

Dear City Commissioners and City Staff,

10-18-16

The HERE project created an oversize structure in our neighborhood, larger than would have been allowed if the required parking had all been on site, thus violating our Oread Neighborhood Plan.

The solution suggested to remedy the problem involves:

- Tearing down 3 structures, 2 which are historic.
- Creating a parking lot with indirect access to the alley
- Not providing parking for apartment residents all 365 days a year.
- Changing the zoning change for the combined lots from duplex zoning to RM32, the highest density possible.

Should off site parking always require the identical zoning of the structure needing parking? Does this make sense for city development and redevelopment?

Please consider conditions to place on the zoning that will allow for the parking but also protect the low density zoning of the area. No future replacement project should be allowed to take advantage of this mistake.

Oread Residents wish to maintain the lower duplex zoning of these three lots and to only allow surface parking or future development of low-density units. Your serious consideration of our request is greatly appreciated.

Sincerely, Kyle Thompson Oread Residents Association Chair

SUMMARY FROM THREE OREAD RESIDENTS AT *HERE* MEETING: 8-18-16

Presenter was Brian Strum, Architectural Engineer from Landplan Engineering
No *HERE* representatives spoke. KU Endowment and KU Design and Construction Management were represented. About 25-30 people were present.

PURPOSE: *HERE* would like to combine 3 Oread lots to provide a parking lot for their tenants. Property location- Fambrough Dr. between Illinois and Mississippi Streets (the corner West of Mississippi along Fambrough Dr.)

POINTS MADE AND REQUESTS FOR CLARIFICATION:

*This will require an up-zoning of 2 lots from RM12D to a planned development overlay, RM32PD. A private owner owns one high-density lot, KU Endowment and a private owner owns the other 2 lots. This action would combine 3 lots to make a parking lot for 68 cars.

*A special overlay for just this property was suggested. What would that consist of? Ground-level parking only? If any changes are appealed for the lot in the future, what could be built there? Underground parking? What steps would any change in future use be required by the City?

*KU Endowment would have ownership of the new parking lot and would have a 50 yr. lease with *HERE*. If ownership of *HERE* changes, would KUEA continue to the lease the property?

*Plans presented show trees in the parking lot. Landscaping needs to be included in the site plan. What other screening might be used- Evergreens, decorative wall?

*The parking lot would have 2 entrances/exits, one on Illinois Street and one on Mississippi. The alley will effectively become a T-alley. The alley is a public right of way for cars and city trucks. Would that accommodate traffic flow through the alley?

*KU Endowment intends to use the lot for game day parking making it unavailable to the residents of *HERE* for six or seven days a year. This is contrary to city code for *HERE* occupancy requirements. *HERE* parkers would now take up nearly 3 blocks of street parking in Oread on those days.

**HERE* will realign Fambrough Drive to meet up with 11th St. at Mississippi at their own expense including all utilities and relocation necessary for this project. After that, the city is responsible for maintaining the street and all utilities associated with it.

*The new alignment will be on state property. KU Endowment will own the new parking lot. Some easements will need to be reassigned and some state involvement will be required in the final approval. Will the terms of the City/KU Interlocal Agreement have an impact these plans?

From: Davis Candice [<mailto:cdavis.chc@gmail.com>]

Sent: Tuesday, October 04, 2016 8:02 PM

To: Leslie Soden; Mike Amyx; Stuart Boley; Matthew Herbert; Lisa Larsen

Cc: Tom Markus; caboni tim; Scott McCullough

Subject: Fwd: HERE marketing youtube. tasteless

Good evening. For all who have not seen the HERE promotional video, I urge you to watch it and read the comments from Mr. Jordon. It is hard to think of anything further from neighborhood revitalization than this project. This is gross advertising that exploits women and young adults. Considering that KU is concerned about campus rape, this kind of housing promotion seems to be in opposition to sending any kind of respectful message to students. Given that KU is partnering to solve HERE's parking problems it would seem that they could have influence in this matter. This is completely tasteless and disgusting.

Appreciate your attention to this matter, Candice Davis Oread Resident

Begin forwarded message:

From: Haljordon <haljordon@protonmail.com>

Subject: HERE marketing youtube. tasteless

Date: October 4, 2016 at 2:40:24 PM CDT

To: "cdavis.chc@gmail.com" <cdavis.chc@gmail.com>

Reply-To: Haljordon <haljordon@protonmail.com>

Dear Oread Neighborhood member, below is a link to the HERE Apartments marketing video released September 15. With this much poor taste in one video you might think it was filmed in a north Lawrence strip club, not right on the KU campus.

I have read in the Journal World newspaper over the past few months that KU Endowment is working with and perhaps partnering with HERE on a piece of property for a parking lot that KU Endowment now owns. Clearly KUEA has no part in this marketing youtube but they can pick and choose who they work with and who they don't. This property seems to be focused on only marketing to students that are attending KU.

You have been very vocal regarding this project and how it was poorly handled by the city planning staff, KU and elected officials. It is to late now to stop it but this kind of tasteless promotion should not be allowed and is not appropriate. It sends the wrong message to our communitys youth. It is degrading to young women and men, these children were used to make a profit for the buildings owners in Chicago.

Link

<https://youtu.be/SA9QQHo08SU>

Thank you for the time you have spent over the years speaking out and trying to protect our neighborhood and keep it safe and beautiful.

Hal J.

Sent with [ProtonMail](#) Secure Email.

September 25, 2016

Dear Planning Commissioners,

This letter concerns the development plan for the proposed HERE parking lot at 1029-1031 Mississippi.

We are concerned about the game day parking. One of our members said it is a common rental contract provision that tenants must relocate on game days, so football fans can pay for parking spaces. In this case HERE says it will make other provisions, but 68 cars would take up 2.5 blocks of street parking if tenants just park on nearby streets, rather than using the HERE solution. Also, are the metered spaces on Mississippi not available to the general public on game days?

We are concerned about whether parking will be designated. Will it be for longer term parking?

The curb cuts are increasingly an aberration in our neighborhood. The Oread Design guidelines discourage curb cuts. We realize cars have to be able to access the parking lot. If the lot is designed for long term parking, could the Mississippi curb cut be avoided?

What kind of signage will be on this site?

Thanks, Kyle Thompson

Chair

Oread Resident's Association

Dear Sandra Day
Re: HERE parking lot

I am writing in regard to items Z-16-00-310 and PDP-16-00311 which involve the rerouting of Lumbrough Dr. between Alabama and Mississippi Streets and formation of a parking lot for the HERE project in the area between the old and proposed new sites of Lumbrough Drive.

My wife and I own the apartment building at 1027 Mississippi St. and we are strongly opposed to closing the alley entrance to what is now and what would be Lumbrough Drive. To do so would create a great inconvenience for our tenants and many others between 9th and 10th streets who need the alley access to parking. We are also concerned that the parking lot will be a blight to our part of the neighborhood and that, being downhill from the parking lot, we will be subjected to excessive rainwater runoff.

Sincerely,

Charles Kimmulberg
507 Pioneer Rd
Lawrence, KS 66049

Tel. 785-843-6543