

Bobbie Walthall

From: Chris Tilden <christilden@hotmail.com>
Sent: Tuesday, February 19, 2019 5:11 PM
To: Bobbie Walthall
Cc: Lisa Larsen; Stuart Boley; Jennifer Ananda; Leslie Soden; Matthew Herbert
Subject: Lawrence City Commission Meeting 2/19 - Agenda Item 4 (North Mass Redevelopment Project)

Dear Commissioners,

I am unable to attend tonight's City Commission meeting to speak during public comment on the North Mass Redevelopment Project. As such, please see my comments below. I know it's late to comment on a specific action item tonight, but I also imagine this is the first of several discussions, so I hope my comments will be useful/relevant.

I very much am in favor of building a vibrant downtown Lawrence and creating greater connections to the Kansas River, so I think development just north of downtown on the north bank of the Kansas River is potentially positive for our community. I would like to ensure that the plan adequately addresses appropriate environmental protections for the Kansas River, since the project will encroach upon this important community resource. I am concerned in large part because the planning commission staff report addresses this issue in a cursory fashion. In fact, ensuring environmental protection of the river itself does not appear to be mentioned once in the report.

This is unfortunate, because environmental protection goes well beyond drainage. An adequate natural reserve space/buffer between human developments and marine systems like rivers are known to reduce erosion, pick up excess nutrients from parking/structure run-off, and provide resources to both wildlife and residents/visitors to our community. Many river cities in Kansas with riverfront developments have proactively sought to use native plants in such "buffer spaces" because they generally perennial, are low maintenance, and can be well-suited for park purposes. Development that does not include a buffer of native green space along the river will lead to loss and pollution of soils, reduced water quality in the river, and reduced appeal to those residents who visit our city, especially those interested in the river for aesthetic and recreational reasons. At a time when we are considering other mechanisms to enhance access to the river by area residents, let's not decrease access by overlooking the opportunity to develop a useful natural/recreational corridor as part of this project.

Current plans do call for some park lands on the proposed site. At a minimum the City should ensure that land is established with native plants. Ideally, I think the plan should include expanded areas of natural lands that would serve as a vital resource for the reasons described above.

Thank you for the opportunity to provide comment.

Sincerely,

Chris Tilden
1121 Williamsburg Court

Douglas County Kaw Drainage District

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December 17, 2009

Lawrence-Douglas County Planning Commission
6 East Sixth Street
PO Box 708
Lawrence, Kansas 66044

Attn: Sandra Day

Re: Z-18-00505 Rezoning Request, 16.116 acres in North Lawrence west of
Union Pacific Railroad
PP-18-00504 Preliminary Plat, North Lawrence Riverfront Addition
PDP-18-00506 Preliminary Development Plan, North Lawrence
Riverfront

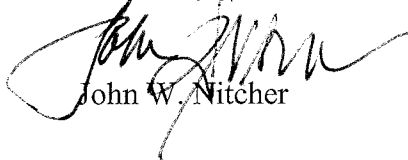
Dear Ms. Day:

The purpose of this communication is to convey the observations and reactions of the Board of Directors of the Douglas County Kaw Drainage District to the above-referenced proposals. The Board very much appreciates the notification and the opportunity to attend the meetings and present its comments.

The Board has no objection to the proposals and is not opposed to any of them; however the Board will watch this project with interest as it continues to be reviewed. The Board wishes to coordinate with the City of Lawrence to ensure that the development that ultimately is established in this area is accompanied by infrastructure and land engineering that guarantee adequate detention, drainage and discharge that does not burden neighboring properties, and which complies with all applicable federal, state and local rules, regulations and ordinances. The Board reserves the right, as the overall project moves forward, to comment and to object to any particular part it that appears inadequate or deficient.

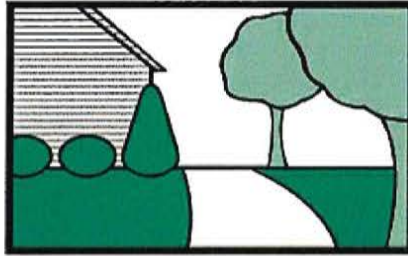
Thank you for continuing to keep the District apprised of the North Lawrence Development Riverfront Project; and should you have questions regarding this communication, I am happy to discuss them with you at your convenience.

Very truly yours,



John W. Nitcher

JWN:lf



LAWRENCE
Landscape

Design, Installation, Maintenance, and Sprinkler Systems

December 17, 2018

Douglas County Planning Commission members,

I wish to offer my support to the professional staff's recommendation for approval of the rezoning and preliminary development plan for the North Lawrence Riverfront project. My interest is more than casual, being a business owner, as well as industrial and residential property owner for over 20 years in this neighborhood. As North Lawrence goes, so goes my future.

It seems this project makes sense on many levels.

Capitalizing on a defining natural feature, The Mighty Kaw.

Infill development- repurposing the collection of properties to their highest & best use
Continuing the charm & allure of downtown without expansion into the neighborhoods

Creating an attractive gateway into downtown from the North.

Leveraging the existing infrastructure.

An attractive project that will increase sales tax, and property tax revenue.

Increased residents in North Lawrence, hopefully enough for a viable grocery store.

Updated mechanical systems to Johnny's while preserving its charm.

Local ownership of this project, by successful Lawrencians, reinvesting here.

This seems to be the kind of project that the community should embrace.

It checks all the boxes.

Thanks for considering my comments.

Frank Male

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-----Original Message-----

From: Madison Mater <madisonmater@gmail.com>

Sent: Friday, December 14, 2018 10:23 AM

To: Denny Ewert <dewert@lawrenceks.org>

Subject: Planning Commissioners

Hello there!

I just wanted to write to express that as a property owner and hopefully long term resident of North Lawrence, I am so very excited and supportive of the proposed development along the river levee. I feel that it will improve the value of my property as well as provide more retail options for myself and my neighbors of North Lawrence.

I personally walk along the levee often and am saddened by how under-utilized one of the most beautiful places of Lawrence is. As a city that was founded along the river I wonder why it is not more appreciated and enjoyed.

I bought my house with the idea that someday my elderly mother will live there and I would love for her to have such easy access to more retail and a place she can sit and enjoy watching the eagles in the winter as she so loves to do.

I hope that you plan to move forward with this project as it would personally mean a great deal to me. Thank you for your time and your consideration.

Respectfully,

Madison R. Mater