

Dear City Commissioners,

9-19-10

After well over a year of public meetings, commission meetings and dialogue with the planning department, committed *neighborhood residents* would like to see the Oread Neighborhood Plan draw to a conclusion. Developers have had input as well as various property owners. Thomas Fritzel and his team of consultants also had much input into this final document. Residents involved in the process believe this to be a good document that will only be made better with the inclusion of an overlay district that addresses the unique characteristics of the “original town site” neighborhood design. Property layout (setbacks, lot size, alley access, massing, etc.) is different than any other neighborhood in the city and should be given special consideration given the historic significance of the area.

A special thanks needs to be given to the city planning staff that has facilitated the plan process and spent much time making this a cohesive and well thought out document.

Sincerely, Candice Davis - Oread resident, property owner, landlady

# Lawrence Preservation Alliance

P.O. BOX 1073 • LAWRENCE, KANSAS 66044

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SEP 20 2010

CITY MANAGERS OFFICE  
LAWRENCE, KS

9-19-10

Oread Neighborhood Plan

City Commissioners:

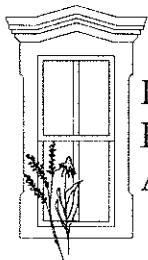
LPA believes that you should adopt the Oread Neighborhood Plan with these changes included herein as an addendum, reprinted from testimony you received from us on 3-3-10.

Beyond that, our concern is that you not stop with passage of this plan but begin work this winter to develop design guidelines for the Urban Conservation Overlay Districts that really make up the meat of this plan. We're not pretending that will be easy, but once that work is done, we believe an organizational framework will be achieved that will provide some relief for the owner-occupants who are left, and lessen some of the aquabbles that we have seen in the neighborhood over the years. LPA would be happy to participate.

Dennis J Brown



president



Lawrence  
Preservation  
Alliance

With this philosophy in mind, LPA would recommend that the plan be approved if the following ~~three~~ changes are adopted.

~~Four~~

3-6 B (under Neighborhood Atmosphere Implementation Strategies),  
Action 2.

change from "Promote and educate owners about tax incentive programs available for historic properties" to " Promote and educate owners of State or Nationally listed historic properties about state and federal tax credit programs available for qualifying rehabilitation projects."

We think our proposed language is more precise and therefor more useful. Neighborhood Atmosphere B. is referring to rehabilitation of existing housing stock whether it's used for owner-occupancy or rental. The State Tax Credit program (25%), applies to both. The federal program (20%), applies only to income-producing properties.

3-7

3.1.1.2 Land Use Implementation Strategies, deals directly with the encouragement of more owner-occupants in the neighborhood. Here again, a tax credit program is an important incentive to remember. We would ask that you add

Action 3 "Promote and educate owner-occupants of State or Nationally listed historic properties about the Kansas State Tax Credit (25%), program for qualifying rehabilitation projects.

We would also ask that you add

Action 4. Explore a partnership between the City and the University of Kansas to fund a pilot program of small, forgivable loans to assist university or city employees willing to become owner-occupants in targeted areas of the Oread Neighborhood.

For your information we include a paper on a similar partnership developed in East Lansing, Michigan. It's important that we try to involve the University in our attempts to improve the Oread Neighborhood.

4-5

Regarding proposed general elements for the urban conservation overlay districts, we would also ask that you add to 4.2.1.2 District 2 (high-density)

I. ~~encourage~~ congregate living rehabilitation of existing single-lot residential structures.

AUG 04

## Home Ownership Encouraged Near MSU/Downtown East Lansing

Buyers

Add comment



A program to encourage home ownership near MSU and East Lansing's downtown is expected to be formally approved by the city council. It is a revival of an old program, but with a new spirit. A new partnership between the city and Michigan State University.

The Employee Home Ownership Program (EHOP) is an incentive for city and MSU employees to buy a home in specific neighborhoods in East Lansing. It will disburse forgivable \$5,000 loans to assist with the closing costs. Targeted neighborhoods include Bailey, Southeast Marble, Red Cedar, Chesterfield Hills/Central, Oakhill and Brookfield. The city administered its own program, strictly for city employees, between 1997 and 2003. MSU was looking to do something for their employees this year, so the two joined forces to come up with the new program. The neighborhoods involved in the program were selected because they are near the MSU campus, East Lansing City Hall and downtown East Lansing.

The program will be administered through Hometown Housing Partnership, formerly known as East Lansing Housing and Neighborhood Services. Funding will come from \$15,000 contributions from the city and the university. Three qualified city and three qualified MSU employees will be selected on a first-come, first-served basis after turning in a completed and approved application packet. The loans will be forgiven at a rate of 20% each year. After five years of living in a home purchased under the program, the forgivable loan will be considered paid in full as long as all requirements of EHOP have been met, including not using the home as a rental property.

The program will be funded for the 2008-09 fiscal year. Beyond that, it will continue as long as the money is there.

**HOW TO APPLY** - Application packets will be available Monday, August 18. Packets may be picked up in the East Lansing Department of Human Resources at City Hall, 410 Abbot Road; or in the MSU Department of Human Resources, located in Rm 110 in the Nisbet Building, 1407 S. Harrison Rd, East Lansing.

Share and Enjoy:

## **Bobbie Walthall**

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**To:** David L. Corliss  
**Subject:** RE: Oread Neighborhood Plan

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

From: maf@sunflower.com [mailto:maf@sunflower.com]  
Sent: Monday, September 20, 2010 2:31 AM  
To: mikeamyx515@hotmail.com; aroncromwell@gmail.com; ljohnson@peridiangroup.com;  
mdever@sunflower.com; robchestnut@sunflower.com  
Cc: David L. Corliss  
Subject: Oread Neighborhood Plan

Mayor Amyx and City Commissioners:

Just sending a note before I catch the train to Chicago this morning...

I want to thank you for your upcoming consideration of the Oread Neighborhood Plan. The staff "hung in there" working through concerns and compromises from various residents and property owners in the Oread Neighborhood over many months. I am very pleased that you are considering the plan, and especially that you are taking it up ahead of the rezoning requests for the MU district.

You may be aware that two properties (1647 and 1649 Edge Hill Road) were recently added to the planning area. I have no objection to the consideration of these properties, but am concerned that the properties are suggested for a future land use of Medium Density Residential. As a former owner of the property at 1647 Edge Hill Road, I can attest that the properties have very steep slopes. There was some difficulty in getting the property at 1647 Edge Hill Road appraised because it was zoned as multi-family and an assumption made that the property would be worth more without the single-family structure than with it. After much discussion I believe that the appraisers were convinced that it would be difficult if not impossible to develop the property as multi-family. Because of the steep slopes which limit parking development, I believe it may be more appropriate to designate the future land use for these properties as low density residential. They are currently developed in the pattern of the single-family neighborhood to the south.

Thank you for your consideration of my comments and for all your good work on behalf of the citizens of Lawrence.

marci francisco