional case management to provide intake, assessment, information and referral to any needed services, as well as advocacy if needed. Volunteer mentors from sponsoring organizations and/or individuals. Lead agency to manage program and train volunteers.
- III. Single Sites Program:
 - a) Target Population: Homeless individuals and families waiting for housing and working to address housing barriers.
 - b) Physical Components: At least three sites with a combined 50 units, agency-run facilities with private rooms and shared or private living space.
 - c) Programmatic Components: In-house case management to provide intake, assessment, information and referral to any needed services, as well as advocacy when needed. Access to transportation and meals and phone/mail/message service.
- IV. Assessment:
 - a) Desired Outcome: Decrease number of families and individuals living in shelters and on the streets. (Next Point-in-Time Count)
 - b) Benchmarks: 50 units during year 1; 50 units during year 2; maintain and strengthen partnerships during year 3.
 - c) Measures:
 - i. # families on the street, in shelters, and doubled up with other families
 - ii. # individuals on the street and in shelters
 - iii. # people who moved on and where they went

Transitional Housing Summary (01/08/2008)

Participants 12/12/07 and 01/02/08: Charlotte Knoche, Shirley Martin-Smith, Lesley Rigney, Lynn Amyx, Lynnea Kaufman, Mike Caron, Kelly Nightengale, Sarah Terwelp, Wes Dahlberg, Penny Schau, Steve Ozark. Reviewed by CCH 01/08/08.

- I. Transitional Housing: A program combining housing and services that has as its purpose facilitating the movement of individuals and families from homelessness to stable/permanent housing within a reasonable amount of time.
- II. Target Population: Homeless Adults, with or without children and homeless families, formerly homeless adults and families living with family and friends.
- III. Essential Components
 - a) Physical
 - i. Residential housing units in the local rental market, as well as units leased, donated or owned by groups or persons wanting to participate in a transitional housing program. Shared units, single room occupancy, group residences, all would be possible if they meet the needs of the homeless population.
 - ii. Safe, decent and sanitary conditions of the units will be verified by the entity operating the transitional housing program.
 - iii. Any new construction or significant rehab of housing units for a transitional housing program should meet the handicapped accessibility requirements in the Fair Housing Amendments Act of 1988 or any subsequent revision to that Act.
 - b) Programmatic
 - i. An entity operating a transitional housing program is expected to have the capacity to provide a continuity of services, and to coordinate and oversee the provision of consistent, professional support services, either through in-house staff, or through contracts or agency partnership agreements with professional service providers.
 - ii. Services should include, but are not limited to:
 1. An intake and periodic needs assessments throughout transitional housing participation.
 2. Development of a housing transition plan based on individualized goals and objectives and including supportive services that are tailored to and adequate to meet the family or individual's needs.
 3. Activities to develop the ability of the family or individual to maintain stable housing and achieve permanent housing.
 4. Activities to help the family or individual achieve their greatest level of economic self-sufficiency.
 - iii. The family or individual has a written agreement to participate in services on some level as they work to achieve permanent housing.
- IV. Program Evaluation and Monitoring
 - a) Desired Outcome: Increase the number of homeless families and individuals maintaining stable housing and accessing permanent housing.

b) Measures

- i. Number of persons served
- ii. Number of units assisted
- iii. Number of services provided
- iv. Number of months a family or individual stays housed
- v. Number of families or individuals successfully completing a transitional housing plan and moving to permanent housing.

Permanent Supportive Housing Summary (02/12/2008)

Ongoing Process Participants: Charlotte Knoche, Loring Henderson, David Johnson, Katherine Dinsdale, Bruce Beale, Steve Ozark; Sharon Spratt; Naunna Delgado; Eunice Ruttinger; Alana Winner

- I. Permanent Supportive Housing: A program combining housing and services that has as its purpose providing long-term support and shelter for people in need.
- II. Target Population: Single Homeless Adults and formerly homeless adults and families with disabilities (including mental, developmental and physical health issues as well as chronic substance addiction) preventing them from remaining housed without support.
- III. Essential Components
 - a) Physical
 - i. Residential housing units in the local rental market, as well as units leased, donated or owned by groups or persons wanting to participate in a permanent supportive housing program. Shared units, single room occupancy, group residences, all would be possible if they meet the needs of the homeless population.
 - ii. Safe, decent and sanitary conditions of the units will be verified by the entity operating the permanent supportive housing program.
 - iii. Any new construction or significant rehab of housing units for a permanent supportive housing program should meet the handicapped accessibility requirements in the Fair Housing Amendments Act of 1988 or any subsequent revision to that Act.
 - b) Programmatic
 - i. An entity operating a permanent supportive housing program should have the capacity to provide professional support services, through in-house staff, and/or through contracts or agency partnership agreements with professional service providers.
 - ii. Services should include, but are not limited to:
 1. A risk assessment taking note of history, behaviors and medical conditions that will potentially impact the service plan and agreement.
 2. An intake assessment and periodic needs assessments throughout permanent supportive housing participation.
 3. Development of a permanent supportive housing sustenance plan based on individualized goals and objectives and including supportive services that are tailored to and adequate to meet the individual's needs.
 4. Activities to develop the ability of the individual to maintain stable housing.
 5. Activities to help the individual achieve their greatest level of economic and personal self-sufficiency.
 - iii. The individual has a written agreement to participate in services on some level as long as they have residence in permanent supportive housing.

IV. Program Evaluation and Monitoring

a) Desired Outcome: Increase the number of homeless individuals maintaining stable long-term housing.

b) Measures

- i. Number of persons served
- ii. Number of units assisted
- iii. Number of services provided
- iv. Number of months an individual stays housed
- v. Number of individuals successfully entering a permanent supportive housing unit.

RECEIVED

MAR 15 2010

City County Planning Office
Lawrence, Kansas

Date: 03-11-2010

From:

Ranbir Singh

2352 Surrey Dr,

Lawrence, KS 66046-5542

785-843-8934 (Home)

To,

Sandra Day, AICP

City/County Planner

Subject: **SUP-1-3-10**. Temporary Shelter for the Lawrence Community Shelter

Mrs. Day,

I would like to voice my opposition to granting SUP-1-3-10.

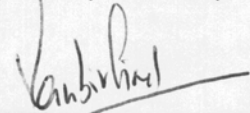
I live close to this site.

1. I am concerned that my property value will go down. If I sell the house I will have take a loss due to this.
2. Since in general property prices will go down this will affect funding for school in the area.
3. My area will become less safe.
4. On days the when homeless shelter becomes full, the excess capacity people will have nowhere to sleep but surrounding areas.
5. This proposed site is closer K-10 where speed limit is 65MPH. Please close to K-10 on foot will create a serious safety situation.

I hope you will convey my opposition in Commission meeting on March 22, 2010.

Please let me know if you have any questions.

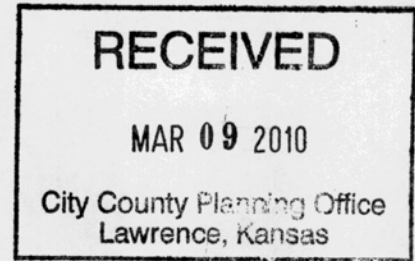
Thank you for help,



Ranbir Singh

Robert Young
2905 Kensington Rd
Lawrence, 66046

March 4, 2010



Sandra Day, City/County Planner

Lawrence-Douglas County Metropolitan Planning Commission

Subject: SUP-1-3-10

I am writing to make known that I oppose the issue of a Special Use Permit for the establishment of a Temporary Shelter for Lawrence Community Shelter to be located at 3701 Franklin Park Circle. I strongly urge the Commission to disallow SUP-1-3-10.

Sincerely,

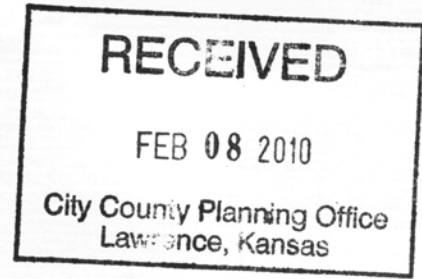
A handwritten signature in black ink, appearing to read "Robert Young". The signature is written in a cursive style and extends across the page.

Robert Young

PRICE T. BANKS

ATTORNEY AT LAW
P.O. BOX 442341
901 KENTUCKY STREET
SUITE 206
LAWRENCE, KANSAS 66044
785/842-7900
FAX 785/841-2296

February 3, 2009



Lawrence-Douglas County Planning Commission
PO Box 708
Lawrence, Kansas 66044

Re: Homeless Shelter SUP, 3701 Franklin Park Circle, Lawrence.

Dear Commissioners:

The purpose of this communication is to respectfully request that the Planning Commission approve our application for the Special Use Permit without placing a termination date on the permit.

The new Lawrence Community Shelter will require a capital investment of more than one million dollars, for just the structure, most of which will come from private donors. In our initial fund raising preparation, large donors have informed us that they are not interested in funding short-range projects.

We believe periodic performance reviews and normal City inspections and monitoring provide enough control over the operation to assure the shelter is managed and maintained appropriately and in keeping with the management plan and the conditions placed on the SUP.

Donors, in general, will trust the management of the shelter to take whatever actions necessary to avoid revocation of a permit, however are not willing to invest a large capital expenditure in a facility with a useful life of only fifteen or twenty years.

The situation would be tantamount to construction of a school building or hospital and imposing a short range termination of its use.

We believe that a short-range termination date may be fatal to our fund-raising efforts.

We respectfully request that the Planning Commission approve the SUP with no termination date, or in the alternative, with at least a thirty year life.

Sincerely,

A handwritten signature in cursive script, appearing to read "Price T. Banks".

Price T. Banks

cc: client

RECEIVED

MAR 16 2010

City County Planning Office
Lawrence, Kansas

March 12, 2010

Lawrence/Douglas County Metropolitan Planning Commission
6 East 6th Street
P. O. Box 708
Lawrence, KS 66044

RE: SUP-1-3-10 RE: establishment of a Temporary Shelter for the
Lawrence Community Shelter at 3701 Franklin Park Circle.

Dear Commission Members:

Our names are Joanne and Kirk Dahlberg and we live at 2909 Bishop Street (approximately 29th & O'Connell Road). We bought our house about 2 1/2 years ago knowing it was in the vicinity of the jail and juvenile center. We had no concerns about those facilities being nearby, and we now support without reservation the Franklin Park location for the Homeless Shelter.

We attended two meetings about relocating the Shelter, one for the Don's Steakhouse site and the other the Franklin Circle site. What we learned from the staff presentations, answers to questions, and handouts reassures us that:

- (1) The site, layout, and physical plant at Franklin Circle is a great improvement over the current shelter and will allow expansion of the Shelter's on-site services and programs;
- (2) Staff has planned ways to transport clients to destination sites to deter loitering and limit contact with the adjoining neighborhood;
- (3) The Franklin site allows the Shelter space to expand their small business initiative such as the pet biscuits to give clients a chance to establish a work record;
- (4) The new site/space enables separate housing and outdoor areas for families and single homeless guests and eliminates need for clients to stand out front.
- (5) The new site allows space for other inservice providers to meet with residents at the Shelter.

We believe the dedicated, skilled Shelter staff are doing an excellent job working with and managing homeless clients. We believe they will continue to that at the Franklin site.

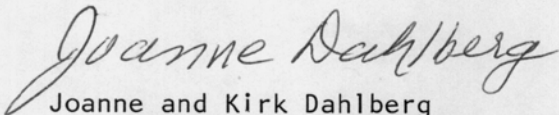
Some who own property adjoining or near the proposed site had concerns that the Shelter might lower the value of their land and limit prospects for selling. If you have been out there, you have seen the mountains of dusty, unsightly crushed rock towering over that area, and crushed rock "driveways" allowing trucks to drive in and out. Other businesses plus the jail are also there. These businesses have probably already set the parameters for development of that area. In our opinion, the Shelter will not be a deciding factor in the surrounding land value or development prospects.

One last comment: we attend First United Methodist Church which is located a "parking lot away" from the current shelter. I have been to women's meetings morning, afternoon and evening and always try to park in the parking lot across the street. Many times I park back by the alley that runs by the Shelter. Sometimes people are waiting in the alley. No one has ever paid any attention to me, said anything, solicited, or in any way been offensive. The bits of conversation I have overheard contained no bad language. If the shelter is located at Franklin Park, we plan to check with staff to see if they need our help in occasionally providing meals.

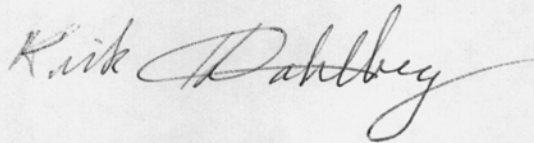
We do not know the director or any of his staff personally, but we feel the City of Lawrence and Douglas county are fortunate to have this director and his caring, knowledgeable, competent staff working with and on behalf of those who find themselves in a homeless situation. The Shelter staff are also cognizant of the needs of city and county residents and working on our behalf. Our hope is that this excellent space for the Shelter will soon be approved so those who need the services and those who provide the care may have this new facility as soon as possible.

Thank you for considering our comments.

Respectfully,

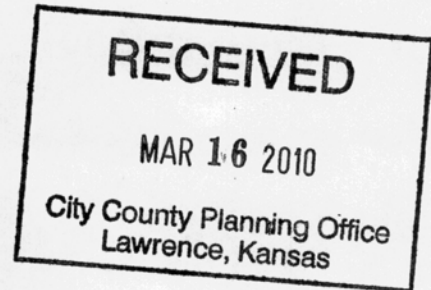


Joanne and Kirk Dahlberg
2909 Bishop Street 66046
(785) 331-4351



Jenny Fern
2310 E 27th. Ter
Lawrence, KS 66046

March 12th, 2010



Dear Planning & Development Services,

I would like to voice my opposition to SUP-1-3-10.

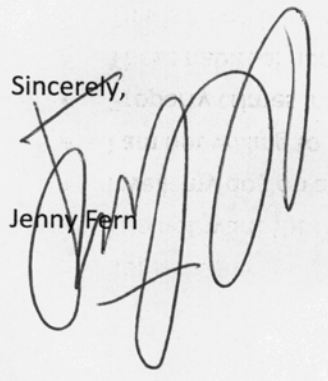
I am a property owner. I live on E27th. Ter. My neighborhood will be closest to this site.

I protest the placement of the new shelter due to the following reasons:

- This is too close to a residential area.
- It's bad because these people will walk through several residential neighborhoods and past numerous schools and daycare centers.
- I do not want these people near my kids and elderly.
- I walk my dog on a regular basis and I do not want to be harass for any spare change
- I am not willing to sacrifice our safety.
- Property crimes in this area of the city will soar out of control.
- These habitual homeless wandering through the alleys and yards too close to my home.
- This is a bad idea locating these people out east. We all know these people will make a bee-line downtown where they can beg, borrow and mug. Let's not forget they want access to the bars and booze downtown as well.
- The Shelter Location is too close to Elementary Schools, Gas Stations, Liquor Stores, Restaurants and grocery stores.
- The Lawrence/Douglas County Planning Commission spent several years developing and revising. They finally came up with a decent plan (that includes residential, light industrial, commercial, and office/warehouse land use) and now they want to put a homeless shelter there?
- The Shelter has no regard for the taxpaying citizens of this town that is working hard and trying to make it on a daily basis.

Sincerely,

Jenny Fern

A large, stylized handwritten signature in black ink, consisting of several loops and flourishes, written over the printed name "Jenny Fern".

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

From: karen heeb <klheeb@yahoo.com>

To: Scott McCullough

Cc: Sandra Day; Michelle Leininger

Sent: Tue Mar 16 12:46:40 2010

Subject: Lawrence-Douglas County Metropolitan Planning Commission Meeting - March 22, 2010

March 16, 2010

To: The Lawrence-Douglas County Metropolitan Planning Commission

From: The Neighbors on 1300N between O'Connell Road (1600E) & I700E, Lawrence, KS, 66046

Re: Relocation of the Lawrence Community Shelter to 3701 Franklin Park Circle, Lawrence, KS 66046

Item to be considered:

" SUP-1-3-10: Consider a Special Use Permit for the establishment of a Temporary Shelter for the Lawrence Community Shelter, approximately 4.15 acres, located at 3701 Franklin Park Cir. Submitted by Lawrence Community Shelter, for Franklin Business Center LLC, property owner of record."

We are attaching a page (Page 2) with our concerns and questions concerning the relocation of the Lawrence Community Shelter to 3701 Franklin Park Circle.

Also clarification of the following terms is important to us:

"Special Use Permit"

"Temporary Shelter"

Thank you for your time and attention to this matter.

Neighbors on 1300N between O'Connell Road (1600E) & 1700E:

Larry & Denise Fish

Karen Heeb

Steve and Carolyn Braden

Scott and Corrie Chamberlain

Diana Hird

Dennis McNish

Bill & Bernice Vervynk

Carolyn Williams

Ron & Reba Merritt

Madge Faulk

John & Vicki Burggraf

Questions and concerns regarding the relocation of the Lawrence Community Shelter to 3701 Franklin Park Circle, Lawrence, KS, 66046:

How will the "guests" get along in this location considering:

Distance to Downtown (11th & Mass)-----3 + miles*
Nearest convenience store (23rd & Harper)-----1.25 miles
Nearest laundry-----2 miles*
Nearest grocery-----2.2 miles*
Current bus stop-----1.4 miles

*Crossing Highway 10 (23rd Street) will be necessary. The nearest "safe" foot traffic crossing is 23rd & Harper. Entry onto Highway 10 east of O'Connell Rd. even by car/truck/bus has become quite dangerous.

There is heavy truck traffic along Franklin Road - RD Johnson Trucking.

Necessity for bus pass--some passes provided by shelter for appointments.

"Guests" need own money to buy pass for other things?

Add'l. mileage and money for bus--new route to/from Shelter x # trips each day? Will the City be able to add this expense to their Budget?

"Guests" work 4 hrs. @ Shelter--how spend rest of time? Can they come just for meals and that's it ?

Those with alcohol/drug problems not admitted--will they wander?

Keep track of guests? Coming and going--accountability? Work release people from the jail have check out/in times.

With the distance to all of the above mentioned possible necessities or places of interest, we are concerned the neighborhood will become vulnerable to some "guests" exploring storage units, outbuildings, barns, woods, homes, etc. Most of these are NOT securable (lockable).

On the Shelter's web page, the article entitled "Why I Chose Streets over Shelter" should be read, and extenuating circumstances of the isolated location of 3701 Franklin Park Circle should be seriously considered.

March, 17, 2010

Lawrence-Douglas County Metropolitan Planning Commission
City Hall
6 E. 6th Street
Lawrence, Ks. 66044

Re: SUP-1-3-10 Special Use Permit for Temporary Lawrence Community Shelter

Commission Members,

I have no objection to the establishment of a temporary shelter for the Lawrence Community Shelter located at 3701 Franklin Park Cir. However, more importantly than the location should be the consideration for how the individuals who will be utilizing the shelter will be able to obtain transportation to and from needed services and resources in the city. There may be a bus route, of which I am unaware to this location. If that is the case, the second consideration should be the ability for the shelter resident to afford the cost of the use of the bus transit to access needed resources and services most commonly found in the center of the city.

As an employee of the Kansas Department of Corrections, I work with individuals on community supervision that are unable to find appropriate housing due to their conviction, mental health status, and/or finances. The unfortunate reality is that these individuals are frequent consumers of local shelters. Although some home and business owners in the downtown area may not be comfortable with a shelter in close proximity to their homes/businesses in the downtown area, and although city and county commission members and/or administrators may be uncomfortable with the homeless population in the downtown area, the downtown area is the most practical location for any shelter resource, whether it be temporary or permanent.

Therefore, to those in our county and city government as well as to those who wish to manage shelter residences, please consider what should be the driving factor for the development of and the placement of such a resource.

Respectfully,

Patricia Berry
2724 Fenwick Rd.
Lawrence, Ks. 66046

From: Vickie Burggraf [mailto:v_burggraf@hotmail.com]

Sent: Wednesday, March 17, 2010 2:21 PM

To: lharris1540@gmail.com; greg@moorevaluation.com; cblaser@sunflower.com; bradfink@stevensbrand.com; hughcarter@dgcounty.com; rthird@pihlawyers.com; therenewgroup@sbcglobal.net; jeff@chaney-inc.com; montanastan62@gmail.com; ksingleton@kcsdv.org

Subject: Special Use Permit for LCS

Dear Planning Commission Members,

We are unable to attend the meeting on March 22nd when you will be voting on the Special Use Permit requested by the Lawrence Community Shelter to relocate to 3701 Franklin Circle. We respectfully request that you vote "No".

Our reasons for this request have been sent to you by letter from Karen Heeb and other neighbors. We also have been in contact with Lindsay McCaig, President of the Prairie Park Neighborhood Association; and agree with all the reasons she will be presenting to you.

Sincerely,

Vickie & John Burggraf

1298 E 1600 RD

Lawrence, KS 66046

(785) 843-2789

From: Danny Drungilas [mailto:danny@alliedfixit.com]

Sent: Wednesday, March 17, 2010 11:58 AM

To: lharris1540@gmail.com; greg@moorevaluation.com; cblaser@sunflower.com; bradfink@stevensbrand.com; hughcarter@dgcounty.com; rbird@pihlawyers.com; therenewgroup@sbcglobal.net; jeff@chaney-inc.com; MontanaStan62@gmail.com; ksingleton@kcsdv.org

Subject: LCS

I am a resident of the Prairie Park Neighborhood and object to having the LCS shelter in our neighborhood.

Danny Drungilas
2132 E. 26th Street
Lawrence, KS 66046
785-766-6442

MARCH 12, 2010

RECEIVED

MAR 18 2010

City County
Lawrence

Sandra Day, AICP
City/Co Planner

Community Shelter
3701 Franklin Pk Cir

Dear Ms Day,

I seldom take the time to comment to the Planning Commission but I will since I cannot attend the MAR 22 meeting. I've briefly summarized my comments as follows.

- ① The location for the shelter must be downtown.
 - ② The patrons will hate being transported & the cost will be very costly.
 - ③ A new homeless person will not find the place at night, in the cold weather.
 - ④ There will be a great deal of new homes built in the area to the west (already planned) & to the south (The Kits miller 160 acres planned)
 - ⑤ Already people cut across my property and a neighbor has lost a new Ford Explorer from a prisoner released AFTER DARK.
 - ⑥ I attended the previous 4-H Fairgrounds meeting & approx 50 local area citizens (ALL OF THEM) were very vocal against it. This meeting & their attitude did not appear in the Journal World. (At least I did not see it.)
 - ⑦ We all know NO ONE WANTS THE SHELTER in their back yard, but this facility must be in the Town proper area.
- Thank you for your consideration.
(I own approx 20 A DIRECTLY N.W. OF THE JAIL!

Mr. Arthur Queen
PO Box 4326
Lawrence, KS 66046-1326

From: Jessica Rockhold [mailto:jessica_rockhold@hotmail.com]

Sent: Wednesday, March 17, 2010 4:28 PM

To: lharris1540@gmail.com; greg@moorevaluation.com; cblaser@sunflower.com; bradfink@stevensbrand.com; hughcarter@dgcounty.com; rthird@pihhlawyers.com; therenewgroup@sbcglobal.net; jeff@chaney-inc.com; montanastan62@gmail.com; ksingleton@kcsdv.org

Subject: Lawrence Community Shelter

Importance: High

Commissioners,

I am writing to you as a very concerned parent and property owner in the Prairie Park neighborhood. I would like to start this by saying that I am sympathetic to the fact that Lawrence needs a community homeless shelter and that it clearly has to be located somewhere. However, I have very specific concerns about the proposed location off of K-10 and Franklin Road.

1. The shelter has a dismal track record in terms of controlling the environment and maintaining a safe policy for their patrons and their neighbors. The fact that it is essentially operating as a wet shelter - allowing intoxicated individuals to spend the night - is not acceptable for the sober people trying to shelter there or for the surrounding neighbors who, as we know from experience, are subjected to repeated disturbances and police visits. The shelter should be forced to deal with these issues and show a record of compliance **before** they are offered **any** permit, anywhere in the city.
2. This location defies all logic in terms of connecting poor and disadvantaged people with necessary services which are much more centrally located in the city. Despite the projected bus route this option makes no sense.
3. Prairie Park itself is particularly vulnerable to becoming a homeless camp. Unlike other parks in the city, the extensive walking path around Mary's Lake and through the wooded area has the potential to become a dangerous encampment where law enforcement will have very limited access to patrol. This area is directly adjacent to an elementary school, a park frequented by small children, and many family homes.
4. My understanding is that the proposed location requires a special use permit because this entire area is zoned for industrial and business purposes - a "gateway" into our community. Given the city's interest in acquiring the Farmland property and building this area as a hub of business, it is counter intuitive to locate this shelter - which is a known problem - in an area where you are trying to attract community leaders and businesses to help Lawrence grow.

Again, I realize that this shelter has to be located somewhere, but this location makes no sense. It places those who want to utilize the shelter and other social service programs at a distinct disadvantage by distancing them from those services and it makes me question the safety of my child in our own neighborhood, park and school.

My husband and I are young professionals in this community. We want to see it grow and prosper. We want to see it make rational and informed choices to help those in need. We do not want to see a policy of dumping those who need help on the outskirts of town in a location that helps no one. As voters, taxpayers and property owners, the way the commission handles this issue will be of paramount importance to our family and our continued residence and support of Lawrence.

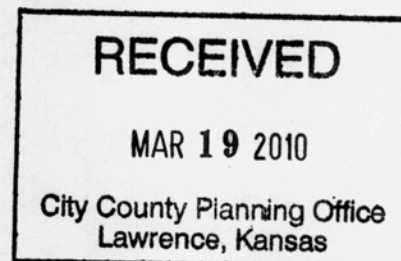
Sincerely,

Jessica Rockhold
Prairie Park Resident

**PDO INVESTORS, LLC
P.O. BOX 4150
LAWRENCE, KANSAS 66046**

March 19, 2009

Lawrence-Douglas County Planning Commission
City Hall
6 East 6th Street
Lawrence, Kansas 66044



Re: Lawrence Community Shelter SUP Application

Dear Chairman Moore and Planning Commissioners:

On behalf of the members of PDO Investors, LLC I am writing to express our objections to the referenced Special Use Permit (SUP) application. Our company is the developer of Franklin Business Park and we own the six undeveloped lots that remain in the Park. We have many concerns about the proposed SUP; however because I just received the staff report and due to the rush to get this letter sent to you I will only address two of my concerns in this letter. We will address additional points at the Commission meeting on Monday.

1. Our first concern with the application is the proposed insertion of a residential use into a development that was intended from its creation to be a park for use by business, industrial and governmental users. It is my understanding that locating a temporary shelter in an industrially zoned area is allowed by the recent enactment of Section 20-544. Although this may be legally correct it does not appear to me to be the intent of the Section. In fact it is my understanding of the Development Code that no other residential use could be placed in an industrially zoned area. I would emphasize that the insertion of as many as 125 residents into the Business Park was never contemplated or planned for during the design development process nor do we feel it is appropriate. It is a well known fact and has been argued by the Planning staff on many occasions that industrial uses do not mix well with residential uses. If the Shelter was already located at this site and an industrial use was subsequently proposed adjacent to it I am confident that staff would not support the request. However with the push to remove the Shelter from the downtown area good planning seems to have lost out to political pressures.

The precedent that approval of this request would create is significant and will no doubt weigh heavily on future decisions by private industrial developers. If a

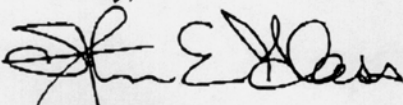
developer cannot have reasonable assurance that the Planning staff will follow good planning principals in considering such non-compatible requests then the decision to invest thousands or millions of dollars in a development becomes very difficult.

Finally there is no doubt in my mind that if this request is approved that our ability to sell the six remaining lots is destroyed. Potential buyers have multiple choices of industrial sites both in Lawrence, in other locations in Douglas County and in other cities and counties. When a homeless shelter is located at the primary entrance to a business park it will become very easy to remove that site from the list of possible locations. There will be no investigation as to whether there have been problems as a result of the homeless center location the company will simply move on to the next option and we will lose any possibility of a sale.

2. Our second concern is the lack of compliance of this proposed use with the 2007 South East Area Plan. As you are aware the development of this plan took several years as the concerns of the existing landowners and the community at large were debated and eventually resolved. The resulting plan provides for a mixture of uses that provide substantial residential areas along with commercial/industrial areas to provide employment and shopping opportunities. As a participant in the lengthy process of developing the SE Area Plan I can assure you that never during the many meetings were there any discussions of inserting a use such as the Shelter into this area. The impact of inserting a homeless facility with as many as 125 clients into this relatively small Area is substantial and may well destroy any hope of the area developing as currently planned. While we all know that an Area Plan is to some degree conceptual there also has to be some level of comfort for the property owners that the Plan will not be totally ignored as planning staff makes future land use recommendations. Unfortunately that does not appear to be the case with the LCS request.

Based on the above information and on the additional information that we will provide at the Planning Commission meeting on March 22nd I ask that you deny the SUP request.

Sincerely,



Stephen E. Glass
Managing Member

S O U T H W I N D CAPITAL, LLC

March 19, 2010

Douglas County Planning Commission
City Hall, 6 E. 6th Street
Lawrence, KS 66044

Re: Homeless shelter application

Dear Chairman Moore and Planning Commissioners:

I'm writing on behalf of our ownership group of Fairfield, the 180-acre development in the immediate proximity of the proposed homeless shelter site. Our development is just over one block from the proposed site.

There are a number of issues relevant to this application that we would ask you to consider:

1. Job Growth. This is the sector where Lawrence's economic development efforts are centered. The City intends to buy the Farmland Industries tract. What does it say about these efforts if the City takes a significant portion of job-creating real estate inventory and removes it from the market by issuing a special use permit for a homeless shelter?

The area immediately surrounding the proposed location has all of the components—new retail, housing—to fuel economic development.

Because every surrounding land use is part of the job creation puzzle, we would argue that this is the *last* place you would want to locate a homeless shelter.

2. Density. This application is for a residential use in an industrial zone. If such a *special* use permit were to be granted for a land use contrary to what was envisioned by Horizon 2020, the SE Area Plan and the zoning, logic would indicate that the "variance" use would be as non-dense within that category as possible. But just the opposite is true.

Based on the residential uses in the floor plan (only excluding offices, job program space and expansion) submitted to Staff, the 125 residents will be in 14,050 sq.ft. This is 9 residents per 1,000 sq.ft. of living space.

Contrast this with today's most dense garden-style apartment designs (in separate units), which have absolute maximums of 3 residents per 1,000 sq.ft. (we own multi-family in the Midwest and Southwest with 6,000+ residents, so we understand densities).

601 N. Iowa Street ■ P.O. Box 1797 ■ Lawrence, Kansas 66044
Phone (785) 331-4644 ■ Fax (785) 331-4611 ■ www.southwindcapital.com

The density—triple that of normal multi-family standards—is exacerbated by (1) the fact that these residents will not be leaving the grounds (at least according to the homeless centers representatives) and (2) it goes without saying that these residents present greater management challenges than normal residential tenants.

In summary, this land use cannot be characterized for anything other than what it is: an extremely high density – well beyond any normal high density residential standards – in a zoning district that is not designed for residential.

3. Location. Representatives of the homeless shelter have touted this location as “about as far away from things as we can get”. The fact is, though, that it is just a few blocks away from an elementary school.

Further, the attached aerial shows that this is actually in-fill and adjacent to significant future residential as well as tracts owned by the school district and by the City for a future park. The green area on the attached reflects (1) a future new population of 4,000 – 5,000 people within a few blocks of the proposed site (these numbers do not include the existing Prairie Park neighborhood), and (2) Lawrence’s best opportunity to deliver starter-priced, for-sale housing in the years to come.

4. Alternative Sites. While the City planning process can only react to a submitted application, it is not beyond the realm of the process to insist that *all* potential, viable alternatives have been considered . . . particularly given the controversial, “community” use. The applicant will certainly take the position that this is the only viable alternative, but I think it is relatively safe to say that there are other real estate owners in the community who are at least willing to have discussions about this as a possible use. The point is—irrespective of any presentation to the contrary—the process has *not* been exhausted.

When the SUP provision for industrial was put in the development code, I do not think the anticipation was for a site being immediately surrounded by future residential and commercial. Certainly there are alternative industrial sites in Lawrence that are completely removed from future rooftops and retail.

5. Process. Representatives of the homeless shelter told me in a meeting 2/12/10 that the reason that the application on this site was made before a public announcement was that the City encouraged the shelter to expedite an application to meet a submission deadline. Given the gravity of this consideration, a “hurry up” approach strikes me as odd, whether it be from the applicant or encouragement from the City. It would seem that there are not any “deadlines” in this process that could be moved.

It goes without saying that addressing the homeless shelter issue is a difficult one for Lawrence public officials. But the situation goes beyond simply the consideration of one site. Irrespective of the location, should the shelter be licensed for an increase? Should more than one location be selected with lower licensing numbers?

This is a one-of-a-kind situation. Because of the gravity, I think the community deserves that the process be complete in all aspects before making a decision.

Regarding this application, if the Lawrence community values job creation and economic development efforts, this is the absolute wrong location for a homeless shelter.

Sincerely,

A handwritten signature in black ink, appearing to read 'William R. Newsome', with a long horizontal flourish extending to the right.

William R. Newsome

Cc: Sandra Day
Dave Corliss
Steve Glass
Roger Johnson



Farmland Industries Site

East Hills Business Park

Office

Commercial

New Residential

New Residential

Proposed Homeless Shelter

Commercial

Prairie Park Elementary

New Residential

School District

O'Connell Youth Ranch

New Residential

City Park

© 2010 Google

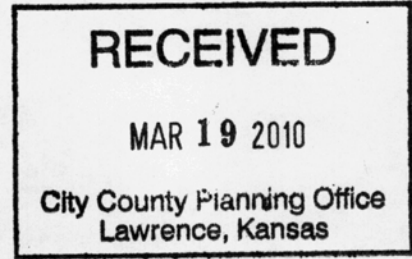
© 2009 Google

Image USDA Farm Service Agency

38°56'13.68" N 95°11'38.23" W elev 0 ft

Imagery Date: Jun 15, 2006

Eye alt 9921 ft



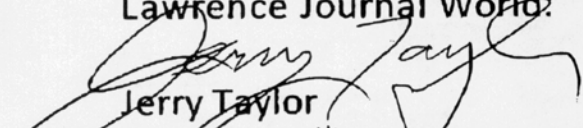
March 19, 2010

To the City of Lawrence Planning Commission:

I am the owner of the property at 3700 Franklin Park Circle, immediately across the street from 3701 Franklin Park Circle.

We are greatly concerned that the proposed homeless shelter will devalue our property, and our business (Hillcrest Wrecker & Garage, Inc..) We intentionally purchased land in an industrial district to avoid a residential area and are opposed to a permit that would allow the shelter to move into this district.

In addition we have not been contacted by anyone from the shelter as was promised by Loring Henderson in an article published in the Lawrence Journal World.


Jerry Taylor
2605 W 27th Terrace
Lawrence KS 66047



To: Lawrence-Douglas County Metropolitan Planning Commission
From: Tom Kern, President, Lawrence Chamber of Commerce
Subject: SUP for Temporary Shelter for Lawrence Community Shelter at Franklin Business Park
Date: March 18, 2010

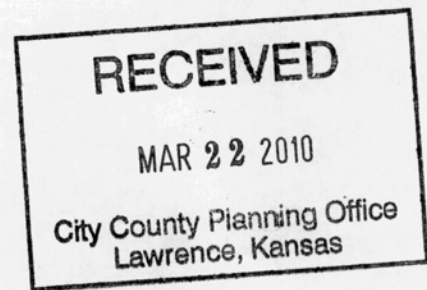
I am writing you today regarding your Monday March 22, 2010 agenda item that relates to the proposed special use permit for the community shelter project at the Franklin Business Park.

From an economic development standpoint I believe it is the Chamber's responsibility to bring to your attention several issues regarding this proposed use in an industrial district. Those issues include:

- Presently residential uses, whether single family, multi-family or institutional, are not allowable uses within industrial districts without a special use permit.
 - This prohibition is based upon the compatibility of uses
 - Within industrial zoning a variety of uses are allowed that could directly conflict with any type of residential use. Issues such as noise levels, odors, truck weight and traffic, building sizes, and lighting are normal issues within an industrial zone that make having residential uses incompatible.
- Allowing a residential use within any industrial district will potentially restrict future industrial uses on adjacent parcels
 - If residential uses are allowed in an industrial zone then they will have an impact on what is developed adjacent to them.
 - This will potentially restrict the type and use of properties because they will first have to be filtered through whether they are compatible with the existing adjacent residential use. An example of this would be that if the adjacent lots were developed in such a way to include a large parking and storage area for equipment and that lot required night lighting for security purposes that use would conflict with the need of the residential use.
- There presently exists a very limited amount of industrial zoned buildings and property in Lawrence and taking an industrial zoned parcel off the market and utilizing it for an institutional residential use is probably not in the community's best interest.

If you have any questions regarding my comments please feel free to contact me. Also, Beth Johnson, the VP of Economic Development for the Chamber will be in attendance at Monday's meeting if you require any additional information.

March 3, 2010



Lawrence Douglas County Planning and Development Services
6 East 6th St.
Lawrence, KS 66044

RE: SUP-1-3-10, your consideration of a Special Use Permit for the establishment of a Temporary Shelter for the Lawrence Community Shelter, 3701 Franklin Park Circle

First of all, calling this homeless shelter "temporary" is a misnomer. Most of the people who show up for food and shelter are permanently addicted to drugs, alcohol, or both, or are mentally ill due to misuse of drugs and alcohol. Downtown Lawrence has long tolerated their presence and encouraged them to remain homeless by providing home cooked meals, restaurant leftovers, and church groups who provide for their needs. The senior center and library are among the hangout places the older ones frequent while the younger ones harass shoppers and visitors to downtown for handouts. Now you want to move them out of downtown to a place where they are less visible. Your focus has always been on preserving downtown as a destination for tourists and students and their parents with deep pockets. Some of the merchants are finding the presence of homeless beggars on the street a deterrent to business and an embarrassment. Now you choose to move them to the southeast Lawrence area where you show no concern for the home and property owners there, hoping only to get the homeless off the downtown streets.

This is a very bad idea. No one wants a homeless shelter for alcoholics, drug addicts, and mentally ill people in their back yards. But you have provided a place for them, fed them well, and encouraged them to remain dependent on all the services

downtown Lawrence has provided them for years. You created the problem. Moving them to the edge of town will not prevent them from loitering in the streets of downtown. They are comfortable in their surroundings where handouts are available, and your generous citizens enjoy bringing gourmet meals to them every evening. Providing bus service to the area next to the jail will not prevent them from wandering the residential streets of Prairie Park subdivision and surrounding developments. They will loiter in Prairie Park next to the grade school, and possibly build their homes deep in the park as they have built structures along the Kansas River front. The park will no longer be a safe place for tax paying citizens to walk, run, and take their children to play.

This area is a beautiful area of modest, well kept homes. It produces huge real estate revenue to Douglas County and the city of Lawrence. For Sale signs are going up, as people will move out rather than live next to this shelter. Tax revenue will decrease as home values will drop as people sell below market value just to get out. An area that could be attractive to retirees (which I am) will no longer be attractive to anyone.

This area is a planned residential area, and a new business park is being developed along K-10 and O'Connell road. Prospective home buyers and business developers will be turned away when they see drunken aimless people wandering the area. Can Lawrence/Douglas County afford to give up this tax generating opportunity just to further protect the image of downtown?

The city of Lawrence just rejected a plan for a perfectly good apartment building project, one that would increase property taxes and provide legitimate housing for people capable of paying for it, in the complex proposed for the southeast corner of Inverness Drive and Clinton Parkway after neighbors in that area opposed it. How about proposing the location of a homeless shelter there instead? I suspect many of those wealthy homeowners along

Inverness would consider an apartment complex more favorably if given that choice. We in the Southeast area of Lawrence would certainly appreciate the development of legitimate housing instead of this homeless shelter, but we are treated as the ugly duckling of Lawrence, and whatever is not wanted elsewhere, such as the sewage treatment plant and now the homeless shelter, is dumped on us. Do you want to totally destroy development potential in this area?

These perpetually homeless people pay nothing for anything, and yet their supporters provide hot home made meals to them every evening, and a place for them to sleep. What incentive do they have to get off drugs and/or alcohol and find a way to make an honest living? Their own families, many capable of caring for them, have rightfully rejected them because they refuse to get straight and give up drugs. And the drugged prefer their homeless lifestyle to living as law abiding productive members of society.

Finally, a new street with a very expensive round-about, and surveyed property for real development, has been completed on 1600 and East 25st. Why would anyone want to develop property for nice houses in an area where bums are wandering about all day and night? How will the developers possible attract buyers for homes when these people are present?

Lawrence needs good development, and the development of apartments, condominiums, townhomes, and single family houses would be an asset that the so-called "planning and development services" people could be proud of. Instead, you turn down that proposal in another neighborhood. Allowing a lot of bums to move into a residential area will in no way enhance the area or provide income for the city or county. It will instead diminish property values and forever affect real property value in the area.

Keep these people where they belong and where they want to be: in your precious beautiful downtown, the only part of Lawrence that you want to protect. They add to the "color and character" of an old downtown.

The downtown area of Lawrence is the only area that seems to be important to the city. And since the city fathers seem to encourage drug and alcohol use by ignoring those who use and abuse and sell these products, ignoring people who prefer to roll up in a blanket and sleep on Massachusetts, looking the other way as drunken students stagger home from bars producing more empty brained useless people, let downtown provide a home for them as you provide a place for more bars.

Keep them out of our neighborhood or you will see more of us moving out of Lawrence, Kansas.

A retired resident living in Prairie Park
Unsigned to protect my home and person

RECEIVED

MAR 22 2010

@ J:oopm

City County Planning Office
Lawrence, Kansas

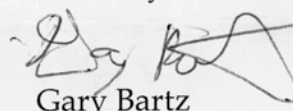
March 22, 2010

Kelvin Heck

Dear Kelvin:

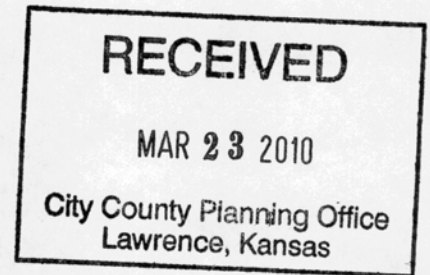
You have asked me to advise you of the current status of the former Don's Steakhouse site concerning whether it is available to be purchased for use as the homeless shelter. I know of no reason why it could not be purchased for that site. As you know, it was the original site chosen by the Shelter group and the purchase of the property was subject to a contract of sale for that purpose. I am not aware of any reason why the land is not available at this time for that site. I have not sold the land. I have made no obligation to any third party to rent or sell as of this date. Further, information that I have obtained concerning the process used by the Shelter contracting party does not suggest any reason why the site is not appropriate for that use. I have received information that the difficulties that appeared for the Shelter during an earlier Planning Commission hearing were caused by the lack of an adequate management plan presented to the Planning Commission by the requesting entity. No one has made me aware of any information that would disqualify the site based on planning or use considerations. If you need any further information, please let me know.

Sincerely,



Gary Bartz

03/07/2010



To the Zoning Commission:

It is my understanding there is a plan to relocate the community homeless shelter to our neighborhood. I support creating a place where the least fortunate among us can receive care and assistance. I am not opposed to opening our arms to our less fortunate citizens.

However, I do have **grave concerns** over some of the aspects of the proposed new shelter.

First, I am very concerned this will not be a "dry" shelter. Prairie Park is a vibrant neighborhood full of children. I believe you can understand my issue with having intoxicated individuals having access to our streets and, by way of association, our children and our school. Prairie Park has strived to create a safe and secure environment and the current policies of the shelter do not coincide with this environment.

In addition, I am very concerned about the loss of property values in the neighborhood. During this period of economic down turn, now is not the time to be putting additional financial stress on our families, our school and our city. We currently have the jail, the polluted farmland industrial park and two additional institutional services. We do not have anything that could negate the effects of the homeless shelter unlike its current location and its proximity to downtown Lawrence.

Finally, I am very concerned about the future plans for our neighborhood. We already have a good plan to develop the south east region of Lawrence¹. I don't see how the community shelter figures into this plan. Do you believe a developer will want to build new houses next to a homeless shelter? Do you believe any developer will want to put time and money into property at the risk of it not being sold or rented?

Until the items above can be addressed with the community of Prairie Park – I ask that any requests for permits for the Lawrence Community Shelter be denied. Thank you for your strict attention with this matter.

David Hageman

A handwritten signature in black ink, appearing to read "David Hageman". The signature is stylized with a large, sweeping initial "D" and a long horizontal stroke at the end.

1. http://www.lawrenceplanning.org/documents/Plan_SE_Area.pdf

From: JayMHaugh@aol.com [mailto:JayMHaugh@aol.com]
Sent: Wednesday, March 24, 2010 4:22 PM
To: Scott McCullough
Subject: Feedback from Planning and Development Services contact page

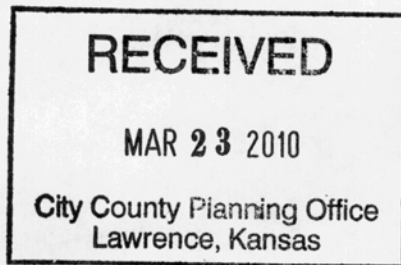
To Whom It May Concern:

We are unable to attend the planning commission meeting tonight (March 24, 2010) but would like to express to the committee our deep opposition to any amendment to 20-403, 20-509(3) and 20-524 that would permit Bars and Restaurants in the MU district in and around 1420 Crescent.

Please strongly consider the potentially devastating impact of such a move on this family oriented neighborhood before voting on any changes.

Thank you for your time.

Jay and Dan Haugh
1512 University Drive
Lawrence. Kansas 66044
785-843-7620



1705 E 30th St
Lawrence, KS 66046

03/20/2010

Dear Sir or Madam,

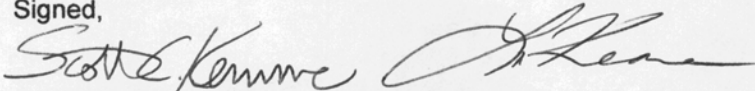
We, the residents and owners of 1705 E 30th St, are concerned about the plans to locate a community homeless shelter at 3701 Franklin Park Cir. After careful consideration, we strongly urge you to reject any special permits or zoning for this project.

We believe that this location for a shelter is bad for the community and the city as a whole for multiple reasons:

1. **We believe the shelter could be a potential danger for neighborhood:** We understand there are multiple causes of homelessness including mental illness and a criminal past. These individuals need careful monitoring to ensure they are not a danger to themselves and to the people around them. However, placement of the shelter in this remote location is exactly the opposite of what should be done. Have you driven in this area late at night? The area has very few street lights and the amount patrol vehicles that pass through the area at night are minimal. We will be unable to control the flow of individuals who move from shelter to downtown and back again. This inevitable pilgrimage could expose our children and loved ones to potentially dangerous people in places where they should feel safe and secure.
2. **We believe the shelter could place an unfair property value burden on home owners in the Prairie Park district:** This shelter will have a negative impact on property values in the neighborhood. We already have several strikes against us including the jail and the polluted Farmland property. Unlike the current location of the shelter, we don't have the close proximity to downtown to negate the effects the shelter would have on property values. Why should the residents of Prairie Park bear this burden alone?
3. **We believe the location of the shelter would inhibit development of the area:** The planning commission currently has an extensive plan to develop the south east region of Lawrence (http://www.lawrenceplanning.org/documents/Plan_SE_Area.pdf). We believe that the location of the shelter would hinder any further development in the area. Would you buy a brand new house located next door to a homeless shelter? Would you put in a business in such an area?
4. **We believe the proposed location of the shelter would increase the operating costs of the city:** The new location includes a proposal for the addition of a bus route to a system that is already heavily subsidized by tax dollars due to its inability to be self-sustaining. The additional cost of fuel, length of routes and times of routes will further stress this system since the route will be non-revenue generating. In addition, to alleviate (but not remove) concerns highlighted in point #1, the residents of this neighborhood will demand additional street lighting and a constant, consistent police presence. The cost of the lighting and maintenance in a less populated area of the city will further stress the city budget. The cost of ensuring a police presence in the neighborhood will further burden the budget of the police force.
5. **We believe the location of the shelter would be counter productive to the goals of the shelter:** The goal of the shelter is to obviously help those in need. We support their efforts and we pay a significant amount of tax dollars each year to local and state agencies to ensure that they can get the help they need. Placement of the shelter on the out skirts of town – away from all the agencies and people who can help is both counter productive and harmful.

We question the administration's and the Lawrence Community Shelter's board of directors' decision to find this location to be an ideal spot to place the shelter. We strongly urge any recommendations for a shelter in the proposed location to be rejected.

Signed,



Scott and Lori Kemme, home owners
1705 E 30th St, Lawrence, KS



www.blockandco.com

SALES / LEASES / MANAGEMENT / DEVELOPMENT

605 West 47th Street, Ste. 200
Kansas City, Missouri 64112
Phone 816-753-6000
Fax 816-412-7401

4141 A N.E. Lakewood Way
Lee's Summit, Missouri 64064
Phone 816-753-6000
Fax 816-412-7209

March 22, 2010

Douglas County Planning Commission
City Hall, 6 E. 6th Street
Lawrence, KS 66044

Re: Homeless Shelter Application

Dear Planning Commissioners:

The owners of Fairfield have asked Block and Company to market to prospective users the approximate 35 acres of commercial zoned land in their development.

Fairfield is one of the major retail zoning tracts in Lawrence (Community Commercial). We anticipate successfully bringing 200,000 square feet of retail users, including a grocery store, and other appropriate retailers to the development. Block and Company was founded in 1946 and has we have experience in a wide array of retail developments, leasing and managing millions of retail square footage. With over 100 associates, Block and Company is one of the oldest and largest retail brokers and developers in the Midwest. Our retail experience ranges from urban to suburban to infill development, as well as every other facet and discipline of commercial real estate.

As supportive as we are for any plans for shelters and any public service effort to aid the community, still, we are concerned about the impact the proposed homeless shelter will have on the marketing of Fairfield. The proximity of the homeless shelter will have to be disclosed to potential users since it is a material fact of the property, and this will certainly be a concern to retail store owners. Grocery and other retailers are always concerned about neighboring land uses and pedestrian traffic, and their impacts on a new property.

It is highly possible, no matter the location or property, marketing efforts would be thwarted in a situation like this, which would certainly impact a neighboring property being marketed for lease or sale. Naturally in a case like this we would consider that it will impact the property's value.

We would simply ask that this is taken into your consideration as part of your decision making process.

Sincerely,

BLOCK & COMPANY, INC., REALTORS

Sheryl Vickers

Cc: Douglas County Planning Office



4-8-10

1062

To the Lawrence City Commission
in reference to the proposed homeless
shelter at 3701 Franklin Park Circle

My name is Deanna Taylor my
husband Jerry and I own the property
at 3700 Franklin Park Circle and also
own and operate Hillcrest Wrecker
from that address.

I know there is a need to help
the homeless but at what cost
and damage to the people around
them

We have worked hard for what
we have, nothing has ever been
given to us. My husband has
worked long hard hours to
maintain what we have. I have
seen him go without sleep for
two or three days. We have
kept going through high gas
prices and high inflation.

Together we have worked hard
to build a future. We pay
our taxes obey the laws and do
what we know to be right.

4-8-10 2 of 2

Our property at 3700 Franklin Park circle is a big part of our retirement, if the homeless shelter is approved, no one will want to buy the property and the value will go down. Thirty five years of hard work will be taken from us.

We are a 24 hour service that employ ten full time people and four part time, our customers and employees are in and out at all hours.

Our employees work hard to support their families and they deserve to be safe.

Because of the crime, alcohol and drug use, destruction of property and public urination, the downtown area is trying to push the problems to our front yard.

I am asking you to have consideration and compassion for us. and vote no on the proposed homeless site.

respectfully

Deanna Taylor

2625 W 27th Terr

Lawrence KS 66047

Lawrence, KS 66076-5005
843-CL52

TO LAWRENCE CITY COMMISSIONERS:

IN REFERENCE TO PROPOSED LAWRENCE
COMMUNITY SHELTER.

I OWN & OPERATE HILLCREST WRECKER
AND GARAGE INC. AT 3700 FRANKLIN PARK
CIRCLE. MY WIFE (DEANNA) & I ALSO OWN
THE LANDS $\frac{1}{2}$ ACRES.

I HAVE SERVED THE RESIDENTS OF LAWRENCE
& DOUGLAS COUNTY FOR 35 YEARS 24 HR A DAY
& BEEN DILIGENT IN KEEPING PEOPLE EMPLOYED
I CURRENTLY HAVE 10 FULL TIME & 4 PART-TIME
EMPLOYEES.

IF YOU APPROVE A HOMELESS SHELTER ACROSS
THE STREET FROM MY BUSINESS, IT WILL
DEVALUE MY PROPERTY AND LIMIT POTENTIAL
BUYERS FOR THE BUSINESS IN THE FUTURE.

I RESPECTIVELY ASK YOU TO VOTE NO,
AND DENY LAWRENCE COMMUNITY SHELTER
TO LOCATE AT 3701 FRANKLIN PARK CIR.

SINCERELY
JERRY A. TAYLOR

Jerry A. Taylor