

1/17/2017

To: The Lawrence City Commission
RE: Consent agenda item #7, Tax credit resolution

Thank you for the opportunity to share my opinion on this project that will further redefine the Warehouse Arts District and its Neighbors. The action tonight is to show support for tax credits being awarded to the two new proposed developments. How could anyone oppose tax credits for rent-controlled apartments in Lawrence, KS? Affordable housing has certainly become the key to bringing projects to fruition of late within the City. It is a very appealing new change to many developments. I support the City supporting this request for tax credits. Because these tax credits last for only 15 years the requirement for the affordable housing component will also expire in 15 years. To truly make a difference I also suggest looking for a way to keep these units rent-controlled into perpetuity.

Should this project move forward, please keep in mind that within this request Staff has indicated the developer will need changes to the Design Guidelines that Neighbors worked hard to create with the help of Staff and the then current Developer. Good zoning can make the future more predictable and can provide stability for all. The good zoning encompassed within these Penn Design Guidelines and overlay district have successfully allowed this area to grow in a predictable manner that has been compatible with the developments there, and with neighbors. These Guidelines, as they exist today, will allow this new project, should it get past this first hurdle, to develop with minimal distractions and is the clearest path to getting the projects completed with the support of the Neighbors to the west and south.

I encourage the Commissioners to both support the request for tax credits and to also recognize the value that good zoning brings as this project continues to unfurl.

Sincerely,

Phil Collison
933 Pennsylvania

Bobbie Walthall

To: cls
Subject: RE: Consent Agenda #7



Mrs. Bobbie J. Walthall, Administrative Assistant – bjwalthall@lawrenceks.org
City Manager's Office | [City of Lawrence, KS](http://CityofLawrenceKS.org)
P.O Box 708, Lawrence, KS 66044
office (785) 832-3400 | fax (785) 832-3405

From: cls [<mailto:csuen3@sunflower.com>]
Sent: Tuesday, January 17, 2017 10:20 AM
To: Bobbie Walthall
Cc: Tom Markus
Subject: Consent Agenda #7

January 17, 2017

Dear Mayor and City Commissioners,

We would like to see Consent Agenda #7 pulled tonight, please.

Regarding Staff anticipating changes to the Design Guidelines to pursue zoning entitlements, why consider any changes? Why pursue zoning entitlements? Why not pursue a plan that fits the Guidelines? Especially being in the East Lawrence Industrial Historic District that we try hard to maintain.

We would have appreciated the developer and/or representative thereof to approach the neighborhood with their plans.

These plans will encourage clumping of low income housing. Affordable housing needs to be spread throughout the city.

Also, the plans do not seem to fit into the "8th and Penn Neighborhood Redevelopment Zone Design Guidelines".

Thank you for your time and consideration.

With regards,
Cindy Suenram

Arch Naramore
1204 New York St.