

FROM : Joy Rhea  
RE : 24th and Inverness Site Plan and SUP  
DATE : December 18, 2015

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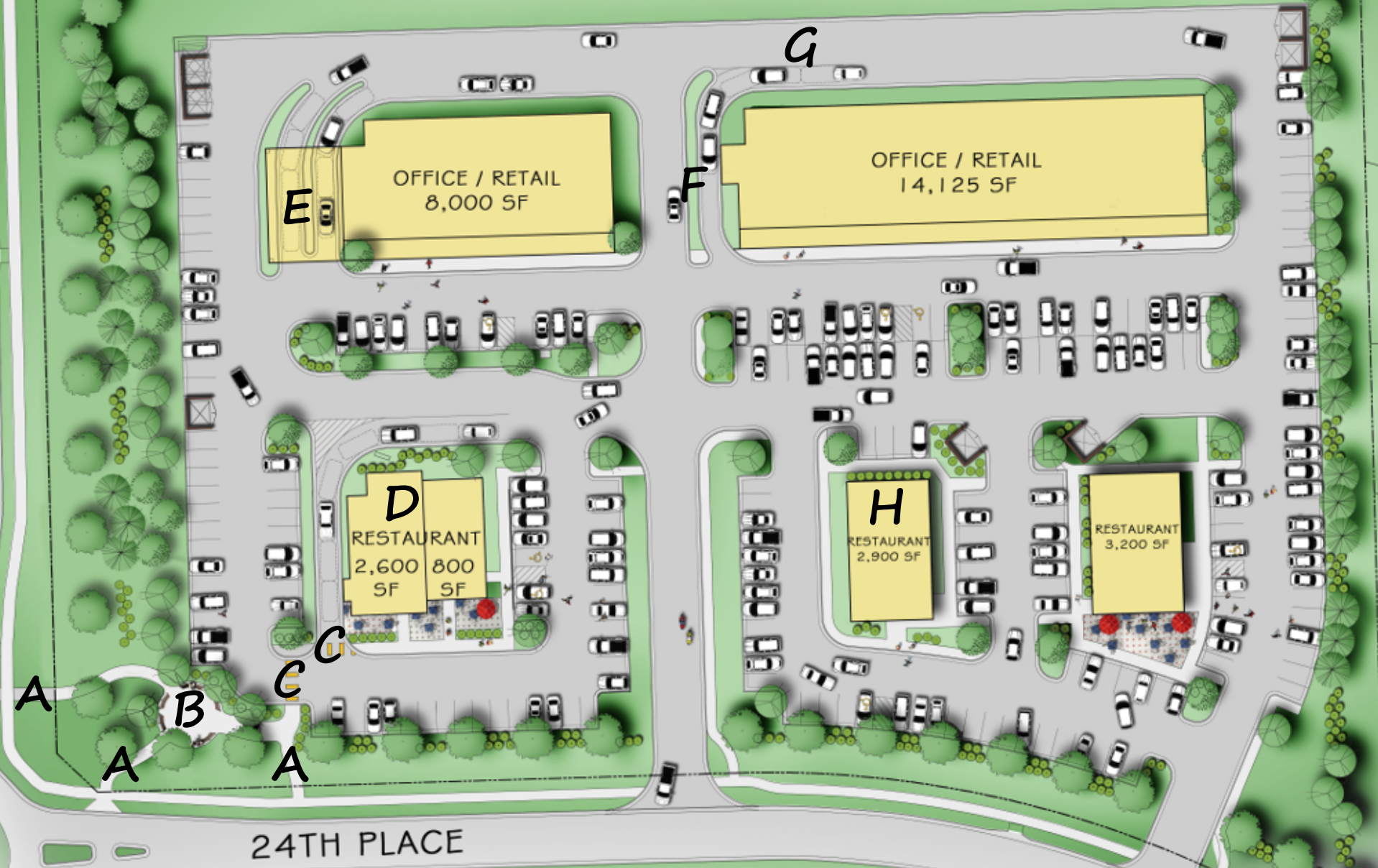
**Updates to Plan:**

The site plan for the 24th and Inverness project is being re-submitted with changes as described below. These changes were made in order to create a more pedestrian friendly site, improve traffic circulation and update the plan per a known bank in the northwest corner. We believe these changes along with the previously shown 65' bufferyard next to Inverness Drive will continue to make this site an asset to the neighborhood.

- Three pedestrian connections from Inverness Drive and 24th Place have been shown in the southwest corner of the site. (A)
- A plaza area with benches has been added to provide a gathering and seating area for those using the services on the site or for local pedestrians to stop and enjoy a rest. (B)
- A marked pedestrian crossing has been shown from the plaza area into the site. (C)
- Due to market demand the pad site in the southwest corner remains as originally shown except that it has been pushed slightly back to allow more pedestrian gathering and circulation space in front of the businesses. (D)
- Should the southwest pad site be forced to the north edge of the site we believe this development is in danger of failing as a vibrant neighborhood commercial space. The failure would likely be attributed to lack of visibility for such prominent anchor businesses due to rather extreme grade changes between Clinton Parkway and the site. If prominent anchor businesses were asked to locate in the northwest corner it is likely a direct access from Clinton Parkway to the site would be requested. (D)
- Should the southwest pad site be forced to the west we believe this is too close to the 65' bufferyard and the neighborhood to the west.
- A drive-thru for a bank has been shown on the northwest building since we have a good indication from a local bank that they would occupy that space. (E)
- A median has been provided between the two north buildings on the site in order to eliminate conflict points between vehicles using this service drive-through for a business such a Scotch Cleaners. (F)
- Vehicular circulation along the north driveway has been shown as one-way to eliminate conflict points with drive-through. (G)
- The drive-through has been eliminated from the 2nd pad site on the south side of the site. (H)

CLINTON PARKWAY

INVERNESS DRIVE



24TH PLACE

INVERNESS DRIVE & CLINTON PARKWAY  
LAWRENCE, KANSAS



NORTH

