

From: [Lynne Zollner](#)
To: [Lori Parker](#)
Subject: FW: ELNA meeting notes
Date: Tuesday, October 25, 2011 8:25:40 AM
Attachments: [final_900_NH.pdf](#)



Lynne Braddock Zollner, AICP *Historic Resources Administrator*
lzollner@lawrenceks.org
Planning | www.lawrenceks.org/pds/
P.O. Box 708, Lawrence, KS 66044
office (785) 832-3151 | fax (785) 832-3160

From: Leslie Soden [mailto:lesticia@yahoo.com]
Sent: Monday, October 24, 2011 5:01 PM
To: 'Lauren Davis'
Cc: 'Josh Davis'; 'Joy Coleman'; 'Micah Kimball'; Lynne Zollner; 'Phil Collison'
Subject: RE: ELNA meeting notes

Hi Lauren, thanks for your comments.

Lauren & Joy, I would like to double-check that when you submit these comments for the HRC packet, that you do it in a separate letter from Treanor, and not as a revised ELNA document. We don't want to mislead the commissioners by having Treanor comments on our official ELNA letter.

I've re-attached the un-marked ELNA letter for the packet. Lynne could you also please replace the old ELNA letter and the Treanor commented document with this one?

Thanks so much, see you all Thursday.

Leslie Soden
lesticia@yahoo.com
913-890-3647

From: Lauren Davis [mailto:lkeefee@TreanorArchitects.com]
Sent: Monday, October 10, 2011 10:44 AM
To: lesticia@yahoo.com
Cc: Josh Davis; Joy Coleman; Micah Kimball; lzollner@ci.lawrence.ks.us
Subject: RE: ELNA meeting notes

Hi Leslie,

Per your latest meeting notes we have included comments and attached the downtown design guidelines and east Lawrence neighborhood revitalization plan for referencing. There were a few statements in the meeting minutes that we feel were misrepresentations of the guidelines and ELNAplan. We thought it would be most appropriate to respond with clarifications and attach these documents so that there is no confusion as to which guidelines and what plans to which we are referring. Please let me know if you have any questions.

Thanks,
Lauren

Lauren Davis *Associate AIA* | ldavis@treanorarchitects.com | P. 785.842.4858
Treanor Architects, P.A. | 110 McDonald Dr. Ste. 192 | Lawrence, KS 66044

Dallas, TX | Kansas City, MO | Lawrence, KS | St. Louis, MO | Topeka, KS
www.treanorarchitects.com

From: Joy Coleman
Sent: Monday, September 19, 2011 4:16 PM
To: lesticia@yahoo.com
Cc: Lauren Davis; Josh Davis
Subject: ELNA meeting notes

Leslie,

Scott McCullough shared a copy of your meeting notes from the ELNA board meeting at the beginning of the month. I have one correction that I would like to submit to you. Item No. 8 states that the developers are talking to Wild Oats about a market on the ground floor. I wanted to let you know that this is not true. Wild Oats has not been contacted. I believe that confusion came about in the meeting and the note taker inadvertently wrote it down, not hearing that it is not the case. Thanks

Joy L. Coleman, AIA *Principal* | jcoleman@treanorarchitects.com | P. 816.221.0900 x29
Treanor Architects, P.A. | 1617 Walnut Street | Kansas City, MO 64108
Dallas, TX | Kansas City, MO | Lawrence, KS | St. Louis, MO | Topeka, KS
www.treanorarchitects.com

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Version: 2012.0.1831 / Virus Database: 2085/4543 - Release Date: 10/07/11

From: [Scott McCullough](#)
To: [Lori Parker](#); [Lynne Zollner](#); [Anna Nicoletta](#)
Cc: [Mike Treanor](#); [MKimball@TreanorArchitects.com](#)
Subject: FW: Marriott Towne Place Development Proposal Commentary
Date: Wednesday, October 19, 2011 10:05:02 AM

Communications for HRC mtg.

Scott McCullough, Director - smccullough@lawrenceks.org
Planning and Development Services | www.lawrenceks.org
City Hall, 6 E. 6th Street
P.O. Box 708, Lawrence, KS 66044-0708
office (785) 832-3154 | fax (785) 832-3160

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

From: A. Townsend Peterson [<mailto:town@ku.edu>]
Sent: Tuesday, October 18, 2011 10:55 PM
To: Scott McCullough
Subject: Marriott Towne Place Development Proposal Commentary

15 October 2011
Planning Department
P.O. Box 708
Lawrence, Kansas 66044

To Whom It May Concern:

We write to express sincere and serious concerns regarding the proposed use of the open lots on the southeast corner of 9th and New Hampshire Streets as a Marriott Towne Place Extended Stay Hotel and Restaurant. We are the owners of the Bromelsick House, at 923 Rhode Island Street, which backs up directly to the southeastern corner of the proposed structure. Although we appreciate the commercial interest in further economic development of the downtown region, we have a number of concerns regarding the advisability of this proposal:

* Imposing structure - The huge hulking structure that is proposed will affect the surrounding area of the city only in sincerely negative ways. Specifically, the streetscape of the North Rhode Island National Historical District will be affected negatively. Behind the 1-2 story residential houses that make up the District will be a much-higher modern structure that will change the view and the environment that is perceived from the District. From the other side, the Lawrence Downtown Historical District will similarly be affected: the historical structures that make up this District are 2-3 stories tall, with little or nothing as massive as the proposed structure. We point out that the block in question was originally residential in nature, and has never held a large commercial structure previously, until the Lawrence Arts Center was built.

* Effects on neighborhood - The area immediately to the east of the proposed construction is an extremely active focus of our neighborhood activities, and to a surprising degree on the alley side rather than on the street side. Alley-focused activities include the Social Services League, the Percolator, and the Simply Bee Massage Therapy salon, each of which is seen as East Lawrence "local" and endemic. With a huge and imposing structure literally on top of these activities, we anticipate that these activities would end, and the vibrant nature of our neighborhood would be diminished significantly. This is not to mention the effects on light and

afternoon illumination of back yards, gardens, etc.

* Supermarket for whom? The "In A Pinch Market" that is planned for the street level of the proposed development meets the needs only of the residents of the hotel . snacks, soft drinks, and not much more. East Lawrence (and North Lawrence) badly needs a medium-sized supermarket . presently, the nearest supermarket is at 18th and Massachusetts, far from this sector of the city. The "market" that is proposed, however, in no way meets the needs of the neighborhood, and adds nothing useful to the overall life of the neighborhood. This proposal's inward focus illustrates the degree to which the proposed development is not integrated into the East Lawrence context, and rather is insular and isolated from the neighborhood that it will affect.

* Noise pollution - The Lawrence Arts Center is already a tax on the quiet of the North Rhode Island National Historical District-its HVAC system can be heard quite loudly from our bedroom windows, which has frequently woken us up. The trash pickup (which for the Arts Center is light compared to that of a hotel and restaurant) is also a source of daily, early morning disturbance. The mechanical area high on the northeast corner of the building proposed would further augment these noise pollution problems, and take them right into the upper floors of several additional houses in the northern half of the 900 block of Rhode Island Street. We see this as a considerable imposition on the Rhode Island Street neighborhood, and one that is negative in every way. (We are not even mentioning the smells and potential problems with vermin that a restaurant's trash facilities will imply.)

* Effects of large-scale construction on existing structures - We are concerned that the deep excavations planned as part of the proposed development may have negative consequences for residential structures on the Rhode Island Street side. In the construction of the Lawrence Arts Center, we saw our carriage house show its first signs of serious structural problems. We brought the changes to the attention of the City of Lawrence, but no action was taken to fix the damage done. We are concerned that the proposed development will similarly take no action to avoid or fix any such damages.

* Oversaturation of large, high-end hotels - We are concerned that the developers who propose this building are overestimating the size of the Lawrence high-end hotel market. Lawrence had only the Eldredge Hotel and the Springhill Suites on the riverfront until recently. However, just 2 years ago, the Oread Hotel was constructed, which is an enormous number of rooms added to the market. Now, the present proposal would increase the number of rooms still more. We see considerable risk that the high-end hotel market in Lawrence will saturate, and will see significant business activity only on game weekends. Having big buildings downtown is bad enough, but having inviable businesses in big buildings would be much worse. To this point, we ask you to consider the empty half of the ground floor of the 7th and New Hampshire Streets building constructed several years ago-quite simply, the Lawrence market may not be large enough to nurture so many new business initiatives.

We are highly concerned that this proposed development will go forward, for the reasons listed above and others. Quite simply, the proposed development is a massive structure that will affect negatively much of the matrix in which it is proposed to be situated. We have seen residential proposals for improving houses on Rhode Island Street in ways that were very respectful to the neighborhood denied by the Historical Resources Commission-those proposed changes (which were denied) were nothing short of negligible in comparison to the proposal that you are presently considering.

The East Lawrence neighborhood is a significant element of the Lawrence community, in terms of history, culture, economic activity, and cityscape.

This proposed development is-we surmise-offered to the Planning Department by people from outside of the neighborhood, for their own benefit, and with little thought to or care for the well-being of the neighborhood itself.

We urge the Planning Department to weigh carefully the need for this development that is proposed. While economic development is always attractive to a city such as Lawrence, we assert that Lawrence can be kept vibrant and active only by careful and thoughtful development. This proposed development is neither careful nor thoughtful, so we urge you to deny the request that is being made of you.

Please do not hesitate to contact us should you desire any further information or comment.

Very sincerely,

Andrew Townsend Peterson and Rosa Salazar de Peterson

From: Lynne Zollner
Sent: Friday, October 21, 2011 10:31 AM
To: Anna Nicoletta
Subject: Fwd: 900 New Hampshire St. DR-9-151-11

Sent from my iPhone

Begin forwarded message:

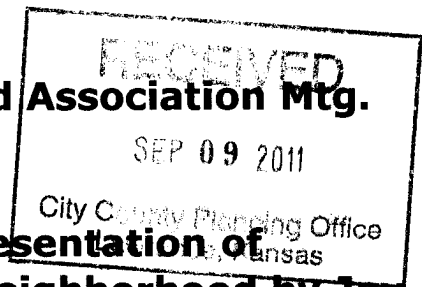
From: John Bowen <jbowen@sunflower.com>
Date: October 20, 2011 4:47:09 PM EDT
To: 'Alan Wiechert' <weichert@ku.edu>, 'Chad Foster' <chad.foster@jocogov.org>, 'Jody Meyer' <jmeyer@sunflower.com>, 'Leslie Tuttle' <ltuttle@ku.edu>, Lynne Zollner <lzollner@lawrenceks.org>, 'Mike Arp' <meakans@sunflower.com>, 'Sean Williams' <ilovelawrence@sunflower.com>, 'Tracy Quillin' <tracy.quillin@gmail.com>
Cc: "ktwalsh@sunflower.com" <ktwalsh@sunflower.com>
Subject: 900 New Hampshire St. DR-9-151-11

The building proposed is out of line for this neighborhood in height, placement and what it will do to the businesses and homes that are already in this neighborhood. The group who is proposing this building do not care for the neighborhood or the customers that use this area. The building will over shadow the area in looks and height. While building there project to the southwest corner of this intersection, they have blocked the entrance to the business in the ally to the east for unreasonable time even though they have the area to use for their project. As an example I have not been able to get into the Social Service League in a reasonable time. With this attitude I do not thing they would be good neighbors either.

Thanks for your time

John Bowen
403 Dakota Street
Lawrence, KS 66046-4715
Ph 785/842-9082
Email jbowen@sunflower.com

Sept. 8, 2011 - East Lawrence Neighborhood Association Mtg.



900 N.H.-Marriott TownePlace/ Presentation of preliminary plans to adjoining residential neighborhood by Joy Coleman & Loren _____?(sorry) of Treanor Architects for the 900 N.H. Development Group.

East Lawrence Neighborhood Association is grateful to our Planning Dept. for urging the developers to meet with us. The building is sited in an "area of shared concern"(East Lawrence Neighborhood Plan)at the edge of Downtown. The alley behind is the boundary of our residential neighborhood. We hope to foster an open discussion as next door neighbors.

Concerns discussed at East Lawrence Neighborhood meeting:

The building will be in a historically significant part of our city. It will rise between The Downtown Lawrence Historic District, immediately adjacent to The North Rhode Island National Historic District and The Social Service League(est. 1863) listed on the Lawrence Historic Register. Just down the block is The Shalor Eldridge House (ca. 1857) which is on the State Historic Register. The East Lawrence Neighborhood Plan describes this as "an area of shared concern" where the needs of Downtown must be tempered by the needs of the historic neighborhood.

- 1. The height of the building must be reduced. 79 feet, six stories (really 7 because of the high ceilings on the ground floor and the roof extension) is extreme when placed immediately adjacent to the homes, predominately 2-story, that comprise The North Rhode Island National Historic District. The Planning Commission has allowed 7 stories across New Hampshire St. That new structure is surrounded by the denser zoning of our Downtown. The proposed building should be shorter to have a compatible**

design relationship to the residential area. This would prevent a number of problems including the canyon effect with a long shadow that would shut out afternoon sunlight for residents and their family gardens, the looming barrier wall feel for the immediate neighbors and even those across Rhode Island St.

ELNA asked the Treanor architects to set up a meeting with the Marriott TownePlace team since the combination of retail/apts./hotel is atypical for TownePlace. The majority of the approx. 190 TownePlaces across the nation are 3 and 4 story buildings. Incidentally, look at the beautiful adaptive reuse TownePlace in Downtown Denver.

We all support density in our Downtown to reduce the need for added infrastructure at the edges of Lawrence. The increased call for density must be balanced with respect for our cherished historic sites. There are still key areas Downtown that are ripe for appropriate infill. We cannot ask 9th and N.H. to carry the whole burden.

- 2. What does "affordable apartments" mean? Specific rent numbers would help us decide if they will truly be affordable in our market. Many cities require that a portion of new apartment buildings include a percentage of genuinely affordable units to maintain a non-exclusive blend of income levels and a healthier, diverse mix of people.**
- 3. Two levels of underground parking will help to handle all the added vehicles. Neighbors asked if it would be enough and could a deeper level 3 be added? The architects fear there is bedrock below which would add dearly to the cost.
No bicycle parking was shown on the preliminary plans. Neighbors asked for covered (out of the rain) bike parking for riders who use bikes for daily transportation. This would encourage bike use at the development.**
- 4. The Loading Dock requires trucks to back in off 9th St. Neighbors are worried about safety, traffic disruption and the ability of the big Cisco food trucks (supplying the**

proposed restaurant) to maneuver.

- 5. The architects said no contracts had been signed but that the developers are talking to Wild Oats about a market on the ground floor. Neighbors recalled the extended and successful boycott that drove Wild Oats (1040 Vermont St.) out of town because of their stated goal to shut down the locally-owned Community Mercantile Co-op grocery store. The Marriott website also shows "In a Pinch Markets" in their lobby which is just a small cooler wall with limited snacks and drinks. Neighbors hoped this would not be portrayed to the community as a viable food market. If a real market opens, will they accept WIC and food stamp cards (used by many residents and Downtown lower wage workers)?**

6. Noise-

a. Delivery trucks will be idling in the alley, loading dock and occasionally waiting on 9th St. Neighbors requested a No-Idling rule because of residential housing immediately to the east. Many cities have adopted No-Idling laws because of pollution and the pronounced rise in child asthma rates.

b. The two major Mechanical Terraces (northeast and southeast corners of the roof) and the Mechanical Area Way (northeast corner of the 6th floor) are located directly across from The Simply Bee Massage Therapy studio, the main entrance to The Social Service League Thrift Store, several homes and The Percolator Artspace that features some outdoor performances, classes and events. Neighbors requested that quiet technologies be employed so the decibels remain as low as possible. The roof design shows 34 HVAC units for the individual hotel rooms. An East Lawrence architect suggested ways to shield the sound by putting a barrier between the units and the homes behind. Treanor architects said they will explore methods and placement to insure the quietest design.

7. 6. A neighbor asked about the ability of old sewer lines (farther down the line) to handle the added capacity. The architects and the neighborhood will check with the city engineer.

Another neighbor said the historic Canning Kitchen bldg. at The Social Service League is showing cracks and needs structural work whenever funds become available. He is concerned that excavation and heavy equipment in the alley will exacerbate the problem for a low-income service agency.

8. 7. A neighbor asked if the hotel rooms were accessible for people who have disabilities. The architects assured us a percentage would be accessible.

9. 8. The Lawrence Fruit Tree Project is interested in talking with the architects when it is time to choose tree species. Their expertise is free and part of a nationwide and local push to plant more edible fruit trees so access to healthy fresh fruit is increased in the community. Neighbors also commented on the loss of the green defacto play/space and the importance of greenery and plantings around the structure.

10. 9. The exterior finishes were discussed. The architects described brick and ceramic plates for lower levels with cement board lap siding at the upper levels. Two East Lawrence architects commented. One said he was not happy with the lap siding way up there while the other called it downright weird. We understand the cost savings with cement board but perhaps the placement needs to be reconsidered.

11. 10. One neighbor asked about energy efficiency. The architects assured us they were seeking LEED certification and were incorporating conservation materials and techniques.

We understand that these plans are preliminary so we look forward to inclusion in the discussions of the inevitable design changes ahead. Thank You.

From: Lynne Zollner
Sent: Monday, October 24, 2011 12:50 PM
To: Lori Parker
Subject: FW: item #8: DR-9-151-11

Importance: High

Please add this to communications. Thanks. Lynne

Lynne Braddock Zollner, AICP Historic Resources Administrator
lzollner@lawrenceks.org Planning | www.lawrenceks.org/pds/ P.O. Box 708,
Lawrence, KS 66044 office (785) 832-3151 | fax (785) 832-3160

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

From: dvevans@earthlink.net [mailto:dvevans@earthlink.net]
Sent: Tuesday, October 18, 2011 11:21 AM
To: Lynne Zollner
Cc: aroncromwell@gmail.com
Subject: item #8: DR-9-151-11

Lynne,

I am wondering if this is pertinent to the HRC discussion for item #8: DR-9-151-11 900 New Hampshire Street:

Lot 72 on New Hampshire Street (one lot south of the southeast corner lot) was purchased by the AME church prior to August 21st, 1863. Lizzie E. Goodnight's 1903 KU master thesis states that the foundation trenches had been dug for the erection of their 1st church; but instead became a burial site for murdered troops. The unmustered recruits had been bivouacked across the street, now the city's parking garage.

Relying on this source of information, Dr. Tuttle sent me this note last year.

From: Bill Tuttle
Date: Apr 9, 2010 2:01 PM
Subject: mass grave at 9th and NH

I have heard that just prior to Quantrill's raid, the St. Luke AME Church had dug a foundation for its church building at 9th and NH; and that 20 or so Union soldiers (perhaps African American soldiers) who had been killed in the raid were dumped into the hole for the foundation and buried there for all eternity.

Researching the records in the Douglas County Register of Deed's office, I discovered that book H p.62, shows lot 72 New Hampshire street was purchased by the AME trustees with the contract dated August 8, 1863, rec'd Aug. 11, 1863. For a consideration \$100 from Joseph D. & Mary E. Rollins.

And two letters from Rev. J. M. Wilkerson published in the AME national

newspaper, The Christian Recorder give some credence to the facts presented by Goodnight's thesis.

One dated: Lawrence, Kansas October 24th, 1863 (published November 7, 1863)--
For the Christian Recorder.

Mr. EDITOR: - After my long silence, I again seize the present moment to communicate a few lines to you ...The church lost \$171 cash, taken out of the bank. The money was collected towards building our new church edifice. Many of our best colored citizens were shot down like dogs, and their houses and contents entirely destroyed, some of them were burned up in their houses...

Pray for us.

More anon.

J. M. Wilkerson.

Another (published April 16, 1864) --

For the Christian Recorder.

KANSAS CORRESPONDENCE.

MR. EDITOR: - We have some sixty accessions to the church...since the fiendish raid made by Quantrell, on the 21st of August last. At that time the membership of our charge numbered 139; on our return after the raid, I found 56 members, all told. The members were so terror-stricken, that it was by the greatest effort that I could prevail on them to remain.

...We had secured a lot, and quarried and hauled very near enough stone to put up the wall of a building 34 by 50 ft., secured a very large amount of subscriptions, and had \$171.50 in the bank, which was taken at the time of the raid.

The St. Luke AME church building was finally erected at 900 N.Y. street & dedicated in 1866. Their lot #70 on New York street, was purchased for \$150 on December 11, 1865, rec'd February 12, 1866. The trustees sold the N.H. st. lot to August Bromelsick, on Nov. 14th, 1865 for \$700.

--- If you deem it appropriate, please relay the facts to the Historic Resources Commission. So they may consider whether or not the applicants should investigate appropriate mitigation procedures of a historical artifact. tks, Dave Evans

LAWRENCE HISTORIC RESOURCES COMMISSION
AGENDA FOR OCTOBER 27, 2011 -- 7:30 PM
CITY HALL, 6 E 6TH STREET

ITEM NO. 8: DR-9-151-11 900 New Hampshire Street; New Construction; Certified Local

Government Review and Certificate of Appropriateness Review. The property is in the environs of Lawrence's Downtown Historic District and the North Rhode Island Street Historic District, National Register of Historic Places.

It is also in the environs of the Shalor Eldridge Residence (945 Rhode Island), Register of Historic Kansas Places and the Social Service League (905-907 Rhode Island), Lawrence Register of Historic Places. Submitted by Micah Kimball of Treanor Architects for 9th & New Hampshire LLC, property owner of record.

10/20/11

Listing of my concerns about the 9th and New Hampshire development.

My concerns are

- 1) Overall height and the lack of transition to the residential neighborhoods.

This will block sunlight to all the neighbors to the east. There should be some type of transition of the height to the eastern neighbors

- 2) The Traffic Patterns that will cause so much alley traffic

All of the traffic that is drop off will go through the driveway between the hotel and the Arts Center and dump back to the alley. This will include all of the delivery traffic that will serve the hotel. It was my understanding from the presentation given to the ELNA meeting that the delivery area on the 9th street side was for the businesses that would be housed in the northwest corner of the building and that all hotel-related deliveries would be through that driveway between the hotel and the arts center. That puts too much traffic into the alley.

- 3) There is no buffer to the alley.

There needs to be some type of setback to the alley. Having the building go right to the alley creates no transition at all

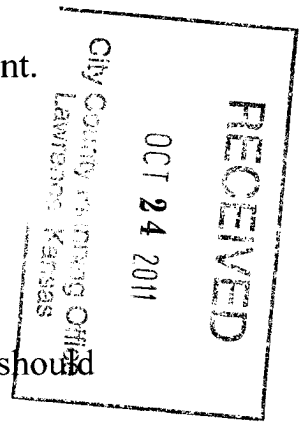
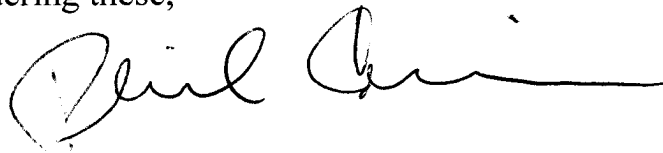
- 4) The noise from the HVAC needs some type of buffering.

Air Conditioning units will make a lot of noise that neighbors will have to come to terms with.

Should these issues be addressed I see that this can be a welcome addition to both downtown and to the neighborhood.

Thanks for considering these,

Phil Collison
933 Pennsylvania
843-8098



9th & N. H. Hotel

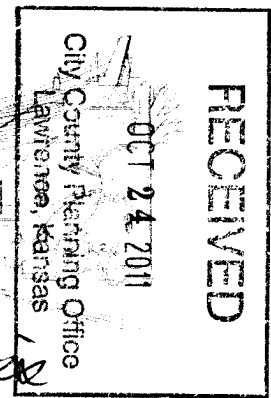
Treanor responses to East Law. concerns

East Lawrence Neighborhood Association

P.O. Box 442393
Lawrence, KS 66044
eastlawrence@yahoo.com

October 10, 2011

Planning Department
City Hall
6 E. 6th Street
Lawrence, KS 66044



*Lighter text
is Treanor replies
to ELNA concerns.*

To Whom It May Concern:

During our September 8th, 2011 meeting of the East Lawrence Neighborhood Association, we were pleased to receive a presentation from Joy Coleman and Lauren Davis of Treanor Architects regarding the preliminary development plans for the empty lot on the SE corner of 9th & New Hampshire.

East Lawrence Neighborhood Association is grateful to our Planning Dept. for urging the developers to meet with us. The building is sited in an "area of shared concern" (East Lawrence Neighborhood Plan) at the edge of Downtown. The alley behind is the boundary of our residential neighborhood. We hope to foster an open discussion as next door neighbors.

The following is a list of concerns discussed at the East Lawrence Neighborhood meeting:

1. The building will be in a historically significant part of our city. It will rise between The Downtown Lawrence Historic District, immediately adjacent to The North Rhode Island National Historic District and The Social Service League (est. 1863) listed on the Lawrence Historic Register. Just down the block is The Shalor Eldridge House (ca. 1857) which is on the State Historic Register. The East Lawrence Neighborhood Plan describes this as "an area of shared concern" ¹ where the needs of Downtown must be tempered by the needs of the historic neighborhood.
¹ = these words do not appear in the East Lawrence Neighborhood Revitalization plan, and the plan does not address areas outside of the boundary, which does not cross the alley or reach the alley on the two corner properties
We are excited to be a part of this area and located at the convergence of two significant districts. The building design is in response to the lot location between two historic districts and complies with the downtown design guidelines. This location is very well suited for the proposed uses due to the adjacency of commercial properties and proximity of downtown. The synergies of the project will foster the city and downtown economics as well as adding to the vibrancy and eclectic nature of the area.
2. The height of the building must be reduced.
 - The "Historic Guidelines Downtown" specifically states that the height of new buildings should relate to the surrounding contributing buildings, ² and to avoid new construction that greatly varies in height from adjacent buildings. It also states that a good rule of thumb is that new construction should not be more than 2 stories higher than adjacent contributing buildings. ³ The guidelines also state that densities

should be greater along Massachusetts Street and less dense along peripheral streets. Further the guidelines also state that the quality of neighborhoods must be ensured by buffering commercial uses adjacent to established neighborhoods by landscaping, rear yard setbacks and berming.

2 = it says actually says "The height of new buildings and additions shall relate to the prevailing heights of nearby buildings"

3 = (it does not say this, actually says "Corner buildings shall be a minimum of two-stories in height; taller buildings are encouraged at corner locations")

4 = (it actually says "emphasize strong, mixed-use core activity development along Massachusetts Street and east/west streets")

5 = (commercial use of new construction is buffered by the current lots zoned CS on east side of alley)

The proposed building's height is required in order to house the necessary uses for this project. The proposed new construction is lower than adjacent buildings to the west and decreases the density as you travel east from Massachusetts Street. The building also steps down a story at the alley and has a large courtyard along the alley to continue the reduction of scale from Massachusetts Street toward the neighborhoods.

- 79 feet, six stories (really 7 because of the high ceilings on the ground floor and the roof extension) is extreme when placed immediately adjacent to the homes, predominately 2-story, that comprise The North Rhode Island National Historic District. The Planning Commission has allowed 7 stories across New Hampshire St. That new structure is surrounded by the denser zoning of our Downtown. The proposed building should be shorter to have a compatible design relationship to the residential area. This would prevent a number of problems including the canyon effect with a long shadow that would shut out afternoon sunlight for residents and their family gardens, the looming barrier wall feel for the immediate neighbors and even those across Rhode Island St.

6 = (high ceilings are required on the ground floor by the downtown design guidelines "story-to-story heights must be appropriate")

The building is actually 5 stories at the alley adjacent to the neighborhood in order to step the building down and reduce the scale at this location. The higher parts of the building have been focused toward the downtown commercial corridor. Even the highest portion of the building is still a story below the height allowed by current zoning.

3. ELNA asked Treanor architects to set up a meeting with the Marriott TownePlace team, since the combination of retail/apts./hotel is atypical for TownePlace. The majority of the approx. 190 TownePlaces across the nation are 3 and 4 story buildings. Incidentally, look at the beautiful adaptive reuse TownePlace in Downtown Denver. We all support density in our Downtown to reduce the need for added infrastructure at the edges of Lawrence. The increased call for density must be balanced with respect for our cherished historic sites. There are still key areas Downtown that are ripe for appropriate infill. We cannot ask 9th and N.H. to carry the whole burden. We are trying to set up a public meeting with the Hotel Manager. 900 and 901 New Hampshire lots were ideal candidates for downtown development since they were undeveloped lots in the core of the city.
4. What does "affordable apartments" mean? Specific rent numbers would help us decide if they will truly be affordable in our market. Many cities require that a portion of new apartment buildings include a percentage of genuinely affordable units to maintain a non-exclusive blend of income levels and a healthier, diverse mix of people. The

- apartments will be market rate, not high end for sale condominiums.
5. Two levels of underground parking will help to handle all the added vehicles. Neighbors asked if it would be enough and could a deeper level 3 be added? The architects fear there is bedrock below which would add dearly to the cost. Current zoning does not require the project to provide any parking, but we feel the parking garage below the building will be adequate to operate the project efficiently.
 6. No bicycle parking was shown on the preliminary plans. Neighbors asked for covered (out of the rain) bike parking for riders who use bikes for daily transportation. This would encourage bike use at the development. Bicycle parking will be added.
 7. The Loading Dock requires trucks to back in off 9th St. Neighbors are worried about safety, traffic disruption and the ability of the big Cisco food trucks (supplying the proposed restaurant) to maneuver. The loading dock is provided as an effort to keep trucks from idling in the streets and alleys, which would be a bigger traffic and safety concern.
 8. The architects said no contracts had been signed but that the developers are talking about a grocery store on the ground floor. Neighbors recalled the extended and successful boycott that drove Wild Oats (1040 Vermont St.) out of town because of their stated goal to shut down the locally-owned Community Mercantile Co-op grocery store. The Marriott website also shows "In a Pinch Markets" in their lobby which is just a small cooler wall with limited snacks and drinks. Neighbors hoped this would not be portrayed to the community as a viable food market. If a real market opens, will they accept WIC and food stamp cards (used by many residents and Downtown lower wage workers)? The development group is targeting small to medium scale markets for the first floor corner retail space. The operations cannot be determined until a tenant is determined.
 9. Traffic:
 - Delivery trucks will be idling in the alley, loading dock and occasionally waiting on 9th St. Neighbors requested a No-Idling rule because of residential housing immediately to the east. Many cities have adopted No-Idling laws because of pollution and the pronounced rise in child asthma rates. Duly noted. We will approach this with the future tenants.
 - Alleys on either side of Massachusetts Street are one-way to accommodate the regular truck traffic. The alley here would not be able to accept 2-way traffic, so perhaps making it one-way going north might help keep truck traffic entering from New Hampshire and exiting onto the alley, out of the rest of the alley. We agree
 - The Lawrence Arts Center next door operates a preschool space weekdays along the alley. Increased traffic and car fumes would be extra detrimental to young children. Allowing the alley to be one way traffic would help limit the exposure of traffic on the alley.
 10. Noise: The two major Mechanical Terraces (northeast and southeast corners of the roof) and the Mechanical Area Way (northeast corner of the 6th floor) are located directly across from The Simply Bee Massage Therapy studio, the main entrance to The Social Service League Thrift Store, several homes and The Percolator Artspace that features some outdoor performances, classes and events. Neighbors requested that quiet technologies be employed so the decibels remain as low as possible. The east elevation design shows 34 wall mounted HVAC units for the individual hotel rooms facing the residences to the east. An East Lawrence architect suggested ways to shield the sound by putting a barrier between the large rooftop units and the homes behind and that either an alternative to PTAC wall mounted units be investigated or that the units must meet some predetermined level of maximum decibel output. Treanor architects said they will explore methods and placement to insure the quietest

design. The mechanical units are not considered large roof top units, but rather small condensing units, which are the size of a residential unit at a single family house. The mechanical area ways along the alley will only house 5 to 6 of these units and the rest will be spread along the higher roof level to disperse the sound. As well, these will be protected by a parapet wall to direct sound upward, rather than outward.

11. A neighbor asked about the ability of the sewers (farther down the line) to handle the added capacity. The architects and the neighborhood will check with the city engineer. Another neighbor said the historic Canning Kitchen bldg. at The Social Service League is showing cracks and needs structural work whenever funds become available. He is concerned that excavation and heavy equipment in the alley will exacerbate the problem for a low-income service agency. Sewer capacity will be analyzed.
12. A neighbor asked if the hotel rooms were accessible for people who have disabilities. The architects assured us a percentage would be accessible. This is correct.
13. The Lawrence Fruit Tree Project is interested in talking with the architects when it is time to choose tree species. Their expertise is free and part of a nationwide and local push to plant more edible fruit trees so access to healthy fresh fruit is increased in the community. Neighbors also commented on the loss of the green defacto play/space and the importance of greenery and plantings around the structure. This will be taken into consideration and would like to know which species are recommended.
14. The exterior finishes were discussed. The architects described brick and ceramic plates for lower levels with cement board lap siding at the upper levels. Two East Lawrence architects commented. One said he was not happy with the lap siding way up there while the other called it downright weird. We understand the cost savings with cement board but perhaps the placement needs to be reconsidered. We are evaluating the aesthetics of the siding.
15. One neighbor asked about energy efficiency. The architects assured us they were seeking LEED certification and were incorporating conservation materials and techniques. This will be a "green" project.

We understand that these plans are preliminary so we look forward to inclusion in the discussions of the inevitable design changes ahead.

Thank you,

Leslie Soden, President
East Lawrence Neighborhood Association

10-23-11

Dave Evans, Bill Tuttle

info. on history
of the lots
9th & N. H.

RECEIVED

OCT 24 2011

City County Planning Office
Lawrence, Kansas

From: ddevans@earthlink.net
Subject: HRC next week 9th & N.H. development
Date: October 18, 2011 11:10:49 AM CDT
To: phil@collison.com
Cc: eastlawrence@yahoo.com
Reply-To: ddevans@earthlink.net

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To: dvevans@earthlink.net

Cc: Rolfe Mandel <mandel@kgs.ku.edu>

Subject: Re: mass grave at 9th and NH

Date: Oct 17, 2011 3:10 PM

Attachments: rex.vcf

Dave:

We do have GPR equipment, but at this point, the main person who has used GPR is on leave in China. And we're so short on staff, I can't really ask anybody else to undertake something like this. I will copy Rolfe Mandel, of our staff, on my reply. Rolfe has a joint appointment in the Anthropology Dept. at KU, and a fair knowledge of archeology. He may know someone in the Anthropology Dept. who would have some interest and be able to help.

Sorry that I can't offer you more.

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Date: Tue, Oct 18, 2011 at 12:34 AM

Subject: Perhaps an idle inquiry...

To: Lynne Zollner <lzollner@ci.lawrence.ks.us>

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Hope all is well with you and your family!!

Mark

From: ddevans@earthlink.net
Subject: **Let Marty know**
Date: October 18, 2011 4:51:43 PM CDT
To: phil@collison.com
Reply-To: ddevans@earthlink.net

Phil,

Let Marty know about what's been reported to be on the lot--suggesting due diligence is in order to ascertain its present circumstance. Yes, like a GPR survey. Some advice needs to be gathered, about how these things are gone about. Might be much better for Marty to discover any surprises now, rather than encounter a costly construction delay later.

KT said St. Luke denied the story was true. So, I doubt Verdell will lead the charge against any desecration. I've read past anniversary stories for St. Luke -- where the pastor is quoted in the J-W (several times repeated in the 60s-70s) saying during the 1863 Raid black folk hid in their church (at 9th & N.Y. dedicated in 1866). Miss Lizzie account may not ring true to everybody but the burden should be upon the developer to disprove it before they sick up 7-stories of concrete and steel on top of a potentially consecrated lot. -Dave

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From: phil@collison.com
Sent: Oct 18, 2011 12:40 PM
To: ddevans@earthlink.net
Cc: eastlawrence@yahoo.com
Subject: Re: HRC next week 9th & N.H. development

What would we need to ask Marty to do? Do a land radar at the site comparable to what you asked Rex B for?

What happens if they find cemetery, fund an appropriate reburial?

St. Luke's could probably be engaged, too.

Sorry, just trying to make sure I get what you are asking me to do.

I doubt anyone would want to dig up bodies.

Thanks.

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From: ddevans@earthlink.net
Date: Tue, 18 Oct 2011 11:10:49 -0500 (GMT-05:00)
To: <phil@collison.com>
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Subject: **906 N. H. St.**
Date: October 19, 2011 9:57:37 PM CDT
To: phil@collison.com
Cc: mkaplan@earthlink.net
Reply-To: ddevans@earthlink.net
» 7 Attachments, 61.8 KB

Sanborn Maps attached. the historical address for lot 70 is 906 New Hampshire.

In 1863, Rev. J. M. Wilkerson built a 16 by 23 ft. dwelling along the rear & south edge of lot 70 N.H. Street (see 1873 Beer's Atlas). Twenty-years after the Raid, the Sanborn Map for 1883(sheet #4)shows the front part the lot is undeveloped. The next available map: 1889 (sheet #8) depicts a house built off center, along the south lot line; west/in front of the Reverends 1863 house. Same house shows up on the maps for 1897, 1905, 1912, 1918, 1927, 1949.

8 feet from the north lot-line is where an 1863 foundation trench would have been dug--for the 34 by 50 ft. AME church (if it was centered on the 50x117 ft. lot). The entire northern dozen feet of lot 70 on N. H. St., likely has never been disturbed.

-- -- -- --

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-- -- -- --

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MR. EDITOR: ...there were no houses to be obtained for either love or money, for me to live in, the principal part of the city having been burnt, and what to do I was rather put to a stand, until the thought came into my mind, that we had a good church lot; 50 ft. front by 117 ft. deep, clear of all encumbrance, the best thing we could do, would be to build us a parsonage on one corner of the lot; and so we went to work, and, thank God, have succeeded in building a very neat little frame house, 16 by 23 ft., at a cost of \$300. When completed, of that amount, we have paid \$125. The house is in such a condition that I am now occupying it.

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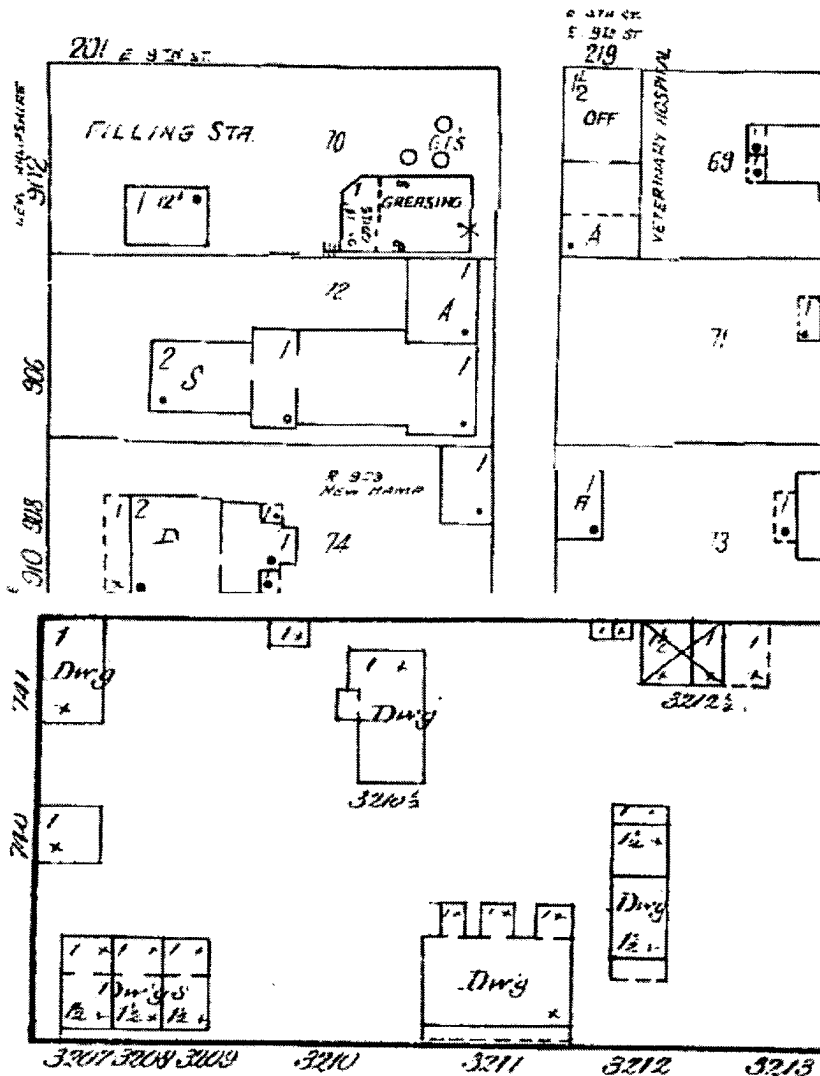
Lizzie Goodnight (see p.37-38/not numbered) St. Luke was founded in 1862. The first meeting was held in a blacksmith shop in the 700 Block on Massachusetts street.

At the time of Quantrell's Raid they had begun to dig the foundation for a church at the corner of New Hampshire and Warren streets. There was a company of 25 recruits encamped on this site, 20 of them were killed, and thrown in the trenches. The site was abandoned and a little stone church was built on the corner of New York and Warren [9th]. This one was used several years, before the present structure was added in front. -fin-

First to be murdered according to an 1897 account*, were 18 of 23 unmustered army recruits--but they were in fact encamped across the street (by the ally line, about the middle of the block; now the city parking garage). There were two churches built at 9th & N.Y. before the present one was built in 1910. Stone was salvaged from the old church for use in its foundation. Indeed the original built at the back of the lot was dubbed the Chapel & the 2nd church as built in front of it.

*# of recruits see p.194, The Gun and the Gospel: early Kansas and Chaplain Fisher.

(128)

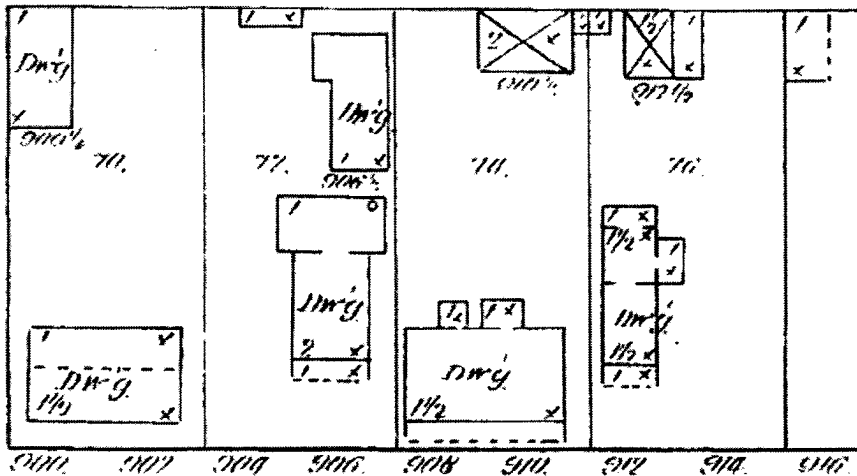
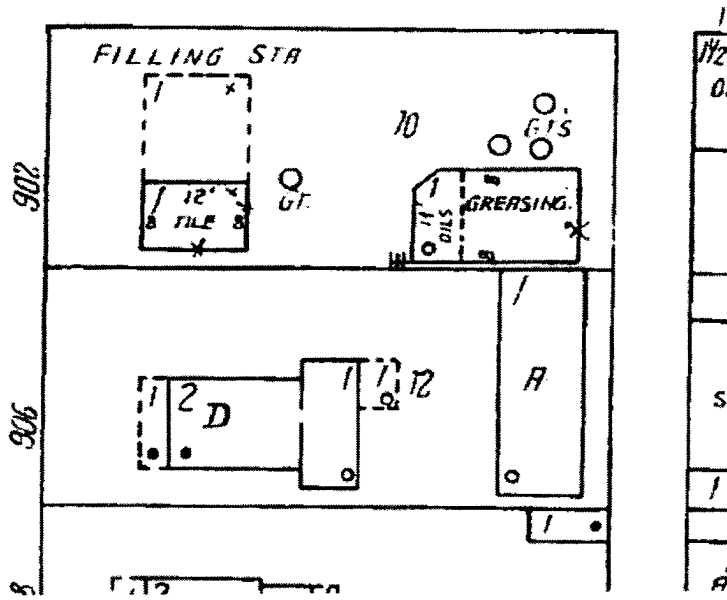


NEW HAMP

(82)

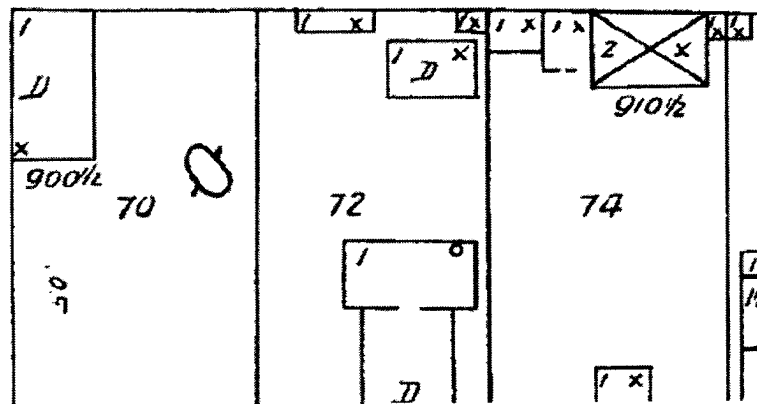
DH

|||||



10'

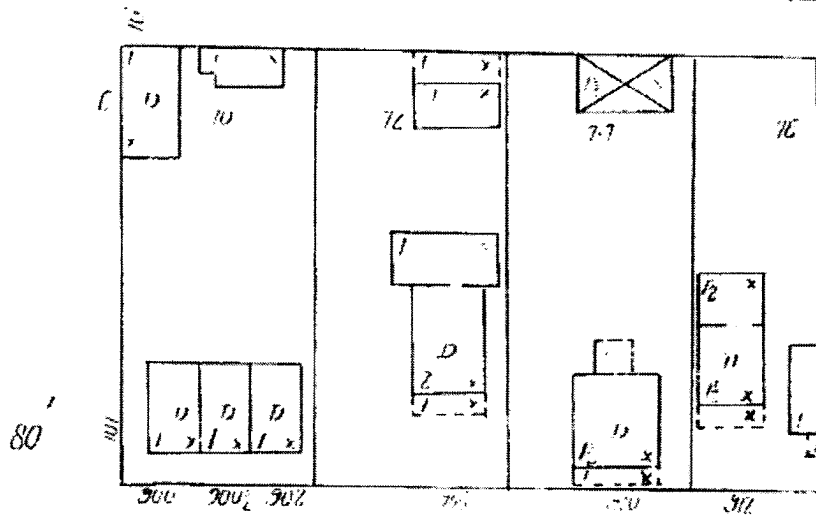
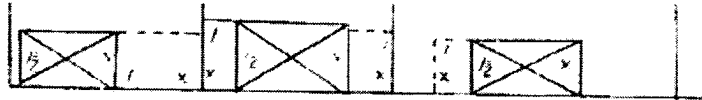
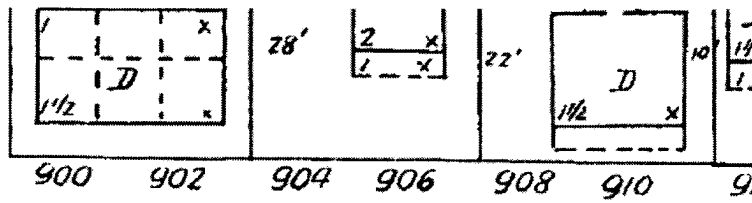
8'



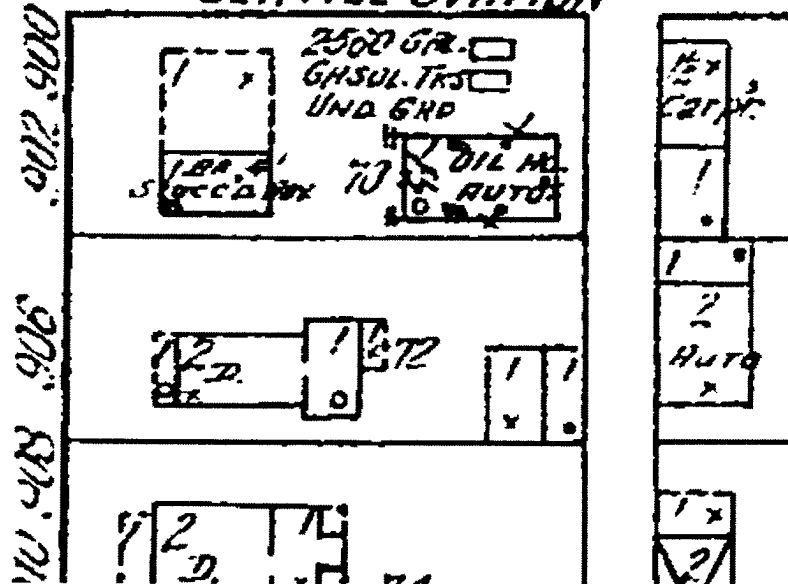
0

150

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SERVICE STATION



From: ddevans@earthlink.net
Subject: **list of recruits killed**
Date: October 20, 2011 12:39:17 PM CDT
To: ddevans@earthlink.net
Cc: mkaplan@earthlink.net, phil@collison.com
Reply-To: ddevans@earthlink.net

Cordley, Richard. A History of Lawrence, Kansas: from the First Settlement to the Close of the Rebellion. p.226:
No complete list of the dead has ever been made out. Many bodies had to be buried among the "unknown dead." Some who were known were not reported. In the shock and confusion of the hour, no systematic record was kept even of names that could then have been obtained. A little later when an attempt was made to do this, there had been so many changes and so many of the broken families had moved away, that it was only possible to make out a partial list of names.

Lawrence historian Karl Gridley--the Recruits were "camped by where the city parking garage (downtown) is now. They were all teenagers; they had one rusty musket between them. They were trampled to death by Quantrill and his men. Those who survived were shot and killed." (mgridley@ku.edu)

17 out of the 22 recruits were killed in the 1st charge of Quantrill's men. Four recruits were from out-of-town, one of which was from out of state. Walter B. S. Griswold grave stone was found in Pioneer Cemetery. He wasn't buried in the mass grave along with other Raid victims; that were later re-buried in Oak Hill cemetery.

Unassigned volunteers for the Fourteenth regiment - Killed at the massacre at Lawrence, August 21, 1863; Charles R. Allen. Lawrence; Charles Anderson, Clinton; James F. Cooper, Philadelphia, Penn.; Isaac J. Parker, Johnson County; Charles T. Riggs, Richland; John R. Green, Walter B. S. Griswold, Aaron Halderman, David Markle, Samuel Markle, Lewis Markle, Robert Speer, William A. Waugh and John Watson, all of Lawrence.
<http://www.kancoll.org/books/cutler/sthist/milrec-p13.html>

James F. Cooper, Philadelphia, Pa.
Isaac J. Parker, Johnson County
Charles Anderson, Clinton
Charles T. Riggs, Richland
Charles R. Allen
John R. Green
Walter B. S. Griswold
David Markel
Lewis Markel
Samuel Markel
Robt. Speer
Aaron Halderman
John Watson
Wm. A. Waugh
Jas. Wilson
Andrew Woods

Left off this list was Ashbury Parker.

Taken from a display at the Watkins Community Museum
List of Victims of Quantrill's Raid on Lawrence, August 21, 1863
Seventeen white recruits from the twenty-one, under the command of Second Lieutenant L.J. Beam, were killed during the raid. Further, an unknown number of black recruits were also killed during the raid:

C. Anderson, Charles R. Allen, James F. Cooper, John R. Green, Walter B. S. Griswald, Aaron Haldermann, David Markle, Lewis Cass Markle, Samuel Markle, Asbury (Ashbury) Parker, Isaac J. Parker, Charles F. Riggs, Robert Speer, John Watson, William A. Waugh, James Wilson, Andrew J. Woods.

<http://history.lawrence.com/project/community/quantrill/victims.html>

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The gun and the gospel: early Kansas and Chaplain Fisher - Hugh Dunn Fisher - 1897 - Kansas - 344 pages.

Page 194--

The following were "Unmustered Recruits" who were killed in their tents unarmed. Two soldiers are unnamed. Robert Speer wasn't camping with his mates but sleeping the a newspaper office. His body was never found, presumed to have been cremated by the fires raging in the buildings downtown.

Chas. R. Allen
C. Anderson
Jas. F. Cooper
John R. Green
Walter B. S. Griswold
Daivd Markel
Lewis Markel
Samuel Markel
Ashbury Parker
Isaac Parker
Chas. F. Riggs
Robt. Speer
Aaron Halderman
John Watson
Wm. A. Waugh
Jas. Wilson
Andrew Woods

Of a company of twenty-three recruits [sic only 22], of the ages of from eighteen to twenty years, only five escaped with their lives [hence 17 casualties].

The gun and the gospel: early Kansas and Chaplain Fisher - Hugh Dunn Fisher - 1897 - Kansas - 344 pages

[http://books.google.com/books?](http://books.google.com/books?pg=PA194&lpg=PA328&dq=Rev.%20H.%20D.%20Fisher%20%20Gun%20and%20the%20%20gospel&sig=_ZhnMy-FGXnfVFUKGz0jFpane6M&ei=vTqgTpvNM6nd0QHZwrSdBQ&ct=result&id=mZtBAAAAYAAJ&ots=rWEFQE11We&output=text)

[pg=PA194&lpg=PA328&dq=Rev.%20H.%20D.%20Fisher%20%20Gun%20and%20the%20%20gospel&sig=_ZhnMy-FGXnfVFUKGz0jFpane6M&ei=vTqgTpvNM6nd0QHZwrSdBQ&ct=result&id=mZtBAAAAYAAJ&ots=rWEFQE11We&output=text](http://books.google.com/books?pg=PA194&lpg=PA328&dq=Rev.%20H.%20D.%20Fisher%20%20Gun%20and%20the%20%20gospel&sig=_ZhnMy-FGXnfVFUKGz0jFpane6M&ei=vTqgTpvNM6nd0QHZwrSdBQ&ct=result&id=mZtBAAAAYAAJ&ots=rWEFQE11We&output=text)

Cordley, Richard. A History of Lawrence, Kansas: from the First Settlement to the Close of the Rebellion. Lawrence Journal Press, 1895. p.226:

No complete list of the dead has ever been made out. Many bodies had to be buried among the "unknown dead." Some who were known were not reported. In the shock and confusion of the hour, no systematic record was kept even of names that could then have been obtained. A little later when an attempt was made to do this, there had been so many changes and so many of the broken families had moved away, that it was only possible to make out a partial list of names.

The first list below contains the names of the seventeen recruits for

Kansas Fourteenth who were shot at the first charge. They were under the command of Second Lieutenant L. J. Beam, who had gone to Leavenworth on business the day before. They had been recruited but a short time. They had drawn clothing, camp equipage and tents, but had not been mustered in nor armed. They were dressed in United States clothing the morning of the raid. But for this distinctive mark they probably would have fared better. They were just rising as the charge was made, only five of the twenty-two made their escape. Lieutenant Beam always regretted that he was not with them, as he thought he might have done something towards organizing them for defense. After the raid Lieutenant Beam rapidly recruited another lot of men, and went into the Kansas Fifteenth with the same rank, second lieutenant, but was promoted until he became major of the regiment.

Names of seventeen recruits killed for a total of twenty-two:

Charles R. Anderson, James F. Cooper, John R. Green, Walter B. S. Griswold, Aaron Halderman
David Markle, Lewis Markle, Samuel Markle, Asbury Parker, Isaac Parker, Charles F. Riggs, Robert Speer, John Watson, William A. Waugh, James Wilson, Andrew Woods.

[http://books.google.com/books?](http://books.google.com/books?id=ZebGXfvMGskC&pg=PA226&dq=Walter+B.+S.+Griswold+and+Kansas&hl=en&ei=ZEygTpupFath0QH0-aCFBQ&sa=X&oi=book_result&ct=result&resnum=1&ved=0CC0Q6AEwAA#v=onepage&q=Walter%20B.%20S.%20Griswold%20and%20Kansas&f=false)

[id=ZebGXfvMGskC&pg=PA226&dq=Walter+B.+S.+Griswold+and+Kansas&hl=en&ei=ZEygTpupFath0QH0-aCFBQ&sa=X&oi=book_result&ct=result&resnum=1&ved=0CC0Q6AEwAA#v=onepage&q=Walter%20B.%20S.%20Griswold%20and%20Kansas&f=false](http://books.google.com/books?id=ZebGXfvMGskC&pg=PA226&dq=Walter+B.+S.+Griswold+and+Kansas&hl=en&ei=ZEygTpupFath0QH0-aCFBQ&sa=X&oi=book_result&ct=result&resnum=1&ved=0CC0Q6AEwAA#v=onepage&q=Walter%20B.%20S.%20Griswold%20and%20Kansas&f=false)

[Found the] long-missing gravestone of Walter B.S. Griswold, a young Union recruit killed during William Quantrill's murderous Aug. 21, 1863, raid on Lawrence.

"(Griswold) was one of 18 recruits who were camped by where the city parking garage (downtown) is now. They were all teenagers; they had one rusty musket between them," Gridley said.

"They were trampled to death by Quantrill and his men," he said. "Those who survived were shot and killed."

Gridley had assumed Griswold's gravestone was "long gone." Instead, it was hidden beneath a giant juniper.

"It has a willow tree carved into the marble," he said, "and it says, 'Died on the Memorial morning August 21, 1863.'"
_http://www2.ljworld.com/news/2006/jul/17/pruning_reveals_hidden_graves_historic_pioneer_cem/
Lawrence historian Karl Gridley.

From: [Lynne Zollner](#)
To: [Lori Parker](#)
Subject: FW: 900 N.H.
Date: Tuesday, October 25, 2011 8:41:17 AM

Lynne Braddock Zollner, AICP Historic Resources Administrator lzollner@lawrenceks.org
Planning | www.lawrenceks.org/pds/
P.O. Box 708, Lawrence, KS 66044
office (785) 832-3151 | fax (785) 832-3160

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

From: dvevans@earthlink.net [<mailto:dvevans@earthlink.net>]
Sent: Tuesday, October 25, 2011 8:37 AM
To: Lynne Zollner
Subject: 900 N.H.

Lynne,

Good morning. I've another, is it still buried, query. -Dave

Mutual Oil Co. purchased 900 N.H. on May 11th, 1917 from the estate of Harriet E. Divelbess (wid John) executrix was the daughter, Sara Wolfe of Weir, Ks. The 1927 Sanborn map (revised 1949) reveals the location of the underground gas tanks. I believe the demolition of the buildings on this lot came before the HRC. Were the existence or not of the legacy tanks discussed? The Mutual Oil Co. founder was John R. Greenlees. His home 714 Mississippi Street, is on the Kansas Register of Historic Places. The 1918 Sanborn Map shows two 2,500 gallon underground tanks. I just remember a similar vintage box & canopy gas station demolished in the recent past, still had its buried tanks.

Noticing also on the Sanborn Maps that the trench line for a 1863 AME church 34x50 would have to have been about 8 ft. from the lot line. The lot has only been developed south-of-center on the lot. Leaving a northern 1863 foundation trench line undisturbed.