



**The Economic Development Corporation of Lawrence and Douglas County**

May 15, 2015

Mr. Tom Larkin  
Flint Hills Holdings  
832 Pennsylvania Street  
Lawrence, KS 66044

Re: Letter of Support

Mr. Larkin,

On behalf of the Economic Development Corporation of Lawrence & Douglas County, we are providing you this letter of support for Flint Hills Holdings' rezoning request for the project in the Cultural Arts District, i.e. the "district". It is our understanding that the project, i.e. the "bistro", is intended to be an eclectic destination and a quality of life amenity for those who live in or near the district and, most importantly, that your organization will not allow the bistro to be a nuisance to the surrounding neighborhoods and community at large.

The EDC values your organization's investment in the district and the many, many jobs created and yet to be created. Your organization has invested heavily in affordable housing, affordable office space for artists, start-ups and entrepreneurs and is currently creating urban density via the 9 Del Lofts. We also value your organization's dedication to preserving historic structures and returning them to productive, aesthetically pleasing property tax generating developments. Finally, we value your commitment to transparency and flexibility throughout the redevelopment of the district and allowing community stakeholders and neighborhood representatives the opportunity to participate in this process.

It is for these reasons that we support Flint Hills Holdings request.. We have confidence that your organization will continue to invest in quality developments, that the bistro will be an asset to the community, and that it will enhance the destination being created in the Cultural Arts District designed to culturally enhance the lives of Lawrencians and serve as a destination for those who visit and stay in our fine community.

Warm regards,

A handwritten signature in black ink, appearing to read "Brady Pollington".

Brady Pollington, Vice President  
EDC Of Lawrence & Douglas County

May 10, 2015

Mr. Mayor and City Commissioners,

I am writing to you in regards to the bar proposed for 804 Pennsylvania.

I strongly urge you to maintain the 55% food sales requirement for this establishment.

The City has already compromised with the applicant by giving them 2 years ( as opposed to the 1 normally given) to achieve the 55% food sales threshold. Further reducing this requirement would create a troubling new precedent for potential bars in East Lawrence and across the city.

In addition, I believe we must ask for the bar (assuming the developer moves forward with the 55% requirement) to close at midnight. It is planned for a residential neighborhood and I believe that the interests of underage neighbors (children) and the many others who would be adversely affected outweigh the business interests of the developer in this instance.

If the developer is unwilling to abide by these terms, then the bar may not have a business plan that is feasible (it should not be the burden of the neighborhood to capitulate to a poor business plan.) We should not open the 'bar door' to others by relaxing the measures that were put in place to safeguard our neighborhoods from establishments that cater only to drinking.

Thank you for your consideration,

Dave Loewenstein

John A. Gascon  
941 Pennsylvania Street  
Lawrence, KS 66044  
May 17, 2014

Mayor Jeremy Farmer  
City of Lawrence  
6 East 6<sup>th</sup> Street  
Lawrence, KS 66044

RE: 804 Pennsylvania Street

Dear Mayor Farmer:

As a resident of the East Lawrence Neighborhood at 941 Pennsylvania Street, I am writing to express my support of the 804 Pennsylvania Street proposal to allow for a "Bar" use without restriction on food sales.

In Ray Oldenburg's influential book *The Great Good Place* he argues the community importance of having a place to facilitate creative social interaction that is not the "first place" (home) or "second place" (work). These types of places are characterized as being free or inexpensive, accessible through walking, involve regulars, and are welcoming and comfortable. It's of no surprise that coffee shops and bars/brewpubs have traditionally served as the 'third place' for millions of communities for over 1,000 years.

With nearly 100 years of Zoning restriction history in the United States we have learned that compartmentalizing uses has led to the deterioration of our neighborhoods and the loss of the "third place" for neighbors to go. As described in Jeff Speck's *Walkable City* and *The Smart Growth Manual*, "A neighborhood should endeavor to include a balanced mix of housing, working, shopping, recreation, and civic uses". The Horizon 2020 update process has identified the integration of uses within neighborhood s and job creation as core issues Lawrence citizens want our development plans to address.

Any owner/operator who wishes to open an establishment at 804 Pennsylvania is taking a great risk because of its location and lack of customers in the immediate area, specifically to the north and east. With high build out costs, low margins and an unproven location, we would be fortunate to find an entrepreneur willing to take a risk on East Lawrence without any restrictions.

The Staff report addresses concerns about the noise outdoor seating might create. I would remind you that directly to the north of 804 Pennsylvania is a BNSF Railway which services 425,000lb locomotives that blast warning horns at 96-110 decibels all hours of the day. The existing noise level at that site far exceeds anything a human voice could produce and I have full confidence that it is in the owner's best interest to provide a neighborly level of control over such nuisances in the future.

This project has the potential to improve not only the physical and economic infrastructure of our neighborhood, but also provide a 'third place' for residents to call their own. Do not waste this opportunity to encourage entrepreneurship, rehabilitate a deteriorating historical structure, create jobs, and restore property rights in East Lawrence. Please remove the food restriction from 804 Pennsylvania Street.

Sincerely,

John A. Gascon

## **Bobbie Walthall**

---

**From:** C L Suenram <csuen3@sunflower.com>  
**Sent:** Tuesday, May 19, 2015 1:02 PM  
**To:** Bobbie Walthall  
**Subject:** Reg. Agenda #2

Hi Bobbi,

Please include this note in the packets for tonight's meeting. Thank You, Cindy

Mayor and Commissioners:

Regarding the 804 Penn Rezoning Request #2 on the regular agenda for May 19, 2015, I support keeping the current zoning which includes the 55% in sales food rule. At the meeting held at the Cider Gallery May 11, 2015, Tom Larkin of Flint Hills remarked that if their application was denied that they (not a direct quote) 'would abide by the current restrictions and try and make it work'. The restrictions agreed upon in the fall of 2013 by the Commission and Flint Hills also included an extra year in which to try to meet the 55%. If that cannot happen perhaps the business plan needs to change.

Thank you for your consideration to this matter.

With regards,  
Cindy Suenram  
1204 New York  
Lawrence

## **Bobbie Walthall**

---

**To:** Diane Stoddard  
**Subject:** RE: My two cents regarding preservation of the Black Hills shed on East Eighth, and a new bar on Pennsylvania Street...

**From:** "Mark Kaplan" <[mkaplan@earthlink.net](mailto:mkaplan@earthlink.net)>

**To:** "Jeremy Farmer" <[voteyourselfafarmer@gmail.com](mailto:voteyourselfafarmer@gmail.com)>, "Leslie Soden" <[lsoden@lawrenceks.org](mailto:lsoden@lawrenceks.org)>, "Mike Amyx" <[mikeamyx515@hotmail.com](mailto:mikeamyx515@hotmail.com)>, "Stuart Boley" <[sboley@lawrenceks.org](mailto:sboley@lawrenceks.org)>, "Matthew Herbert" <[matthewjherbert@gmail.com](mailto:matthewjherbert@gmail.com)>

**Cc:** "Diane Stoddard" <[dstoddard@lawrenceks.org](mailto:dstoddard@lawrenceks.org)>, "Lynne Zollner" <[lzollner@lawrenceks.org](mailto:lzollner@lawrenceks.org)>, "Aaron Paden" <[aaronpaden@gmail.com](mailto:aaronpaden@gmail.com)>

**Subject:** My two cents regarding preservation of the Black Hills shed on East Eighth, and a new bar on Pennsylvania Street...

Lawrence City Commission

City Hall

6 E. 6<sup>th</sup> Street

Lawrence, Kansas 66044

May 19th, 2015

Dear Commissioners and Staff –

I'm writing in regard to two closely-connected issues on your agenda for this evening, May 19th, in turn, closely linked to the so-called East 9th Street Arts Corridor project, sponsored by an alliance between the Lawrence Arts Center, and downtown developers Doug Compton and Tony Krsnich. Thank you all for taking the time to consider my observations.

As a more than 40-year resident of Old East Lawrence, almost 38 as a property owner – and as a committed historic preservationist, and advocate for the cultural heritage represented by Lawrence's East Bottoms, and the surrounding residential and industrial district – I beg you all to heed the wise advice of the city's Historic Resources Commission, and move to prevent

Black Hills Energy from destroying what SHOULD be a contributing structure to the historic industrial district, and the few remaining related structures on the 800-block of Pennsylvania Street. While I'm deeply concerned about what public and private mismanagement of development activity in the Warehouse Arts District could mean for the immediately adjacent historic residential north end of our neighborhood – I realize that some adaptive reuses for the existing remaining architecture there, such as the Poehler Warehouse's successful renovation, is good for the Lawrence community – and COULD be good for our entire district, IF development decisions are made in the context of what's best for the entire northern half of our neighborhood, between East 11th Street and the Kansas River -- and NOT made piecemeal.

Architects and historians can speak to the value embodied in the galvanized steel utility building in question, on the NE corner of 8th and Pennsylvania, catty-corner across the alley from the Poehler. It's a much-needed structure for any Warehouse Arts District, that could house an exceptional public use, such as a year-round 'farmers' market space that would bring exactly the kind of life to the area that's historically been there – before the city used eminent domain in the 1970s, to throw longtime homeowners in the street, against their will, for the ill-conceived Haskell Loop roadway project. Please don't further compound that mistake now, by allowing for the leveling of another important industrial structure that survives from the mid-20th century, while providing commercial and cultural context for the neighborhood, and redevelopment of Pennsylvania Street. Remember that the exceptional mid-century modern Santa Fe Depot is only 300 yards northeast of the Black Hills shed, built almost simultaneously. This building must stay in place, be restored, and made a living part of the new arts district, by housing businesses that will provide for the public good, and bring people back to East Lawrence. [<http://tinyurl.com/lemcurg>]

Let us be reminded that the developer of record of the Warehouse Arts District, Tony Krsnich, has made an attempt to procure the site of the threatened steel shed on the site of Lawrence's historic natural gas works – with the intention of renovating the structure, and giving it a role in the further commercial and cultural development of the East Bottoms. Mr. Krsnich should be given credit for this initiative – and public assistance and cooperation in realizing his plan for saving this valuable building. Let's not operate in a vacuum. We have a private developer who says he is more than willing to take on the preservation of this structure. Let's give him the clout he needs to cut a deal with the private monopoly we're all bound to buy heat from, with which to keep ourselves and our families warm each winter.

As for the Krsnich initiative in the old stone barn west of the Poehler – perhaps the small bar that could be inserted there, in that tiny structure, minus any 55% food consumption rule, would be a harmless addition to the neighborhood – for now. Perhaps it would turn into a real problem. Consider that bringing in the food truck extravaganza, to meet that 55% measure, could end up creating a much larger range of environmental issues for the neighborhood, than simply letting Mr. Krsnich open up a small bar sans food. Imagine 3-7 vehicles sitting outside the place, with their engines running, and condensers whining – all to ostensibly keep enough flour paste in the bellies of hard drinkers to keep them from going ballistic at closing. Great. Let the bar open. Don't let it open. Either way – the real issue for the area is not being addressed, or even talked about – and never has been – by anyone.

The so-called Warehouse Arts District – saved by neighborhood activists decades ago, is 16 feet across an alley from Old East Lawrence's historic north end, encompassing dozens of historic single-family homes. What's needed for the Warehouse District to be successful, as a commercial and entertainment entity, as well as an integral part of a healthy and balanced residential district -- is a comprehensive land use plan for BOTH sides of the 800-block of Pennsylvania, and adjacent property to the north and east – that will create enough critical mass to ensure a clientele of patrons and visitors for the old East Bottoms developments – while protecting the host neighborhood where we live, and want to continue to do so.

For the development of the Warehouse Arts District to move forward, and before permits are issued piecemeal for projects like Mr. Krsnich's small bar in the old stable – the city, the neighborhood and development interests need to settle upon a land-use and zoning plan for not just Pennsylvania Street and its environs – but for the entire neighborhood north of East 11th Street, east of the center line of Rhode Island, and its interface with the half-dozen high-density apartment and condo structures built or planned within the environs of this oldest of residential districts of this important 'national' American city. This goes for the development of the so-called 'arts corridor' as well – which is being planned as a forerunner for expansion of downtown's bar and restaurant district into and across Old East Lawrence, by collusion between the Lawrence Arts Center and development interests – with only marginal and meaningless participation by neighborhood property owners – and virtually NO discussion of mitigating trade-offs for the neighborhood, in exchange for hosting this scheme.

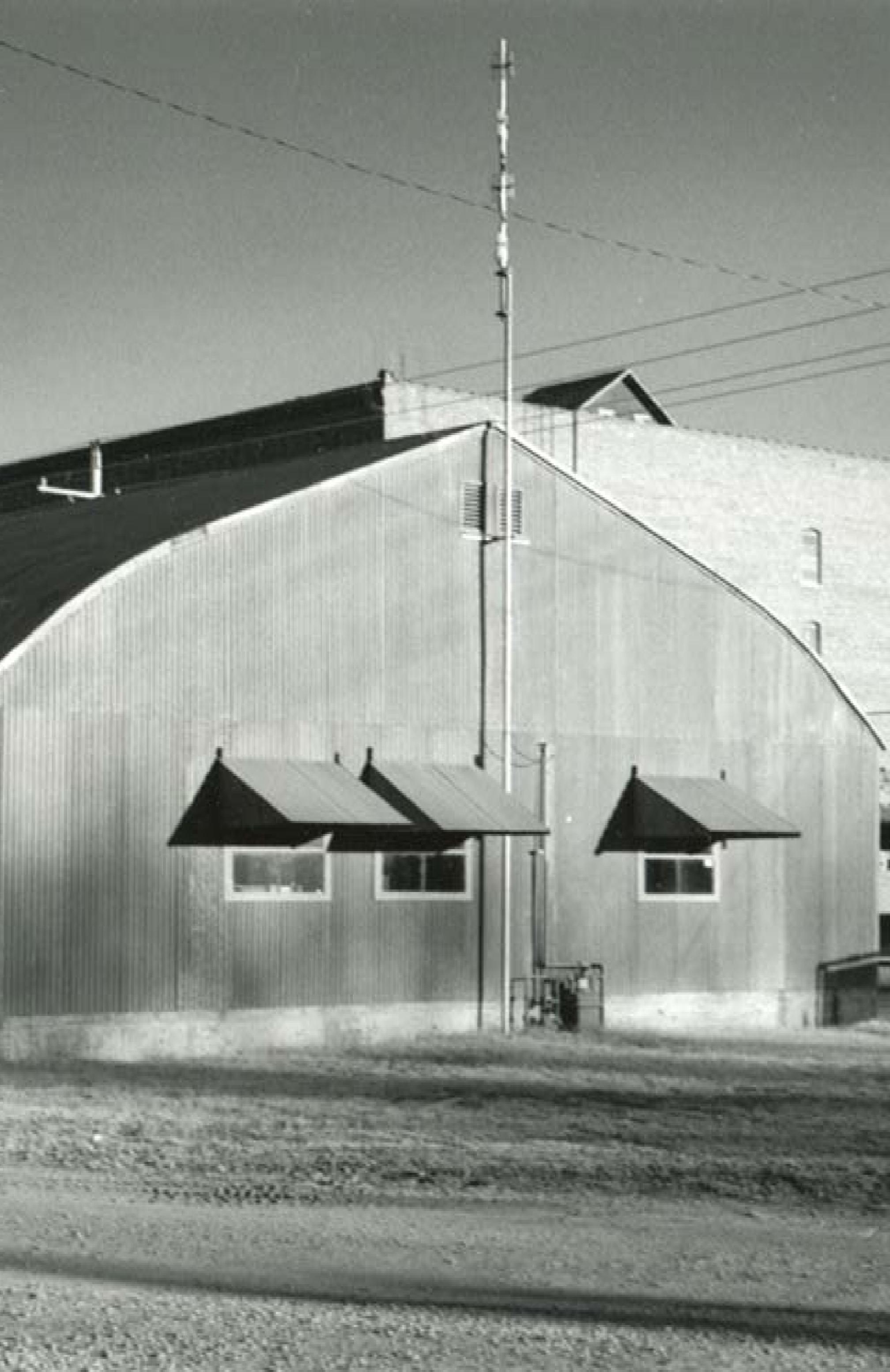
In summary, as part of further decisions regarding the preservation of the Black Hills shed on East 8th, the establishment of a bar directly south across

the street – and any serious ongoing consideration of an ‘arts corridor,’ prospective land uses on BOTH sides of the 800-block of Pennsylvania Street need to be codified and defined, the north end of the neighborhood needs to be downzoned, and East 9th itself must be restored to its original condition and dimensions, as paved and curbed, with sidewalks on both sides of the street, in 1911. A new neighborhood plan needs to be codified, and an overlay district needs to be created, which will protect every historic structure along 9th Street, including eight historic single-family homes, between New Hampshire and Delaware. Downtown Design Guidelines need to be revisited formally, to prevent the ‘high-rise’ condo and apartment buildings rising downtown from driving owner-occupants from their homes along Rhode Island. Meanwhile -- languishing neighborhood public spaces such as the Santa Fe Depot and Hobbs Park need fresh planning, and fresh public and private investment. Residential property owners north of East 11th Street deserve a moratorium on property tax hikes for a decade or more. Critical historic structures such as St. Luke’s AME Church and the Turnverein need to be fully stabilized, and fully restored, with the assistance of public funds, if necessary.

Thank you for your time, consideration and service.

Sincerely,

Mark Kaplan



**Draskos LLC**  
**2349 Haversham Drive**  
**(913) 205-3345**  
**jaydrask@yahoo.com**



MAY 12, 2015

City of Lawrence Commissioner's  
City Hall  
P O Box 708  
Lawrence, KS 66044

Dear Sirs and Madam,

This letter is in reference to City Ordinance 8054 in concern to the proposed establishment of The Bistro at 804 Pennsylvania.

Drasko's Food Truck & Catering fully supports the removal of the 55% requirement of Ordinance 8054. Running a small business is difficult enough without having to increase our reporting requirements, unnecessarily. The removal of the 55% through rezoning will allow for us to operate more effectively and efficiently

We currently have an agreement with the ownership Bistro to be on site at least one day a week for the next 5 years, with every intention of renewing this as long as it's in business.

With warm regards,

Jay Draskovich

Richard Draskovich



KANbucha  
126 Indian Avenue  
Lawrence, KS 66046

To Whom It May Concern:

In regard to Tom Larkin's request to open retail space in the East Lawrence neighborhood area, Kanbucha supports the removal of the 55% restriction. We understand that operating a small business is difficult enough, and adding extra reporting requirements will not help to facilitate sales, but in fact, will help deter due to the reporting procedures. Additionally, We have an agreement with the owners to sell our product on the 804 Penn St. premises for, at minimum, the next 5 years, should the project be approved.

We appreciate your time in considering this matter.

Thank you,

A handwritten signature in black ink that reads "Elliot Pees". The signature is written in a cursive, flowing style.

Elliot Pees  
Owner  
KANbucha

Lucky Dog Outfitters  
1027 Massachusetts  
1411 W 23<sup>rd</sup> St Suite B  
Lawrence, KS  
785-550-0926  
785-371-6476



May 11, 2015

To Whom It May Concern:

I am writing this letter in support of The Bistro, 804 Pennsylvania. I encourage a change to the 55% non-alcohol sales percentage so that they may offer alcoholic beverages at this location, as well as food and other locally made goods.

Additionally, we are hoping to develop a partnership for the term of 5 years with The Bistro to offer our dog bakery treats on their patio.

Sincerely,

A handwritten signature in blue ink that reads "Jennifer Ybarra". The signature is fluid and cursive, with the first name being more prominent.

Jennifer Ybarra  
Co-Owner  
Lucky Dog Outfitters



519 Ames Street  
Baldwin City, KS 66006  
Phone: 785-331-5290  
Email: [optimalliving13@gmail.com](mailto:optimalliving13@gmail.com)  
Website: [WWW.OLMEALS.COM](http://WWW.OLMEALS.COM)

To Whom It May Concern:

Optimal Living has entered an agreement with the owners of 804 Pennsylvania to have a pick up location for our food for a minimum of the next 5 years.

Sincerely,

Jeremy Rodrock, Owner



Eric Ireland • Chef Owner  
Julia Ireland • Owner



May 5, 2015

RE: Re-zoning Request

To Whom It May Concern,

I currently own and operate a Food Truck in Kansas City, MO. Over the last couple of years I've taken notice of the business opportunities available in Lawrence for my particular craft. I believe that Lawrence is ready for a vibrant food truck community to the point I'm relocating my business to your town. I'll be taking up residence at the 9 Del Lofts in June, and have the intent of being a part of the Food Truck Bistro at 804 Penn St. in development there.

That being said, I fully support the removal of the 55% restriction currently in place so that I may operate unrestricted without reporting requirements. If passed, the ownership and I are in agreement that I will be on site to serve food no less than one day per week for the next 5 years.

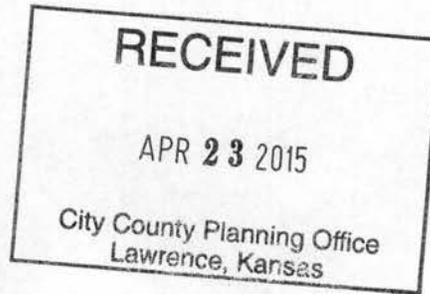
I appreciate your consideration in this matter, and I'm truly looking forward to being a future resident of Lawrence, KS.

Sincerely,

Brett J. Atkinson  
Wilma's Real Good Food

March 01, 2015

City of Lawrence  
City Commissioners  
6 East 6<sup>th</sup> Street  
Lawrence, KS 66044



Cider Gallery  
810 Pennsylvania St.  
Lawrence, KS 66044

**RE: Rezoning Request for 804 Pennsylvania St. Bar/Bistro**

Esteemed Commissioners,

As Cider Gallery Coworking Office tenants, we are unanimously speaking out in favor of the recent rezoning request for the Bistro at 804 Pennsylvania Street to remove the 55% food sales reporting requirement to allow for the opening of a neighborhood bar bistro.

One of the first things we hear from clients and colleagues who come through our offices is that this district has improved so much since they last visited, and that it would be great if we had a place to sit down for a beverage after the meeting! What we REALLY need as employees and employers is a place to take colleagues and clients to discuss business or unwind after a long day of work. It would be hugely helpful to have a bar bistro next door to help our businesses thrive.

Additionally, it should be noted that hundreds of Cider event visitors often populate the vibrant outdoor courtyard and that has never distracted us or neighbors from the work at hand. Further, with only enough space for roughly twenty people outside of the Bistro it hardly seems detrimental from any perspective. We support the location and unrestricted business hours because often, we work late hours or a second job to help us get our businesses established. Closing early would restrict many of us from supporting the bistro when we would prefer to visit.

Let the signatures on this document illustrate our support for this rezoning request and for any business owner looking to establish him/herself in the neighborhood.

Sincerely,

A small, handwritten mark or signature, possibly initials, located to the right of the word "Sincerely,".

Cider Gallery Coworking Office Tenants

*Dan Moll*  
Signature

Stronger Creek Pools  
Company

*Bin Mays*  
Signature

TREKK ~~CO~~ DESIGN GROUP  
Company

*Kyle Johnson*  
Signature (Kyle Johnson)

Bixy  
Company

*Jon Stewart*  
Signature (Jon Stewart)

Bixy  
Company

*Evan Hughes*  
Signature (Evan Hughes)

Bixy  
Company

*Jacob von Felb*  
Signature Jacob von Felb

Bixy  
Company

*Stephanie Fogn*  
Signature Stephanie Fogn

Company

*erin stauffer*  
Signature erin stauffer

TREKK  
Company

*Dylan Garrett*  
Signature Dylan Garrett

Trenk  
Company

*Ed Elus*

Signature

TREKK DESIGN

Company

*Catheryn Knight*

Signature Kindred Health Care

Company

*[Signature]* - Gateway Funding

Signature

Company

*[Signature]*

Signature Aviation Insurance ~~Assoc~~ Association

Company

*Knax Law Firm*

Signature *William C Ross*

Company

*[Signature]*

Signature *Cider Valley*

Company

*Cider*

Signature *Chudrey Hughes*

Company

Signature

Company

Signature

Company

March 01, 2015

City of Lawrence  
6 East 6<sup>th</sup> St.  
Lawrence, KS 66044

RECEIVED

APR 23 2015

City County Planning Office  
Lawrence, Kansas

**Rezoning of 804 Pennsylvania St.**

Commission,

As business owners and operators in the heart of the Warehouse Arts District, we would like to show our support for the rezoning request of our neighbors at 804 Pennsylvania St.

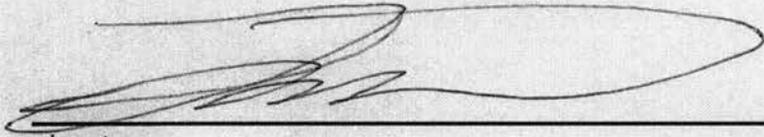
All of us started or moved our businesses to the Warehouse Arts District because of the vitality, creative energy and excitement surrounding the evolution of this District. We really enjoy living and working around other artists, professionals and entrepreneurs, and this density of other like-minded individuals is difficult to replicate other places in the city.

When we first invite other clients or colleagues to the area, they first comment on how they have never been down here prior to our meeting, and second discuss how great it would be if they could stay down here for lunch, dinner or a drink after work. There is not anywhere close for us to call our own, and we are in desperate need of a neighborhood-friendly, low-key bistro bar such as the one proposed.

From our discussions with the development group they have clearly established that this will be a community-gathering place, a place to bring friends and family, somewhere where you can carry on a conversation inside or outside without having to yell. We are extremely excited for this to move forward and know it will not only be enjoyable but will be a big asset for growing our businesses.

Sincerely,

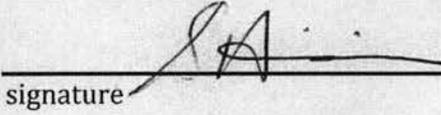
Warehouse Arts District Business Owners



signature

Taryn Miller

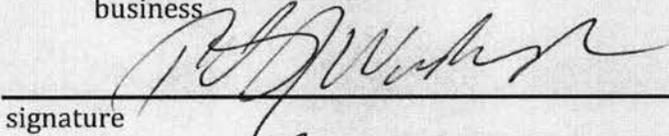
business



signature

Abornxas

business



signature

A-1 AUTOMOTIVE

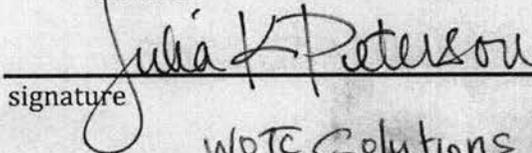
business



signature

WOTC SOLUTIONS LLC

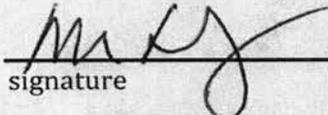
business



signature

WOTC SOLUTIONS LLC

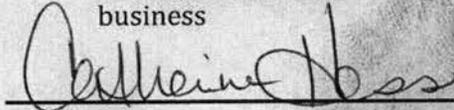
business



signature

MAR 6 2012

business



signature

Law Offices of Catherine Boss, LLC

business

signature

Smiling Mad Design

business

Margo H

signature

Yellow Pencil Studio, Inc.

business

Schneid

signature

Josie Holland Photography

business

Jung

signature

Through A Glass Productions

business

Ashley May

signature

A&E LEGAL SERVICES

business

John

signature

business

Frank Sellers

signature

Wild West Film Fest

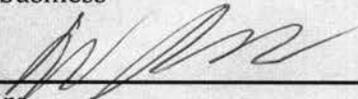
business

MA CTB

signature

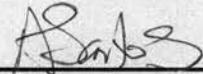
Through A Glass

business

  
signature

Through A Glass Productions

business

  
signature

Flint Hills Holdings Group

business

signature

business

signature

business

signature

business

signature

business

signature

business

**From:** Gwen Regan [mailto:gregan@flinthillsmgmt.com]  
**Sent:** Thursday, April 23, 2015 2:34 PM  
**To:** Mary Miller; Denny Ewert  
**Cc:** 'Tom Larkin'  
**Subject:** Updated Poehler Support Letter

Mary,

Here is the amended Poehler Lofts support letter list, please make sure this replaces the one you currently have in your packet.

To reiterate this tenant was not fully aware of the scope of our efforts and preferred to remove him and his girlfriend's name from the list.

If you have any more questions please feel free to let me know.

Thank you,

**Gwen Regan**

Property Manager

Flint Hills Management Group



619 E. 8<sup>th</sup> Street

Lawrence, KS 66044

PH: [785-856-5657](tel:785-856-5657)

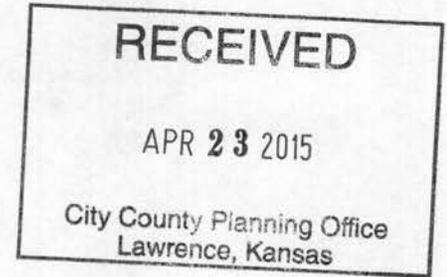
FAX: [785-856-5658](tel:785-856-5658)

[www.poehlerloftapartments.com](http://www.poehlerloftapartments.com)

[www.9dellofts.com](http://www.9dellofts.com)

March 01, 2015

City of Lawrence  
City Commissioners  
6 East 6<sup>th</sup> Street  
Lawrence, KS 66044



Poehler Loft Apartments  
619 East 8<sup>th</sup> St.  
Lawrence, KS 66044

**RE: Rezoning Request for 804 Pennsylvania St. (AKA 605 E. 8<sup>th</sup> St.)**

Esteemed Commissioners,

As Poehler Loft Apartment tenants, we are extremely supportive of the rezoning change lifting the 55% restriction on the neighboring Bistro Bar to allow for a successful business to thrive outside our back door.

The ownership group and design team have done more than asked to minimize noise pollution, protect our privacy and modify the design to suit all of our concerns for the Bistro. We are thrilled with the final product and look forward to it's grand opening.

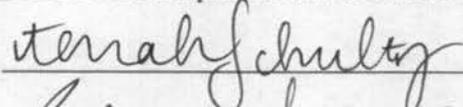
Not only are we in support as patrons, but we think this will be a tremendous asset to the whole district and neighborhood by providing an establishment to enjoy good food and beverage, especially since there is not a location to do this within the neighboring 7 blocks. We are looking forward to having a location to entertain friends, meet with colleagues and get to know others in the neighborhood.

Let the signatures on this document illustrate our support for this rezoning request and for any business owner looking to establish him/herself in the neighborhood.

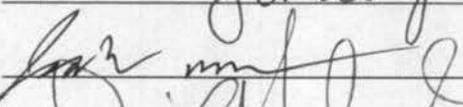
Sincerely,

Poehler Loft Apartment Residents

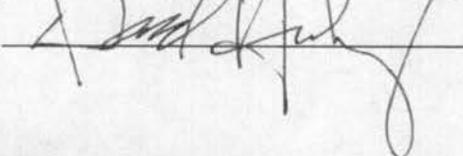
Unit



212



208



209

|                       |                   |
|-----------------------|-------------------|
| Risa Burns            | 102               |
| Sharon Chernick       | 401               |
| Allison Marker        | 304               |
| <del>XXXXXXXXXX</del> | <del>XXXXXX</del> |
| <del>XXXXXXXXXX</del> | <del>XXXXXX</del> |
| Matthew P. Cannon     | 311               |
| Kendra Noll           | 307               |
| Aeva Coob             | 306               |
| Schnathon Flaherty    | 306               |
| Leah Corbin           | 308               |
| Travis Jack Hartz     | 108               |
| My Gully              | 404               |
| James Ramsey          | 108.              |
| MM DeClement          | 353               |
| Rachel May            | 207               |
| Rant Burns            | 102               |
| Cason Miller          | 403               |
| Do                    | 410               |
| De                    | 103               |
| James J. Smith        | 201               |
| Carol Lujano          | 111               |

----- Forwarded message -----

From: "Arch" <[arch@sunflower.com](mailto:arch@sunflower.com)>

To: "[bruce@kansascitysailing.com](mailto:bruce@kansascitysailing.com)" <[bruce@kansascitysailing.com](mailto:bruce@kansascitysailing.com)>, "[clay.britton@yahoo.com](mailto:clay.britton@yahoo.com)" <[clay.britton@yahoo.com](mailto:clay.britton@yahoo.com)>

Cc: "Scott McCullough" <[smccullough@lawrenceks.org](mailto:smccullough@lawrenceks.org)>, "David L. Corliss" <[DCorliss@lawrenceks.org](mailto:DCorliss@lawrenceks.org)>

Subject: Item 4 on agenda for March 23, 2015

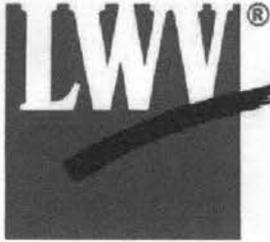
Date: Mon, Mar 23, 2015 9:55 am

Dear Chair and Vice-Chair,

Please do not allow a bar without requirements that all other bars/restaurants must follow. This proposed site was once 2 apartments. He could of left it as apartments. He should return the property back to apartments. Don't let him go around the restaurant/bar requirements that was negotiated already. The basil leaf cafe has around the same footprint. They managed to put a kitchen into their building. It would be opening a can of worms to allow them a bar only.

Regards ,

Arch Naramore  
1204 New York  
Lawrence KS



**LEAGUE OF WOMEN VOTERS®**  
OF LAWRENCE/DOUGLAS COUNTY

March 21, 2015

**RECEIVED**  
  
MAR 23 2015  
City County Planning Office  
Lawrence, Kansas

To Mr. Bruce Liese, Chairman, and Planning Commissioners  
Lawrence-Douglas County Metropolitan Planning Commission

RE: ITEM NO. 4: CS-UC TO CS-UC; 0.27 ACRES; 804 PENNSYLVANIA ST (MKM)

The League of Women Voters Land Use Committee urges the Planning Commission not to approve the recommendation of the Planning Staff to allow the alternative choice of using the subject historic property as a **bar** without food service and only with special conditions. We ask this for the following reasons:

1. The applicant, himself, has said that the residents of the area have expressed the need for a use within walking distance to provide food service, we assume especially at noon, but also after work so as to avoid having to travel by car to a another area for lunch or meetings.
2. The need for a bar alone seems to be primarily that of the owner of the property, not of the residents of the neighborhood. A bar would not provide the need expressed by those who live in the area. It would not really function as a need for the immediate neighborhood.
3. At noon and in the evening a bar would attract customers outside the area and could become much more intensely used, especially in the outside patio area. This would make it more difficult to control the noise, clutter, and other unpleasant side effects that a bar rather than a restaurant would bring.
4. Because the suggestion of allowing a bar without food service would not serve the neighborhood, there are alternatives mentioned that would facilitate providing a restaurant which were not considered by staff in their final recommendation.
  - a. There is a near-by building that can be replaced to supplement the needed space, especially for a kitchen. A building addition that would connect to the stone building could provide for the needed kitchen so as to avoid imported food service.
  - b. Because a bar alone without food would likely attract more customers from outside the neighborhood, it could become a hazard and a nuisance rather than a benefit for the neighborhood residents regardless of the conditions imposed.
  - c. There would be less need for auto parking if the use is designed to attract the local customers.
  - d. One of our LUC members who has worked in retailing pointed out that the objection to keeping track of daily sales is something retailers do routinely and questioned this as a valid reason for objecting to the food sales requirement.

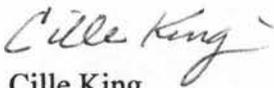
- President*  
**Cille King**
- Vice President & President Elect*  
**Debra Duncan**
- Secretary*  
**Caleb Morse**
- Treasurer*  
**Marjorie Cole**
- Directors*  
**Margaret Arnold**
- Caroljean Brune**
- James Dunn**
- Midge Grinstead**
- Carol Klintnett**
- Marlene Merrill**
- Austin Turney**
- Melissa Wick**

LEAGUE OF WOMEN VOTERS®  
OF LAWRENCE/DOUGLAS COUNTY  
Page 2

---

We urge that you recommend to the Historic Resources and City Commissions that the food requirement be the only alternative to allowing serving liquor, i.e., the first recommended alternative, and that the applicant seek methods to facilitate that choice if he chooses to continue to use this building for commercial use.

Sincerely yours,



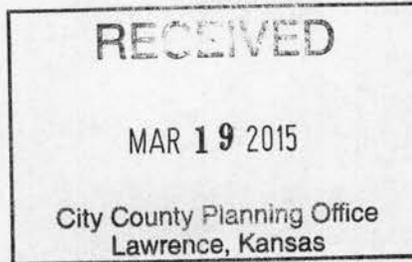
Cille King  
President



Alan Black, Chairman  
Land Use Committee

March 01, 2015

City of Lawrence  
City Commissioners  
6 East 6<sup>th</sup> Street  
Lawrence, KS 66044



Cider Gallery  
810 Pennsylvania St.  
Lawrence, KS 66044

**RE: Rezoning Request for 804 Pennsylvania St. Bar/Bistro**

Esteemed Commissioners,

As Cider Gallery Coworking Office tenants, we are unanimously speaking out in favor of the recent rezoning request for the Bistro at 804 Pennsylvania Street to remove the 55% food sales reporting requirement to allow for the opening of a neighborhood bar bistro.

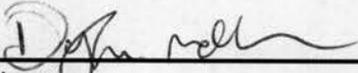
One of the first things we hear from clients and colleagues who come through our offices is that this district has improved so much since they last visited, and that it would be great if we had a place to sit down for a beverage after the meeting! What we REALLY need as employees and employers is a place to take colleagues and clients to discuss business or unwind after a long day of work. It would be hugely helpful to have a bar bistro next door to help our businesses thrive.

Additionally, it should be noted that hundreds of Cider event visitors often populate the vibrant outdoor courtyard and that has never distracted us or neighbors from the work at hand. Further, with only enough space for roughly twenty people outside of the Bistro it hardly seems detrimental from any perspective. We support the location and unrestricted business hours because often, we work late hours or a second job to help us get our businesses established. Closing early would restrict many of us from supporting the bistro when we would prefer to visit.

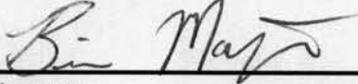
Let the signatures on this document illustrate our support for this rezoning request and for any business owner looking to establish him/herself in the neighborhood.

Sincerely,

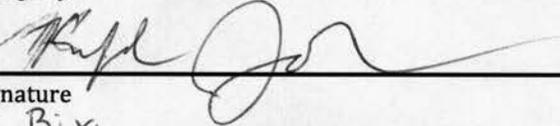
Cider Gallery Coworking Office Tenants

  
Signature

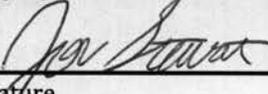
Stranger Creek pools  
Company

  
Signature

TREKK ~~GROUP~~ DESIGN GROUP  
Company

  
Signature (Kyle Johnson)

Bixy  
Company

  
Signature (Jon Stewart)

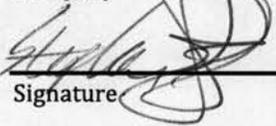
Bixy  
Company

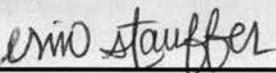
  
Signature (Evan Hodges)

Bixy  
Company

  
Signature Jacob van Feldt

Bixy  
Company

  
Signature Stephanie Fogg

  
Signature erin stauffer

TREKK  
Company

  
Signature Dylan Garrett

TREKK  
Company

*Ed Elus*  
Signature  
TREKK DESIGN

Company  
*Catherine Knight*  
Signature  
Kindred Health Care

Company  
*[Signature]* - Gateway Funding  
Signature

Company  
*[Signature]*  
Signature  
Aviation Insurance ~~Assoc~~ Association  
Company

Signature

Company

Signature

Company

Signature

Company

Signature

Company

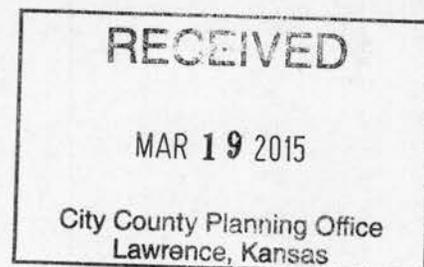
Signature

Company



March 18, 2015

City of Lawrence  
City Commissioners  
6 East 6<sup>th</sup> Street  
Lawrence, Kansas 66044



Cider Gallery 810 Pennsylvania Street  
Lawrence, Kansas 66044

RE: Rezoning Request for 804 Pennsylvania Street Bar/Bistro

Commissioners,

As the Director of the Cider Gallery, I am writing this letter to show full support for the rezoning request at 804 Pennsylvania Street, in order to allow for a neighborhood eating and drinking establishment.

We host multiple events at the gallery throughout the year – we have no fewer than 68 events on the schedule for 2015. These range from Final Fridays to East Side Blues Nights, Weddings and Receptions, Corporate Parties and Events, Customer Appreciation Gatherings, Political Fundraisers, KU Classes and Receptions, Non-Profit Fundraisers and Social Events, Free State Festival Activities, and Awards Ceremonies. As a member of the Warehouse Arts District, we are interested in bringing Lawrence residents to the historic east side of town on a regular basis, and not only within the confines of our planned events. A neighborhood gathering spot that includes indoor and outdoor seating as well as great atmosphere, will add to the energy that is already being generated in the area.

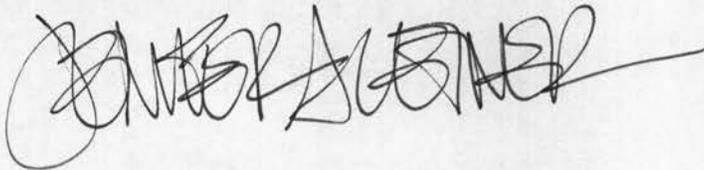
We host coworking office tenants on our second floor. They invite clients to the district, and have a need to entertain. They also work long and varied hours, and would be interested in acquiring food and beverages that are in close proximity to our work space.

Our occupancy in the gallery space, including use of our outdoor courtyard, is 316. We have hosted events for up to 300 people without finding that the noise is a factor for our neighbors. A small patio space at 804 Pennsylvania would only accommodate a fraction of that number for seating, and we don't imagine that to be a disruption within the community.

We plan to work with management at 804 Pennsylvania to ensure that guests at both establishments are pleased with the location, service, sound management, and parking situations. We are looking forward to this addition to the Warehouse Arts District and believe that it will serve to support the business leaders and artists who are already actively working in this thriving part of Lawrence.

Thank you for considering our letter in support of this particular rezoning request.

Jennifer Letner

A handwritten signature in black ink, appearing to read "JENNIFER LETNER", with a long horizontal flourish extending to the right.

Director, Cider Gallery – Events, Fine Art

785-304-4005

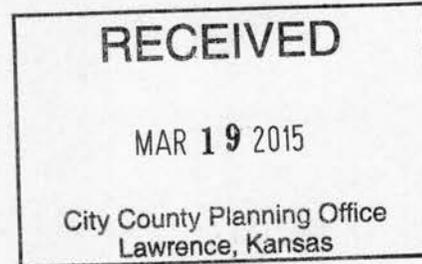
785-248-6000

[jennifer@cidergallery.com](mailto:jennifer@cidergallery.com)



**FLINT HILLS MANAGEMENT GROUP, LLC**  
832 Pennsylvania Street  
Lawrence, KS 66044  
PH: 785-550-7228  
FAX: 785-856-5658  
jputman@flinthillsmgmt.com

**To:** City of Lawrence  
City Commissioners  
6 East 6<sup>th</sup> Street  
Lawrence, KS 66044



**RE: Rezoning Request for 804 Pennsylvania St.**

Respected Commissioners,

As Vice President of the overseeing Management Company for the Poehler Lofts, Cider Gallery, 720 Annex, 832 Pennsylvania offices, 9-Del Lofts and the Warehouse Arts District, as well as an East Lawrence resident for many years, I am extremely supportive of the rezoning change that will bring a much needed new service business to the thriving area.

We at Flint Hills Management Group are extremely eager to welcome the Bistro into our neighborhood. I believe it will be an asset to what currently exists here, and I have heard from many of our tenants and colleagues how much they too are looking forward to its opening. As a management company we see how certain business types can be disruptive to our mission, but the Bistro concept will be very complimentary to what currently exists down here today!

I would like this letter to reflect my complete support for the rezoning request and bringing this unique and highly desirable restaurant to the flourishing district.

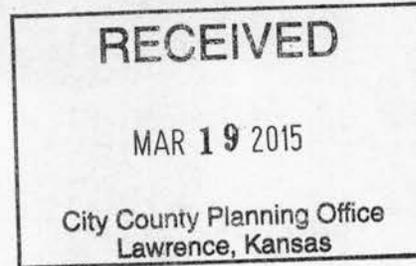
Sincerely,

A handwritten signature in black ink, appearing to read "Jacqueline Putman". The signature is fluid and cursive.

Jacqueline Putman  
VP of Property Management  
Flint Hills Management Group

March 01, 2015

City of Lawrence  
City Commissioners  
6 East 6<sup>th</sup> Street  
Lawrence, KS 66044



Poehler Loft Apartments  
619 East 8<sup>th</sup> St.  
Lawrence, KS 66044

**RE: Rezoning Request for 804 Pennsylvania St. (AKA 605 E. 8<sup>th</sup> St.)**

Esteemed Commissioners,

As Poehler Loft Apartment tenants, we are extremely supportive of the rezoning change lifting the 55% restriction on the neighboring Bistro Bar to allow for a successful business to thrive outside our back door.

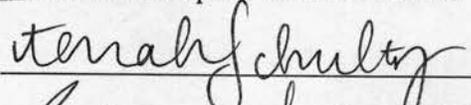
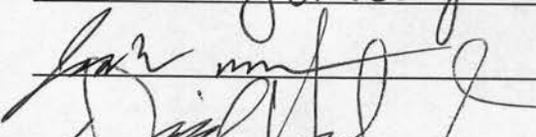
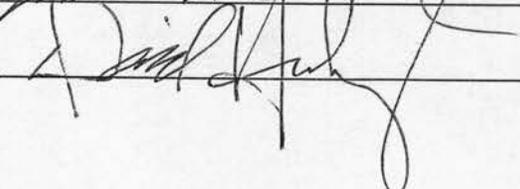
The ownership group and design team have done more than asked to minimize noise pollution, protect our privacy and modify the design to suit all of our concerns for the Bistro. We are thrilled with the final product and look forward to it's grand opening.

Not only are we in support as patrons, but we think this will be a tremendous asset to the whole district and neighborhood by providing an establishment to enjoy good food and beverage, especially since there is not a location to do this within the neighboring 7 blocks. We are looking forward to having a location to entertain friends, meet with colleagues and get to know others in the neighborhood.

Let the signatures on this document illustrate our support for this rezoning request and for any business owner looking to establish him/herself in the neighborhood.

Sincerely,

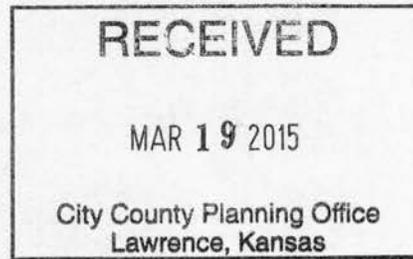
Poehler Loft Apartment Residents

|   | Unit |
|---|------|
|  | 212  |
|  | 208  |
|  | 209  |

|                    |      |
|--------------------|------|
| Lisa Burns         | 102  |
| Sharon Chernock    | 401  |
| Allison Marker     | 304  |
| Jessica Andahl     | 312  |
| Will Ogle          | 312  |
| Matthew P. Cannon  | 311  |
| Kendra Noll        | 307  |
| Aeva Coob          | 306  |
| Schnathen Flaherty | 306  |
| Leah Cochran       | 308  |
| Francis Jack Hartz | 108  |
| Mr. Guff           | 404  |
| Janece Ramsey      | 108. |
| MM De Poliment     | 353  |
| Rachel May         | 207  |
| Rant Burns         | 102  |
| Cason Weller       | 403  |
| Bob                | 410  |
| Mike               | 103  |
| Janece Pi Smith    | 201  |
|                    |      |
|                    |      |
|                    |      |

March 01, 2015

City of Lawrence  
6 East 6<sup>th</sup> St.  
Lawrence, KS 66044



**Rezoning of 804 Pennsylvania St.**

Commission,

As business owners and operators in the heart of the Warehouse Arts District, we would like to show our support for the rezoning request of our neighbors at 804 Pennsylvania St.

All of us started or moved our businesses to the Warehouse Arts District because of the vitality, creative energy and excitement surrounding the evolution of this District. We really enjoy living and working around other artists, professionals and entrepreneurs, and this density of other like-minded individuals is difficult to replicate other places in the city.

When we first invite other clients or colleagues to the area, they first comment on how they have never been down here prior to our meeting, and second discuss how great it would be if they could stay down here for lunch, dinner or a drink after work. There is not anywhere close for us to call our own, and we are in desperate need of a neighborhood-friendly, low-key bistro bar such as the one proposed.

From our discussions with the development group they have clearly established that this will be a community-gathering place, a place to bring friends and family, somewhere where you can carry on a conversation inside or outside without having to yell. We are extremely excited for this to move forward and know it will not only be enjoyable but will be a big asset for growing our businesses.

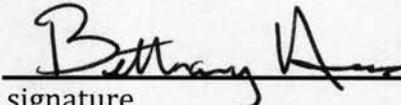
Sincerely,

Warehouse Arts District Business Owners

By signing this letter we fully support the rezoning request at 804 Pennsylvania St.:

  
signature

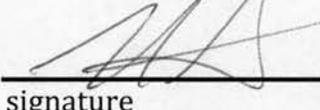
WOTC SOLUTIONS  
business

  
signature

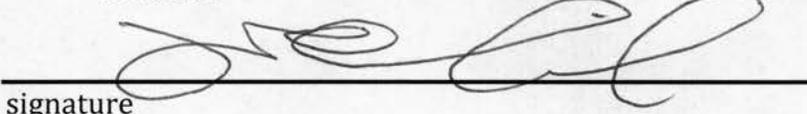
Catherine Hess Law, LLC  
business

  
signature

SeedCo Studios  
business

  
signature

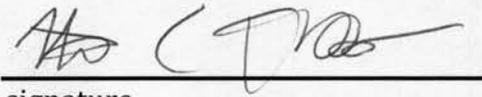
Seed Co Studios  
business

  
signature

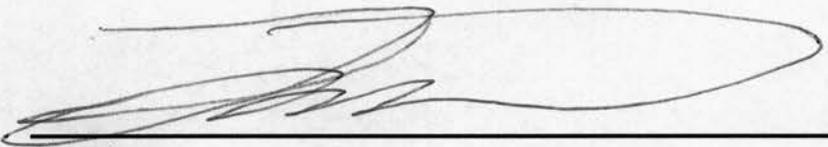
SEEDCO STUDIOS  
business

  
signature

Through A Glass Productions  
business

  
signature

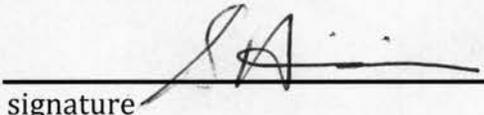
Through A Glass Productions  
business



signature

Taryn Miller

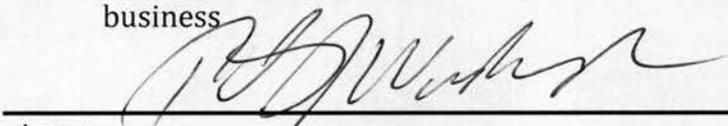
business



signature

Abraxas

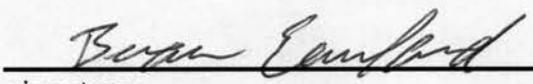
business



signature

A-1 AUTOMOTIVE

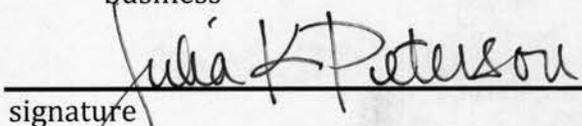
business



signature

WOTC SOLUTIONS LLC

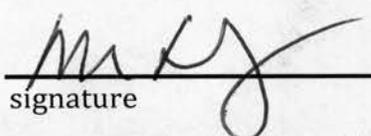
business



signature

WOTC SOLUTIONS LLC

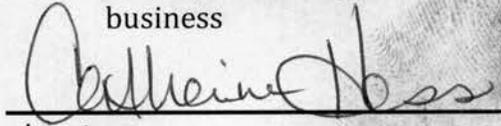
business



signature

MEAN GRADE

business



signature

Law Offices of Catherine Boss, LLC

business

signature

---

business

---

signature

---

business