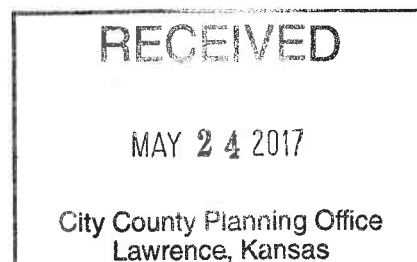


# League of Women Voters of Lawrence-Douglas County

P.O. Box 1072, Lawrence, Kansas 66044

May 22, 2017

To: Mr. Patrick Kelly, Chair, and Planning Commission Members  
Lawrence-Douglas County Metropolitan Planning Commission



RE: ITEM 1A: SPECIAL USE PERMIT FOR LMH; 3<sup>RD</sup> & MICHIGAN ST, AND ITEM 1B:  
RS5 TO H; 1.38 ACRES; 302, 306, 310, 314, 318, 322 MICHIGAN

The League of Women Voters has studied positions on the need for accessible housing and preservation of neighborhood planning. Planning for development should take these ideas into consideration as the Use Permit for Michigan Street is decided by the Planning Commission.

This case involves a conflict between two major goals for the City: 1) More parking is needed for Lawrence Memorial Hospital, and 2) There is a shortage of affordable housing in Lawrence. We think the proposal to demolish six houses and replace them with parking is a bad idea. We recommend that the Planning Commission does not approve this. As an alternative we suggest that the Hospital and the Planning Commission examine the building of a parking garage next to the Hospital to relieve the need for additional parking at the hospital. While this would be expensive, it is probably worth the money to preserve the six dwellings.

Thank you for considering our letter.

Sincerely yours,

*Marlene Merrill*      *Alan Black*

Marlene Merrill

Alan Black, Chairman

Co-President

Land Use Committee



## **PINCKNEY NEIGHBORHOOD ASSOCIATION**

PO Box 125, Lawrence, Kansas 66044

[www.PinckneyNeighborhood.org](http://www.PinckneyNeighborhood.org)

[Pinckney.Neighborhood@gmail.com](mailto:Pinckney.Neighborhood@gmail.com)

President:  
Nathan "Bart" Littlejohn

Secretary:  
Kim Heck

Communications Coordinator:  
Lance Fahy

May 22, 2017  
*Via e-mail*

Dear Lawrence-Douglas County Metropolitan Planning Commission & City Commission Members:

Members of Pinckney Neighborhood Association would like to comment on the expansion of Lawrence Memorial Hospital (LMH) parking on the block of 4<sup>h</sup> and Michigan Streets.

We have greatly appreciated the willingness of LMH to be forthcoming with their plans. They have attended several meetings this year and participated in vigorous Q&A sessions. LMH listened to our concerns about residential parking, acknowledged the need for additional parking, and presented several viable solutions to our association.

Pinckney would like to make sure that the parking lot expansion preserves a significant amount of the green space and that adequate drainage is provided. Also, in our last neighborhood meeting, concerns were raised about the lack of affordable housing in Lawrence and the potential negative impact of losing those properties in our neighborhood. We are aware that it is not the hospital's responsibility, but we would like to find a common solution with the city to replace the affordable housing that has been diminished by this plan.

Additionally, we strongly request that the City and LMH collaborate with businesses and organizations such as Bert Nash to find a viable long-term solution to address all parking concerns along and near the Maine Street business corridor in the Pinckney neighborhood.

We understand that there is a delicate balancing act to provide adequate parking while maintaining the neighborhood's integrity. Our hope is that LMH will continue to be a partner in projects that might affect our neighborhood going forward.

Sincerely yours,

Bart Littlejohn  
President, PNA

cc: Lawrence Memorial Hospital [Russ Johnson and/or Janice Early]



May 19, 2017

**Main Campus**  
325 Maine  
Lawrence, KS 66044-1360  
(785) 505-5000

**LMH South**  
3500 Clinton Place  
Lawrence, KS 66047-2195

Dear Members of the Lawrence-Douglas County Metropolitan Planning Commission:

At your meeting on May 24 you will be considering the application from Lawrence Memorial Hospital for expansion of parking on property we own on the eastern side of Michigan adjacent to our existing lots. I wanted to offer important points for your consideration as you determine what is best for the community. Thank you in advance for your commitment to Lawrence and your support of LMH over the years.

**Board of Trustees**

Jane Blocher  
John Bullock  
Rob Chestnut  
Joanne Hurst  
Gina Pacumbaba-Watson  
Lee Reussner, M.D.  
John Ross  
Mike Wildgen  
Cindy Yulich

President &  
Chief Executive Officer  
Russell Johnson

- LMH is currently facing parking challenges with staff and customers parking on side streets and adjacent areas around the campus. We need to address this immediate need.
- LMH recently completed a strategic plan that recognizes the shift of services from inpatient care towards outpatient services. Among the implications this has for us is the need to move some outpatient programs in the future. We have already begun this planning.
- As we look to make outpatient/ambulatory services more accessible and convenient, moving some services from the hospital campus to other locations, we will reduce our parking needs.
- Healthcare, demographic, and market data tell us that the LMH campus is right-sized for inpatient care for many years. Our ambulatory services, at our other existing and new locations, will also serve the community well into the future.
- We have 111,000<sup>ft2</sup> of medical office space on campus which is completely occupied. We do not foresee additional parking needs on our campus from these buildings and we are exploring off campus options for growth of clinical space needed for physicians and services.
- A parking structure will cost over \$30,000 per additional space gained while we are proposing to spend less than \$5,000 for surface parking. We strongly believe the \$2,850,000 saved can be better used on patient care and safety net services to those who need them.
- LMH has an ongoing relationship and commitment to the Pinkney Neighborhood. We worked with the neighborhood association in the development of the plan and the Association has expressed no objections. We will continue to work with them ensuring LMH is a good neighbor.
- To ease the transition for our neighbors in the affected homes, LMH has worked with them to provide advanced notice, find new housing, as well as providing financial assistance.
- LMH explored the possibility of moving the houses or donating them to organizations that could use them rather than demolishing them. Outside advisors informed us that

the structures will likely not survive an attempt to move them due to their construction and condition. In addition, the structures have issues that would have to be mitigated (lead paint, asbestos siding, mold).

With these considerations we believe the following:

- Changing health trends and our strategic plans will mean that after the addition of the proposed lot, the existing LMH campus will not need additional surface parking for many years (if at all).
- A parking garage would be unnecessarily expensive and spend capital that could be used more wisely on health care.
- We remain committed to being an excellent community partner. The additional parking will be completed in a manner that is attractive and the least impactful possible for the neighborhood.

Thank you for your consideration of this matter and the points above.

Sincerely,

A handwritten signature in black ink, appearing to read "Russ Johnson", with a stylized, looping flourish at the end.

Russ Johnson, CEO

cc: Representative Dennis "Boog" Highberger  
Leslie Soden, Mayor  
Stuart Boley, Vice Mayor  
Mike Amyx, City Commissioner  
Matthew Herbert, City Commissioner  
Lisa Larsen, City Commissioner  
Tom Markus, City Manager

May 12, 2017

Dear Members of the Lawrence Memorial Hospital Board,

I was recently disappointed to learn that Lawrence Memorial Hospital (LMH) is considering demolishing more housing units near the hospital in order to construct parking lots. I am writing to respectfully request that you reconsider this plan.

Lawrence already faces a serious shortage of affordable housing, and this project would contribute to that problem. Parking lots make poor neighbors, and increased surface parking will have a negative effect on the remaining housing units near the hospital. I understand that structured parking is expensive, but the University of Kansas and the City of Lawrence (which has a smaller annual budget than LMH) have figured out how to make it work, and I think that LMH can, too.

I understand that many factors must be considered in making a decision like this one, and if there is information that I am overlooking that affect this decision, I would appreciate it if you could share that with me. Thank you for your consideration, and thank you for your service.

Sincerely,

Rep. Dennis "Boog" Highberger

cc: Russell W. Johnson, CEO, Lawrence Memorial Hospital  
Leslie Soden, Mayor  
Stuart Boley, Vice-Mayor  
Mike Amyx, City Commissioner  
Matthew Herbert, City Commissioner  
Lisa Larsen, City Commissioner  
Tom Markus, City Manager

ec: Members of the Lawrence-Douglas County Metropolitan Planning Commission