

December 28, 2011

RE: Don's Steakhouse Property – 2176 E 23rd Street

Mayor Cromwell,

On behalf of my client, the owners of the former Don's Steakhouse, we would like to propose a 3 year option to buy +/- 98,592 S.F. of land from the City of Lawrence at \$2 per square foot.

The land area for the former Don's Steakhouse is 51,227 S.F. and houses a 7,048 S.F. building. Potential purchasers of the lot must consider that a change in use would require parking lot upgrades, compliance with current setbacks, the appropriate amount of parking spaces, necessary green space and appropriate space for stormwater detention. The property has been marketed for several years and due to the existing conditions along with the Development Code requirements this lot has been hard to redevelop.

The option to buy additional land to the north would make redeveloping the lot a viable option due to the appropriate land area being available for site upgrades. In addition it would increase the use options for potential buyers. We understand the purchase of the land would include the full planning process of zoning, platting and eventual site planning.

In order to eliminate an odd piece of property being left between the land Sure Point Medical and Don's Steak House would like to purchase the attached exhibit shows the parcel our client would be willing to purchase. It would seem Slimmer's might be interested in the property North of them however, if they are not interested or only want part of the land, a portion of the area would make a good location for detention to serve all three properties since the water drains in that direction naturally.

We would appreciate your consideration of this proposal and look forward to discussing it with you.

Respectfully,



Paul Werner



LAND PROPOSED FOR PURCHASE TO ACCOMMODATE SURE POINT MEDICAL

LAND PROPOSED FOR PURCHASE TO ACCOMMODATE THE REDEVELOPMENT OF THE FORMER DON'S STEAK HOUSE

98,542 S.F.

51,227 S.F.

SLIMMER'S AUTO SERVICE

FORMER DON'S STEAK HOUSE SITE

K-10 HIGHWAY / 23RD STREET

E 157

E 23rd Street

paulwerner
ARCHITECTS

123 W. 8TH STREET
SUITE B2
LAWRENCE, KS 66044
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DON'S STEAK HOUSE
2116 E. 23RD STREET
LAWRENCE, KANSAS

PROJECT # 211-440
DECEMBER 28, 2011

RELEASE: DATE:

SITE PLAN
SCALE 1" = 50'

