

From: Becca Ayre [<mailto:becca.ss.ayre@gmail.com>]
Sent: Tuesday, August 15, 2017 12:16 AM
To: Mary Miller <mmiller@lawrenceks.org>
Subject: 1420 Crescent Road

Mary,

Please pass this along to the Commissioners for tomorrow's meeting. Thank you.

Becca Ayre

Dear Lawrence City Commissioners:

I am writing to oppose the redesignation of 1420 Crescent Road because it allows the sale of alcohol. I am a recent KU graduate who grew up on Crescent Road and was a Chi Omega at KU. My parents still live a few houses down from the site. Alcohol sales directly behind Greek houses and adjoining a residential neighborhood pose significant safety risks. The neighborhood and the Greek houses strongly oppose the sale of any alcohol at this location. For them to agree on this issue shows the importance of it. I would encourage the Commission to take into account the concerns of the constituents they are elected to represent. A bakery and coffee shop may be a good addition to the neighborhood if it was prohibited from selling alcohol.

Thank you for considering these concerns.

Sincerely,

Becca Ayre

From: Judy [<mailto:judyberniek@sunflower.com>]

Sent: Tuesday, August 15, 2017 7:15 AM

To: Mary Miller <mmiller@lawrenceks.org>

Subject: site proposal for 1420 Crescent Road....formerly Jayhawk Bookstore

Dear Mary Miller,

I have been considering the problem of the "Old Jayhawk Bookstore"/McClains Market redesignation.

This change of plans of an acceptable Bakery to a non acceptable Fast Order Food or Quality Restaurant.... harkens back to Mr. Bill Muggy strategy of "commission giving an inch and he takes a mile"

This is a busy intersection, if alcohol served, cars and people spread out all over the neighborhood. Trash, vomit, drunks, littering the entrance to the UNIVERSITY and to our neighborhood!

There are parking and capacity restrictions for good reasons.....please find a better fit for an exsisting neighborhood, University entrance, and safety of walkers !

Sincerely,

Judy Kish

August 14, 2017

Re: Opposition to Approval of SP-17-00220, for the conversion of 1420 Crescent Road

Dear Lawrence City Commissioners:

There is no other property in the city like 1420 Crescent Road. The Commission has recognized the uniqueness of this property—situated as it is between a historic sorority house, university academic buildings, and a single family residential neighborhood—in requiring site plan approval for any proposed new use. For decades, this property has been retail space, a use that has been acceptable to its neighbors. Now, the developers propose intensifying the use through increased hours, customers, traffic, and alcohol sales. While we are not opposed to the use of this site as a bakery and coffee shop, we believe the proposed redesignation raises several concerns for the surrounding neighborhood, each of which is exacerbated by the sale of alcohol.

We are strongly opposed to the sale of alcohol at this site. The service of alcohol would lead to an influx of noise, trash, nuisance behavior, drunk driving, and other dangerous activity. The developers suggest alcohol will be a minimal part of the restaurant's business—by their report, only 3% of its gross sales. But such assurances have no formal bearing on how the restaurant will actually operate. More importantly, the developers' assurances in no way restrict how the property could be used by another owner or tenant in the future if this change in use is approved.

The sale of alcohol is imminently more dangerous given that the site has only 54% of the parking spaces required by the City's Land Development Code. Because the site provides inadequate parking for its patrons, customers inevitably will park and travel through our neighborhood. This influx of traffic would be concerning even without the addition of alcohol. But alcohol will aggravate any issues. Drunk driving, especially among college students, is a significant problem. The Commission has an obligation to avoid contributing to this problem, especially in a residential neighborhood.

Some suggest that noise, parking, and other nuisance should be expected for individuals living close to a major university. We understand and appreciate that the neighborhood's location creates certain special conditions and unique problems. But, in the past, none of those was worsened—let alone created—by the bookstore at 1420 Crescent Road. Moreover, these special conditions are exactly why any proposed new use requires the Commission's oversight. At the last Commission meeting, the developers noted that the land already is zoned for *Quality Restaurant* and *Fast Food* uses and questioned why the proposal could not automatically be approved. But this question ignores that the zoning designation is not the only restriction on the property. There is also the requirement, adopted by the Commission in 2010, that the Commission approve any change in use. This additional requirement implicitly recognizes that, ultimately, a restaurant serving alcohol may not be an appropriate use of this site.

In advocating for approval of the site plan, the developers also have referenced their timeline and their expectations for the site's use. We understand that the developers would appreciate a quick approval on this matter. But, in all fairness, we have not raised any new or unexpected concerns,

especially regarding the sale of alcohol. When purchasing the property, the developers should have been aware of its history. This history shows the neighborhood's consistent and unified decade-long opposition to the sale of alcohol at this location. Many of us lived in this neighborhood long before the sale of alcohol was ever permitted or even envisioned at this location. In the almost ten years since that has been a possibility, we have had to remain vigilant in opposing alcohol sales and protecting the safety, cleanliness, and integrity of the neighborhood. We are a diverse group in many respects, but, for ten years, we have remained united in our request that the City not allow the sale of alcohol in our neighborhood.

The concerns we address here today are of the utmost importance to those of us who have chosen to make our homes and raise our families in this neighborhood. We ask that if the Commission redesignates the site, it do so in a way that prohibits the sale of alcohol and allows only for a bakery/coffee shop. The Commission could accomplish this with a text amendment to the Development Code. Such a redesignation would allow McClain's to proceed with its plan to serve baked goods, coffee, salads, and sandwiches without a significant impact on its business (only a 3% reduction in revenue according to their numbers). But it also would alleviate the significant concerns of the community about alcohol use in the neighborhood. And finally, it would recognize, as the Commission has before, that this is a unique property, the use of which should be carefully considered and planned. Such a compromise would ensure a use that is beneficial to the city, the university, and the neighbors.

We appreciate your thoughtful consideration of this matter. Thank you.

Sincerely,

Steve Munch & Jenna Sheldon-Sherman
1508 Crescent Road

*Jan Bowen Sheldon
1511 Crescent Road
Lawrence, Kansas 66044*

August 14, 2017

Dear Commissioners,

We write to express our concerns with the site plan proposed for 1420 Crescent Road. Our main concern is that the redesignation of this property would allow for the sale of alcohol. However, we understand that many of our neighbors have provided written comments on this issue. Therefore, we want to address the separate, but related, issue of parking.

We remain concerned about how the developers' proposed use will affect parking in the neighborhood. Last month, the Board of Zoning Appeals granted a parking variance for the property. At that time, the neighborhood provided extensive negative feedback. Additionally, City staff recommended that the developers reduce the intensity of the proposed use in order to reduce the parking demand. Despite concerns from both the neighborhood and the City, the Board approved the variance, allowing the development to proceed with only a little more than half the required spaces (30 rather than 56). This is a significant departure from the City's established standards. The site does not have enough on-site parking to accommodate the restaurant's customers and employees. The addition of even 20 more parked cars to neighborhood streets in the evenings and weekends would present challenges. The true scope of the problem may yet be revealed. While the developers' application for a variance accounted for only indoor customer service space, the restaurant has proposed adding a large outdoor patio dining area at the site, which would attract still more customers.

It would be imprudent for the Commission to approve the site plan and the inadequate parking on which it relies. First, such an approval would upend the City's own continuing efforts to control traffic in the neighborhood. As the recent 10-Year Parking Operations and Development Plan notes, parking in the neighborhoods around campus continues to be an issue of major concern. For years, residents and the City have worked together to address traffic and congestion in the area. Indeed, such concerns were one motivation for the City's extensive and costly reconstruction of the Naismith Drive and Crescent Road intersection this summer. Other parties also have worked to address the problem. In recent years, the University has made significant strides to direct traffic and parking away from the campus core. Additionally, the City has required other private developers near campus to work within stringent parking requirements. It is not appropriate to give the developers of 1420 Crescent Road such a generous pass as they seek to redesignate and intensify the use of the site at the expense of those of us who live here.

Second, approval of the current site plan would contribute to traffic, noise, and other general nuisance. We do not doubt that the restaurant will benefit from pedestrian and mass transit traffic. The site's inadequate parking lot may in fact discourage some patrons from visiting the restaurant by other means *during the day*. But on the weekends and after 5 p.m. each weekday, parking in the surrounding neighborhood is unrestricted. Its availability will encourage others to drive to the

restaurant, even if there is not sufficient space for them to park at the restaurant itself. As the restaurant's default satellite lot, the neighborhood would see an influx in traffic, trash, and noise.

Third, and most significantly, the added parking and traffic in our neighborhood presents huge safety risks when alcohol is served. It would be unwise for the Commission to allow alcohol at a restaurant in a residential neighborhood, especially when the restaurant relies on the neighborhood to provide almost half its parking spaces.

We believe the Commission can address the neighborhood's concerns in two ways. First, we ask that the Commission designate the site in a way that prohibits the sale of alcohol. Second, because parking is already an issue at the site, we ask that the applicant be required to resubmit its plan to remove the outdoor patio or otherwise reduce the intensity of the site's use.

Thank you for your time and consideration of this important matter.

Respectfully yours,

Jan Sheldon and Jim Sherman

Bobbie Walthall

To: Scott McCullough
Subject: RE: Opposition to Site Plan, SP-17-00220, 1420 Crescent Road

From: Julie Numrich Murray [<mailto:jnumrich07@gmail.com>]
Sent: Monday, August 14, 2017 4:51 PM
To: Scott McCullough <smccullough@lawrenceks.org>; Mary Miller <mmiller@lawrenceks.org>
Subject: Opposition to Site Plan, SP-17-00220, 1420 Crescent Road

To whom it may concern:

My name is Julie Murray and I serve as the President of the Corporation Board for Chi Omega Sorority, which is located at 1345 West Campus Rd. On behalf of the Corporation Board, I am writing to address the concerns we have with the proposed site plan for the 1420 Crescent Road property. You will find that our concerns are similar to those concerns raised by the surrounding neighborhood and the other Greek houses in the area.

1) **Parking.** As you are aware, the property at issue has inadequate parking to support the proposed business. The property has approximately 30 parking spaces, which is **26** spaces less than what is required by the City for this type of business. As our parking lot is adjacent to this property and has an entrance between the properties, we believe the lack of adequate parking will result in illegal parking and trespassing on our property. Our parking capacity is very limited and our parking lot is not able to take on an increased traffic flow. Thus, the lack of parking is a serious security concern as the increased traffic in our lot could lead to property damage and increase our liability exposure, not to mention create safety issues related to unknown persons being on our property. The lack of parking will cause our Chapter, a non-profit organization, to expend resources (time and money) for increased security and property protection as a direct result of the inadequate parking issue.

2) **Alcohol.** The applicants contention that this proposed site plan is for "just a bakery" is misleading. It is our understanding that the owners of the proposed site plan intend to sell alcohol and will obtain a liquor license that permits 45% of its receipts to be from the sale of alcohol. In addition, we believe that the consumption of alcohol will be permitted on outdoor patios within feet of our property. Consumption and possession of alcohol is prohibited on our property by both the University of Kansas and our national chapter. In addition, a majority of our live-in residents are underage. As such, we are concerned about the sale and consumption of alcohol so close to our property. Like the inadequate parking issue, we are concerned that the sale of alcohol will require our Chapter to incur costs for increased security.

3) **Drainage.** A concern unique to Chi Omega is the issue of roof drainage. Attached to this email, you will find photos of the 1420 Crescent Road Property. In the photos, you will note PVC roof drain lines. As you can see, the PVC roof drain lines are all connected together with a horizontal pipe mounted on the face of the building and then routed over toward their east property line, dumping directly onto the Chi Omega parking lot. This drainage pipe has not always existed and was either done just prior to the sale of the subject property by the prior owner or has been done by the current owners. Regardless of when the change occurred, we request that the engineering team for the 1420 Crescent Road Property correct this issue and redirect the roof drain system so it does not deposit directly onto our property.

Our Chapter house is listed on the State Register of Historic Places and the building is significant for its rare Jacobethan style architecture. We have always prided ourselves as being a major focal point for the gateway to the University of Kansas and a point of pride for the City of Lawrence. We believe the site plan as presented and for the issues stated above encroaches upon, damages and destroys the environs of the Chi Omega House, the beautiful surrounding neighborhood and our beautiful campus.

Please do not hesitate to contact me if you should have any questions or concerns. Thank you for your consideration and time.

Sincerely,

Julie Murray





August 14, 2017

Re: **Tuesday, August 15 agenda item: Site Plan, SP-17-00220, for the conversion of the former Jayhawk Bookstore at 1420 Crescent Road to McClain's Market, Fast Order Food or Quality Restaurant, retaining the second story apartments, Non-Ground Floor Apartments**

Dear Lawrence City Commissioners:

We write to urge you to deny a site plan that would authorize any enterprise that will create increased traffic problems, more parking issues or introduce the sale of alcoholic beverages at 1420 Crescent Road. Unfortunately, we are away from Lawrence and will not be able to attend the Commission meeting where this issue will be discussed.

We came to Lawrence in 1969 and have lived since 1979 at 1324 Strong Ave. a short two blocks from 1420 Crescent Road. As you know, this property was originally a nonconforming use with a small retail establishment in a residential neighborhood. It was not allowed under zoning laws but it was grandfathered in as a nonconforming use. The nonconforming use designation should have meant the building and use could not be changed or enlarged and eventually not allowed.

For many years the neighborhood fought to contain this nonconforming use but through a long series of requests and many "compromises" it has become a major commercial use on a single lot between KU and a substantial but "at risk" neighborhood. It is a potential slippery slope for commercial creep into the neighborhood.

The neighborhood is not unmindful of what, over the years, has happened to the neighborhoods northeast and east of part of Jayhawk Boulevard. And, it must be noted that currently two of nine houses on Strong Avenue are not owner occupied but rented to students.

If the attractive, well kept and desirable neighborhood west of the main campus loses its appeal because of commercialism creep and property values decrease, the city loses real estate tax revenue and allows commercial interests to trump the importance of neighborhoods. Certainly, a major goal of the city should be to preserve and support strong neighborhoods and maintain property values as single family homes.

In the past it seems that the city has been interested in expanding the commercial use of the bookstore site. Each time a zoning change was made over the years, the size of the business was increased. The current proposal is by far the worst challenge the neighborhood has faced. The alternative proposals in the site plan raise significant traffic, parking and litter issues. Moreover, it appears that alcohol consumption is now a possibility. The rhetoric over the years has indicated alcohol sales would never be allowed.

Traffic

The intersection where the bookstore is located is undoubtedly one of the worst in the city. The uses requested by the applicant will clearly generate more traffic in an already overcrowded area. While many students use public transportation, many do not and many

students are in our area constantly looking for parking close to the campus. It is apparent that applicant will try to attract non-university customers as well and the parking is obviously inadequate.

Litter

Use of disposable drink and food containers will result in increased litter in the neighborhood.

Parking

The applicant is seeking a waiver for parking spaces. We oppose it.

Parking is presently difficult and an issue in University Heights/West Hills. Strong Avenue, for example, has very limited parking and the two unrestricted spots next to our drive are almost always occupied overnight by sorority members or by workers at the university who come very early in the morning. No street parking is available for friends or family of residents. The demand for these spots will only increase.

Our understanding is that renters and employees will be given parking spots. It is unclear how many that will be. Will each apartment receive parking spots to match the maximum occupancy of the rental unit? Certainly it would not be unreasonable for every person in a rented apartment to have a vehicle. We also understand that the 4 city parking spots will be made available to the applicant for a nominal fee. Why should the applicant be subsidized and not pay fair market value for city owned spaces? Is the enforcement of parking requirements the same here as it was for the HERE complex?

The normal parking requirement should be applied.

Alcohol

We are adamantly opposed to any type of alcohol consumption and/or sale at 1420 Crescent Road.

First, there are an abundance of places for students to drink. Alcohol abuse is a big problem in Lawrence. Second, in the 5/24/10 minutes of a Planning Commission meeting focusing on a proposed MU districts amendment dealing with alcohol being served in MU district businesses, a representative of the Sigma Corporation Board of Gamma Phi Beta located around the corner from the bookstore, stated alcohol was a problem in Lawrence and that her understanding was that “all five sororities and fraternities along W Campus Road oppose a drinking establishment of any kind at the applicant property.”

The Commission that changed the bookstore zoning to MU made it clear at that time any change in the use of the bookstore in the future had to be approved by the Commission. We submit that the fact that the original MU designation requires any change of use to come back to the Commission demonstrates that the current Commission has the power to prohibit alcohol from being authorized notwithstanding the 45-55 language in the current MU criteria.

The neighborhood does not need or want an establishment that encourages the consumption of alcohol. We do not need the noise and problems that come with too much consumption of alcohol. We already know all too well the impact of alcohol on pedestrians as

well as those who drive.

It has been suggested that the applicant will be open from 6 a.m. to as late as midnight. If alcohol sales are permitted late at night, the establishment becomes a de facto bar.

Conclusion

We oppose the approval of the site plan.

Surely, a use more compatible with an established neighborhood can be developed.

We do not need another source for the purchase of alcohol. The ordinance should be amended to prohibit the sale of alcohol at this site and it should state that this issue cannot be revisited.

Over the last 30 years, every few years the owners of 1420 Crescent Road have come to the City with a new proposal to expand or change the use of the property. It was all about making money and increasing the value of the property. While lip service was given to recognizing the value of neighborhoods, the City ultimately made compromises that increased the commercial appeal of the property to the detriment of the adjacent neighborhood.

We need a mechanism for the neighborhoods to apply for stricter zoning for this property every two years. Every time the applicant has sought change, the neighborhood was asked to compromise and negotiate away rights with no recourse on our side. The current system favors the applicant.

We ask you to please consider our concerns.

Thank you for your time and consideration.

Janet and Keith Meyer
1324 Strong Avenue

Mary Miller

From: Smith, Esther M. <esther@ku.edu>
Sent: Sunday, August 13, 2017 6:39 PM
To: Mary Miller
Subject: jayhawk book store

Mary I don't know if I will be able to come to the meeting on Monday , but here are my thoughts .

I am vehemently opposed to having a restaurant at the corner of Jayhawk Blvd and Crescent Road.

All of the items mentioned in the letter are legitimate reasons for NOT having a beer joint there.

There are so many restaurants and fast food places here in Lawrence.

Please add my name to the list of No Restaurant . Perhaps a doughnut shop might work, but what about parking and the trash that will accumulate I Vote NO.

Thank you for your concern.

Esther Smith 1612 Crescent Road

Mary Miller

From: Linda Bailey <bailey.linda02@gmail.com>
Sent: Sunday, August 13, 2017 4:39 PM
To: Mary Miller
Subject: Fwd: 1420 Crescent McClain's Bakery

Begin forwarded message:

From: Linda Bailey <bailey.linda02@gmail.com>
Subject: 1420 Crescent McClain's Bakery
Date: August 13, 2017 at 4:33:44 PM CDT
To: mmiller@lawrenceks.org

Dear Ms Miller,

I so wish I could be at next Tuesday's City Commission mtg for discussion on the planned McLain's Bakery site plan., but I have a prior commitment that evening.

I have some very very serious reservations about the plans for this property. I am concerned about alcohol sales, the lack of parking, the hours of operation and the noise.

I have talked with the owner of the bldg and he assured me that he will only be selling beer and wine out of a cooler...just as McClains does in their 106th and Roe location in Overland Park. However photos on the internet show the Overland Park venue with 4-5 beers on tap. And of course, with the liquor license, there is nothing to prevent McClain's from opening a full bar with liquor.

I believe that 1420 Crescent has the potential to become another college beer bar much like Bullwinkles or the Wheel. I can absolutely assure you that that type of establishment, fringed as it is to West with single family homes, is entirely inappropriate.

I would also mention that McClains in Overland Park, closes at 8 pm during the week and at 9 pm on Friday and Saturday. I would be very interested to know if they plan to keep these hours of operation at their Crescent Dr operation.

Respectfully submitted.

Linda Bailey
1516 University Dr.
785-749-1684

Mary Miller

From: Pat Peery <ppeery@lane4group.com>
Sent: Sunday, August 13, 2017 1:09 AM
To: Mary Miller
Subject: Former Jayhawk bookstore

>
> Mary: please include this in the package to the commission for the August 15th meeting.
>
> I am a resident and home owner at 1605 Crescent Road which is 2 blocks west of the subject property.
>
> First, let me say that we greatly appreciate the cooperation of the neighborhood, KU and the City with the recent improvements in rectifying the dangerous and chaotic traffic movements at the Intersection of Naismith Drive and Crescent/Jayhawk Blvd.
>
> I know that this change may have negativity affected some of my neighbors' access and traffic but they cooperated to improve the overall neighborhood and we appreciate that.
>
> I also wish to support their objections to a conversion of Jayhawk Book store to a fast order food use and the variance to the parking requirements.
>
> Although we believe McLains Market which is a well respected and quality business operation will be a good fit in our neighborhood, we have three very strong objections to this proposal.
>
> 1) as regards the parking variance. NO please no. Without a transit stop now available the business will need more parking than can be accommodated to support a food service business containing this amount of square footage. A 10:1 ratio would be appropriate for a restaurant use. With only 30 spaces provided, after accounting for the residential use, this would limit the square footage of the restaurant below that which is proposed. Giving the use credit for the right of way parking is not appropriate as those spaces are already in high demand by the public. We would not consider the additional seating area designated for study areas to be distinguishable from the restaurant so would reject that justification for the variance.
>
> 2) Absolutely No alcohol sales should be permitted and the owner should be required to put a permanent covenant on the property in that regard. In talking to many of my neighbors we think it would be a nice thing to be able to walk to McLains and sip a glass of wine or enjoy a craft beer from time to time. But we must not allow encroachment into the west of campus neighborhoods of the college environment bar scene so close to a large number of fraternities and sororities and on the primary pedestrian route to the daisy hill dorms.
>
> Any chance, even slight, that the future use of the subject property could turn into a drinking establishment even if alcohol sales are less than food sales per city code is NOT appropriate for this neighborhood.
>
> 3) Our overarching objection to this has to do with our opposition to doing anything that will exacerbate the natural tension that exists between preserving one of the nicest and historic residential neighborhoods in our community when it is in conflict with an equally important community asset (the needs of a growing major research university). Both are extremely high value assets that must be carefully balanced with a very, very long term view. Please think through this carefully for future generations.
>
> Regards,

>
> Pat Peery
> 1605 Crescent Road
> 414-638-4228
>
> Sent from my iPhone

Bobbie Walthall

From: Kurt Look <kurt.look@gmail.com>
Sent: Sunday, August 13, 2017 4:17 PM
To: Bobbie Walthall; Mary Miller
Subject: Written comments for the 8/15 City Commission meeting regarding 1420 Crescent Road

I'm writing regarding the proposed site plan for the old Jayhawk Bookstore. I live at 1513 Crescent Road, a block and a half west of the site.

I think a bakery/restaurant is a reasonable use for this location. Based on the Board of Zoning appeals discussion of the parking variance, the thesis for this project is walk-in customers will provide the bulk of the business. The reduction from 56 spaces to 30 was approved based on that thesis. The applicants stated that less than 3% of sales will be from alcohol (bottled beer and wine only). While I'm concerned about parking and alcohol sales, I think this use should not adversely affect the residential neighborhoods to the west.

My major concern is what happens if this business is not able to succeed and is replaced by a future business. My understanding is the parking variance runs with the land. I understand this requested use and a potential future restaurant could be licensed to sell up to 55% of sales as alcohol. At some level, the current proposal is being "sold" on the basis that alcohol sales are minor part of the business. If the next use is cheap hamburgers and draft beer, will that future use come before the commission and allow input from the neighbors? I'm told by the developers that "any material change" must go before a future commission. At the August 1st commission meeting, I understood a city representative to say a use in the same "fast food" category would not have to go before the commission. I worry the approval of this site plan might be setting the stage for a future use that is inappropriate for this particular site.

I would like the commissioners to do what can be done to ensure some level of city approval be required if/when the use of the site changes from a walk-in, food based operation to something that adds parking pressure or increases alcohol sales substantially. Significant alcohol sales adjacent to fraternities and sororities is a poor idea. Such changes would also severely impact the residential neighborhoods to the west. This particular location deserves careful long term planning by the City, so I hope the Commission takes this opportunity to reserve as much planning authority as possible.

While I was able to attend the BZA meeting and the August 1st City Commission meeting, I am out of town and will not be able to attend the meeting on the 15th. I appreciate this opportunity to voice my support for this particular project as well as concerns regarding future uses.

Kurt Look
1513 Crescent Road

Bobbie Walthall

From: James & Betty Crooker <jocrooker@ecckc.com>
Sent: Friday, August 11, 2017 5:05 PM
To: Bobbie Walthall
Subject: McLain Bakery Proposal

Attention: Scott McCullough, City Planner

Gamma Phi Beta Sorority is very concerned about the McLain Bakery occupying the Jayhawk Bookstore space allowing alcoholic beverages to be sold. Our chapter members living at 1339 West Campus are underage (91 women live in the chapter house). Our Board is very opposed to this request of serving even a limited amount of liquor. Parking is a huge challenge for Chi Omega and Gamma Phi Beta in our limited private parking lots.

Thank you for your assistance in this serious concern of our sorority. Our international Gamma Phi Beta does not allow any alcohol within the House or surrounding grounds including the parking lot.

Sincerely,
Betty Crooker, Chairman Corporation Board

Bobbie Walthall

To: Denny Ewert
Subject: RE: Site Plan (SP-17-00220) for McClain's Market, located at 1420 Crescent Road

From: Kris Kaase [<mailto:kris.kaase@gmail.com>]
Sent: Friday, August 11, 2017 7:44 AM
To: Mary Miller <mmiller@lawrenceks.org>
Cc: jsheldonsherman@gmail.com
Subject: Site Plan (SP-17-00220) for McClain's Market, located at 1420 Crescent Road

To Whom It May Concern:

Thank you for allowing us to submit written comments concerning the proposal for McClain's Market to redesignate the use of the former Jayhawk Bookstore at 1420 Crescent Road to Fast Order Food or Quality Restaurant. Unfortunately we cannot attend the August 15, 2017 City Commission meeting on this issue due to prior commitments out of town.

We reside at 1506 Crescent Road, which is a short distance from the subject property. While we are supportive of the establishment of a business that will serve the KU campus and neighborhood, we oppose the sale of alcohol at this location. Our neighborhood is one of the few neighboring the KU campus that is primarily family owned and occupied homes. We believe the sale of alcohol at this location is the beginning of a slippery slope for this location becoming a "bar" with or without an official bar designation. We believe the proposed late operating hours combined with sale of alcohol will diminish the family-friendly feel of our neighborhood. We also believe the risk of potentially decreasing our property values and encouraging more rentals in this family-oriented neighborhood is increased by the presence of a business that sells alcohol.

We support McClain's philosophy on their website: "We love our new neighborhood and hope it is a welcoming space for the community to gather. We are passionate about food, coffee, and bringing people together to enjoy them." A welcoming space. Food. Coffee. These things we support. At the July 6, 2017 meeting of the Board of Zoning Appeals, a representative of McClain's in open public comment offered to not sell alcohol if it was a concern of the neighborhood. We are voicing our concern and hope that McClain's will stick to its word and that the City Commission will take action to enforce it.

Respectfully,

Kris and Jan Kaase

From: Bricke, Hodgie [<mailto:hbricke@ku.edu>]
Sent: Tuesday, August 08, 2017 3:30 PM
To: Mary Miller <mmiller@lawrenceks.org>
Subject: Proposal regarding the former Jayhawk Bookstore

Dear Ms. Millar:

I would attend 5:45 meeting in the Commission Meeting Room in City Hall on August 15 when the City Commission considers again the proposal by McClain's Market to turn the former Jayhawk Bookstore into a cafe or restaurant, but I shall be out of town on that date.

As a longtime resident (1632 Hillcrest Road) in what is a strictly residential neighborhood west of the campus of the University of Kansas and a retired KU administrator. I am very much opposed to this proposal. My concerns include parking (the lot adjoining the former Jayhawk Bookstore is very small so customers will have to park on neighborhood streets) and the hours of operation and attendant noise , especially if alcohol is permitted to be served, of departing customers in a residential neighborhood, peopled with older citizens and families with young children. Though there are several Greek Houses in the proximate vicinity, this is not a student neighborhood and the members of the Greek organizations have respected this.

Sincerely,

Margaret Bricke
1632 Hillcrest Road
Lawrence, KS, 66044

From: MATT SABATINI [<mailto:matt.sabatini@capcitybank.com>]
Sent: Thursday, August 10, 2017 9:59 AM
To: Mary Miller <mmiller@lawrenceks.org>
Cc: jsheldonsherman@gmail.com
Subject: 1420 Crescent Road

Mary,

It has become to my attention that there has been consideration to redesignate the use of the former Jayhawk Bookstore at 1420 Crescent to Fast Food or Quality Restaurant allowing alcohol sales.

My home is located just a few blocks away on Hillcrest and enjoy the great neighborhood and neighbors with peacefulness it has. I would not support the change due to parking issues it has already and the noise and late hours that seem to coincide with alcohol use / sales.

That location is one entry point to the University and to one Lawrence's best residential areas. There should be consideration to compliment both and not take away.

Regards,

Matt Sabatini
Chairman
Capital City Bank
120 SW 6Th St.
Topeka, KS 66603
785-274-5757
785-274-5759 Fax



CAPITAL CITY BANK