

April 5, 2016

Mayor and City Commission
City of Lawrence, Ks
(By email to bjwalthall@lawrenceks.org)

Re: HERE development, Oread parking issue

Dear Mr. Mayor and City Commissioners:

As home-owner residents of Oread neighborhood for over 20 years, we wish to express dismay, shock, and disappointment over the HERE parking issue, summarized by the following from Lawrence Journal World, April 4:

Meeting requirements on self-parking would leave apartments almost two-thirds empty. . . . Only 218 vehicles could fit in an existing parking deck at HERE @ Kansas if it were to be a city-compliant self-park garage. That's nearly 300 spaces fewer than what developers are proposing could fit with a valet system.

We are angry that the City has been backed into a corner by the developer.

We would like to stress, in the strongest way, that unless and until sufficient self-parking spaces to accommodate all the expected business and residential occupants of the HERE development are provided, occupancy should not be permitted.

Parking fees and rents, meters, and fines, and including inconvenient valet services, will only drive parking pressure to nearby free streets, that is, into our residential neighborhood. We ask that you evaluate the developer's evasive proposals through the lens of common sense.

While we sympathize with the dilemma of the investors of the project, investments carry risk and loss is best allocated to those in a position to avoid the risk. The City should also sympathize with the local residents, by following established land-use laws, rather than shifting the burden to the neighborhood.

Over the last 20 years we have seen city commission after city commission allow exceptions to developers in the Oread neighborhood. We have also seen the parking problem grow worse and worse. It is death by a thousand cuts. Each commissioner compromises a bit thinking that small bit won't make much difference. The residents of Oread were heartened several years ago by new, more reasonable parking requirements for new developments. Please stick to those requirements.

Respectfully,

/s/

Charles NovoGradac and Deborah Milks
945 Ohio Street, Lawrence, KS 66044

TO: City Commission
FROM: Bill Mitchell, 1201 Ettery Road
SUBJ: HERE again briefly
DATE: 3 April 2016

Although I respect the City Attorney's Office, their recommendation #1 (Planning Staff memo to City Manager 24 March 2016) is bad advice. The "money in escrow" is the price HERE can pay to get the apartment operational with no parking. No amount was mentioned but it seems to me that any amount of money, no matter how much, could never compensate for all those cars in the neighborhood. Do NOT ADOPT THIS PROVISION.

In fact, do not give final approval until & unless adequate parking has been, not promised but, provided. Remember, we've been promised parking before (robotic).

I suggest we slow down & think this through with an eye not just to next year but 25-50 years ahead. (McCollum was almost 50 years old when it was imploded.)

Thank you.

e; City Manager