

Bobbie Walthall

To: David L. Corliss
Subject: RE: Aspen Heights Addition

From: Carol Bowen [mailto:carolb@sunflower.com]
Sent: Monday, February 13, 2012 12:31 PM
To: 'Aron Cromwell'; 'Lance Johnson'; 'Michael Dever'; 'Mike Amyx'; 'Rob Chestnut'
Cc: Dave Corliss; 'Michael L. Pomes'
Subject: Aspen Heights Addition

Dear Mayor Cromwell and City Commissioners,

I read that the Aspen Heights Addition is targeting students. That's a shame. It looks like it would make a good retirement community. Having said that, I would like to point out capacity problems on Louisiana Street.

Louisiana Street was designed as a residential street. It has three schools, many driveways, cul de sacs, T intersections, and the terrain is not level. The cul de sacs and Parkhill neighborhood are landlocked. Every time there is a development on Iowa, it increases the traffic on Louisiana Street by thousands. Both Walmarts, Target, and Home Depot significantly increased the volume of traffic. The developers of The Exchange promised that their tenants would use Iowa Street, and they promised a shuttle. The shuttle never happened.

Horizon 2020 allows for development wherever there is the capacity and in the planned growth areas. Louisiana Street does not have the capacity. The city should be considering one of two choices: 1) deny the development based on limited street capacity; or 2) increase the capacity of Louisiana Street.

When the city does not follow a plan, it creates more problems. Every piece of real estate should fit into a larger picture, so that we are not constantly chasing problems. I vaguely recall a plan for the development of South Iowa, but I wonder if the impact on the surrounding area and its capacity to accommodate are included.

Increasing the capacity of Louisiana Street is not straight forward. As I mentioned above, there are landlocked homes and many driveways. The terrain is not flat. The Parkhill neighborhood only has 200 units. Removing houses would significantly weaken the integrity of the west side of the neighborhood.

T intersections are frowned upon, but whether or not this development is approved, Louisiana Street needs traffic control. It is almost impossible to turn from 27th onto Louisiana, it is almost impossible to turn out of our neighborhood, and walking across Louisiana Street is a challenge not to be taken lightly.

Please consider the capacity of Louisiana Street when discussing the proposed Aspen Heights. Note that more units at The Exchange have already been approved. Please do not accept assurances that the students will take buses, they will not each have their own car, shuttles will be provided, or they will use Iowa Street. We already know that those assumptions do not work.

~Carol

Carol Bowen
403 Dakota Street
Lawrence, Kansas 66046
(785) 842-9082
carolb@sunflower.com

HORNER & ASSOCIATES

Mobile Home Community Specialists

1180 E. Park Street
Gardner, Kansas 66030

(913) 441-0194
FAX (913) 856-6011

February 13, 2012

Mayor Aron E. Cromwell
City Hall
P.O. Box 708
Lawrence, KS 66044

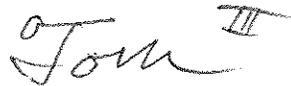
RE: Gaslight Village Mobile Home Community

Dear Mayor Cromwell:

This letter is being written on behalf of Mid-America Manufactured Housing Communities doing business as Gaslight Village Mobile Home Community, to address the steps being taken to accommodate the relocation of our existing residents. The residents of Gaslight Village have several opportunities to relocate at no cost. We are offering to relocate existing residents to the Brookwood Mobile Home Community, free of charge. In addition, other nearby manufactured home communities (all located in Lawrence) are likewise offering to relocate existing Gaslight Village tenants at no cost. Collectively, these communities have sufficient vacancies to accommodate the demand created by the relocation. We have been working hard to make the process as easy as possible on our residents and have made every attempt to keep them informed.

I plan to attend the City Commission meeting on Tuesday, February 14th in order to answer any questions that may arise.

Very truly yours,



Thomas J. Horner, III

TJH:mfa

RWT, LLC
2040 West 31st Street
Suite G, #234
Lawrence, Kansas 66046

February 10, 2012

Mayor Aron Cromwell
Lawrence City Commission
Post Office Box 708
Lawrence, KS 66044

RECEIVED

FEB 10 2012

CITY MANAGERS OFFICE
LAWRENCE, KS

SUBJECT: Aspen Heights – Comments for the City Commission Meeting February 14th

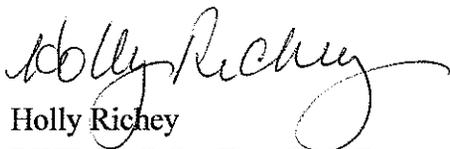
Dear Mayor Cromwell and fellow Commissioners:

I am writing to express support for the Aspen Heights project that is under consideration at your February 14th Commission meeting. For the following reasons the project is good for the businesses in the area and Lawrence in general:

- The project will generate new business for South Iowa Street by bringing new customers to area restaurants such as the one we own.
- The project proposes increased housing for the area which will help to stabilize and further revitalize the commerce in this part of Lawrence.
- The additional sales tax generated by the new business the project generates will help Lawrence continue as a preferred city in which to live and do business.

For the above reasons, I ask that the City Commission approve the Aspen Heights applications before it and allow the project to proceed.

Yours truly,



Holly Richey
RWT, LLC dba Five Guys Burgers and Fries