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City County Planning Office
Lawrence, Kansas

1043 INDIANA

08/22/11

To: Lawrence-Douglas County Planning Commission,

I would like to make oral comments on the construction of the apartment building at 1043 Indiana St, Lawrence, KS 66044

1. I own the property at 1034 Mississippi St. Lawrence, KS (Red Bud Apartments) and the proposed lower parking garage will enter and exit from the alley, that is directly inline with my back driveway. I would think that the Tripple T LLC tenants would not drive down the small narrow alley, but just cut across my property, which with around 50 or more parking spaces in the lower parking garage and each tenant coming and going a least twice a day that would bring 200 or more cars down the alley or through my parking lot. That is over twelve cars per hour or one every four minutes based on the hours 8:00 am to midnight, think of the trash and noise(to existing tenants) and the wear and tear of the surrounding streets. The traffic flow is already a problem at 11th and Mississippi and even more of a problem at 11th and Indiana St. I think a project that is not so dense would serve the area better. And if a parking garage is approved please take both levels out to Indiana St where it will flow better.
2. I am concerned about the water flowing on to my property the backside of my building has three apartments below grade, I already struggle with the water flow from the elevation to the east, with that big of a building and very little green space. The apartments might flood.
3. I am concerned with the amount of damage to the surrounding foundations, if and when a parking garage is built. If the earth is dug up and disturbed depending the methods used, it can damage the older foundations of the surrounding buildings.
4. When talking to the Historic Resources Administrator it was related that the building would be built to the edge of the alley on the west side of the property. This will leave no green space on the backside of the building and when cars go down the alley the noise will echo to the surrounding properties causing noise pollution. Many of the existing houses and apartments are very close to the alley. How are these people going to sleep, study or enjoy their housing with 200 plus cars coming up and down the alley making noise. Please make the project smaller and take the traffic out the front on Indiana St.
5. With the over building of apartments in Lawrence, KS and the amount of for rent signs still in the yards. I don't see a need to have a high density project built in an already high traffic area that has less than safe intersections. Think of the traffic coming into the area. It comes from GSP-Corbin, Oread Hotel, Berkley Flats Apartments, students and teachers going to campus, let alone what happens on special event days (i.e, football games, graduations). A smaller project that fits into the surrounding neighborhood is the best choice. If this project gets the high density zoning, then it would only be fair to give it to the surrounding properties like Berkley Flats or a developer that buys my complex or a couple houses next door and wants to tear down the houses and build a high rise apartment complex. Then how will the landscape of the neighborhood look? Why set a precedent of such a big project, what happens when someone else wants to do the same thing?

Best regards,
Neil McCullough