

October 7, 2013

Lawrence City Commission  
City Hall  
6 E. 6<sup>th</sup> Street  
Lawrence, KS 66044

**MISSION STATEMENT**  
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Dear Mayor Dever, Commissioners Schumm, Farmer, Riordan, and Amyx,

United Way of Douglas County is happy to endorse the efforts of Tenants to Homeowners to increase the amount of affordable quality housing in the Lawrence community.

Therefore, United Way of Douglas County strongly supports the City staff recommendation of approval of the rezoning request for approximately 2.1 acres from RS7 (Single-Dwelling Residential) District to RM12 (MultiDwelling Residential) District and forwarding it to the City Commission with a recommendation for approval based on the findings of fact found in the body of the staff report subject to the following conditions:

- 1) The lot at 2518 Ridge Court (Lot A, Block 7, Southridge Addition No. 3) will be divided through the Minor Subdivision process to create a separate lot for the property that is the subject of this rezoning request prior to the publication of the rezoning ordinance.
- 2) The RM12 Zoning is conditioned to limit the permitted uses to single-story Duplex dwellings.

Thank you for your service to the community.

Sincerely,



Erika Dvorske  
President/CEO

September 11, 2013

Lawrence Planning Commission:

Re: Opposition to rezoning Cedarwood Senior Housing by Tenant to Home Owners at 2518 Ridge Court

I never thought that I would be writing a letter to this commission. I was surprised by the news of the Cedarwood development and saddened by the news. Since this is new to me, I have not had the chance to fully study the consequences to my neighborhood. There is always the "good, the bad and the ugly" to any development. (Which was a title of a book on land development, as I recall.)

When we bought our house back in October of 1982, our real estate agent told us that there would never be anything built on the vacant lot across the street on Cedarwood. (Jean Affalter told me that she was told the same thing. There should be a record of this in a file.) We were looking for a quiet street, with not a lot of traffic which was located near a shopping area.

On Sunday, September 8, 2013, I found a petition from my neighbor Jean Affalter, who lives at 2543 Cedarwood Avenue. She lives quite close to my house at 2540 Cedarwood Avenue. I found out through her that the Lawrence Planning Commission has given ownership to Tenants to Homeowners to allow them to build senior citizen housing on the lot almost directly across the street from my house, which is the first house after the duplexes. Neither the Lawrence Planning Commission, nor the county notified me that they were proposing to build on the vacant lot in the 2500 block of Cedarwood, but they said they did according to Jean Affalter.

This development could affect us by the extra strain on the storm sewer, more traffic, and so on. Since I'm the one who lives the closest to the storm sewer, as it is located at the bottom of my driveway, I am the one who could speak about the conditions of the past 30 years.

In brief:

- I remember one time that it was raining so hard that water from the hilly location of the United Way (former senior care facility), was like a small river. It carried the rain water down the slight incline. Then it flowed across the street and flowed across into my yard. It continued on between my house and the house to the south of me and then ended up forming a lake in the backyard of the blue house on Ousdahl Road. They have had a lake in their yard a number of times over the years.
- Another time when it rained, the storm sewer couldn't take the amount of rain coming down; so the rain water rose and rose until it came up to my porch.
- Even now when it rains hard, the rain comes up in my drive and leaves debris.

The location of my house is sort of like it is in a small valley, meaning that the house is one of the lowest houses on the street. Water from the north and water from the south flows down to the dual storm drains; which mean water collects at the bottom of my drive.

I do have questions that I hope will be answered during the commission meetings.

Questions:

- What will happen to the quality of life in the neighborhood when there are more houses added to Cedarwood Avenue?
- Will it be safer for children to play? Will it be safer to walk dogs, or take a walk with their families?
- What studies/plans have been done on utilities, such as electricity to lessen power outages?
- What studies/plans have been done to improve the storm sewer system, if this development is built?

- How will the development, affect this quiet street? One of the main reasons that we bought this house on Cedarwood Avenue was because of the low traffic volume.
- How much damage will be done to the street, with extra vehicles using it?
- How long will it take to build this development?
- How much air pollution will this project create?
- How many weeks or months of construction noise, will the residents have to put up with?

I have always thought of our city and county as being thoughtful of neighborhoods. This development has merit, however, it needs to be located in a different place rather than this establish neighborhood. For a long time I have thought that the lot across the street would make a great park. Down through the years I have seen numerous children of different ages play on the green space, such as football, baseball, catch; just playing like kids do. I can still hear their screams and laughter, in their joy of friendly competition. Over many years neighbors have walked their dogs on Cedarwood Avenue and then played with them on the green space, as they still do. Jean Affalter has also mentioned including a community garden. The park could be called "Cedarwood Garden Park". A place for families to plant seeds in a garden, to watch them grow and harvest and to enjoy a recreational area for children of all ages, to play together on a basketball court, or a tennis court and a grassy area to play catch, to play on safe playground equipment, or just have picnics. It would be a great place for the neighborhood families and friends to gather together, if it was developed. Years ago, I lived back east and there was little green space in neighborhoods. You always had to drive to get to a park, instead of walking to one.

Recently, I have been writing my family's history. In one town that I lived in, the city demolished a grade school. There were discussions on what to do with the property. It seems they were going to build low income housing, until the neighborhood people got together and petitioned the city commission. Today it is a park where generations to come can enjoy it. The neighbors in the area should have the right to decide what becomes of the green space on Cedarwood.

I hope the commissioners will rethink this development project and side with the residents in the Cedarwood Avenue area and vote against rezoning the property. I believe that there needs to be years more of study, before a drastic decision is made.

Virginia Boudreau



2540 Cedarwood Avenue

Lawrence, Kansas

## Mary Miller

---

**From:** Rebecca Buford [rbufordefird@yahoo.com]  
**Sent:** Friday, September 13, 2013 4:06 PM  
**To:** Mary Miller  
**Subject:** Cedarwood senior Cottages Info  
**Attachments:** Cedarwood Information Timeline 9.11.13[1].doc; 8.25.13 Neighbor info and meeting letter[1].doc; 8.28.13 revision Information about Cedarwood Cottages[1].docx; Neighborhood meeting senior project, Nov 2011[1].pdf; PRESENTATION IMAGES3[1].pdf

### Mary and Planning Commission:

Attached is a timeline of interactions with the neighborhood around the United Way Center where the proposed senior housing development will be located. I have also included information and site plans/3d graphics that have been provided to neighbors throughout our process. We have had much support from senior prospective tenants, including some neighbors in the area who want to move in. Our goal is to provide active independent senior housing for moderate income seniors--retired teachers, nurses and social workers who can't afford high-priced senior housing, but have enough to be good neighbors. We have also had a few disgruntled neighbors whose main complaint is that they don't want any development by their homes.

We have met with the neighborhood twice, sent several mailing, offered to answer any questions and given phone numbers and e-mail for the last two years through the county process and now again. These neighbors have had a vacant piece of land next to their homes for many years and we understand change is hard, but I think that you will find neighbors' concerns about more rental housing and the typical problems associated with rental housing do not apply to this project as it is restricted to seniors and will be maintained by Tenants to Homeowners, Inc. whose office is on site. The other more reasonable concerns about sanitary sewer capacity and drainage can and will be addressed in the city development process and TTH has already paid particular attention to drainage design, rain garden landscape and ways to improve the drainage in this area, where there currently is no designed drainage. In this case designed drainage will improve the current situation. The requested project does not need the density of the requested zoning change as we are much less dense than RM12 at 14 units per 2.2 acres. We however are required to change zoning because we want to create affordable townhome style units that have some cost advantage, better enable energy efficient design and create community that seniors are asking for in this project. This will be a great example of affordable independent senior living within the community. This type of residential yet intentional community of seniors can be replicated in other infill projects and will meet the needs of the moderate income seniors that we want to retain or attract in retirement. If their housing is affordable and connected to our community they will be able to spend the money in our community and advance some of the economic development goals that Lawrence is looking for from this community. We have provided site plans and lots of information to the neighborhood and have listened to their concerns. Tenants to Homeowners, Inc. has always built and will continue to build high quality, energy efficient units that will blend in and enhance the neighborhood and

we will be good landlords who steward this needed housing and ensure its quality is maintained over time.

Sincerely,

Rebecca

**Rebecca Buford**

**Executive Director**

**Tenants to Homeowners, Inc.**

**The Lawrence Community Housing Trust**

***Creating Permanently Affordable Housing in Lawrence!***

**785-760-2058**



Tenants to Homeowners, Inc.  
The Lawrence Community Housing Trust Program  
2518 Ridge Court, Suite 103, Lawrence, Kansas 66046  
842.5494 ♦ FAX 785.842.7570 ♦ [lawrencelandtrust@yahoo.com](mailto:lawrencelandtrust@yahoo.com) ♦ [www.tenants-to-homeowners.org](http://www.tenants-to-homeowners.org)

## **Proposed Cedarwood Cottages & Gardens Public Information Timeline:**

**Summer & Fall 2011:** Three meetings with the Older Women's League (OWL) and other Senior Services representatives to discuss OWL request for affordable retirement housing and assess senior housing needs.

**December 12, 2011:** Informal public meeting with 10 interested neighbors notified via flyer distribution on 2500 Ridge Court, 2500 Cedarwood and 1700 W. 25<sup>th</sup> Street. Preliminary site plans & drainage designs were available.

**February 8, 2012:** Presentation to Housing Subcommittee of Senior Attraction Task Force; Concept included in final report as example of affordable housing community for active retirees.

**February 15, 2012:** First County Commission meeting to consider Tenants to Homeowners, Inc. request for conveyance of 2.2 acre lot behind United Way Center for use as an affordable senior housing community. Staff spoke with concerned neighbors after the meeting and answered questions.

**August 8, 2012:** Second County Commission meeting to consider conveyance; unanimous vote to convey land contingent on completing approval process. Executive Director spoke in person with five neighbors.

**September 21, 2012:** Project information sheet mailed to all neighbors listed on County Records, living within 200 feet of the proposed project; sheet welcomed neighbors to call if they had questions or wanted to discuss design improvements.

**August 25, 2013:** Notification of filing and September 11 public information meeting mailed to all property owners listed within 200 feet of proposed Cedarwood Cottages and Gardens.

**September 11, 2013:** Meeting to show neighbors site plans and answer questions.



Tenants to Homeowners, Inc.

The Lawrence Community Housing Trust Program

2518 Ridge Court, Suite 103, Lawrence, Kansas 66046

842.5494 ♦ FAX 785.842.7570 ♦ [lawrencelandtrust@yahoo.com](mailto:lawrencelandtrust@yahoo.com) ♦ [www.tenants-to-homeowners.org](http://www.tenants-to-homeowners.org)

Dear Neighbors:

In December of 2011 Tenants to Homeowners informally met with some neighbors living close to the United Way Center concerning possible senior cottages at the vacant lot behind the Center. This was followed by an informational sheet mailed in late August 2012 to all property owners living within 200 feet of the proposed cottages. The sheet also invited owners to call regarding any questions or suggestions they might have about the cottages.

Plans for the Cedarwood Senior Cottages and Gardens have been filed and you should receive notification about the filing soon. Tenants to Homeowners, Inc. has all the current information available upon request and has also scheduled a meeting for property owners within 200 feet of the



Tenants to Homeowners, Inc.  
The Lawrence Community Housing Trust Program  
2518 Ridge Court, Suite 103, Lawrence, Kansas 66046  
842.5494 ♦ FAX 785.842.7570 ♦ [lawrencelandtrust@yahoo.com](mailto:lawrencelandtrust@yahoo.com) ♦ [www.tenants-to-homeowners.org](http://www.tenants-to-homeowners.org)

project. The meeting is scheduled for Wednesday,  
September 11, from 6-7pm, at the United Way  
Center.

Thanks,

Tenants to Homeowners



## Information about the proposed Cedarwood Senior Cottages

**Myth:** *The proposed Senior Housing Cottages could be "Section 8" housing.*

**Fact:** These 14 cottages will be occupied by moderate income seniors who make below 80% of the median income in Lawrence. **A household of 1 can earn up to \$39,750 and a household of 2 can make up to \$45,350.** These homes will be marketed to retired, active seniors--the retired teachers, social workers, and others who deserve affordable housing after retirement.

**Myth:** *Rentals will automatically bring down property values in the neighborhood*

**Fact:** New, high quality, accessible, Energy-Star senior cottages in great demand, even if they are rented, will not only increase property values, but will certainly have more value than a vacant lot. Seniors at the proposed cottages would have long term leases as though they were homeowners. The developer's office would be next to the cottages to provide hands-on maintenance and oversight.

**Myth:** *Development of new housing could encourage crime, such as theft, vandalism and mugging.*

**Fact:** Studies have shown vacant land without security lighting or the presence of residents is more likely to attract crime. This development would add security lighting and a resident presence to a dark area of the neighborhood. There were no crimes reported on 2500 Cedarwood in the last two months and the only 6 crimes were reported along 23<sup>rd</sup> Street, east of Iowa to Ousdahl.

**Myth:** *The development would increase traffic and noise from entertainment.*

**Fact:** The proposed 14 cottages would be one and two bedroom homes with separate off street entrances, garages and driveways. Fewer seniors drive. Seniors who no longer drive may use the current neighborhood mini-T pick up route. Our higher efficiency construction uses thicker walls and foam insulation that actually insulates neighbors from noise better than traditional housing.

**Myth:** *This will be a multifamily apartment complex.*

**Fact:** The 14 proposed cottages are designed like single family housing in style and overall design. They each have front and back porches, garages and front and back entrances. They would be only one story and fully accessible. The shared wall on each of these buildings would be between the attached garages.

**Myth:** *The project will be all pavement, with little green space.*

**Fact:** The development has a lot of designed green space. The interior circle between all the homes will be common green space with a walking path and community gardens. The neighbors have been offered the use of this path as well since there are no sidewalks on Cedarwood. The back porches of every unit will look out on the central green space and gardens. There will be extensive landscaping throughout the development and this will be maintained by Tenants to Homeowners. This landscaping will include rain gardens and other greenery that will improve drainage on the site.

**Myth:** *The new development will worsen any current drainage and sewer problems in the neighborhood.*

**Fact:** The vacant lot currently has no managed drainage, so after a rain the water goes downhill, towards neighbors' houses. Development requires storm water engineers to design drainage systems that manage the water flow to the sewers. During the planning process, extensive drainage studies and management plans must be reviewed by the engineers at the city and state level to ensure that sewer capacity and storm water drainage is well equipped for the new houses. If planners determine there is a need, storm water drainage systems would be expanded for new development at the cost of the developer.

**Myth:** *There is no room for this development in the neighborhood.*

**Fact:** 14 small, one story cottages on 2.2 acres would be considered modest density by development standards. If during the planning process the new homes require additional sewer lines, it would be paid for by the developer. Sewer backup caused by tree roots is an ongoing homeowner maintenance issue that would not be fixed with new lines.

**Myth:** *TTH is a bad developer who doesn't care about the neighborhood.*

**Fact:** TTH is a not-for-profit housing developer who has worked in Lawrence building housing for 20 years. In that time TTH has put 345 people in their first homes, stewards 62 affordable homes in trust, and manages 54 rental properties. TTH has developed over 75 new construction homes in 5 different developments as well many infill lots. TTH is proud to be a part of the Lawrence community. Our mission is to strengthen our community and stabilize neighborhoods through housing construction and education programs. Our staff lives and works in the neighborhood and will be here to make sure the Senior Cottages are an asset to the neighborhood.



**Aerial View from the northeast towards the United Way Parking Lot**

If you have constructive questions about the proposed development or wish to meet in small groups to discuss positive ways to improve the design, please contact **Tenants to Homeowners at 842-5494**.



(revised 8-28-13 to include latest 2 month neighborhood crime report from Lawrence Police Department)

# **Cedarwood Active Senior Housing Project:** Stabilizing and Improving the Neighborhood



**This Tenants to Homeowners Project will be a small active senior project that will add benefit to the neighborhood in many ways:**

- ◆ **Improved Drainage**
- ◆ **Low Density Development with Light Traffic**
- ◆ **Beautiful Gardens and Landscaping**
- ◆ **Quiet, Retired Neighbors**
- ◆ **Off Street Parking**
- ◆ **Neighborhood Stability**
- ◆ **Local Non-Profit Developer**

**Interested in learning more about this project? Please plan to attend an informational meeting:**

**Dec. 12 @ 6pm - Room A - United Way Center - 2518 Ridge Court**



# TENANTS TO HOMEOWNERS • ACTIVE SENIOR HOUSING AT CEDARWOOD



AERIAL VIEW LOOKING NORTHWEST



INTERIOR VIEW LOOKING NORTHEAST

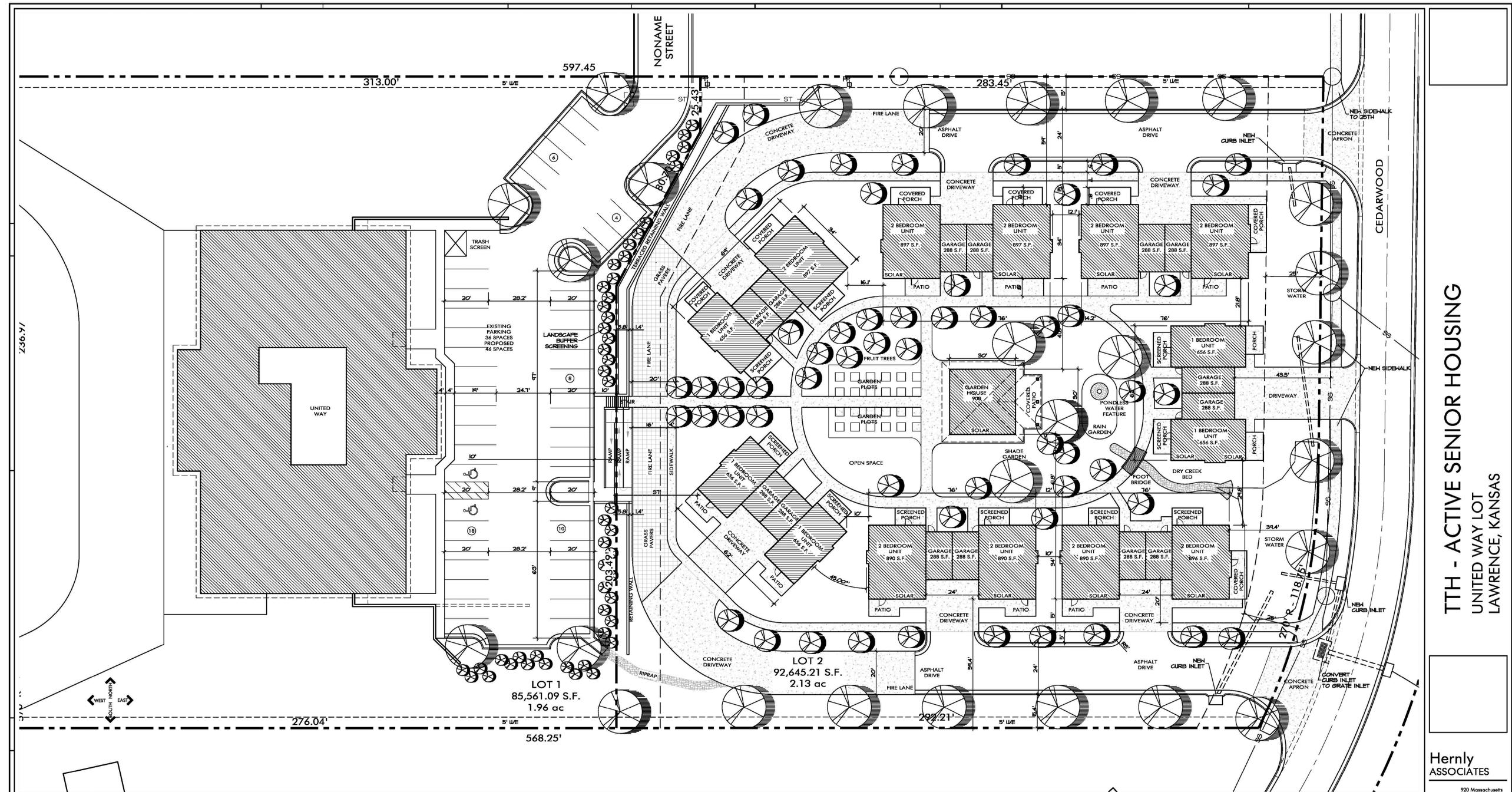


INTERIOR VIEW LOOKING TOWARD GARDEN HOUSE



STREET VIEW LOOKING WEST FROM CEDARWOOD

# TENANTS TO HOMEOWNERS ACTIVE SENIOR HOUSING AT CEDARWOOD



TTH - ACTIVE SENIOR HOUSING  
 UNITED WAY LOT  
 LAWRENCE, KANSAS

Hernly  
 ASSOCIATES

920 Massachusetts  
 Lawrence, Kansas 66044  
 785 - 749 - 2856  
 FAX 785 - 749 - 1515

SITE OPTIONS

Date: 04/04/15  
 Drawn by: MMYERS  
 Checked by:  
 Revisions:

C1.0

## 1 PRELIMINARY SITE PLAN

|  |   |            |
|--|---|------------|
| EXISTING SITE AREA                       | = | 4.09 ACRES |
| PROPOSED LOT 1                           | = | 1.96 ACRES |
| PROPOSED LOT 2                           | = | 2.13 ACRES |
| LOT 1 USE - COMMUNITY OFFICES - EXISTING |   |            |
| LOT 2 USE - ACTIVE SENIOR RENTAL HOUSING |   |            |

|                              |                         |
|------------------------------|-------------------------|
| LOT 2 PRELIMINARY SITE DATA  |                         |
| SITE AREA                    | 92,645 S.F. = 2.13 AC   |
| NINE 2-BEDROOM DUPLEX UNITS  | 18 BEDROOMS             |
| FIVE 1-BEDROOM DUPLEX UNITS  | 5 BEDROOMS              |
| TOTAL                        | 14 UNITS - 23 BEDROOMS: |
| DWELLING BUILDING COVERAGE:  | 15,279 S.F.             |
| PORCHES AND OTHER STRUCTURES | 3,314 S.F.              |
| TOTAL BUILDINGS              | 18,593 S.F.             |
| TOTAL PAVEMENT               | 31,980 S.F.             |

|                           |             |
|---------------------------|-------------|
| TOTAL IMPERVIOUS COVERAGE | 50,573 S.F. |
| TOTAL OPEN SPACE          | 42,072 S.F. |
| PERCENT BUILDING COVERAGE | 20.1 %      |
| PERCENT PAVEMENT COVERAGE | 34.5 %      |
| TOTAL PERCENT OPEN        | 45.4 %      |
| TOTAL PERCENT IMPERVIOUS  | 54.6 %      |

## SITE DATA

RECEIVED

SEP 10 2013

City County Planning Office  
Lawrence, Kansas

To Whom it may concern:

Item 6  
Attachment C

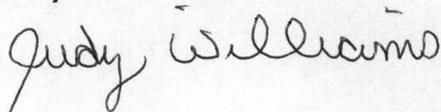
I am the property owner at 1732 W. 25<sup>th</sup> street. My husband and I purchased this home many years ago. We raised our family in this home and hoped to continue living here until we pass it on to our children. My husband passed away last year and I am feeling more unsafe with each passing month as my neighborhood becomes more renters than homeowners.

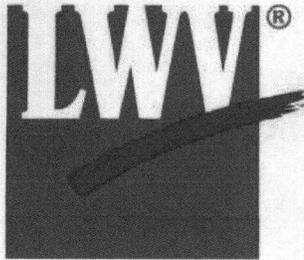
I understand that a rezoning is proposed for property in my neighborhood. (Z-13-00288) PLEASE do NOT do this to us. The children in this part of town have no park to play ball or just run in, unless they cross heavily traffic streets like Iowa or 23<sup>rd</sup> street. That property is used by my grandchildren as well as the children and young people in the neighborhood for recreation.

When I moved in there were a few rental properties in this area, now most of the properties are rental units. Our clean, quiet neighborhood has turned into a place where guns and drugs and police cars park daily. I have gone from knowing all my neighbors to not being able to keep up with what car belongs in whose driveway, from visiting across the street to not knowing who REALLY lives across the street. It is sad.

I ask again PLEASE DO NOT ALLOW ANY MORE HOMES TO BE BUILT IN THIS NEIGHBORHOOD.

Judy Williams





LEAGUE OF WOMEN VOTERS®  
OF LAWRENCE/DOUGLAS COUNTY

RECEIVED

SEP 23 2013

City County Planning Office  
Lawrence, Kansas

September 22, 2013

To Mr. Bryan Culver, Chairman and Planning Commissioners  
Lawrence-Douglas County Metropolitan Planning Commission

RE: RS7 TO RM12; 2.119 ACRES; 2518 RIDGE CT

Dear Chairman Culver and Planning Commissioners:

The local League has extensively studied development and environmental issues here in Lawrence and has positions on storm drainage and related environmental concerns. One key position is that "Development should avoid such alteration of land as to produce hazard, nuisance, [or] deterioration..."

In studying the issue of the development of the Tenants to Homeowners proposed rental housing for the elderly, Z-13-00288, we discovered that there is an extensive storm drainage and sewer backup problem for residents living adjacent to this proposed development and in the general area. Because this development will considerably reduce the soil absorption of rainwater in this subject lot, several unfortunate outcomes could result:

1. The runoff from the lot will increase unless the detention pond draining it has the capacity for a 100-year storm or greater.
2. Depending on the direction of storm drainage flow, the subject lot could receive water from neighboring land, which would cause problems for it.
3. The sanitary sewer backup problems could increase from the increased load on the system from use as well as from stormwater problems. (In the older neighborhoods some houses' foundation drains are also hooked onto the sanitary sewers.)

All of these drainage problems could lead to a seriously failed project, which in turn, **once the zoning has been granted**, would not be reversible. If the residents of the project suffer because of the environmental problems, it is likely that the project would fail. Should this happen, it is likely that the project would be sold. In that case, with the RM12 zoning, there would be real uncertainty as to the outcome of the project and of its impact on the neighborhood. Conceivably the future landowners would suffer along with the residents of the neighborhood. For this reason, we ask

that you not approve this or any project on this land or in this neighborhood that would lead to further drainage problems. Furthermore, we ask that you not consider rezoning this property except to OS until the drainage problems have been corrected.

We further need to point out that this is a general planning problem here in Lawrence. The planning process is reversed from how it should proceed. Before any rezoning on any land has been initiated, the potential drainage

- Co-President  
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- Co-President  
Cille King
- President-Elect  
Cille King
- Vice President  
marci francisco
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- Margaret Arnold
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- Scott Criqui
- James Dunn
- Ruth Gibbs
- Midge Grinstead
- Marlene Merrill

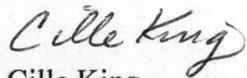
LEAGUE OF WOMEN VOTERS®  
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Page 2

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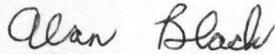
problems should be assessed and the limitation of the land known in advance, including vacant as well as developed areas. If there are known problems, they must be corrected first. We have a Stormwater Management Plan and study that was made following the initiation of the stormwater management utility. It identified areas with problems and made plans for correcting them. This area should have been included and the neighborhood problems should have been corrected. If this neighborhood was missed, we ask that you request a study of its drainage and sewer backup problems and that the problems be corrected before you consider intensifying any of its zoning districts.

Thank you.

Sincerely yours,



Cille King  
Co-President



Alan Black, Chairman  
Land Use Committee

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

**From:** Erika Dvorske [[uwdirector@unitedwaydgco.org](mailto:uwdirector@unitedwaydgco.org)]

**Sent:** Friday, September 20, 2013 09:10 AM Mountain Standard Time

**To:** Bryan C. Culver; Patrick Kelly; [clay.britton@yahoo.com](mailto:clay.britton@yahoo.com)

**Cc:** Peggy Beecher

**Subject:** Planning Commission - Tenants to Homeowners

Dear Bryan, Patrick and Clay,

Thank you all for your public service on the Planning Commission. I shared this verbally with Patrick yesterday, but wanted to formally tell you that while I can't attend your meeting on Monday evening I would like to express an opinion.

The United Way of Douglas County Center for Human Services will be one of the neighbors of the proposed senior housing development championed by Tenants to Homeowners. We are thrilled by the opportunity for seniors of different income levels to have access to high quality housing in a central location. We believe that this community can be an asset to this neighborhood as engaged community members, and even volunteers.

We strongly support the proposed plan. Please feel free to contact me if you have any questions.

Thanks,

Erika Dvorske

President/CEO

United Way of Douglas County

2518 Ridge Court, Room 200

Lawrence, KS 66046

785-843-6626

FAX 785-843-3728

[uwdirector@unitedwaydgco.org](mailto:uwdirector@unitedwaydgco.org)

<http://www.unitedwaydgco.org>

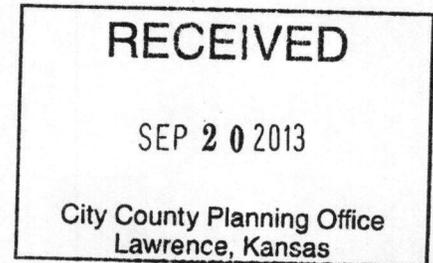


**Kaw Valley OWL**  
3809 W 24 Street, Lawrence, Kansas 66044  
www.kawvalleyowl.org  
kawvalley\_owl@yahoo.com

The Voice of Midlife and Older Women

September 20, 2013

Lawrence-Douglas County Metropolitan Planning Commission  
PO Box 708  
Lawrence, KS 66044



Regarding: **Z-13-00288**: Consider a request to rezone approximately 2.119 acres from RS7 (Single-Dwelling Residential) District to RM12 (Multi-Dwelling Residential) District, located at 2518 Ridge Court

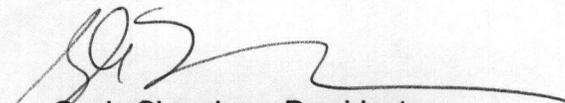
Kaw Valley OWL supports the Cedarwood Senior Cottages project and encourages the approval of the request for a zoning change to multi-family residential. Building in an established neighborhood avoids the pattern of building on the outskirts of town, isolating seniors in designated communities and reducing access to transportation. Infill development is a sound planning principle that accommodates growth with less infrastructure cost.

Tenants to Homeowners has worked with our members in planning this development. The physical design considers the needs of aging adults. The plan for long term leases will create a sense of ownership while respecting the financial needs of retirees. It is intended to meet the needs of moderate income seniors, many of them long term residents of Lawrence and Douglas County.

In addition to serving the needs of seniors, this development will benefit the neighborhood. It will replace an empty lot with attractive homes and well designed green space. The development process will address drainage issues that have long been a concern of neighbors. The current plan includes public space that will foster interaction between area residents.

Tenants to Homeowners is an established and respected part of the Lawrence community. They can be trusted to build and maintain these cottages in a manner that strengthens the immediate neighborhood and Douglas County community.

Respectfully,

  
Gayle Sigurdson, President  
Kaw Valley OWL

From the beginning the idea of having the vacant lot behind the United Way has been flawed. From the start the people who live and own property in the neighborhood were never properly notified of the idea of building units of this nature in this area. For a person who actually lives on the same street to not tell her neighbors of the intentions of Tenants to Home Owners is unexcuseable. The first meeting was where the drawings of this project were first shown to the property owners that would be affected by the units.

From the start those of us who live here started asking questions, we were meant with hostility from Rebecca Buford. There are so many problems now with the antiquated sewage system, water from the entire development going into one area affecting several homes, sewage lines are on private property requiring neighbors consent to work on the sewage lines, etc. There have been several water line breaks requiring several properties to have their yards to be dug up to repair lines same with gas lines. I would hate to think I drove down Cedarwood for years and never noticed that there were city trucks and plumbers trucks all over the place so often.

Another problem is the large number of rental units in the area. No one is saying all renters are bad, but we have in the past had problems with some of them. So many of these rentals have absentee owners who can't be contacted if their tenants cause problems or are not caring for their properties which diminish the value of our homes. ms. Buford has changed the intended use of these units several times, to this day there is nothing in writing from Tenants to Home Owners. The question of children came up at the first meeting - then the architect said that there would be no children and no design was done to accommodate them; then ms. Buford said that children could live there - which is right? Then the number of pets - last meeting it was one. Problem there is that people walk their dog down Cedarwood and never pick up the waste left by their pet. Animal control has been to Buford's home several times because of animals at large, so will she make sure that animals are not a problem when she thinks she will run these homes?

Then there is how old can the people be that qualify for living in these units - one time ms. Buford said 55 then 65 - who knows? Fact is ANY question posed to ms. Buford has never been completely or honestly answered to this date. Then there is the traffic on Cedarwood, the entire development empties on to Cedarwood. Even the police said that this was already one of the most dangerous streets in Lawrence because its hills and its crooked. Cedarwood is always the last street in Lawrence to be cleaned of snow, another problem. The city did replace the black top street that was in need of repair for years, now there will be construction vehicles and trucks for months now. All the people on the 2500 block of Cedarwood are concerned about traffic except ms. Buford I guess.

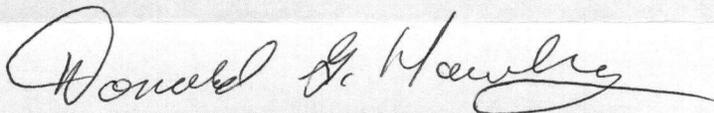
There was no consideration for the use of the land by ms. Buford. Some wanted nice homes to help the resale of our homes, some wanted a nice park, others wanted an expansion of nursing needs in the community, and others just wanted it left alone because that is why they bought the property to start with. This is all an example of Tenants to Home Owners to shove their

idea on the neighborhood with no input from the people who own property here

To give an example of the way concerned property owners have been treated by ms. Buford is any question addressed to the architect has been meant with compassion and respect. He never raised his voice like ms. Buford or acted disrespectful to our questions. I ask about the lighting in the development, how can the lot be made level without a drainage problem, how the utilities would be done, etc. Never once did he make negative remarks, those were always from ms. Buford. If he and the developer can try to build this rental property without making property owners mad what the story with ms. Buford. In short if she is the person that property owners must contend with before the units are made, just think how impossible it will be to work with her then?

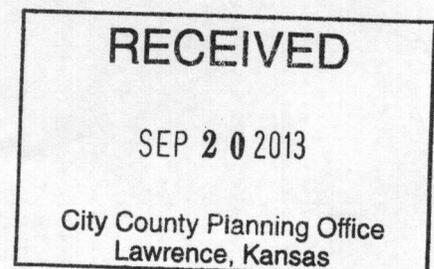
The fact is all the homes on Cedarwood are in need of some very expensive work, from the worthless locally made siding we have that needs to be replaced or painted to a neighbor who must do around \$70,000 of foundation work. You can see if we all have to put a lot of money into our homes and there is something that can negatively affect the value after we all have spent so much money we will be very unhappy. Most of our neighbors have already spent thousands on their homes, foundations, painting, remodeling, etc. We just don't want it to be wasted because of a poorly thought out development like ms. Buford is pushing with out regard to property owners. Probably the most blighted property on Cedarwood is hers right now.

To sum it up, if this is the way Tenants to Home Owners treats people in established neighborhoods they should be eliminated from doing business. ms. Buford has the old idea of block busting like when blacks started to move into white areas, which this practice was supposed to be illegal. This caused what was called white flight. Now Tenants to Home Owners wants to put rentals in neighborhoods hoping property owners will move - same difference. When everything is taken into account it is clear ms. Buford does not have the ability, personality, background, or the qualifications to oversee this project. And if Tenants to Home Owners have this quality person doing their bidding maybe they also should be disbanded from destroying neighborhoods in the future.

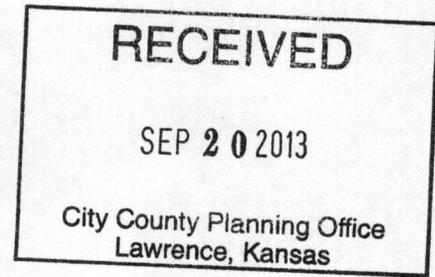


Donald G. Hawley 2551 Cedarwood, Lawrence, Kansas, 66046

Phone 785-865-8306, email ghaw17@sbcglobal.net



Planning Dept, Lawrence City Hall  
6 East 6<sup>th</sup> Street, PO Box 708  
Lawrence, KS 66044



Planning Commission:

I'm writing in support of the proposed Cedarwood Senior Housing Project by Tenants to Homeowners (TTH). I am a 71 year old single senior, living in my home at 2409 Ridge Court, where I have lived for the past 16 years. I am also a retired architect with a speciality in design for the disabled and am on the board of TTH.

I believed the Cedarwood project is excellent location to provide downsizing and cost effective housing for active middle class seniors such as myself. I personally take advantage of many of the amenities in my neighborhood by walking to the drug store, groceries, coffee shop, bank and other businesses and have used the bus to go downtown.

Active seniors are very interested in the community and provide many volunteer services. I volunteer at LMH, at the Senior Center for SHICK Medicare Part D enrollment, and as an AARP Taxaide, and I am not an exception. We seniors are looking for housing such as the Cedarwood project, with less hassle (exterior repairs & maintenance) to allow time and energy to continue to be part of the Lawrence community.

As rental housing, the Cedarwood project would free up home equity to be available for major health issues (if they occur) and to simplify estate settlements. This project would also provide more security and community for myself and other seniors who want to "age in place" and could be quite a long term commitment. For example, my mother lived at Babcock Place from the age of 82 to 95 until she required assisted living services.

The need for senior housing for the middle class is increasing rapidly with the aging of the Boomers and at the same time individual retirement funds are decreasing due to the economy. Many of us are just one major health issue away from dropping out of the middle class and are worried about burdening our families in that event. Lawrence has a wonderful opportunity to support its senior population by endorsing the Cedarwood Senior Housing project. I appreciate your consideration in this respect.

Sincerely,

A handwritten signature in black ink that reads "Linda L Troxel". The signature is written in a cursive style with a large initial "L".

Linda L Troxel  
2409 Ridge Court, Lawrence  
785-838-3711

RECEIVED

SEP 16 2013

City County Planning Office  
Lawrence, Kansas

9-11-2013

To City of Lawrence Planning Commission:

We are an old neighborhood overrun with apartments, duplexes, townhouses, and rental houses. We are protesting against more building of rental property. And being an old neighborhood is this the city of Lawrence's plan to change all neighborhoods into all rental properties forcing the homeowners to sell and move to the newer South & West neighborhoods. Our streets in our area are also used as a shortcut from 23<sup>rd</sup> to Iowa St. or reverse to avoid the traffic lights. Our neighborhood has had one murder at 26<sup>th</sup> Ridge Court, shootings on Red Bud Lane and Murphy Drive, theft ring in 25<sup>th</sup> block of Cedarwood that was raided by FBI, vandalism, drugs, & arson in the apartments and duplexes buildings in the area, as well as loud parties with music and talking that sound carries further at night.

Cedarwood Ave. is on a monthly schedule by the city of Lawrence to check and clean out the sanitation sewers and storm sewers. I know because we have two manhole covers on our property. Last Spring and Summer "2012" in our block on Cedarwood, we have had 5 main waterline breaks. Some neighbors including us, has experienced structural damage of our homes caused by very heavy downpour of rainfall as well as sewer problem. And we can't afford to have our house structural damage fixed. (see attached paper). In Fall of "2012" during a very heavy downpour of rainfall, we had clean water come up from the drain in the floor downstairs in our laundry room, hallway, and bathroom. This was not the first time, and now I am afraid to go downstairs during a very heavy downpour of rainfall because I don't want to find or see water on the floor. In the past our back yard has looked like a pond and our former neighbor next door at 2537 Cedarwood, would say that her dogs learned how to swim in the back yard. The street (Cedarwood), look like a river flowing down the hill, past our house, and at the bottom of the curve a pond or small lake in the front of the storm water drains in the street. Even during these times, 27<sup>th</sup> St. at the bridge of Naismith Valley and 23<sup>rd</sup> St. & Ousdaul Rd. are closed due to high water. Living here at 2543 Cedarwood for 36 yrs. we have seen more water pushed into our houses from the additional building that has been added to our area.

First notice in December "2011", Tenants To Homeowners had one neighborhood meeting that we were notified by a flyer put in our mail slot, 3 business days before the day of the meeting and it was 2 weeks before Christmas and only 4 homeowners of the area were present. I talked to my neighbors across the street and some landlords and found that they were not notified for the meeting before the plans went ahead to the County Commission. My next-door

neighbor and I found by talking to our neighbors in the area that they weren't notified about the project when gathering signatures for our Protest Petition in July "2012" (see attached paper). One would think that being neighbor friendly, Rebecca Buford of Tenants To Homeowners, resides at the top of the hill on Cedarwood didn't even come down the street to visit her neighbors to introduce herself before pushing this project thru. Too late now! Buford also stated that it would be fun living up the street (Cedarwood) working and being a landlord down the street. When Tenants To Homeowners can get Federal & State funds for projects, why can't they buy land elsewhere to build rental housings like O'Connell Rd. Seeing what projects Tenants To Homeowners have or will have it is our conclusion that Tenants To Homeowners is another name for rentals and we have enough landlords in the area!

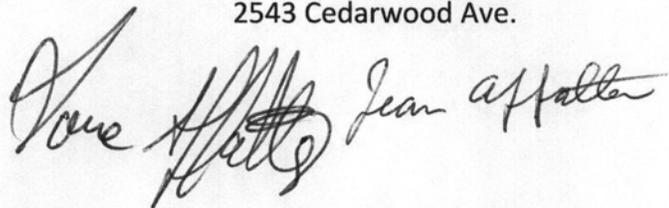
We Protest that Douglas County Commissioners who represent our County, is giving away county land to Tenants To Homeowners for free, that for 36 yrs. our taxes have paid for on this vacant land behind the United Way building.

The neighborhood preference is to have the land vacant and turned into a park or a community garden that would encourage families with children, back into buying houses in the neighborhood when we have schools close by.

Thank-you.

David & Jean Affalter

2543 Cedarwood Ave.

A handwritten signature in black ink, appearing to read "David & Jean Affalter". The signature is written in a cursive, flowing style with some overlapping letters.

9-4-13

## City of Lawrence Planning Commission

I have lived in my home on Cedarwood Ave for 39 yrs.

My. Inmate to Homeowner can think we in the neighborhood are against Senior Housing on the Active Senior Housing on the United Way Lot.

I am a senior myself so many <sup>are</sup> in the neighborhood.

I am opposed to building on the lot as over half the area in the 200 ft are rentable.

We have had 5 water main breaks in the Cedarwood Ave circle in the past year.

The water main is old and will not hold up to more water outlets.

The sewers are not on the Utility easement.

I have had a sewer line collapse <sup>se</sup>.

I have structural damage on my home as you can see from the enclosed estimate. I have already spent 5000.00 on structural damage with pipe.

What provisions have been made for S/C, power transformers.

Rooms for trash trucks to maneuver to pick up trash, ambulances, fire trucks. What security measures have been made for the project

Putting into these areas and putting in

circular drains with more concrete will force more water onto the property owners land.

I have not met Mrs Lennox to Homeowner, who lives up the street from me, shows how neighbor friendly she is.

Flyers were put in our door handles about 3 days before the first meeting on Dec 12<sup>th</sup> 2012.

Many in the neighborhood did not get flyers and knew nothing about the project, when we went around the neighborhood.

We now have a meeting planned for Sept 11, 2013.

They come in the mail, I guess Mrs Lennox to Homeowner didn't trust Mrs Lennox to Homeowner to hit and mess the neighbors.

I do hope the architect has more information so he had not been informed so to what use to take place.

I am very opposed to this rezoning.

Cutting into that land means more sewer problems more water main breaks and flooding to the property owners.

Barbara McDonald  
Property owner

Harris Foundation Repair  
Project Estimate Sheet

Name Don & Barbara Mc Donough

Address 2551 Cedarwood Ave.

Phone number 785 841-1029 Date June 24, 2009

① Liability and Workmen's compensation insurance

② Concrete Removal front stoop square feet \_\_\_\_\_ cubic feet

③ Concrete Replacement \_\_\_\_\_

④ Flat work \_\_\_\_\_ b) walls \_\_\_\_\_ ⑤ Stairs front stoop & walk.

4. Concrete sawing \_\_\_\_\_ linear feet.

5. Fence removal and replacement.

⑥ Bush, brush, and or tree removal

7. Excavation \_\_\_\_\_ linear feet.

8. Fill types a) control b) washed gravel c) soil

9. Shoring \_\_\_\_\_ Types \_\_\_\_\_

10. Slab jacking \_\_\_\_\_

⑦ Foundation tiebacks 25 With or without five inch channel.

12. Laminate wall \_\_\_\_\_ Feet \_\_\_\_\_

⑧ Underpinning a) walls \_\_\_\_\_ b) fireplace \_\_\_\_\_ ⑨ stoop  d) other \_\_\_\_\_

14. Footing Drains \_\_\_\_\_ linear feet. Sump pump \_\_\_\_\_

15. Chip and seal exterior walls.

⑩ Grading a) perimeter  b) adjacent yard

⑪ Seeding, fertilizer, and straw.

$$18 \times 20 = \begin{array}{r} 360 \\ 2520 \end{array}$$

18. Window wells \_\_\_\_\_

19. All clean-up

20. Miscellaneous work description \_\_\_\_\_

Stucco four corners &  
near drive way:  
Base price: \$10,000<sup>00</sup>  
Option A - \$3500

This estimate is based on normal working conditions: If we should encounter unknown obstacles, pervious repairs, rock, extra thick concrete, etc., the final price may vary but we would discuss and agree to any additional charges prior to the work.

Thank you,

*Lauren Harris*

Lauren Harris  
Harris Foundation Repair  
841-5203

766-9415

## WAGNER'S MUD-JACKING CO., INC.

2745 NW Lower Silver Lk. Rd.  
TOPEKA, KANSAS 66618  
(785) 749-1696



|   |               |                          |                               |
|---|---------------|--------------------------|-------------------------------|
| PROPOSAL SUBMITTED TO<br><b>David Affalter</b>            |               | PHONE<br><b>842-0845</b> | DATE<br><b>March 10, 2003</b> |
| STREET<br><b>2543 Cedarwood Avenue</b>                    |               | JOB NAME                 |                               |
| CITY, STATE and ZIP CODE<br><b>Lawrence, Kansas 66046</b> |               | JOB LOCATION             |                               |
| ARCHITECT   | DATE OF PLANS | JOB PHONE                |                               |

We hereby submit specifications and estimates for:

### Foundation Work.

# Foundation is settling on south side of house.

1. We will unhook air-cond. and have hooked back up.
2. Dig out foundation from south side of front porch to south side of room addition on west side of house.
3. Install a pier under existing footing one every 6-8' apart.
4. Raise foundation to original height or as close as possible.
5. Fill in void under footings and floor after raised.
6. Patch cracks on outside of basement walls.
7. Apply 2 coats of foundation coating to outside of basement wall.
8. Install 4" PVC. drain pipe along footings.
9. Cover with washed rock and hay.
10. Tamp dirt in against foundation.
11. Remove and replace concrete patio on west side of house 13'x20'. Concrete will be 5" deep with 1/2" rebar on 2' sqs.

*"2013" I am told  
this price has double in  
cost.  
We have no money to fix*

**We Propose** hereby to furnish *this price has double in cost.* with above specifications, for the sum of:  
 Pay half when job is half *Completed.* dollars (\$ 11,550.00 ).  
 Payment to be made as follows:

All material is guaranteed to be as specified. All work in manner according to standard practices. Any alteration or involving extra costs will be executed only upon written charge over and above the estimate. All agreements or delays beyond our control. Owner to carry fire, theft. Our workers are fully covered by Workman's Compensation.

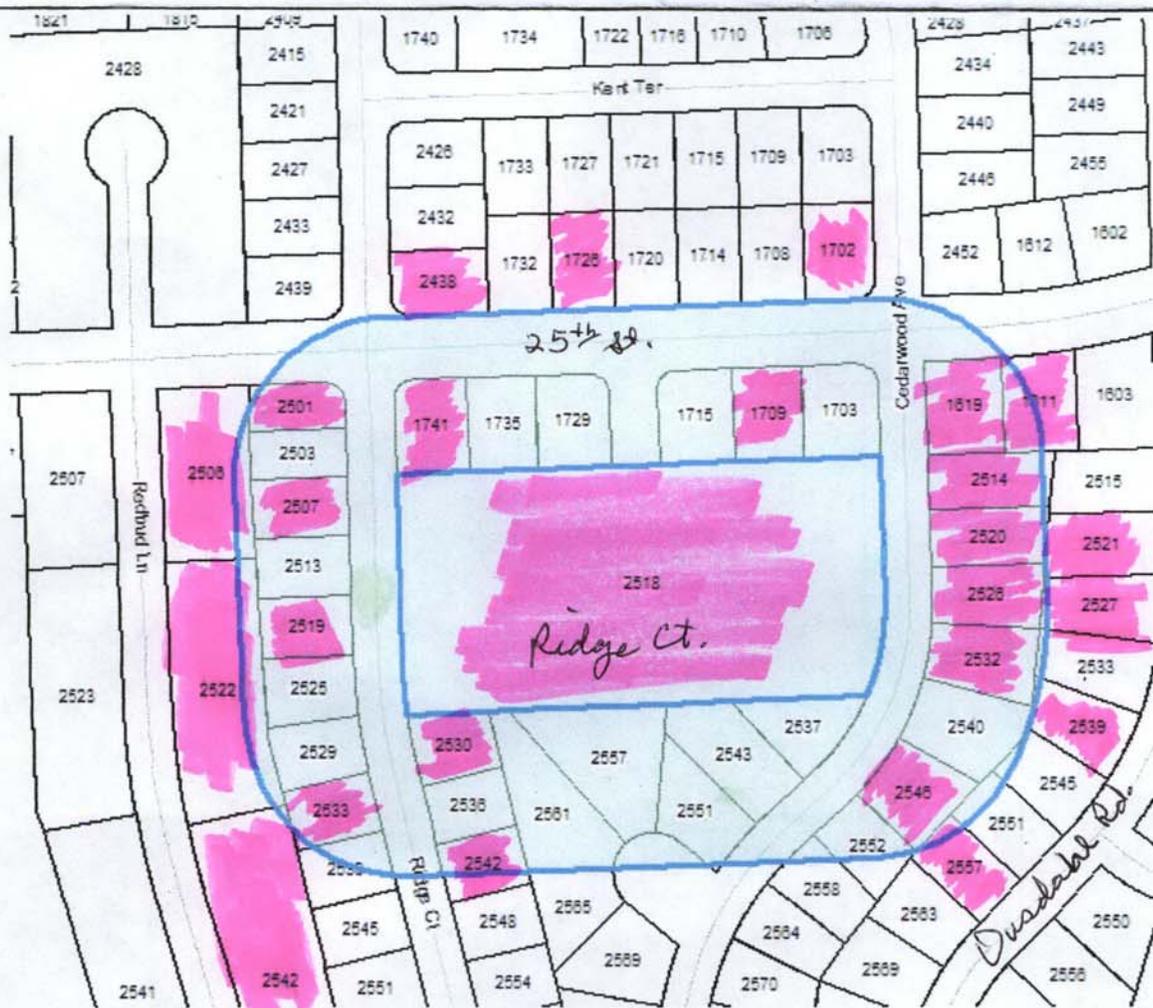
*T. Wagner*  
 Payment may be completed within \_\_\_\_\_ days.

### Acceptance of Proposal

and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.  
 Signature \_\_\_\_\_  
 Date of Acceptance: \_\_\_\_\_ Signature \_\_\_\_\_

properties highlighted in pink are all rentals.

52 properties within the 200 feet, 26 are rentals.  
& 26 properties within the 200 feet are owner occupy.





Received this flyer on August "2012" thru mail

What would you think if you receive this in the mail & this was the first time you heard of this project.

## Information about the proposed Cedarwood Senior Cottages

**Myth:** *The proposed Senior Housing Cottages could be "Section 8" housing.*

**Fact:** These 14 cottages will be occupied by moderate income seniors who make below 80% of the median income in Lawrence. **A household of 1 can make up to \$40,050 and a household of 2 can make up to \$45,800.** These homes will be marketed to retired, active seniors--the retired teachers, social workers, and others who deserve affordable housing after retirement.

**Myth:** *Rentals will automatically bring down property values in the neighborhood*

**Fact:** New, high quality, accessible, Energy-Star senior cottages in great demand, even if they are rented, will not only increase property values, but will certainly have more value than a vacant lot. Seniors at the proposed cottages would have long term leases as though they were homeowners. The developer's office would be next to the cottages to provide hands-on maintenance and oversight.

**Myth:** *Development of new housing could encourage crime, such as theft, vandalism and mugging.*

**Fact:** Studies have shown vacant land without security lighting or the presence of residents is more likely to attract crime. This development would add security lighting and a resident presence to a dark area of the neighborhood. The only crime reported on 2500 Cedarwood in the last two months was a DUI.

**Myth:** *The development would increase traffic and noise from entertainment.*

**Fact:** The proposed 14 cottages would be one and two bedroom homes with separate off street entrances, garages and driveways. **Fewer seniors drive. Seniors who no longer drive may use the current neighborhood mini-T pick up route.** Our higher efficiency construction uses thicker walls and foam insulation that actually insulates neighbors from noise better than traditional housing.

Why does Seniors need garages?

**Myth:** *This will be a multifamily apartment complex.*

**Fact:** The 14 proposed cottages are designed like single family housing in style and overall design. They each have front and back porches, garages and front and back entrances. They would be only one story and fully accessible. The shared wall on each of these buildings would be between the attached garages.

**Myth:** *The project will be all pavement, with little green space.*

**Fact:** The development has a lot of designed green space. The interior circle between all the homes will be common green space with a walking path and community gardens. The neighbors have been offered the use of this path as well since there are no sidewalks on Cedarwood. The back porches of every unit will look out on the central green space and gardens. There will be extensive landscaping throughout the development and this will be maintained by Tenants to Homeowners. This landscaping will include rain gardens and other greenery that will improve drainage on the site.

**Myth:** *The new development will worsen any current drainage and sewer problems in the neighborhood.*

**Fact:** The vacant lot currently has no managed drainage, so after a rain the water goes downhill, towards neighbors' houses. Development requires storm water engineers to design drainage systems that manage the water flow to the sewers. During the planning process, extensive drainage studies and management plans must be reviewed by the engineers at the city and state level to ensure that sewer capacity and storm water drainage is well equipped for the new houses. If planners determine there is a need, storm water drainage systems would be expanded for new development at the cost of the developer.

**Myth:** *There is no room for this development in the neighborhood.*

**Fact:** 14 small, one story cottages on 2.2 acres would be considered modest density by development standards. If during the planning process the new homes require additional sewer lines, it would be paid for by the developer. Sewer backup caused by tree roots is an ongoing homeowner maintenance issue that would not be fixed with new lines.

**Myth:** *TTH is a bad developer who doesn't care about the neighborhood.*

**Fact:** TTH is a **not-for-profit housing developer** who has worked in Lawrence building housing for 20 years. In that time TTH has put 332 people in their first homes, stewards 55 affordable homes in trust, and manages **50 rental properties**. TTH has developed over 75 new construction homes in 5 different developments as well many infill lots. TTH is proud to be a part of the Lawrence community. Our mission is to strengthen our community and stabilize neighborhoods through housing construction and education programs. Our staff lives and works in the neighborhood and will be here to make sure the Senior Cottages are an asset to the neighborhood.

Handbook



**Aerial View from the United Way Parking Lot towards 2500 Cedarwood Avenue**

If you have constructive questions about the proposed development or wish to meet in small groups to discuss positive ways to improve the design, please contact **Tenants to Homeowners at 842-5494**.



Lawrence Journal World August 14, 2013

City Commissioners

in other business, commissioners:

- Unanimously agreed to file the necessary paperwork at Douglas County District Court to start the eminent domain process for a dilapidated, vacant house at 1106 Rhode Island St.
- Unanimously rejected a text amendment that would have allowed homeowners in Old West Lawrence and other RS-5 single-family zoned neighborhoods to build accessory dwelling units on their property. Several residents of single family neighborhoods expressed concern the amendment would make it easier to develop rental properties in single family neighborhood

## Lawrence Community Housing Trust (LCHT)

### WHAT IS LCHT?

LCHT is a program in which local lending institutions in Lawrence cooperate with the City of Lawrence and Tenants to Homeowners' Lawrence Community Housing Trust Program to help families with low to moderate incomes become homeowners within the city.

### HOW DOES LCHT WORK?

LCHT and the homeowner are partners in ownership. The homeowner owns the home and LCHT maintains title to the land. The homeowner has the right to use the land through a 99-year ground lease. This arrangement keeps the cost of the property down and allows the home to remain affordable for future buyers.

### WHO MAKES THE LCHT PROGRAM POSSIBLE?

City of Lawrence Development Services  
Capitol Federal Savings  
Federal Home Loan Bank of Topeka, Inc.  
Kansas University Credit Union  
Housing and Consumer Credit Counseling, Inc.  
Tenants to Homeowners, Inc.

### WHO SPONSORS LCHT?

Tenants to Homeowners, Inc. is a non-profit Community Housing Development Organization (CHDO) with a mission to empower tenants to become homeowners. For more information on THH's services, see our website at <http://www.tenants-to-homeowners.org>.

### WHAT KIND OF HOMES ARE AVAILABLE?

- Homes offered for sale on the program are usually built or rehabilitated by THH. THH is committed to building accessible, energy-efficient homes in all new construction projects. Sometimes LCHT houses can be purchased from a seller listing on the market, depending on funding availability for the buyer-initiated program.
- LCHT homes must be in the Lawrence city limits, and cannot be in the FEMA 100-year flood plain.
- Property is generally single-family, although LCHT projects can be multi-family or town home units. Check with THH to see what properties are currently available or in development.

### 2011 Maximum Income Guide lines

| Family Size | 80% of Median |
|-------------|---------------|
| 1           | \$39,550      |
| 2           | \$45,200      |
| 3           | \$50,850      |
| 4           | \$56,500      |
| 5           | \$61,050      |
| 6           | \$65,550      |

### LCHT LOAN FEATURES

- Pre-approval from a participating lender is required to purchase a LCHT home. Pre-approval still requires a good credit score and 2 years of stable income and payment history.
- Prospective buyers are given a conventional fixed interest rate, with a 30-year non-predatory loan. Often buyers can avoid additional PMI due to the amount of program subsidy.
- Affordable Down Payment Requirement - The LCHT Program requires five percent (5%) of a buyer's annual income but no less than \$500 as a down payment. A gift is acceptable for cash requirements exceeding \$500.
- If you are a first time homebuyer, the LCHT Program will cover closing costs up to \$3,000.

### HOMEOWNERSHIP TRAINING

All participants must complete a free first time homebuyer class. Workshops are held in Lawrence every second Saturday of every odd month. No registration is required. See schedule on back, or for class details contact:

Tenants to Homeowners, Inc., 785-842-5494,  
e-mail: [lawrencelandtrust@yahoo.com](mailto:lawrencelandtrust@yahoo.com).  
website: [www.tenants-to-homeowners.org](http://www.tenants-to-homeowners.org)

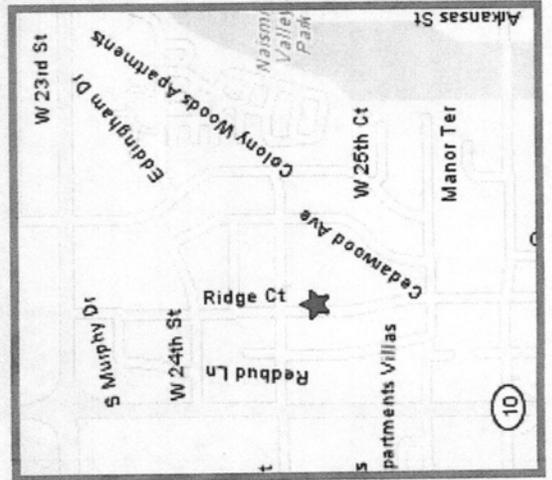


## Saturday First Time Homebuyer Workshops

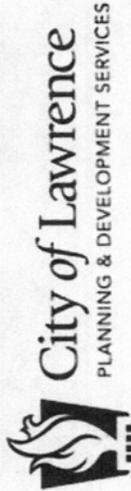
Workshops are free and no pre-registration is required. Workshops will be held from 9:30 a.m. to 1:30 p.m. at the United Way Center, 2518 Ridge Ct., Lawrence KS, 66046 on the following

dates:

- November 12, 2011
- January 14, 2012
- March 10, 2012
- June 9, 2012



Building Communities Together



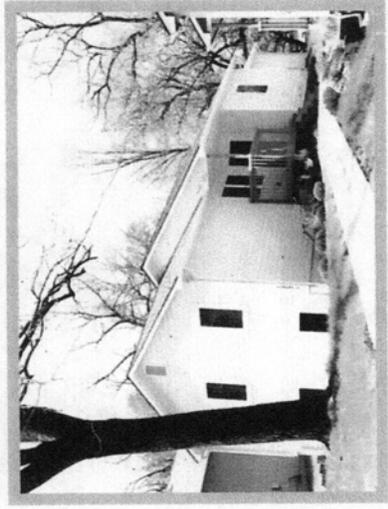
Tenants to Homeowners, Inc.

Tenants to Homeowners, Inc.  
 The Lawrence Community Housing Trust  
 2518 Ridge Court, #103  
 Lawrence, KS 66046  
 Phone: 785-842-5494  
 Fax: 785-842-7570  
 Email: [lawrencelandtrust@yahoo.com](mailto:lawrencelandtrust@yahoo.com)  
 Website: [www.tenants-to-homeowners.org](http://www.tenants-to-homeowners.org)

Tenants to Homeowners, Inc.

LAWRENCE  
 COMMUNITY  
 HOUSING TRUST  
 (LCHT)

An Affordable Purchase and  
 Rehabilitation Program for Buyers with  
 Low and Moderate Incomes.



Lawrence Journal World  
March 14, 2013

**New downtown store opens with focus on selling locally produced goods;  
Warehouse Arts District hires promoter, moving ahead with second loft  
apartment project**

Even if you are like me and know more about pizzas than Picassos and understand mimosas better than Monet, it is still hard to miss that there is a significant art trend underway in downtown Lawrence.

There's the Warehouse Arts District that continues to form around the old Poehler grocery warehouse building in East Lawrence, the Final Fridays events seem to be growing larger downtown, the Lawrence Arts Center is in competition for some major grants, and the city recently formed a new "cultural district" to encompass downtown and the surrounding area in an effort to create a more comprehensive effort to showcase the arts. What folks may not be picking up on as much is that the private sector is getting in on the act, too. The latest example is Essential Goods, a new arts and crafts based store at 15 E. Seventh St.

The store, which is in space above the Java Break, carries the work of local artists and craftsmen, said Molly Crook, an owner of the new shop. The work includes handmade sweaters, purses, local photography, a variety of jewelry, cards and prints, locally made candles and a line of natural body care products. About a third of the space is devoted to a studio that produces the body care products and candles.

The bulk of the store's inventory, though, comes from other area artists — about 20 at this point — who sell their work on consignment. Crook said that is becoming a real trend in downtown, following on the success of the Massachusetts Street-based store Made, which also sells locally produced products.

"It has been neat," Crook said. "Stores like Made have really opened up a portal. Before, everybody was just trying to do this online."

Crook said it will be interesting to see how far the trend goes. Already she is noticing more traditional downtown retailers starting to carry locally produced goods as part of their inventories.

"I definitely think people are looking for more local and handmade works," Crook said.

The new store currently is open Thursday through Saturday, but Crook said an expansion of hours is being considered.

...

As I mentioned above, the Warehouse Arts District near the area of Eighth and Pennsylvania streets is continuing to make noise. The latest is it has hired a new full-time employee to promote the district.

Patti McCormick, who worked for several years as the main promoter for the local group that owns The Oread and The Eldridge hotels, has been hired by developer Tony Krsnich to promote the district.

McCormick said she is entering the job with the idea that the district has a chance to become a "national creative arts destination." There already are several artists who have their studios in what is called the SeedCo Building, an old warehouse a bit south of the Eighth and Pennsylvania intersection.

The district, though, will make its biggest splash in the coming weeks. McCormick said the Cider Gallery is scheduled to open by the end of the month in a building just west of the renovated Poehler Lofts building. The gallery, [as we've previously reported](#), will be a sister gallery to the Kansas City-based Weinberger Fine Art Gallery. McCormick said the plan calls for the Lawrence gallery to feature "nationally recognized, emerging and museum quality artists."

Also, [as we've previously reported](#), Krsnich and his partners have a plan to build a new building to house apartment lofts on vacant ground just south of the Poehler building. The latest news on that project is that Krsnich has settled on a size and has submitted an application for low-income housing tax credits to the state. According to information provided to the city, Krsnich is planning on a 40-unit loft development, with 34 of the units being designated as low-income units that would have **rent-controls** placed upon them by the state.

City officials recently wrote a letter of support for the project to the Kansas Housing Resources Corporation, which hands out the tax credits. It looks like the agency is expected to make a decision in May on what projects will be awarded credits.

**Rebecca Buford, executive director of Lawrence's Tenants to Homeowners, also confirmed to me today that Tenants to Homeowners will be a partner in the project. The organization will be the nonprofit partner that will allow the project to apply for \$400,000 in state HOME funds and \$400,000 in funds from the Federal Home Loan Bank.**

Tenants to Homeowners main mission is to help people buy affordable housing in the city, but Buford said her organization has seen a need to increase affordable rental units in the city.

"There are plenty of apartments in Lawrence," Buford said. "That's not the problem. There is just a gap in affordability."

**Once the project is built, the development group — not Tenants to Homeowners — will serve as the manager of the project, but Tenants to Homeowners will have an oversight role.**

...

One last art item to get out of the system. If you are an actual artist who has a Lawrence-based project on your mind, there's a grant program out there wanting to hear from you. But the deadline is quickly approaching. The deadline for the city of Lawrence's Community Arts Grant program is 5 p.m. on March 25. The program uses city funds to provide grants of \$500 to \$2,000

for projects that “promote awareness and appreciation of the arts in Lawrence and encourages arts collaborations within the community.” [Click here for an application.](#)

[Reply 7 comments](#) from



Posted by [Chad Lawhorn](#) on March 14, 2013 at 10:23 a.m.

- [permalink](#)

**Jean Affalter**

**From:** Matt Bond <mbond@lawrenceks.org>  
**Sent:** Monday, September 09, 2013 10:03 PM  
**To:** Jean Affalter  
**Subject:** RE: sewer

Ms. Affalter,

The developer will be required to do a drainage study for the proposed development. That study will have to show what will be done with the runoff from the project and its effects on the watershed.

**Matt Bond, P.E., CFM**

Stormwater Engineer | [mbond@ci.lawrence.ks.us](mailto:mbond@ci.lawrence.ks.us)  
Public Works Department | [City of Lawrence](http://www.ci.lawrence.ks.us)  
PO Box 708, Lawrence, KS 66044  
office: (785) 832-3142 | fax:(785) 832-3398

---

**From:** Jean Affalter [affalter@att.net]  
**Sent:** Monday, September 09, 2013 11:04 AM  
**To:** Matt Bond  
**Subject:** sewer

2543 Cedarwood Ave.

I was just checking back with you to see if you have any updates information on the storm sewers in our area. Can they withstand more building in this area when we have a very heavy down pour of rainfall. Has there been a survey done in this area?  
Thank-you for your help.

Jean Affalter

---

No virus found in this message.  
Checked by AVG - [www.avg.com](http://www.avg.com)  
Version: 2013.0.3392 / Virus Database: 3222/6650 - Release Date: 09/09/13

(over)

**Jean Affalter**

**From:** John Shutak <jshutak@lawrenceks.org>  
**Sent:** Monday, September 09, 2013 5:08 PM  
**To:** 'Jean Affalter'  
**Subject:** RE: sanitary sewer

Ms. Affalter,

Sanitary sewer flows are a function of land use, density, and equivalent population. Sanitary sewer capacity is reviewed with all proposed projects within the City of Lawrence. This is a requirement per Administrative Policy 76. If there is a capacity issue it will be addressed as part of the project.

Please let me know if you have any questions.

Thanks,

**John D. Shutak, P.E., CFM, Utilities Engineer -**  
[jshutak@lawrenceks.org](mailto:jshutak@lawrenceks.org)  
Department of Utilities | City of Lawrence, KS  
PO Box 708, Lawrence, KS 66044  
office (785)-832-7801 | fax (785)-832-7806

---

**From:** Jean Affalter [<mailto:affalter@att.net>]  
**Sent:** Monday, September 09, 2013 2:33 PM  
**To:** John Shutak  
**Subject:** sanitary sewer

2543 Cedarwood

Can Cedarwood Ave. carry 30 or more people added to our sanitary sewer system if more buildings is added on our street? Thanks-you.

Jean A.

---

No virus found in this message.  
Checked by AVG - [www.avg.com](http://www.avg.com)  
Version: 2013.0.3392 / Virus Database: 3222/6650 - Release Date: 09/09/13

2583 Cedarwood Avenue

Re: Proposed colony of homes for low-income seniors behind the United Way Building between Ridge Court and Cedarwood Avenue by Tenants to Homeowners:

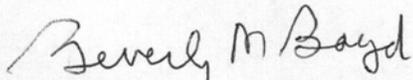
To the Lawrence Planning Commission:

Dear Commissioners:

This letter is to state my objections to the above proposal, for the following reasons:

1. The neighbors strongly object because
  - a. The site is too small for the project
  - b. produces water and sewage problems already damaging properties in the area
  - c. The proposal would bring even more traffic and noise: cars and motorcycles use neighboring streets to avoid 23<sup>rd</sup> and Iowa St. lights
  - d. The neighborhood already has too many rentals and dwellings for more than one family
  - e. The neighborhood has problems with crime: fights, drug searches, arson, traffic accidents; there was a murder at 26<sup>th</sup> and Ridge Court
2. The value of existing homes would be affected

Yours sincerely,



Beverly M. Boyd

Professor Emerita of English, K.U.

(785-843-7598)

Apartment Buildings in area & Some with Duplexes

1. Campus Court at Naismith

1301 W. 24<sup>th</sup> St.

2. Eddingham Apartments

W. 24<sup>th</sup> St. across the St. Campus Court

3. Cedarwood Villa

2411 Cedarwood Ave.

4. Crescent Heights

1815 W. 24 St.

5. Hampton Court

2350 Ridge Ct.

6. Oaks

2357 Ridge Ct.

7. Parkway Terrace

2340 Murphy

8. Hillview

24<sup>th</sup> St. & Ridge Ct.

9. Park Plaza

1912 W. 25<sup>th</sup> St. Located on Red Bud Lane

10. Blue Jay

2310 W. 26<sup>th</sup> St.

11. Windmill

Ridge Court & 27<sup>th</sup> St.

12. Naismith Place

1502 W. 25<sup>th</sup> Ct.

*13. Red Bud Lane*

# My Map

apartments



A - Apartments  
D - Duplexes

Naismith Place  
1502 W. 25<sup>th</sup> Ct.

# My Map

apartments

MyMap  
apartments



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D- Duplexes

A- Apartments

Campus Court  
1301 W. 24<sup>th</sup> St.

Cedarwood Villa  
2411 Cedarwood

Eddingham Apartments

(over)

# My Map

apartments

qsm yM

2/15/13 10:36 AM

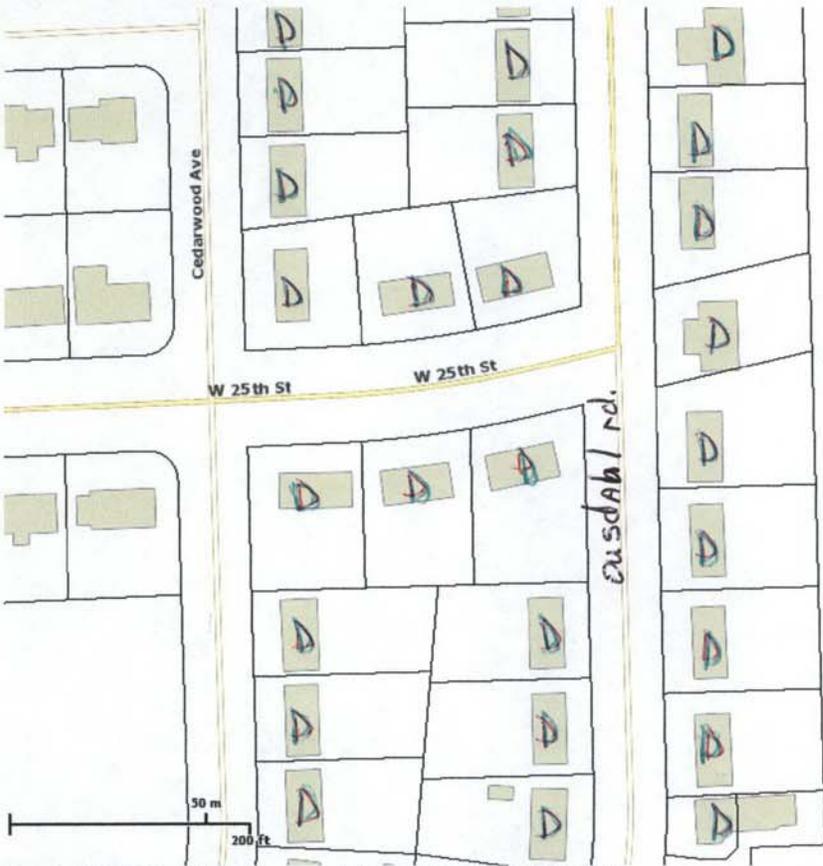


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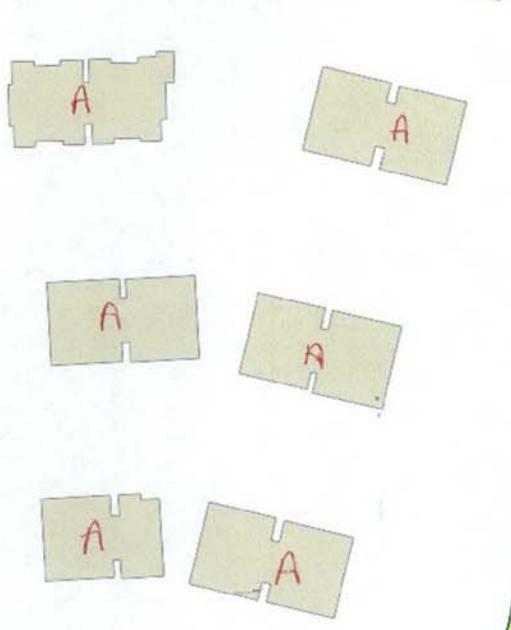
A- Apartments

# My Map

## Apartments



## Campus Court



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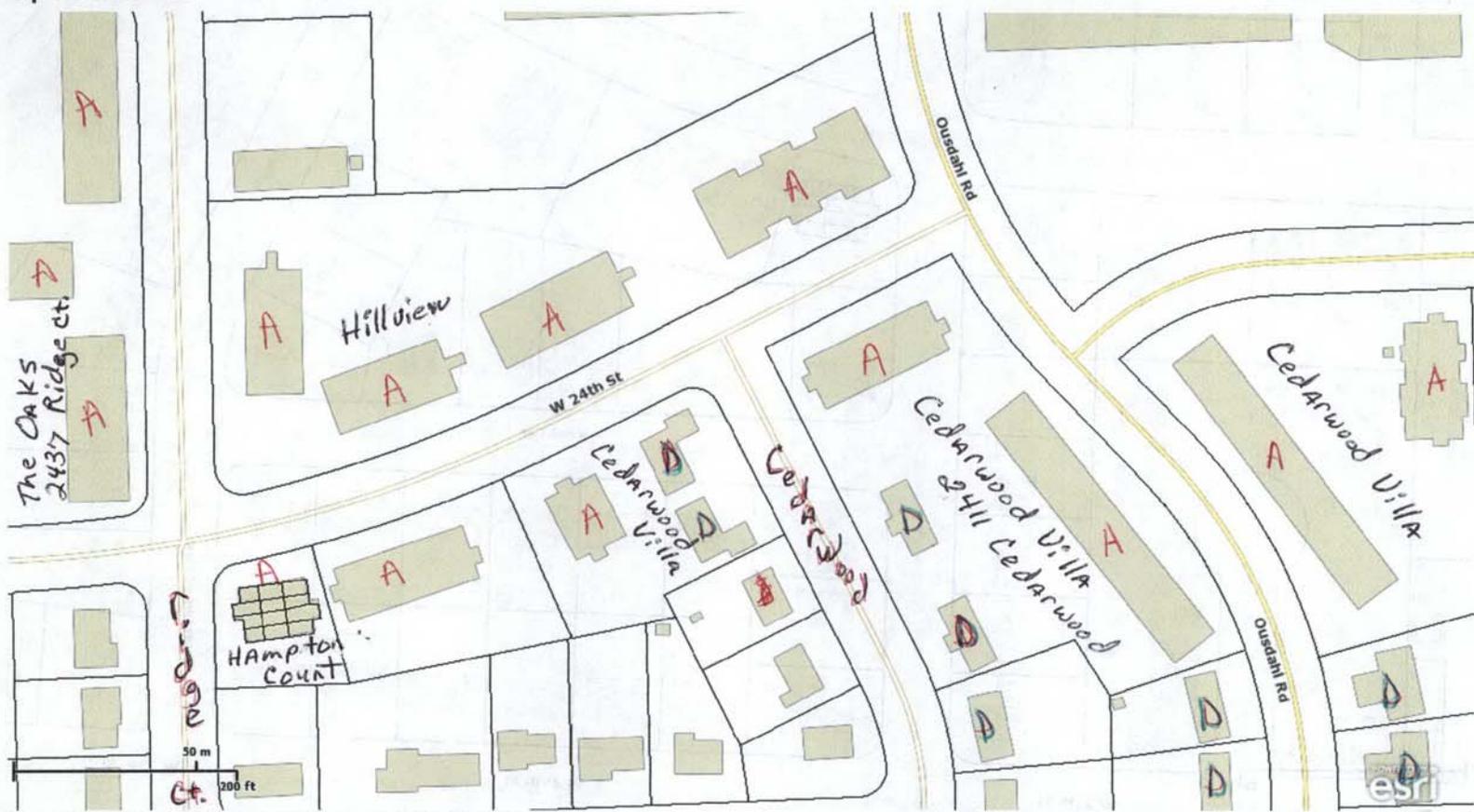
D- Duplexes  
A- Apartments

Campus Court  
1301 W. 24<sup>th</sup> St.

# My Map

apartments

QSM VM  
3  
etnert hscs



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A - Apartments

D - Duplexes

Hampton Court  
2350 Ridge Ct.

Oaks  
2357 Ridge Ct.

Hillview  
24th Ridge Ct.

Cedarwood Villa  
2411 Cedarwood

Crescent Heights  
1815 W. 24th

# My Map

apartments

CSM vM

2/1/2013 10:38

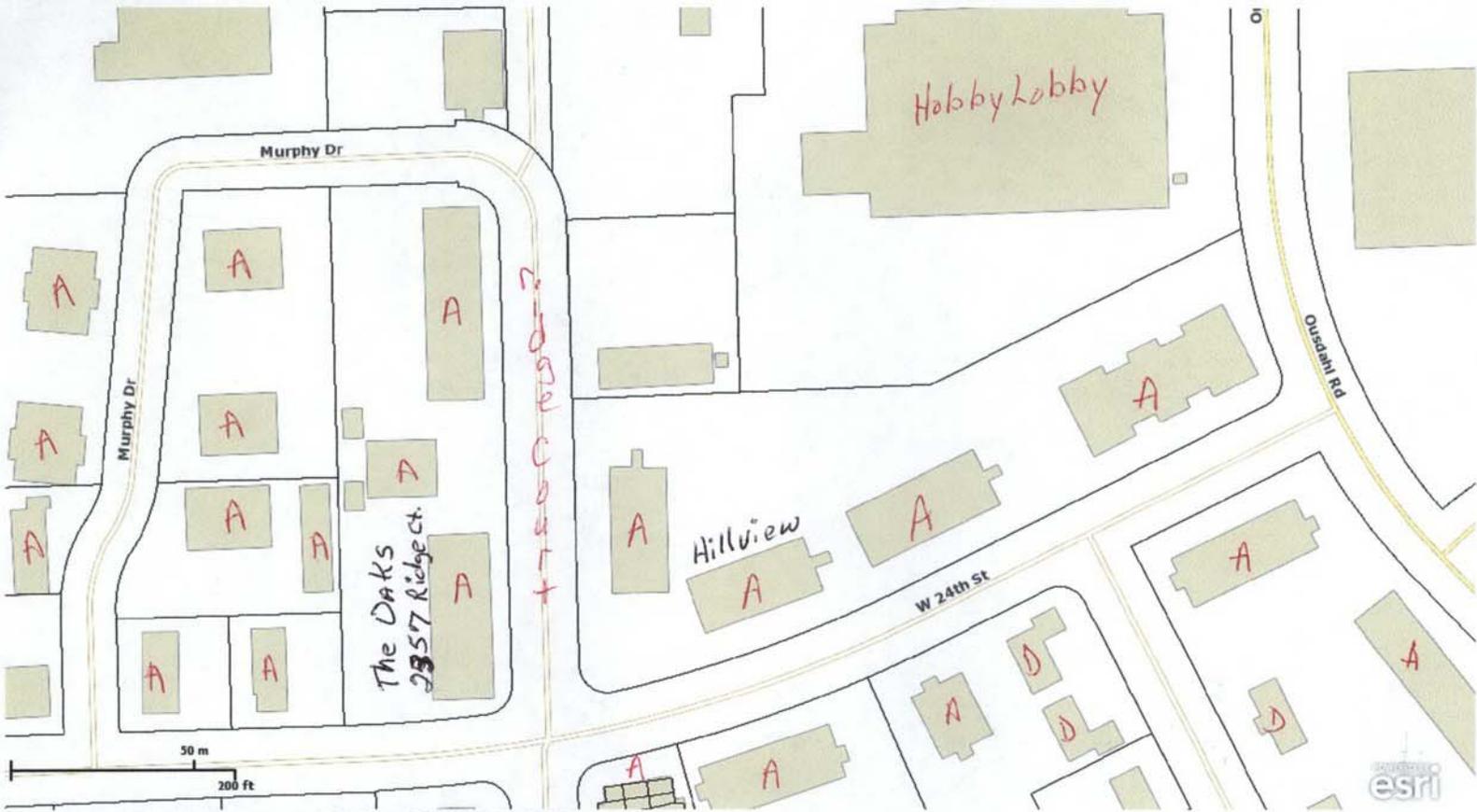


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# My Map

## Apartments



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### A-Apartments

Oaks  
2357 Ridge Ct.

Hillview  
24th St. & Ridge Ct.

Parkway Terrace  
2340 Murphy

# My Map

## Apartments



Copyright 2011 Esri. All rights reserved. Fri Sep 13 2013 12:30:45 PM.

A - Apartments

D - Duplexes

Park Plaza

1912 W. 25<sup>th</sup>

Located on Red Bud Lane

Blue Jay

2310 W. 26<sup>th</sup>

Windmill

Ridge Ct. & 27<sup>th</sup> St.

Red Bud Apartments

# My Map

## Apartments

25th St



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D- Duplexes

A- Apartments

Park Plaza

1912 W. 25<sup>th</sup>

located on Red Bud Lane

Red Bud Apartments

# My Map

## Apartments



D- Duplexes

A- Apartments

Red Bud Apartments

July '2012'

Protest Petition against the Senior Housing Project on Cedarwood Ave.

2518 Ridge Court

This letter is to state the objections homeowners in the Cedarwood Ave. neighborhood of the planned residential development for low income senior citizens in the vacant land behind the United Way building of this plan by Tenants to Homeowners for the following reasons.

1. Overpopulation- We are already overpopulated with duplexes, rental homes, apartments, and townhouses, with consequent strain on the utilities, Many homeowners are experiencing sewer and drainage problems (flooding), which are causing damage to our existing properties. This housing property could become Section 8 housing of 14 units. While we do not object to adding more seniors to the neighborhood, what we do disagree to is the addition of more rental property.
2. The planned development would increase traffic and could encourage more crime, such as theft, vandalism, mugging and worse, etc. We have already experienced these things as well as shootings.
3. The development will also increase the noise level from traffic and entertainment in the area.

This will also effect our property values.

Please Sign below.

| <u>    Name    </u>                                      | <u>    Address    </u> |
|--|------------------------|
| Charlotte Montgomery                                     | 2558 Cedarwood Ave     |
| Beverly M Boyd   | 2583 Cedarwood Ave.    |
| Nema Welch   | 2561 Cedarwood Ave     |
| Bob Welch  | 2561 Cedarwood ave     |
| Urti Taylor - VSM Properties LLC<br>Landlord (President) | 2546 Cedarwood Ave.    |
| Stephen C Cleary LANDLORD                                | 2546 CEDARWOOD AVE     |

Protest Petition against the Senior Housing Project on Cedarwood Ave.

    Name    

    Address    

|                    |                             |
|--------------------|-----------------------------|
| Jean Affalter      | 2543 Cedarwood ave.         |
| Dore Affalter      | 2543 Cedarwood              |
| Steven A. Nathan   | 1729 W 25 <sup>th</sup> St. |
| Helen Cobb         | 1735 W 25 <sup>th</sup> St. |
| Judy Williams      | 1732 W 25 <sup>th</sup> St  |
| Christine Williams | 1732 W 25 <sup>th</sup> St  |
| Craig Willons      | 1732 W 25 <sup>th</sup> St  |
| Rebekah Holbert    | 2426 Ridge Ct.              |
| Karen Cruseberry   | 1733 Kent Terr.             |
| Deidre A Sauge     | 1727 Kent Terr              |
| Leth Griffin       | 1716 Kent Terr              |
| Heleen J. Renick   | 1715 Kent Terr              |
| John B. Renick     | 1715 Kent Terr              |
| Carnie Nelson      | 2564 Cedarwood Ave.         |
| Matthew Nelson     | 2564 Cedarwood Ave.         |
| Helena Delt        | 2565 Cedarwood Ave.         |
| Judith Shu         | 1726 W. 25 <sup>th</sup> St |

Protest Petition against the Senior Housing Project on Cedarwood Ave.

| <u>Name</u>         | <u>Address</u>                 |
|---------------------|--------------------------------|
| Ronald K Arnold     | 2503 Ridge Court               |
| Kenneth Aldridge    | 2545 Ridge Court               |
| Emily Lange         | @ 1733 W. 26 <sup>th</sup> St. |
| Elizabeth Cooper    | 1726 W. 26 <sup>th</sup> St    |
| Cedina Trout        | 2556 Ousdahl Rd.               |
| Barbara Mc Donough  | 2551 Cedarwood Ave.            |
| Douglas Trout       | 2556 Ousdahl Road              |
| Daniel Waters       | 2552 Cedarwood Ave.            |
| B Waters            | 2552 Cedarwood Ave             |
| Rufus Dendall       | 1613 W. 26 Street, Lawrence    |
| Jennifer Dendall    | 1703 W 25 <sup>th</sup> street |
| J. Michael Dendall  | 1709 W 25th Street             |
| Donna White         | 1726 W. 25 <sup>th</sup> St.   |
| Steven E Davids     | 2564 Ousdahl Rd.               |
| Katherine S. Davids | 2564 Ousdahl Rd.               |

Protest Petition against the Senior Housing Project on Cedarwood Ave.

| <u>Name</u>   | <u>Address</u>     |
|---|--------------------|
| BARBARA GIRARD  | 2557 Ousdale Rd.   |
| Laura Hollinger   | 1609 W. 26th St.   |
| Alan Hollinger  | "                  |
| Donna Griffin   | 1604 W. 26th       |
| David McGiffin  | 1604 W 26th        |
| Wanda Hawley  | 2551 CEDARWOOD     |
| Robert & Wanda  | 2529 RIDGE CT      |
| Melody Powers   | 2546 Cedarwood     |
|  | 2546 Cedarwood     |
| Emiguo Penabaza   | 2539 RIDGE CT,     |
| Sandra Sloop  | Lawrence, KS 66046 |
| Juanita Jones   | 2539 Ridge Ct.     |
| Francis JJ  | 2525 Ridge Ct      |
| Sabrina Marino  | Lawrence, KS 66046 |
|   | 1714 W 25th St     |
|   | Lawrence, KS 66046 |
|   | 1621 W. 26th       |
|   | Lawrence, 66046    |

Protest Petition against the Senior Housing Project on Cedarwood Ave.

| <u>Name</u>                                   | <u>Address</u>                           |
|---|--|
| 1. Mattie L. Tubbs-Adelaja<br>Vivian K. Tubbs | 2557 Cedarwood Ave<br>Lawrence, KS 66046 |

|                              |                                      |
|------------------------------|--------------------------------------|
| Jamie Bone<br>Sean Metzinger | 2537 Cedarwood<br>Lawrence, KS 66046 |
|------------------------------|--------------------------------------|

REZONING (SPECIAL USE PERMIT) PROTEST PETITION

Protest Petition against Cedarwood Senior Housing by Tenants to Homeowners  
2518 Ridge Court Behind United Way Building Vacant land -  
Cedarwood Ave.

We, the undersigned property owners, do hereby protest the proposed rezoning by the Board of City Commissioners of Lawrence, Kansas from R57 (Single-Dwelling Residential) (existing zoning) to R1M2 multi-Dwelling Residential (proposed zoning) of (or the SUP to permit for \_\_\_\_\_ on) the following described property:

[Attach or insert legal description or general description of the real estate proposed to be rezoned (or for the proposed SUP). A description of the real estate is available through the Lawrence-Douglas County Planning Office.]

We, the undersigned, are owners of real property located within the statutory area of notification related to the area for which the rezoning (or SUP) is sought. See K.S.A. 12-757(f).

**Note: Print name legible below or beside signature. All owners of the property must sign.**

| <u>PRINTED NAME AND SIGNATURE OF OWNER</u> | <u>DESCRIPTION OF PROPERTY WITHIN NOTIFICATION AREA</u> | <u>RESIDENCE ADDRESS (IF DIFFERENT)</u>         | <u>DATE</u>   |
|--|---|---|---------------|
| <u>VSM Properties LLC</u>                  | <u>2546 Cedarwood Ave.</u>                              |   |               |
| <u>Victoria Taylor</u>                     | <u>2546 Cedarwood Ave</u>                               | <u>29175 Alabama St</u>                         | <u>9/7/13</u> |
| <u>Victoria Taylor</u>                     |   |   |               |
| <u>Melody Powers</u>                       | <u>2546 Cedarwood</u>                                   | <u>2111 W 18th St Prairie Village, KS 66208</u> | <u>9/7/13</u> |
| <u>Melody Powers</u>                       |   |   |               |
| <u>STEPHEN C CLEWENGER</u>                 | <u>2546 CEDARWOOD</u>                                   | <u>917 MULBERRY DRIVE LAW. KS.</u>              | <u>9/7/13</u> |
| <u>Stephen C Clewenger</u>                 |   |   |               |



REZONING (SPECIAL USE PERMIT) PROTEST PETITION

Protest Petition against Cedarwood Senior Housing by Tenants to Homeowners  
2518 Ridge Court Behind United Way Building  
Vacant land - Cedarwood Ave.

We, the undersigned property owners, do hereby protest the proposed rezoning by the Board of City Commissioners of Lawrence, Kansas from R57 (Single-Dwelling Residential) (existing zoning) to Rm12 multi-Dwelling Residential (proposed zoning) of (or the SUP to permit for \_\_\_\_\_ on) the following described property:

[Attach or insert legal description or general description of the real estate proposed to be rezoned (or for the proposed SUP). A description of the real estate is available through the Lawrence-Douglas County Planning Office.]

We, the undersigned, are owners of real property located within the statutory area of notification related to the area for which the rezoning (or SUP) is sought. See K.S.A. 12-757(f).

**Note: Print name legible below or beside signature. All owners of the property must sign.**

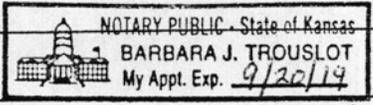
| PRINTED NAME AND SIGNATURE OF OWNER | DESCRIPTION OF PROPERTY WITHIN NOTIFICATION AREA | RESIDENCE ADDRESS (IF DIFFERENT) | DATE |
|-------------------------------------|--|----------------------------------|------|
|-------------------------------------|--|----------------------------------|------|

|                   |                        |                    |        |
|-------------------|------------------------|--------------------|--------|
| Virginia Boudreau | Directly Across Street | 2548 Cedarwood Ave | 9/8/13 |
|-------------------|------------------------|--------------------|--------|

|                   |        |  |  |
|-------------------|--------|--|--|
| Virginia Boudreau | Almost |  |  |
|-------------------|--------|--|--|

|                 |   |     |  |
|-----------------|---|-----|--|
| State of Kansas | } | SS: |  |
| Douglas County  |   |     |  |

Signed before me on this 8<sup>th</sup> day of September, 2013.



Barbara J. Trouslet  
Notary Public

Note: When we bought our house, we were told that no housing project would be built. It would always be a field.  
The storm sewer is at the bottom of my driveway - when it rains the rainwater comes up in my drive - one time water came up to the door. There's been a river of water flow down the hill - then flowed by house down into a drain.

REZONING (SPECIAL USE PERMIT) PROTEST PETITION

Protest Petition against Cedarwood Senior Housing by Tenants to Homeowners  
2518 Ridge Court Behind United Way Building  
Vacant land - Cedarwood Ave.

We, the undersigned property owners, do hereby protest the proposed rezoning by the Board of City Commissioners of Lawrence, Kansas from R57 (Single-Dwelling Residential) (existing zoning) to R M2 Multi-Dwelling Residential (proposed zoning) of (or the SUP to permit for \_\_\_\_\_ on) the following described property:

[Attach or insert legal description or general description of the real estate proposed to be rezoned (or for the proposed SUP). A description of the real estate is available through the Lawrence-Douglas County Planning Office.]

We, the undersigned, are owners of real property located within the statutory area of notification related to the area for which the rezoning (or SUP) is sought. See K.S.A. 12-757(f).

**Note: Print name legible below or beside signature. All owners of the property must sign.**

| <u>PRINTED NAME AND SIGNATURE OF OWNER</u>             | <u>DESCRIPTION OF PROPERTY WITHIN NOTIFICATION AREA</u> | <u>RESIDENCE ADDRESS (IF DIFFERENT)</u> | <u>DATE</u>    |
|--|---|---|----------------|
| <u>Mary L. Spencer</u><br>MARY L. SPENCER              | <u>1715 W. 25<sup>th</sup></u>                          |   | <u>8-21-13</u> |
| <u>Charlotte Montgomery</u><br>Charlotte Montgomery    | <u>2558 Cedarwood</u>                                   |   | <u>8-22-13</u> |
| <u>Jamie Bone</u><br>Jamie Bone                        | <u>2537 Cedarwood</u>                                   |   | <u>8-22-13</u> |
| <u>Sally Metzinger</u><br>Sally Metzinger              | <u>2537 Cedarwood</u>                                   |   | <u>8-20-13</u> |
| <u>Daniel E Waters</u><br>Daniel E Waters              | <u>2552 Cedarwood</u>                                   |   | <u>8/26/13</u> |
| <u>Ronald K Arnold</u><br>Ronald K Arnold              | <u>2503 Ridge Court</u>                                 |   | <u>8/27/13</u> |
| <u>ROBERT L. HAMMERSMITH</u><br>Ruby L. Hammersmith    | <u>2529 Ridge Court</u>                                 |   | <u>8-27-13</u> |
| <u>VIRGINIA HAMMERSMITH</u><br>Virginia A. Hammersmith | <u>2529 Ridge Court</u>                                 |   | <u>8/27/13</u> |

| PRINTED NAME AND SIGNATURE OF OWNER                        | DESCRIPTION OF PROPERTY WITHIN NOTIFICATION AREA | RESIDENCE ADDRESS (IF DIFFERENT) | DATE           |
|--|--|----------------------------------|----------------|
| <i>Helen Cobb</i><br><u>Helen Cobb</u>                     | <u>1734 W 25<sup>th</sup></u>                    |                                  | <u>8/27/13</u> |
| <u>Barbara L. McDonough</u><br><i>Barbara L. McDonough</i> | <u>2551 Cedarwood Ave</u>                        |                                  | <u>8/27/13</u> |
| <u>Kathy J. Affalter</u><br><i>Kathy J. Affalter</i>       | <u>2543 Cedarwood Ave.</u>                       |                                  | <u>8/27/13</u> |
| <u>David E. Affalter</u><br><i>David E. Affalter</i>       | <u>2543 Cedarwood Ave.</u>                       |                                  | <u>8-28-13</u> |
| <u>Judy Williams</u><br><i>Judy Williams</i>               | <u>1732 W 25<sup>th</sup></u>                    |                                  | <u>8-28-13</u> |
| <u>Rex Williams Deceased (over)</u><br><i>Steve Nathan</i> |  |                                  |                |
| <u>Steve Nathan</u>  | <u>1729 W 25<sup>th</sup></u>                    |                                  | <u>8-28-13</u> |
| <u>Sharon Nathan</u>                                       | <u>1729 W-25th</u>                               |                                  | <u>8/28/13</u> |
| <u>Sandra Sloop</u>  | <u>Sandra Sloop</u>                              | <u>2539 Ridge Ct</u>             | <u>8/29/13</u> |
| <u>Enrique Penaloza</u>                                    | <u>Enrique Penaloza</u>                          | <u>2539 RIDGE CT.</u>            | <u>8-29-13</u> |
| <u>Jan Decker</u>  | <u>Jan Decker</u>                                | <u>1703 W 25<sup>th</sup></u>    | <u>9/3/13</u>  |

STATE OF KANSAS )  
 ) SS:  
 COUNTY OF DOUGLAS )

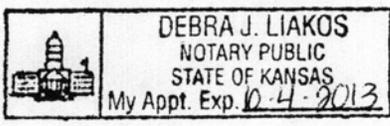
I am the circulator of this Protest Petition and a resident of the state of Kansas and possess the qualifications of an elector of the State of Kansas. I have personally witnessed the signing of the Protest Petition by each person whose name appears thereon.

Barbara L. McDonough Barbara L. McDonough  
 Circulator Signature Printed Name

Circulator's Residence and Address 2551 Cedarwood Ave Date 9-12-2013

Signed and sworn to (or affirmed) before me on this 12<sup>th</sup> day of September, 2013, by Barbara L. McDonough, circulator of this Protest Petition.

Debra J. Liakos  
 Notary Public  
 My appointment expires: 10/4/2013



## REX A. WILLIAMS

Funeral services for Rex A. Williams, 61, Lawrence, KS will be at 9 a.m. Thursday, August 2, 2012 at the Warren-McElwain Mortuary- Eudora Chapel. Burial will follow in the Eudora Cemetery. He died on Sunday, July 29, 2012 at his home in Lawrence.

Rex Williams was born July 28, 1951, in Mountain Home, AR, the son of Eugene and Betty Bearden Williams. He grew up in Eudora, KS, graduating from Eudora High School in 1969. Rex married his wife of 42 years, Judy Taylor, in 1970.

His work experience included Dillons, manager of Jayhawk Towers, and manager of Jayhawk Training Table in Lawrence, until 1975, when he changed careers and worked for Mid-Central Fish and Frozen Foods, in Kansas City, KS. When the company was sold to SYSCO, Rex transitioned from truck driver into sales, and later became a supervisor over the truck drivers. Rex remained a dedicated employee until he became disabled with COPD.

He received a lung transplant in 2003. The Williams Family is forever grateful to the family of Matthew LeBeau for giving Rex the ability to live another 9 years. Rex took advantage of every opportunity to speak at schools, telling his story of smoking, and how it ruined his life, and became a spokesperson for organ donation. Rex became very involved with KU's International Students. Through this program, the family has grown in numbers, and in great relationships. Rex has been an "American Dad" to many - Ranata, Hyo-Jung, Angel, Jade, Shon-Kin, Calvin, Tina, Kai-Chin, and even "Grandpa" to Gianna - just to name a few. The entire Williams Family has reaped the benefits of consistently adding new "family" members and increased knowledge and respect of other countries and their customs. A lot of love has been exchanged back and forth with the Williams' International Family, and these relationships will continue to be a source of joy and encouragement for the family.

Rex loved babies - all babies - and wanted to be a valuable member to the Family of God. He took care of several infants during his time of disability, often volunteering to care for babies of parents experiencing financial



difficulties. He was always available to do whatever was needed, to the extent that is health allowed. Wherever he saw a need - he stepped up to the challenge. Most recently, he saw the need in his Church Family in Lawrence, to learn how to run the sound system during services. He quickly mastered this task, and taught others to be able to duplicate and/or take-over this ministry as well. Rex was a vital part of the Worship Team. He never missed a rehearsal, and always made himself available to any one of the FCL Family who needed practice with the sound system. This ministry, among others, was a true joy for him.

Rex found his greatest pleasure in God, and the family that God blessed him with. His grandchildren - MaKenna, Tessa, Kelsey, Sara, Liz, Gianna, and Brent - have had many "memory making moments: with their PaPa. He will be extremely missed by his children - LaVonda Norcross, Craig Williams, and their respective spouses, Jody and Christine - are a living legacy for Rex. They, along with his wife, Judy, were Rex's biggest supporters. He is also survived by his mother, Betty King, of Eudora, KS, a brother, Larry Williams, of Lawrence, KS, two sisters, Hope Cundiff and Frances Dunavin, both of Eudora, KS. He was preceded in death by his father. The laughter, and the tears, will always bring smiles to the hearts of his favorite kids.

The family will greet friends from 7-9p.m. Wednesday, August 1st at Warren-McElwain Mortuary- Lawrence Chapel.

The family suggests memorials in his name to the Family Church of Lawrence and may be sent in care of the mortuary.

Online condolences may be sent to [www.warrenmcelwain.com](http://www.warrenmcelwain.com).

Please sign this guestbook at [Obituaries.LJWorld.com](http://Obituaries.LJWorld.com).



**WARREN-McELWAIN**  
Mortuary and Cremation Services  
[WWW.WARRENMCELWAIN.COM](http://WWW.WARRENMCELWAIN.COM)

REZONING (SPECIAL USE PERMIT) PROTEST PETITION

Protest Petition against Cedarwood Senior Housing by Tenants to Homeowners  
2518 Ridge Court - Behind United Way Building  
Vacant land - Cedarwood ave.

We, the undersigned property owners, do hereby protest the proposed rezoning by the Board of City Commissioners of Lawrence, Kansas from R57 (Single-Dwelling Residential) (existing zoning) to R M2 Multi-Dwelling Residential (proposed zoning) of (or the SUP to permit for \_\_\_\_\_ on) the following described property:

[Attach or insert legal description or general description of the real estate proposed to be rezoned (or for the proposed SUP). A description of the real estate is available through the Lawrence-Douglas County Planning Office.]

We, the undersigned, are owners of real property located within the statutory area of notification related to the area for which the rezoning (or SUP) is sought. See K.S.A. 12-757(f).

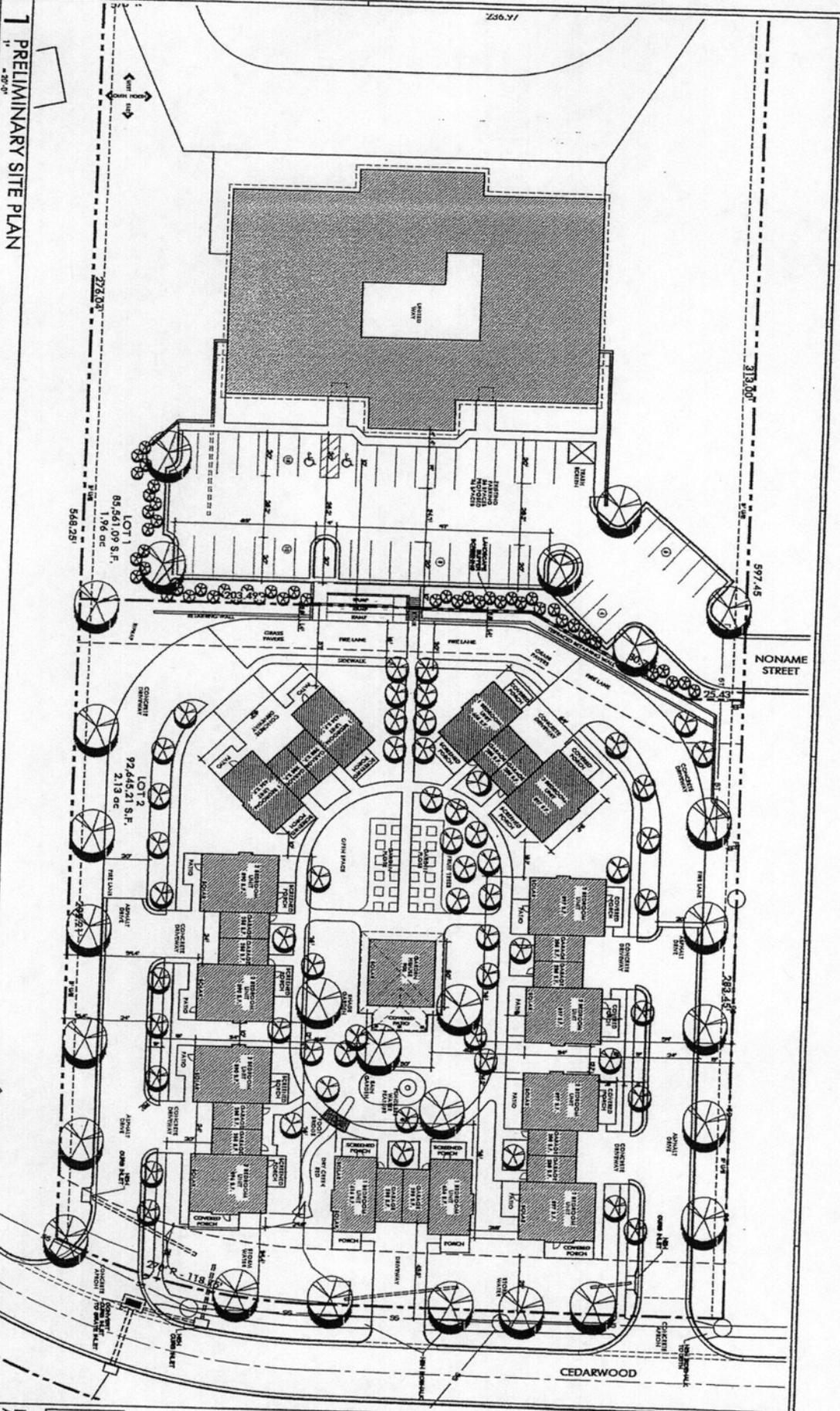
**Note: Print name legible below or beside signature. All owners of the property must sign.**

| PRINTED NAME AND SIGNATURE OF OWNER        | DESCRIPTION OF PROPERTY WITHIN NOTIFICATION AREA | RESIDENCE ADDRESS (IF DIFFERENT) | DATE           |
|--|--|----------------------------------|----------------|
| <u>Robert Welch</u><br><u>Bob Welch</u>    | <u>2561 Cedarwood Ave</u>                        |                                  | <u>8-20-13</u> |
| <del>Nema Welch</del><br><u>Nema Welch</u> | <u>2561 Cedarwood Ave</u>                        |                                  | <u>8-20-13</u> |
| <u>Helena Delt</u><br><u>Helena Delt</u>   | <u>2565 Cedarwood Ave</u>                        |                                  | <u>8-20-13</u> |
| <u>Dustin Delt</u><br><u>Dustin Delt</u>   | <u>2565 Cedarwood Ave</u>                        |                                  | <u>8-20-13</u> |
|  |  |                                  |                |
|  |  |                                  |                |
|  |  |                                  |                |









**1 PRELIMINARY SITE PLAN**

EXISTING SITE AREA - 4.09 ACRES  
 PROPOSED LOT 1 - 1.96 ACRES  
 PROPOSED LOT 2 - 2.13 ACRES  
 LOT 1 USE - COMMUNITY OFFICES - EXISTING  
 LOT 2 USE - ACTIVE SENIOR RENTAL HOUSING

LOT 2 PRELIMINARY SITE DATA  
 SITE AREA - 2.13 ACRES  
 NINE 2-BEDROOM DUPLEX UNITS  
 FIVE 1-BEDROOM DUPLEX UNITS  
 TOTAL DWELLING BUILDING COVERAGE - 14,479 S.F.  
 PORCHES AND OTHER STRUCTURES - 18,898 S.F.  
 TOTAL PAVEMENT - 31,790 S.F.

LOT 2 PRELIMINARY SITE DATA  
 SITE AREA - 2.13 ACRES  
 20 BEDROOMS  
 4 BEDROOMS  
 14 UNITS - 23 BEDROOMS  
 TOTAL DWELLING BUILDING COVERAGE - 50,879 S.F.  
 PORCHES AND OTHER STRUCTURES - 42,072 S.F.  
 TOTAL PAVEMENT - 20.1%  
 TOTAL PERCENT OPEN - 34.5%  
 TOTAL PERCENT OPEN - 45.4%  
 TOTAL PERCENT IMPERVIOUS - 54.6%

**SITE DATA**

**TTH - ACTIVE SENIOR HOUSING**  
 UNITED WAY LOT  
 LAWRENCE, KANSAS

**Hernly**  
 ASSOCIATES

DATE: 08/08/08  
 DRAWN BY: HMM  
 CHECKED BY: HMM  
 APPROVED BY: HMM

**C1.0**

Sean Metzinger  
2537 Cedarwood Ave.  
Lawrence, KS 66046

Scott McCullough  
Director of Planning & Development Services  
P.O. Box 708  
Lawrence, KS 66044



Dear Mr. McCullough:

My name is Sean Metzinger, resident of Lawrence since 2009. I have recently taken the steps to become a lifelong resident of Lawrence, KS. My wife and I have purchased our first home together here in Lawrence in July of 2012 and we are striving to set up a future for ourselves and our future children.

As proud as I am of this city and the house we purchased, I was alarmed and greatly upset to find out that the land directly north of our property was being gifted to Tenants to Home owners to build rental properties. We were not informed of this decision before the purchase of our home, even though the event had already been set in motion. Our realtors and investigators also did not know anything about this before our purchase. Even after the purchase, we did not receive any notifications of this event from a government official nor a representative of Tenants to Homeowners. We were only informed by word of mouth or third party.

Though a new multi-tenant housing will surely increase the city's tax base, I feel that this measure will hurt and overcrowd an already densely populated area. I did find out that our neighborhood between 23<sup>rd</sup> and 26<sup>th</sup> street and from Ousdahl to Iowa has 1549 households while on the west side of Iowa in an area 8 times larger from 23<sup>rd</sup> to 31<sup>st</sup> and Iowa to Kasold there is 1953 households (according to city-data.com). Our curvy streets are already crowded with parked cars and kids playing; we can barely take much more traffic as it stands. I question the need for more rental property due to the comparison between the 2000 US census and the 2010 US census. In the span of 10 years our city grew by 10%. Vacant rental properties went from 638 units to 1346 units in that same time. It is estimated to be around 2061 units today (according to USA.com).

If there is concern about age of renters, I called several 55+ communities here in Lawrence. Meadowlark Estates averages at 75% to 77% occupancy. Lawrence Presbyterian Manor averages at 89%, they also noted that more and more of their tenants are waiting until their 70s to retire and take up residence with them. Lawrence Presbyterian Manor provides town houses similar to what is being suggested by Tenants

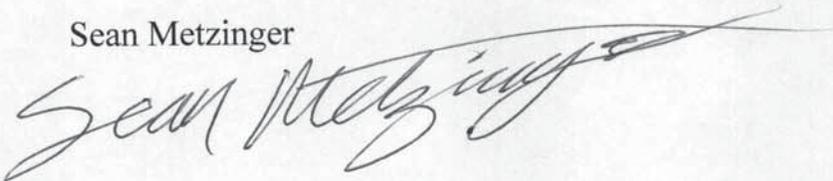
to Homeowners. I did not receive a response from Douglas County Housing Authority which holds the two largest properties.

If there is concern over the lack of affordable rental properties for the citizens (age 55+), I suggest that Tenants to Homeowners look into making a subsidy program to help low income citizens (age 55+) to afford the rent and properly take care of their locations. This would not only help fill the surplus vacant rental properties in Lawrence, but also allow those that partake in the program to live in whichever neighborhood they desire.

Also, I propose the city keep the land for public use. I think a small park or community garden will provide a welcomed addition to our small, but somewhat congested neighborhood. I would pledge my services to this project should it be of interest to city zoning board.

Very truly yours,

Sean Metzinger

A handwritten signature in cursive script that reads "Sean Metzinger". The signature is written in dark ink and is positioned below the typed name.

PS: to clarify I did not receive official contact until after the county meeting.