

From: [Philip Gill Harrison](#)
To: [Jonathan Douglass](#); mikeamyx515@hotmail.com
Cc: [Perry Toll](#); [Duane Fager](#); [Eck Real Estate Eck](#)
Subject: Request to Close Streets of Oread Hotel Block Parties
Date: Thursday, July 01, 2010 3:54:15 PM

I am writing on behalf of Harrison Family Farms, L.C., that owns 1145 Indiana Street and Chapter House for Beta Theta of Phi Kappa Tau, LLC, that owns 1100 Indiana Street.

Both entities are OPPOSED to closing of streets for any such thing as a "block party" for the following reasons:

1. Our tenants at 1145 Indiana have complained that they are often blocked from access to the property they rent by delivery vans for Jimmie Johns food services and by patrons of the Oread Hotel. This situation is bad enough as is without a beer-soaked block party taking place.
2. Our tenants at 1100 Indiana reacted negatively when I suggested that they might enjoy having a block party up the street. They indicate that they have observed drunken brawls outside a drinking establishment in the Oread Hotel called "The Cave" and that these altercations have occasionally resulted in pugilists being bloodied and occsionally arrested. They hold the opinion that late night activity is already out of control and that worse behavior should not be encouraged.
3. Your drawing states that "no event activities shall take place in the 1100 block of 12th Street." Who will enforce this? The Lawrence Police Department at public expense?
4. Our tenants have already suffered enough through the construction process when dust, construction debris, construction noise and unreasonable loss of access were experienced. Now to put them through a series of drunken brawls going on until midnight on the public streets outside their residences is simply too much.
5. By permitting the operation of "block parties" on public property, the City of Lawrence would clearly share liability for any resulting loss of rental income, injury to citizens and damage to private property. This is a burden that the taxpayers should not have to shoulder.

Phil Harrison

Lawrence, Kansas: 785-842-7016

Cell: 785-766-7016

--- On Sat, 7/3/10, david holroyd <satyr_4now@yahoo.com> wrote:

From: david holroyd <satyr_4now@yahoo.com>
Subject: REFERENCE OREAD INN BLOCK PARTIES
To: mikeamyx515@hotmail.com
Date: Saturday, July 3, 2010, 5:44 PM

July 3, 2010

Dear Mr. Mayor and Fellow Commissioners:

I have reviewed the article in the Journal World regarding the planned block parties to be organized by the Oread INN.

I find there is no way that any part of this idea will work. Having lived at 1224 Louisiana now for 39 years and observed and been part of the area, here are the reasons:

1. 12th street from the east if closed at the hotel will not allow anyone in vehicles to access Indiana or the campus. The traffic will then be routed north onto Louisiana and end up at 11th street only being able to go west back to Indiana but not south. Or the traffic can go back east on 11th and go wherever.
2. Any traffic coming across campus will have to go down 13th to Louisiana or farther down the hill to wherever. The problem with Louisiana now is that and on the game days as well, is that the KU buses now use it as their route of preference.

The weight of those buses has comprised the pavement and integrity of the street surface. It is in deplorable condition the past two years. It is in such a condition now that it never was before during the 35 years previous.

3. Anyone wanting to access the campus from 9th street heading toward Oread Avenue and Jayhawk Blvd will find themselves at a dead end at the closed off area. The traffic is bad enough now since the City failed to remove parking on the west side of Indiana when the hotel opened.

4. You have not adequate street lighting on Indiana nor have the new "old time" lights ever been on since the hotel opened.

4. The alley which serves to access parking behind properties in the 1200 block of Ohio and the 1200 block of Louisiana is in such a bad condition now, that even if traffic were routed down it from 12th street it won't work. We need that alley totally upgraded this summer just for access to our own properties. The W Holding Company which is the "contract" buyer from Endowment for the parking lot at the north end of the 1200 block of Louisiana needs to be contacted to remove the falling retaining wall on the east side of that lot as it is falling into the alley. We are being treated like cast offs. That alley needs attention now and not later.

5. The parking situation on game days is already compromised and this block party idea only makes it worse.

The trash is bad enough just on regular bar nites and I am tired of playing Martha Stewart much longer cleaning the block and alley.

The City has taken away our zoning in the area and now this idea is about to take away access to Hawkspointe, any properties on the surrounding streets. I cannot imagine how anyone could dream up something like this.

You have in the area two one way streets which comprise traffic movement, those being Ohio and Louisiana. This plan makes it only worse.

DFC and the Olivia Collection have not been very good at keeping the sidewalks clean of debris and gravel in front of the old Varsity House at 11th and Indiana.

Please share this with each and every commissioner. I look forward to a date that we may expect alley improvements better than a small patch job here and there.

David Holroyd

Myrna J Brown owner of 1216 Louisiana, David Holroyd , Agent

David Holroyd, owner of 1224 Louisiana

David Holroyd, Agent for Glenn A Holroyd Trust, owner of 1244 Louisiana

Copy to Jan Hayes, Hayes Law Firm, Counsel for Glenn A Holroyd Trust

David Holroyd

1224 Louisiana

Lawrence, KS 66044

From: [lois Schneider](#)
To: [Jonathan Douglass](#)
Cc: [David L. Corliss](#); [City Commissioner Cromwell](#); [City Commissioner Johnson](#); [City Commissioner Amyx](#); [City Commissioner Chestnut](#)
Subject: RE: Oread Hotel Block Parties to be considered by City Commission on 7/6/10
Date: Tuesday, July 06, 2010 11:48:01 AM

Hi,

I'm sorry but I just check the email you sent this to once a week and last time I looked at it was last Wednesday.

I don't think this is a good idea, there are enough issues with game days in the Oread with out adding more. I am not sure what the rush is or why this is being done so fast.

I would like the city to at least take some time to really look at traffic flow and how this would effect the neighborhood before they authorize it.

Thanks,

Lois Schneider

Date: Tue, 6 Jul 2010 11:21:35 -0500
Subject: Fwd: Oread Hotel Block Parties to be considered by City Commission on 7/6/10
From: lois.r.schneider@gmail.com
To: lois_schneider@hotmail.com

----- Forwarded message -----

From: **Jonathan Douglass** <jdouglass@ci.lawrence.ks.us>
Date: Thu, Jul 1, 2010 at 4:41 PM
Subject: Oread Hotel Block Parties to be considered by City Commission on 7/6/10
To: "pres@oreadneighborhood.org" <pres@oreadneighborhood.org>, "lois.r.schneider@gmail.com" <lois.r.schneider@gmail.com>

Dear Oread Neighborhood Association Representatives,

On 7/6/10 the City Commission will be considering approval of a temporary use of right-of-way permit for the Oread Hotel to close portions of Oread Avenue, 12th Street, and Indiana Street on certain days this fall (mostly football game days) for block parties. I have sent letters to adjacent property owners notifying them of the consideration of this request, and I thought the Neighborhood Association may also be interested. You can view a memo and map on the City Commission agenda, which is posted at:

http://www.lawrenceks.org/web_based_agendas/2010/07-06-10/07-06-10h/07-06-10_agenda_click_here.html. This is item #E2 on the agenda.

If you have any questions or comments please feel free to contact me, and you are of course welcome to attend the City Commission meeting on Tuesday next week.



Jonathan Douglass, *Assistant to the City Manager/City Clerk*
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From: [Weinberg, Jeffery B](#)
To: [Jonathan Douglass](#)
Subject: FW: Oread Hotel "Block Party" City Staff Recommendation
Date: Tuesday, July 06, 2010 3:26:11 PM

From: Weinberg, Jeffery B
Sent: Tuesday, July 06, 2010 3:16 PM
To: 'mikeamyx515@hotmail.com'; 'aroncromwell@gmail.com'; 'ljohnson@peridiangroup.com'; 'mdever@sunflower.com'; 'robchestnut@sunflower.com'
Cc: 'smccullough@ci.lawrence.ks.us'; 'dcorliss@ci.lawrence.ks.us'
Subject: FW: Oread Hotel "Block Party" City Staff Recommendation

Dear Mayor Amyx and members of the City Commission:

From the first day that this proposal was made public the University has not endorsed the "Block Party" concept, but it has not taken a position in opposition to the proposal either. The University has, however, opposed any closure of Oread Avenue, 12th street (except for the Hancock Historic District) and Indiana street. These extraordinary days on which the Block Parties have been proposed are important to our entire community since they coincide with home football games, and there should be unimpeded movement of cars and buses on these specific streets, including access to the Oread Avenue entrance to the KU Mississippi Street Parking Garage. Given the events that will be taking place on the KU campus and in many fraternities and sororities, scholarship halls and private residences that surround the University, as well as at the KU Alumni Association on Oread Avenue, we hope that the City Commission will agree that the closure of these streets is not in the best interests of our entire community.

Thank you.

Jeff Weinberg
Assistant to the Chancellor

From: [Bobbie Walthall](#)
To: [Jonathan Douglass](#)
Subject: FW: For City Commissioners
Date: Thursday, July 08, 2010 10:27:25 AM

From: Banks, Elizabeth C[SMTP:BBANKS@KU.EDU]
Sent: Thursday, July 08, 2010 10:27:09 AM
To: Bobbie Walthall
Subject: For City Commissioners
Auto forwarded by a Rule

To the Commissioners: I applaud your decision to defer making a decision on the Oread Inn request for game day parties. It is a request that I hope you will deny. At a time when universities all over the country are trying to reduce binge drinking, this seems like a terrible idea. Not that fans will not drink somewhere on game days, but to make it a city-sanctioned event sends totally the wrong signal. And there is also the obstruction of ordinary activity all around the Inn which is a concern. The community has already been subjected to extended street closure for the construction of the facility. And the Inn is benefiting from the additional sales tax it is allowed. To me this seems like enough. - if not preferential treatment, Please deny this request. Thank you. Elizabeth Banks

Elizabeth (Betty) Banks
302 Glenview Drive
Lawrence KS 66049-1822
1-785-842-2547
bbanks@ku.edu

From: [Jeff Strole](#)
To: [Jonathan Douglass](#)
Cc: [Connie Hardy](#); [Dave Grzybowski](#)
Subject: FW: Request to close Street for Oread hotel block parties
Date: Monday, July 12, 2010 10:16:42 AM

Re: Request to close Street for Oread hotel block parties

Dear Mr. Douglass – Thank you for taking the time to speak with me last Thursday regarding the request of Thomas Fritzel and Oread Inn, LLC for permission to close several streets adjacent to the Oread Inn to host block parties and sell alcohol as described in your June 30, 2010 letter. Unfortunately, we did not receive your letter until last Thursday, two days after the July 6th meeting held to discuss this topic. Otherwise, we would have been in attendance.

As I mentioned when we spoke, our firm owns and manages Hawk's Pointe Apartments which are located next door to the Oread Inn and we are vehemently opposed to the city granting Mr. Fritzel's request. We own and operate thousands of apartment units catering to college students nationwide and have extensive experience with parties such as those the Oread Inn wishes to host. Our experience has been that whether such parties are labeled as family events or not the reality is that when alcohol is served they essentially turn into a college "frat" party with attendant property damage, noise disturbances, fights and overall neighborhood disruption.

If the city, despite our objections, considers granting Mr. Fritzel's request, we have the following questions and concerns:

- Will the city require that appropriate security be hired by the Oread Inn to ensure that surrounding properties are not damaged and that control is exercised over potentially intoxicated party attendees who may become unruly? Will said security ensure that once patrons leave the Oread Inn property they do not loiter in the city streets or at neighboring properties such as Hawk's Pointe?;
- Can we be assured that our residents will have access to the Hawk's Pointe parking lot and that no unauthorized cars will park in our parking lot? We have very limited parking at our property. Unauthorized parking by party attendees will exacerbate this problem. A related issue - what if there is an emergency vehicle that cannot gain entry/egress to our property, due to illegal/overloaded parking caused by party attendees?;
- What plans would the city have to control traffic flow, when and if there is parking in the streets and streets become blocked, for our residents to obtain entry into and out of our property?;
- How will noise be controlled? What time will the party end by so that neighbors are able to sleep?;
- Would the Oread Inn have to provide clean-up crews to deal with the inevitable trash and debris at neighboring properties that results from such parties? We need to

ensure that our property is not an eyesore during and the morning after such an event;

- Would there be an established phone line and email address that our residents could use to contact a point person in the event of loss or damage to personal property, damages or violation of rights due to intoxicated individuals attending the proposed event? We do not want to become the “middle man” in such a dispute and use our resources in office staffing to deal with the issues that will arise as a result of these parties;
- Will the hotel be responsible for any damage caused as a result of these events?

Again, we are opposed to granting Mr. Fritzel’s request because of the issues described above. As noted, our experience has been that block parties such as those proposed at the Oread Inn always come with complications and serious problems for surrounding neighbors.

I would appreciate it if you would share these concerns with your colleagues and those considering Mr. Fritzel’s request.

Should you have any questions, please do not hesitate to contact me.

Sincerely,
Jeff Strole
Hawk’s Pointe/Aspen Square Management, Inc.
380 Union Street, Suite 300
West Springfield, MA 01089
O - 413-439-6344
F – 413-781-1277

From: [david.holroyd](#)
To: [Jonathan Douglass](#)
Subject: About the Oread Plan to divert traffic
Date: Thursday, July 15, 2010 6:24:02 PM

7/15/10

Mr. Douglass,

Is there any plan by the city to mill 13th street from Tennessee to Louisiana, the same for 11th, 12th and 14th. Not to forget the intersection at 12th and Ohio and 13th and Ohio.

This is getting ridiculous to divert all of the traffic onto streets that in such disrepair.

As I have stated before in communication, the KU buses are literally tearing up Louisiana from 13th to 11th street intersection.

Then we have the issue of a stop sign at the TOP OF A HILL, that being the sign at Louisiana when one comes from the east on 11th.

One has to wonder if any of the commissioners, the city manager or anyone at City Hall has really driven the streets proposed for "detour" for the hotel event.

Next, the hotel aka Olivia Collection and DFC construction have constantly had the sidewalk in front of the property at 1043 Indiana covered with mud and gravel. How can the city allow this? The city cites owners for broken sidewalks, snow covered sidewalks, why is this allowed. It doesn't take a genius to get a broom each day and clean that walk off.

The major problem which is still a problem is that the lights on Oread that were installed are not ON. Why? And on Indiana in the 1100 block there are no street lights and the trees need to be trimmed now and certainly before any game days.

This request is a desperate attempt by the hotel to make a few bucks by imposing many problems for everyone in the area as well as those who are coming to the games.

This is a bad idea now and was a bad idea a few weeks ago and will be a bad idea in the Fall.

We still have not had any alley improvements which should be tied to the "granting" of the hotel to get what they want. You see, if the alleys throughout the neighborhood, the idea might be more palatable as the nearby residents could get easier to their off street parking in the rear.

David Holroyd
1224 Louisiana

and

for: 1244 Louisiana and 1216 Louisiana