



May 7, 2019

Lawrence City Commission  
via email to: [bwalthall@lawrenceks.org](mailto:bwalthall@lawrenceks.org)

Dear Commissioners,

We are writing to reaffirm our support of residential density for Downtown. The HUB on 11th by Core Spaces has inspired passionate discussion among the community and we've been following the project closely.

A recent meeting with our membership reinforced the strongly held conviction that creating a more diverse, dense Downtown is critical to the longevity of the business district. Density alone will not ensure our prosperity, but it is a step in the right direction.

There are many challenges reflected in this project which impact the larger discussion of Downtown development, namely:

1. What developments can be both economically and aesthetically successful considering the historic environs of Downtown and the current City code and design guidelines?
2. How do we solve the disparity in parking? The City code does not require it, yet a development project cannot garner meaningful support without it.
3. If not this project, what will be done about infill of vacant, unsightly, and unutilized lots at both entrances of our beloved Downtown?

A majority of the board believes that a productive partnership with Core Spaces on the HUB project is possible with the following concerns addressed as a first step:

1. Parking – Would the City invest in a public/private partnership to expand upon the proposed New Hampshire street garage to make more parking available to Hub residents and Downtown visitors?
2. Alley Use – The current plans for off Mass. Street HUB parking to exit into the alley are impractical due to consistent commercial traffic throughout the day. Additional congestion will negatively impact neighboring businesses who depend upon the use of the alley.
3. Lease rates – DLI requests that Core Spaces and their leasing agent continue to work with DLI to identify effective market lease rates and unit sizes to ensure that the project has a positive impact on Downtown occupancy rates.

Downtown Lawrence is a dynamic district with many stakeholders. New development will necessarily call for difficult decisions and at least some change. We look forward to working with the City to navigate these complex issues.

Sincerely,

A handwritten signature in black ink, appearing to read "Sally Zogry".

Sally Zogry  
Executive Director  
Downtown Lawrence, Inc.

## **Bobbie Walthall**

---

**From:** jasperson@sunflower.com  
**Sent:** Tuesday, May 7, 2019 11:22 AM  
**To:** Bobbie Walthall; Leslie Soden; Stuart Boley; Matthew Herbert; Jennifer Ananda; Lisa Larsen  
**Subject:** Vote against The Hub

Dear Mayor Boley and Commissioners,

I am writing to ask that you please vote against The Hub coming to downtown Lawrence. I am strongly opposed to this development. If you want to bring people downtown, please advocate for either regular small apartments, or small condos or lofts that can be purchased at a relatively affordable price (I know that's an oxymoron, but with the current emphasis on AFFORDABLE housing, it is certainly worth making a concerted effort to bring such accommodations downtown).

**Parking:** We know the Hub will not provide as many parking spaces as there are tenants, so that's a huge issue.

**Balance of retail/bars/restaurants:** If there were a huge influx of rich college students downtown, then even more of the storefronts in downtown will likely turn into bars to appeal to those college students. We don't need more bars downtown - we need support for retail, perhaps in the form of rent subsidies for those who are interested in a retail store. We all know that the cost of rent for a Mass Street storefront is ridiculous, which is why there is so much turnover and is the reason for all the empty space that is currently downtown. Put some pressure on the downtown landlords to reduce the rent that they charge.

Please save our downtown from this disastrous company that doesn't have a good track record, is not local, and only has huge profits in mind.

Thank you.

Julie Jasperson  
129 Sharon Drive  
Lawrence, KS 660-49

## **Bobbie Walthall**

---

**From:** Heather n Mike <sopers1973@yahoo.com>  
**Sent:** Tuesday, May 7, 2019 11:39 AM  
**To:** Bobbie Walthall  
**Subject:** HUB

Dear Bobbie Walthall

Colleagues suggested that I send my letter to the commissioners to you as well.

Here is my letter:

Dear Commissioners,

I urge you and the City Commission to VOTE NO on the HUB proposal.

I seldom write commissioners, but after reading discussion on both sides of the HUB Proposal, I firmly believe that project will cause many problems in our historic downtown area including significant parking problems in an area where there is already a parking problem, and a large influx of residents/students again in an area that does NOT need more people crowding the area. The HUB is not in keeping with the spirit and viability of [downtown Lawrence](#).

If you are in favor of this, I would like to know why you would sacrifice our downtown area for residence areas that are overcrowded and not conducive to a peaceful historic downtown area, and to a parking nightmare in an area that already has parking shortages.

Thank you for your consideration. And thank you for your service on the commission.

Heather Soper,  
resident of Lawrence Kansas,  
Friend of and volunteer of Lawrence Public Library

## **Bobbie Walthall**

---

**From:** leslie kay <misslesliekay@gmail.com>  
**Sent:** Tuesday, May 7, 2019 11:52 AM  
**To:** Lisa Larsen; Jennifer Ananda; Leslie Soden; Stuart Boley; Matthew Herbert; Bobbie Walthall  
**Subject:** Letter to Commissioners, Hub proposal  
**Attachments:** Hub\_letter\_commissioners.rtf

Dear Lawrence City Commissioners,

I am writing to state that I'm in firm opposition of Core Spaces' proposed Hub on Campus complex at 11th and Massachusetts and New Hampshire streets. I believe this project is far too big and simply inappropriate for downtown. I'm asking that you uphold the unanimous decision of our Historic Resources Commission and deny this development. While we all want this prominent corner to become something, I don't believe this option serves the future we want for Lawrence.

I fear that an enormous student housing facility in the heart of downtown would be destructive to the balance in our community, and I believe we should be concentrating on providing affordable housing, which we so badly need.

Studies have shown us that the student population is not growing. While we are already building more luxury student housing, rightly closer to campus, there are still vacancies. This project is not needed here, and it will likely lead to even more vacancies in already existing, locally-owned, housing developments.

The population that is growing is older people, who eventually move out of family homes into smaller residences. If we are arguing for freeing up much-needed housing, we could look toward housing solutions for the growing number of those in our community entering the next chapter of their lives.

Without affordable housing options, students can't settle down here after graduating, and young professionals won't call this home. What do we want our population to look like in a decade or two?

Parking near downtown is already a challenge. Finding a spot near a destination on Mass street can prove difficult, and circling around and around can become frustrating enough to finally give up. Many downtown and East Lawrence residents already have trouble finding somewhere to part near their own homes.

Presuming that more than half of these residents won't have cars seems absurd. They are nowhere near campus; not all of them will be taking the bus to class, nor riding bikes up the hill in freezing temperatures. They will be driving cars. They will be parking them. They will be having friends over. Their parents will come to visit. And then comes Final Friday, jury duty, the many wonderful events throughout the year in South Park.. Where will we park when we want to participate in our community?

If we want viable, sustainable development, we need to cultivate our own options that harmonize with our wants and needs, and not wait for the top bidder to come along and wave money at us.

My wish for our town is that we strive to provide true opportunities for the whole of Lawrence, rather than catering to a small, transient population without the intention of planting roots and contributing to our community long-term. We are students, yes, but we are also families, professionals, children, aging people, and we want an environment that can sustain us well into the future.

Leslie Kuluva,  
Lawrence



## **Bobbie Walthall**

---

**From:** Charles Kuszmaul <charleskuszmaul@yahoo.com>  
**Sent:** Tuesday, May 7, 2019 11:20 AM  
**To:** Matthew Herbert; llaresen@lawrenceks.org; Leslie Soden; Jennifer Ananda; Bobbie Walthall; Stuart Boley  
**Subject:** HUB

Lawrence City Commission/HUB decision

As a long time Lawrence resident and voter, I am writing to express my opposition to the HUB project for 11th and Massachusetts. I am sure you have seen the news reports about how these high density student housing projects by this company have been detrimental in other cities if not, please read these reports. This type of development is antithetical to the spirit, function, utility and focus of the downtown area. Downtown Lawrence does not need this congestion and parking nightmare. People of Lawrence have fought for decades to maintain the economic vitality and historic integrity of our downtown. This project would be harmful to both. It is simply an outrage that a large, wealthy, out of state developer should now try to cash in on what the local people have worked so hard for so long to maintain. They are simply trying to get a free ride on the good judgement of our community. I strongly urge you to protect our community and vote this project down, and vote the HUB group out of town! Thank you for your attention to this matter.

Charles Kuszmaul

## **Bobbie Walthall**

---

**From:** Kylie Smith <mrs.kyliesmith@gmail.com>  
**Sent:** Tuesday, May 7, 2019 11:12 AM  
**To:** Lisa Larsen; Jennifer Ananda; Leslie Soden; Stuart Boley; Matthew Herbert  
**Cc:** Bobbie Walthall  
**Subject:** Vote NO on The Hub

Dear Lawrence City Commissioner,

I am writing to you today to voice my firm opposition to the proposed project from the Chicago Development Firm Core Spaces. The project, referred to as "The Hub," is grossly disproportionate to the other historical buildings in the immediate area of 11<sup>th</sup> and Massachusetts Street or really for any other building in our beautiful downtown. The proposal for parking for the project is woefully inadequate and will cause congestion that I believe will not only be horrible for downtown residents, but also for downtown businesses. Core Spaces has a history of being a terrible landlord, with shoddy construction and allowing their buildings to fall into disrepair. I believe that downtown or even the city of Lawrence cannot support another luxury living space of that size (whether for students or not) and that this large building will eventually end up on the market or abandoned when the developers do not recoup their investment. There should ALWAYS be a more thoughtful approach when discussing large density projects like this in our city and this is even more important when such a project is being discussed for the crown jewel of our city, our beautiful and historic downtown. Not only should we be rejecting rezoning to allow The Hub project to proceed, we should be utilizing our masterplan for downtown to set rules to guide thoughtful growth for the future that falls in line with what we want our number one tourist attraction to be now and 30 years from now.

We can do better, we deserve better, and we owe it to future generations to protect our city from overdevelopment.

Please vote "NO!" on The Hub.

Thank you,

Kylie and Kent Smith

2908 Colt Drive, Lawrence, KS

## **Bobbie Walthall**

---

**From:** John Paul Henry <johnhenryphoto@gmail.com>  
**Sent:** Tuesday, May 7, 2019 9:57 AM  
**To:** Bobbie Walthall; Leslie Soden; Stuart Boley; Matthew Herbert; Lisa Larsen  
**Subject:** Lawrence HUB project

Dear representatives of Lawrence,

This email is to urge you to DENY the construction of the HUB at 11th and Massachusetts.

Many residents view the over development of New Hampshire Street as diminishing the value of downtown. Extending this to Mass. St. is a recipe to rip the soul right out of the unique city so many love. Think: is it your goal to make our town look like every other cheap development scheme?

While I understand the need and desire to develop the spaces under consideration, high-end student housing in bland, monolithic structures is not the answer... Renters of Lawrence want affordable housing.

Please reconsider the use of this space.

--

John Paul Henry

[Photojournalist](#)

[Wandering Star Weddings](#)

p. 1-270-933-8104



**Bobbie Walthall**

---

**From:** csuen3@sunflower.com  
**Sent:** Tuesday, May 7, 2019 10:07 AM  
**To:** Bobbie Walthall  
**Subject:** No HUB

Hi Bobbie, please include in the commission packets for tonight. Thanks, Cindy

Dear Mayor and Commissioners,

We say No HUB at 11th and Mass for all the reasons already mentioned in opposition to this project.

Thank you for your service,

Cindy Suenram  
Arch Naramore  
1204 New York  
Lawrence

## **Bobbie Walthall**

---

**From:** Stephanie Weaver <sweetweaver@gmail.com>  
**Sent:** Tuesday, May 7, 2019 10:13 AM  
**To:** Lisa Larsen; Jennifer Ananda; Leslie Soden; Stuart Boley; Matthew Herbert  
**Cc:** Bobbie Walthall  
**Subject:** Snub the HUB

Good morning!

I realize there is need for infill, and this location provides us with that opportunity, but the HUB is not the answer. Please consider a local developer and architect when making decisions about this space, as well as a building that would make Lawrence proud, similar to the library.

Due to the dodgy reputation (at best) of Core Spaces, I don't think Lawrence should do business with them. We have already had our fair share of shenanigans with new developments over the last decade. Let's not get hoodwinked again.

Please vote NO tonight.

Thanks for your time!  
Stephanie Weaver  
1617 Rhode Island Street

--  
Stephanie Weaver  
[sweetweaver@gmail.com](mailto:sweetweaver@gmail.com)  
785-393-6901

## **Bobbie Walthall**

---

**From:** Diane Lee Bythell <dianebythell@gmail.com>  
**Sent:** Tuesday, May 7, 2019 10:26 AM  
**To:** Stuart Boley; Matthew Herbert; llaesen@lawrenceks.org; Leslie Soden; Jennifer Ananda; Bobbie Walthall

### Lawrence City Commission/HUB decision

As a Lawrence resident, Lawrence business owner and voter, I am writing to express my opposition to the HUB project for 11th and Massachusetts. I am sure you have seen the news reports about how these high density student housing projects by this company have been detrimental in other cities. If not, please read these reports. Downtown Lawrence does not need this congestion and parking nightmare. People of Lawrence have fought for decades to maintain the economic vitality and historic integrity of our downtown. This project would be harmful to both. I urge you to vote this project down, and vote the HUB group out of town. Thank you for your attention to this matter.

Diane Bythell

## **Bobbie Walthall**

---

**From:** Adriana Marie <1003720@gmail.com>  
**Sent:** Tuesday, May 7, 2019 10:41 AM  
**To:** Lisa Larsen; Leslie Soden; Stuart Boley; mattherjherbert@gmail.com; Bobbie Walthall  
**Subject:** HUB Decision

I am writing to express my opposition to the proposed luxury student housing development.

First of all, the building would immediately degrade the character of our historic downtown. It's ugly. It will be a health hazard to its residents. Residents of their projects in other cities describe moldy interiors, flooding, and fire hazards. In fact, the only positive ratings on their projects belong to buildings that have not been completed or lived in yet.

But let's turn the focus away from other cities and look at our own. The HUB would directly go against the projected housing needs for our city. We need more affordable, quality housing, less "luxury".

Adding this to the heart of our city would immediately degrade both the character and health of our historic downtown.

Thank you for your time.

## Bobbie Walthall

---

**From:** Madeline Herrera <madeline.e.herrera@gmail.com>  
**Sent:** Tuesday, May 7, 2019 10:43 AM  
**To:** Lisa Larsen; Jennifer Ananda; Leslie Soden; Stuart Boley; Matthew Herbert  
**Cc:** Bobbie Walthall  
**Subject:** The HUB

Good morning,

I have been incredibly concerned about the "the HUB" as soon as I first heard the news about it. My concerns are many and I will attempt to concisely state them.

- **Inequity:** while our city is in dire need of low-income housing, we do not need more student housing. I am aware of other apartment buildings in Lawrence that are not at full capacity. Why then, would we build additional housing? Why would we build housing that doesn't address actual needs of our community?
- **Congestion:** I live a couple blocks away from the proposed building. With an additional several hundred residents downtown, the feel of downtown will change drastically. There will be much more traffic (both foot and car). My husband and I have considered moving away from downtown should this move forward (while I understand this does not sway your personal decision on the matter I do think it is important to highlight how big of an impact this will have on the neighbors of downtown) and may ultimately leave Lawrence.
- **Change Lawrence:** on my last point I mentioned potentially moving from Lawrence. This is because we see this potential apartment building as changing the character of Lawrence. To us, downtown is the heart of this city and it belongs to all residents. There is a perception held by some that downtown is only for students. I have had to convince friends and colleagues that downtown is for everyone and have reintroduced them to downtown. However, with this building, the perception that downtown is only for students will worsen.
- **Historic Preservation:** this building does not meet the requirements of being in a historic district. As I live in a historic district I understand the strict regulations and duty that comes in living in one. It is an absolute shame that historic distinction should be ignored. Have you seen what has happened in Flagstaff due to the HUB? I encourage you to look into it if not.
- **Building Company:** I am truly curious if you have looked into this company. Not only are they an out of state company (meaning this does not help our local or state economy the way it would if the builders were local) but they seem to be shady conductors of business at best. If you haven't, do a quick google search for "The Hub at Baton Rouge" or Auburn, or Madison, or...any where they have built. The reviews are atrocious because of poor management and poor customer service. Why would we welcome that into our community?
- **New Building:** We have so many vacant buildings in Lawrence that can be renovated into new purposes instead of demolishing them and building new structures.

One major reason that I have heard people defend this building with is "Well...it would provide jobs." To that my response is two-fold. A) How many long-term jobs would it create? B) are these low-income jobs? Mid-income jobs? I agree we need more mid-income jobs (I was delighted to see Blue Cross and Blue Shields opening an office in an existing building in town) but I do not believe these apartments are a reasonable way to do that.

I have also heard that this will bring more business to downtown. I think this is debatable as I also think it will cause many people to stay away (especially those more prone to shopping at the retail stores).

I cannot see many benefits to this plan but I do see how it would hurt so many. Please do not approve these plans.

Sincerely,



Madeline Herrera  
East Lawrence Resident

# East Lawrence Neighborhood Association

P.O. Box 442393  
Lawrence, KS 66044  
eastlawrence@yahoo.com

---



May 5, 2019

To: The Lawrence City Commission  
From: The Board of the East Lawrence Neighborhood Association  
RE: The HUB Project and Downtown Design Guidelines

The East Lawrence Neighborhood Association is pleased to weigh in on the decision that will be made at Tuesday's City Commission Meeting. Should the City Commission override The Historic Resources Commission's decision to deny a Certificate of Appropriateness for the HUB Project and their conclusion that the HUB Project does not follow Downtown Design Guidelines? We encourage the City Commission to uphold the decision of the Historic Resources Commission. The HRC gave them a fair hearing comparing their proposal with the design guidelines, then worked with the Project Team through their Architectural Review Committee to show them how their proposal could conform to the Guidelines. They then gave them another fair hearing to look at their 2<sup>nd</sup> proposal. The HRC went out of their way trying to find a way that the Project Proposal and the Downtown Design Guidelines could be interpreted to be consistent to each other. In the end, it was a unanimous decision. Even the "scaled down" version of their Proposal did not conform to Downtown Guidelines.

The historic authenticity of our City and our Downtown is one of our City's biggest selling points. The Historic Resources Commission are the experts tasked with interpreting our design guidelines. To disregard the HRC's decision in this manner is a vote of no confidence directed at our HRC and the Design Guidelines and the significant work that is done daily to make our Downtown the vital place that it is. Proceeding in this manner would certainly have an impact on how our Downtown moves forward, and seemingly would erode the very features that make our Downtown such a desirable place to visit. If there are people that believe that the Downtown Guidelines need to be revamped, then let's have that discussion and make them right, not undermine the experts who are tasked with making these tough decisions. Past City Commissioners have determined that the History of our City is important, so important that it is by City Ordinance that the HRC exists and is tasked with making decisions based on specific criteria held within the Design Guidelines. To deny this legacy of our collective City's desire in this individual instance is to diverge from that character and chase the latest trendy development plan, very fashionable in the moment, but with no lasting characteristics to replace that which it is displacing. We need to pursue and encourage development that will enhance our future by following our tried and tested Downtown Design Guidelines, and ignore the shiny baubles that come with thoughts of instant gratification.

To state again, we encourage you to uphold our Historic Resources Commission's decision that this development does not conform to our Downtown Development Guidelines. Our HRC can go

line by line through this proposal and explain how each does not conform to those Guidelines. We need to stand firm and with solidarity with our past Commissions and current Advisory Boards and not undermine the work that they do. Our City is a better place when we do that.

Please vote to uphold the HRC.

Please note that we continue to support the letter that we submitted as the HRC carefully reviewed the Core Spaces project.

Thank you,

The Board of the East Lawrence Neighborhood Association,

Phil Collison, President

## **Bobbie Walthall**

---

**From:** Porter Arneill  
**Sent:** Tuesday, May 7, 2019 9:38 AM  
**To:** Bobbie Walthall  
**Subject:** FW: Please vote NO on "The HUB"

FYI

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

From: Linda McKay <mckaylinda@me.com>  
Sent: Tuesday, May 7, 2019 9:37 AM  
To: Lisa Larsen <llarsen@lawrenceks.org>; Jennifer Ananda <jananda@lawrenceks.org>; Stuart Boley <sboley@lawrenceks.org>; Matthew Herbert <matthewjherbert@gmail.com>; Leslie Soden <lsoden@lawrenceks.org>; City Hall email <CityHallemail@lawrenceks.org>  
Subject: Please vote NO on "The HUB"

Dear Mayor and City Commissioners:

Please vote NO on allowing this proposed HUB complex to be built with many too few parking spaces for its size. I believe, at least, one dedicated car space per bedroom is required in an urban setting. I also feel the proposed overall size and height are not desirable downtown. Next fall, after you write a Downtown Master Plan this summer, would be the time to start thinking about the proper size for buildings in our downtown. Thank you.

Linda McKay  
804 Missouri Street  
Lawrence

## **Bobbie Walthall**

---

**From:** Scott McCullough  
**Sent:** Tuesday, May 7, 2019 9:27 AM  
**To:** Bobbie Walthall  
**Subject:** FW: Please support the HUB

Communications for HUB

**Scott McCullough, Director**

Planning and Development Services – [www.lawrenceks.org](http://www.lawrenceks.org)  
City Hall Riverfront  
1 Riverfront Plaza, Suite 320  
P.O. Box 708, Lawrence, KS 66044-0708  
office (785) 832-3154 | fax (785) 832-3110

*"Your opinion counts! Customer feedback helps us serve you better. Please tell us how we're doing by completing this short online Customer Satisfaction Survey: <http://lawrenceks.org/pds/survey/satisfaction>."*

**From:** Rebecca Peterson <rampeterson@gmail.com>  
**Sent:** Tuesday, May 7, 2019 9:23 AM  
**To:** Scott McCullough <smccullough@lawrenceks.org>  
**Subject:** Please support the HUB

Dear Director McCullough,

I appreciate all of your hard work on behalf of Lawrence citizens, and I hope you will take a moment to read my thoughts. I don't profess to have all the answers, and I recognize that there are many pros and cons to weigh. Yet, in my final analysis, I think economic growth is worth the extra work it may take to ensure equal opportunity is preserved as we strive for social equity for our Lawrence neighbors.

I have lived over half of my life in "college towns". First as a student and then as an employee of universities. I've lived within (and visited) large metropolitan "college towns" (Boston, MA and Westwood, CA), as well as in isolated and remote college towns dominated by a student population (State College, PA). I've also spent over 11 years in Lawrence.

Through all of these different "college towns", I've noticed that the "main street" near the university is typically populated with college students at all times of the day and night. BUT....I must admit that this has not been my experience in Lawrence. While there are certainly many students around Downtown Lawrence, especially on the weekends, I don't think of town as having quite as many students day-to-day. This has always struck me as a bit odd. College towns are special, in part, because of the student vibe. I have often found it to be lacking or very distant here in Lawrence due to so many students living closer to the main part of campus and away from "downtown".

As you contemplate The HUB, I hope you will consider how this economic investment in our Downtown can have so many benefits. In addition to bringing more consistent and vibrant student traffic to area businesses, it also brings new tax revenues that would enable us to also address some of the potential "inequities" that we have currently and may have due to students of privilege being more capable of moving downtown. More money for bike routes, public transportation, subsidies for lower cost housing for residents of all ages, etc.; I am

hoping that you will look at economic development at 11th and Massachusetts as an opportunity to also fund our social equity priorities and not just as more big business and privilege bursting into town.

That particular corner is also in need of a little economic “love”. I know that this decision may feel unpopular in the short run. I’m asking you to have the vision and the courage to see that it can be a pathway to a more vibrant downtown where “favorite shops” have foot traffic to afford any rent hike and buying local is much easier than ordering a box from Amazon. A place where we have the funds to support the public transport of our citizens to farmer’s markets, voting booths, and a growing arts district. For many of us who live on the other side of 15th street, downtown can feel far away and difficult to access. I’m hoping that smart investments that bring more people to live, work, and “visit” our college town will help all boats rise in the long run.

I would appreciate your support of the HUB project!

Thank you,

Rebecca

--

Rebecca Peterson, PhD  
[rampeterson@gmail.com](mailto:rampeterson@gmail.com)  
785-856-9200

## **Bobbie Walthall**

---

**From:** Emily Hampton <ehampton785@gmail.com>  
**Sent:** Tuesday, May 7, 2019 9:09 AM  
**Cc:** Bobbie Walthall  
**Subject:** No HUB

Hello Commissioner,

I am writing to encourage you to please oppose the HUB project in downtown Lawrence. This project is a detriment to our historic downtown, will not help shop owners, and does not provide affordable housing, going against the City's 2018 study on housing needs.

Please do not support this project that threatens the integrity of our downtown and community values.

Thank you for your time and consideration.  
Emily Hampton

## **Bobbie Walthall**

---

**From:** \* <jjtitan83@gmail.com>  
**Sent:** Tuesday, May 7, 2019 8:51 AM  
**To:** Bobbie Walthall; Leslie Soden; Stuart Boley; Matthew Herbert; Jennifer Ananda; Lisa Larsen  
**Subject:** Hub No!

Dear Commissioners,

Please add my name to the long list of Lawrenceans vehemently opposed to The Hub project downtown. I've lived in Lawrence for 26 years, and I thought that during these 26 years Lawrence believed in keeping our downtown unique and avoiding turning it into just a long series of bars and nightclubs for college students. Allowing The Hub to build their luxury private college dorms would be a fast track to running out retail and replacing it with bars and nightclubs.

Other issues abound. The rent rates for these private dorms are going to be EXPENSIVE. This goes against everything our community is trying to do when it comes to affordable housing, and allowing The Hub project to go through would send a message to everyone on behalf of the commission that the city really isn't interested in affordable housing. This giant construction also dwarfs the Watkins Museum and the crown jewel of downtown: the Douglas County Courthouse. These buildings will be visually wiped out by this monstrous Hub project. There's a reason the HRC rejected this project unanimously, and the commission should do the same. City staff is smartly recommending rejection of the project as well.

Let's talk about parking: we already know that The Hub will have nowhere near as many parking spaces as it will tenants. At the same time, the public won't even be able to park in their garage! This would be a parking nightmare for a region of town that is already too full of cars.

Another issue: does the commission remember what happened the last time we allowed a Chicago-based development group to build luxury private dorms? HERE, Kansas, anyone? Surely we don't need to remind the commission of the debacle that was that project. These various developers for Here Kansas, The Oread and Rock Chalk Park (Fritzel is a disaster), etc. have completely embarrassed our city and reneged on their promises, all while lining their pocketbooks. The Hub project would create these same issues and plop them right in the heart of downtown Lawrence. I'm tired of being duped by these greedy people and I hope you are too.

How do we know this Hub project would be a disaster? Look no further than Flagstaff. The very same development group that wants to build luxury private dorms in downtown Lawrence was successfully able to do the same thing in downtown Flagstaff, AZ. Here is the link to what happened: <https://www.thehubflagstaff.com/>. Needless to say, The Hub was terrible for downtown Flagstaff for the same reasons it would be terrible for downtown Lawrence.

Our downtown is at stake. Don't let these greedy developers win. We've had enough.

Sincerely,

Jeff J., lifelong Lawrence resident



## **Bobbie Walthall**

---

**From:** Sherri Riedemann  
**Sent:** Tuesday, May 7, 2019 8:52 AM  
**To:** Bobbie Walthall  
**Subject:** FW: Public Comment on the Proposed HUB Project



Sherri Riedemann, *City Clerk*  
Office (785) 832-3201  
[sriedemann@lawrenceks.org](mailto:sriedemann@lawrenceks.org) | [City of Lawrence, KS](http://City of Lawrence, KS)  
P.O. Box 708, Lawrence, KS 66044

---

**From:** Barry Shalinsky <bshalinsky@hotmail.com>  
**Sent:** Monday, May 6, 2019 4:43 PM  
**To:** Lisa Larsen <llarsen@lawrenceks.org>; Jennifer Ananda <jananda@lawrenceks.org>; Leslie Soden <lsoden@lawrenceks.org>; Stuart Boley <sboley@lawrenceks.org>; matthewjherbert@lawrenceks.org; Tom Markus <tmarkus@lawrenceks.org>; Sherri Riedemann <sriedemann@lawrenceks.org>  
**Subject:** Public Comment on the Proposed HUB Project

Dear Commissioners:

I am the owner of 645 Connecticut, a beautiful historic East Lawrence home which is on the local register. Although I am currently an absentee owner, that is about to change. This summer, I will be returning to live in my home. I left Lawrence 20 years ago with a dog and a cat; I am returning this July with a wife and two kids. I will no doubt become more familiar to each of you in the coming months.

I am writing in opposition to the HUB project as proposed for the corner of 11<sup>th</sup> & Massachusetts. My reasoning is simple. Historic register designation is supposed to bring with it the protection against incompatible structures and uses within a designated property's environs. This proposed project has three of Lawrence's most significant historic buildings within its environs, the Douglas County Courthouse, the Watkins Community Museum, and the English Lutheran Church. If this massive project which dwarfs these landmarks is permitted to be constructed as proposed within their environs, it would pretty well render historic register protections meaningless for my historic property and all others in our city. We can do better!

Thank you for your consideration.

Barry M. Shalinsky

## **Bobbie Walthall**

---

**From:** Nicholas Ward <talentfalcon@gmail.com>  
**Sent:** Tuesday, May 7, 2019 12:15 AM  
**To:** Bobbie Walthall; Lisa Larsen; Jennifer Ananda; Leslie Soden; Stuart Boley; Matthew Herbert  
**Subject:** Hub No  
**Attachments:** HUB NO Nicholas Ward .pdf

Dear Commissioners,

As the elected stewards of our community I ask that you pass a NO vote on the HUB development proposed by Core Spaces.

I have read many of the newspaper articles and letters of correspondence coming from communities who have experienced the impact of Core Spaces firsthand. They shape the story of an irrefutably poor reputation and a history of problematic developments in smaller metropolitan college towns similar in scale and makeup to our own.

The Allen family has a right to build on their property at 11<sup>th</sup> and Mass; the HRC has their job to do. In this case, Core Spaces will be asking that you neglect the informed opinion of your appointed advisors and that you do so to their benefit.

The HUB development banks on the physical and cultural infrastructure built up through the collective history of our community. There is value inherent in our place. Is Core Spaces the entity that we wish to shape our story?

As someone who cares for this city I implore that you not invite the negligent development practices of Core Spaces into the ongoing narrative of our community.

Thank you for your stewardship,  
Nicholas Ward

--

Nicholas Ward  
Filmmaker at Queen Alidore Productions  
Co-director at Edgewood Community Skatepark  
Director at Lawrence Songbook Project  
Outreach and Development Coordinator at LCHT  
[nicholasward.org](http://nicholasward.org)

## **Bobbie Walthall**

---

**From:** Teri Grunthaler <tgrunthaler@gmail.com>  
**Sent:** Monday, May 6, 2019 7:06 PM  
**To:** Leslie Soden; Bobbie Walthall  
**Subject:** Vote No on The HUB

Hello Commissioner Soden,

I urge you to vote no on allowing The HUB to develop a complex downtown. We need to focus on more affordable housing, better parking for existing downtown goers and East Lawrence residents, and maintaining our unique downtown historical character.

Thank you for keeping the larger community's needs a higher priority over out-of-state developers'.

Sincerely,  
Teri Grunthaler  
1230 Delaware St.

--

Teri Lynn Grunthaler  
(626) 379-7641

"It is not the magnitude of our actions  
but the amount of love that is put into them  
that matters." ~ *Mother Teresa*

## **Bobbie Walthall**

---

**From:** Teri Grunthaler <tgrunthaler@gmail.com>  
**Sent:** Monday, May 6, 2019 7:06 PM  
**To:** Stuart Boley; Bobbie Walthall  
**Subject:** Vote No on The HUB

Hello Commissioner Boley,

I urge you to vote no on allowing The HUB to develop a complex downtown. We need to focus on more affordable housing, better parking for existing downtown goers and East Lawrence residents, and maintaining our unique downtown historical character.

Thank you for keeping the larger community's needs a higher priority over out-of-state developers'.

Sincerely,  
Teri Grunthaler  
1230 Delaware St.

--

Teri Lynn Grunthaler  
(626) 379-7641

"It is not the magnitude of our actions  
but the amount of love that is put into them  
that matters." ~ *Mother Teresa*

## **Bobbie Walthall**

---

**From:** Teri Grunthaler <tgrunthaler@gmail.com>  
**Sent:** Monday, May 6, 2019 7:07 PM  
**To:** Matthew Herbert; Bobbie Walthall  
**Subject:** Vote No on The HUB

Hello Commissioner Herbert,

I urge you to vote no on allowing The HUB to develop a complex downtown. We need to focus on more affordable housing, better parking for existing downtown goers and East Lawrence residents, and maintaining our unique downtown historical character.

Thank you for keeping the larger community's needs a higher priority over out-of-state developers'.

Sincerely,  
Teri Grunthaler  
1230 Delaware St.

--

Teri Lynn Grunthaler  
(626) 379-7641

"It is not the magnitude of our actions  
but the amount of love that is put into them  
that matters." ~ *Mother Teresa*

## **Bobbie Walthall**

---

**From:** Teri Grunthaler <tgrunthaler@gmail.com>  
**Sent:** Monday, May 6, 2019 7:08 PM  
**To:** Jennifer Ananda; Bobbie Walthall  
**Subject:** Vote No on The HUB

Hello Vice Mayor Ananda,

I urge you to vote no on allowing The HUB to develop a complex downtown. We need to focus on more affordable housing, better parking for existing downtown goers and East Lawrence residents, and maintaining our unique downtown historical character.

Thank you for keeping the larger community's needs a higher priority over out-of-state developers'.

Sincerely,  
Teri Grunthaler  
1230 Delaware St.

--

Teri Lynn Grunthaler  
(626) 379-7641

"It is not the magnitude of our actions  
but the amount of love that is put into them  
that matters." ~ *Mother Teresa*

## **Bobbie Walthall**

---

**From:** Tracy Rasmussen <tracyr@runbox.com>  
**Sent:** Monday, May 6, 2019 7:08 PM  
**To:** Bobbie Walthall  
**Subject:** CORE project

Dear Lawrence City Commission Members,

I am writing to add my voice to the opposition of the CORE/Hub building project. I am a former long-term resident and 25-year business owner (including downtown) of Lawrence, have family members there, and return several times a year. This project is clearly counterproductive in terms of quality of life of Lawrence—which is its main draw for downtown. The drawings submitted for public persuasion are not to scale and the perspec. They use perspective skewing and selective sizing to show the buildings having way less impact on the surrounding historic buildings environment than they actually would. It's easy to see that windows are squeezed and height shrunk on the proposed building and expanded on Watkins. Yes the corner is currently an eyesore. No, it doesn't need buildings there that will soon increase the eyesore factor just so this property can be sold and changed now, under pressure from a profit-driven Chicago company.

There is a building created by the same company in Ames, Iowa. I'm attaching pictures showing it as it is, one year old. Up close one sees that what trim it has for visual appeal is cheap plastic painted to look like wood. No one sits in the 4-person hot tub provided for hundreds of residents. Wires hold up the balconies. Large sections are concrete slab. Reports from Flagstaff, Tucson, Columbia South Carolina, and other cities about these buildings include nightmare stories of historic environment impact due to environmen and significant mold problems due to poor construction, and disinterest in maintenance by a renting management company...and unfortunately built in monstrous scale on premium real estate.

As ugly as the building is in Ames, it is not as awful as a series of towering box structures would be in Lawrence across from Watkins Museum and the beautiful limestone courthouse. I would hate to see Lawrence stuck with the historic building devaluing, parking nightmares, transient population, and increased late night bar patron problems the proposed CORE Spaces/Hub complex would cause. Ask anyone who lives on Ohio Street near downtown about the condition of their yard and car after a big party night in town. Please also consider the impact on the aging infrastructure of downtown, which is plagued by sewer gas smells as it is overloaded already. The huge Tuscaloosa, AL Hub project is plagued by sewer problems.

Parking spaces are considered unprofitable. But when I moved my business to downtown Lawrence, many customers began telling me "I hate going downtown because of parking," saying it added at least a half hour to their trip each time to find a space, walk to my location, and walk back to their car. In the (frequent) rainy, snowy, cold or hot weather, orders sat waiting for weeks. Parking problems were something I dealt with myself several times a day as well. This was before three additional apartment buildings were built downtown....which have not found enough people to fill them. Why would business owners and restaurants want 300+ more residents without parking to occupy their shoppers' spaces 24/7? Do they really think renters shop downtown every day when there's no grocery store and they have to drive to Dillon's? Will renters feel care for the environs when they have to drive around blocks looking for a parking place to park again and then walk back to the apartment with their groceries? Or will they order everything online and delivered from trucks parked on NH street blocking traffic?

Current planners and builders need to be as farsighted as those who provided the Watkins and courthouse structures for downtown. Let's not damage these buildings' integrity. They, the businesses, and the community need buildings near them that are in proportion, not subsidized and not made merely for pulling profit out of part of our city's population. In

100 years, the old buildings will still be there and beautiful. What should be built near them that will continue this fantastic aspect of the city?

Sincerely,

Tracy Rasmussen  
Insight Photography

The actual Ames CORE/Hub project building—quite different than their lovely sketches.







## WONDER FAIR

May 6, 2019

To: City Commissioners Jennifer Ananda, Stuart Boley, Matthew Herbert, Lisa Larsen, and Leslie Soden

Cc: Lynne Zollner, Bobbie Walthall

As Downtown Business owners, we urge you to listen to the concerns of your citizens and heed the recommendations of both the HRC and city staff and reject the Hub project.

This project has a smattering of support from directly and indirectly invested stakeholders – bankers, lawyers, commercial real estate agents, and a few Downtown business owners – but a vast majority of engaged citizens do not like this project. They recognize the incongruities of its scale, and are concerned about the impact of placing luxury student housing in our commercially-dense historic crossroads, on one of the last prime undeveloped Mass Street lots. You are receiving emails from these people. They are our customers. These are the folks who keep downtown alive. As Wonder Fair continues to grow, our success as a retailer can frequently be traced back to our customers. We listen to their needs and respond to them. We ask that you please listen to our customers when you are making this decision.

As a city, we are in the early stages of creating a Downtown Master Plan to help guide the development of our downtown. At the February 4th Downtown and Adjacent Neighborhoods Workshop, the single most important issue identified by the nearly 100 residents in attendance was “Protecting Historic Resources.” These early returns from the master plan can serve as guideposts. The denial of permits by the Historic Resources Committee is in line with the values of the citizens of Lawrence.

We have other concerns:

In their pitch to the downtown business community, the developers of this project seemed to have recognized the frequently-voiced need for smaller, more affordable retail spaces. However at the most recent Downtown Lawrence meeting, their commercial leasing agent indicated that they would seek above-market rates (because it's new construction) and look for student-focused tenants. They have already walked back their original pitch of affordable, smaller retail shops. We now expect a cold reality of chain stores, vacancies, and high turnover, as indicated by an easy search for other commercial properties occupying Hub spaces around the country.

Supporters of this project frequently point out that the developer is not requesting any subsidies. But this is not true. The Hub is being subsidized by the entire history of our city. It is subsidized by KU. It is subsidized our music venues, our art galleries, our coffee shops, our restaurants and bars, and our parks – all of which make Downtown Lawrence the cultural capital of our state. It is subsidized by the prescient decisions of past city commissions and the HRC who acted to protect the vitality of our downtown over the last several decades. Are we getting enough in return for these subsidies?

Supporters also point to the economic benefits of adding 600 residents to our downtown. We agree that creating responsible Downtown density is essential to making Mass Street sustainable far into the future, but we don't believe this company's track record supports their hopes for a potential net economic benefit, especially when weighed against opportunity cost incurred by allowing this project in lieu of a better-fit building. But even if these potential customers do provide some small lift to local retailers, economic benefit cannot be the only criteria for evaluating such a project. Those speaking in opposition frequently point to this project's disparity with its environs in ways that are less easily quantified: its character and aesthetics. These are important and I urge you to listen to these concerns. Explore Lawrence has coined the phrase "Unmistakably Lawrence" to celebrate all that makes our city unique. The Hub is not Unmistakably Lawrence. In her thoughtful letter urging opposition, our fellow downtown business owner Sarah Busse of Archibowls calls it "cartoonishly banal." We agree. It is acceptable formulaic architecture on an incredible scale, and while some may argue that this monstrous structure is at least better than an empty lot, it represents to us a much more pernicious emptiness.

Downtown Lawrence has much to offer to developers. Survey after survey shows that the Downtown is our most valuable and treasured asset. We should not sell ourselves short. At an absolute minimum, development should not be allowed to compromise the intangible things that make our downtown unique. We should not settle for a minimum effort, but that is likely to be what Core Spaces will deliver. A fast-

expanding real estate company from Chicago, with a recent history of portfolio sales of their legacy properties, is not likely to be an invested community partner interested in the holistic and equitable development of our downtown. If they were, they would understand and address the concerns of the HRC rather than contesting them on the grounds of the City Code's "limited definition of the term 'environs'" as they did in their March 20th letter from Barber Emerson, L.C.

Commissioner Herbert asked what good infill looks like, if not this. We believe good infill should be able to win the support of the HRC. We believe good infill would have the backing of City Staff. We believe good infill would have more universal support from Downtown businesses. We believe good infill might include a grocery store, or otherwise enhance our family-friendly Downtown environs. We believe good infill depends upon having the patience and foresight and resolve to achieve something actually good, not merely better than nothing.

Lawrence can do better. Much better. We urge you to reject the Hub project.

Meredith Moore and Paul DeGeorge  
Owners, Wonder Fair  
841 Massachusetts St / 15 W. 9th St  
Lawrence, KS

## **Bobbie Walthall**

---

**From:** Monica <mpdavis@sunflower.com>  
**Sent:** Monday, May 6, 2019 1:16 PM  
**To:** Bobbie Walthall  
**Subject:** Anti-Hub

City Commission:

The Hub does not fit the “flavor” of downtown. “Eccentric”, “eclectic”, “artsy” are adjectives used to describe Downtown and are what attracts visitors and residents to our community. “Looking for something unique? Oh yes, we’ve got it.” is a direct quote from the Unmistakably Lawrence website.

The Hub’s focus is student housing and thus excludes a majority of Lawrence’s population. The business tenants, if there are any, will likely be national chains, not the eclectic locally owned shops that Lawrence is known for. Projected rent would likely exceed the recommended expenditure of 30% of monthly income for a large portion of the local population. With the influx of more students into the downtown area, the likelihood of creating a Lawrence version of “Aggieville” is high. Furthermore, one can imagine the impact on the traffic downtown during the move in and out periods each spring and fall.

The building design is not unique, just a variation of the Hub’s usual design for college towns. It does not match the existing downtown pattern of two and three story buildings with anchor buildings at select block corners. Instead the proposed design stretches the scale of an anchor structure over 41.7% of the lots on east side of the 1000 block of Massachusetts, and 33.3% and 58.3% of the lots on west and east side of the corresponding block on New Hampshire.

With the existence of 3 buildings on the National Registry of Historic Places along 11th Street, we must be more selective of infill designs. The Douglas County Courthouse and Watkins Museum (formerly a Bank and City Hall) should not be overshadowed!

Sincerely,  
Monica Davis  
2124 Vermont St.

## **Bobbie Walthall**

---

**From:** Dennis Duermeier <duermeierd@gmail.com>  
**Sent:** Monday, May 6, 2019 2:37 PM  
**To:** Lisa Larsen  
**Cc:** Bobbie Walthall  
**Subject:** HUB Development

Dear Mayor Larsen

As a lifelong Lawrence resident, currently residing in East Lawrence, I am strongly opposed to approval of the proposed HUB development at Eleventh and Massachusetts. I am not categorically opposed to development and recognise that the location has been vacant for many years. However, the proposed HUB development will be a disaster for downtown Lawrence and the surrounding environs. I believe the arguments against approving the development are clear to you and will certainly be reiterated at tomorrow night's City Commission meeting, which I plan to attend. Please vote against approval of the development.

Sincerely

Dennis Duermeier  
1423 New York Street  
Lawrence

## **Bobbie Walthall**

---

**From:** Dennis Duermeier <duermeierd@gmail.com>  
**Sent:** Monday, May 6, 2019 2:40 PM  
**To:** Jennifer Ananda  
**Cc:** Bobbie Walthall  
**Subject:** HUB Development

Dear Vice Mayor Ananda

As a lifelong Lawrence resident, currently residing in East Lawrence, I am strongly opposed to approval of the proposed HUB development at Eleventh and Massachusetts. I am not categorically opposed to development and recognise that the location has been vacant for many years. However, the proposed HUB development will be a disaster for downtown Lawrence and the surrounding environs. I believe the arguments against approving the development are clear to you and will certainly be reiterated at tomorrow night's City Commission meeting, which I plan to attend. Please vote against approval of the development.

Sincerely

Dennis Duermeier  
1423 New York Street  
Lawrence

## **Bobbie Walthall**

---

**From:** Dennis Duermeier <duermeierd@gmail.com>  
**Sent:** Monday, May 6, 2019 2:42 PM  
**To:** Leslie Soden  
**Cc:** Bobbie Walthall  
**Subject:** HUB development

Dear Commissioner Soden

As a lifelong Lawrence resident, currently residing in East Lawrence, I am strongly opposed to approval of the proposed HUB development at Eleventh and Massachusetts. I am not categorically opposed to development and recognise that the location has been vacant for many years. However, the proposed HUB development will be a disaster for downtown Lawrence and the surrounding environs. I believe the arguments against approving the development are clear to you and will certainly be reiterated at tomorrow night's City Commission meeting, which I plan to attend. Please vote against approval of the development.

Sincerely

Dennis Duermeier  
1423 New York Street  
Lawrence

## Our Legacy Dennis Domer

Frank Lloyd Wright used to say that the difference between doctors and architects is that doctors can bury their mistakes and architects can't.

That goes for city commissioners, as well, but it goes also for all the rest of us who are concerned with the development of our delightful and historic downtown. We cannot, however, afford a mistake in the development of our downtown because we cannot bury this kind of mistake. It will be there for decades and it will become our legacy.

Perhaps our names will even be engraved on a bronze plaque placed on the outside of the building, just to make sure no one forgets us.

We all want the downtown to prosper, and we all understand that empty lots must be developed appropriately according to the rules that we have painstakingly set down for ourselves. We know that development must also be financially viable downtown or it won't happen so we regularly take measures to improve the financial viability of the downtown. We must face the facts of the new on-line marketplace and be sure that the measures we take will actually improve our competitiveness.



You have to work to find people who support this project. If you take an informal survey along Massachusetts Street, go into stores, ask for opinion, and listen to the political vibes, there is a lot of skepticism. The community thinks the project is obviously way too big for our downtown. The community doesn't think that density means financial sustainability in this case. Recent changes in density downtown have not solved the problem of the on-line market. The project obviously impinges on three nationally historic buildings and it openly violates our downtown design guidelines.

I am skeptical that this project addresses any of our problems and in the long run it could mean our undoing rather than our salvation. All the facts, as I read them, point to this conclusion. Further, it is obvious that this is exactly the kind of project our carefully drawn up rules were designed to prevent. Third, it is obviously better to have an old eye sore and work for its appropriate development than to exchange it with a more expensive eye sore that will turn our downtown into an Aggieville. This could be our legacy. We are all in this together. Is this really the best we can do? We won't need a master plan if we agree to this project.

May 6, 2019

Dearest Mayor Larson, Vice Mayor Ananda, and City Commissioners:

On behalf of the Justice Matters Affordable Housing Steering Committee, we are writing to ask that you vote down the proposed HUB apartment project proposal for Downtown Lawrence. We feel that this project is a poor fit with the vision and strategic plan for our City.

Our community is facing a number of complex and interconnected challenges that require a comprehensive, unified, and adaptive approach to resolving them in the long-term and some very proactive decision-making in the short-term. In the past three years, our community has witnessed numerous and growing examples of collaborative efforts that are beginning to make substantive improvements in how we address these challenges. We are thinking of the Mental Health Consortium, the Criminal Justice Coordinating Council, and the Affordable Housing Advisory Board, as well as Planning Commission work and the work of existing advisory boards. We are thinking of the recent Lawrence Douglas County Health Department initiatives and studies, and the community convening organized by the Douglas County Community Foundation on Affordable Housing. We are thinking of numerous initiatives and new programs and partnerships amongst service providers in the community.

So moving forward with a large proposed economic development project without having our comprehensive plans and vision in place feels like the same short-sighted and one-dimensional approach we have too often used in the past, to the detriment of the overall community good. We would rather our City support projects that promote healthy community and provide economic and societal benefits in a broader and more equitable way.

Our specific concerns are these:

- It makes little sense to approve this project before the Downtown Master Plan is complete and also prior to the completion of Horizon 2040. From climate change to economic development with community benefit, from smart growth to financial support for infrastructure, from affordable housing to community health, we have too much at stake to move forward on irreversible decisions without a comprehensive and shared understanding of our own context and need. We cannot allow a big project to slip through that does not solidly place us in better stead in tackling these issues than we were before it was conceived.
- We have spent intensive time and research on the topic of affordable housing. The City just paid for a study from BBC Consultants that outlines the scope of need for affordable housing that is accessible to all. This project does not provide housing for the highest priority households in our community. The most dire and immediate need breaks down thus: we have at least 700 households experiencing homelessness, we have at least 2,500 households extremely precariously housed and economically destabilized. We do have at least 2,500 student households, often international and non-traditional or first-generation students, who are

struggling to find housing they can afford. This project is not designed to address any of that need. It also does not help the next much larger set of households who wish to own their own home and afford to do so, or renters who are cost-burdened while working and struggling to hold their own in the housing market.

- Along with working to expand the capacity of our local agencies and development leaders, we do see great value in working with outside entities who have capacity and expertise in forming public-private partnerships for affordable housing and economic development. To this end, we can recruit and court organizations that have good track records and innovative problem-solving ideas. A company that is facing lawsuits in other communities and who is developing an insular living experience for economically comfortable students is not offering what we need from our potential partners and projects. Any entity who wants to bring outside investment dollars into our community needs to feel responsible to our community's health and well-being, to be attuned to our need, and to be able to demonstrate that it is a worthy project partner or contributor.

We simply are unlikely to realize our goals of improving the vitality of downtown, providing safe and stable housing that is accessible to all, and expanding economic opportunities in a way that is more equitable and more broadly shared unless we support and invest in projects that model the qualities that we desire. Please, vote in a way that sends a clear message about who we are and what we want as a community. It is perfectly legitimate to say what we want and what we need—and this project simply does not fit into that vision at all.

Most sincerely,

The Justice Matters Affordable Housing Steering Committee  
Sara Taliaferro and Mary Newberg-Gale, Co-chairs,  
Steve Ozark, John Meiers, Keela Meiers, Monte Soukup

## **Bobbie Walthall**

---

**From:** Anne Beryl Wallen <anneberyl@yahoo.com>  
**Sent:** Monday, May 6, 2019 12:59 PM  
**To:** Stuart Boley  
**Cc:** Bobbie Walthall  
**Subject:** Concerns about HUB Proposal

Dear Commissioner Boley,

I'm a Lawrence homeowner and voter and am writing about the proposed housing development known as the "HUB." I am against the plan as publicly outlined.

1) Though I don't live downtown, downtown is one of my favorite parts of being a Lawrence resident, and I am particularly fond of its historic character and skyline. The Historic Resources Commission's decision to deny the project its certifications should be respected.

I have not been a huge fan of the newer developments on New Hampshire Street, but the proposed HUB project makes them seem small in comparison. While those projects are off the main thoroughfare and away from major landmark, the location alone should disqualify the HUB. To me, the project's audacious use of capitals alone suggests how garish it would be, located between the historic Court House and the Watkins Museum.

2) We know that downtown and East Lawrence are already saturated in terms of parking resources. The additional pressure on downtown's spaces will lead to frustrations and irritation, and make it a less attractive destination.

3) There is a greater need for more affordable housing in Lawrence than for additional student luxury housing. Meanwhile, the developments "HERE" and the Nest, as well as the new apartments developed on the KU campus, are still aggressively recruiting new residents.

In addition, the disturbing reports from other project sites around the country are terribly concerning, in terms of the effect this type of development will have on downtown.

As a resident of the Schwegler neighborhood, I would much rather see more development along the lines of what is proposed at the Naismith/23rd Street, following the city's "Smart Code," with real consideration for the needs of the neighborhood and the community.

Thank you for reviewing these concerns. I hope you will make a decision that will help preserve the heart of Lawrence and also make room for all in its future.

Best wishes,

Anne Wallen

1720 W 22nd Street  
Lawrence, 66046

## **Bobbie Walthall**

---

**From:** Anne Beryl Wallen <anneberyl@yahoo.com>  
**Sent:** Monday, May 6, 2019 1:01 PM  
**To:** Matthew Herbert  
**Cc:** Bobbie Walthall  
**Subject:** Concerns about HUB Proposal

Dear Commissioner Herbert,

I'm a Lawrence homeowner and voter and am writing about the proposed housing development known as the "HUB." I am against the plan as publicly outlined.

1) Though I don't live downtown, downtown is one of my favorite parts of being a Lawrence resident, and I am particularly fond of its historic character and skyline. The Historic Resources Commission's decision to deny the project its certifications should be respected.

I have not been a huge fan of the newer developments on New Hampshire Street, but the proposed HUB project makes them seem small in comparison. While those projects are off the main thoroughfare and away from major landmark, the location alone should disqualify the HUB. To me, the project's audacious use of capitals alone suggests how garish it would be, located between the historic Court House and the Watkins Museum.

2) We know that downtown and East Lawrence are already saturated in terms of parking resources. The additional pressure on downtown's spaces will lead to frustrations and irritation, and make it a less attractive destination.

3) There is a greater need for more affordable housing in Lawrence than for additional student luxury housing. Meanwhile, the developments "HERE" and the Nest, as well as the new apartments developed on the KU campus, are still aggressively recruiting new residents.

In addition, the disturbing reports from other project sites around the country are terribly concerning, in terms of the effect this type of development will have on downtown.

As a resident of the Schwegler neighborhood, I would much rather see more development along the lines of what is proposed at the Naismith/23rd Street, following the city's "Smart Code," with real consideration for the needs of the neighborhood and the community.

Thank you for reviewing these concerns. I hope you will make a decision that will help preserve the heart of Lawrence and also make room for all in its future.

Best wishes,

Anne Wallen

1720 W 22nd Street  
Lawrence, 66046

## **Bobbie Walthall**

---

**From:** cassie Jones <cassjones91@icloud.com>  
**Sent:** Monday, May 6, 2019 12:31 PM  
**To:** Bobbie Walthall  
**Subject:** HUB

As someone who has been working in social services and assisting low income individuals with accessing and maintaining affordable housing in Lawrence I assert that this HUB will have a major negative impact on marginalized populations.

For one person to get a section 8 voucher it can take over a year. That individual then has one month to find housing that they can afford o SSI or SSDI. Average income for an individual on SSI is \$745 per month. Lawrence is rich is public resources but housing is scarce. This HUB puts our most at risk population in danger of losing even more affordable housing. There was recently a report in the LJ World stating that “Lawrence is currently in an affordable housing CRISIS”. It is irresponsible to exacerbate this crisis.

Expensive “student housing” HUBS such as this have no place in our downtown environment. Making Downtown Lawrence exclusive and inaccessible to marginalized demographics does not reflect the values of our community. If we continue to oppress people with mental illness and disabilities we fail to rise as a society. What values do you think represent Lawrence?

## **Bobbie Walthall**

---

**From:** Kami Day <kamiday@gmail.com>  
**Sent:** Monday, May 6, 2019 12:35 PM  
**To:** Bobbie Walthall  
**Subject:** opposition to HUB

Ms. Walthall,  
Would you please distribute the letter below to the City Commission members?  
Thanks very much.

Kami Day  
524 Ohio St.  
785-760-6483

May 6, 2019

Dear Lawrence City Commission:

I am writing to ask you to reject the proposal for the HUB. I know you have heard every argument imaginable against and for this project, so I just want to add my voice to those who oppose it. The editorial in Sunday's *Lawrence Journal-World* concludes with "Historic districts are beneficial to community. Economic districts are critical." We already have both in our downtown, which has a certain historic character that draws people, who spend money, to it. When our friends and family visit from out of town, they want to eat at restaurants and shop at stores in historic downtown Lawrence. The HUB, rather than contribute to the historic character, detracts from it.

We already have a strong economic district, but there are a number of vacant properties downtown, which is not good for the economy. It makes more sense to work to help businesses occupy those properties (maybe by making rent more affordable) rather than add more shops and restaurants. Or how about a much-needed market at 11<sup>th</sup> and Mass., one that fits the scale and character of that corner? Then we can continue to have a strong economic and historic district and also preserve the unique character of Lawrence.

We moved here from Norman, OK, where the city council was not paying attention to preserving historic areas in the city. Only after many historic buildings were razed in order to accommodate ugly, copycat apartment buildings did the council begin to try to create policies to prevent more. The proposed HUB project adds just such an ugly copycat apartment building that is completely out of character with Massachusetts street. We have been impressed with HRC's stewardship in Lawrence, and along with many of our fellow Lawrentians, young and old, we do not want the rich history of downtown Lawrence to be unnecessarily sacrificed. Let Lawrence be Lawrence.

Sincerely,

Kami Day  
524 Ohio St.  
785-760-6483

--

Kami Day, Ph.D.  
[kamiday@gmail.com](mailto:kamiday@gmail.com)

## **Bobbie Walthall**

---

**From:** Anne Beryl Wallen <anneberyl@yahoo.com>  
**Sent:** Monday, May 6, 2019 12:54 PM  
**To:** Lisa Larsen  
**Cc:** Bobbie Walthall  
**Subject:** feedback on HUB development

Good afternoon, Mayor Larsen,

I'm a Lawrence homeowner and voter and am writing about the proposed housing development known as the "HUB." I am against the plan as publicly outlined.

1) Though I don't live downtown, downtown is one of my favorite parts of being a Lawrence resident, and I am particularly fond of its historic character and skyline. The Historic Resources Commission's decision to deny the project its certifications should be respected.

I have not been a huge fan of the newer developments on New Hampshire Street, but the proposed HUB project makes them seem small in comparison. While those projects are off the main thoroughfare and away from major landmark, the location alone should disqualify the HUB. To me, the project's audacious use of capitals alone suggests how garish it would be, located between the historic Court House and the Watkins Museum.

2) We know that downtown and East Lawrence are already saturated in terms of parking resources. The additional pressure on downtown's spaces will lead to frustrations and irritation, and make it a less attractive destination.

3) There is a greater need for more affordable housing in Lawrence than for additional student luxury housing. Meanwhile, the developments "HERE" and the Nest, as well as the new apartments developed on the KU campus, are still aggressively recruiting new residents.

In addition, the disturbing reports from other project sites around the country are terribly concerning, in terms of the effect this type of development will have on downtown.

As a resident of the Schwegler neighborhood, I would much rather see more development along the lines of what is proposed at the Naismith/23rd Street, following the city's "Smart Code," with real consideration for the needs of the neighborhood and the community.

Thank you for reviewing these concerns. I hope you will make a decision that will help preserve the heart of Lawrence and also make room for all in its future.

Best wishes,

Anne Wallen

1720 W 22nd Street  
Lawrence, 66046



## Bobbie Walthall

---

**From:** Sean Metzinger <seanmetzinger@gmail.com>  
**Sent:** Monday, May 6, 2019 3:10 PM  
**To:** Bobbie Walthall; larsen@lawrenceks.org; Jennifer Ananda; Leslie Soden; Stuart Boley; Matthew Herbert  
**Subject:** The HUB in Downtown Lawrence

Good day Mayor, Vice Mayor, and Commissioners,

At this point in the argument cycle you have undoubtedly heard many remarks against the HUB and location slated.

I wanted to drive home the fact that our downtown and our history makes Lawrence one of the most unique towns in the Midwest. To put such a corporate "cookie cutter" building at the core of the city would be a slap in the face to those that have rebuilt this town after each fire, raid, flood and event.

This town needs to keep its identity unique, if we do not, what is the point of living here versus any other town in the Kansas City metro.

Please take in the consideration that the building that the Hub is proposing will overshadow our history and will do little to nothing to keeping Lawrence special. On top of the damage to our culture and history the positives that the Hub could bring are non-existent in a town flush with rentals.

If the HUB is so dead-set to coming to this town maybe they should look at one of the many already falling apart Apartment complexes (like the Cedarwood Apartments) and rebuild them -OR- the many large plots of land to the West and East.

Thank you for taking the time to read!

--Sean Metzinger

(405) 615-7972

[www.SeanMetzinger.com](http://www.SeanMetzinger.com)



## **Bobbie Walthall**

---

**From:** Skarka, Laura H <lhskarka@ku.edu>  
**Sent:** Monday, May 6, 2019 3:42 PM  
**To:** Bobbie Walthall  
**Subject:** Copy of my response to the Core Spaces HUB proposal

Hi –

I have already sent the e-mail below to all members of the City Commission. I am copying you on it for inclusion in the commissioners packets, as suggested by my HUB opposition group.

Thank you.

“Hello –

As a lifelong resident of Lawrence, I am writing to all of you today to strongly object to the HUB proposal for the corners of Massachusetts, New Hampshire, & 11<sup>th</sup> streets. This cheap, ugly housing project would be a blight on the beauty of our downtown area, and lead to even more parking congestion and problems than we already currently experience. With a proposed 612 beds, and only 272 parking spaces, the building would cause an additional deficit of 340 parking spaces in an area already lacking in public parking.

It is a project that can only have been supported by the worst sort of money-grubbing real estate robber barons, who only care about making a quick buck, and nothing about the communities they disrupt. The Historic Resources Commission has already denied Core Spaces a certificate of appropriateness for being out of step with our Downtown Design Guidelines. Even a flat, open, city parking lot would be a better use of the space than this idea. The last thing that our historic downtown area needs is more of a student housing presence. I strongly urge the Commission to reject the Core Spaces HUB housing project entirely, for the good of our town.

Thank you for your time and attention.

Laura Hanson Skarka  
[lhskarka@ku.edu](mailto:lhskarka@ku.edu)

"For some people, failure is not an option. It is a standard feature." - Pepe the King Prawn, "It's Hard Out Here for a Shrimp"

## **Bobbie Walthall**

---

**From:** Barry Shalinsky <bshalinsky@hotmail.com>  
**Sent:** Monday, May 6, 2019 5:12 PM  
**To:** Bobbie Walthall  
**Subject:** Public Comment on the Proposed HUB Project

Dear Commissioners:

I am the owner of 645 Connecticut, a beautiful historic East Lawrence home which is on the local register. Although I am currently an absentee owner, that is about to change. This summer, I will be returning to live in my home. I left Lawrence 20 years ago with a dog and a cat; I am returning this July with a wife and two kids. I will no doubt become more familiar to each of you in the coming months.

I am writing in opposition to the HUB project as proposed for the corner of 11<sup>th</sup> & Massachusetts. My reasoning is simple. Historic register designation is supposed to bring with it the protection against incompatible structures and uses within a designated property's environs. This proposed project has three of Lawrence's most significant historic buildings within its environs, the Douglas County Courthouse, the Watkins Community Museum, and the English Lutheran Church. If this massive project which dwarfs these landmarks is permitted to be constructed as proposed within their environs, it would pretty well render historic register protections meaningless for my historic property and all others in our city. We can do better!

Thank you for your consideration.

Barry M. Shalinsky

## **Bobbie Walthall**

---

**From:** Teri Grunthaler <tgrunthaler@gmail.com>  
**Sent:** Monday, May 6, 2019 7:05 PM  
**To:** Lisa Larsen; Bobbie Walthall  
**Subject:** Vote No on The HUB

Hello Mayor Larsen,

I urge you to vote no on allowing The HUB to develop a complex downtown. We need to focus on more affordable housing, better parking for existing downtown goers and East Lawrence residents, and maintaining our unique downtown historical character.

Thank you for keeping the larger community's needs a higher priority over out-of-state developers'.

Sincerely,  
Teri Grunthaler  
1230 Delaware St.

--

Teri Lynn Grunthaler  
(626) 379-7641

"It is not the magnitude of our actions  
but the amount of love that is put into them  
that matters." ~ *Mother Teresa*

## **Bobbie Walthall**

---

**From:** Anton Rosenthal <tranvia13@me.com>  
**Sent:** Monday, May 6, 2019 2:43 PM  
**To:** Lisa Larsen; Jennifer Ananda; Leslie Soden; Stuart Boley; Matthew Herbert  
**Cc:** Bobbie Walthall  
**Subject:** Vote No on HUB

Dear City Commissioners,

I write to urge you to vote “no” on the HUB project at the May 7 meeting. I agree with the well-articulated points that Pat Kehde has made in her opinion piece. Further, I would urge the board to look critically at any prophetic statements regarding growing future enrollments at KU and a supposed “need” for student housing of this size and cost. I doubt very much that boatloads of wealthy students are only waiting for such a development in order to descend upon our little town. Very few students will walk further than 5 blocks to class (echoing a measure of distance once used to assess where to lay out streetcar lines to reach the greatest possible ridership) and they tend not to view bus service in a positive light, often complaining about it making them late for class.

The Lawrence City Commission approved a variety of downtown projects in the past which are today unwanted eyesores that damaged the cityscape: the Borders project that “needed” to demolish the old Livery building and the Riverfront Mall that wasted a precious natural resource enjoyed by the city’s residents. Should I also mention the nearly empty outlet mall that serves as the gateway to the city from I-70? Please don’t add another ill-conceived developer’s dream to this sad litany. Take the advice of the historic preservation committee and vote against approval.

Anton Rosenthal  
1333 New Hampshire St.

## **Bobbie Walthall**

---

**From:** Dennis Duermeier <duermeierd@gmail.com>  
**Sent:** Monday, May 6, 2019 2:44 PM  
**To:** Stuart Boley  
**Cc:** Bobbie Walthall  
**Subject:** HUB Development

Dear Commissioner Boley

As a lifelong Lawrence resident, currently residing in East Lawrence, I am strongly opposed to approval of the proposed HUB development at Eleventh and Massachusetts. I am not categorically opposed to development and recognise that the location has been vacant for many years. However, the proposed HUB development will be a disaster for downtown Lawrence and the surrounding environs. I believe the arguments against approving the development are clear to you and will certainly be reiterated at tomorrow night's City Commission meeting, which I plan to attend. Please vote against approval of the development.

Sincerely

Dennis Duermeier  
1423 New York Street  
Lawrence

## **Bobbie Walthall**

---

**From:** Dennis Duermeier <duermeierd@gmail.com>  
**Sent:** Monday, May 6, 2019 2:47 PM  
**To:** matthewjherbert@lawrenceks.org  
**Cc:** Bobbie Walthall  
**Subject:** HUB Development

Dear Commissioner Herbert

As a lifelong Lawrence resident, currently residing in East Lawrence, I am strongly opposed to approval of the proposed HUB development at Eleventh and Massachusetts. I am not categorically opposed to development and recognise that the location has been vacant for many years. However, the proposed HUB development will be a disaster for downtown Lawrence and the surrounding environs. I believe the arguments against approving the development are clear to you and will certainly be reiterated at tomorrow night's City Commission meeting, which I plan to attend. Please vote against approval of the development.

Sincerely

Dennis Duermeier  
1423 New York Street  
Lawrence

## **Bobbie Walthall**

---

**From:** Dennis Duermeier <duermeierd@gmail.com>  
**Sent:** Monday, May 6, 2019 2:53 PM  
**To:** Matthew Herbert  
**Cc:** Bobbie Walthall  
**Subject:** HUB Development

Dear Commissioner Herbert

As a lifelong Lawrence resident, currently residing in East Lawrence, I am strongly opposed to approval of the proposed HUB development at Eleventh and Massachusetts. I am not categorically opposed to development and recognise that the location has been vacant for many years. However, the proposed HUB development will be a disaster for downtown Lawrence and the surrounding environs. I believe the arguments against approving the development are clear to you and will certainly be reiterated at tomorrow night's City Commission meeting, which I plan to attend. Please vote against approval of the development.

Sincerely

Dennis Duermeier  
1423 New York Street  
Lawrence



## **Bobbie Walthall**

---

**From:** Anne Beryl Wallen <anneberyl@yahoo.com>  
**Sent:** Monday, May 6, 2019 12:56 PM  
**To:** Jennifer Ananda  
**Cc:** Bobbie Walthall  
**Subject:** Concerns about HUB project

Dear Commissioner Ananda,

I'm a Lawrence homeowner and voter and am writing about the proposed housing development known as the "HUB." I am against the plan as publicly outlined.

1) Though I don't live downtown, downtown is one of my favorite parts of being a Lawrence resident, and I am particularly fond of its historic character and skyline. The Historic Resources Commission's decision to deny the project its certifications should be respected.

I have not been a huge fan of the newer developments on New Hampshire Street, but the proposed HUB project makes them seem small in comparison. While those projects are off the main thoroughfare and away from major landmark, the location alone should disqualify the HUB. To me, the project's audacious use of capitals alone suggests how garish it would be, located between the historic Court House and the Watkins Museum.

2) We know that downtown and East Lawrence are already saturated in terms of parking resources. The additional pressure on downtown's spaces will lead to frustrations and irritation, and make it a less attractive destination.

3) There is a greater need for more affordable housing in Lawrence than for additional student luxury housing. Meanwhile, the developments "HERE" and the Nest, as well as the new apartments developed on the KU campus, are still aggressively recruiting new residents.

In addition, the disturbing reports from other project sites around the country are terribly concerning, in terms of the effect this type of development will have on downtown.

As a resident of the Schwegler neighborhood, I would much rather see more development along the lines of what is proposed at the Naismith/23rd Street, following the city's "Smart Code," with real consideration for the needs of the neighborhood and the community.

Thank you for reviewing these concerns. I hope you will make a decision that will help preserve the heart of Lawrence and also make room for all in its future.

Best wishes,

Anne Wallen

1720 W 22nd Street  
Lawrence, 66046

## **Bobbie Walthall**

---

**From:** Anne Beryl Wallen <anneberyl@yahoo.com>  
**Sent:** Monday, May 6, 2019 12:58 PM  
**To:** Leslie Soden  
**Cc:** Bobbie Walthall  
**Subject:** Concerns about HUB

Dear Commissioner Soden,

I'm a Lawrence homeowner and voter and am writing about the proposed housing development known as the "HUB." I am against the plan as publicly outlined.

1) Though I don't live downtown, downtown is one of my favorite parts of being a Lawrence resident, and I am particularly fond of its historic character and skyline. The Historic Resources Commission's decision to deny the project its certifications should be respected.

I have not been a huge fan of the newer developments on New Hampshire Street, but the proposed HUB project makes them seem small in comparison. While those projects are off the main thoroughfare and away from major landmark, the location alone should disqualify the HUB. To me, the project's audacious use of capitals alone suggests how garish it would be, located between the historic Court House and the Watkins Museum.

2) We know that downtown and East Lawrence are already saturated in terms of parking resources. The additional pressure on downtown's spaces will lead to frustrations and irritation, and make it a less attractive destination.

3) There is a greater need for more affordable housing in Lawrence than for additional student luxury housing. Meanwhile, the developments "HERE" and the Nest, as well as the new apartments developed on the KU campus, are still aggressively recruiting new residents.

In addition, the disturbing reports from other project sites around the country are terribly concerning, in terms of the effect this type of development will have on downtown.

As a resident of the Schwegler neighborhood, I would much rather see more development along the lines of what is proposed at the Naismith/23rd Street, following the city's "Smart Code," with real consideration for the needs of the neighborhood and the community.

Thank you for reviewing these concerns. I hope you will make a decision that will help preserve the heart of Lawrence and also make room for all in its future.

Best wishes,

Anne Wallen

1720 W 22nd Street  
Lawrence, 66046

## **Bobbie Walthall**

---

**From:** Beth Whittaker <bethmwhittaker@yahoo.com>  
**Sent:** Monday, May 6, 2019 2:26 PM  
**To:** Bobbie Walthall  
**Subject:** Fw: Core Spaces

I sent this message a while ago and then saw some instruction to send it along to you to be included in the packets for Tuesday.

So I'm just sending this along in case it's needed.

----- Forwarded Message -----

**From:** Beth Whittaker <bethmwhittaker@yahoo.com>  
**To:** sboley@lawrenceks.org <sboley@lawrenceks.org>; matthewjherbert@gmail.com <matthewjherbert@gmail.com>; llarsen@lawrenceks.org <llarsen@lawrenceks.org>; lsoden@lawrenceks.org <lsoden@lawrenceks.org>; jananda@lawrenceks.org <jananda@lawrenceks.org>  
**Sent:** Friday, April 5, 2019, 9:46:31 AM CDT  
**Subject:** Core Spaces

City Commissioners,

I write to urge you to reject the proposal to built high density, private housing at 11th and Massachusetts. I care about the historic character of the block, particularly the impact such a large building will have on the surrounding structures.

In addition, my concerns are informed by my experience with another such development, [HERE](#). I walk past this development several times a week between my home and my office. The area is littered with dog feces, abandoned bikeshare bikes, and trash. The residents do not care for the area, and there is no accountability by the management. This is the same kind of clientele, and the same environment, promised by Core Spaces. "Luxury" without responsibility.

Downtown already struggles with a perception of being filthy and dangerous. There are real problems downtown, and I know you are being urged to bring new money into the area and raise occupancy rates. Affordable housing is a real demand, but cheap construction that changes the character of our beloved downtown is not the answer. Please don't be fooled by the quick buck. Projects such as this bring nothing of value to downtown, and take away quite a bit of what we love about it. Do the right thing!

Beth M. Whittaker  
724 Alabama St.  
Lawrence, KS 66044  
785-766-8765

## Bobbie Walthall

---

**From:** Sacie Lambertson <sacie.lambertson@gmail.com>  
**Sent:** Monday, May 6, 2019 4:24 PM  
**To:** Bobbie Walthall  
**Cc:** Pat Kehde; David Lambertson; Keith Middlemass  
**Subject:** Fwd: letter to Editor...

Bobbi, would appreciate your forwarding this letter from Keith Middlemas to the City Commissioners so each might read it before tomorrow night's meeting. I only just now received it from him (he is out of town). His opinion ought to count for something.

Many thanks, Sacie Lambertson

Begin forwarded message:

**From:** Keith Middlemas <[keithosdesign@me.com](mailto:keithosdesign@me.com)>  
**Subject:** letter to Editor...  
**Date:** May 6, 2019 at 3:21:03 PM CDT  
**To:** Sacie Lambertson <[sacie.lambertson@gmail.com](mailto:sacie.lambertson@gmail.com)>

I came to Lawrence in 1976, skinny, long and tan as a new baguette. I've been a stone worker since the first day, leaving a trail of thousands of tons of dry walls, arches, and paths, now strewn every few blocks. The talented Mrs. Laura Ramberg and I carved all the complex details for the historic renovation of your Douglas County courthouse.

Early on, small farm trucks regularly plied Massachusetts Street and many retailers gave business a go without benefit of air conditioning. The town might have had 50,000 non-student residents, and many nice houses could be had for \$35,000 or less. Almost all business were locally owned.

Early in the 1980s Charlie Oldfather, et al, renovated Liberty Hall. A new City Hall enlivened the north end of Massachusetts St. Snappy cafes began offering imaginative food with a focus on effervescent culture and wholesome ingredients. Art In The Park appeared. Lawrence began to bloom.

Franchises moved in and developers from distant cities saw Lawrence as a place to make great profit. A development company from Texas tried to attach it's singular concept of grandeur by proposing the city construct "skywalks" across our main street connecting dissimilar retailers in dissimilar stores, each having unique style and history. The valiant, lady mayor of our little burg had to work hard to stifle that impulse which, to part of the populace, seemed an architectural adventure.

Today we must act in unison to override the appetite of another pack

of out-of-town desperadoes. A free quarter horse to each representative of Chicago-based Core Spaces. May they ride back to the Windy City, there to build joyless barracks for profit. Every member of the City Commission must vote to deny this building permit. Crammed between some of our best architectural icons, the dark cube they insinuate would overwhelm and depress the openness of art and innovation we've taken so many decades to evolve. Don't let the profit motive of distant strangers ruin our town.

Keith Middlemas, Stone Worker  
cell: 785-331-5576

## Bobbie Walthall

---

**From:** Regina Kraus <regina@junghausarch.com>  
**Sent:** Tuesday, May 7, 2019 12:52 AM  
**To:** Jennifer Ananda; Leslie Soden; Stuart Boley; Matthew Herbert; Lisa Larsen  
**Cc:** Bobbie Walthall  
**Subject:** opposition to The HUB

Dear Lawrence City Commissioners,

I am writing in opposition to the "HUB on Campus" development proposed for downtown Lawrence by Core Spaces. Please consider opposing the project and upholding the conclusions of the Historic Resources Commission.

I am a ten-year Lawrence resident, architect, homeowner, mother of two children in Lawrence Public Schools, and wife of a KU professor. This is to say that I am invested in the long-term wellbeing of our city. I wish to share the following points and a question:

- It is possible to support density in Downtown Lawrence while opposing the HUB project. Density with no qualitative check does no justice to our downtown, nor to this site in particular. This unique and important site deserves more than an unrelenting mass that is insensitive to three adjacent historic resources.
- The *Downtown Area Design Guidelines* are written with openness, promoting contemporary design: *"compatible contemporary designs, rather than historic duplications or simulations, are encouraged."* The HUB project is cheap historic simulation. The Guidelines at once promote preservation of our historic district AND progressive, honest design that is true to its time. A site-sensitive contemporary civic project at this important corner, for instance, would have potential to enrich our city, while this faux historic apartment block will only degrade the architectural integrity of our urban fabric.
- Core misses the point in their response to the Guidelines' height/width ratio. Section 7.2 of the Guidelines states: *"The height of a new building must be acceptable proportion to its width, following patterns and proportions established by existing structures."* Core's response, from their March 21 presentation to the HRC, claims compliance, stating: *"The height of the building is only 1/4 the building's width along Massachusetts and 1/3 the building's width along New Hampshire Street, which is similar in its horizontal proportion to neighboring buildings."* Horizontal proportions are not what the Guidelines promote, but Core misses that point, which is revealing. The HUB is at its heart a horizontally-sprawling, suburban development posing as urban infill. Its falsely-varied façade does not change this fact.
- Part of what makes our downtown's built environment rich and vibrant is how it has evolved organically. A single massive building with, again, falsely-varied façades (I count at least nine superficially differing facades around the main HUB building) built at once pales in contrast to smaller-scale, separately-owned infill conceived over time.

- The city's Land Development Code requires a Traffic Impact Study (Article 9, Section 20-916) as part of major developments' applications. Would a Traffic Impact Study be required of the HUB, and if not, why?

Thank you, Commissioners, for your consideration. I appreciate your service to our city.

Sincerely,

Regina Kraus, R.A., LEEDap bd+c

[regina@junghausarch.com](mailto:regina@junghausarch.com)

785.424.5740



## **Bobbie Walthall**

---

**From:** jr.cornerstone@yahoo.com  
**Sent:** Tuesday, May 7, 2019 12:53 AM  
**To:** Bobbie Walthall  
**Cc:** Lisa Larsen; Jennifer Ananda; Leslie Soden; Stuart Boley; Matthew Herbert  
**Subject:** HUB Apartment  
**Attachments:** HUB.pdf

May 7, 2019

Lawrence City commission:

I have been a resident of east Lawrence for over 15 years. I live at 1406 New Jersey Street in Lawrence.

I will not be able to attend the Lawrence City Commission meeting tonight because of prior commitments. I wish to comment on the Regular Agenda Item E4 regarding the HUB apartment complex that is proposed to be built downtown at 11th and New Hampshire.

I am strongly against this project.

It is a very large apartment complex that is not only tall but also has a huge footprint.

It will dwarf all the other buildings downtown simply by its sheer size.

It will not only have a negative impact on the three registered historic building of the Old English Church, Watkins Museum and the courthouse, it will have a negative impact on the whole nature of that part of downtown.

I do not like the fact that it will bridge the alley-way essentially crating a tunnel for an alley.

This feature will not only be unsightly and trashy but will attract homeless people and graffiti artists at night and loitering of Junior-high students during the day.

I am very concerned that it is intended to house 615 students but only has parking for 272 cars. This will have a very negative impact on the neighborhood because those tenants not finding a parking spot inside the garage will park in the East Lawrence neighborhood. If this company is touting itself as a safe place for young college women to live, I do not think it is very safe to expect a college woman to have to walk out into the dark of the East Lawrence neighborhood to get her car just because there is not enough space in the building's parking garage.

I do not believe the developers when they say they need to make it this big to make it economically feasible. I simply do not believe that line. There are plenty of other uses for this location that fit with the existing nature of this part of downtown.

I think other similar buildings in Lawrence that do not fit with the surrounding architectures are the following:

- The HERE apartment complex near the football stadium. That is a big ugly box that does not fit with the other building around it.
- The Oread Hotel. That building changed the skyline of Lawrence looks like a factory with its boxy architecture and smokestack looking cell towers.

I believe it is good business to bring more residents to downtown Lawrence. I think we should focus on more permanent, long-term residents, not the temporary student residents that this apartment is marketed toward.

The HUB is another Huge Ugly Box that will again permanently and negatively change the character of downtown Lawrence.

Please do not approve the construction of the monolith Say no to another ----

H uge



Ugly  
Building

John Rasmussen 1406 New Jersey, Lawrence, KS

## Bobbie Walthall

---

**From:** Dave Evans <dusty0research@gmail.com>  
**Sent:** Tuesday, May 7, 2019 7:07 AM  
**To:** Bobbie Walthall  
**Subject:** Regular agenda item #4 related to The Hub at Lawrence

**From:** My friend who's worked downtown for over a couple decades

**Date:** May 7, 2019 at 6:45:56 AM CDT

**To:** Me

**Subject:** Re: Tue

No one wants it. I know lots of people (who work downtown) writing letters and going tonight in opposition to it.

X

Dear Matthew Herbert - City Commissioner,

Add me to the list of citizens not supporting the HUB of Lawrence. I'm not in favor of this development project by this group of developers.

As you volubly explain your vote sometimes by counting pro & con sentiments in your digital in-box, I wished to get on the record.

Something *will* happen at this location, as locals have an active interest in this site. People who's past sentiment—was that the 888 N. H. development project would work at the ne corner of Ninth and New Hampshire St. but was not fitting on Mass St.

Pass on the HUB's HRC appeal and find out what you'd be missing.

888's footprint didn't cross the alley; it has 2.5 times less density than the similar sized HUB. It was granted a Certificate of Appropriateness design permit by the Lawrence Historic Resources Commission. You tell me at Tuesday's meeting how many less special use permits 888 needed to how many the HUB will need.

Logically, adherence to Chapter 22 of the City of Lawrence Code & our downtown design guidelines is a good thing. And enforceable in a court of law.

It was either brilliant or arrogantly foolish for Core Spaces, the Chicago developer, to pay such a large non-refundable sum, to partner with the owners of the ground . . .

Seemingly to me, the Illinois fellows were skipping it's studies before applying for the privilege to build in embattled Lawrence.

David Evans

2108 E. 26th Terr  
Lawrence, Ks

Sent from my iPhone

## **Bobbie Walthall**

---

**From:** Andrew Madl <madlandrew@gmail.com>  
**Sent:** Tuesday, May 7, 2019 7:19 AM  
**To:** Bobbie Walthall  
**Subject:** Letter of Support HUB

Dear Lawrence City Commissioners,

I am writing this letter in support of the Hub project.

I am a property owner downtown. I appreciate any investment in our downtown and believe that creating density will help in its continued growth. There are many viewpoints in this discussion and by now we have heard all of them. However, I believe that at some point we must stop trying to dictate the market and be the sole body that decides whether something will survive or not, which is what I feel we are doing. Parking is a topic to discuss but I think can be solved later (as I don't think the last few building to be developed should solve the parking issue for all of downtown). As far as the look of the building. Can I ask would we approve the US Bank building if it was presented today? I think every building having its own characteristics is what makes downtown great.

Last point, I would hope that if this project is rejected that density and Infill are not incorporated in the Horizon 2040 plan.

Sincerely,

Andrew Madl

Drewbob Properties

17 E 8<sup>th</sup> St

Lawrence, KS

--

## **Bobbie Walthall**

---

**From:** Porter Arneill  
**Sent:** Tuesday, May 7, 2019 8:37 AM  
**To:** Bobbie Walthall  
**Subject:** FW: HUB

HUB correspondence

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

**From:** Catherine E. Bolton <katee53@icloud.com>  
**Sent:** Tuesday, May 7, 2019 8:27 AM  
**To:** City Hall email <CityHallemail@lawrenceks.org>  
**Subject:** HUB

At 11th and Mass

In the strongest possible words I object to this monstrosity. There is no respect for our history or the historical aesthetic of downtown Lawrence. I don't understand how any right thinking, intelligent person could give this serious consideration. I urge you not to buy in to this horrible project and the money grabbing that would come with it.

## **Bobbie Walthall**

---

**From:** Rod Smith <rodsmith1974@gmail.com>  
**Sent:** Monday, May 6, 2019 7:37 PM  
**To:** Bobbie Walthall  
**Subject:** Hub on Campus

I am writing you to express my concerns about the proposed development that would turn the majority of the 1100 block of Massachusetts Street and a sizable portion of that same block of New Hampshire street into the Hub on Campus Lawrence off-campus apartment complex.

Granted the building on Mass St. would include some potential retail space, but will it provide the size of retail space downtown is lacking (think 1,000 to 1,500 sq. ft). Or will it really create the competitive rent situation that some suggest and therefore make leasing a commercial space in downtown more affordable?

As a former downtown business owner, I know these answers are unknown. Meanwhile a downtown-led argument for this proposed development hinges on both the quantity and (hopeful) affordability of these commercial portions of the proposed development.

Without a doubt, the density of downtown will be enhanced. But to what degree? With recent development (think 888, 901, or even Hobbs Taylor), the density of downtown would seem to be at an all time high. Add to that mix two hotels in the downtown footprint. People love to stay and live downtown. Yet many downtown businesses seemingly are struggling or worse, shuttering the doors.

Furthermore while we're on the subject of density, how many cars can downtown or the nearby neighborhoods hold, especially if approximately 600 beds are created and not even 1/2 that many (235 proposed parking spots) are built.

It's quite possible that the Hub on Campus Lawrence development would make a great addition to our community, but I side with the Historic Resources Commission that the height, mass and scale of the project (even having been scaled back) is not what the historic Downtown Lawrence district needs to move forward.

Please deny the certifications necessary to move this project forward.  
Thank you for your time.

Rod C Smith  
1836 New Hampshire Street

## **Bobbie Walthall**

---

**From:** Sarah Thomas <sarockt@gmail.com>  
**Sent:** Monday, May 6, 2019 9:57 PM  
**To:** Bobbie Walthall  
**Subject:** No on Campus Hub

Hello Walt,

I'm forwarding you the message that I sent to our commissioners on April 17th. I wanted to make sure my comments are included if it's not too late. I'll also be at the meeting tomorrow.

Sincerely,  
Sarah Thomas

Begin forwarded message:

**From:** Sarah Thomas <[sarockt@gmail.com](mailto:sarockt@gmail.com)>  
**Date:** April 17, 2019 at 2:24:59 PM CDT  
**To:** [llarsen@lawrenceks.org](mailto:llarsen@lawrenceks.org), [jananda@lawrenceks.org](mailto:jananda@lawrenceks.org), [lsoden@lawrenceks.org](mailto:lsoden@lawrenceks.org), [sboley@lawrenceks.org](mailto:sboley@lawrenceks.org)  
**Subject:** **Campus Hub**

Greetings,

I am writing to express my passionate opposition to the Camps Hub project on Massachusetts St. As a lifelong Lawrence resident, I am deeply invested in the direction of growth within our community. This project would disfigure one of the most historically and aesthetically valuable areas of our city.

I know that many downtown businesses have expressed support, but we need to be mindful and strategic in the development that we choose to allow. I firmly believe that we can support the growth and infill of our downtown without sacrificing the character that make it unique and appealing.

I urge you to reject the modified proposal, as the Historic Resources Commission has advised.

Sincerely,  
Sarah Thomas

## Bobbie Walthall

---

**From:** Marilee Harper <harpermarilee@gmail.com>  
**Sent:** Monday, May 6, 2019 10:47 AM  
**To:** Bobbie Walthall  
**Subject:** Fwd: Hub at Lawrence

----- Forwarded message -----

From: **Marilee Harper** <[harpermarilee@gmail.com](mailto:harpermarilee@gmail.com)>  
Date: Mon, Apr 15, 2019 at 3:01 PM  
Subject: Fwd: Hub at Lawrence  
To: <[sboley@lawrence.org](mailto:sboley@lawrence.org)>

Dear City Commissioners

I am totally against the Hub. The height, scale, and mass of the complex will harm the integrity & environs of three historic buildings. The Watkins Museum, the Douglas County Courthouse & the English Lutheran Church are our Historic Treasures.

This complex is not conducive of a healthy downtown.

Too much is at stake here with the online reviews of other locations, where the Core Spaces are presently & troubles that have arisen.

Sincerely  
Marilee Harper  
2314 Kingston Dr, Lawrence, KS 66049



Virus-free. [www.avast.com](http://www.avast.com)



## **Bobbie Walthall**

---

**From:** Marilee Harper <harpermarilee@gmail.com>  
**Sent:** Monday, May 6, 2019 10:57 AM  
**To:** Bobbie Walthall; Lisa Larsen; Jennifer Ananda; Stuart Boley; Matthew Herbert; Leslie Soden  
**Subject:** Hub

**Marilee Harper** <[harpermarilee@gmail.com](mailto:harpermarilee@gmail.com)>

Dear City Commissioners

I am totally against the Hub. The height, scale, and mass of the complex will harm the integrity & environs of three historic buildings. The Watkins Museum, the Douglas County Courthouse & the English Lutheran Church are our Historic Treasures.

This complex is not conducive of a healthy downtown.

Too much is at stake here with the online reviews of other locations, where the Core Spaces are presently & troubles that have arisen.

It frightens me to think of the disaster that could happen.

Sincerely  
Marilee Harper  
2314 Kingston Dr, Lawrence, KS 66049

## **Bobbie Walthall**

---

**From:** Monica Davis <thurber.davis@gmail.com>  
**Sent:** Monday, May 6, 2019 11:22 AM  
**To:** Bobbie Walthall  
**Subject:** HUB-BUB

To the Lawrence City Commission:

I am writing to express my opposition to the HUB on Campus project for two simple reasons:

First of all, the name should be enough to tell us what we need to know. Simply put, the HUB on Campus should be on campus or, at least, in close proximity.

Secondly, I am in total agreement with the HRC's recommendations. That building is not appropriate for that location. One of the most iconic views of Lawrence is the sight of the County Courthouse and the Clock Tower at the end of Mass. St. as you enter downtown from 6th. Would the city allow any building tall enough to obstruct the view of the Campanile?

If we have to build up in the downtown area, Massachusetts St. proper needs to be considered separately. The biggest anchors at the ends-City Hall, the Courthouse, Watkins. Smaller anchors on the interior corners-Weaver's, Merchants, the Eldridge, etc. Thus far, the city has done a pretty good job of confining the taller, new construction to "side streets" (NH and VER). That seems like a reasonable, although not ideal, compromise.

The NE corner of 11th and Mass. already has an anchor. It is just across the street. To construct a building, of that size, in a location that already has the lowest profile in all downtown, which will block an iconic view of our city, is folly. It would rank right up there with Tanger Outlet and the Riverfront Plaza. Please do not allow this to happen!

Alternative locations: The Journal World site, the Midco site, Johnny's project in North Lawrence. Personally, I think the city should own this property and turn it into more green space, outdoor concert venue/amphitheater. Something that would be a real asset to our city and downtown. Assuming that because people live downtown, they will shop more downtown (other than at bars and restaurants) is short-sighted. There are other ways to attract people downtown without compromising the character, uniqueness and beauty of our downtown.

Thanks for your time,  
Bob Thurber

## **Bobbie Walthall**

---

**From:** anne tangeman <aatangeman@gmail.com>  
**Sent:** Monday, May 6, 2019 11:40 AM  
**To:** Lisa Larsen; Jennifer Ananda; Leslie Soden; Stuart Boley; Matthew Herbert; Bobbie Walthall  
**Subject:** Lawrence can do better than The Hub & we deserve better

Dear Commissioners,

People come to our downtown because it is vibrant, unique, and historic. To put a building of this size, mass and scale near our landmarks will destroy the environs. I am a 30+ year Lawrencian, a former KU student, current renter, downtown shopper and downtown retail sales veteran (several times over) and while it's on you to consider the specifics, you must consider all that we know about this developer and its other projects, and the future of our downtown too. To focus only on the specifics would be curating our downtown blindly – as we have been doing recently. We continue to chase density as a retail savior while allowing, basically, a monopoly on retail building owners. Retail (non-food/beverage) is down around the country – it's not just our downtown—it's happening everywhere. Our retail woes are a multi-layered problem. It seems to me the new New Hampshire apartments downtown have not solved nor even improved retail, so how is The Hub going to help those outside of the food/beverage industry?

We have this opportunity to pause to think of other ways to proceed, and not just make a decision on this one developer, this one corner but to put thought into what legacy we want to leave for future Lawrencians. We have a gem, we should not continue to piecemeal development downtown without considering all the implications. We have big red flags on Core Spaces from Flagstaff and other cities. It would be unconscionable for you to support this project in light of all that we know.

A smaller apartment complex might work, one made from good materials, one run by local management, or built by a local company, with realistic parking included... or any number of other ideas. I've heard a year-round farmer's market, a roller rink, a grocery store... there are many more ideas. Our town is creative, we have many talented artists, architects, designers, and some thriving companies who might consider partnerships.

We do not need to welcome a developer with a known reputation for false promises, poor materials, and poor management. We can do better.

Thank you,

Anne Tangeman  
Lawrence resident

## **Bobbie Walthall**

---

**From:** Roura Young <rourasue@gmail.com>  
**Sent:** Monday, May 6, 2019 11:40 AM  
**To:** Bobbie Walthall  
**Subject:** Letter for city commissioners - Proposed development for 11th and Massachusetts

I am writing to state my opposition to the proposed HUB student housing development for 11th and Massachusetts. This development would seriously impact the nature of downtown and South Park, both architecturally and in how downtown is used by the residents of the city.

Thank you for your consideration,  
Roura Young  
1641 Mississippi Street  
Lawrence, KS

## **Bobbie Walthall**

---

**From:** jshupertarick@douglascountyks.org  
**Sent:** Monday, May 6, 2019 11:47 AM  
**To:** Bobbie Walthall  
**Subject:** HCC Letter to Commission  
**Attachments:** Final 2019 County HCC Letter to City of Lawrence City Commission 5-6-2019.docx

Attached find a letter to the City Commission from the Heritage Conservation Council regarding The Hub project. Thank you for including it in the Commission packet.

Regards,  
Jan

Jan Shupert-Arick, Heritage Coordinator  
Heritage Conservation Council/Douglas County Courthouse  
1100 Massachusetts Street, 3rd Level Loft  
Lawrence, KS 66044-3064

[JShupertArick@DouglasCountyKS.org](mailto:JShupertArick@DouglasCountyKS.org)

Office Phone: (785)-330-2878 Office Fax (785) 838-2480

Website: <http://www.douglascountyks.org/>

*"The only thing new in the world is the history you don't know." – Harry Truman*



Douglas County Heritage Conservation Council  
Attn: Jan Shupert-Arick, Program Coordinator/  
Douglas County Heritage Coordinator  
Douglas County Courthouse  
1100 Massachusetts Street  
Lawrence, KS 66044-3064

Lawrence City Commission  
City of Lawrence, Kansas  
City Hall  
PO Box 708  
Lawrence, KS 66044

**Deliver via e-mail: [bjwalthall@lawrenceks.org](mailto:bjwalthall@lawrenceks.org)**

**Re: Proposed Project “The Hub at Lawrence” - 1040 Massachusetts St, 1041 New Hampshire St, and 1000 New Hampshire.**

Dear Members of the Lawrence City Commission,

This letter expresses the concerns of the Douglas County Heritage Conservation Council (the HCC) regarding the proposed mixed-use project to be located at 11<sup>th</sup> and Massachusetts known as “the Hub” and is submitted for your consideration on behalf of the county agency charged with oversight of the Douglas County Heritage Conservation Plan. A key objective of that plan is the “preservation and maintenance” of “the historical, architectural, archeological, and cultural heritage” of our community. Although the Douglas County HCC has no legislative or oversight role to play in the City Historic Resources Commission, City/County Planning Commission or City Commission’s determinations regarding the Hub project, the Douglas County HCC is directed under the County Code to “review and comment upon proposed zoning amendments, applications for special use permits, applications for zoning variances, or subdivision applications that affect proposed or designated landmarks and heritage districts...” and to “testify before all boards and commissions..., on any matter affecting historic, natural, and architecturally significant property, structures, and areas.” As you are aware, three important historic structures, the Douglas County Courthouse, the Watkins Bank Building and the English Lutheran Church building are all affected by the proposed project.

The County HCC reviewed carefully the initial November 15, 2018 report on this project prepared by the City’s Historic Resources Commission staff and noted with concern the staff’s initial conclusions that the size, height, scale and mass of the structure would significantly encroach on and damage the environs of the county’s landmark courthouse and the other historic structures. We kept abreast of revisions to the project as they were discussed between the developer and the City’s Architectural Review Committee and, while we appreciated the

developer's willingness to consider changes to the project, we remained convinced that the project, even with the proposed modifications, would significantly "encroach on and damage" the neighboring historic properties by the proposed project's height, mass and scale. The County HCC expressed its concerns in this regard by letter to the HRC before its March 21st meeting to consider the proposed development.

We were gratified that the City's HRC voted unanimously on March 21st to reject the project's requested Certificate of Appropriateness and to find that the project fails to satisfy the City's downtown design guidelines in key respects. The City HRC staff's report for the March 21st meeting noted with respect to the protected environs of the Douglas County Courthouse that, "[d]esign elements that are important are scale, massing, site placement, height, directional expression, percentage of building coverage to site, setback, roof shapes, rhythm of openings and sense of entry. Maintaining views to the listed property and maintaining the rhythm and pattern in the environs are the primary focus of review. Views to the clock tower should be preserved."

The HCC agrees with staff that:

- "No other structures of [the proposed project's] ... size have ever existed in the environs of the listed properties. The Douglas County Courthouse has been the dominant structure for the area."
- "The large mass of the mixed-use structure damages and encroaches upon the environs of the Watkins Bank Building and the Douglas County Courthouse.... There is no other mass located in the environs and there was no mass of this size in the environs historically."
- "The size of the proposed mixed-use structure is much larger than the commercial buildings on Massachusetts Street. The size of the mixed-use structure is also larger than the Douglas County Courthouse, the Watkins Bank Building, and the English Lutheran Church. The proposed size of the mixed-use structure is intensified by the number of stories of the structure. The mixed-use structure is not in scale with Douglas County Courthouse, the Watkins Bank Building, or the English Lutheran Church...."

The HCC additionally is concerned with the fact that the alley between 10<sup>th</sup> and 11<sup>th</sup> streets north of the courthouse would essentially be converted into a tunnel, further emphasizing the mass of the proposed structure.

We acknowledge that under the city's Historic Resources Code, "[t]he least stringent evaluation is applied [to] ... the environs area of a landmark or historic district. There shall be a presumption that a certificate of appropriateness shall be approved in this category unless the proposed construction or demolition would significantly encroach on, damage, or destroy the landmark or historic district." We strongly believe however, that this project, even with the proposed changes, does significantly encroach on and damage the environs of the county's landmark courthouse and the other affected landmarks. We believe that the County Courthouse Building should remain the dominant structure at the 11<sup>th</sup> and Massachusetts Street intersection. We urge that the project's requested Certificate of Appropriateness be denied unless the project is reconfigured to reduce significantly the height and mass of the building so that the project

does not overwhelm the courthouse building by its height, mass and scale and so that views of the courthouse and the clock tower remain unimpaired.

We urge the Lawrence City Commission to confirm the determinations made by the City HRC denying the project's requested certificate of appropriateness and finding that the project does not meet the City's Downtown Development Guidelines.

Respectfully submitted,

A handwritten signature in blue ink, consisting of a series of loops and a long horizontal stroke extending to the right.

Vice Chair, Douglas County Heritage Conservation Council



## **Bobbie Walthall**

---

**From:** Porter Arneill  
**Sent:** Monday, May 6, 2019 9:02 AM  
**To:** Bobbie Walthall  
**Subject:** FW: The Hub

HUB correspondence

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

From: Mackenzie Knox <knoxmackenzie@yahoo.com>  
Sent: Sunday, May 5, 2019 11:29 AM  
To: City Hall email <CityHallemail@lawrenceks.org>  
Subject: The Hub

To the City Commissioners:

Please do not allow an out-of-town developer to build The Hub, a 600 room "luxury student housing" complex, on 11th and Mass. This would compromise the unique feel and architecture of our historic downtown area, as well as jeopardize Lawrence's overall culture.

Are the Here apartments not enough? What about all the new high-end housing recently built right on campus? Students don't need anymore high-priced luxury apartments - especially not on Mass street. We want affordable housing, close to campus.

Please think about what the construction of The Hub would do to our wonderful downtown area. A huge apartment building would distract from the otherwise small buildings on the street (it just wouldn't match), the construction would most likely keep people from wanting to visit and therefore harm businesses, and having so many students living in that area would take away from the laid-back, relaxed Mass St. feel.

Just say NO to The Hub!

Thank you,

Mackenzie Knox  
Environmental Studies  
University of Kansas 2019  
785-249-6010

Sent from my iPhone

## **Bobbie Walthall**

---

**From:** Porter Arneill  
**Sent:** Monday, May 6, 2019 9:05 AM  
**To:** Bobbie Walthall  
**Subject:** FW: Hub

HUB correspondence

**From:** Shirley Pollom Brandt <sbbrandt68@gmail.com>  
**Sent:** Friday, May 3, 2019 11:43 PM  
**To:** City Hall email <CityHallemail@lawrenceks.org>  
**Subject:** Hub

PLEASE do not let them put this monstrosity in our downtown. It would destroy a beautiful and unique area and the parking would be a nightmare! I can't believe that anyone would even consider this. There are other places to build apartments, please save our downtown from this joke.

Thank you,  
Shirley Brandt

## **Bobbie Walthall**

---

**From:** Lauren Imel <laurenimel@mac.com>  
**Sent:** Monday, May 6, 2019 9:39 AM  
**To:** Bobbie Walthall  
**Subject:** for city commissioners-HUB proposal

Lawrence City Commissioners,

I am writing you today to implore you not to allow Core Spaces to build it's proposed apartment building at 11th and Massachusetts. The size, scale, and design of the proposed building are inappropriate for the area and will encroach upon the historic buildings adjacent to the proposed location of the project. The ruling by the Historic Resources Commission determined this project to be inappropriate as well, and I sincerely hope that you will not overturn their decision to deny a certificate of appropriateness to the company.

I am also extremely concerned about the lack of parking associated with the project. Marketing this property toward students ensures that most of the units will be housed by KU students who generally all have their own vehicles, and the discrepancy of a lack of hundreds of parking spots per beds makes me very worried as someone who likes to enjoy downtown with my family, as well as added concern for those who live near the proposed area. We are fortunate to have the opportunity to share our community with KU, but the majority of the population it serves are temporary residents who are guests in our community. I do not believe that huge dorm-like housing geared toward students is appropriate for our downtown, particularly when managed by a company with such a poor reputation for maintaining their properties and ensuring the safety of those in and around the area. There is absolutely no guarantee or precedent that would lead me to believe adding students living in downtown in this manner will be good for downtown business, particularly retail. It will detract from the unique and vibrant downtown that we in Lawrence are so lucky to have. I appreciate the difficult decisions that you have to make in your positions as commissioners, but as a citizen and constituent I will be deeply disappointed should you allow this project to go through.

Respectfully,

Lauren Imel  
Lawrence, KS

## **Bobbie Walthall**

---

**From:** Duffie Westheimer <dwestheimer@gmail.com>  
**Sent:** Friday, May 3, 2019 3:54 PM  
**To:** Bobbie Walthall  
**Subject:** What the Flagstaff HUB has done to our housing and downtown  
**Attachments:** Lawrence KS letter.docx

Greetings,  
Please include my attached letter with the City Commissioner's packet re: the proposed HUB for downtown Lawrence.  
Thank you,  
Duffie Westheimer

--

Do you know about  
Flagstaff Townsite Historic Properties Community Land Trust  
?

**Townsite CLT exists for "Promoting historic preservation and community investment with permanently affordable owner-occupied homes."**

Join

*Townsite CLT*

*and display your support*

! <https://www.townsiteclt.org> TCLT is a 501(c)(3) nonprofit.

Ms. Duffie Westheimer  
720 W. Aspen Ave.  
Flagstaff, AZ 86001

1 May 2019

Dear Lawrence, KS Commissioners and residents,

I am writing to share the experiences we have had in Flagstaff, AZ with the construction of a HUB project, in particular in relation to our housing situation--which I believe is strikingly similar to what you are dealing with in Lawrence. Our metro area population is about the same and we too have a University. Flagstaff has grown but the University has grown more and 1/3 of our population is students. Before the HUB was built in our historic downtown there was somewhat of a separation between the permanent community and the University. Everything has now changed.

I made my home in Flagstaff because I loved the area and the authentic local history. I have lived in Flag's historic neighborhoods for almost 40 years. Anticipating the trajectory of issues we face, in 2013 I founded the Flagstaff Townsite Historic Properties Community Land Trust ([www.townsiteclt.org](http://www.townsiteclt.org)) to preserve our history (which was being replaced at an increasing rate) and to keep our historic neighborhoods with smaller homes at a price that is below market for Flagstaff residents to purchase.

Off campus dormitories—both mini and mighty—are changing the character of our community and has impacted our housing situation.

The luxury HUB was built on the Southside next to the railroad tracks (unbelievable risk, in my opinion) squeezed between a historic neighborhood, the railroad tracks and the central business district—as well as next to our most dangerous intersection—and a couple of blocks from the University (though the University is buying property toward the HUB as fast as it can). Although students had been living in our historic neighborhoods for many decades, they were dispersed in existing homes and much smaller more historic-scaled apartment complexes. The Flagstaff HUB has rooms for 591 tenants (plus all the student's friends) and only 324 parking spaces. The structure is many times larger than anything in the surrounding area. It does not fit in at all by any measurement of mass, bulk, scale, or the resident population. The HUB model is a recipe for serious change for the area where it is located, if not problems, and the HUB here has proved to be both.

Make no mistake, the HUB projects are for students--a very narrow resident age range creating a monoculture of interests, activities, lifestyle, etc. Unlike the neighbor's kids who eventually grow up, HUB residents will always be essentially the same age. The difference is that at least every year the HUB population changes. Whatever was necessary to teach residents how to behave away from their parents will need to be repeated over and over—at the expense of the City and people in the surrounding area. Students seem to rent in the HUB for a single contract then find somewhere they like better—could be a shared house.

I heard the developer's attorneys claim the students wouldn't have private vehicles but citizens knew they would. We knew the touted statistics were inaccurate and logically, students in luxury housing are even more likely to have vehicles. Our zoning code was flawed and allowed the HUB to build with insufficient parking. I have been told by two reliable sources that the HUB sales office did not make it clear to people that there would not be parking for every resident. Their vehicles spilled into the surrounding neighborhood that was already burdened with student parking, and affected both residents and businesses, as we told the City it would. The University found additional parking (which students likely need to pay for) but it is some distance from the HUB so residents are parking nearby wherever they can and look for what is free.

It was claimed the project was for anyone, but that too was not true. I know someone in his 60s who inquired about renting and he was discouraged from even applying. Most families cannot afford luxury housing, to pay rent by the room, and likely do not want locks on every bedroom as is done in these developments. The least expensive room in the Flagstaff HUB is \$739/month, without parking. From the website I cannot decipher if there is one room at that price or 100, if it is a single bedroom apartment, or a large shared suite. Prices go to above \$1000.

In the couple of years the HUB has been open here, rents have increased—see chart below. City staff are good, well-meaning people but they must have been fed a line by the developer because they told me that this development would pull students out of the neighborhoods and free up homes for locals (like Lawrence we are *thousands* of housing units short of what is needed). This has not happened. What has happened, though, is that rents have increased. Luxury dorms show what the market will support. Locals have suffered this consequence along with students.

Let's not overlook that with a non-local owner profits leave the community.

It should also be noted that students can roll rent in these types of corporately owned expensive luxury facilities into their student loans. This is, in my opinion, predatory as they may not understand the long-term implications of their student debt. High debt could mean they can *never* get a (safe, not risky) mortgage to buy a home and invest in their own future.

Another issue is the impact on the commercial area adjacent to a very large resident mono-culture. Students were always downtown but just mixed-in with everyone. But now there are more students than any other demographic. This will affect what businesses sell, which leave and what businesses survive. Years ago, we intentionally limited the number of liquor licenses downtown because drinking was getting out of control. When the number of bars decreased, the quality of our downtown improved. With the students, the number of bars is increasing. I am worried for our downtown—will it be somewhere I want to go anymore—can I find anything I need or want? What kind of downtown does Lawrence want?

I read that the proposed HUB building could be 7 stories but noticed in the images of the project that more than 4 stories is barely shown, if at all. We learned that the attorneys will say just about anything

to get what the corporation wants. The corporation will say they care about your community but in our Attorneys for the HUB told Flagstaff that they cared about Flagstaff and would be good neighbors. They sold before the building was ½ constructed. experience, it is not true. They do not live in your community. It is only a profit center for them.

### Flagstaff, AZ MSA Advisory Small Area FMRs By Unit Bedrooms

Source: United States Housing and Human Development

[https://www.huduser.gov/portal/datasets/fmr/fmrs/FY2019\\_code/2019zip\\_code\\_calc.odn?zcta=86001&metro\\_code=METRO22380M22380&year=2019&hypo=hypo](https://www.huduser.gov/portal/datasets/fmr/fmrs/FY2019_code/2019zip_code_calc.odn?zcta=86001&metro_code=METRO22380M22380&year=2019&hypo=hypo)

Year	Efficiency	One-bedroom	Two-bedroom	Three-bedroom	Four-bedroom
FY 2019 FMR	\$898	\$1,007	\$1,237	\$1,611	\$1,948
FY 2018 FMR	\$782	\$920	\$1,129	\$1,446	\$1,719
FY 2017 FMR	\$720	\$850	\$1,060	\$1,340	\$1,590

To briefly mention the impacts on home ownership, imagine a HUB built next or even close to your house. Would you stay? Your property values may increase but when you move, your life will change in many ways. It is likely your house will be replaced with something much larger. The neighborhood left behind will not be the same for those who can't leave or don't want to because they love where they live. Big building, big impacts.

I hope you are able to maintain your community character in the way you desire. Once authentic character is gone—that's it.

I tried to keep this letter short but obviously there was too much I felt you may want to know about Flagstaff's experiences with large off-campus luxury student housing projects. Please let me know if I can provide additional information or perspective.

Best regards,  
Duffie Westheimer

## **Bobbie Walthall**

---

**From:** Andrew L. <[andrewlinenberger@gmail.com](mailto:andrewlinenberger@gmail.com)>  
**Sent:** Saturday, May 4, 2019 1:03 PM  
**To:** Lisa Larsen  
**Cc:** Bobbie Walthall  
**Subject:** Please Vote No re: The Hub

Andrew Linenberger  
3515 Fieldstone Ct.  
Lawrence, KS 66049

May 4, 2019

Mayor Lisa Larsen  
City Hall  
PO Box 708  
Lawrence, KS 66044

Dear Mayor Larsen:

My name is Andrew Linenberger, and I have been a Lawrence resident for six years. My wife and I were drawn to Lawrence not only because of its proximity to our work places and social group, but also because of the small town feel that we found in its parks and local businesses. There are many surrounding towns we could have chosen to start our family. We could have purchased property somewhere where our mortgage would be cheaper, but we chose Lawrence because it provided something special to us, something that resonated with us.

I respectfully urge you to heed the advice of the Historic Resources Commission and vote against the proposed housing development known as "The Hub" proposed for 11<sup>th</sup> and Massachusetts and New Hampshire Streets. Such an establishment would damage the character of Massachusetts Street, especially located in a place in such close proximity to the Douglas County Courthouse and the Watkins Museum. The proposed parking solution for this project does not fully address the already distressing parking situation in our downtown and would in fact cause further problems.

In addition to the local arguments, one needs only look at other communities who have allowed structures built by this development firm to understand that this developer does not make investments in the community, rather they build these cookie cutter complexes across the nation and sell them to other developers and managers as a way to make money. I feel that any developers requesting approval for large projects such as these must demonstrate to the community that they will be invested in the community and provide the benefits of their project: The HUB developers have not done this.

I appreciate you taking time to consider this request, and again, I urge you to vote against the Hub project.

Respectfully,  
Andrew Linenberger  
[andrewlinenberger@gmail.com](mailto:andrewlinenberger@gmail.com)



## **Bobbie Walthall**

---

**From:** Andrew L. <andrewlinenberger@gmail.com>  
**Sent:** Saturday, May 4, 2019 1:05 PM  
**To:** Jennifer Ananda  
**Cc:** Bobbie Walthall  
**Subject:** Please Vote No re: The Hub

Andrew Linenberger  
3515 Fieldstone Ct.  
Lawrence, KS 66049

May 4, 2019

Vice Mayor Jennifer Ananda  
City Hall  
PO Box 708  
Lawrence, KS 66044

Dear Vice Mayor Ananda:

My name is Andrew Linenberger, and I have been a Lawrence resident for six years. My wife and I were drawn to Lawrence not only because of its proximity to our work places and social group, but also because of the small town feel that we found in its parks and local businesses. There are many surrounding towns we could have chosen to start our family. We could have purchased property somewhere where our mortgage would be cheaper, but we chose Lawrence because it provided something special to us, something that resonated with us.

I respectfully urge you to heed the advice of the Historic Resources Commission and vote against the proposed housing development known as "The Hub" proposed for 11<sup>th</sup> and Massachusetts and New Hampshire Streets. Such an establishment would damage the character of Massachusetts Street, especially located in a place in such close proximity to the Douglas County Courthouse and the Watkins Museum. The proposed parking solution for this project does not fully address the already distressing parking situation in our downtown and would in fact cause further problems.

In addition to the local arguments, one needs only look at other communities who have allowed structures built by this development firm to understand that this developer does not make investments in the community, rather they build these cookie cutter complexes across the nation and sell them to other developers and managers as a way to make money. I feel that any developers requesting approval for large projects such as these must demonstrate to the community that they will be invested in the community and provide the benefits of their project: The HUB developers have not done this.

I appreciate you taking time to consider this request, and again, I urge you to vote against the Hub project.

Respectfully,  
Andrew Linenberger  
[andrewlinenberger@gmail.com](mailto:andrewlinenberger@gmail.com)

## Bobbie Walthall

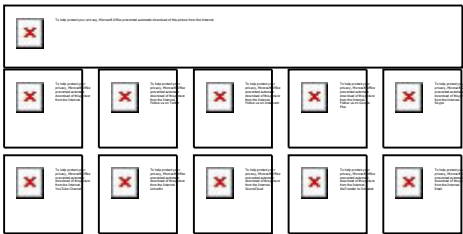
---

**From:** John Anderson <john@odradek-records.com>  
**Sent:** Saturday, May 4, 2019 12:57 PM  
**To:** Bobbie Walthall  
**Subject:** Core Spaces HUB Development meeting  
**Attachments:** Letter Against Core Spaces HUB Development.pdf

Dear Bobbie,

If it's not too late, is it possible to include this in the packet for the commissions before the May 7 meeting regarding the HUB development proposal? I'm writing on behalf of Ashlar, owner of the adjacent Old English Lutheran Church.

Many thanks,  
John Anderson



**A NEW WAY**  
of doing  
**CLASSICAL**  
and now also  
**JAZZ & WORLD!**

**USA** [+ 1 785 842 2756](tel:+17858422756)  
**FAX** [+ 1 785 371 0246](tel:+17853710246)  
1040 New Hampshire Street  
Lawrence, KS 66044  
USA

**ITALY** [+ 39 333 986 2312](tel:+393339862312)  
Via Tamigi, snc  
65015 Montesilvano (PE)  
Italy

May 4 2019

To: Lawrence City Commissioners

From: John Anderson  
1040 New Hampshire Street  
Lawrence, KS 66044  
(785) 842-2756

**RE: HUB Building Proposal**

I manage Ashlar LC, owner of the Old English Lutheran Church Professional Offices at 1040 and 1046 New Hampshire Street. My family has and continues to play an active role in maintaining the heritage and beauty of this area, and we view the proposed HUB student housing complex as a dire threat. This project should be denied the Certificate of Appropriateness. We wholeheartedly endorse the recommendations of the Planning and Development Services staff and the vision of the neighborhood outlined in the Downtown Design Guidelines. The judgement of the Historic Resources Commission was sound, and should not be overturned. We add our voices to those of the Lawrence Preservation Alliance in opposition.

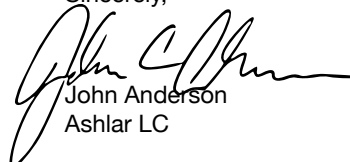
A cursory research quickly brings up the most emphatic negative reviews of the various HUBs developed in other university towns, both from the points of view of the students, who endure their mold, clogged pipes, and shoddy construction, and from the points of view of the neighborhood residents, suddenly finding themselves living among hundreds of university students. Core Spaces is clearly interested in easy investments which maximize return on investment, with no real concern for the interests of the neighborhoods they invade, and they have earned for themselves a poor reputation. Trading the community's heritage for the benefit of an out-of-state developer would be a betrayal of the public trust.

The Old English Lutheran Church and the Douglas County Courthouse were both designed by John G. Haskell, the architect responsible for the State Capital Building among many other important local landmarks. He had a saying, "Beauty costs no more than ugliness". Together with the Watkins Museum, these three buildings give the area a sense of identity and connect us to our history. All three are registered as National Historic Landmarks. The lots under discussion are clearly in need of development — but it is not too much to hope for a project which respects and even compliments its neighbors, while serving the real interests of the downtown and local residents. We all deserve better than this, and it is possible to do better. Our expectations are clearly outlined by the Historic Resources Commission and the Downtown Design Guidelines. Any development should fall within these guidelines and conform to their intentions, and this one clearly does not.

The Old English Lutheran Church was once slated to be torn down, by the same property owner on whose behalf this request is now being considered. Its rescue, through the efforts of the Lawrence Preservation Alliance and of my family, and its adaptive reuse, have been cited as an example case nationwide of economic development working together with cultural preservation, and of community heritage having a valid legal claim on individual property rights in a landmark case that was decided by the State Supreme Court. It is now among the most requested office spaces in town. Governor Joan Finney officiated at its opening, declaring a state holiday to honor historic preservation, and three of our past tenants have gone on to judgeships at the District Court. This project jeopardizes our sustainability, and mocks the concerns of those who labor and invest for our shared architectural heritage. The idea of bordering the building with a massive parking garage (which incidentally would serve only half of the new parking needs introduced by the HUB), is extremely unimaginative and would be a wasted opportunity to create something there meaningful for the community. More moderate parking needs could be addressed with an underground structure perhaps, leaving the ground level free for reasonably scaled development of commercial spaces, in keeping with the spirit of the downtown.

There is understandable concern to see this area developed, and the size of this project is quoted as a necessary condition to attracting the investment required to do so. I, however, am of the belief that a more modest, tasteful, respectful project will soon present itself, but only by recalibrating the owner's ambitions with the lots by issuing now a firm denial. The HUB is an image of tasteless, rapine greed; of reckless exploitation, ugliness, and depredation. An architectural blight which would permanently disfigure the character of the downtown and, like an alien invasive species, alter the trajectory of its future development. We would be foolish to invite this sort of "investment" into the heart of our city. I urge you to deny their appeal.

Sincerely,

  
John Anderson  
Ashlar LC

## **Bobbie Walthall**

---

**From:** tolly wildcat <tollywildcat2016@gmail.com>  
**Sent:** Saturday, May 4, 2019 12:54 PM  
**To:** Bobbie Walthall  
**Cc:** Tolly Wildcat  
**Subject:** VOTE NO ON "THE HUB"

(I am sending this again, with address, phone number, email etc. at the bottom)

City Commissioners

I hope you will vote against the many storied HUB proposed for our Historic Downtown. It will block the view of the historic buildings that surround it, and historians worry its construction could actually distress their foundations.

**ADDING DENSITY DOWNTOWN WILL NOT AND HAS NOT SAVED BUSINESSES DOWNTOWN.**

New Hampshire Street has added density downtown for many years now, and yet the downtown businesses have suffered. This is a larger trend, occurring nationally; many people are shopping online rather than in stores,

Downtown has been and is wildly successful, the best in Kansas, etc. Friends from Kansas City and other cities come here to shop and visit downtown because it is so unique.

Our history and historic character of the downtown has been guided and protected over the years by concerned citizens and city agencies. Don't violate that history now.

Quantrill's Raid and the related Underground Railroad history is nationally significant, and our city has a great opportunity to capitalize on that history tourism and to bring more visitors to town for that. **THAT WILL HELP BUSINESSES IN DOWNTOWN MORE THAN INCREASING DENSITY.** We have only to advertise it, **PRESERVE IT, and THEY WILL COME.**

We have led one day of a 3 day National Tour of a Civil War group with people from all over the country. They visited K.C. for two days and Lawrence for a full day. They knew nothing about Lawrence and its pivotal Civil War history, and learned more and loved their day in Lawrence the most, and its history and our historic brick streets and historic downtown.

Our history receives National attention now: National Parks Service Network to Freedom sites on the Underground Railroad, Freedom's Frontier, our history museums and tours, etc. **VISITORS** coming for history tours, art, and Indian Pow Wows will visit downtown and help business there more than more people, students, living downtown.

Once the city complained that the downtown was attracting only people who seek its nightlife. With all due respect to university students, who I have taught and valued, some of them will add to the bar scene if **THE HUB** is built for them.

**A BUILDING IN THIS HISTORIC LOCATION, SURROUNDED BY BUILDINGS OF SUCH HISTORIC ARCHITECTURE SHOULD NOT DWARF THEM OR BLOCK THEM OUT. IT SHOULD BE IN CHARACTER WITH THE ARCHITECTURE AROUND IT, AND SIZED DOWN, rather than in stark contrast to it.**

I CAN ENVISION A BUILDING IN THAT LOCATION THAT WOULD AT LEAST HAVE a VIEW OF THE HISTORY AROUND IT, with large GLASS WINDOWS THAT WOULD LET PEOPLE LOOK OUT AT THE THREE HISTORIC ROCK AND BRICK BUILDINGS THAT SURROUND THIS LOCATION.

VOTE NO ON ITS HEIGHT AND DESIGN. New Hampshire STREET HAS ENOUGH HIGH RISE RESIDENCY BUILDINGS TO MAKE US LOOK LIKE A CITY STREET.

DON'T DO THIS TO MASS ST. RIGHT IN THE MOST HISTORIC BUILDINGS WE HAVE THERE.

Sincerely,

Tolly Wildcat, Ph.D.

Educator, Long time resident of Lawrence (40 years)

501 Louisiana St.

P.O. Box 652. Lawrence Ks. 66044

903.393.2300

tollywildcat2016@gmail.com

## **Bobbie Walthall**

---

**From:** Rebecca Buford <rbufordefird@yahoo.com>  
**Sent:** Saturday, May 4, 2019 10:10 AM  
**To:** Bobbie Walthall  
**Subject:** Please include this letter from the Community Housing Trust Director in Flagstaff for the Tuesday commission meeting  
**Attachments:** Lawrence KS letter.docx

Please confirm receipt of this letter from the Community Land Trust Director in Flagstaff, speaking to how the Hub development in Flagstaff did not provide any affordable housing solutions and only increased luxury rents! Please include in commissioner packets Tuesday.

Rebecca

[Sent from Yahoo Mail for iPhone](#)

Ms. Duffie Westheimer  
720 W. Aspen Ave.  
Flagstaff, AZ 86001

1 May 2019

Dear Lawrence, KS Commissioners and residents,

I am writing to share the experiences we have had in Flagstaff, AZ with the construction of a HUB project, in particular in relation to our housing situation--which I believe is strikingly similar to what you are dealing with in Lawrence. Our metro area population is about the same and we too have a University. Flagstaff has grown but the University has grown more and 1/3 of our population is students. Before the HUB was built in our historic downtown there was somewhat of a separation between the permanent community and the University. Everything has now changed.

I made my home in Flagstaff because I loved the area and the authentic local history. I have lived in Flag's historic neighborhoods for almost 40 years. Anticipating the trajectory of issues we face, in 2013 I founded the Flagstaff Townsite Historic Properties Community Land Trust ([www.townsiteclt.org](http://www.townsiteclt.org)) to preserve our history (which was being replaced at an increasing rate) and to keep our historic neighborhoods with smaller homes at a price that is below market for Flagstaff residents to purchase.

Off campus dormitories—both mini and mighty—are changing the character of our community and has impacted our housing situation.

The luxury HUB was built on the Southside next to the railroad tracks (unbelievable risk, in my opinion) squeezed between a historic neighborhood, the railroad tracks and the central business district—as well as next to our most dangerous intersection—and a couple of blocks from the University (though the University is buying property toward the HUB as fast as it can). Although students had been living in our historic neighborhoods for many decades, they were dispersed in existing homes and much smaller more historic-scaled apartment complexes. The Flagstaff HUB has rooms for 591 tenants (plus all the student's friends) and only 324 parking spaces. The structure is many times larger than anything in the surrounding area. It does not fit in at all by any measurement of mass, bulk, scale, or the resident population. The HUB model is a recipe for serious change for the area where it is located, if not problems, and the HUB here has proved to be both.

Make no mistake, the HUB projects are for students--a very narrow resident age range creating a monoculture of interests, activities, lifestyle, etc. Unlike the neighbor's kids who eventually grow up, HUB residents will always be essentially the same age. The difference is that at least every year the HUB population changes. Whatever was necessary to teach residents how to behave away from their parents will need to be repeated over and over—at the expense of the City and people in the surrounding area. Students seem to rent in the HUB for a single contract then find somewhere they like better—could be a shared house.

I heard the developer's attorneys claim the students wouldn't have private vehicles but citizens knew they would. We knew the touted statistics were inaccurate and logically, students in luxury housing are even more likely to have vehicles. Our zoning code was flawed and allowed the HUB to build with insufficient parking. I have been told by two reliable sources that the HUB sales office did not make it clear to people that there would not be parking for every resident. Their vehicles spilled into the surrounding neighborhood that was already burdened with student parking, and affected both residents and businesses, as we told the City it would. The University found additional parking (which students likely need to pay for) but it is some distance from the HUB so residents are parking nearby wherever they can and look for what is free.

It was claimed the project was for anyone, but that too was not true. I know someone in his 60s who inquired about renting and he was discouraged from even applying. Most families cannot afford luxury housing, to pay rent by the room, and likely do not want locks on every bedroom as is done in these developments. The least expensive room in the Flagstaff HUB is \$739/month, without parking. From the website I cannot decipher if there is one room at that price or 100, if it is a single bedroom apartment, or a large shared suite. Prices go to above \$1000.

In the couple of years the HUB has been open here, rents have increased—see chart below. City staff are good, well-meaning people but they must have been fed a line by the developer because they told me that this development would pull students out of the neighborhoods and free up homes for locals (like Lawrence we are *thousands* of housing units short of what is needed). This has not happened. What has happened, though, is that rents have increased. Luxury dorms show what the market will support. Locals have suffered this consequence along with students.

Let's not overlook that with a non-local owner profits leave the community.

It should also be noted that students can roll rent in these types of corporately owned expensive luxury facilities into their student loans. This is, in my opinion, predatory as they may not understand the long-term implications of their student debt. High debt could mean they can *never* get a (safe, not risky) mortgage to buy a home and invest in their own future.

Another issue is the impact on the commercial area adjacent to a very large resident mono-culture. Students were always downtown but just mixed-in with everyone. But now there are more students than any other demographic. This will affect what businesses sell, which leave and what businesses survive. Years ago, we intentionally limited the number of liquor licenses downtown because drinking was getting out of control. When the number of bars decreased, the quality of our downtown improved. With the students, the number of bars is increasing. I am worried for our downtown—will it be somewhere I want to go anymore—can I find anything I need or want? What kind of downtown does Lawrence want?

I read that the proposed HUB building could be 7 stories but noticed in the images of the project that more than 4 stories is barely shown, if at all. We learned that the attorneys will say just about anything



to get what the corporation wants. The corporation will say they care about your community but in our Attorneys for the HUB told Flagstaff that they cared about Flagstaff and would be good neighbors. They sold before the building was ½ constructed. experience, it is not true. They do not live in your community. It is only a profit center for them.

## Flagstaff, AZ MSA Advisory Small Area FMRs By Unit Bedrooms

Source: United States Housing and Human Development

[https://www.huduser.gov/portal/datasets/fmr/fmrs/FY2019\\_code/2019zip\\_code\\_calc.odn?zcta=86001&metro\\_code=METRO22380M22380&year=2019&hypo=hypo](https://www.huduser.gov/portal/datasets/fmr/fmrs/FY2019_code/2019zip_code_calc.odn?zcta=86001&metro_code=METRO22380M22380&year=2019&hypo=hypo)

Year	Efficiency	One-bedroom	Two-bedroom	Three-bedroom	Four-bedroom
FY 2019 FMR	\$898	\$1,007	\$1,237	\$1,611	\$1,948
FY 2018 FMR	\$782	\$920	\$1,129	\$1,446	\$1,719
FY 2017 FMR	\$720	\$850	\$1,060	\$1,340	\$1,590

To briefly mention the impacts on home ownership, imagine a HUB built next or even close to your house. Would you stay? Your property values may increase but when you move, your life will change in many ways. It is likely your house will be replaced with something much larger. The neighborhood left behind will not be the same for those who can't leave or don't want to because they love where they live. Big building, big impacts.

I hope you are able to maintain your community character in the way you desire. Once authentic character is gone—that's it.

I tried to keep this letter short but obviously there was too much I felt you may want to know about Flagstaff's experiences with large off-campus luxury student housing projects. Please let me know if I can provide additional information or perspective.

Best regards,  
Duffie Westheimer

## **Bobbie Walthall**

---

**From:** nan renbarger <verbenamazing@yahoo.com>  
**Sent:** Saturday, May 4, 2019 9:36 AM  
**To:** Bobbie Walthall  
**Subject:** Core development

Please,please,please don't allow this horrid project by (rotten to the)Core development to come to downtown. It is not what downtown Lawrence needs. It is ugly,noncompliant to the Historic District,will ruin the vibe of downtown. It reeks of a project that will only benefit the 1 percenters. 600 plus occupants and 272 parking spaces? Where will everyone else park? I know people on the west side of town who won't come downtown now because of parking issues. This is only one issue,there are others. The building looks like a prison,the infrastructure won't support the wear and tear, the company has a poor track record. DON'T LET THIS HAPPEN to our downtown.

Respectfully,Nan Renbarger

[Sent from Yahoo Mail on Android](#)

## **Bobbie Walthall**

---

**From:** gunnarwilliams@yahoo.com  
**Sent:** Saturday, May 4, 2019 8:20 AM  
**To:** Leslie Soden; Stuart Boley; Matthew Herbert; Jennifer Ananda; Lisa Larsen; Bobbie Walthall  
**Subject:** HUB building proposal

Hello,

My name is Gunnar. I am sending this email to urge the City of Lawrence to not approve of the proposal for the HUB building downtown on Massachusetts Street. I feel that there would be too many negatives outweighing any positives of it being built. The building would be too large, there would be too many students downtown (if it is a student luxury site), the parking and traffic would be a problem, it would not match the spirit of the area, and the company that builds these sites does not have a good reputation. The corner of Mass and 11th could be revitalized, but there are many more better suited options than a giant condo.

Again, please vote no on the HUB decision.

Respectfully,

Gunnar Williams  
2200 Princeton BLVD  
Lawrence, KS 66079

## **Bobbie Walthall**

---

**From:** Holly S Heitmann <holly.sewall@gmail.com>  
**Sent:** Saturday, May 4, 2019 7:29 AM  
**To:** Bobbie Walthall  
**Subject:** Against the HUB project

To whom it may concern,

I want to take a moment to voice my disapproval for the HUB housing project proposal at 11th street and Massachusetts. Our family owns our house and lives near downtown. As far as preserving the historical buildings in the area, the size of the HUB would be an eye sore, overwhelming and a shame to the downtown area. But we are also concerned with the increased traffic and student fluctuations that will occur with the building. The downtown area already has a critical parking problem that leads to overflow moving into the neighborhoods during peak times. Adding such a huge housing development without ample parking will negatively impact the residents in the area.

A considerably smaller complex and/or one that incorporates affordable living for the community, young professionals and families (such as the Delaware commons). These are examples of changes we would like to see to the proposal. We want to promote changes to our community that have positive effects on our residents, the tax payers and the real estate in the area. The current project would be detrimental to all three.

We strongly disapprove this proposal.

Thank you for your time,

Holly Heitmann  
1234 Connecticut St.

## **Bobbie Walthall**

---

**From:** M Imel <imelm54@gmail.com>  
**Sent:** Friday, May 3, 2019 6:12 PM  
**To:** Bobbie Walthall  
**Subject:** Letter to the City Commissioners

Dear Ms. Larsen and fellow commissioners,

Thank you for all of the time and energy that you give to all of us in Lawrence. I sincerely appreciate the effort you put into your decisions. I hope that you will consider not proceeding with the HUB project proposed for Massachusetts Street. I really think that something much better could be built in that space. Housing on Massachusetts would lead to more congestion and drive many customers away from downtown. We need to preserve the downtown experience and history.

Thank you,

Marilyn Imel  
836 April Rain Rd.  
Lawrence, KS 66049

## **Bobbie Walthall**

---

**From:** raeevans@sunflower.com  
**Sent:** Friday, May 3, 2019 5:31 PM  
**To:** Bobbie Walthall  
**Subject:** NO on the HUB in downtown Lawrence

I am sending this email to you as I have already sent it to our city commissioners and only **TWO** of them even bothered to open the email. That is very disappointing. Our city commissioners are elected and should open and read all correspondence from residents.

Lawrence does *not* need the eyesore and parking stress that the HUB would present in Downtown Lawrence. Something needs to be done with the property, but this is not it. Even another parking structure would be better than this nightmare. Please save our historic downtown from ruthless developers. Don't be swayed by pretty words and empty promises. Lawrence deserves better than that. We are worth more. Our downtown is still vital when other cities have gone down the dark path of destroying theirs because our City Commissioners have stood strong in the face of developers. I implore you to stay the path set out by those who have gone before you. Protect our downtown, and protect our city.

In addition to this, if you consider the bad press and reviews of other properties by this same company, we really do not need that kind of mess in Lawrence. Everything adds up to the HUB being a bad idea from start to finish.

Rae Evans

## **Bobbie Walthall**

---

**From:** Harry Althoff <harry.althoff@gmail.com>  
**Sent:** Saturday, May 4, 2019 7:59 PM  
**To:** Stuart Boley; Bobbie Walthall  
**Subject:** No HUB in Lawrence

Dear Mr. Commissioner:

Hi, I'm a schoolteacher living in Lawrence, and I am writing to urge you to vote NO on the proposition to allow the construction of the HUB housing unit at 11th and Massachusetts.

There is a wide variety of reasons that the HUB should not be constructed at the proposed location. First of all, Lawrence's own Historic Resources Commission unanimously recommended against construction, citing the aesthetic and historic damage that would be done to the downtown area. That reason alone should be enough, but it is supported by numerous practical considerations related to parking, traffic, and congestion downtown. Finally, as I'm sure you are already aware, the proposed building and developer [have a history](#) of building poorly-constructed, poorly-maintained eyesores, then leaving town after lining their pockets. Doesn't our city deserve better?

There are numerous options to expand affordable housing in Lawrence. Please don't make your legacy as a leader in this community the destruction of our unique, livable downtown in the name of "luxury student apartments." Put Lawrence's people and character ahead of this company's short-term profits.

Thank you for your time. I hope on May 7th you vote with your neighbors' needs and wishes in mind; we will remember how this matter is settled the next time your name is on the ballot.

Sincerely,  
Harry Althoff

## **Bobbie Walthall**

---

**From:** Harry Althoff <harry.althoff@gmail.com>  
**Sent:** Saturday, May 4, 2019 8:00 PM  
**To:** Matthew Herbert; Bobbie Walthall  
**Subject:** No HUB in Lawrence

Dear Mr. Commissioner:

Hi, I'm a schoolteacher living in Lawrence, and I am writing to urge you to vote NO on the proposition to allow the construction of the HUB housing unit at 11th and Massachusetts.

There is a wide variety of reasons that the HUB should not be constructed at the proposed location. First of all, Lawrence's own Historic Resources Commission unanimously recommended against construction, citing the aesthetic and historic damage that would be done to the downtown area. That reason alone should be enough, but it is supported by numerous practical considerations related to parking, traffic, and congestion downtown. Finally, as I'm sure you are already aware, the proposed building and developer [have a history](#) of building poorly-constructed, poorly-maintained eyesores, then leaving town after lining their pockets. Doesn't our city deserve better?

There are numerous options to expand affordable housing in Lawrence. Please don't make your legacy as a leader in this community the destruction of our unique, livable downtown in the name of "luxury student apartments." Put Lawrence's people and character ahead of this company's short-term profits.

Thank you for your time. I hope on May 7th you vote with your neighbors' needs and wishes in mind; we will remember how this matter is settled the next time your name is on the ballot.

Sincerely,  
Harry Althoff



## **Bobbie Walthall**

---

**From:** Harry Althoff <harry.althoff@gmail.com>  
**Sent:** Saturday, May 4, 2019 7:59 PM  
**To:** Leslie Soden; Bobbie Walthall  
**Subject:** No HUB in Lawrence

Dear Ms. Commissioner:

Hi, I'm a schoolteacher living in Lawrence, and I am writing to urge you to vote NO on the proposition to allow the construction of the HUB housing unit at 11th and Massachusetts.

There is a wide variety of reasons that the HUB should not be constructed at the proposed location. First of all, Lawrence's own Historic Resources Commission unanimously recommended against construction, citing the aesthetic and historic damage that would be done to the downtown area. That reason alone should be enough, but it is supported by numerous practical considerations related to parking, traffic, and congestion downtown. Finally, as I'm sure you are already aware, the proposed building and developer [have a history](#) of building poorly-constructed, poorly-maintained eyesores, then leaving town after lining their pockets. Doesn't our city deserve better?

There are numerous options to expand affordable housing in Lawrence. Please don't make your legacy as a leader in this community the destruction of our unique, livable downtown in the name of "luxury student apartments." Put Lawrence's people and character ahead of this company's short-term profits.

Thank you for your time. I hope on May 7th you vote with your neighbors' needs and wishes in mind; we will remember how this matter is settled the next time your name is on the ballot.

Sincerely,  
Harry Althoff

## **Bobbie Walthall**

---

**From:** Harry Althoff <harry.althoff@gmail.com>  
**Sent:** Saturday, May 4, 2019 7:58 PM  
**To:** Jennifer Ananda; Bobbie Walthall  
**Subject:** No HUB in Lawrence

Dear Ms. Vice Mayor:

Hi, I'm a schoolteacher living in Lawrence, and I am writing to urge you to vote NO on the proposition to allow the construction of the HUB housing unit at 11th and Massachusetts.

There is a wide variety of reasons that the HUB should not be constructed at the proposed location. First of all, Lawrence's own Historic Resources Commission unanimously recommended against construction, citing the aesthetic and historic damage that would be done to the downtown area. That reason alone should be enough, but it is supported by numerous practical considerations related to parking, traffic, and congestion downtown. Finally, as I'm sure you are already aware, the proposed building and developer [have a history](#) of building poorly-constructed, poorly-maintained eyesores, then leaving town after lining their pockets. Doesn't our city deserve better?

There are numerous options to expand affordable housing in Lawrence. Please don't make your legacy as a leader in this community the destruction of our unique, livable downtown in the name of "luxury student apartments." Put Lawrence's people and character ahead of this company's short-term profits.

Thank you for your time. I hope on May 7th you vote with your neighbors' needs and wishes in mind; we will remember how this matter is settled the next time your name is on the ballot.

Sincerely,  
Harry Althoff

## **Bobbie Walthall**

---

**From:** Harry Althoff <harry.althoff@gmail.com>  
**Sent:** Saturday, May 4, 2019 7:57 PM  
**To:** Lisa Larsen  
**Cc:** Bobbie Walthall  
**Subject:** No HUB in Lawrence

Dear Ms. Mayor:

Hi, I'm a schoolteacher living in Lawrence, and I am writing to urge you to vote NO on the proposition to allow the construction of the HUB housing unit at 11th and Massachusetts.

There is a wide variety of reasons that the HUB should not be constructed at the proposed location. First of all, Lawrence's own Historic Resources Commission unanimously recommended against construction, citing the aesthetic and historic damage that would be done to the downtown area. That reason alone should be enough, but it is supported by numerous practical considerations related to parking, traffic, and congestion downtown. Finally, as I'm sure you are already aware, the proposed building and developer [have a history](#) of building poorly-constructed, poorly-maintained eyesores, then leaving town after lining their pockets. Doesn't our city deserve better?

There are numerous options to expand affordable housing in Lawrence. Please don't make your legacy as a leader in this community the destruction of our unique, livable downtown in the name of "luxury student apartments." Put Lawrence's people and character ahead of this company's short-term profits.

Thank you for your time. I hope on May 7th you vote with your neighbors' needs and wishes in mind; we will remember how this matter is settled the next time your name is on the ballot.

Sincerely,  
Harry Althoff

## Bobbie Walthall

---

**From:** Nick Kuzmyak <nick.kuzmyak@gmail.com>  
**Sent:** Saturday, May 4, 2019 5:37 PM  
**To:** Bobbie Walthall  
**Subject:** To City Commission, regarding downtown development proposal

Good afternoon Bobbie,

The following email is intended for the City Commission regarding the May 7th meeting, specifically regarding the proposed development on 11th and Massachusetts/New Hampshire streets.

Greetings City Commission,

As you're already aware, you'll be facing a tough decision on Tuesday evening: the "Hub on Campus" proposal is quite controversial. As City Commissioners, your ability to keep an open mind and balance facts with opinion is crucial, and I trust that - whichever way you decide - it will be the right one for Lawrence. That being said, since all I've heard is vehement opposition in my social bubble, and I can expect that's most of what your received correspondence and comment will be, I'd like to present an alternate side of this case.

Let me start by naming a couple of goals that we generally advocate for as Lawrencians (including many of those against this building):

1. Availability of affordable housing
2. Downtown vitality and longevity
3. Economic sustainability
4. Preservation of rural/agricultural land
5. Environmental stewardship
6. Historic preservation
7. Maintaining a "college town" vibe

For an upfront summary: each one of these goals is met with this project. Since most opponents I've talked with seem to be focused solely on aesthetics and parking, some explanation may be necessary.

1. I believe the first issue - affordable housing - is the most important concept here, and is not being addressed at all, simply because laypeople may not be aware of the effects of "filtering". This refers to both the phenomenon that new (often expensive) housing gets cheaper over time, and the more important one that **building more market-rate housing frees up units down the value chain**. Though this is fairly self-evident to those who understand macroeconomics, it's apparently counter-intuitive to others. The basic premise - which has been quantified in recent research - is that, for every 100 market rate units constructed, an average of 60 units become available in below-median income tracts, while 30-40 units free up in bottom quintile tracts. Feel free to [read the research](#) if that seems unbelievable, or consult [this article](#) for an easier read. Long story short, it may seem like Core Spaces is only building apartments for rich students, but nixing the development would mean that we, as a community, would lose out on freeing up ~360 affordable-ish and 180 truly affordable units.

2. I can't currently find research backing up the assertion that **more people downtown = more business downtown**, but this should be fairly self-evident. Note that Downtown Lawrence, Inc. has spoken in favor of new apartments downtown. Other than being called "short-sighted" and "greedy" by opponents of this project (which is rather odd, given we otherwise extol our downtown business owners), shouldn't we perhaps listen to those whose livelihoods are directly tied to downtown?

3, 4, and 5: Infill housing was brought up last fall during a City Commission work session (to decidedly lukewarm reception, if I recall), but the fact remains: if Lawrence wants to preserve rural land and reduce the impact of climate change from car-dependency, infill housing is the way to do it. Not to mention the effect on financial solvency. [This](#)

[article shows a robust analysis](#) of Lafayette, LA's tax revenue vs. government expenditures on an areal basis. The graph says it all, but the text helps: dense, center-city development is vastly more productive on a per-acre basis than sprawl or big-box retail could ever be. It's not enough to rate properties on their absolute tax revenue, since that would be like rating cars on their total range. Instead, it is key to evaluate properties on this per-acre basis (closer to comparing cars using MPG) to see which parts of town are truly "pulling their weight". Pressures on the housing market will continue, and though this building won't solve sprawl single-handedly, it will set a good example for infill development.

6. Despite the HRC's rather dramatic assertion that the Hub will "encroach, damage, and destroy" everything worthwhile around it, ask yourself: based on the dictionary version of those definitions, is that actually true? Other than occasionally blocking sunlight to nearby buildings, nothing is being destroyed here. In fact, there will now be more people nearby to admire the three buildings on this corner.

7. It's a college town. College kids will live here. This seems rather silly to even debate, but what would Lawrence be without KU? The current options are on campus (expensive), in the Oread (their neighborhood association is not a fan), and way out where land is cheap (e.g., The Connection). Besides, they're going to be drinking downtown anyway, wouldn't we prefer them to be able to stagger home on foot, instead of by car? Let's not kid ourselves with how the non-urban core usually gets around.

There are, of course, downsides to building a large apartment building downtown. Here's the two big ones that will come up, and will need addressed before moving forward:

1. **Parking.** The developer is going above and beyond to provide nearly half the parking for the proposed units. Besides the fact that no amount will ever be enough for the naysayers, what can be done? We know East Lawrence will take the brunt of extra cars, but I also happen to know that the vast majority of those houses have alley access for personal parking. Furthermore, having cars parked on both sides of the street actually increases safety by reducing travel speeds. For those who truly have to park on the street in East Lawrence, grant them a parking permit that can be used for free anywhere around downtown, or maybe even a reserved space on their street. The number of people this will apply to is so small that it won't be a huge deal to address this. Others worry about parking for visitors, saying that downtown needs to cater more to driving visitors than residents (which is a rather mid-century way of thinking). Conveniently, the 2017 parking study has already set out the tools the City can use to manage parking more effectively, including raising rates, fines, and optimizing time limits. I'm sure Mr. Nugent is already on implementation of these recommendations, so it would be good to tout this progress.
2. **Poor maintenance:** Opponents point to a badly executed build by Core Spaces in Tuscaloosa, AL. All that needs to be done to address this is ensure building inspectors do their job (which they will) and hold the developer or owner (or both) accountable for maintenance and repairs.

I certainly appreciate what you do as City Commissioners, and your ability to listen to all sides of an issue. I hope that this background information can serve to temper the opposition to infill development downtown, giving quantifiable reasons why we - as a community - should support such a project.

Regards,  
Nick Kuzmyak

## **Bobbie Walthall**

---

**From:** Lisa Weeks <lisafweeks@gmail.com>  
**Sent:** Saturday, May 4, 2019 3:58 PM  
**To:** Bobbie Walthall  
**Subject:** HUB project

Dear City Commissioners,

I request that you uphold the unanimous recommendation **against** the HUB project made by the Historic Resources Commission and further supported by the Lawrence Preservation Alliance. The proposed project does not meet the intent of the Downtown Design Guidelines and will adversely affect the overall feeling of Lawrence's beautiful downtown.

I, and my husband, are native Lawrence residents. We spend a significant amount of our time and dollars in downtown Lawrence shops and restaurants. We love to stroll downtown popping into a restaurant for a drink and an appetizer, then meandering our way to the next stop. We buy art, and jewelry, and clothing here. We watch shows and movies at Liberty Hall, drink beer at Free State Brewing, and buy books at the Dusty Bookshelf and The Raven.

We invite our friends and family from out of town and out of state to join us for lazy shopping afternoons in downtown Lawrence, or just to pop downtown for an ice cream at Syllas and Maddies. We watch or participate in The Old Fashioned Christmas Parade, the Art Togeau Parade, and the Saint Patrick's Day Parade. I marvel at our limestone courthouse and wonder at its beauty and magnificence every time I pass.

Even when the night runs late, I feel safe and confident walking through downtown alleys; this is home and I strongly desire that it remain so. Please make the choices that will preserve downtown Lawrence. The HUB project will not.

Sincerely,

Lisa Weeks

208 Arizona St

Lawrence KS 66049

(913) 485-0949

## **Bobbie Walthall**

---

**From:** Andrew L. <andrewlinenberger@gmail.com>  
**Sent:** Saturday, May 4, 2019 1:09 PM  
**To:** Matthew Herbert  
**Cc:** Bobbie Walthall  
**Subject:** Please Vote No re: The Hub

Andrew Linenberger  
3515 Fieldstone Ct.  
Lawrence, KS 66049

May 4, 2019

Commissioner Matthew Herbert  
City Hall  
PO Box 708  
Lawrence, KS 66044

Dear Commissioner Herbert:

My name is Andrew Linenberger, and I have been a Lawrence resident for six years. My wife and I were drawn to Lawrence not only because of its proximity to our work places and social group, but also because of the small town feel that we found in its parks and local businesses. There are many surrounding towns we could have chosen to start our family. We could have purchased property somewhere where our mortgage would be cheaper, but we chose Lawrence because it provided something special to us, something that resonated with us.

I respectfully urge you to heed the advice of the Historic Resources Commission and vote against the proposed housing development known as "The Hub" proposed for 11<sup>th</sup> and Massachusetts and New Hampshire Streets. Such an establishment would damage the character of Massachusetts Street, especially located in a place in such close proximity to the Douglas County Courthouse and the Watkins Museum. The proposed parking solution for this project does not fully address the already distressing parking situation in our downtown and would in fact cause further problems.

In addition to the local arguments, one needs only look at other communities who have allowed structures built by this development firm to understand that this developer does not make investments in the community, rather they build these cookie cutter complexes across the nation and sell them to other developers and managers as a way to make money. I feel that any developers requesting approval for large projects such as these must demonstrate to the community that they will be invested in the community and provide the benefits of their project: The HUB developers have not done this.

I appreciate you taking time to consider this request, and again, I urge you to vote against the Hub project.

Respectfully,  
Andrew Linenberger  
[andrewlinenberger@gmail.com](mailto:andrewlinenberger@gmail.com)

## **Bobbie Walthall**

---

**From:** Andrew L. <andrewlinenberger@gmail.com>  
**Sent:** Saturday, May 4, 2019 1:07 PM  
**To:** Stuart Boley  
**Cc:** Bobbie Walthall  
**Subject:** Please Vote No re: The Hub

Andrew Linenberger  
3515 Fieldstone Ct.  
Lawrence, KS 66049

May 4, 2019

Commissioner Stuart Boley  
City Hall  
PO Box 708  
Lawrence, KS 66044

Dear Commissioner Boley:

My name is Andrew Linenberger, and I have been a Lawrence resident for six years. My wife and I were drawn to Lawrence not only because of its proximity to our work places and social group, but also because of the small town feel that we found in its parks and local businesses. There are many surrounding towns we could have chosen to start our family. We could have purchased property somewhere where our mortgage would be cheaper, but we chose Lawrence because it provided something special to us, something that resonated with us.

I respectfully urge you to heed the advice of the Historic Resources Commission and vote against the proposed housing development known as "The Hub" proposed for 11<sup>th</sup> and Massachusetts and New Hampshire Streets. Such an establishment would damage the character of Massachusetts Street, especially located in a place in such close proximity to the Douglas County Courthouse and the Watkins Museum. The proposed parking solution for this project does not fully address the already distressing parking situation in our downtown and would in fact cause further problems.

In addition to the local arguments, one needs only look at other communities who have allowed structures built by this development firm to understand that this developer does not make investments in the community, rather they build these cookie cutter complexes across the nation and sell them to other developers and managers as a way to make money. I feel that any developers requesting approval for large projects such as these must demonstrate to the community that they will be invested in the community and provide the benefits of their project: The HUB developers have not done this.

I appreciate you taking time to consider this request, and again, I urge you to vote against the Hub project.

Respectfully,  
Andrew Linenberger  
[andrewlinenberger@gmail.com](mailto:andrewlinenberger@gmail.com)



## **Bobbie Walthall**

---

**From:** Andrew L. <andrewlinenberger@gmail.com>  
**Sent:** Saturday, May 4, 2019 1:06 PM  
**To:** Leslie Soden  
**Cc:** Bobbie Walthall  
**Subject:** Please Vote No re: The Hub

Andrew Linenberger  
3515 Fieldstone Ct.  
Lawrence, KS 66049

May 4, 2019

Commissioner Leslie Soden  
City Hall  
PO Box 708  
Lawrence, KS 66044

Dear Commissioner Soden:

My name is Andrew Linenberger, and I have been a Lawrence resident for six years. My wife and I were drawn to Lawrence not only because of its proximity to our work places and social group, but also because of the small town feel that we found in its parks and local businesses. There are many surrounding towns we could have chosen to start our family. We could have purchased property somewhere where our mortgage would be cheaper, but we chose Lawrence because it provided something special to us, something that resonated with us.

I respectfully urge you to heed the advice of the Historic Resources Commission and vote against the proposed housing development known as "The Hub" proposed for 11<sup>th</sup> and Massachusetts and New Hampshire Streets. Such an establishment would damage the character of Massachusetts Street, especially located in a place in such close proximity to the Douglas County Courthouse and the Watkins Museum. The proposed parking solution for this project does not fully address the already distressing parking situation in our downtown and would in fact cause further problems.

In addition to the local arguments, one needs only look at other communities who have allowed structures built by this development firm to understand that this developer does not make investments in the community, rather they build these cookie cutter complexes across the nation and sell them to other developers and managers as a way to make money. I feel that any developers requesting approval for large projects such as these must demonstrate to the community that they will be invested in the community and provide the benefits of their project: The HUB developers have not done this.

I appreciate you taking time to consider this request, and again, I urge you to vote against the Hub project.

Respectfully,  
Andrew Linenberger  
[andrewlinenberger@gmail.com](mailto:andrewlinenberger@gmail.com)

## **Bobbie Walthall**

---

**From:** Yoshi Akahata <yoshi.today112@gmail.com>  
**Sent:** Sunday, May 5, 2019 8:13 PM  
**To:** Bobbie Walthall; Lisa Larsen; Jennifer Ananda; Leslie Soden; Stuart Boley; Matthew Herbert  
**Subject:** Statement regarding Core Spaces's HUB, for the 5/7 City Commission meeting.

Statement regarding Core Spaces's HUB, for the 5/7 City Commission meeting.

Core Spaces has had a relatively short but certainly not insignificant history these past few years. They currently have 22 developments exactly like this one – luxury student housing, rent by the room, pre-furnished, advertised with dozens of amenities. For your average student, first-time renter, this sounds fantastic. What's not to like about free internet and pre-furnished rooms? And of course, many out-of-town parents, unfamiliar with rental conditions in these cities, sign their kids up for what seems like the perfect place for a student.

This image quickly fades away according to numerous online reviews from Hubs all over the country. Kids get locked into leases months ahead of the day they move in. Rent prices fluctuate month-to-month. Exorbitant fees over minor issues. Utilities shut off without notice. Maintenance is constantly understaffed and underserved, leaving many repairs not done. Hub in Tuscaloosa has been served lawsuits over “flooding, black mold and raw sewage”, just 7 months ago. When you *look at* the online reviews, when you *read* what people have experienced living in properties *they* are responsible for – you realize that this company simply does not care. They do not care about the damage they cause to the cities they haphazardly toss their developments in. They do not care about the tenants that live in the buildings they “proudly” designed. They go from town to town, quickly throw up a cookie-cutter building to great fanfare, collect leases and move on to pillage the next city. It is clear that this company is a direct threat against renters as a whole. And whereas 54% of Lawrence are renters, giving Core Spaces the green light on this project would be *the most* undemocratic decision made this year.

Let's also look at who in town has spoken up on behalf of the developer. Bob ‘Rock Chalk Park’ Schumm spoke in favor of this project at the Planning Commission. After lighting his political career on fire with his backing of that fiasco, now he's in favor of another boondoggle with massive implications for Lawrence as a whole.

Residents of Flagstaff Arizona fought hard against Hub, because they saw what Core Spaces was doing in other cities. Unfortunately they lost that battle, but there was one victory; according to residents “the Hub became the number-one issue in the 2016 Flagstaff City Council elections. The three incumbent candidates who supported the Hub were ousted, and candidates who reflected the community's position against the type of development the Hub represented were elected.” There's a commission election coming up, and like I said, 54% of Lawrence residents are renters. Do you really want the Hub to be the hill that your careers die on?

Sincerely,  
-Yoshi Stout

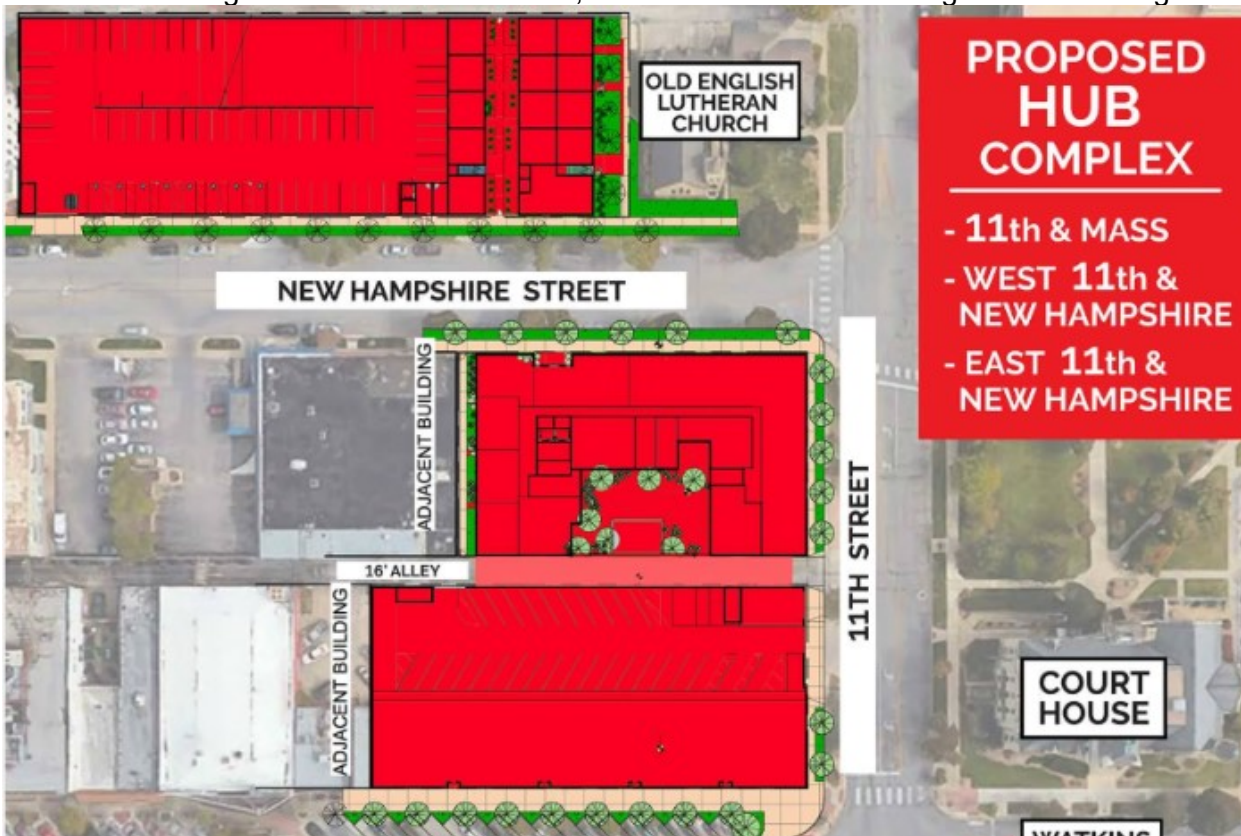
## Bobbie Walthall

---

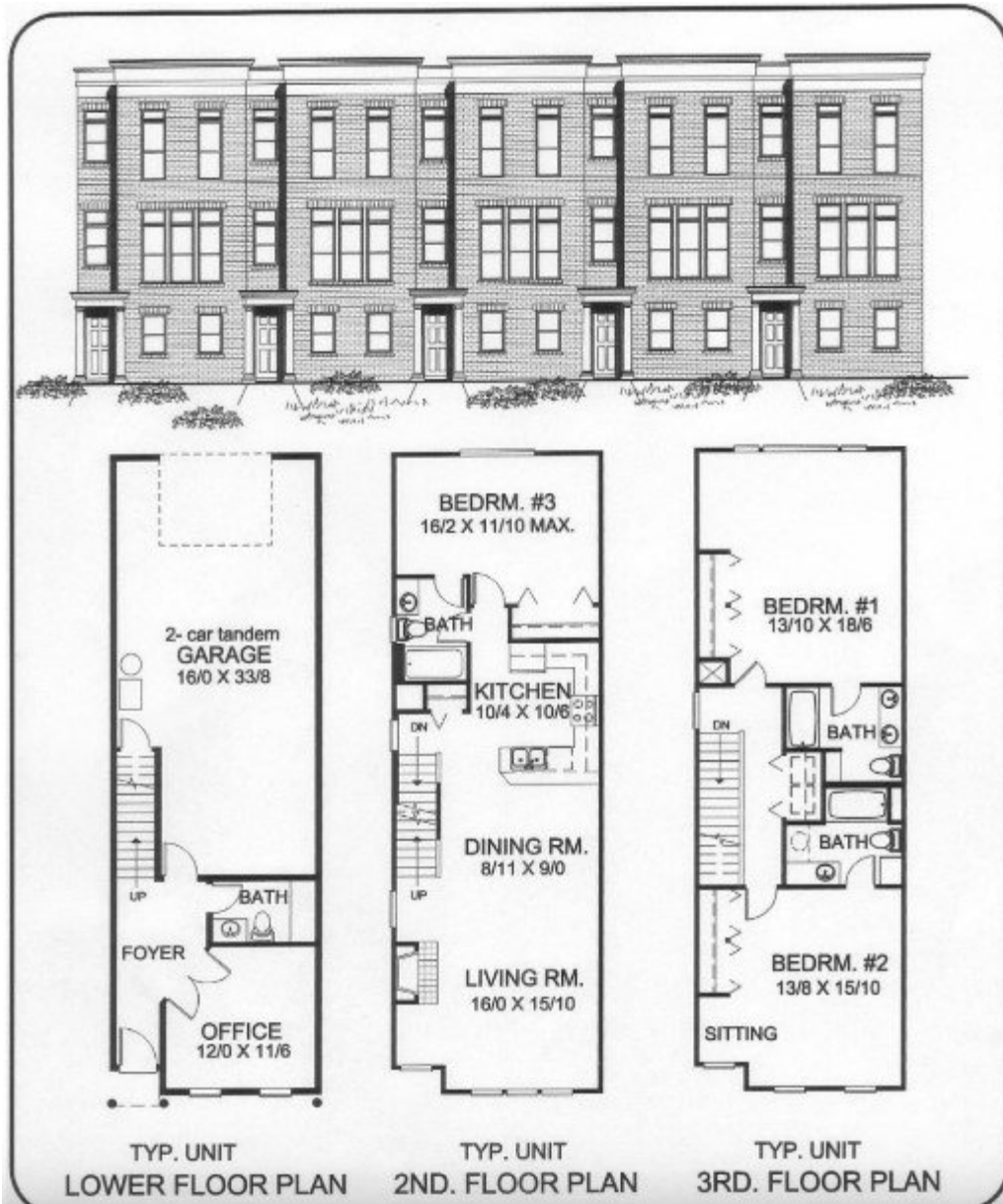
**From:** Brian Thomas <bthom37@gmail.com>  
**Sent:** Sunday, May 5, 2019 8:12 PM  
**To:** Jennifer Ananda; Leslie Soden; Stuart Boley; Matthew Herbert; Lisa Larsen  
**Cc:** Bobbie Walthall  
**Subject:** Personal Suggestion for Hub Alternatives

One concern people have voiced regarding opposition to this development is the lack of alternative uses for the Core/Hub space. What would good development look like in this spot? What development would work to ensure downtown Lawrence's continued health?

There are some things that, after the Commission makes the right decision and decides against overriding the Historical Resource Commission, we can borrow from the Core/Hub proposal. While they appear to be an afterthought to the Core/Hub design, the row houses proposed for the lot next to Old English Lutheran Church might offer the city a path forward. Row houses can, if designed properly, integrate well with the existing architectural design standards for downtown, as well as not overwhelming the surroundings.



The spaces proposed for Core/Hub could easily accommodate 68 3 story rowhouses, each with 1,760 square feet of living space, 3 bedrooms, 4 bathrooms, and 54 of them including two car garages. The parking situation downtown would actually be improved through this proposal, with a slight increase of approximately 40 spots. Row housing, if done properly, could attract the young families that are needed to keep downtown thriving.



In keeping with the character of downtown, the building facing Massachusetts Street could have a community center incorporated into the first floor, with stairway access to that row of the houses from the community center. This would allow for the city to redevelop the 11th Street community center, and make downtown Lawrence anchored by the library, which functions as a community center, by 6th Street and this new development anchoring the 'Gateway to Downtown'.

How would this be financed? The city could issue a bond for part of the cost, and partner with a private developer (perhaps one from Kansas City). This would allow the city to have a say in the development, and also allow the city to dictate that at least 50% of the units be deed entailed as affordable housing. Affordable housing is badly needed, as the city commissioned BBC report detailed just last year.

The city has the power and the ability to make sure that downtown is developed for everyone, in a sustainable manner. The city needs to take this opportunity to take the one good idea the Hub has laid out, and repurpose them for all the residents of Lawrence.

Sincerely,

Brian Thomas

## **Bobbie Walthall**

---

**From:** alice.131211@gmail.com  
**Sent:** Sunday, May 5, 2019 6:44 PM  
**To:** Bobbie Walthall  
**Subject:** Hub project decisions May 7 meeting...sorry I can't be present to comment in person

Dear Lawrence City commissioners...

I urge each of you to JUST SAY NO! to the monstrous Hub apartments development project at 11th and Mass St. downtown Gateway. We stand with Pat Kehde's and other voices awaiting a more hospitable use for that welcoming corner of our evolving downtown, perhaps incorporating features such as a Market Place open space (Old Overland Park style) or smaller scale mixed residential addressing our urgent affordable housing shortage....and downtown long term parking.

We do NOT welcome a delaying action on your part this week, as sending the project back to Planning for yet another round of developer "revisions" and continuing the fruitless (and expensive) game of aggravating give and take, with the risk of incurring punishing litigation. ..a clean and honest break would heal more cleanly and forward this community's needs. Lawrence deserves a more creative, locally generated response for future use of this land mark corner. And we love Maceli's contributions to our shared life's celebrations.

Respectfully, Alice Weis, 1419 Marilee Dr. Lawrence 66049

## **Bobbie Walthall**

---

**From:** Kerry Altenbernd <kerryaltenbernd@gmail.com>  
**Sent:** Sunday, May 5, 2019 6:07 PM  
**To:** Bobbie Walthall  
**Subject:** Copy of letter to commissioners for May 7th meeting  
**Attachments:** HUB City Commissioners Letter.doc

Dear Bobbie,

I have attached a letter detailing my opposition to the HUB development. I e-mailed each of the commissioners separately. Thanks.

Kerry Altenbernd

To the Lawrence City Commission:

I am writing you concerning the proposed HUB development in downtown Lawrence because I am strongly against approval of the proposal and urge you to vote no on it when the time comes. You undoubtedly are receiving many e-mails opposing it, so I will touch on only a few of the many concerns surrounding this proposal.

My major concern is the negative impact it would have on the historic building in its environs, which is a major reason the Historic Resources Commission denied approval of it. Their well deliberated findings should be honored by the City Commission.

The assertion that the majority of residents of luxury apartments would not have cars but instead rely on bicycles for transportation does not ring true. Downtown shops do not offer the variety of goods, service, and entertainment that the tenants would want or need, requiring them to go elsewhere, and assuming they would do so with bicycles is not realistic. Because of the increase in on-line shopping, assuming that the project would attract those businesses is not realistic either. By providing parking spaces for fewer than half of the proposed number of tenants, building the project would exacerbate an already problematic parking situation. This could result in discouraging other city residents from coming downtown to shop, and so hurt shop owners.

Some proponents have characterized the opposition to the project as being a bunch of old NIMBY fuddy-duddies who do not want development on the site, and that they do not want any improvement of the eyesore currently occupying the land. This could not be further from the truth, exemplified by many of these same folks having embraced the renovated public library as contemporary architecture that fits into its local. These folks would welcome development there that would enhance the south end of downtown and fit into the character of the area instead of degrading its aesthetic and historical nature by building this enormous and out of scale complex.

There has been talk that the current owner of the properties will not sell to anyone else but Core Source, so the implication is that it is this or nothing. It is not the responsibility of the City to allow the current owner, who has let this property become an eyesore over the years, to force a bad decision on the people of Lawrence. Their lack of stewardship should not be repeated by the City Commission in allowing new eyesores to be built there.

You will make no more important decision about the future of Lawrence than the one you will make on the HUB. Please stop this ill conceived development that would permanently injure the character of downtown by voting no. Thank you.

Sincerely,

Kerry Altenbernd  
431 Forrest Avenue

## **Bobbie Walthall**

---

**From:** Karen and Todd <kitmath@sunflower.com>  
**Sent:** Sunday, May 5, 2019 2:29 PM  
**To:** Lisa Larsen; Jennifer Ananda; Matthew Herbert  
**Cc:** Bobbie Walthall; Leslie Soden  
**Subject:** The Hub at 11th and Mass

I am encouraging you to vote “no” on the Hub project at 11th and Mass.  
The Hub has a terrible track record for building apartments. Additionally, having housing this large does not “fit in” with the historic surroundings.

We can find a better project for this space!

Sincerely,  
Karen Matheis  
Lawrence resident



## **Bobbie Walthall**

---

**From:** Jones, Charles <cfjones@ku.edu>  
**Sent:** Sunday, May 5, 2019 2:23 PM  
**To:** Lisa Larsen; Jennifer Ananda; Leslie Soden; Stuart Boley; Matthew Herbert  
**Cc:** Bobbie Walthall  
**Subject:** HUB Statement  
**Attachments:** HUB Statement.docx

Dear Commissioners.

Please find attached my statement, which expresses opposition to the HUB in Lawrence proposal.

Thank you for your consideration. See you on May 7<sup>th</sup>.

Charles Jones

## STATEMENT: HUB IN LAWRENCE

My name is Charles Jones, I live at 1220 Sunset Drive. Among other involvements, I serve on the Watkins Museum Board.

I love downtown Lawrence. It contains my story and stories of countless citizens since 1854. This place deserves our affection, respect, and long-term perspective.

KU's actual enrollment growth between 2013 and 2018 is about 0.3%, or about 76 students per year.<sup>1</sup> That number includes the Edwards Campus, likely lifting the Lawrence campus out of negative numbers.

I'll leave it to you to consider how tuition hikes and on-line learning will impact KU's growth trajectory, but we are adding luxury student housing apartments at a fast rate. The industry speaks in terms of bedroom, so I'll do the same. In 2019 we will add a combined 1000 bedrooms at the Collegiate near Walmart and the Hawker II Apartments at 10<sup>th</sup> and Missouri. Beyond that, the Opus Group proposes 312 bedrooms on W. 23<sup>rd</sup>, and the HUB in Lawrence adds its 610.<sup>2</sup> That's nearly two-thousand bedrooms added to a no-growth student-housing market. So, the question is not about growth: no additional students will enroll at KU in order to live in the HUB. Rather, this is a question of relocation.

I love downtown and want it to thrive. But relocating students from existing housing raises questions of equity and economic efficiency. What will become of underutilized existing units, which are also taxpaying businesses? What are the impacts of diverting more local revenues to an out-of-state company? I've heard a "trickle-down" theory that

overbuilding student luxury units will lead to more affordable housing. I am skeptical on several fronts. We currently have a 6.5% vacancy rate in our rental units<sup>3</sup>: exactly when does “trickle-down” kick into gear? Are student housing and affordable family housing compatible in ways that allow simple transition from one use to another? A serious problem cited in the Housing Study is poor rental condition<sup>4</sup>: will that problem be exacerbated when a flat demand is spread over an increasing supply, causing per-unit revenues to fall?

I believe in public action for the public good and I know this Commission cares deeply about downtown. Toward that end, I would strongly encourage you to complete the Downtown Plan before embarking on a decision of this magnitude. Move ahead with additional study and a clear vision. By the way, there is one demography showing extended and robust growth: the aging population is projected to increase at more than 5% annually for decades to come. That generation has money, requires services that could occupy empty storefronts, and often leaves behind single-family homes for new entries into the housing market. Such demographic and economic dynamics should factor in to planning and policy.

Until such analysis is completed, I encourage you to stand by the Historic Resources Commission. The process was fair and democratic. It made good use of the Commission’s expertise and deliberation. The conclusion was unanimous. The HRC got it right and deserves your concurrence.

Thank you.

*Charles Jones*

<sup>1</sup> KU Institutional and Research Planning

[https://today.ku.edu/sites/today.ku.edu/files/docs/Press\\_Rel\\_New\\_Fall\\_2018\\_20th\\_Day\\_20180926.pdf](https://today.ku.edu/sites/today.ku.edu/files/docs/Press_Rel_New_Fall_2018_20th_Day_20180926.pdf)

<sup>2</sup> E-mail from the City of Lawrence, Planning and Development Services

<sup>3</sup> Source: U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates

[https://factfinder.census.gov/faces/tableservices/jsf/pages/productview.xhtml?pid=ACS\\_17\\_5YR\\_B25003&prodType=table](https://factfinder.census.gov/faces/tableservices/jsf/pages/productview.xhtml?pid=ACS_17_5YR_B25003&prodType=table)

<sup>4</sup> Lawrence Housing Market Analysis: Section IV, Page 4

<https://assets.lawrenceks.org/assets/boards/ahab/documents/housing%20study/2018-Lawrence-Housing-Market-Analysis-Final-Report.pdf>

## **Bobbie Walthall**

---

**From:** Ally Smith <allyson.voss@gmail.com>  
**Sent:** Sunday, May 5, 2019 1:37 PM  
**To:** Bobbie Walthall  
**Subject:** HUB student housing project

Dear Ms. Walthall,

I would like to share my thoughts on the proposed HUB Student Housing project with the Lawrence City Commissioners and was told that you would be able to pass along the message to the commissioners.

In short, I am vehemently opposed to this proposal for a number of reasons.

As one who has a passion for maintaining, restoring, and complementing historic character, I have always been incredibly proud of our downtown community for embracing its history and culture. I have great respect for downtown building owners who have gone above and beyond in ensuring the history of downtown continues to live on for generations. I do agree that the parking lot and current buildings at the proposed site do not currently complement the historical buildings surrounding it, but I firmly believe that this project is far from the best solution.

If the commissioners choose to let this project move forward, there is no doubt in my mind that future generations will view the HUB as an eyesore that does not match its surroundings; an embarrassment for those who currently have the power to stop this from happening. The proposed size would ensure that the focus of 11th & Mass would no longer be beautiful, historical, timeless buildings, but instead an enormous building that houses hundreds of students. This could very easily change the culture of downtown by overwhelming it with a population which is least likely to have a long-term positive impact on our city, as most will leave Lawrence upon graduating. Of course some would have financial support from parents, many would likely be average college students with very small wages, unable to contribute to downtown businesses.

After decades of seeing that street corner empty, I do feel it would be nice for something to be built there. However, I feel the HUB is not the solution Lawrence needs or wants for that location.

Commissioners, please remember that if this plan moves forward, the negative impact this structure would have on the heart of our city would be irreversible.

Thank you for your time,  
Allyson Smith

## **Bobbie Walthall**

---

**From:** sladeacker <sladeacker@yahoo.com>  
**Sent:** Sunday, May 5, 2019 7:42 AM  
**To:** Bobbie Walthall  
**Subject:** 11th and Mass.

Please do not turn historic downtown Lawrence. Student housing on Massachusetts will bring more crime and less people wanting to visit or just walk by that obnoxious Hub. Thank you, Proud Lawrence citizen since 1974.

Sent from my Verizon, Samsung Galaxy smartphone

## **Bobbie Walthall**

---

**From:** Audra Nepstad <Audra-Nepstar@hotmail.com>  
**Sent:** Sunday, May 5, 2019 2:17 AM  
**To:** Stuart Boley; Matthew Herbert; Lisa Larsen; Leslie Soden; Jennifer Ananda  
**Cc:** Bobbie Walthall  
**Subject:** vote NO on May 7th to impede the Hub

To whom it may concern,

As a young adult living, and growing up in Lawrence, choosing to build the Hub will prove disastrous if you are hoping to promote any sense of community. It is a gateway for our historical, beautiful and unique town to become another blundering city to pass through in our "flyover state."  
Please preserve our local history, for if you don't, who will? We all die. Don't let bigger corporations try to intimidate you in this era of late-stage capitalism. The Hub is faulty by design and within decades, will collapse, while we will be left with nothing but the desecrations of our culture.

VOTE NO TO END ALL PROCEEDINGS ANS PRODUCTION OF THE HUB IN LAWRENCE, KANSAS .

Sincerely, Audra N

Get [Outlook for Android](#)

## **Bobbie Walthall**

---

**From:** Charlton, John R. <charlton@ku.edu>  
**Sent:** Friday, May 3, 2019 4:22 PM  
**To:** Bobbie Walthall  
**Subject:** Hub complex

This monstrosity should not be built anywhere, least of all in the most historic part of downtown Lawrence. I don't see how it can even be legal. John Charlton, Lawrence

Sent from my iPad



## **Bobbie Walthall**

---

**From:** Amy Robbins <amylrec@gmail.com>  
**Sent:** Friday, May 3, 2019 3:16 PM  
**To:** Lisa Larsen; Jennifer Ananda; Leslie Soden; Stuart Boley; Matthew Herbert  
**Cc:** Bobbie Walthall  
**Subject:** Vote No on The HUB

I am asking you to vote NO on The HUB.

We have so many apartments complexes being built all over Lawrence. Several of them have vacancies but yet more are being built. We do not need another large student apartment complex, especially in downtown Lawrence!

Thank you,

Amy Robbins

1410 Stone Meadows Dr.  
Lawrence, KS 66049

785-331-9336

[amylrec@gmail.com](mailto:amylrec@gmail.com)

## Bobbie Walthall

---

**From:** Mike Shields <mks@sunflower.com>  
**Sent:** Friday, May 3, 2019 5:47 PM  
**To:** Bobbie Walthall  
**Subject:** Fwd: The HUB on Massachusetts street

Sent from my iPhone

Begin forwarded message:

**From:** Kris Shields <[mks@sunflower.com](mailto:mks@sunflower.com)>  
**Date:** April 30, 2019 at 9:12:06 AM CDT  
**To:** [sboley@lawrenceks.org](mailto:sboley@lawrenceks.org), [larsen@lawrenceks.org](mailto:larsen@lawrenceks.org), [lsoden@lawrenceks.org](mailto:lsoden@lawrenceks.org),  
[jananda@lawrenceks.org](mailto:jananda@lawrenceks.org), [matthewjherbert@gmail.com](mailto:matthewjherbert@gmail.com)  
**Subject:** The HUB on Massachusetts street

PLEASE deny the HUB from being built at 11th and Massachusetts street. These apartments are not "affordable" for those needing that type of housing, and there are PLENTY of college student apartments available in this town. I have written to you all before concerning this issue, and I'm still opposed to not only this project at this location, but also more big apartment complexes anywhere in this town. Every available space of land DOES NOT NEED an apartment complex built on it. West 23 rd street, most of east and west 31 st street are nothing but huge apartment eyesores. As a retiree, I don't want to see more apartments here, and I'm tired of paying taxes to support projects to enrich a few landowner families. Take a look at the neglect of existing structures, in 20-30 years, the HUB would look like this. Please read Tom Harper's Facebook post and the comments posted today...many Lawrence residents don't want more of the same.

College students won't contribute to the economy of Lawrence enough to keep the mil levy at a low point.

The HRC has denied this application, PLEASE DO THE SAME. DENY THIS BUILDING PROJECT.

Thnak you,  
Kris Shields

Sent from my iPad

## **Bobbie Walthall**

---

**From:** Dave Evans <dusty0research@gmail.com>  
**Sent:** Monday, May 6, 2019 7:27 AM  
**To:** Bobbie Walthall  
**Subject:** Regular agenda item #4 related to The Hub at Lawrence

Dear Matthew Herbert - City Commissioner,

Add me to the list of citizens not supporting the HUB of Lawrence. I'm not in favor of this development project by this group of developers.

As you volubly explain your vote sometimes by counting pro & con sentiments in your digital in-box, I wished to get on the record.

Something *will* happen at this location, as locals have an active interest in this site. People who's past sentiment—was that the 888 N. H. development project would work at the se corner of Ninth and New Hampshire St. but was not fitting on Mass St.

Pass on the HUB's HRC appeal and find out what you'd be missing.

888's footprint didn't cross the alley; it has 2.5 times less density than the similar sized HUB. It was granted a Certificate of Appropriateness design permit by the Lawrence Historic Resources Commission. You tell me at Tuesday's meeting how many less special use permits 888 needed to how many the HUB will need.

Logically, adherence to Chapter 22 of the City of Lawrence Code & our downtown design guidelines is a good thing. And enforceable in a court of law.

It was either brilliant or arrogantly foolish for Core Spaces, the Chicago developer, to pay such a large non-refundable sum, to partner with the owners of the ground . . .

Seemingly to me, the Illinois fellows were skipping it's studies before applying for the privilege to build in embattled Lawrence.

David Evans  
2108 E. 26th Terr  
Lawrence, Ks

Sent from my iPhone

## **Bobbie Walthall**

---

**From:** Kang, Adriana <ak1104@ku.edu>  
**Sent:** Monday, May 6, 2019 2:50 AM  
**To:** Bobbie Walthall  
**Subject:** HUB commissioner vote

Hello,

I am writing to you as a concerned resident. I understand that there is going to be a vote on whether or not HUB student living apartments can be built on the corner of 11th and Mass.

As a student I know there are plenty options available for student living. The Nest is being built by K10, a new housing project is starting at 23rd st, and there are more than enough apartments downtown. These apartments will have exorbitant prices and soon Lawrence will just be apartments on every corner.

HUB will not aid in attracting visitors downtown. And members of the Lawrence community that aren't KU students are neglected in this situation. I understand filling space downtown is crucial, but should we expense the history and charm of downtown for more apartments?

I hope you aid in the preservation of downtown Lawrence and vote no to the HUB apartments.

Thank you for your time,  
Adriana Kang  
(316)209-4419  
ak1104@ku.edu

## Bobbie Walthall

---

**From:** Natalya Lowther <NatalyaLowther@hotmail.com>  
**Sent:** Monday, May 6, 2019 2:46 AM  
**To:** Bobbie Walthall  
**Subject:** The HUB doesn't make sense in the context of past housing decisions or climate crisis

Our community does not need this kind of housing, especially not in downtown.

We created most of our housing problems in 2001, with a regulation restricting the number of unrelated people who can share a residence. This drastically reduced access to affordable housing for students as well as many community members, and probably contributes to our problems with homelessness.

Some of the reasons this regulation was passed include:

--To reduce parking problems resulting from too many people with cars occupying neighborhoods not designed for so many cars. **The project we are discussing tonight is not designed to include parking for the number of cars that residents would have.**

--Reduce nuisance problems from parties that get out of hand, open containers, litters, trespass, etc. **The HUB project would almost certainly increase unfortunate incidents involving residents loitering in the vicinity of the city park, Watkins park, etc.**

So, we passed a regulation that created big problems (lack of affordable housing) in order to solve small ones (parking, nuisance, litter, etc.). Now we are being asked to approve a project that will create more of the small problems while allowing someone out of town to profit from the big problems we created more than a decade ago. That seems like a really bad idea.

As climate crisis looms, along with other crises including the student loan crisis, we need to realize that the near future is not likely to follow a straight-line trajectory from the past. It's unlikely that enrollment numbers will increase significantly. It's unlikely that more students will be able to afford "luxury housing".

Instead of allowing our historical buildings to be dwarfed by this ill-conceived monstrosity, let's address the housing challenges of our community by rescinding the regulation that helped to create them. This will have far-reaching benefits to many aspects of our community, both economic and environmental.

We are in a serious climate crisis. Lawrence needs to stop thinking of "development" in terms of luxury housing units, and think of it in terms of sustainability and quality of life for all of our residents, including students, as our economy and environment become less stable.

Thanks in advance for voting NO on the HUB.

Natalya Lowther  
P.O. Box 1561  
Lawrence, KS 66044  
785-979-6786  
natalyalowther@hotmail.com

Sent from [Mail](#) for Windows 10

## **Bobbie Walthall**

---

**From:** Dave Loewenstein <dloewenstein@hotmail.com>  
**Sent:** Monday, May 6, 2019 12:11 AM  
**To:** Lisa Larsen; Matthew Herbert; Leslie Soden; Jennifer Ananda; Stuart Boley  
**Cc:** Bobbie Walthall  
**Subject:** Please vote NO on the HUB  
**Attachments:** NoHUB.letter.pdf

May 5, 2019

Dear Mayor Larsen and Lawrence City Commissioners,

As you contemplate the HUB, please read these reports of how other communities have struggled with Core Space's projects, and listen to the warnings from those who have had to endure them.

### **San Marcos, TX**

**(From the March 28, 2018 issue of Community Impact)**

"Citing inconsistencies with the comprehensive plan and concerns regarding the property's location in the Sessom Creek watershed and traffic, San Marcos Planning and Zoning commissioners on Tuesday unanimously recommended denial of a zoning change that would allow a 500-bed, five-story private student housing complex on Peques Street."

### **Tuscaloosa, AL**

**(From April 8, 2019 issue of the Crimson White)**

"A few months ago, an email was sent out to the parents of Hub residents (in Tuscaloosa) from Humble Law, an employment and consumer attorneys' office based out of Vestavia Hills, Alabama. (HUB resident Spencer) Baumruk said lawyers have been collecting individual complaints with plans to sue the city of Tuscaloosa for issuing the permits for the Hub and the Hub's management for false advertising and fraud. Dozens of students and their parents are participating in the lawsuit."

### **Flagstaff, AZ**

**(from thehubflagstaff.com)**

"Even more significantly, the Hub became the number-one issue in the 2016 Flagstaff City Council elections. The three incumbent candidates who supported the Hub were ousted, and candidates who reflected the community's position against the type of development the Hub represented were elected. The face of the new City Council almost completely changed overnight, and their first action was to address ambiguities that subverted the wishes of residents and permitted the intrusion of this outsize, out-of-character building in an area of historical value to Flagstaff. As a result of the election, there are new ordinances that unequivocally would not allow another Hub in Flagstaff's historical center."

### **Corvallis, OR**

**(From the March 20, 2016 issue of the Arizona Daily Sun)**

"According to the Corvallis Gazette-Times, Core Campus withdrew its application to build a Hub there in April 2015, after Corvallis city staff and the city's planning commission recommended denial of the project. Corvallis (has) about 55,000 residents and about 25,000 college students from Oregon State University. Corvallis city staff raised concerns about the cut and fill standards for grading the land for the project, transportation and stormwater issues. Neighbors raised concerns about noise and the compatibility of the project with the surrounding residences."

**Lawrence, KS**

What will our story be?

You have the evidence.

You have heard from constituents.

The future of our beloved downtown is in your hands.

Sincerely,

Dave Loewenstein

May 5, 2019

Dear Mayor Larsen and Lawrence City Commissioners,

As you contemplate the HUB, please read these reports of how other communities have struggled with Core Space's projects, and listen to the warnings from those who have had to endure them.

**San Marcos, TX**

**(From the March 28, 2018 issue of Community Impact)**

"Citing inconsistencies with the comprehensive plan and concerns regarding the property's location in the Sessom Creek watershed and traffic, San Marcos Planning and Zoning commissioners on Tuesday unanimously recommended denial of a zoning change that would allow a 500-bed, five-story private student housing complex on Peques Street."

**Tuscaloosa, AL**

**(From April 8, 2019 issue of the Crimson White)**

"A few months ago, an email was sent out to the parents of Hub residents (in Tuscaloosa) from Humble Law, an employment and consumer attorneys' office based out of Vestavia Hills, Alabama. (HUB resident Spencer) Baumruk said lawyers have been collecting individual complaints with plans to sue the city of Tuscaloosa for issuing the permits for the Hub and the Hub's management for false advertising and fraud. Dozens of students and their parents are participating in the lawsuit."

**Flagstaff, AZ**

**(from thehubflagstaff.com)**

"Even more significantly, the Hub became the number-one issue in the 2016 Flagstaff City Council elections. The three incumbent candidates who supported the Hub were ousted, and candidates who reflected the community's position against the type of development the Hub represented were elected. The face of the new City Council almost completely changed overnight, and their first action was to address ambiguities that subverted the wishes of residents and permitted the intrusion of this outsize, out-of-character building in an area of historical value to Flagstaff. As a result of the election, there are new ordinances that unequivocally would not allow another Hub in Flagstaff's historical center."



**Corvallis, OR**

(From the March 20, 2016 issue of the Arizona Daily Sun)

“According to the Corvallis Gazette-Times, Core Campus withdrew its application to build a Hub there in April 2015, after Corvallis city staff and the city’s planning commission recommended denial of the project. Corvallis (has) about 55,000 residents and about 25,000 college students from Oregon State University. Corvallis city staff raised concerns about the cut and fill standards for grading the land for the project, transportation and stormwater issues. Neighbors raised concerns about noise and the compatibility of the project with the surrounding residences.”

**Lawrence, KS**

What will our story be?

You have the evidence.

You have heard from constituents.

The future of our beloved downtown is in your hands.

Sincerely,

Dave Loewenstein

## **Bobbie Walthall**

---

**From:** staci garman <sgm101@hotmail.com>  
**Sent:** Sunday, May 5, 2019 11:09 PM  
**To:** Bobbie Walthall  
**Subject:** To: City Commissioners / Re: HUB Development

Dear Commissioners,

I've lived in Lawrence for 32 years and have worked downtown for almost half of those years. Downtown is near and dear to my heart, and I've seen lots of ups and downs and changes along the way. One thing I feel pretty strongly about is that we do not need a monster luxury dorm that says loud and clear, "We give up. We don't really have a plan". With every new building (east of Mass) we get closer and closer to being cookie cutter, off the shelf, Overland Park boring. I do not agree with business owners who feel that more people means more money. I feel like we need to keep our standards higher than this new plan. People who come back to Lawrence time and time again expect more from us. I know we can do better to preserve this amazingly beautiful corner of Lawrence history.

Thank you for your time.  
Happy Voting!  
Staci Garman

## **Bobbie Walthall**

---

**From:** wilbur45@sunflower.com  
**Sent:** Sunday, May 5, 2019 9:23 PM  
**To:** Lisa Larsen; Jennifer Ananda; Stuart Boley; Leslie Soden; Matthew Herbert  
**Cc:** Bobbie Walthall; rvalverde@ljworld.com  
**Subject:** HUB appeal

Dear Mayor, Vice-Mayor and Commissioners,

I am amazed how many people think the HUB project is an obvious yes/no. There are several key factors to weigh:

- 1) Infill development - it is no longer a luxury to prioritize infill. As a community we need to determine how this looks throughout the city - including the downtown area.
- 2) Cost - given that the land has been sitting vacant for several years it seems safe to assume the cost is high. That limits the potential group of buyers.
- 3) The buyer - valid concerns have been raised about Core Spaces and previous, similar projects. While all developers have skeletons in their closet a similar failure at 11th/Mass would be a gut punch.
- 4) The design - this is pretty subjective. Everyone in Lawrence thinks they are an artist or architect. Is it in character with the rest of the immediate area? No. Would an alternate (VIABLE) project maintain the character? Prolly not.
- 5) The downtown master plan - we paid some bucks so some people can tell us what we need downtown. It would seem to make sense to pump the brakes on any significant development until we find out what we got for our money.

I'm glad so many people find this such an obvious decision. For me it is a soft no. I have real concerns that this lot is going to sit idle for another 5-10 years, but that in itself is not a reason to go red in the downtown risk matrix.

Thanks for your time!

Patrick Wilbur  
521 Durham Court  
785-727-0506

## **Bobbie Walthall**

---

**From:** Yoshiki Stout <yoshistout@gmail.com>  
**Sent:** Sunday, May 5, 2019 8:16 PM  
**To:** Matthew Herbert; Stuart Boley; Leslie Soden; Jennifer Ananda; Lisa Larsen; Bobbie Walthall  
**Subject:** 5/7 Commission Meeting: Unaffordability of the HUB

Statement regarding the unaffordable nature of HUB luxury student housing

I'm sure you already know this, and everyone here probably already knows this, but the city of Lawrence has a rental problem, or specifically an affordability problem. BBC Research and Consulting did a housing market analysis on the city last year and found out that thousands of renters can't afford where they live. They found that while the rental market caters to people earning between \$25,000 and \$50,000 per year, there's a huge shortage of affordable properties for people who make \$20,000 or less, leaving thousands of them cost burdened, meaning they're spending more than 30% of their income on housing. Roughly half of these renters are students. The very first short term goal the BBC identified is to stabilize the rental gap for non-student renters making less than \$25,000 per year by creating "new deeply, permanently affordable rental units." Specifically, they said Lawrence is 5,272 units short of having enough housing for our neighbors, and the housing that we need to accommodate them should cost no more than \$500/month. Assuming that the proposed Core Spaces property follows the trends set by the other luxury student-focused complexes in town, it will be completely at odds with what the city needs. Its prices will be higher than the city's already unaffordable average, and completely impractical for both permanent residents and the students it claims to cater to.

You know what happens when people can't afford housing? They sacrifice paying for food, skip going to doctor, and cut back on taking necessary medications so they can keep a roof over their heads. This isn't a wild hypothesis or social theory. This is a fact. This is already happening, right here to our neighbors. Lawrence residents need affordable housing. The BBC's research proves it, and the city has committed to taking steps to address the problem. Building yet another unrealistic, overpriced, student centered complex will serve no one but a group of out of state developers who have no vested interest in the success of this city or the health of its residents. Our elected officials have the opportunity to prove that this city is committed to its residents tonight, specifically the 54% who rent. You know the facts, you know what renters want and need, and I think you know what the right thing to do is. Are we going to be unmistakably Lawrence, or unaffordable Lawrence?

## **Bobbie Walthall**

---

**From:** Daniel Jensen <jensen.dan.m@outlook.com>  
**Sent:** Sunday, May 5, 2019 8:22 PM  
**To:** Bobbie Walthall  
**Cc:** Lisa Larsen; Jennifer Ananda; Leslie Soden; Stuart Boley; Matthew Herbert  
**Subject:** Parking statement regarding Core/Hub

Constructing HUB will have a huge negative impact on parking downtown. If the building reaches its full occupancy of 612 students, even if just half of them bring their own cars - an extremely conservative estimate by the way, and that doesn't even include any guests parking downtown to visit these residents - that's 306 more cars taking up parking and driving through downtown. To put that into perspective, 306 cars are enough to fill every on-street parking space on Massachusetts St from 11th all the way up to 7th street, or over 2.5 entire stories of the New Hampshire Parking Garage. And again - this is the situation if only half of the possible residents have their cars. Core's proposed plan for HUB only includes parking for 272 cars, which is well under half of everyone who would live at this monstrosity. What's it going to look like if 80-90% of these people bring their cars? If residents at this proposed building are taking up this many spots, where are shoppers and diners supposed to park? Where are employees of downtown businesses supposed to park? On Sundays, where are churchgoers supposed to park?

Residents will take up parking spaces unlike any of these other people who visit for a couple of hours or a shift at work, their cars stay there. Plus, any reserved parking spaces for these residents only make the problem worse by removing those spots from anyone else coming to downtown Lawrence. While I'm sure the towing companies in town might be delighted over all that increased business, for literally everyone else it will be awful.

None of this is even touching on the absolute nightmare of move-out and move-in days - how many uhauls will it take to bring downtown traffic to a standstill? What's the limit on the number of pods and temporary dumpsters and discarded sofas allowed on sidewalks and other public-use areas downtown?

Sincerely, Dan Jensen

## **Bobbie Walthall**

---

**From:** Clark, Shelley Hickman <sclark@ku.edu>  
**Sent:** Sunday, May 5, 2019 2:43 PM  
**To:** Bobbie Walthall  
**Subject:** Fw: The HUB project

Thank you for forwarding this to each of the City Commissioners. I am not certain if my emails are reaching their intended recipients. Thank you.

Shelley Hickman Clark

---

**From:** Clark, Shelley Hickman  
**Sent:** Friday, May 3, 2019 12:03 PM  
**To:** llarson@lawrenceks.org; janada@lawrence; sboley@lawrenceks.org; lsoden@lawrenceks.org; mathewjherbert@gmail.com  
**Subject:** The HUB project

Dear Commissioners:

Please consider this protest to the HUB project as one grounded on a comparable Downtown Lawrence project. I served on the Historic Resources Commission for six years, and was chair during the Borders Bookstore's 1996 application to demolish several historic structures at Seventh and New Hampshire, including two walls of the Donnelly Bros. Livery Stable in order to construct a new building.

Then, as now, the HRC, relying on the recommendations of professional staff and expertise of its members, denied the demolition permit. The City Commission overruled the HRC, allowing the project to proceed.

Then, as now, the arguments supporting demolition were based on exuberant projections of benefit to other downtown merchants. We know now that the Borders project was an abject failure, the destroyed environs of the Eldridge Hotel will never be restored, and the building itself remains, after many years, an albatross, too large in scale and devoid of craftsmanship to attract other uses. The serious issues of scale and craftsmanship posed by the HUB project will destroy the sense of place that is uniquely Historic Downtown Lawrence, and as with the Borders Bookstore Building, this sense of place will not be recoverable.

Additional serious issues are the loss of the alleyway, which does not conform to the traditional New England grid pattern of the City as it was originally platted in 1855. Further, one only needs to look to HERE, another large student housing complex with inadequate parking, to know what downtown Lawrence will look and feel like if this project is approved as proposed.

The Historic Resources Commission has considered the criteria for granting a Certificate of Appropriateness, and by unanimous vote, has determined that the application has failed to meet these criteria. The Historic Resources Commission has considered the applicable Downtown Design Guidelines and found by unanimous vote, that the proposed project does not meet these guidelines. Their work was done over months of meetings and conversations with the applicant. Their adherence to the objective and written guidelines

approved by the City is worthy of deference and respect. The City Commission, and the citizens of Lawrence, have been well served by their efforts.

Thank you for your consideration.

Shelley Hickman Clark

Thank you for your consideration of these thoughts.

Shelley Hickman Clark



## **Bobbie Walthall**

---

**From:** Clark, Shelley Hickman <sclark@ku.edu>  
**Sent:** Sunday, May 5, 2019 2:39 PM  
**To:** Bobbie Walthall  
**Subject:** Fw: The HUB project

Please forward this communication to the Commissioners (a number of the original emails have bounced back. Thank you. Shelley Hickman Clark

---

**From:** Clark, Shelley Hickman  
**Sent:** Friday, May 3, 2019 12:03 PM  
**To:** llarson@lawrenceks.org; janada@lawrence; sboley@lawrenceks.org; lsoden@lawrenceks.org; mathewjherbert@gmail.com  
**Subject:** The HUB project

Dear Commissioners:

Please consider this protest to the HUB project as one grounded on a comparable Downtown Lawrence project. I served on the Historic Resources Commission for six years, and was chair during the Borders Bookstore's 1996 application to demolish several historic structures at Seventh and New Hampshire, including two walls of the Donnelly Bros. Livery Stable in order to construct a new building.

Then, as now, the HRC, relying on the recommendations of professional staff and expertise of its members, denied the demolition permit. The City Commission overruled the HRC, allowing the project to proceed.

Then, as now, the arguments supporting demolition were based on exuberant projections of benefit to other downtown merchants. We know now that the Borders project was an abject failure, the destroyed environs of the Eldridge Hotel will never be restored, and the building itself remains, after many years, an albatross, too large in scale and devoid of craftsmanship to attract other uses. The serious issues of scale and craftsmanship posed by the HUB project will destroy the sense of place that is uniquely Historic Downtown Lawrence, and as with the Borders Bookstore Building, this sense of place will not be recoverable.

Additional serious issues are the loss of the alleyway, which does not conform to the traditional New England grid pattern of the City as it was originally platted in 1855. Further, one only needs to look to HERE, another large student housing complex with inadequate parking, to know what downtown Lawrence will look and feel like if this project is approved as proposed.

The Historic Resources Commission has considered the criteria for granting a Certificate of Appropriateness, and by unanimous vote, has determined that the application has failed to meet these criteria. The Historic Resources Commission has considered the applicable Downtown Design Guidelines and found by unanimous vote, that the proposed project does not meet these guidelines. Their work was done over months of meetings and conversations with the applicant. Their adherence to the objective and written guidelines approved by the City is worthy of deference and respect. The City Commission, and the citizens of Lawrence, have been well served by their efforts.

Thank you for your consideration.

Shelley Hickman Clark

Thank you for your consideration of these thoughts.

Shelley Hickman Clark

## **Bobbie Walthall**

---

**From:** Leslie VonHolten <leslievonholten@gmail.com>  
**Sent:** Sunday, May 5, 2019 2:59 AM  
**To:** Bobbie Walthall  
**Subject:** Fwd: The Hub/Core Spaces

Bobbie, please include this in the packet for Tuesday's City Commission meeting. Thank you.

Begin forwarded message:

**From:** Leslie VonHolten <[leslievonholten@gmail.com](mailto:leslievonholten@gmail.com)>  
**Date:** May 1, 2019 at 3:12:23 PM CDT  
**To:** [llarsen@lawrenceks.org](mailto:llarsen@lawrenceks.org)  
**Subject:** **The Hub/Core Spaces**

Dear Mayor Larsen,

As a resident of downtown, I encourage you to vote against the current proposal for student apartments at 11<sup>th</sup> and Massachusetts. The Hub/Core Spaces project will negatively impact the neighborhood, forever burdening our historic environs and livability.

I am not against new living spaces downtown, as I believe infill development is environmentally responsible, and I moved downtown to enjoy the urban feel of the neighborhood. However, The Hub goes against nearly everything that we as a community support: respect for history, protection for our destination downtown, and a focus on increasing affordable housing. Parking downtown is already at a premium on the weekends, and it is unimaginable what adding 300 cars to the streets would do.

I agree that the current buildings on that block are an eyesore, and I look forward to someday seeing vibrant and interesting buildings in that space. However, there is a reason the Historic Resources Commission unanimously denied this project. Please respect their insight and vote no on The Hub/Core Spaces proposal. We can do better.

Sincerely,  
Leslie VonHolten  
937 Rhode Island St.

## **Bobbie Walthall**

---

**From:** jmsweets@sunflower.com  
**Sent:** Saturday, May 4, 2019 11:44 AM  
**To:** Bobbie Walthall; Judith Sweets  
**Subject:** Re: Letter about the Hub project  
**Attachments:** City Commission Letter April 2019 (1) (1).pdf

To: Bobbie Walthall

I have written the attached letter to the Lawrence City Commissioners about the Hub Project. [see PDF attachment]

Please make sure that each Commissioner gets a copy.

Thank you very much!

Sincerely,

Judith Sweets  
2905 Moccasin Drive  
Lawrence, KS 66049  
785-842-7271  
2905 Moccasin Drive  
Lawrence, KS 66049  
[jmsweets@sunflower.com](mailto:jmsweets@sunflower.com)

May 3, 2019

To: Lawrence City Commissioners

Re: The Hub project

Dear Commissioners,

Please vote "NO" to the Hub project plan

Lawrence is supposed to be a Destination City. For years we have been proud of our historic downtown. But lately there are fewer and fewer historic structures to show visitors.

For more than 160 years the landscape of downtown Lawrence pretty much remained the same. But, if the massive Hub structure is allowed to be built, the downtown landscape will be irrevocably changed. No longer will we be driving or walking down the 1000 block of Massachusetts Street and be able to check the time on the courthouse clock because the courthouse and clock will be hidden behind the five or six-story "HUB" at the corner of 11th and Massachusetts.

The 1000 block of Massachusetts itself is historic. It was where young military recruits were camped on the west side of the street when Quantrill and his men rode into Lawrence on the morning of August 21, 1863. Many of the recruits were killed. On the east side of the street was a stone building where two civilians were killed during the Raid. This is sacred ground.

Some people note a need for higher density downtown. But, it is a fallacy that building high density housing for students downtown will bring in significantly more sales. College students are more likely to shop online than in the shops downtown. Having student housing downtown will be more likely to encourage drinking among the college population and though revenues may increase in the bars downtown, are we willing to trade that for the resulting increase in alcoholism and crime?

The north-east corner of 11th and Massachusetts Street deserves a quality building that compliments the three historic structures in its environs.

Please, for history's sake, vote "NO" to this monstrosity!

Judith Sweets  
Historical Researcher  
2905 Moccasin Drive  
Lawrence, KS 66049  
jmsweets@sunflower.com

## **Bobbie Walthall**

---

**From:** ginger chance <gingerbird1@hotmail.com>  
**Sent:** Friday, May 3, 2019 6:27 PM  
**To:** Bobbie Walthall  
**Subject:** Fw: Proposal at 11th & Mass.

Dear City Commissioners,

Thank you for your openness with reviewing all opinions regarding Core Spaces the Hub.

I do not support this proposal. Research and fall-out from the construction of these buildings in other cities reflect a lack of feasibility on all levels. The limited structural integrity (if any) with these apartments, the negligent upkeep along with obvious parking space issues make this proposal an insult to our city. We are a main street with a higher standard of enduring and substantial architecture.

I lived downtown in the 700 block on Mass St. from 1989 to 2009. I've always supported and appreciated the local businesses both then and now. The more recent apartments along New Hampshire have not proven to make a difference for them and neither will the Hub.

We live within a special and unique city with an amazing main street which deserves deep respect and ongoing honoring.

Please strongly consider all the unfortunate and unfavorable facts of this deplorable proposal and be the lights of wisdom and care for our city and our beloved Mass. Street.

Best wishes,

Ginger Chance

## **Bobbie Walthall**

---

**From:** Wilbur Nether <wilburq1404@gmail.com>  
**Sent:** Sunday, May 5, 2019 8:28 PM  
**To:** Bobbie Walthall  
**Cc:** Lisa Larsen; Jennifer Ananda; Leslie Soden; Stuart Boley; Matthew Herbert  
**Subject:** Business vacancy statement regarding Core/Hub

We recognize that Lawrence's downtown as a retail hub is dependent upon increased traffic to and from downtown. And we understand why the businesses represented by Downtown Lawrence Inc., desire to see this development open.

However, we feel that they are ignoring the evidence we've seen over the past 6 years, as more and more mixed use buildings similar to the proposed ones have opened. Despite all these increases in downtown residents, downtown Lawrence is currently going through its highest business vacancy rental rate since the Great Recession. Downtown Lawrence Inc. would have us believe that *just one more* mixed use building will somehow solve this problem. That somehow another building will drive rent down, even though we've had empty retail spaces downtown for months, with no signs that that has driven rents down to date.

This is particularly hard to understand given that the target market for the Core/Hub development is students. Students who traditionally don't shop at the locally owned stores that make Lawrence's downtown such an attraction. Are students likely to go to The Raven or just order off Amazon? If they need a pen, are they going to walk to Wonderfair or just go to Walmart? If they're hungry, are they going to go to Chipotle or Ladybird? We, as a city, know that students aren't the ones who will shop at our downtown stores which keep Lawrence vital.

The businesses that have spoken in favor of this development at previous meetings are food and entertainment businesses, some of whom do stand to benefit from this development. However, the question the city, as represented by you our *elected* representatives, have to consider is are they speaking in the best interest of the city as a whole, or just their own business' interest? Previous city commissions have endeavored to avoid Lawrence's downtown becoming Westport-on-the-Kaw, avoiding the scenario where downtown becomes just another entertainment district, like Zona Rosa but with better architecture. This city commission must take the long view, and recognize that some of the businesses that have spoken or acted in favor of this development will themselves be long closed before the first student's Amazon package arrives. Recognize that downtown's future is best served by family oriented residential development downtown, building community roots and engagement that way, rather than serving as university square for transitory rich kids.

Sincerely,

Wilbur Q. Nether

May 3, 2019

To: Lawrence City Commissioners

From: Charles Higginson, 50-year resident of Lawrence  
712 Ohio St.  
(785) 766-8409

A handwritten signature in black ink that reads "Charles Higginson". The signature is written in a cursive, flowing style.

Re: HUB building proposal

Commissioners:

I write to express my deep opposition to the proposed construction of the HUB student apartment building. This proposed building is simply too big, too tall, too wide, too intrusive, and altogether too overwhelmingly massive for its proposed location.

I leave the arguments about historical context to others who are more qualified than I am, with the observation that their arguments seem unusually persuasive in this case. The Historic Resources Commission has made its position clear.

I've lived in Lawrence long enough to have parked in that lot at 11<sup>th</sup> & Mass and shopped for food in the grocery store that used to be there. In one of my first jobs, I worked as a Linotypist for Allen Press in the blocky building at 11<sup>th</sup> & New Hampshire. I'm familiar with the area.

I would never argue that the properties involved in this proposal are currently being used to their highest potential; clearly they are not. But this building is not the answer. It might make great sense elsewhere in Lawrence, but here, it would be a nonsensical monstrosity. A tunnel over the alley — seriously?

The desire to increase the residential population of the Downtown Lawrence area is understandable, even commendable. But I question whether the desired result will arise from the injection into Downtown of several hundred college students, their cars, and the other conditions that seem to follow concentrated collegians.

I hope you will find the courage to defend the integrity of our Downtown Lawrence from this incursion. Please deny this request. Encourage HUB to find another location for this project.



## Bobbie Walthall

---

**From:** Lisa Larsen  
**Sent:** Friday, May 3, 2019 9:17 AM  
**To:** Bobbie Walthall  
**Subject:** FW: Hub Downtown

Bobbie

Please include in the packet for Tuesday night.



**Lisa Larsen** | Mayor  
City of Lawrence, Kansas  
785.331.9162  
[llarsen@lawrenceks.org](mailto:llarsen@lawrenceks.org)  
Lawrenceks.org

---

**From:** jared scholz <jaredmscholz@gmail.com>  
**Sent:** Thursday, May 2, 2019 11:34:25 PM  
**To:** Stuart Boley  
**Subject:** Hub Downtown

Dear Commissioners,

Thanks for reading this letter as you consider the proposed HUB development of 11<sup>th</sup> and Mass.

As a raving Lawrence fan, home-owner, small business owner, downtown Mass street property owner, and pastor of Greenhouse Church at 1012 Mass I would like to offer my thoughts on the proposed development.

In recent weeks I've had the pleasure of speaking with dozens of business owners and managers on Mass while doing some community organizing, and without exception, each one spoke of what a rough season it has been for their business. These are incredibly hospitable, service oriented people. They take pride in their craft and love to serve the greater good of our city, through business. We have a density problem downtown. Have you noticed the amount of businesses opening up on the west side, not to mention all the second locations popping up out west? This is not a good sign. All things considered, I support the HUB development for a number of reasons.

1. Parking does not seem like a major issue on our block during the daytime hours that many of our businesses are open throughout the week.
2. There is a safety benefit to our student population living closer to the bars. It breaks my heart when we find an underclassman dead in the snow as they didn't make it back from winter partying.
3. More retail-space, (higher supply) has the ability to drive down the prices of our vacant storefronts.

4. Overall, I love the influence of students on our town. I know this isn't popular but, they bring life, possibility, business support, and inspiration. Sure, they drive South on Kentucky, but whatevs.
5. At a recent HRC meeting I heard a resident tearfully declare that she "can't drive down New Hampshire without her stomach turning at the sight of the condos." I love driving down New Hampshire, and I can remember playing the Bottleneck in the early 2000's as the police were trying to get someone out of the tree across the street, as he was trying to prevent these same developments. I can appreciate our desire to keep Lawrence, authentic, seasoned, and memorable. We don't want to lose our soul. But we also must progress, and this project is in line with this rationale.
6. The idea that these units will displace local residents is silly, unless rats are keeping local addresses.
7. This development differs from the famed "cornfield mall" vote, in that we are demolishing ZERO viable historical buildings to make it happen.
8. It's my thought that these new buildings, their businesses, and residents stand to ADD to the aesthetic of the courthouse and museum. The proximity and walkability seem to bring a buzz and juxtaposition to the corner. Like that time the Yardbirds used a harpsichord.
9. This corner is expensive. Every developer in the world would need to find a concept that made financial sense. What other financial options are there, and will the opposition ever support it if it comes knocking on the door?

Tangential note here: The tone from citizens AND THE BENCH at the recent HRC meetings has been embarrassing. I love our city, and this has not been our finest hour.

Second tangential note: I don't envy your position. It's a tough call, it's a glimmer of hope for this corner, but is it strictly profit-driven from developers who have no stake in our town? Ultimately, I think it's a good fit. So please don't let the loud, vocal group make you think they're the only voices. Supporting voices were publicly harassed at the last HRC meeting, thus others waiting to publicly support, simply stayed silent., again, not our finest hour.

Thanks for considering my thoughts as you lead with conviction, courage, and humility!

Thanks for all you do,  
Jared Scholz

## **Bobbie Walthall**

---

**From:** Aaron Kenkel <akenkel@gmail.com>  
**Sent:** Friday, May 3, 2019 7:04 AM  
**To:** Bobbie Walthall  
**Subject:** Downtown HUB Project

Hello City Commissioners-

I was just writing to voice concern for the proposed Downtown HUB project. While I would certainly like to see that space developed, I am concerned the the sheer size of the project will dramatically alter the character of the downtown area. Both the height and the incongruous style of the architecture would, I fear, take away from the historic buildings near the project. We have already drastically transformed New Hampshire street. When you walk down that street it just does not quite feel the same. And while infill and bringing more people to downtown is a good thing, and I would certainly advocate developing the location, we should be very considerate before making such a drastic change to Mass St.

Thanks for your time!  
Your concerned citizen,  
Aaron Kenkel

P.S.- just brainstorming, but please put a grocery store in one of the proposed developments, I think the one across the river by Johnny's would be great. Also, coding for mandatory parking garages for new downtown construction should be explored...

## **Bobbie Walthall**

---

**From:** Carol D <carolfully@yahoo.com>  
**Sent:** Friday, May 3, 2019 6:43 AM  
**To:** Bobbie Walthall  
**Subject:** Downtown HUB project

Please add my name/vote to an emphatic, "NO" for the approval of the downtown HUB project, which does NOT belong in downtown Lawrence, thank you.

Carol Dodge  
1604 E 21st Pl  
Lawrence, KS 66046  
808 753 3706

## **Bobbie Walthall**

---

**From:** carolyn retter <cretter3@gmail.com>  
**Sent:** Friday, May 3, 2019 5:17 AM  
**To:** Bobbie Walthall  
**Subject:** The Hub Proposal

Please distribute this email to all members of the commission as my personal plea for a unanimous vote to preserve the history of Massachusetts Street. I own property on Massachusetts Street and have paid 35 years of property taxes and I feel this proposed project would diminish the current atmosphere of the downtown area. Please vote "No" and build student housing on Campus or near other modern structures similar to the model proposed.

Thank you and if possible, I would like to know the result of the vote for future reference in upcoming elections.

Carolyn Retter  
2202 Massachusetts Street

## **Bobbie Walthall**

---

**From:** Deena Amont <deenaamont@sbcglobal.net>  
**Sent:** Thursday, May 2, 2019 7:16 PM  
**To:** Bobbie Walthall  
**Subject:** Please Forward to City Commissioners: Opinion on HUB Project

Dear City Commissioners,

We vehemently oppose the development of the proposed HUB project in the 1000 block of New Hampshire and Massachusetts Streets, and we ask that you deny the project.

While we are not opposed to high-density student housing on or near the college campus, we strongly oppose the concept of a massive, high-density project in the downtown area. We strongly believe that a development of that size and scope is completely inappropriate for downtown Lawrence and will negatively impact the city immediately, and more importantly, in the long term. The proposed building is not at all in line with Downtown Design Guidelines, which correctly serve to allow progress and construction while honoring the cultural and historic context of our downtown.

The city has established a number of expert advisory groups including the Historic Resources Commission, to help city commissioners better understand the issues, impacts, and effects of their decisions. Please do not ignore the HRC's recommendation. Please deny the project.

As a city commissioner you have the opportunity to guide the course of development in Lawrence. Please do not allow an outside developer to negatively and permanently, infringe upon the character of Lawrence only for their benefit. Instead, please use this chance to help preserve the unique character and culture of downtown Lawrence. Please deny the project.

Sincerely,

Deena Amont & James Fischer  
801 Missouri Street  
Lawrence, KS 66044  
785-749-1438  
785-218-0575

## **Bobbie Walthall**

---

**From:** Katie Collins <kmcollins10@gmail.com>  
**Sent:** Thursday, May 2, 2019 5:27 PM  
**To:** Bobbie Walthall  
**Subject:** HUB project

To the Lawrence City Commission:

My name is Katie Baxter. I have lived in Lawrence Kansas for the vast majority of my life and have always been so proud of that fact. Lawrence is a unique and wonderful city with so much history, and Downtown is without a doubt the heart of what makes this city great. This is why I strongly oppose the HUB building proposal and urge you to do the same. There are many reasons that have been outlined by the Lawrence Preservation Alliance more eloquently than I am capable of but am in agreement with. Please choose to oppose the HUB proposal and in doing so support our one of kind downtown.

Sincerely,  
Katie Baxter

Sent from my iPhone

## **Bobbie Walthall**

---

**From:** Doug Byers <dougiebe@gmail.com>  
**Sent:** Thursday, May 2, 2019 4:54 PM  
**To:** Bobbie Walthall  
**Subject:** HUB Project

Please direct the following message to the Lawrence City Commissioners:

Dear Lawrence City Commission,

As someone born in Lawrence and having lived here for over half a century, I've seen a LOT of changes in the city and community. Many of which have been amazing and wonderful, and some, not so much. One of the things I've loved has been the enduring vitality and vibrant nature of Downtown. I also understand that sensible development is essential to this vitality.

However, I whole-heartedly believe that the proposed HUB project for the area of 11th and Mass St. is not sensible development and not something the majority of Lawrence citizens want to see within those historic environs. My personal opinion is that the proposed project is of a size and scale that would negatively impact the surrounding street scape. It is way too large and I have misgivings about the integrity of an out of town developer such as Core Spaces, in terms of long-term impact to the community.

I strongly urge you to support the Historic Resource Commission (HRC) determination that the HUB Project would negatively impact Downtown Lawrence and consider rejecting this proposal/appeal at the May 7 Commission meeting.

Thank you for your consideration,

Doug Byers  
2707 Oxford Rd.  
Lawrence, KS 66049



## **Bobbie Walthall**

---

**To:** Barry Walthall  
**Subject:** RE: Proposed Hub at Lawrence

**From:** Charlie Silver <[cws720@gmail.com](mailto:cws720@gmail.com)>  
**Sent:** Thursday, May 2, 2019 8:22 PM  
**To:** [careymm@sunflower.com](mailto:careymm@sunflower.com); [dloewenstein@hotmail.com](mailto:dloewenstein@hotmail.com)  
**Cc:** Lisa Larsen <[llarsen@lawrenceks.org](mailto:llarsen@lawrenceks.org)>; Jennifer Ananda <[jananda@lawrenceks.org](mailto:jananda@lawrenceks.org)>; Leslie Soden <[lsoden@lawrenceks.org](mailto:lsoden@lawrenceks.org)>; Stuart Boley <[sboley@lawrenceks.org](mailto:sboley@lawrenceks.org)>; Matthew Herbert <[matthewjherbert@gmail.com](mailto:matthewjherbert@gmail.com)>; Barry Walthall <[bwalthall@lawrenceks.org](mailto:bwalthall@lawrenceks.org)>  
**Subject:** Proposed Hub at Lawrence

Hello,

I would like to submit this letter regarding the proposed Hub at Lawrence to you and the City for public comment at the May 7, 2019 City Commission meeting.

Thank you,  
--Charlie Silver  
Flagstaff, Arizona

2 May 2019

Dear Carey and Dave,

I see from your local newspaper that Core makes two arguments in order to persuade your council to overrule your historic commission's unanimous denial of appropriateness for the Hub. One is that their project is economically unfeasible without the proposed volume, and the other is that the project will bring storefront activity that will enliven the area. These arguments were among those made in Flagstaff too.

These are standard arguments from the viewpoint of many real estate developers who's primary concern is on maximizing their business's economic value, and peripherally—and often disingenuously—on contributing to the value of a community. From a community's viewpoint, permitting buildings that are incompatible with the character of a historic place—especially overriding rules put in place to specifically prevent such—ultimately leads to the loss of that character. That real estate developers transform communities and erase character and history is nothing new. But communities can make rules that protect the qualities they value, which it sounds like yours did.

Economically feasible is interpreted by some developers to mean making big profits directly or indirectly for investors, which today means making big buildings. For Core, this means building them in the historic areas around universities. This big building, big profit and get out approach is destroying smaller cities like ours across the country. Communities often permit them because of the promise of economic vitality.

When the Hub was proposed here, the proposed area in Flagstaff was already showing signs of exciting economic vitality. It wasn't happening because somebody built a shiny new space for it. It was happening because creative, enterprising individuals had a vision and took a risk. In this location, restaurants, a brew pub, a bicycle shop, and an alternative art space all adapted existing historic buildings, chosen because they are human-scaled, which add to the ambiance of their enterprise, and help make it successful. These are small, independent enterprises who keep and train their staff and are heavily frequented by all ages, locals and tourists. Who rents in the commercial square space of buildings like the Hub? Most likely it will be chain coffee, chain bagels, chain student clothing. The Hub's commercial floor space in Flagstaff, at the end of its first year of operation, remains vacant.

Many of our most successful small businesses in Flagstaff recognize that big buildings built for big profits provide the illusion of economic vitality on paper, but in reality compromise the environment and character that attracts their customers. The idea that we must be willing to sacrifice community treasures in order to get economic vitality is proving in reality to be an unbalanced equation.

For infill and redevelopment, the existing historic fabric needs to be a model, not by tacking pseudo-regional decorations and surfaces on big buildings, but in terms of their essential form, their scale and mass. Coming up with the right form that harmonizes with historic character requires both a commitment to good design and a sense of responsibility for what ends up on the landscape to either enjoy or endure for years to come - hopefully both.

After our experience with the Hub, historic preservation and responsible infill that relates to the historical fabric have become the most frequently mentioned topics in every conversation about community development. We need not be fearful of expecting real estate developers to truly contribute to our vision. Developers who want to contribute only the basic, check-the-box minimum will move on and be replaced by those with more mature and respectful development philosophies.

I sincerely hope your elected officials will consider carefully before buying into the promise of economic vitality equation that Core and their supporters put forward.

Sincerely,

*Charlie Silver*

Charlie Silver  
720 W. Aspen Ave.  
Flagstaff, Arizona 86001

ROYAL  
KANSAS MINI PRINTS



We agree with Pat  
Kende and many  
others that the Hub  
would not be good  
for our downtown.

Please vote **NO**

Leslie Soden  
City Hall  
Box 708  
Lawrence, Kansas  
66044

*Sickie and Joe Douglas*

GREETINGS FROM LAWRENCE, KANSAS

Fountain located at West Campus Road and  
Jayhawk Boulevard; Lawrence City Hall

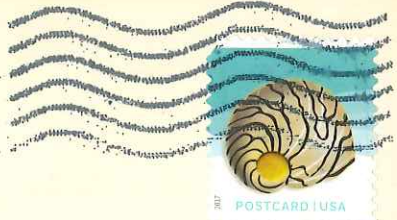
© Rick Metzger  
Dunlap Post Card Co. P.O. Box 84376, Omaha, NE 68134



LAWRENCE, KANSAS

Photo: ©Richard Foerster and Dunlap Post Card Company

KANSAS CITY 640



We agree with Pat Kende  
and many others that  
The Hub would not be  
good for our downtown

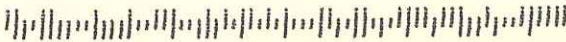
Please vote **NO**

*Sickie and Joe Douglas*

Jennifer Ananda  
City Hall  
PO Box 708  
Lawrence, Kansas  
66044

Dunlap Post Card Company, P.O. Box 34376, Omaha, NE 68134

© Rick Metzger  
Dunlap Post Card Co. P.O. Box 84376, Omaha, NE 68134



LAWRENCE, KANSAS

Photo: ©Richard Foerster and Dunlap Post Card Company

KANSAS CITY 640

29 APR 2019 PM 11



We agree with Pat Kehde  
and many others that  
the Hub would not be  
good for our downtown.  
Please vote **NO**

Dunlap Post Card Company, P.O. Box 34376, Omaha, NE 68134

Stuart Boley  
City Hall  
Box 708  
Lawrence, Kansas  
66044

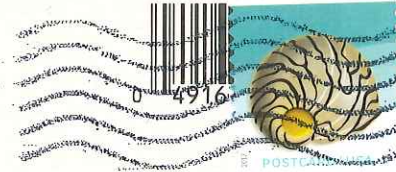
Vicki and Joe Douglas

©Mike Roberts  
Oakland, GA 94623

LAWRENCE, KANSAS  
Douglas County Courthouse



KPC-64



POST CARD

We agree with Pat  
Kehde and many  
others. The Hub  
would not be good  
for our downtown  
Please vote **NO**.

Vicki and Joe Douglas

The Kansas Postcard Co., P.O. Box 1221, Lawrence, KS 66044

Matthew Herbert  
City Hall  
PO Box 708  
Lawrence, Kansas  
66044

66044-070808  
© Design by Zachary Morris  
© Photo by Ron Holloway © KPC 1991



LAWRENCE, KANSAS

Photo: ©Richard Foerster and Dunlap Post Card Company



Dunlap Post Card Company, P.O. Box 34376, Omaha, NE 68134

We agree with Pat Kehde  
and many others that  
the Hub would not be  
good for our downtown.

Vote **NO.**

Lisa Larsen  
City Hall  
Box 708  
Lawrence, Kansas  
66044

*Thank you Joe Douglas*

29 APR 2019 PM 5 L

KANSAS CITY 640



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

From: Linda Bailey <[bailey.linda02@gmail.com](mailto:bailey.linda02@gmail.com)>

Sent: Wednesday, May 1, 2019 2:21 PM

To: Bobbie Walthall <[bjwalthall@lawrenceks.org](mailto:bjwalthall@lawrenceks.org)>

Subject: The Hub

Dear Lawrence City Commissioners:

I urge you not to approve the plans for the apartment complex at 11th and Mass. It is not compatible with our historic downtown buildings and would conflict with and overpower the historic court house and the Watkins Museum. The bulk of the Hub would dominate the entire intersection.

Respectfully,

Linda Bailey  
1516 University Dr.  
785-749-1684

**From:** Susan Bailey <[shbailey@mindspring.com](mailto:shbailey@mindspring.com)>

**Sent:** Tuesday, April 30, 2019 4:12 PM

**To:** Bobbie Walthall <[bjwalthall@lawrenceks.org](mailto:bjwalthall@lawrenceks.org)>

**Subject:** Planned HUB way of of scale for "little" downtown Lawrence

As a former resident and regular monthly visitor to Lawrence, I am opposed to the proposed plan to build a large "HUB" in historic downtown Lawrence. Please convey my opposition to the Lawrence City Council members. Sincerely, susan bailey



**From:** Archibowls <[archibowls.restaurant@gmail.com](mailto:archibowls.restaurant@gmail.com)>  
**Sent:** Thursday, May 2, 2019 11:46 AM  
**To:** Bobbie Walthall <[bjwalthall@lawrenceks.org](mailto:bjwalthall@lawrenceks.org)>  
**Subject:** Oppose the "HUB"

From: Sarah Busse  
Owner, Archibowls  
125 E 10th St, Lawrence, KS 66044  
785-424-7822  
<https://www.archibowlslawrence.com>

Dear Commissioners,

I am a business owner in Downtown Lawrence and a member of Downtown Lawrence Inc. I stand to potentially profit greatly from the proposed HUB project, since it would be located on the same block as my restaurant, Archibowls.

However, I oppose this project and am asking the Commission to support our Historic Resources Commission's determinations and deny Core Spaces to build their "HUB".

This location is far too valuable to fill with something that is almost cartoonishly banal, and does so little to meet the needs of the immediately adjacent community in terms of: parking; affordable space to rent for businesses and/or Lawrence residents; sensitivity in the design to meshing with, and not obstructing, the surrounding area; and many more issues that have also been addressed by other residents and business owners of Lawrence who stand to suffer the long-term consequences of poor density planning.

People go somewhere else to eat and shop when they can't find parking close to their destination, or because of traffic. Or just because the ambiance is gone. And they sure as heck aren't going to bother coming to Downtown Lawrence if it's allowed to become cold and shadowy and eclipsed by tacky cookie-cutter buildings, with the only available parking in the residential neighborhood two blocks away.

As it stands currently, this corner is an eyesore. It is tempting to jump on the opportunity to get something done with it, especially when the developer isn't asking for a bunch of tax subsidies and concessions from the city, as if they are doing Lawrence a favor by slapping up some cookie-cutter construction.

But that's exactly what they want to do; slap up some cookie-cutter construction. And the subsidies are that they get to do it in the heart of our town, and the residents and workers of Lawrence all get to share in the externalities and long-term impact on our community.

No doubt the developers choose spaces such as this due to the desirability of having real estate that's right in the locus of personality, vibrancy and uniqueness for each individual community. Yet by virtue of their lack of any real investment in the community beyond real estate deals to garner quick profit, the projects they put in diminish this most valuable particular asset, an asset that can never be measured in dollars.

We do need something there, but we can do better than this. Please vote no.

Owner, Archibowls  
125 E 10th St, Lawrence, KS 66044

May 1, 2019

102 North Neil Street  
Champaign, Illinois 61820-4042  
Telephone (217) 403-8720  
Fax (217) 403-8725  
[www.champaignil.gov](http://www.champaignil.gov)

The Honorable Lisa Larsen  
Mayor of Lawrence, KS  
City Hall  
PO Box 708  
Lawrence, KS 66044

Re: Core Spaces

I am writing to provide insight into our City's experience in working with Core Spaces. I am happy to report that their outstanding team always pursues projects with a spirit of collaboration and partnership. Currently Core Spaces is building a 17-story mixed use project in Champaign's Campustown. As you can imagine, the University of Illinois is a significant economic driver for our community and this project is in an extremely high-profile location in Campustown. The Campustown infill project was not without its challenges and Core Spaces handled each of them by working with the City to find equitable solutions.

Two of the complex issues created by this project involved a nonfunctional 10' alley that bisected the property. Working together, the City and Core Spaces were able to come to an agreement that resulted in a functioning 20' alley dedicated to the City with Core building over and below it. This innovative solution resolves long standing public safety and access concerns of the City while providing the needed space for the project. Additionally, Core Spaces was able to address, with City and neighboring property owner input, the issue of emergency and service egress in the alley for other businesses during the period the alley is closed for construction.

Perhaps the largest issue addressed in this project related to a finding by the City, at the inception of the project, that the sanitary sewer infrastructure was insufficient to serve the project and/or future development in the area. Core Spaces and the City developed and negotiated a joint plan for constructing and funding the needed improvement to resolve this issue not only for Core Spaces' development, but also for any future development.

In addition to this significant project in Campustown, Core Spaces is pursuing a redevelopment project in Downtown Champaign that will dramatically change our community. The Yards project is a public private development that potentially includes division 1 hockey for the University of Illinois, an expanded facility for our mass transit district, a hotel and conference center, and parking. This project addresses a blighted area on the fringe of our very successful Downtown and grows the footprint of that success dramatically. More information about the Yards can be found at: <https://champaignil.gov/planning/economic-development/the-yards/>.

On a personal note, I have had the pleasure to know two of the principals in Core Spaces for many years. We are incredibly proud to have a developer with local roots involved in changing the face of our community for the better and helping other communities do the same. Over the years that I have known and worked with the principals, both on the projects mentioned here and, on several others, we have never had challenges that we could not overcome. This is because they work hard to find equitable and reasonable solutions and to get the project completed. I highly recommend Core Spaces as an outstanding development partner for any city. They are ethical and fair. Core Spaces in my experience works hard to bring great projects to cities and to impact communities in positive and long-lasting ways.

Sincerely,



Deborah Frank Feinen  
Mayor



CITY OF COLUMBIA  
SOUTH CAROLINA  
OFFICE OF THE MAYOR

May 2<sup>nd</sup>, 2019

The Honorable Lisa Larsen  
Mayor of Lawrence, KS  
City Hall  
P.O. Box 708  
Lawrence, KS 66044

Dear Mayor Larsen,

As Mayor of Columbia, it is my pleasure to write to you today to recommend Core Campus and their proposed housing development currently under review by the City of Lawrence.

While I cannot speak to the specifics of the project proposed for your city, here in Columbia, Core Campus recently did an outstanding job successfully transforming a vacant 21-story Main Street office tower into a vibrant, inviting and ultra-modern living space bringing nearly 850 students and young professionals into the heart of Downtown Columbia.

This project not only stands apart as a striking example of adaptive reuse and innovation, it has proven itself in short order to be a key turning point in our downtown revitalization efforts helping engender a level of optimism and activity on Main Street unlike anything we've seen in a generation. In fact, with all available units leased well before its doors were open, The Hub was generating new interest from all sectors prompting headlines like "Hub Brings High End Living, Business to Columbia," "Restaurants Getting Business Boom From The HUB" and "Unique student living brings life to key 'hub' of Columbia revival."

There can be little doubt to The Hub's impact as a positive catalyst for our city. Yet while we often judge projects like this by their end result, in this case the journey is just as impressive as the destination if not more so and demonstrates the true potential of public/private partnership.

Furthermore, as with the design and construction, Core Campus' management of the completed development has been exceptional. The Hub in our City is truly a public-private partnership. It is located in the heart of our downtown two blocks from the State Capitol and City Hall. It is adjacent/connected to a Marriott hotel and is proximate to other apartments. The City owns the adjacent parking garage which provides the Hub it's parking with a shared access with the Marriott. In addition, the Hub's Amenity deck (pool, volleyball and other activities) is located on the top floor of our City owned garage

Stephen K. Benjamin

1737 MAIN STREET • PO BOX 147 • COLUMBIA, SC 29217 • PHONE: (803) 545-3075 • FAX: (803) 733-8633



CITY OF COLUMBIA  
SOUTH CAROLINA  
OFFICE OF THE MAYOR

under a license agreement. I am pleased to report that this arrangement has worked out very well with the amenity facility being very well managed and Core Campus being a good neighbor.

While I am not aware of the particulars of the development proposed for your city, or the progress necessary to allow development to proceed in Lawrence, I can unreservedly state that Core Campus is a first rate company that meets the very specific need of providing housing to communities, in a very first rate way.

Our experience with Core Campus has been wonderful and I am confident that the best is yet to come. I proudly recommended Core Campus to anyone with a need for first-class housing.

Thank you for your consideration and please feel free to contact me with any additional questions you may have.

Sincerely,

Stephen K. Benjamin

Mayor

City of Columbia

Stephen K. Benjamin

1737 MAIN STREET • PO BOX 147 • COLUMBIA, SC 29217 • PHONE: (803) 545-3075 • FAX: (803) 733-8633

**From:** [jacksonclark@sunflower.com](mailto:jacksonclark@sunflower.com) <[jacksonclark@sunflower.com](mailto:jacksonclark@sunflower.com)>

**Sent:** Wednesday, May 1, 2019 1:14 PM

**To:** Bobbie Walthall <[bjwalthall@lawrenceks.org](mailto:bjwalthall@lawrenceks.org)>

**Subject:** HUB development

Dear City Commissioners,

We write to voice our strong opposition to the proposed HUB student housing development at 11<sup>th</sup> and Massachusetts. The reasons to reject this proposal are numerous and have been ably documented by the Lawrence Preservation Alliance and others. The reasons include size, massing, appropriation of the alley airspace, the sad looking design concept, the developers reputation, etc. I will limit my comments to one issue, although the other issues are also very significant.

Locating a large student housing project in downtown Lawrence is WRONG-HEADED, and it is especially appalling to consider locating it on the most significant corner in downtown! The growing Aggieville-ification of downtown is already disturbing, and we cannot afford what would essentially be a complete surrender to this trend. Student housing downtown WILL NOT save downtown, it will only harm it. This development will surely encourage more bars, music venues, and fast food places downtown – but NOT more of the unique retail and office places that still are what attract residents and visitors to downtown. Does downtown have issues? Yes, as do many urban areas. But the answer is not this disastrous proposal. Please reject this proposal! There are plenty of places to build more student housing in Lawrence – we do not need to desecrate downtown.

Sincerely,

Jackson Clark  
Brigid Murphy

**From:** SC Crangle <[crangles@gmail.com](mailto:crangles@gmail.com)>  
**Sent:** Thursday, May 2, 2019 1:18 PM  
**To:** Bobbie Walthall <[bjwalthall@lawrenceks.org](mailto:bjwalthall@lawrenceks.org)>  
**Subject:** HUB Housing Project Proposal - Citizen Feedback

Good morning,

It has come to my attention that the Lawrence City Commissioners are considering a HUB Student Housing Project, and as a resident of Lawrence I write to you with serious concerns about this project as currently proposed.

One of the best parts of living in Lawrence is the accessibility, ease, and diversity of downtown. I consider the HUB proposal to run counter on all three fronts. It brings to mind the debate years ago to develop the land for a Borders bookstore, which was done (and cut down a beautiful tree), and has proven unfortunate as Borders left, and that building fails to host consistent business or housing. We lost the access to open space for an empty building and a parking lot. I mention this because it represents what can happen when local communities give to the 'grand ideas' of private entities, who have no roots or allegiance to the community. I see the HUB proposal in similar light.

The HUB building plan is massive; dwarfing existing architecture and parking. It displaces the community dynamic, and overrides current architecture trends (both size and style). The community dynamic is not "600 students", but homeowners, renters, small businesses, and city services. The HUB proposal hyper-focuses a part of Lawrence - students - out of proportion with the rest of the downtown geography and community. Overall, an eyesore without consideration for what already exists.

I much prefer the City take this as an opportunity to decide, from its own community members, how to grow and why. The world changes and so does Lawrence (see south and west sides of town, notably), however this does not mean we have to follow any trend. Lawrence is not generic.

What is the driving need for this building? What are the occupancy rates for rentals across all of Lawrence? Why the desire for this particular proposal?

What can the City of Lawrence do to partner with all of its residents to propose a development plan that meets all community concerns and needs? Here I am asking for outreach about housing and commercial opportunities that are inclusive; mixed-use development that invites all types of folks with all ranges of income. Why not take this opportunity to explore affordable housing, environmental nurturance, or other community needs? Such a plan will take time - possibly over a year of scheduled meetings to allow community members the opportunity to learn of this mission and attend more than one meeting to share their input and become informed - but reflect the Lawrence people, and not just one developer's generic idea.

I've asked some questions above and I would like responses, and for the Commissioners to reflect upon my feedback.

I do plan to attend the upcoming meeting on May 7th.

Thank you,  
Sara Crangle  
Deerfield Neighborhood  
785.424.3479

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

From: Dailey, Dennis M. <[ddailey@ku.edu](mailto:ddailey@ku.edu)>

Sent: Wednesday, May 1, 2019 8:34 AM

To: Bobbie Walthall <[bjwalthall@lawrenceks.org](mailto:bjwalthall@lawrenceks.org)>

Subject: 11th and Mass

The historic environs at 11th and Mass must be preserved. Once lost they can never be recovered. If students need another dorm facility it should be built much nearer the KU campus. The proposed structure will overwhelm the 11th and Mass corner and, in my opinion, forever alter the historic character of that space. I urge rejection of the postponed HUB, and ask that you put your efforts toward finding an alternative option for the developer.

Dr. Dennis M. Dailey, DSW  
Professor Emeritus  
University of Kansas  
1111 East 19th Street  
Lawrence, KS 66046-3205  
785-842-7300  
[ddailey@ku.edu](mailto:ddailey@ku.edu)



Dear City Commissioners,

4-30-19

I am writing to strongly oppose the Core project know as the HUB. Our downtown is the most unique and interesting aspect of our community. I look forward to it being a gathering, shopping, cultural, historical and entertainment area into the future where individuals and families can share many diverse offerings. A six hundred unit student-centered complex may be the least desirable choice for the lots on the corner of 11th and Mass as well as 11th and New Hampshire Streets. One merely has to consider the scale of the existing HERE Project next to the KU stadium and imagine the HUB in the suggested downtown location. We do not want to promote the next "Aggieville".

The Lawrence Historic Review Commission unanimously denied this project. Overriding their recommendation would send a message that regulations regarding historic properties and districts are of little consequence when pressured by powerful developers. Downtown may benefit from more residential density but more in keeping with smaller projects that encourage long-term committed property owners and renters. Hobbs Taylor is an example of such a project. Smaller boutique sized hotels could also be considered.

The fact that the property has been vacant is the responsibility of the Allen family and their decisions about selling the property. It is not the city's problem to find a solution. Good planning guidelines should help to define future projects. The city has a long-range plan in process. It does not make sense to make this decision before the completion of that plan. Our downtown requires thoughtful planning and consideration. Without a diverse and interesting downtown we will lose the soul of our city.

Sincerely, Candice Davis, Oread Neighborhood resident

May 1, 2019

Mayor and City Commissioners  
City of Lawrence

Dear Mayor, Commissioners,

I am writing in reference to the proposed HUB student housing development. I write as a former commissioner who served on the task force that created the original Downtown Design Guidelines in 2001. I have reviewed the revised version and see a good deal that is familiar, and some improvements as well. It is my belief that if the Commission judges the HUB proposal on the basis of the city's adopted policy, it will find the proposal inappropriate, as the Historic Resources Commission already has.

Part 7 of the Guidelines describes requirements for new construction. From its opening sentence, "Designs for new and infill construction must adhere to the patterns that prevail among nearby or adjacent structures," it is evident that the HUB proposal violates the Guidelines. More specifically, the proposal fails dramatically in light of paragraphs 7.3, 7.4, and 7.5, which deal with building height and massing. In fact, this proposal is an order of magnitude more massive than anything we imagined when formulating the Design Guidelines. In effect, it spans the alley, fundamentally destroying one of the defining patterns of downtown. In occupying the entire space from Mass to New Hampshire, half the length from 10<sup>th</sup> to 11<sup>th</sup> Streets, at a height more than three times that of any of the storefront buildings on the block, HUB would effectively erase the entire urban form of the south end of downtown.

The relationship of the proposed parking garage to the neighboring properties is also nothing short of shocking. It would create a wall more than 300 feet long facing single family houses across a 16 foot wide alley. How can this be considered to respect the existing pattern of the area?

As an advocate of infill development as an alternative to sprawl, I worked with local developers who tried for years to convince the Allen family to allow them to build a compatible addition to the downtown landscape. I recently visited Tucson, where our hosts were complaining about new student housing projects that were too massive and that lacked any sense of connection to their context. It turns out their developer was Core Spaces.

David Dunfield



Frederic Daniels Morse home  
National Register of Historic Places  
1041 Tennessee, Lawrence, Kansas 66044

To: Mayor Larsen and City Commissioners  
From: Marcia Epstein  
Date: May 1, 2019

Greetings, Mayor Larsen and Commissioners,

I've lived in Lawrence a long time, and I'm pretty sure that I have never heard anyone say that being a City Commissioner is an easy job. I have the experience of a tip of that iceberg from my own past experience as a member of the Board of Zoning Appeals (BZA), which as you know is also a quasi-judicial body whose decisions remain with the property.

You love Lawrence, or you wouldn't be serving as a Commissioner. Thank you.

Please honor the unanimous vote of our Historic Resources Commission denying a Certificate of Appropriateness for the proposed "Hub on Campus Lawrence project." **I wholeheartedly urge you to reject Core Spaces' appeal.**

I love Lawrence, or I wouldn't continue to live and work here.

Since my April 5, 2019 letter to you, I have continued to learn and reflect on this proposal. I have taken the opportunity to meet with Mayor Larsen and Commissioner Boley; to engage in conversations in-person and online with community members, former members of our community, and business owners; and to read about Core Spaces Hub projects across the country. I have listened carefully to those who believe that the proposed project would be a huge boost to Lawrence. And still, I am even more firm in my belief that this project would have enormous negative impact on our city's future growth and the quality of life here; not only because it would be a huge step toward the destruction of a recognizably historic Downtown Lawrence, Kansas. The Hub project would be THE most visible landmark in Downtown Lawrence, approaching from the north, south, or 11<sup>th</sup> Street.

My thoughts about some of the reasons that many community members support the Core Spaces proposal:

- *It is so much more attractive than what is there now.* Truly that corner is not attractive as it is. However, it could temporarily be "spiffed up" as a public art space with murals and more, while a really good "permanent" use is being developed, a use that fits our Downtown Design Guidelines, Historic Resources Ordinance, and the Downtown Master Plan that is being developed.
- *This type of density in Downtown is great for Downtown businesses:* Based on anecdotal information, the increased density on New Hampshire Street has not yet

changed the pattern of empty store fronts on Massachusetts, or the overall revenues that are needed for businesses to thrive on those blocks.

- *Hub tenants won't all have cars:* Currently, in the Midwest, people who are able to afford high rents typically also have vehicles, and visitors with vehicles. Workers are often commuting to jobs in other communities and need private vehicles for that to be efficient. Many students of higher income also have vehicles.
- *This development will be GREAT for Lawrence; as students and their families spend lots of money in Lawrence:* Only those who live in or near Downtown will have easy access to parking close enough to make it worthwhile getting to that area for shopping, dining, or entertainment. As for more general shopping by residents who are able to afford high rents, online and shopping in nearby cities will continue to be used. Nationally, “brick and mortar” retail is challenged.
- *Core Spaces is not asking for any city incentive:* They have not yet requested financial incentives. However, they are asking for a walkway over the alley, and exemption from our Historic Resources Ordinance and Downtown Design Guidelines. And they are proposing a structure that would become the most notable landmark of our Downtown.
- *Core Spaces will be responsible for paying the costs of any additional infrastructure to handle the density:* The level of increased density impacts traffic on the street, parking, fire access needs, trash, utilities, etc. and the needed infrastructure will require considerable construction and time.
- *This doesn't set precedent, it's just one project:* Like it or not, based on my experience while a member of the BZA, people see a past approval of something similar to what they want to do, as entitling them to do their similar project.
- *Core Spaces submitted their plan before Downtown Master Plan so cannot be delayed until that is finalized:* The Commission has the right to deny Core Spaces' appeal of the Historic Resources Commission. Certainly it is possible for Core Spaces to submit another proposal after the Downtown Master Plan has been adopted.
- *The Allen family has the right to earn as much as possible from the sale of their properties:* That is true. However, the purchaser still needs to abide by all relevant City policies, guidelines, etc.

I especially love that in Lawrence, many significant stretches of intact historic properties are easily visible and accessible, even though the expansion of our city has shifted the geographic center much farther west. In 1988, my husband I made the choice to purchase a home in the Oread Neighborhood, 1041 Tennessee. One of our reasons was for the public, for our home to become a reminder that antique buildings can be so beautiful and welcoming. We wanted to be part of movements to encourage others to care for such buildings. We researched our home's history, and got it added to the State and National Registers. With marci francisco and Joe Bickford, we mobilized neighbors and successfully got our area added as the first Historic District on the Lawrence Register. We've never had a lot of money, so our commitment to Lawrence is shown through those ways and other community involvements. And we raised our family in this home. **I wholeheartedly urge you to reject Core Spaces' appeal.**

***From my April 5, 2019 letter to you:***

Given time, thanks to the recent attention to the 11<sup>th</sup> and Massachusetts area, a more suitable proposal will come; a proposal that does not permanently overwhelm the Douglas County Courthouse, the Watkins Museum of History, the Old English Lutheran Church, and the East Lawrence neighbors who would literally be in the shadow of the Core Spaces proposal.

I understand that change is part of life. I understand that property taxes support City services. I do not believe that the “highest and best use” of a property is always the one that generates the most income for the owner. I agree that the northeast corner of 11<sup>th</sup> and Massachusetts has been ugly for a long time. I also believe that our “Historic Downtown Lawrence” will remain a

community treasure and a tourist attraction *only* if the historic buildings and their context are vigorously protected.

My opposition to the proposed development has many roots, including:

1. I served as a member of the Board of Zoning Appeals. I understand the impact of decisions that determine the ongoing use of a property, as well as how those decisions influence use of other properties.
2. I am a social worker with a long history of community service in Lawrence. I have been aware since the 1980's that we need more affordable: housing, health care, child care, and transportation, and of course, more jobs with livable (and above) wages.
3. I believe that the population growth of Lawrence is likely to slow due to influences including: 1) changes in how people can access education without attending courses on a campus; and 2) the loss of "uniqueness" of Lawrence with new construction overshadowing a dwindling number of historic buildings, and the inflated costs of downtown properties resulting in vacancies and the lack of diversity of business types, with downtown becoming an entertainment district rather than a mix of interesting retail, including groceries and essentials, as well as the food, drinks, and entertainment establishments.
4. I believe that no neighborhood in Lawrence needs huge increases in the number of expensive housing units, especially when existing infrastructure is insufficient to meet that volume of usage, and parking is not provided for the vehicles of the people who can afford that housing.
5. I believe that community well-being requires valuing all people.
6. I value the history and cultures of Lawrence: the stories, the places, the variety of cultures represented over time.
7. My husband and I chose to live in the Oread neighborhood, and to be good caretakers of an historic home, with the hope of encouraging more people to be good caretakers of historic buildings throughout the Lawrence community.
8. I believe that the historic aspect of our downtown has already been significantly eroded by the extensive development on New Hampshire Street. Bringing the Core Spaces scale of development onto Massachusetts, 11th Street, and New Hampshire would devastate the remaining historic feel to the downtown area.

One perspective on Core Spaces developments in other communities is available in the article "No Love for Hub in Flag" at [www.thehubflagstaff.com](http://www.thehubflagstaff.com) which begins with, "*The Hub dominates the view as you head north into Flagstaff on Milton Avenue, completely blocking the view of historic downtown Flagstaff, it's (sic) steeples, cupolas and historic hotel signs, as well as the familiar and iconic Mount Elden.*"

Thank you for considering my thoughts, and the thoughts of other Lawrence residents and visitors. My hope is that you will reject the appeal from Core Spaces.

Sincerely,

*Marcia Epstein*

Marcia Epstein

1041 Tennessee

Lawrence, KS 66044

M.Epstein.LMSW@gmail.com

2 May 2019

Dear Mayor Larsen, Vice-Mayor Ananda, and City Commissioners Boley, Herbert, and Soden,

RE: The HUB Project

I am hoping to attend the City Commission meeting on May 7<sup>th</sup>, but am sending this letter as I do not have full control of my calendar this time of year.

I am writing to let you know that I am in strong support of the determinations made by our Historic Resources Commission on the HUB project. Over the years, Lawrence city commissions have focused on downtown in our comprehensive plan and worked to protect and improve it with the development of parking behind the buildings on Massachusetts and the side streets, “saw-tooth” curbing, and plantings. Our community has made conservation of historic resources a significant part of our city code.

In our code (22-506 DESIGN CRITERIA (C) (2)), “The design for new construction shall be sensitive to and take into account the special characteristics that the district is established to protect. Such consideration may include, but should not be limited to, building scale, height, orientation, site coverage, spatial separation from other buildings, facade and window patterns, entrance and porch size and general design, materials, textures, color, architectural details, roof forms, emphasis on horizontal or vertical elements, walls, fences, landscaping, and other features deemed appropriate by the Commission.”

Many of us who live here would like to see infill development and upper story housing on the northeast corner of 11th and Massachusetts however I believe that the building, as proposed, would significantly destroy the environs of the Douglas County Courthouse, the Watkins Bank Building, and the English Lutheran Church. The proposal does not meet the intent of the Downtown Design Guidelines, adversely affecting many other structures. Many of us in the surrounding neighborhoods have worked to modify our proposals to gain approval from the HRC; why would we not expect that same consideration from this developer? The criteria for the city’s reversal had been that there were no feasible or prudent alternatives. Continued work with the HRC could result in a proposal that makes sense for both the developer and for our community especially since apartment development allows for a great deal of flexibility in how many units are built and how they are arranged on a site.

As we work to increase density in our community, we should also recognize other important ways to reach sustainability. Our SmartCode, while calling for density, also notes (21-100 2.3 b.) “That development should adequately accommodate automobiles while respecting the pedestrian and the spatial form of public space.” We should aid the transition to electric vehicles, more easily accomplished if new development includes an adequate number of designated parking spaces to accommodate overnight charging.

I know there is concern about the “not in my backyard” syndrome however this project is in our community’s FRONT yard. I ask you to deny this appeal and provide the balance needed for our community to respect the past as we move to the future. Thank you very much for your consideration.

marci francisco  
1101 Ohio, Lawrence, KS

**From:** Monica Funk <[mfunk912@gmail.com](mailto:mfunk912@gmail.com)>

**Sent:** Wednesday, May 1, 2019 6:58 PM

**To:** Stuart Boley <[sboley@lawrenceks.org](mailto:sboley@lawrenceks.org)>; Leslie Soden <[lsoden@lawrenceks.org](mailto:lsoden@lawrenceks.org)>; Lisa Larsen <[llarsen@lawrenceks.org](mailto:llarsen@lawrenceks.org)>; Jennifer Ananda <[jananda@lawrenceks.org](mailto:jananda@lawrenceks.org)>; Matthew Herbert <[matthewjherbert@gmail.com](mailto:matthewjherbert@gmail.com)>; Bobbie Walthall <[bjwalthall@lawrenceks.org](mailto:bjwalthall@lawrenceks.org)>

**Subject:** Against HUB in downtown

Dear City Commission members,

Hello, my name is Monica and I am a resident of Lawrence. I live downtown and would like to voice my opinion AGAINST the proposed "luxury student living" complex at 11th and Mass.

The size, scale, and purpose of the project does not align with the historic character of the area. The massive size will create congestion and parking issues that make a logistical nightmare for all Lawrence citizens and take away from the feel of downtown.

The reviews of similar projects in other college towns shows that this company makes poorly constructed buildings and manages them in a substandard manner. I believe it will become an embarrassing welcome sign to downtown for all residents and visitors.

This project is not what Lawrence needs.

**A more appropriate development idea for at least part of the site would be a permanent location/structure for the farmers market. It could be used for multiple purposes such as parking and community event space. This will serve all Lawrence citizens, create community, and give downtown a welcome sign that reflects what our town is about, supporting each other.**

I urge you to vote against the HUB project.

Thank you,  
Monica

**From:** Dave <[dgnojek@gmail.com](mailto:dgnojek@gmail.com)>  
**Sent:** Wednesday, May 1, 2019 9:01 AM  
**To:** Bobbie Walthall <[bjwalthall@lawrenceks.org](mailto:bjwalthall@lawrenceks.org)>  
**Subject:** HUB Student housing project

Dear City Commissioners,

I'm writing as a concerned resident of Lawrence, KS to voice my opinion against the Hub apartment building at 11th & Massachusetts St. & New Hampshire St.

I'm primarily worried about the size of the project and it's impact on the historic integrity of our downtown, especially being in such close proximity to the courthouse and the Watkins Museum. In fact, this may be the biggest threat to the historic character of downtown since the downtown mall proposals in the mid-1980s. By all accounts, downtown Lawrence is our most precious asset as a city and we must be very careful about how we proceed in the future. Infill located in areas with historic resources must be constructed in a sensitive manner.

I'm also concerned about the impact that influx of people will have on our already stressed parking situation downtown and in East Lawrence. It is my understanding that the complex will have 600+ beds with fewer than 300 parking spaces. If the end result is driving people away from downtown because they have nowhere to park, I feel like downtown business will suffer a net loss.

While I realize that we need to find ways to boost our downtown after a tough past few years and also use urban infilling as a way to combat suburban sprawl, this HUB housing project isn't the solution. Thank you for your consideration and for keeping the interests of our valuable downtown in mind.

Sincerely,  
Dave Gnojek  
Lawrence, KS



**From:** Ken Grotewiel <[kgrotewiel@gmail.com](mailto:kgrotewiel@gmail.com)>

**Sent:** Tuesday, April 30, 2019 12:20 PM

**To:** Bobbie Walthall <[bjwalthall@lawrenceks.org](mailto:bjwalthall@lawrenceks.org)>

**Subject:** Opposed to HUB Student Housing project as currently proposed

Dear City Commissioners,

As proposed, the HUB Student Housing project is way over the top in terms of size, scale and (most importantly) its destructive nature of the historical value of Watkins and the County Courthouse.

Having served on the Douglas County Heritage Conservation Council for six years, we supported and the Commission agreed to pay for a whole series of exhibits. This proposed building undermines all the efforts to make Watkins a historical crown jewel. It also lessens the value of the Courthouse in the same vein.

Please send this back to the planning commission for further study and amendment.

Thank you for your consideration of my views on this matter.

Ken Grotewiel  
785-550-9105

**From:** Hanson, Allan <[hanson@ku.edu](mailto:hanson@ku.edu)>

**Sent:** Wednesday, May 1, 2019 1:00 PM

**To:** [llarson@lawrenceks.org](mailto:llarson@lawrenceks.org); Jennifer Ananda <[jananda@lawrenceks.org](mailto:jananda@lawrenceks.org)>; Leslie Soden <[lsoden@lawrenceks.org](mailto:lsoden@lawrenceks.org)>; Stuart Boley <[sboley@lawrenceks.org](mailto:sboley@lawrenceks.org)>; Matthew Herbert <[matthewjherbert@gmail.com](mailto:matthewjherbert@gmail.com)>; Barry Walthall <[bwalthall@lawrenceks.org](mailto:bwalthall@lawrenceks.org)>

**Subject:** Vote No on plans for the Hub

The Hub is much too large to fit comfortably at the corner of 11th and Mass. It would overwhelm the county courthouse, the Watkins museum, and the Old English Lutheran church. That many residents would unacceptably flood that part of downtown. Please uphold the unanimous opinion of the Lawrence Historic Resources Commission and vote against the plan for the Hub.

Allan and Louise Hanson  
730 New Hampshire St., #4C  
Lawrence, KS 66044

Dear Mayor Larsen, Vice Mayor Ananda, Commissioners Soden, Herbert, & Boley,

I love our downtown, so much so I have been waking up at 4-5am with my mind racing about the possibility of you allowing Core Spaces to build the HUB.

The corner of 11<sup>th</sup> and Massachusetts Street is an integral entrance into our Historic Downtown. The thought of constructing a 300,000 square foot building with 612 students and 272 parking spaces is a threat to our Historic Downtown and community.

On February 4, 2019 at the Public Library I participated in the first public charrette meeting where consultants hired by the City (at a cost of \$110k) facilitated a packed house of Lawrencians to create and prioritize 46 concerns / issues about downtown. Their task was to gather information for a much needed Downtown Master Plan.

What was the number one item on the list that evening?

“Protect our Historic Resources”.

The building that is eventually constructed on this corner will contribute in telling our story, communicating who we are and our values for generations to come.

In an article entitled “Residential High Rise” by Janice Hoppe Spiers, Core Spaces managing partner Marc Lifshin said:

“Our niche is to give kids a break from the dorm-style life,”

“There is so much opportunity in this market because college markets are so fragmented in ownership with local families that still own the prime real estate”.

Here we are: Core Spaces discovered Lawrence and identified 3 neglected properties owned by the Allen Family for many years.

Core Spaces, the HUB threatens the historic integrity of Downtown Lawrence.

How does the company do this?

Through on-line research I found newspaper articles, blogs and online reviews that communicate a consistent track record of subpar construction, poor management and dissatisfied students / parents at their apartment complexes across the nation. An apartment complex in Tuscaloosa Alabama, had problems with raw sewage, mold and other health and safety issues. Another one in Arizona has 100 class action lawsuits. Core Spaces also sues cities when their proposals are denied as they did the Amherst Town Board in Williamsville, New York.

I have attached 15 pages of disturbing online reviews from 3 of Core Spaces apartment complexes. I could have easily provided additional reviews from other Core Spaces apartment complexes but I thought 15 pages was sufficient to prove a point.

Core Spaces actions speak louder than their streetscape renderings and presentations to stakeholders.

Their actions and apartment complexes speak volumes of who they are and their true values:

Fast and cheap construction, fill the units as quickly as possible, maximize profit for their investors, provide inadequate management & sometimes sell.

Core Spaces does not care about our community or our Historic Downtown. They want to take advantage of it and exploit our insecurities.

Some believe the students or “density” Core Spaces will deliver to downtown will help save struggling businesses.

Indeed, some downtown businesses are struggling and we have many vacant storefronts. Our downtown is no different than many across the nation. This trend is due to the high patronage of on-line businesses and their ability to deliver product in an affordable and efficient manner.

The HUB will not address this complicated issue for downtown businesses.

It is true, the HUB will bring more students downtown and this will help restaurants and bars. Yet the short-term profits will be at the expense of the integrity of our Historic Downtown. This erosion will take place immediately and build as Lawrence deals with the negative consequences of the HUB for years to come as Flagstaff, Arizona has shared their experience with us.

Based on my research, I predict that students will quickly fill the apartment complex. They will discover how small the rooms are, experience the consequences and use of subpar materials and construction practices, appliances will break, there will be health and safety issues, students will become frustrated, the management will deal with these problems inadequately, the building will gradually fall into disrepair and then students will no longer want to live at the HUB due to the poor reputation. Lawrence will then have a 300,000 square foot building that will be an embarrassment to our community and eventually need to be demolished.

A parking lot and two neglected buildings is better than 300,000 square feet of problems.

I urge you to have the courage and foresight to affirm the Historic Resource Commissions decisions to deny Core Spaces appeal related to the Certificate of Appropriateness and deny their appeal regarding the denial of the application related to the Downtown Design Guidelines.

You are writing our history and creating your legacy as a City Commissioner with this important vote.

Thank-you,

Tom Harper

## Core Spaces on-line reviews April 2019

### The HUB Flagstaff, AZ

Worst living experience ever. Not enough management hired to deal with all of the issues here. The hot tub and other utilities promised scarcely work. Rent is insanely expensive and I have to park on campus due to the lack of parking at this complex. Our brand new appliances do not work. Dishwasher doesn't dry, washer was broken and we have already had our fridge replaced because it broke and spoiled our food. We removed a command strip appropriately and the paint from under it all came off. There were construction workers still working on move in day and we have maintenance come in to basically finish the building almost weekly. Would NOT recommend. It's beautiful in pictures but the cracks are really starting to show now.

Overpriced garbage, Appliances don't work and it took two months for them to fix the washer and dryer. We still have holes in the walls and an outlet that does not work. I recommend living anywhere else, this place is a scam with zero communications from the lazy staff.

From the moment I first inquired about living at the Hub to now, when I'm so desperate to get out of and far away from it, the management has been disorganized and, especially at the higher levels (e.g., Sarah), rude. Sometimes I get the impression that they're angry about their jobs/how poorly the whole complex is being run even from their superiors' perspectives and they take it out on tenants. Really unpleasant experience, would not recommend.

Poor maintenance, terrible leasing office, building is currently unfinished and many things did not work within the first two months of me living there, and rent is way too expensive for parking that isn't guaranteed and extremely small apartments.

Sorry for the long post but it's much needed because this place is an unfinished expensive death trap

-move in took a maximum of 7 hours because of the unorganized catastrophic actions of the hub losing papers I had already signed + about 87% of everyone else

-our windows barely open/nor do we have screens so even if I wanted to jump out to my death I couldn't

-our dishwasher sprouted a detrimental leak saturating the wall facing the hallway

-our heater nearly exploded leading to a putrid thick smoke engulfing our entire apartment.

Courtesy to construction leaving materials on it (my eyes still burn)

-my key doesn't work and when I asked a girl at the desk, she said "they're just like that" AHHH GOT IT OK

-walls are built extraordinarily thin And I can hear everything from the extremely loud people at the pool to the person above me having a conversation

-the hot tub has worked for about 35% of my residency and has a lovely swamp green look to it

-this place was built in a time span shorter than my own attention span which says a lot

-the music played by the pool is painful and loud and it also will blast through your window the whole night

-there was a nail sticking out of our floor, along with 81726161 appliances that are having to be fixed including our circuit box. So our lights are out most of the time which is good so I can't see what else is wrong in this god forsaken financial leech of a building.

This place is extremely unfair in what we receive for what we pay. My room placement along with others is extremely inconsiderate as I am constantly hearing people screaming in the pool. I can't even stay in my own room anymore because of how loud it is, if you're going to create rooms as

vulnerable to noise as this it should strictly be for the hearing impaired. Words can't describe how livid I am

The building is literally sinking and tilting, I can't even open my window because of it. This place is unbelievable overpriced, not managed correctly, built extremely poorly. Almost everyone I've met who lives here has had at least 5 things wrong with appliances, there paint on the floor, paint splattered on my window. A lot of the things they promised were not provided aka the store fronts and rock wall. It's always so loud by the pool, and closing hours aren't enforced. Our breaker doesn't work, every time my roommate plugs something in all the electricity will go out in the apartment. You can even hear the water pipes, so every time someone takes a dump I am fortunate enough to hear it being flushed. Also a lot of these "positive reviews" were created by staff members so don't be fooled. This place should be bulldozed and built correctly DONT LIVE HERE.

Does not fit the Flagstaff style, it also is right in the middle of town, and not on campus like it should be, there is space there you know. I also think that it destroys the astic of down town Flagstaff. Please do not support this place as the owners will screw you over.

I enjoy living here except for the people having parties with insanely loud music out in the hot tub all the time, no matter what the weather or day is. Staff doesn't enforce 10pm pool closing time and rarely follows through if you ask them to go out and get them to quiet down at midnight. The placement of the hot tub right in an alcove of several apartments was really poorly thought through. There is never a quiet moment here.

I don't recommend anything about this complex. Not only does the design and layout of the place make zero sense, the quality of the build is crummy as well. That being said, you'd hope staff makes up for this....big nope. Management is awful at communication and the front desk staff is terribly rude. I had to go to corporate to finally have someone hear me about about the issues my roommate and I were having, and even then those problems didn't really get solved. Every time I leave the complex (if I can make it through the unplowed "parking garage") I almost get hit by a car due to the poor design of the exit and placement of parking on the street. Every night I am woken up to people at the pool past hours due to there not being stricter enforcement of the rules (it's dead of winter and there's snow on the ground...pool isn't heated either) or my neighbors dropping heavy objects. (I've tried making a noise complaint and politely talking myself but the staff claim no one was home, even when the 3 people in my apartment all heard the noise.) Every day I question why I signed a lease here, when I could have been saving money living in a much nicer place. Don't waste your money here.

A kinder staff, clearer costs and due dates/payment procedures, better security, more flexibility, lower costs.

PSA : DO NOT LIVE AT HUB FLAGSTAFF!! This is the mold we found in our brand new apartment building after 6 months of living here, conveniently after our toilet flooded from a construction clog (spray paint can in plumbing). Glad the only thing they did for us was put us up in a hotel for 3 night, 24 hours after notifying them, still making us sleep in the moldy apartment that night! The problem HAS STILL not been resolved!!! Personal belongings have been ruined and our health has been compromised for at least a month. HIGHLY RECOMMEND considering all options before choosing American Campus Communities

The most un-accommodating complex and staff. They do not care about their residents what so ever... as long as they're getting your monthly payments they will leave you hanging with whatever issue you're having. I have had the worst experience with this place I do not recommend living here what so ever.

Dishwasher sprouted a leak saturating the wall, vents are messed up, heater nearly caught fire and produced thick black smoke engulfing apartment, Walls are PAPER thin. Either the people above me are morbidly obese or the walls are just cardboard. Room also flooded, all I got was "sorry." they don't ever kick people out of the hot tub at the time it closes so it's always so noisy. Way too expensive for what they provide. My expectations are about as small as our pool now.

I've been living here for almost 6 months and still have a temporary refrigerator. The lights in the living room do not work as well with my bedroom. I placed a work order in about a month ago. Work Orders must be placed in the trash after residents send them in. They have two maintenance guys who work hard but I think they need to hire a larger team. To top it off, the housing portal is not an easy process. This system of paying utility bills is an extra 19.95 per payment. The portal also does not work most of the time. DO NOT LIVE HERE. Unless you like having your lease agreement not upheld by the company providing you the apartment, this place is a no go.

I could not say enough how bad this place is. I pay \$800 a month for quality that I shouldn't even have to pay for, as well as they are raising their prices after this year and the quality isn't getting any better. My lights never work and there has just been issue on top of issue. Maintenance sucks and does not come when they say they are going to be there and then expect you to be there when they give you less than an hours notice. No one in the front actually listens to the issues you are having and instead just place work orders that are never satisfied. The floors and the walls are warped and not straight at all. Also the website you place work orders in as well as pay rent is a complete mess and does not work half of the time. The one good thing about this place is that the main manager is very helpful but there is only so much she can do.

**The HUB Tuscaloosa, AL**



Was given a tour of the place, since I deal with students and campus life on a daily basis. It's shocking this place is considered luxury or high end. Looks like it was thrown together quickly to turn a profit. I would absolutely recommend looking elsewhere, save your money and yourself a headache!

Moved my daughter in to a unfinished apartment. Filthy dirty!!! Spent from 1 pm to 11pm just cleaning. Shower leaks, glue covering carpets, mirrors laying on floors,bathroom sink faucet not installed,missing tile in shower,missing light in shower, wifi still not working. Her bedroom door doesn't shut. Glass panel in shower held on by caulking. Hallways cover in dirt and dust!! Terrible workmanship!! If you were considering the Hub for next year,don't!!!! I was told parents are getting together to hire an attorney please include me!! Overpriced ,unfinished, dangerous, dump!!!!

My roommate didn't have a closet when we moved in and I didn't have a shower (nessecities). Took a month to have running hot water and a closet. We have the smell of mold in our apartment but can't figure out where it's coming from. Our AC has been broken many times. We're 2 months in and still so many things in our room that still need to be attended to but no matter how many times you put in a matenence request, they do not have time to help. Was also woken up at 8:00 AM because they needed to "pull our toilets out of the ground." One positive note is that you're never bored when you live here!

From day one my son had issues with his apartment. He had leaks in his closet and bathroom and then discovered mold on his wall. After about 6 weeks of his apartment being a construction zone, everything is now finished and now he thinks he can finally settle in. WRONG! Now, based on professional environmental testing we had done, it was discovered that there is dangerous levels of mold present in his apartment.

We just wanted a safe, close to campus place that was move-in ready with no headaches. What we got was an unsafe, construction zone disaster full of headaches.

Don't believe the five stars, those are fake. My son lives here. The place was no where near done on move in. Exposed wiring, missing mirrors, incomplete painting, shotty workmanship. Things were thrown together. We've had less issues than many tenants, but very disruptive environment for students trying to study. Workmen are still in and out of units continually. Currently trying to resolve a \$600+ power bill! Management slow to respond to emails. Major plumbing issues, mold, air quality conerns, construction debris. Maybe they'll sort things out eventually.

Elevators dropping, room flooding, mold issues, electrical issues, appliances breaking, construction workers everywhere, no replies from management when they are contacted, pool not open frequently, workers entering apartments without notification, terrible finish work in apartments. How could ANYONE give this place more than a single star? Oh wait, as Trump would say, fake news.

January update: this place is a joke! How can management think it is okay to enter apartments without notice and without anyone there is beyond me. You never know who will be in your apartment when you get back. Also, is it just me or do all the responses from management sound exactly alike and insincere?

1 star is TOO generous. If I could have posted a zero I would have. How this place received a CO from the county to allow people to move in is amazing. The project manager from the Hub and the General Contractor should both be fired for complete incompetence. Upper management from both parties should have stepped in a long time ago to get this on track or move people into

hotels while they finished as was promised by the sales staff when signing the lease. On site staff have been doing the best they can to help, and have been very supportive given the ridiculous situation upper management put them in. Here are a few photos from the assigned move in day. Move your stuff in, just do it around the trash. How about a workout? You just need to move the boxes and put together the equipment first. Try not to trip or drop something in the gaps between the doors to the staircases. Want to watch TV on the system that was promised. Better plug your TVs in to the wires hanging out of the holes in the wall and hope it connects. If you have an outside facing door, better roll up some towels to stop any rainwater rushing into your apartment under the gap in the front door. Whatever good PR this national company had built up, just got flushed down the toilet at the Hub Tuscaloosa. That's assuming your toilet works.

This is a classic case of false advertising. The apartments are not finished and they all have a litany of problems. They described the cabinets as luxury custom-made cabinets when in fact they are cheap particleboard cabinets. There are parts missing to several things in the room including the bottom part of my dishwasher, the headboard to my bed the lights that are supposed to be in my bed, and Internet. The closets are so shallow you can't shut them if you want to hang anything up. In the bathroom the door on the shower is installed too low so you cannot open the shower door outward like it's supposed to. When I got to the room there were nails on the floor. And the flooring isn't all attached to the ground. The room also had a layer of grime you would see in a ongoing construction site. I could go on endlessly but I won't. My general review of this place is that it is a rip off and anyone reading this not already stuck in a lease should find a better place to live.

This place is a living nightmare. I yell into the security cameras in the elevators constantly about how much I hate living here and cannot wait to get out. Honestly though knowing this place there's no way the cameras are even on and working. NOTHING in the ENTIRE building looks like it was advertised. The amenities: rooftop pool has a max capacity of 12 people, the fitness center is so much smaller and cramped with less machines than advertised, and the sauna and steam room are constantly out of order. I'm literally writing this review while I have three men in my living room and bedroom fixing I don't even know what while my other three female roommates are asleep in their rooms. Now the rooms: bedrooms are significantly smaller than advertised in the virtual tour and even in the display unit the Hub showed, the "walk-in closets" are a little uncovered corner with one pole to hang clothes, the beds were built in the rooms so nothing can be moved, the four drawers under the beds are max 12 inches. My roommates and I all had to buy at least two extra plastic dressers that just crowd these minuscule room even more. The carpets are stained with paint and were never cleaned as promised. Our fridge was broken for 9 days and we put in multiple work orders everyday and constantly went to the front desk and it took me sitting down there until someone was called to come help before we had anyone even look at the fridge. Our thermostat broke the other day and when we woke up it was 45 degrees in our room. We were then told we needed a new thermostat and here we are still with a broken thermostat a week later. Our clothes have been ruined because the washing machine didn't work properly. Our dishwasher was installed incorrectly and would constantly not work. We had a rag closing off our pipe in our bathroom for over a month and a half, being told multiple, multiple times that someone would be by to fix it. There was no hot water for the first two days. The locks on our living room window and my bedroom window were all broken. There was no shade on our front door which for some unknown reason is made of glass so you could see directly into our unit. On move in day we walked up with all of our stuff and found fifteen yes FIFTEEN workers still finishing our "luxury" apartment. They left with wet paint on the walls and the unit was filthy. We were delayed 4.5 hours because of this. We moved in August 17th and today is October 24th and we still do not have a door handle on our closet. Our toilet paper holder broke off the wall. Not to mention that we are in the middle of the building surrounded by walls so we never get any sunlight. It is honestly like living in a prison. These are the majority of the problems our unit has had and these are not as bad compared to some people who have been relocated, have had

sewage in their showers, or leaks into their rooms. This whole place is so frustrating and I hope they knock this building down. Thank you for coming to my Ted Talk.

Dont live here. Tiny rooms and it will never be worth the price you pay. Also, i wrote a very true response to a post about how under-bed storage is great. I responded "unless it floods like it always does here because of poor construction", and they BLOCKED me on instagram. Because apparently free speech and honest reviews are not allowed.

Y'all if I could give this place zero stars I would! They got the ceiling leaking, doors leaking when it rains. My son and his friends cannot wait to move out. We thought this place would be high end but is has just been one horrible thing after another. I don't know who screwed this place up but it is a mess. Don't let people who DON'T live here or have their kids here (like Ben Hardin) posting fancy photos of the fitness center sway your mind! I keep seeing photos of leaks, ripped out bathrooms, you name it. My son says the ceilings are leaking all over the place. Live anywhere but here- trust me

Since writing a public review is the only way you guys will care to do anything, can someone come fix this hole that's been in my ceiling for a week? It's really annoying. No one has checked on it this week & you guys keep blowing it off since you have no clue what you're doing. This is maybe the 7th hole that's been drilled into our wall (by unprofessional maintenance who clearly doesn't know what they're doing since 6 months later we still have a leak). I don't even know what to do anymore like the amount of disturbances we have had because after like 10 tries you guys still can't figure out how to fix this leak... My room looks like a swimming pool everyday. Just fix this. PLEASE. It's been SIX WHOLE MONTHS. Thank you. Ps- No one sign here for your own good (this is just one of the issues I've had, they won't do anything about it so I had to post it on here).

I wouldn't even give this place a one star! You cannot depend on their own social media, every single negative comment that goes on it is delete. The place is a disaster, people are crying upset begging to get out of their leases. They do not do the right thing, the whole building was put together so poorly and so fast that it is literally falling apart! water seeping through Walls and ceiling fans, and through all electrical. It is a very unsafe building I have no idea how they got a CO Almost every family I have talk to, has already secured an attorney. Avoid this situation and avoid your own nightmare! .Every single unit in the entire building has a punch list like ours, it will take months if they are able to get everything put together correctly

Probably the most frustrating company I've ever worked with. Completely inconsiderate even though they cause many problems and inconveniences. My apartment has had a leak in it since I moved in in August, it is currently the end of February and it's still not fixed. We have maintenance men come in unannounced to fix the leak, but somehow it never gets fixed. It is a very uncomfortable living environment for 3 girls when men continuously come in to work on our room.

The tanning bed continuously stops working for long periods of time and the grill area has been blocked off for quite some time now. The people who work for the apartment are little to no help, but it's hard to blame them when the manager doesn't have answers and is not very sympathetic to residents needs. The apartment itself is smaller than my dorm room freshman year and is not what they had advertised at all. Not only that, but you have to pay to park your car at your own apartment complex you already pay \$1,000 for. Location may be great, but I'd rather spend my money on Ubering around than this apartment complex.

This place is a joke! Don't let them reel you in with their fancy sales team and model home (as we were)! Beware! The bedrooms are like 6x6 cracker boxes w/NO closet space! Not EVEN enough room for the residents to even SIT in the den area. The luxury amenities are a joke, they stay out of commission and most recently flooded and unavailable for a month! They ignore maintenance requests and the manager screens his calls! Let alone the price you pay, it's \$850 / month after all the nickel and diming they do! So much better available!

Worst Place Ever, Do not even consider renting from them. This was advertised as a high-end apartment complex. It was not ready upon move-in day. This place has been a disaster since day one.. Residents are still dealing with broken refrigerators, which were supposed to be high-end appliances. My son's unit is still waiting for their glass shower doors and they have a shattered glass door that needs replacement . This place should not of been given an occupancy permit, it's a piece of crap. They have dealt with flooding, sewerage, terrible Wi-Fi, poorly constructed. Lots of accidents in the parking garage. This place is a joke!

Zero stars! This place is an absolute nightmare! Stay away!! Do not get sucked in by their sales team. The luxury amenities are a joke! The building keeps flooding and they ignore maintenance requests.

This is the worst place imaginable. We were promised luxury housing and were delivered a piece of crap. This place was not ready To be moved in on August 17. It was still a construction zone, and continues to be one. We have had problems as severe as sewage, mold, Sexual harassment by the workers that are still on property. Students have been moved out of their apartments with no notice, so repairs can be made without any prior notification. This place should've never gotten it occupancy permit. Core spaces management, And the city of Tuscaloosa city officials, continue to close their eyes to their problems at this luxury apartment. We are counting our days till we are out of there, do not even consider renting from this place. It's a matchbox house waiting to fall down. Place doesn't even deserve one star but unfortunately that's the way reviews work.

Too many continuous issues to elaborate on ~ Daughter has been there 7 months ~ holding my breath as you Never Know what new issues these residents will be facing each day!! Do yourself a favor and save yourself a Headache ~ Look for other apartment living ~ as this is not a luxury apt as they claim!!! Cannot wait to move my daughter out of this place!

I wish I didn't even have to give one star. As a current resident this place should be paying us to live there. The management is horrible with response times and Nathan screens all his calls even in emergency situations. If you have any other housing options please please live there instead!

Humble Law, LLC is now accepting claimants for a consumer action involving the apartment complex, Hub on Campus Tuscaloosa. At its crux, this matter involves students being forced to move into an unfinished, alleged "high end" student apartment complex in Tuscaloosa, Alabama on or about August 17, 2018.

During the course of our investigation, students and visiting parents have informed us that the apartment complex is plagued by a litany of health and safety issues. Among the complaints, we have learned that students have encountered electrical issues, water intrusion/flooding, and even leaking sewage during their short stay thus far.

To join the action, simply click this link to review and sign the Client Agreement:

<https://app.hellosign.com/s/88927e4b>

A list of Frequently Asked Questions concerning the action has been provided below.

Ashley Posey with the law firm of Humble Law, LLC is available to answer any additional questions you may have. She may be reached at 205-358-3100 or [ashley@humble.law](mailto:ashley@humble.law).

## The James, Madison WI

The security guards are currently playing the video games in the study lounge on the job. A couple weeks ago, a stranger walked into our apartment, somehow having a key to our place. When we brought it up with the "managers" downstairs, it was said that they would follow up with us and view the security cameras also checking our door. Still haven't heard anything about it since. I DO NOT FEEL SAFE HERE. Don't waste your time with this dump and the creeps that

work here. Side note, when I moved in there was a pile of vomit on my bedroom carpet. This should speak for itself.

EDR trust/Hub is a nightmare to deal with. Building is cheaply built.. you can hear your neighbors whispering through the walls. Management falsely reported to the credit agencies that I didn't pay rent for 5 months. Took months for them to address the issue. Each employee blamed someone else in the company as they sent me in circles. They admitted this was a "common problem" and I wasn't the only one with the issue. Once you sign the lease the only thing they care about is your rent check. Plenty of other "luxury" options on campus for a cheaper price and top quality service.

Incompetent administrative staff that are more concerned with squeezing as much money as possible from their residents than genuinely helping them. They try to divert attention from the truth by using obvious buzzwords and weak excuses. I do not exaggerate when I say that I've considered talking to a lawyer on several occasions concerning the Hub. Do not live here, it's not worth it.

An apartment is pretty much as good as its residents, and when the residents are almost all privileged white college kids who leave drinks everywhere and make the place sound like a frat house, it's pretty much the worst. With the apartment door and your room door shut, the noise is dampened to a degree, but you can definitely still hear people. Unless you're one of the aforementioned people who make this place hell, don't live here.

Very horrible experience living at the Hub. Amenities that were promised on the lease never worked throughout the entire year I lived there, the building often had trash laying in the halls. Furthermore, I (and multiple other people I know who lived in the building) were falsely charged for taking shower speakers. Overall an absolutely horrible experience, especially from a place that claims to offer luxurious living.

My lease ends in two weeks and I can say that this has by far been one of the most horrible and under-maintained places I have ever lived in. Yes they may have some amenities, but it does not make up for much else. The management is very dismissive and careless about the problems brought to them by the residents. Management does not care about the residents and worse yet, are very unwilling to help us out with even the minor issues. Everything in the building is so cheaply built and breaks down often. We have had to go weeks without a working washer and dryer. The list goes on...

The owners of this company are very corrupt, forcing their residents to write 5 star reviews online.

Where to begin....zero customer service, terrible management and a billing department that's worse than the mob.

You can never get a return call or email.

They bill you months after you leave with no explanation.

And for gods sake never auto pay....

Do not get involved in this front for scalping students.

As a parent paying my student's rent at this place, my advice to other parents is "just say no." It's a poorly (read cheaply) constructed luxury priced building. Lots of things breaking or not installed correctly in their first year open. When the new owners took over, they exploited a loophole in

the contract and effectively upped the rent ( adding renter payment for water). And the basics are NOT taken care of. Move in/ out bins broken? We'll wait to buy more until the next years move in, leaving those of you that have paid us an exorbitant year of rent to carry out your boxes one at a time. Your student will be dazzled by the rooftop pool and ignore the tiny bedroom. Just say "no."

I will do my best to write an objective review on the pros and cons of the building.

The building was built in a very cost effective manner (cheap). The walls are thin and sound travels easily, the units lack storage, although you can rent a storage unit for an additional fee, and the bedroom closets are devoid of any type of organizers, so bring your own. The basic theme of cheaping out resonates throughout.

The biggest disappointment was the size of the bedroom; it was considerably smaller than the one viewed on the tour. The bedroom is approximately 8'3" long, (wall to closet jamb) and 8'4" wide, there is a small bump out for a desk. A full bed is included, this leaves less than 2 feet from the bottom of the bed to the closet and a paltry 3.5 feet from side edge to the wall. Virtually NO room for anything other than a bed and desk. Sometimes small is cozy but this is not one of those times.

Getting a response to emails or left messages is hit or miss. The staff seems nice and they try to be helpful but at times seem inadequately informed on some of the issues.

The pros of the building are the appliances, (rental quality) are new, a washer and dryer is located within the apartment and the majority of the apartment is devoid of carpet.

In my opinion the building is far more impressive from the outside than the inside.

Consistent negligence, carelessness, and irresponsibility are a few words that come to mind.

I've had one of the worst experiences living at the James-- and I thought I'd give it a try for a second year as it was their initial year and my other option was filled too quickly (which was a mistake, nonetheless). The amount of TIME I spent just fixing their mistakes, preventing greater problems, and simply complaining could probably pay for a months' rent. To provide a brief overview of the problems I've been having:

- very cheaply built. buildings that are of a similar caliber with James (i.e., Hub) have a lot more thought and effort put into them (like storage space, etc), for the amount of money they charge. Bedrooms are EXTREMELY SMALL!
- after new management took over, utilities bill went up some 4x (as mentioned in a prior comment, they took advantage of a certain loophole in the contract)
- I left my first apt in the James in great condition: no scratches, no dirt, no marks, nothing. I'm an incredibly clean and meticulous person. I get a bill for a significant sum to "make repairs." What repairs!? They still have not replied to me! Whenever I try to call, I do not get an answer and the voicemail box seems to be constantly full.
- When I moved into my NEW James apt, a kitchen drawer was simply missing, there were dents on the fridge, mold in the toilet, and vomit/pee/unknown stains all over the couch. So you charge me a large amount to paint over a possible scuff but allow students to move into such filthy conditions!?
- there were empty wine and beer bottles on the patio when I moved in. What am I paying for? I need clarification.
- I tried paying my rent on time, but some vague numbers were added onto my bill that were not accounted for. And if I want to make a one-time payment, the program charges me \$20. You have to PAY just to PAY! Oh but there is a direct debit option, where it charges you \$1 per transaction.

But, if I try to use that option starting with the month my rent is due, that month isn't there.

I am appalled and speechless by what I have experienced, even though I've been a consistently good resident- rent on time, never damaged or broke anything, and was respectful to the building. I would only expect the same in return! I'm not an avid review-writer, but I want to prevent others from going through a process like this. Change needs to be made, ACC, I have many suggestions.

If I could give 0 stars I would. Incredibly poor communication and rude management. DO NOT LIVE HERE. The leasing manager Kristina L. is difficult to work with and has the worst customer service skills. Save your sanity & take my word and do not sign with this building!!!

DO NOT LIVE HERE

The management is disrespectful and untruthful, their leasing process is extremely unprofessional, and the utter lack of simple communication between the management, including front desk and leasing staff, is extremely unreliable and untrustworthy

I have never experienced such incompetency in my entire life. My friends and I were looking to rent a 4-bed, 3-bath apartment. We were told time and time again by different staff members that not only were we able to sign our leases at different times with "no problem getting four leases for the same apartment" but also we were reassured that "everything was fine" even after someone on staff had leased the fourth bedroom to another, random tenant. The reason my fourth roommate was unable to sign her lease in our apartment is because the James sent her the wrong lease twice- once with the wrong amount, once with the wrong guarantor. Instead of fixing the problem they made apologetically and quickly, they simply gave out another copy of the same lease to someone else, someone we had not requested as our roommate. They did absolutely nothing to help our situation regardless of the fact that this mistake was entirely their fault.

A combination of false information given to us and complete lack of trust in the management has caused us to pull our leases and look for an apartment elsewhere.

Seriously, it is a waste of time and money to even go on a tour.

I had hoped that when The James was taken over by American Campus that the place would be run a little better but I have been greatly disappointed. For the past few weeks the steam room has smelled like mildew/mold and now it has been shut down indefinitely for repairs. The printer in the study lounge has been broken for 2+ weeks during finals and they just put a piece of paper over it that says "out of service." Finally, tonight after leaving the gym my access key stopped working for no apparent reason (I had nothing else in my pockets) and the person on call could only let me up into my room and suggest that I take it to the office tomorrow. Without my access key I cannot get in the front door, press the button in the elevator for my floor, or get into my room and there is no backup plan for if this happens. For the past two months I have been bombarded with lease renewal letters but there's a reason I'm not signing them to continue paying \$1300 a month for this. Figure it out

Update: It took 2 days for me to get a new keycard. Management was out of town and said they



would not answer their phones or let anyone working onsite make a key. They never answered my emails and did not apologize at all. It is unbelievable that they do not have some protocol for situations like this or if an issue happens after normal business hours.

Retweet, if I could give this negative stars I would. The amenities are cool but literally everything that can break will break. If you wanna live here, just be warned, living without a different necessity all the time because something breaks every week (it takes them 3 weeks to fix it) sucks. Also, if you have a balcony, your doors might get stuck locked and not allow you to use it so have fun paying extra for some cool locked doors. If you already signed here, I wish you the best but you made a horrible mistake.

Let me start off by saying, I do not live in The James. However, my girlfriend does, and this place is a mess! I don't even know where to start!! Back in the early spring, one of the three elevators stopped working with 10 residents inside. Now, this does happen from time to time in large apartments, but the way the management handled it was pitiful. Instead of letting other residents know about the problem with signs in the elevators or an email sent out to everyone, they decided to completely bury the issue. We only found out about the issue through a local news story ([madison.com/news/local/c...](http://madison.com/news/local/c...)). As if that weren't bad enough, the rules with the rooftop hot tub aren't explicitly advertised. Back at the end of the fall semester and at the beginning of this summer the hot tub was completely shut off without any warning to residents that it would be off. On top of these specific events, the protocol with charging residents for water appears to be entirely random with no system to let people know where the bill is coming from. Anytime there is a problem, the management seems to take ages to fix it. None of the issues brought up seem to actually matter to them. Needless to say, my girlfriend is not returning for another year, and I have advised all of my friends who have considered this place to avoid it at all costs!!

Dont get suckered into the Roof top pool and other amenities. You will hate The James. After some time being here you will feel like your in prison. The concrete box feel apartments are depressing. The management sucks. The pool and hot tub is always ghetto trash in it. Any friends you have visit you will have to take elevator to let them in and then take them out. It's a fire hazard. You could get trapped if the key phob system doesnt work. You're on camera everywhere you go. The grills sound cool too but there always broke and gross

This place actually is the worst. If zero stars was an option, I would do it. For one, the entire year the staff was so rude while doing their job. Like, I'm sorry I asked you to get me a package even though it's your job?? The place was always dirty, don't think they ever cleaned the hallways, staircases, etc. Also the hot tub was absolutely disgusting and so cloudy you couldn't even see the bottom. The utilities bill at the end of the month at the end of the year was 4x the price. Also the security deposits were literally stolen from us for such bullshit reasons. Last place I would ever live again.

I cannot, in good conscience, recommend that anyone spends their money to live at The James. Like most residents of their "campus community", my roommates and I were drawn in by the various amenities, such as the rooftop pool/hot tub, trophy room, and the gym. While The James had some positive aspects, such as the front desk staff who were generally friendly and as helpful as they could have been under their management team, my roommates and I were not prepared for the slew of preventable issues that this apartment threw our way. They ranged from mildly irritating to genuinely distressing:

On the more tolerable end of issues, we had appliances regularly breaking (we were the second set

of residents to live in our particular unit), long delays in getting them fixed, packages not being processed for days, steam room being closed for half of our lease, lack of access to our balcony for months because of delays in fixing our door, etcetera. On the more frustrating end, the James had a variety of organizational issues that contributed to an uncomfortable living environment for residents. For example, music in the Trophy Room, which my unit is adjacent to, was being automatically blasted in the middle of the night even if nobody was in there; my roommate, who lived closest to the Trophy Room out of those in our unit, had to go downstairs around midnight regularly for a month to request that they turn it off and fix this issue. This problem began inexplicably during our second semester and was resolved about a month from us moving out. Parties and events are regularly thrown in the Trophy Room (which we had no problems with and found to be understandable within a college apartment, and we enjoyed renting it out ourselves), but it seemed ridiculous to have an automated system blare music right outside her bedroom window every single night for weeks when nobody was even there to enjoy it. This music was benefitting nobody and my roommate's requests for changes had been either pushed aside or ignored completely until she reached a breaking point after about a month of nights with little to no sleep. After arranging a meeting with the manager, they were able to find a solution that seemed relatively simple and we wondered why it couldn't have been enacted weeks ago, before it became a massive source of stress that affected her health.

We were disappointed to discover time and time again that The James truly could not deliver. Given the relatively high rent paid, we expected more and feel cheated. We strongly and unanimously preferred our previous apartment, even without seemingly glamorous amenities. If you are looking for a great place to live with management that is capable of tackling big tasks and keeping their residents' best interests in mind, look no further than directly across the street from The James at the Aberdeen Apartments at 437 W. Gorham St. You will not be disappointed. If you sign a lease at The James, I cannot guarantee the same.

This place lacks customer service in a big way! Very expensive for the size of the apartments. And then find every way possible to keep your deposit- a real scam. Also, if you want a rent certificate for the Wisconsin State taxes, don't expect help. They told me "it is against company policy". This means that you will have to download the form and fill it out, collect all of the information yourself and check the box "landlord refuses to sign" if you want your tax credit. The amenities they flat out lied about - usually closed or reserved! I hate this place!

So there's a "new" manager downstairs in the office. She is dumber than the previous managers without a doubt. Like this girl Kristyna is her name doesn't even know how to look up a FOB plastic key because it stopped working just a couple days ago, ugh. and all I do is keep asking for help, like seriously lady- you got like 1 job and you suck at it. And whats up with your attitude anyways?

Horrible. I'm telling my Dad!

Signing a lease here was easily the worse decision I have ever made in my life.

I'm not completely sure yet if it's the entire American Campus Communities' staff that is comprised of incompetent, rude, lazy, thieves or if it is just the management team that is in charge of The James, but I am looking into the matter and will soon be back to let you guys know.

What I can tell you as of now is that the management team here could care less about you, or your experience living here (contrary to what they may tell you, obviously). All they care about is your

money, and finding new ways to finesse any extra dollar they can from you. If you have any problems involving your experience living here, don't waste any of your precious time talking to the staff about it. As they will not do anything about it, and smile in your face as they tell you that you need to go contact (insert third party here) and figure it out yourself.

Additionally if you do not wish to be charged for an entire apartment, and furnishing after you move in, you should write on the move-in maintenance request form that everything is broken, and be the biggest hassle to them until they literally fix every single thing or you will be charged an obnoxious, completely ridiculous amount for whatever they claim you broke. I can almost guarantee that they leave things broken or damaged, and just keep charging every tenant for the same thing every lease term.

If you decide to sign your life away and live here, please don't choose the 12th floor. The trophy room will be absolutely banging with parties almost every night of the week, but as soon as one of their bored, power-tripping, phony ass cop, security hears you even fart inside your apartment they will hit you with a minimum of \$100 fine for noise-violation. On second thought, even if they don't hear you and someone happens to complain without trying to resolve the problem with you first, they will still send you a fine without anyone of their staff or security having investigated (this happened to me twice) even though the lease clearly states that The James management and/or their agents are the sole determiners of noise-violations in a failed attempt to make the rule abstract in order for them to determine that a pin drop in your apartment is ground for a fine. Since this happened to me, I have tried to ask security and management for consistency when the trophy room was bumping at midnight on random weekdays, but was ignored by management, and security told me "not to worry about it".

If people continue to allow themselves to be finessed by The James into signing leases here, they will continue to hurt tenants financially, and continue to be a disappointment without being held accountable for any of these things which I have listed. They will respond to this and any other negative review pretending to care and pretending to do something about it but as long as the money keeps coming they don't have to do anything, and they won't.

Like this if you want an edited version with specific names so you know I'm not lying or exaggerating.

My daughter lived in four different residences in Madison over her 4 years in school and the James was by far the worst experience we had. Very unresponsive staff and incompetent people unwilling or unable to help, they charged each girl in the apartment close to \$200 in security deposits and would not even tell us or show us what they were charging us for. I could not even get them to respond to my emails. Live anywhere but here!!!

My daughter signed a 12 months lease with The James apartment at 432 W Gorham St, Madison. The lease begin in Aug 18, 2018. I got the key to the apartment on the 3rd of Sept and walk into the room which is completely empty. No beds, No sofa, No chairs, Nothing. Completely unfurnished. In the contract, it clearly stated that every single furniture that is included in the room but there was nothing and still is nothing. I talked to the team downstairs, completely unable to do anything and could not even find a number to call. The next day I went to the management in the late afternoon, with the management not knowing anything! The manager, Erik, told me that there is nothing he

can do but to order a maintenance request and wait for delivery. He also told us that in the contract it states that i should have notified them in order to have my furnitures and the contract states that i have to give them time to take care maintenance request. Is lacking all pieces of furnitures a "maintenance request"? The apartment is completely uninhabitable! And the solution that was offered was maintenance request takes time? the manger Erik first told me he would have furniture ready the next day, then he switch his words to "as soon as possible"! Nevertheless, my daughter still have to pay for the days that the apartment is uninhabitable, offering zero compensation beside a gift card from a random from that was clearly a free advertisement they received.

**From:** Karen Kinne-Herman <[kinneherman@gmail.com](mailto:kinneherman@gmail.com)>

**Sent:** Monday, April 29, 2019 6:30 PM

**To:** Bobbie Walthall <[bjwalthall@lawrenceks.org](mailto:bjwalthall@lawrenceks.org)>; Lisa Larsen <[llarsen@lawrenceks.org](mailto:llarsen@lawrenceks.org)>; Jennifer Ananda <[jananda@lawrenceks.org](mailto:jananda@lawrenceks.org)>; Leslie Soden <[lsoden@lawrenceks.org](mailto:lsoden@lawrenceks.org)>; Stuart Boley <[sboley@lawrenceks.org](mailto:sboley@lawrenceks.org)>; Matthew Herbert <[matthewjherbert@gmail.com](mailto:matthewjherbert@gmail.com)>

**Cc:** [careymm@sunflower.com](mailto:careymm@sunflower.com); [dloewenstein@hotmail.com](mailto:dloewenstein@hotmail.com); Maury Herman <[mauryherman@icloud.com](mailto:mauryherman@icloud.com)>

**Subject:** The Hub student housing - Flagstaff experience

Dear Mayor Larsen, Vice Mayor Ananda, and Commissioners,

We own several historic multi-use properties in downtown Flagstaff, including several within a block of the Hub. We invested in these properties because we saw value in their history and in their economic and creative potential. We manage our properties and are careful about the tenants we select, keeping track of economic trends. Our goal is for our tenants to succeed in the long run and contribute to the synergy of the area. We are active members in a strong downtown business organization whose members share a balanced vision of economic vitality and preservation of community character, and if you walk around our commercial downtown, you can see the economic dynamism as well as the valued history of our town.

We didn't buy our properties because they could be replaced with something twice as big, although our zoning code would allow that. We became involved in fighting the Hub because it was obvious to us that once we devalue the historic buildings and the scale that create our town's character to construct much bigger buildings, it becomes much harder for owners of the historic buildings that remain to resist doing the same. That's how a town's historic character disappears, trading the value of character for the value of size. We don't want to see our beloved Flagstaff go in this direction. The same applies to redevelopment: filling in with oversized buildings that don't follow the form of neighboring buildings makes their neighbors less valuable.

We favor continuous investment and development of historic areas through appropriately designed and scaled infill. Unfortunately, the Hub is an out of scale, under-parked and poorly designed project that doesn't suit its context. The attached image demonstrates how extremely out of scale the Flagstaff Hub is; its footprint is larger than our City Hall, County Courthouse, and public library combined.

The Hub in Flagstaff was permitted by a poorly written zoning code that has since been amended by a new mayor and city council. The new city leaders were elected because the community voted overwhelmingly to balance community character with economic development.

The only way to maintain that balance is to write rules that support it, and then to interpret those rules with attention to the long-term vitality of a town. It sounds like your historic commission did their job, and now your city commissioners are faced with an important decision. We sincerely hope they will take the long view. It's very hard to see your town's character disappear.

Sincerely,

Maury Herman and Karen Kinne-Herman

[mauryherman@icloud.com](mailto:mauryherman@icloud.com)

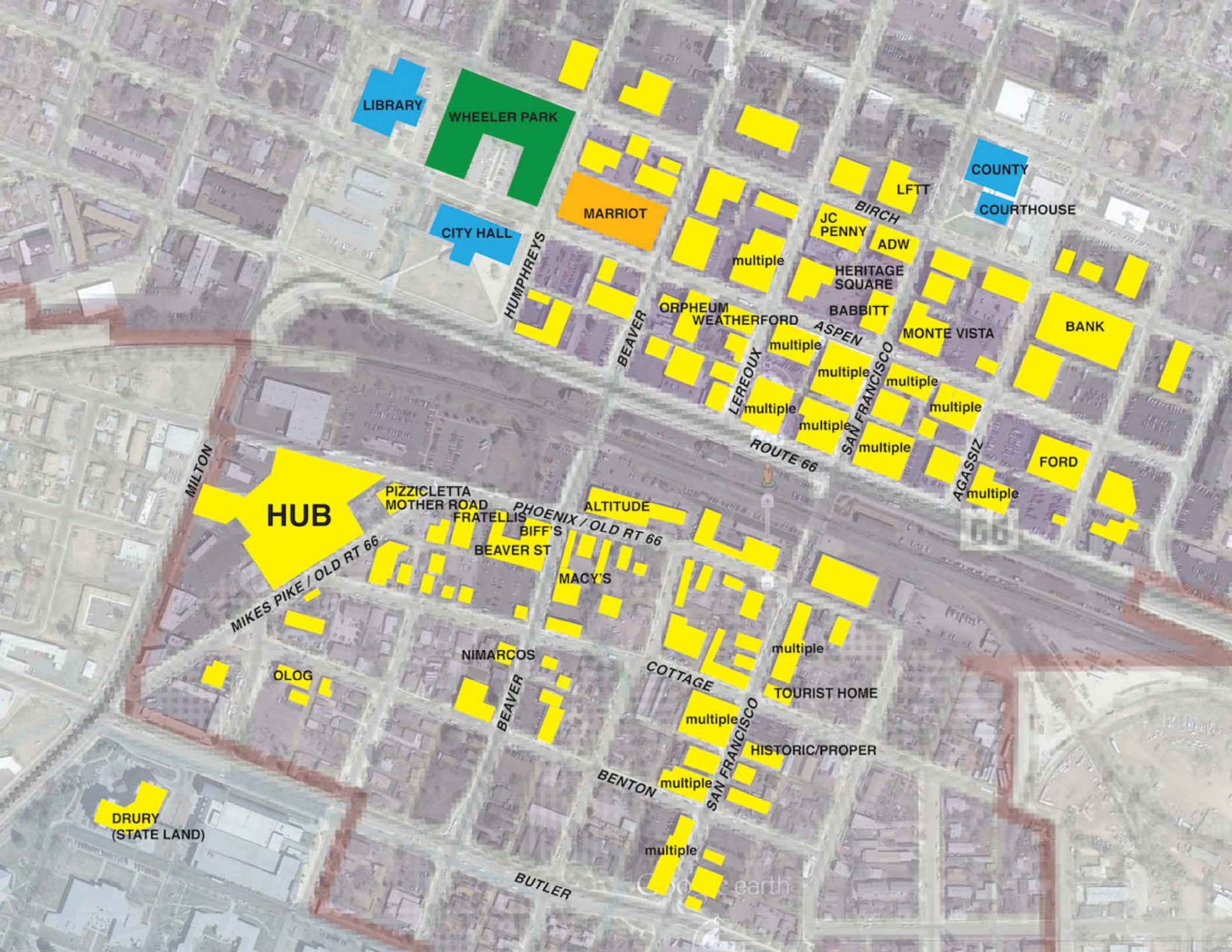
[kinneherman@gmail.com](mailto:kinneherman@gmail.com)

--

Karen Kinne-Herman

928-606-4488





LIBRARY

WHEELER PARK

CITY HALL

MARRIOT

COUNTY

COURTHOUSE

LFTT

BIRCH

JC PENNY

ADW

HERITAGE SQUARE

BABBITT

MONTE VISTA

BANK

ORPHEUM

WEATHERFORD

ASPEN

multiple

multiple

ROUTE 66

multiple

multiple

multiple

multiple

FORD

AGASSIZ

multiple

HUB

PIZZICLETTA

MOTHER ROAD

FRATELLIS

PHOENIX / OLD RT 66

BIFF'S

BEAVER ST

MACY'S

ALTITUDE

NIMARCOS

BEAVER

COTTAGE

multiple

TOURIST HOME

HISTORIC/PROPER

BENTON

multiple

multiple

multiple

multiple

multiple

BUTLER

MILTON

MIKES PIKE / OLD RT 66

OLOG

DRURY

(STATE LAND)

Google Earth

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

From: [kansashound@yahoo.com](mailto:kansashound@yahoo.com) <[kansashound@yahoo.com](mailto:kansashound@yahoo.com)>

Sent: Thursday, May 2, 2019 1:25 PM

To: Bobbie Walthall <[bjwalthall@lawrenceks.org](mailto:bjwalthall@lawrenceks.org)>

Subject: Proposed dorm-opposed

Dear City Commissioners,

Regarding the proposed 'dorm' in downtown Lawrence. As a citizen of Lawrence, KS and with the perspective of being tied to this community for 30 years, this proposal is the worst idea since the Mall proposal which would have closed 6th St. My concerns are as follows:

1. Historic buildings such as the court house and the museum would be jeopardized by the massive proposed project.
2. Building a 600 + room dormitory without adequate parking and infrastructure puts ALL of historic downtown in jeopardy. Parking and street wear need be considered.
3. The entire experience of historic downtown, the quality of shops, restaurants and bars gets overran strictly by our KU population. To the rest of Lawrence, this proposal strictly feeds only one segment of our community!
4. Other initiatives are underway in attempts to provide additional students affordable housing; why destroy or alter our history and backbone to cater to only part of the demographics?
5. Why wouldn't other locations be considered well before downtown? 23rd and Iowa north to Bob Billings Blvd (For just one example)?

I truly hope and pray that every consideration be exhausted before any consideration is given to ruining historic downtown Lawrence.

Sincerely,

Mr. and Mrs. Hiles  
1208 Pennsylvania

913-220-3544



**From:** matthew holtkamp <[matthewryanholtkamp@gmail.com](mailto:matthewryanholtkamp@gmail.com)>  
**Sent:** Tuesday, April 30, 2019 4:11 PM  
**To:** Bobbie Walthall <[bjwalthall@lawrenceks.org](mailto:bjwalthall@lawrenceks.org)>  
**Subject:** HUB development

Hello Bobbie,

Can you please forward the following message to all five City Commissioners?

Thank you!

Dear Commissioners:

Thank you for serving Lawrence!

I'm an Architectural Historian/Lawrence resident and I'd like to voice my opposition to the proposed HUB student housing development downtown. I'll make it quick.

I support increased density downtown and in surrounding neighborhoods, however, in my opinion, the HUB proposal falls short on too many levels. For me, it's less about harming the surrounding historic buildings and more about simply wanting something better for downtown. The current proposal strikes me as out of scale and strictly profit-driven, and I would hope for a different proposal for this site that truly engages the community and is more sensitive to place.

I understand that we need to reverse the economic damage from the existing parking lot and vacant warehouse, but I'd like to see a more incremental and creative approach to development in and around downtown as opposed to large-scale developments driven by out-of-state interests.

Thanks for hearing me!

Sincerely,  
Matthew Holtkamp



**From:** Marie Jones <[marieajones@gmail.com](mailto:marieajones@gmail.com)>

**Sent:** Monday, April 29, 2019 1:18 PM

**To:** Bobbie Walthall <[bjwalthall@lawrenceks.org](mailto:bjwalthall@lawrenceks.org)>; Lisa Larsen <[llarsen@lawrenceks.org](mailto:llarsen@lawrenceks.org)>; Jennifer Ananda <[jananda@lawrenceks.org](mailto:jananda@lawrenceks.org)>; Leslie Soden <[lsoden@lawrenceks.org](mailto:lsoden@lawrenceks.org)>; Stuart Boley <[sboley@lawrenceks.org](mailto:sboley@lawrenceks.org)>; Matthew Herbert <[matthewjherbert@gmail.com](mailto:matthewjherbert@gmail.com)>

**Cc:** Carey MM <[careymm@sunflower.com](mailto:careymm@sunflower.com)>; Dave Loewenstein <[dloewenstein@hotmail.com](mailto:dloewenstein@hotmail.com)>

**Subject:** The Hub in Flagstaff

Dear Lawrence City Council Members,

I'm forwarding a letter I sent to Carey Maynard-Moody and Dave Loewenstein which they requested I share directly with you.

Thank you,  
Marie Jones  
116 W. Benton Av.  
Flagstaff, AZ 86001  
Chair, Stand Up for Flagstaff

Dear Carey and Dave,

Thanks for asking about our experience with Core's Hub on Campus project here in Flagstaff. I'm with a neighborhood group that resisted the size and scale of their project in the heart of Flagstaff on historic Route 66, for largely the same reasons you are resisting it in your historic neighborhood.

Since the Hub was built—and I can honestly say *because* it was built—these are a few of the key things that have happened in Flagstaff, to give you some perspective:

- Every council member who supported the Hub was voted out of office and replaced by someone more responsive to community values, including the mayor.

- Key community development staff who made the decisions to approve the Hub have left. Staff who assumed their positions have noticeably shifted their attitudes toward a much more coherent balance between the interests of both developers and the community than was previously the case.

- Ambiguous rules that allowed the Hub were successfully changed, and continue to change. Regrettably, our rules do not give our historic commission the strong voice that yours apparently has to protect appropriateness, especially bulk and mass that negatively impacts historic places, but we're working on that.

- In every public forum about community development, the Hub is inevitably used as an example—by citizens, staff, and elected officials alike—as the example of exactly what we want to never, *ever* happen again in Flagstaff. The incoherent design and lack of attention to detail that we see in the Hub--even beyond the overly large scale we were primarily concerned about—looks cheap, thoughtless, and ambivalent about community character.

- Core sold the project midway through the construction process, reinforcing citizen's intuition that Core never had an interest in being "part of a community", as they'd they claimed they aspired to be in hearings. Their commercial space, after nine months open, remains vacant. The Hub's limited parking spaces were rented quickly to a fraction of the first tenants leaving most

tenants without parking, which was contrary to Core's claim that it offered sufficient parking. After public pressure, the University stepped in to rent parking spaces to tenants lacking parking at the Hub, albeit some distance away on their actual campus.

- Citizens, officials and staff are having serious conversations about how to accommodate the high density which our regional plan calls for to respond to growth and natural resource protection. But our conversations have begun to consciously address community character and history, along with natural resources, as precious and real community assets. More people see that in Flagstaff, which has historically always had a high density central historic core, redevelopment can happen without sacrificing the very qualities that draw people to live, work and play here. Specifically, it is smaller high-density buildings that can coexist harmoniously with existing history and character. We are working to encourage them, rather than oversized buildings like the Hub.

The reality of the Hub is very different from the renderings and glowing descriptions Core gave to our community, staff, commissioners and elected officials. The Hub is a doughnut around a social space—a private, gated community in town that practically worships public community space. You don't have to build a Hub in Lawrence to see this. If you'd like to actually see a Hub in action, I invite you to jump on the Amtrak and visit us. I have an extra bedroom for you.

I sincerely hope your elected officials will value the careful consideration of your citizen historic commission who, it sounds like, thoughtfully did their jobs.

My best,  
Marie Jones

**From:** [abbyj2591@gmail.com](mailto:abbyj2591@gmail.com) <[abbyj2591@gmail.com](mailto:abbyj2591@gmail.com)>

**Sent:** Thursday, May 2, 2019 2:40 PM

**To:** Bobbie Walthall <[bjwalthall@lawrenceks.org](mailto:bjwalthall@lawrenceks.org)>

**Subject:** Lawrence City Commission

Lawrence City Commission,

I am one of the many concerned citizens of Lawrence who opposes the building of the massive HUB student housing.

This project is a threat to the historic character of downtown. The massive scale and design of the project will make worse the already existing problem of parking. Please, do not move forward with this project.

Best,

Abigail Kaup

April 19, 2019

Dear City Commissioners:

I am writing to urge you to vote against the Core Spaces' proposal to build a 600-person luxury student apartment at the corner of 11<sup>th</sup> and Massachusetts St. and New Hampshire St. and to insist upon a design solution for that location that doesn't overwhelm the three historic buildings and doesn't introduce a mass of cars into an already crowded spot.

Obviously the size, scale and mass of the HUB building are out of proportion to the surrounding three listed properties and the commercial buildings along Massachusetts St. and will dwarf all of these buildings. Indeed, the 5 and 6 story proposed building along Massachusetts Street is 250 feet long, which is exactly the length of Central Middle School along Massachusetts Street in the 1400 block. And the length of the HUB along 11<sup>th</sup> street is 200 feet, twice the length of The Eldridge Hotel along Massachusetts Street. So if you took four Eldridge Hotels and put them in the Allen Press space, you would have the HUB, except that the Hub is proposed to be one more story than the Eldridge.

The Hub housing proposal has beds for 600 residents, yet only provides 270 spaces in their lot, which will cost extra for residents. Core Spaces has figured the number of cars per unit rather than per bed. It is reasonable to assume that most student renters in an off-campus site, even if they don't drive to class, will want to go to a grocery store or liquor store at least a mile away, and to Walmart or Rock Chalk Park at least 5 miles away, not mention drive home or to Kansas City for events. These are "luxury" apartments, the renters will have cars. And what about their friends' cars when they come visit? Providing 270 spaces is not enough for 600 people. And the Law Enforcement Center lot just south of the proposed Hub has space for 222 cars. According the City's Parking Study and Plan that lot is one of the most heavily used lots in downtown, already, averaging over 80% occupancy all day, every weekday. The result for shoppers looking for spaces in the 9 and 10 hundred blocks of New Hampshire and Massachusetts, and for the adjacent East Lawrence neighborhood is troubling.

Density downtown has been a rallying cry for this development so that retail shops will have better business. But if more downtown residents equaled more business for the shops, wouldn't the apartments built in the past two years on New Hampshire have raised the sales revenue downtown? That has not happened. With density comes the need for more parking, the parking problem created by 600 students will impact potential shoppers driving to downtown looking for places to put their cars.

Another reason I am against this particular proposal is that it is a generic design that is a common nation-wide trend in five to six story apartment housing during the last few years (see Justin Fox, BLOOMBERG BUSINESSWEEK, February 18, 2019, p. 58). Nothing in this design connects with our downtown, our heritage, nor is it a flexible design that could be repurposed for other uses.

In addition, the interior construction of this generic apartment is usually "stick built", that is, it is wood construction for floors two through six, only floor one being built of masonry or steel. Wood, instead of masonry or steel, makes this huge building a potential fire hazard surrounded on all sides by busy streets and historic buildings. The public and city officials need to have a conversation about this risk. (see Bloomberg citation above)

As a retailer downtown for 22 years, a former president of Downtown Lawrence Inc., and a present-day sales rep selling cards and books to four stores downtown, I understand the pain of retailers suffering slower sales in their brick and mortar stores. Causes are difficult to determine, but knowledgeable observers think the advent of internet shopping is the main culprit. To combat this trend, as we have seen in the past few years, some retailers are making their stores destinations for learning and entertainment experiences: The Raven has book and author events weekly, Yarn Barn has multiple classes weekly, Sarah's fabrics has talks, classes and an art gallery, Signs of Life has an art gallery, music event and talks, Waxman's offers classes and school visits. These are experiences you can't get online.

I have always considered that downtown Lawrence is itself a unique experience for people. The human scale, the trees and flowers, the walkability especially across Massachusetts St, narrowed by saw-tooth parking, and the street side restaurants all create an ambience that invites people to be a part of a community happening. It's a kind of stage set for personal commerce, a little like the Country Club Plaza was designed to be. That is why, changing that human scale, adding a huge cookie-cutter designed building in such a prominent place, and adding 270 cars, without parking spaces for them, are reasons to think again about okaying this proposal.

Sincerely,

Pat Kehde

785-841-8296

**From:** Sara Kirpes <[snkirpes@gmail.com](mailto:snkirpes@gmail.com)>  
**Sent:** Wednesday, May 1, 2019 9:54 AM  
**To:** Bobbie Walthall <[bjwalthall@lawrenceks.org](mailto:bjwalthall@lawrenceks.org)>  
**Subject:** Lawrence City Commission via Proposed HUB project

Dear Lawrence City Commission,

I am writing to share my concern regarding the proposed HUB project for downtown Lawrence.

Aside from the atrocious size and similarly appalling aesthetic in direct relation to its historic neighbors, the large, detached developers is what concerns me the most. We don't want non-Lawrencians dictating what we build in our uniquely well-preserved downtown marketplace. They won't be looking at the monstrosity on a daily basis, we will.

Without the University, Lawrence would indeed be an entirely different place, but it is my experience that the students have the least amount of respect for their town and their fellow residents. Building a hub for them in the epicenter of said town would greatly lessen the integrity of our culture, our physical streets and nearby neighborhoods, and community we've all worked to build on a daily basis.

Downtown Lawrence IS our neighborhood, and we are simply wanting a thoughtful decision process to take place: Would you want this monstrous hub filled with aloof-at-best kids in YOUR neighborhood?

Most sincerely,  
Sara Kirpes

**From:** Sacie Lambertson <[sacie.lambertson@gmail.com](mailto:sacie.lambertson@gmail.com)>  
**Sent:** Wednesday, May 1, 2019 1:39 PM  
**To:** Bobbie Walthall <[bjwalthall@lawrenceks.org](mailto:bjwalthall@lawrenceks.org)>  
**Subject:** Fwd: Scroll down for another image of the Hub

I sent out a note to neighbors re the proposed HUB. Received this response myself. Would appreciate your passing it to the Commissioners.

thanks, Sacie

----- Forwarded message -----

**From:** neal isaacs <[neal.isaacs@hotmail.com](mailto:neal.isaacs@hotmail.com)>  
**Date:** Wed, May 1, 2019 at 1:22 PM  
**Subject:** Re: Scroll down for another image of the Hub  
**To:** Sacie Lambertson <[sacie.lambertson@gmail.com](mailto:sacie.lambertson@gmail.com)>

Thanks for sending me this. I remember my mom telling me about the downtown mall proposals when I was a kid, horrible idea. A building of this design around 11th and mass would be a stain on our downtown. Not a very good "visual entrance" to downtown if this goes through. I've seen some very interesting examples of modern architecture built along side historic areas in Europe, but I don't think that's what there going for here. They still have their heads in a box.

Thanks, Neal

**From:** Malcolm K Lodwick <[lodwickmk@gmail.com](mailto:lodwickmk@gmail.com)>  
**Sent:** Wednesday, May 1, 2019 7:09 PM  
**To:** Bobbie Walthall <[bjwalthall@lawrenceks.org](mailto:bjwalthall@lawrenceks.org)>  
**Subject:** Development proposal

To the Commission:

The HUB proposal is NOT the direction needed for Downtown Lawrence. If you have any questions, check out the following link:

<https://matadornetwork.com/read/25-coolest-towns-america-2018/?fbclid=IwAR1Q0tEf73ubZFcTzRyuIJQac3ya4FWS3GJEG-cSHRQcaR-POU-G09xzsYc>

Thank you,  
Malcolm Lodwick  
Harper St.  
Lawrence



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

From: Rebekah Luper <[bekahlup@gmail.com](mailto:bekahlup@gmail.com)>

Sent: Thursday, May 2, 2019 2:42 PM

To: Bobbie Walthall <[bjwalthall@lawrenceks.org](mailto:bjwalthall@lawrenceks.org)>

Subject: HUB project

Lawrence city commission:

Downtown is not the place for such a building! Please do not overturn the recommendation against this project. It would overwhelm that corner and there is not sufficient parking for a residential building. We do not want this monstrosity in our town! Please keep downtown historic and keep developers trying to make a buck out!

Regards,  
Rebekah

Sent from my iPhone

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

From: Makenzie Randel <[makenzierandel@aol.com](mailto:makenzierandel@aol.com)>

Sent: Thursday, May 2, 2019 12:45 PM

To: Bobbie Walthall <[bjwalthall@lawrenceks.org](mailto:bjwalthall@lawrenceks.org)>

Subject: Lawrence City commission re:HUB

Please, please, please..... Preserve what charm and historical significance we still have in downtown Lawrence and DO NOT allow the HUB project!!! I very rarely speak out on public issues, and this is one I feel moved to write you personally about.

Trust me when I say I understand progress, development, and revenue (I have an MBA) but this IS NOT the way to achieve those goals. Not at the sacrifice of what we all love about our city.

I implore you to listen to the residents of this fine town and help us keep Lawrence a charming and special place to live.

Warmest Regards,  
Makenzie Randel

**From:** Theresa Martin <[ttilleymartin@sbcglobal.net](mailto:ttilleymartin@sbcglobal.net)>

**Sent:** Wednesday, May 1, 2019 6:46 PM

**To:** Lisa Larsen <[llarsen@lawrenceks.org](mailto:llarsen@lawrenceks.org)>; Jennifer Ananda <[jananda@lawrenceks.org](mailto:jananda@lawrenceks.org)>; Leslie Soden <[lsoden@lawrenceks.org](mailto:lsoden@lawrenceks.org)>; Stuart Boley <[sboley@lawrenceks.org](mailto:sboley@lawrenceks.org)>; Matthew Herbert <[matthewjherbert@gmail.com](mailto:matthewjherbert@gmail.com)>

**Cc:** Bobbie Walthall <[bjwalthall@lawrenceks.org](mailto:bjwalthall@lawrenceks.org)>

**Subject:** Proposed HUB project

Dear City Commissioner,

I am a long-time resident of Lawrence, and this proposed HUB project for the NE corner of 11<sup>th</sup> and Massachusetts seems like a really bad idea to me. Besides being completely not in keeping with the historic nature of the downtown (and the county courthouse and the Watkin's museum across the streets), I don't see how it will do anything but harm downtown Lawrence.

The project is too big (with not enough parking), and, from the reviews of this management company I've seen, sounds like it will be poorly managed. Why should we invite this kind of thing into our town?

There is already plenty of student housing, and downtown is not an appropriate place for more.

Please vote NO—to preserve our downtown. Lawrence really is a special place, and this project will only help destroy that.

Sincerely,

Theresa Martin

645 Maine Street

Lawrence, KS 66044

----- Original message -----

From: jim mccrary <[jimmccrary81@gmail.com](mailto:jimmccrary81@gmail.com)>

Date: 4/30/19 11:30 AM (GMT-06:00)

To: Scott McCullough <[smccullough@lawrenceks.org](mailto:smccullough@lawrenceks.org)>

Subject: The Hub proposal

Dear Scott,

I am writing as a long term resident and property owner here in our beloved Lawrence. I am writing because I believe that the planned proposal by The Hub developers is not suited for downtown Lawrence. First....the foot print is too big. Second the height and width of building is too large. Third...this is nothing than an upscale dorm for KU students and brings nothing of advantage to downtown Lawrence and finally....it is beyond comprehension that this plan plus other developments at 8<sup>th</sup> and NH, 6<sup>th</sup> and Mass, 8<sup>th</sup> and Vermont, are on the table WHILE the city considers a new downtown plan. If all these proposed developments like the Hub and the convention center etc are allowed to move forward there will be no downtown left...and we wont need a plan.

You will discover at your next meeting that there is great negative pushback from the citizens of our community to the Hub project. Please take note.

Thank you

Jim McCrary

**From:** Melissa Meyer <[melrmeyer@gmail.com](mailto:melrmeyer@gmail.com)>

**Sent:** Tuesday, April 30, 2019 9:04 AM

**To:** Stuart Boley <[sboley@lawrenceks.org](mailto:sboley@lawrenceks.org)>; Matthew Herbert <[matthewjherbert@gmail.com](mailto:matthewjherbert@gmail.com)>; Lisa Larsen <[llarsen@lawrenceks.org](mailto:llarsen@lawrenceks.org)>; Leslie Soden <[lsoden@lawrenceks.org](mailto:lsoden@lawrenceks.org)>; Jennifer Ananda <[jananda@lawrenceks.org](mailto:jananda@lawrenceks.org)>

**Cc:** Bobbie Walthall <[bjwalthall@lawrenceks.org](mailto:bjwalthall@lawrenceks.org)>

**Subject:** HUB proposal

Hi everyone,

I'm writing all of you to let you know that I directly oppose the building of the HUB at 11th & Mass. Lawrence does not need more luxury lofts. It does need quality, affordable housing that fits in with the historic qualities of our downtown. Please vote against this on May 7.

Thank you,

—

Melissa Meyer

On May 1, 2019, at 10:14 AM, Tami Nevels <[taminevels@gmail.com](mailto:taminevels@gmail.com)> wrote:

I would like to add my name to the ever-growing list of residents who are opposed to the HUB. I am a downtown resident (4 blocks off Mass) and in no way do I support another 600+ “residents (transient, at best)” downtown. Here is a summary of some of my questions/concerns:

- We have been trying to get a piece of property we own (actually 2 adjacent lots) rezoned so that we can actually build 8 affordable housing structures (2 four-plex’s) through a program with the Lawrence Douglas County Housing Authority. Our attempts on this small measure has been met with hurdle after hurdle, time delay, onerous processes and procedures, and so many reasons why this won’t work (instead of why it will work and what do you need from us to make this happen)? So I wonder, why is it is seemingly so easy to get this piece of property rezoned for this monstrosity? We have run into so many obstacles we are close to ditching our plan and building 2 300k houses to sell. Much easier than trying to support Affordable Housing.
- We were told for our small 8 units we wood have to have 1 parking space/resident (when in reality, the residents WE will have don’t have cars and would use the same public transportation that this population would use). Why the exception?
- Has anyone looked into the other places where this was approved with huge negative results? Flagstaff? Columbia? Why was it opposed so vehemently in many others?
- The traffic...can downtown even absorb 1/10 the amount of new traffic this would entail? So what if everyone doesn’t own a car. What about visitors? Ubers? Friends? They own cars and more cars mean more traffic.
- How does this really positively impact affordable housing, which is supposedly one of our top priorities? How much is rent? How much is parking?
- How does this impact rental houses? Will students be moving from those into this “luxury unit” thus leaving those empty?
- What happens to rental value around downtown?
- I notice a lot of support coming from Real Estate developers and residents who don’t actually LIVE downtown. Why? I say put this up out West or on Iowa if everyone I going to use uber and public transportation anyway
- What about the noise?
- Do we need more student housing? Are the dorms and greek houses overflowing? Is HERE full?
- No money from the city...even if that is the case, why would they do that? The answer is fairly clear.

I could go on and on but I’m assuming YOU elected officials have our best interests in mind and will rely on you to support us in our efforts to say NO.

I am hoping that the meeting on the 7th is more than an exercise on which side can yell the loudest. I will be in attendance to see.

Thank you for your time.

Tami Nevels

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

From: Barbara Padget <[bjpadget@gmail.com](mailto:bjpadget@gmail.com)>

Sent: Wednesday, May 1, 2019 6:21 PM

To: Bobbie Walthall <[bjwalthall@lawrenceks.org](mailto:bjwalthall@lawrenceks.org)>

Subject: Core Spaces

Please distribute this email to my city commissioners. Thank you!

Please do not approve the Hub. I have looked at other Hubs across the country, and they all seem to have no consideration for the community. They do their homework, finding ways to do what they want, then sell the development to another entity that cares even less about the damage to the town.

Do not be deceived. Please do not approve this incursion.

Sincerely,

Barbara Padget

Sent from my iPhone

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

From: Mark Potts <[mark@markpotts.com](mailto:mark@markpotts.com)>

Sent: Thursday, May 2, 2019 11:10 AM

To: Bobbie Walthall <[bjwalthall@lawrenceks.org](mailto:bjwalthall@lawrenceks.org)>

Subject: Email to Commissioners about the HUB Project

Please forward to the City Commissioners:

Dear Mayor Larsen and Commissioners Ananda, Boley, Herbert and Soden:

Like you, we love and cherish Lawrence. We moved here somewhat unexpectedly almost seven years ago and quickly made it our home. The small-town feel, friendliness, convenience, excellent restaurants, thriving cultural and arts scene, walkable downtown and abundant green space have made Lawrence very special to us. We quickly became involved with organizations like the Master Gardeners, Lawrence Preservation Alliance and the marvelous Lawrence Arts Center as a way to give back to the town that gives us so much.

Because of our affection for Lawrence, we're writing you to express our strong opposition to the proposed HUB project, which we believe will do significant damage to many of the things that make Lawrence so special. We do not in any way oppose economic development downtown—in fact, like many others, we're very concerned by the number of empty storefronts we see on Massachusetts Street and elsewhere. But we don't see how this massive, ill-conceived project helps anyone but the developers who are building it.

The proposed building is wildly out of scale for downtown; will create all sorts of parking and traffic issues; besmirches the historic nature of the corner that holds the stately Courthouse and Watkins Museum buildings; and will contribute still more empty commercial space—space that is likely to be vacant for several years, based on what we've seen from similar "mixed-use" developments on New Hampshire Street. We're also concerned by the dangerous precedent that could be set by allowing the HUB project to span the alley on that block, breaking the longstanding Lawrence city grid.

Moreover, the reputation of the developer, Core Spaces, precedes it, and it's not good—Core Spaces' track record of similar complexes in other cities is a trail of broken promises, shoddy construction and high vacancy rates. We don't need that in Lawrence. For sure, the existing empty lot and buildings on that corner are unattractive. But we shouldn't jump at the first thing to come along to fill that space—especially if it just creates a different sort of eyesore.

The city has experts to evaluate projects like this on the Historic Review Commission and Design Review Board. They voted unanimously against the project for carefully considered reasons—in their view, the HUB project is inappropriate for historic downtown Lawrence. Let's listen to them. There is no good reason for the commission to accede to pressure from the developer and overrule the overwhelming opinion of our own experts, much less the strong community opposition to this project.

As we said, we love Lawrence just as you do. We strongly urge you to preserve what makes Lawrence special by voting against this proposed project when it comes before you on May 7.

Thank you,

Mark Potts and Jane Stiles-Potts



**From:** Tracy Quillin <[tracy.quillin@gmail.com](mailto:tracy.quillin@gmail.com)>  
**Sent:** Tuesday, April 30, 2019 1:29 PM  
**To:** Bobbie Walthall <[bjwalthall@lawrenceks.org](mailto:bjwalthall@lawrenceks.org)>  
**Subject:** The Hub Project

Dear City Commissioners,

I am writing as a concerned citizen and as a former member of the Historic Resources Commission to oppose the construction of the Hub Project at 11th and Massachusetts Street. 11th and Massachusetts Street is the southern gateway to our downtown, flanked by some of the most important historical landmarks in our community. We can all agree that something needs to be built on the northeast corner, but this is not the right project for Lawrence.

Downtown Lawrence is unique for so many reasons. People want to be in our downtown. It's a destination for tourists, families, students, and locals alike. It's the variety of small, independently-owned businesses in historic buildings that make downtown a place where people want to be. Shouldn't we keep it that way? There are so many alternatives for the vacant lot that would build community and retain the spirit and culture for which Lawrence is known. Suggestions I've heard are as far ranging as a site for the farmers market to a putt-putt golf course. It could be a grocery store or a smaller scale infill development. Whatever the solution, it should be something that represents Lawrence at its very best.

Some argue that the development will increase sales in downtown Lawrence. Speaking as the spouse of a downtown Lawrence small business owner, I believe the economic benefits from increasing downtown density will be outweighed by the substantial negative impacts of the project: design that is incompatible with downtown design guidelines, increased traffic congestion, and parking challenges. If improving the prospects for small businesses is the goal, then smart development, not hasty development, is the key to achieving it. Let's find ways to make it easier to work in downtown Lawrence by providing more parking for the people who work there so they are not burdened by parking tickets and parking fees. Let's create more jobs by encouraging small businesses to grow and thrive downtown with affordable spaces that allow for creativity and risk-taking. Nothing I have seen from the proposed project would alleviate public parking issues or create opportunities for small business. Nothing I have seen from the proposed project would enhance the vibrancy or culture of our beloved city. I urge you to reject the proposed project.

Thank you for your consideration of this matter.

Best Regards,  
Tracy Quillin  
Historic Resources Commission (2011-2017)

**From:** Beth Reiber <[bethreiber@sbcglobal.net](mailto:bethreiber@sbcglobal.net)>  
**Sent:** Wednesday, May 1, 2019 10:51 AM  
**To:** Bobbie Walthall <[bjwalthall@lawrenceks.org](mailto:bjwalthall@lawrenceks.org)>  
**Subject:** HUB project downtown

To whom it may concern,

I am an almost life-long resident of Lawrence. As a kid, in the time before mobile phones, I always counted on the courthouse's clock to let me know what time it was so that I could be home when I was supposed to. To have that line of sight from Massachusetts Street looking south, as well as the beauty of the courthouse, obstructed by a massive apartment complex that overwhelms everything around it seems inconceivable and very short-sighted (pun intended). Collective memory is short. So we as a people forget the rolling hills that were here before, then the vernacular houses that were torn down for more modern structures, and then historic buildings that seem out of place among skyscrapers that now surround them.

Future generations, therefore, won't know what we've lost. It is up to you, and those who make far-reaching decisions, to protect the best of what we have. While it's obvious that something should occupy that northeast corner, a monstrosity that destroys the integrity of our unique downtown does not seem like the best choice. In my mind, it's comparable to the ugly bank building that now stands on the corner of 9th Street. Whoever let that happen had no concern for what makes Lawrence special.

Thanks,  
Beth Reiber

**From:** Nicole Reiz <[nicole.reiz@gmail.com](mailto:nicole.reiz@gmail.com)>  
**Sent:** Wednesday, May 1, 2019 8:45 AM  
**To:** Bobbie Walthall <[bjwalthall@lawrenceks.org](mailto:bjwalthall@lawrenceks.org)>  
**Subject:** HUB Housing Project Proposal

Dear Lawrence City Commission,

I ask that you not approve the construction of the HUB housing project that has been proposed for the area at 11th and Massachusetts Street. I am a long time Lawrence resident of 17 years who chose to remain in Lawrence after my time as a student at KU because of what this city has to offer and the community that I found here. Part of that community was built from my time working in the restaurant industry on Mass Street. I greatly benefit and continue to benefit from the friendships and relationships I developed while a barista - these relationships include people from many age groups, economic groups, and various backgrounds. This is what I have always appreciated about Lawrence and more specifically Mass Street - that it is a welcome place for a variety of people, young and old, those who are wealthy and those on a budget. I have also traveled extensively for my job and have been in many similar college towns where they have allowed the building of complexes like the HUB in their downtown area. In those downtowns, you don't see the variety of people that you see in our downtown. You predominantly see college students and in the evenings you see many loud, often intoxicated, college students. While I realize we are in a time where we are trying to bring more businesses and foot traffic to Mass Street, I don't think this is a sustainable way forward. This influx of people will not drive commerce like you think it will. It won't make Mass Street more friendly or a more fun place to visit. And I certainly will think twice before venturing down to Mass Street in the evenings if it becomes an Aggieville or downtown like Urbana-Champagne.

Please think of the experience of all Lawrence residents in this decision. We value our downtown because it is a place where all Lawrence residents are welcome, not just college students.

Thank you,  
Dr. Nicole Reiz  
1631 Pennsylvania Street

**From:** Schultz, Elizabeth <[eschultz@ku.edu](mailto:eschultz@ku.edu)>  
**Sent:** Wednesday, May 1, 2019 2:02 PM  
**To:** Bobbie Walthall <[bjwalthall@lawrenceks.org](mailto:bjwalthall@lawrenceks.org)>  
**Subject:** The Hub at 11th and Mass.

I would very much appreciate your forwarding the letter below to each of Lawrence's City Commissioners. Thank you very much. Elizabeth Schultz

Dear City Commissioners:

I am writing to add my voice to that of many other Lawrence citizens to protest the construction of a gargantuan apartment building at the Northeast corner of Eleventh St. and Massachusetts St. Such a building would diminish the ambiance of what is a significant historical intersection in our downtown. Significantly, it would block out light from this intersection. It would shadow the intricate and distinguished architecture of both the Watkins History Museum and the Courthouse. It would overwhelm the Japanese memorial garden alongside the Watkins Museum. This proposed apartment building would send a signal to everyone using our downtown that Lawrence values neither history nor beauty nor diversity. The construction of such a massive, monolithic building I thus perceive to be in profound antithesis to the significance of history, beauty, and diversity which are values central to our Lawrence community.

Sincerely, Elizabeth Schultz

**From:** Dale Slusser <[dyson627@outlook.com](mailto:dyson627@outlook.com)>  
**Sent:** Wednesday, May 1, 2019 3:20 PM  
**To:** Bobbie Walthall <[bjwalthall@lawrenceks.org](mailto:bjwalthall@lawrenceks.org)>  
**Subject:** HUB project

Dear Ms. Walthall, Please distribute this email to the City Commissioners. Thank you.

Dear City Commissioners,

I am writing to express my opposition to the HUB project and full support of the Lawrence Historic Resources Commission (HRC) recommendation against the project. I urge you not to overrule their unanimous vote.

It is abundantly clear that the proposed massive structure will significantly damage the environs of beloved historic structures the Douglas County Courthouse, Watkins Bank Building, and the English Lutheran Church. Moreover, it fails to meet key guidelines for Downtown development regarding the relationship to existing structures in terms of height, mass and scale. These are facts.

Your vote will have a huge impact on the future of Massachusetts Street and the entire downtown. Allowing a project that does not meet existing City ordinances and will negatively impact our City must stop. Your vote to support HRC will send an important message that developers must respect decisions by our City commissions and craft projects of the appropriate size and scale.

A development of this site that is the appropriate size would be a wonderful benefit to Lawrence that I would support; let's wait for the right project.

Thank you for your attention to my concerns and the future of our city.

Dale Slusser

627 Ohio Street

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

From: lea steward <[lfsteward7554@gmail.com](mailto:lfsteward7554@gmail.com)>

Sent: Tuesday, April 30, 2019 10:11 AM

To: Bobbie Walthall <[bjwalthall@lawrenceks.org](mailto:bjwalthall@lawrenceks.org)>

Subject: 11th & Mass student apts

Dear Commissioners,

Downtown Lawrence is a commercial area - not residential area. There are any number of areas where students can find housing (and very few affordable available to Lawrence residents) without putting them on Mass. I for one think this idea is as wrong as the plans for ridiculous proposal for North Lawrence

Lea

Sent from my iPhone

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

From: Liz Taylor <[FlawedFoxCreations@yahoo.com](mailto:FlawedFoxCreations@yahoo.com)>

Sent: Wednesday, May 1, 2019 10:59 AM

To: City Hall email <[CityHallemail@lawrenceks.org](mailto:CityHallemail@lawrenceks.org)>

Subject: Current owner of business across from possible HUB/Dorm

Hello,

My Husband and I own a small business that is in the middle of the 10 hundred block of Massachusetts St. We heard about the possibility of this HUB/Dorm building being built and we are worried. This building is a horrible idea. There are zero benefits to anyone who doesn't own a bar or restaurant. As a shop that is one of the few unique brick and mortar shops left on Mass that contributes to Lawrence being what we like to think Lawrence still is, this HUB building and everything that it will bring with it will only hurt our business. Let me give you our reasons:

1) college kids have little money to spend on the types of things most shops sell downtown other than restaurants or bars. Plus they do 95% of their shopping online/from Amazon. So they give us maybe about 10% patronage.

2) PARKING PARKING PARKING - it has been well documented that this side of Mass is hard to find parking as it is. Now add another 600 people to that equation. I've heard that the plan for this building only has 230 spaces for a building that could have over 600 residing in it?!?! How does that alone not seem like a BIG problem?!

3) Drunk college students. So we already are within stumbling distance of Brothers, Harbor Lights, Replay, Granada, and Louise's. Now increase the amount of drunk college kids making their presence known on a nightly basis to that block in particular. I can bet you that shootings, fights, and police calls will increase. Even Damage and Vandalism to everything on those blocks will increase.

4) Families will stop coming to downtown all together because it will be over run with a particular demographic that they want to avoid. Families will give up on spending their time and money in shops, restaurants and all businesses because they will feel 'unsafe' I guarantee it. Plus NO AVAILABLE PARKING!!!!

5) ITS UGLY. I saved this for last just because I know it's a petty reason. But it's true. This building can go on New Hampshire next to the other Compton towers. But PLEASE don't put it on this corner where that is the entrance to our downtown!!

I've heard the rumors that these guys pressure towns into allowing them to build. They sue or use their fancy pants lawyers to make it happen regardless of what the people of this city want. PLEASE DONT LET THEM! Let us all know you have our back and don't roll over for these hooligans! There has to be a better option for that space that would benefit EVERYONE! Not just a demographic of people that are passing through and are not invested or have roots planted in this city.

Thank you.

Liz and Terry Taylor-  
owners of 1313 Mockingbird Lane at 1021 1/4 Massachusetts st

**From:** Watkins, Barbara L. <[bwatkins@ku.edu](mailto:bwatkins@ku.edu)>  
**Sent:** Wednesday, May 1, 2019 12:39 PM  
**To:** Bobbie Walthall <[bjwalthall@lawrenceks.org](mailto:bjwalthall@lawrenceks.org)>  
**Subject:** HUB opposition

I strongly support the decision of the Lawrence HRC to oppose the HUB project in downtown Lawrence. Both its size and location are inappropriate. It would indeed "significantly encroach upon, damage or destroy the environs of the Douglas County Courthouse and the Watkins Bank Building on Massachusetts, and the English Lutheran Church on New Hampshire." Please share this email with the city commissioners. I hope they too will support the HRC decision. Barbara Watkins, PhD T



**From:** Patricia Willer <[ppwiller@gmail.com](mailto:ppwiller@gmail.com)>  
**Sent:** Tuesday, April 30, 2019 2:51 PM  
**To:** Bobbie Walthall <[bjwalthall@lawrenceks.org](mailto:bjwalthall@lawrenceks.org)>  
**Subject:** Hub proposal for historic downtown Lawrence

To The Lawrence City Commission:

As a lover of Downtown Lawrence and as a member of the Lawrence Preservation Association, I join with others in asking the Commission to reject the Hub proposal. I do so for many reasons, but mention a few specifically:

- both the design and the scale of the proposal are an extremely poor fit for historic Downtown Lawrence.
- the additional traffic will have a negative impact on shoppers, restaurant goers, and most importantly people who live in adjoining neighborhoods or who work downtown. There are already significant parking problems that will be greatly exacerbated.
- the city is investing in a new master planning process. Why would we approve something so big, so significant, so central when we have no plan in place to guide us? What does that say about the value the City places on planning?

Thank you,  
Patricia and David Willer

March 26, 2019

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

As the CEO of Allen Press, I am writing to urge you to support *The Hub at Lawrence* project request for Special Use Permits on March 27, 2019.

Downtown Lawrence is literally the heart of our community and a truly unique attraction, offering both historical significance and a wonderfully diverse array of locally owned businesses.

For many years, Allen Press was one of those Downtown Lawrence businesses and we are proud to have flourished at our 11<sup>th</sup> and Massachusetts St. plant for many happy years.

However, none of us can afford to be nostalgic. The time has come to revitalize the 11<sup>th</sup> and Massachusetts St. location and create a sustainable project that will bring long-term economic value to the Downtown Lawrence district and to fellow local business owners.

Consider that *The Hub at Lawrence* brings:

- Zero tax incentives with no burden on taxpayers, parking included, all of which sets a new precedent for future Downtown developers to meet
- A once-in-a-lifetime infill opportunity to replace a vacant and visually dated building with a newly minted space designed to bring hundreds of new residents to the area
- A fair-market solution to the increasingly high rate of retail vacancies and escalating rents

Finally, Allen Press has succeeded where others in our regional printing industry have not. Longtime printers McCormick Armstrong, Wichita and Henry Wurst, North Kansas City both succumbed in 2018 to financial pressures in a tough, low-margin industry. This means Allen Press has become the largest commercial printer in the greater Kansas City region.

At Allen Press, we believe in taking all steps to ensure our own prosperity in the years to come and to sustain jobs for over 200 individuals and their families. Seeing *The Hub at Lawrence* project to fruition is a key part of our financial stability plan and we hope the Planning Commission recognizes this in addition to other long-term benefits.

Sincerely,



Randy Radosevich, CEO

From: **Zak Bolick** <[czbolick@gmail.com](mailto:czbolick@gmail.com)>

Date: Mon, Mar 25, 2019, 3:50 PM

Subject: Support for HUB

To: <[julia.v.butler@gmail.com](mailto:julia.v.butler@gmail.com)>, <[earthpaden@gmail.com](mailto:earthpaden@gmail.com)>, <[jecarpenter15@gmail.com](mailto:jecarpenter15@gmail.com)>, <[sincluke@gmail.com](mailto:sincluke@gmail.com)>, <[david.carttar@gmail.com](mailto:david.carttar@gmail.com)>, <[eric.struckhoff@gmail.com](mailto:eric.struckhoff@gmail.com)>, <[robert.c.sands@gmail.com](mailto:robert.c.sands@gmail.com)>, <[jimweaver217@gmail.com](mailto:jimweaver217@gmail.com)>, <[karenwilley1@gmail.com](mailto:karenwilley1@gmail.com)>, <[sharon.ashworth.dgks@gmail.com](mailto:sharon.ashworth.dgks@gmail.com)>

Dear Planning Commissioners,

I am writing to you in support of items 11A and 11B, special use permits for The Hub at Lawrence, submitted by Core Lawrence Massachusetts LLC for 1040 and 1041 Massachusetts Street, and for 1000 New Hampshire Street. I ask that you do not further discourage building on the blighted lots located at 11<sup>th</sup> & Massachusetts in beautiful downtown Lawrence, and allow this project to move forward.

Downtown Lawrence is the crown jewel of our community. It is one of the most visited destinations in the state. There are locally owned restaurants and retail shops that line both sides of the street, and there needs to be density in the area to allow downtown to be successful and vibrant. The more people that we have living in downtown is good for downtown, which is good for Lawrence as a whole.

Additionally, this developer is not asking for public incentives to get this project built. So, once the project is completed, this is a property tax (and sales tax) windfall for Lawrence. It is also coveted infill development, not continued sprawl along the outskirts of Lawrence.

Lastly, as mentioned above, this site is a blighted embarrassment to the southern gateway into downtown. As you are coming North on Massachusetts Street, if you get stopped at the light, your eyes are not drawn to the beautiful historic Douglas County Courthouse, or the Watkins Museum. Your eyes are drawn to the fading, peeling, yellow plywood faced building to the northeast. This should be a vibrant, beautiful hub where people are moving about in and out of downtown. Furthermore, it is clear that the development group is listening to the community, as they continue to modify the design of their project so that it fits within the confines of downtown.

In summary, please do not get in the way of redevelopment at this location. It is good for downtown Lawrence, which is good for all of Lawrence.

Regards,

Zak Bolick

# Douglas County Historical Society

1047 Massachusetts Lawrence, KS 66044-2923

Phone 785-841-4109 Fax 787-841-9547

www.watkinsmuseum.org

## Board of Directors

### Officers

Kathryn Tuttle  
President

Michael Delaney  
Vice-president

Kurt Falkenstien  
Treasurer

Tess Banion  
Secretary

Jeannette Blackmar  
Past President

### Members

Shawn Alexander

Eric Anderson

Abby Ehling

Sandra Gautt

Web Golden

Charles Jones

Tom Harper

Pat Kehde

Mica Mendez

John Nalbandian

Mick Ranney

Deanell Tacha

Lauren Taylor

Sean Williams

April 23, 2019

Lawrence City Commission  
City of Lawrence, Kansas  
City Hall  
PO Box 708  
Lawrence, KS 66044

## **Re: Proposed Project “The Hub at Lawrence”**

Dear Commissioners,

We are writing to you on behalf of the Board of Directors of the Douglas County Historical Society/Watkins Museum of History to urge you to uphold the determination made by the City’s Historic Resources Commission to deny a Certificate of Appropriateness to the proposed Core Spaces Hub at Lawrence project and the HRC’s determination that the proposed structure fails to meet the City’s Downtown Design Guidelines in key respects. The Board asks you to ratify the HRC’s decision for three reasons.

- 1. The proposed structure would irreparably encroach on, damage or destroy the environs of key Lawrence historic landmarks including the Watkins Bank Building because the building is too tall, too massive and too out-of-scale with these protected properties.**

Our Board is urging you to uphold the HRC’s conclusions in two capacities. First, in our role as the trustees of the Watkins Bank Building — one of the three historic properties in whose environs “The Hub” project is sited — our Board has followed this project closely and was gratified by the HRC and City staff’s thoughtful and meticulous evaluation of the project as they determined that the size, height, scale and mass of the structure would significantly encroach on and damage the environs of the Watkins Bank Building, Douglas County Courthouse and the English Lutheran Church.

We agree completely with the City HRC staff’s report for the March 21st meeting where staff noted with respect to the protected environs of the Watkins Bank

Building that, “[d]esign elements that are important are scale, massing, site placement, height, directional expression, percentage of building coverage to site, setback, roof shapes, rhythm of openings and sense of entry. Maintaining views to the listed property and maintaining the rhythm and pattern in the environs are the primary focus of review.”

The Watkins Board agrees with staff that:

- “No other structures of [the proposed project’s] ... size have ever existed in the environs of the listed properties. The Douglas County Courthouse has been the dominant structure for the area.”
- “The large mass of the mixed-use structure damages and encroaches upon the environs of the Watkins Bank Building and the Douglas County Courthouse.... There is no other mass located in the environs and there was no mass of this size in the environs historically.”
- “The size of the proposed mixed-use structure is much larger than the commercial buildings on Massachusetts Street. The size of the mixed-use structure is also larger than the Douglas County Courthouse, the Watkins Bank Building, and the English Lutheran Church. The proposed size of the mixed-use structure is intensified by the number of stories of the structure. The mixed-use structure is not in scale with Douglas County Courthouse, the Watkins Bank Building, or the English Lutheran Church....”

Our Board agrees with the HRC’s unanimous determination that the damage caused to the environs of the three iconic historic structures by the too tall, too massive and too out-of-scale Hub building requires that the certificate of Appropriateness be denied. Indeed, we believe that no other determination could be sustained, given the language of the Historic Resources code and the description of the protection the code extends to the environs of the Watkins Bank Building and the other historic landmarks.

**2. The proposed structure is fundamentally incompatible with the mass, scale and rhythm of the buildings on Massachusetts Street and thus fails to comply with the Downtown Design Guidelines.**

We also write to you in a second capacity to urge you to uphold the HRC’s determinations. The role of Douglas County Historical Society/Watkins Museum of History is to discover, preserve and celebrate the cultural history of Lawrence and Douglas County and to tell the story of that history to new and old residents. One important way to do that is to ensure that the historic fabric of our city is not destroyed or so overwhelmed by new development that it becomes unrecognizable. Our organization believes that the historic mass, scale and rhythm of the buildings on our city’s main street should be preserved to the extent possible as a tangible reminder of our past and its

ability to grow coherently into the future. We believe that the unique streetscape of Massachusetts Street, anchored at the south end of downtown by the Watkins Bank Building and the County Courthouse constitutes one of our community's most engaging features.

We applaud the effort the City Commission has exerted over the years to protect and preserve this key aspect of our heritage through the thoughtful and balanced approach to design reflected in the Downtown Design Guidelines as well as the rigorous protections of historic structures and their environs found in the Conservation of Historic Resources Code. Taken together, these provisions require that new development be sensitive to the size, scale massing and patterns of the existing buildings and we agree with the HRC's staff that "[t]he ... structure is not compatible with the size, scale, massing, and height of the downtown district."

**3. Overturning the Historic Resources Commission's decision would call into question the City Commission's continued commitment to the city's Historic Resources Code, the Downtown Design Guidelines and other important protections for historic properties and neighborhoods.**

We especially commend the City Commission's wisdom in entrusting initial consideration of these important planning codes to an Historic Review Commission comprised of local experts and professionals in architecture, historic preservation, design and planning. This group of local experts, assisted by the city's talented planning staff, has already applied the exact same standards this commission must use in evaluating this project and has undertaken the same accommodation and balance of the interests of the owner, developer and community that the Commission must engage in under the city code as it considers this appeal.

We believe strongly that the HRC reached the correct determination – indeed the only appropriate decision given the language and intent of the code provisions - when it unanimously concluded that the proposed project does not meet the Design Guidelines and Historic Resources Code. The unanimous nature of the HRC's decision suggests strongly that the HRC did not view this as a close case.

Accordingly, we are concerned that if the Commission, purporting to apply the same standards used by the HRC, overturns the HRC's decision, it will seriously undermine the credibility of the City's commitment to preserve key elements of its downtown urban landscape and will cause other areas of the community protected by historic register designations, conservation overlays and other development guidelines to question whether the city will stand behind the wise commitments the City Commission has previously made to foster appropriate and compatible development.

For these reasons we respectfully urge the City Commission to sustain the decisions made by the HRC denying the requested Certificate of Appropriateness and finding that the proposed structure fails to satisfy the Downtown Development Guidelines.

Sincerely,



Kathryn Nemeth Tuttle  
President



Steven J. Nowak  
Executive Director



Frederic Daniels Morse home  
National Register of Historic Places  
1041 Tennessee, Lawrence, Kansas 66044

Mayor Lisa Larsen  
Vice Mayor Jennifer Ananda  
Commissioner Leslie Soden  
Commissioner Stuart Boley  
Commissioner Matthew Herbert

cc:  
Historic Resources Administrator Lynne Zollner  
Historic Resources Commission Chair Aaron Bailey  
Planning Director Scott McCullough

April 5, 2019

Greetings Mayor Larsen and Commissioners,

I urge you to reject Core Spaces' appeal. Please honor the intent of the unanimous vote of the Historic Resources Commission denying a Certificate of Appropriateness for the proposed "Hub on Campus Lawrence project."

Given time, thanks to the recent attention to the 11<sup>th</sup> and Massachusetts area, a more suitable proposal will come; a proposal that does not permanently overwhelm the Douglas County Courthouse, the Watkins Museum of History, the Old English Lutheran Church, and the East Lawrence neighbors who would literally be in the shadow of the Core Spaces proposal.

I understand that change is part of life. I understand that property taxes support City services. I do not believe that the "highest and best use" of a property is always the one that generates the most income for the owner. I agree that the northeast corner of 11<sup>th</sup> and Massachusetts has been ugly for a long time. I also believe that our "Historic Downtown Lawrence" will remain a community treasure and a tourist attraction *only* if the historic buildings and their context are vigorously protected.

My opposition to the proposed development has many roots, including:

1. I served as a member of the Board of Zoning Appeals. I understand the impact of decisions that determine the ongoing use of a property, as well as how those decisions influence use of other properties.



2. I am a social worker with a long history of community service in Lawrence. I have been aware since the 1980's that we need more affordable: housing, health care, child care, and transportation, and of course, more jobs with livable (and above) wages.
3. I believe that the population growth of Lawrence is likely to slow due to influences including: 1) changes in how people can access education without attending courses on a campus; and 2) the loss of "uniqueness" of Lawrence with new construction overshadowing a dwindling number of historic buildings, and the inflated costs of downtown properties resulting in vacancies and the lack of diversity of business types, with downtown becoming an entertainment district rather than a mix of interesting retail, including groceries and essentials, as well as the food, drinks, and entertainment establishments.
4. I believe that no neighborhood in Lawrence needs huge increases in the number of expensive housing units, especially when existing infrastructure is insufficient to meet that volume of usage, and parking is not provided for the vehicles of the people who can afford that housing.
5. I believe that community well-being requires valuing all people.
6. I value the history and cultures of Lawrence: the stories, the places, the variety of cultures represented over time.
7. My husband and I chose to live in the Oread neighborhood, and to be good caretakers of an historic home, with the hope of encouraging more people to be good caretakers of historic buildings throughout the Lawrence community.
8. I believe that the historic aspect of our downtown has already been significantly eroded by the extensive development on New Hampshire Street. Bringing the Core Spaces scale of development onto Massachusetts, 11th Street, and New Hampshire would devastate the remaining historic feel to the downtown area.

One perspective on Core Spaces developments in other communities is available in the article "No Love for Hub in Flag" at [www.thehubflagstaff.com](http://www.thehubflagstaff.com) which begins with, "*The Hub dominates the view as you head north into Flagstaff on Milton Avenue, completely blocking the view of historic downtown Flagstaff, it's (sic) steeples, cupolas and historic hotel signs, as well as the familiar and iconic Mount Elden.*"

Thank you for considering my thoughts, and the thoughts of other Lawrence residents and visitors. My hope is that you will reject the appeal from Core Spaces.

Sincerely,

*Marcia Epstein*

Marcia Epstein

1041 Tennessee

Lawrence, KS 66044

M.Epstein.LMSW@gmail.com

**From:** Morgan Fellers <[morgan.mattison@gmail.com](mailto:morgan.mattison@gmail.com)>

**Sent:** Monday, March 25, 2019 10:11 PM

**To:** Lisa Larsen <[llarsen@lawrenceks.org](mailto:llarsen@lawrenceks.org)>; Jennifer Ananda <[jananda@lawrenceks.org](mailto:jananda@lawrenceks.org)>; Leslie Soden <[lsoden@lawrenceks.org](mailto:lsoden@lawrenceks.org)>; Stuart Boley <[sboley@lawrenceks.org](mailto:sboley@lawrenceks.org)>; Matthew Herbert <[matthewjherbert@gmail.com](mailto:matthewjherbert@gmail.com)>; Scott McCullough <[smccullough@lawrenceks.org](mailto:smccullough@lawrenceks.org)>; [julia.v.butler@gmail.com](mailto:julia.v.butler@gmail.com); [earthpaden@gmail.com](mailto:earthpaden@gmail.com); [jecarpenter15@gmail.com](mailto:jecarpenter15@gmail.com); [sincluke@gmail.com](mailto:sincluke@gmail.com); [david.carttar@gmail.com](mailto:david.carttar@gmail.com); [eric.c.struckhoff@gmail.com](mailto:eric.c.struckhoff@gmail.com); [robert.c.sands@gmail.com](mailto:robert.c.sands@gmail.com); [jimweaver217@gmail.com](mailto:jimweaver217@gmail.com); [karenwilley1@gmail.com](mailto:karenwilley1@gmail.com); [sharon.ashworth.dgks@gmail.co](mailto:sharon.ashworth.dgks@gmail.co)

**Subject:** Approve the Mass St and 11th st project!

Dear Commissioners,

I am writing to support the development at Massachusetts and 11<sup>th</sup>. As a Downtown Business owner of Eccentricity (716 Mass St), and property owner (we own our building), welcome these kinds of projects. Downtown Lawrence needs additional density so businesses can survive and thrive. If the proposed development comes to fruition, the additional 600 residents will have a meaning impact on all the downtown businesses.

Density in downtown is exactly what we need. It will discourage expensive urban sprawl and centralize people with entertainment, city services and housing. If density is not encouraged in downtown, where else can it go?

**Please vote to approve this development!**

Thank you for your time and consideration,

Morgan Fellers

--

Morgan Mattison Fellers

Eccentricity

w.785.830.9100

c.785.766.9846

[morganmattison@gmail.com](mailto:morganmattison@gmail.com)

**From:** Erica Gascon <[erica.gascon@gmail.com](mailto:erica.gascon@gmail.com)>  
**Sent:** Wednesday, March 27, 2019 3:04 PM  
**To:** Jeff Crick <[jcrick@lawrenceks.org](mailto:jcrick@lawrenceks.org)>  
**Subject:** 1040 Mass St & 1041 New Hampshire St Project

Dear Commissioners,

I am writing to support the development at Massachusetts and 11<sup>th</sup>. [Downtown Lawrence](#) needs additional density so businesses can survive and thrive. If the proposed development comes to fruition, the additional 600 residents will have a meaningful impact on all the downtown businesses.

Density in downtown is exactly what we need. It will discourage expensive urban sprawl and centralize people with entertainment, city services and housing. If density is not encouraged in downtown, where else can it go?

Please vote to approve this development!

Thank you,

Erica Gascon  
1347 New Hampshire Street

**From:** Gascon,John A <[John.Gascon@edwardjones.com](mailto:John.Gascon@edwardjones.com)>

**Sent:** Wednesday, March 27, 2019 12:49 PM

**To:** undisclosed.for.privacy <[undisclosed.for.privacy@edwardjones.com](mailto:undisclosed.for.privacy@edwardjones.com)>

**Subject:** Item No. 11A Special Use Permit for The Hub; 1040 Massachusetts St & 1041 New Hampshire St (BJP)

John A. Gascon  
Edward Jones  
888 New Hampshire Street, Suite C  
Lawrence, KS 66044  
March 27, 2019

Planning Commissioners  
City of Lawrence  
6 East 6th Street  
Lawrence, KS 66044

RE: Item No. 11A Special Use Permit for The Hub; 1040 Massachusetts St & 1041 New Hampshire St (BJP)

Dear Planning Commissioners:

I serve as the Chair of the Board of Zoning Appeals and am a member of the Plan 2040 Comprehensive Planning Committee. I have a degree in Architecture from the University of Oregon where I studied American architectural history, sustainable design and urban planning. I worked in the City of Seattle for 10 years in commercial architecture. I consulted for the Low Income Housing Institute for 5 years working on historic properties, low income housing and projects for homeless services. I live two blocks to the south and work two blocks to the north of the proposed HUB Project on New Hampshire Street and ride or walk by the proposed site nearly every day. That block is the most embarrassing part of downtown Lawrence.

I am writing to express my resounding support for this project as it exemplifies the intentions of Plan 2040 by adding much needed housing to the downtown core without public incentive. We anticipate an additional 20,000+ residents to the City of Lawrence in the coming years and every unit of housing that is not developed downtown, is a single family home built on valuable farm and pasture land that we strive to protect.

The proposed project is both environmentally and fiscally responsible for the City as it will have a significantly smaller impact to our existing infrastructure system (roads, sewers, water, police/fire service, etc.) due to its location than nearly any other development (single family home, apartments, condos) that would add this many housing units. This benefit is compounded by the reduced driving miles of the future residents which is the leading cause of greenhouse emissions. Furthermore, this project will add significant property tax revenue to the City and help support increased sales tax revenue and support to downtown businesses (<https://www.blog.invesco.us.com/retail-real-estate-faces-a-reckoning/>).

If you are interested in understanding how important the economic impact of density is, I encourage you to read the following article:

[The Real Reason Your City Has No Money](#)

<https://www.strongtowns.org/journal/2017/1/9/the-real-reason-your-city-has-no-money>

The above article references very important research that frames development in terms of not only its potential property tax revenue, but the total long-term maintenance and service cost to the City. The most important takeaway from this study is that when accounting for long-term infrastructure and services costs, low density developments on the edges of the community actually cost the City money over the long term. Conversely, higher density developments where infrastructure already exists generate significant revenue for the City.

By my estimation this project will generate more than \$500,000 in annual tax revenue, if not significantly more, and have a positive impact to infrastructure that is already in place. From a long-term economic impact perspective it would be irresponsible to not approve this project.

To quote the Lawrence Preservation Alliance: "It's been about 20 years since downtown's historic Massachusetts Street was last affected by a major infill project.". That's incredibly disturbing considering there is so much demand to live and work downtown and so much underutilized existing infrastructure. Serving on the Board of Zoning Appeals it's clear to me that the lack of development downtown is a reflection of the draconian, outdated zoning and historic restrictions placed on developers to make the best of the most valuable land in the City.

I understand the concerns about historical context, but like all developments, there are also positive trade-offs to consider. If 550 bedrooms are built, based on the 3-unrelated rule, that potentially represents 183 historic single family homes that are likely being used as student housing. Unlocking 8 city blocks of single-family housing for low income families, or for historic rehabilitation is a tradeoff I'm willing to make. I understand the concerns from the LPA and others about the historic context of the site. However, I ask you, are the abandoned buildings and a parking lot historically appropriate, or more importantly, fiscally responsible for the next twenty years?

The proposed development is not perfect, but it's the best we've seen in years and denying this development sends a message to all future would be developers that improving the most valuable resource in Lawrence simply isn't worth the trouble.

As a Lifetime Member of ELNA I cannot express loudly enough that I want to share my neighborhood with as many people as possible. I would be thrilled to have 500 students as neighbors and am excited for the possibility to see them enjoying the underutilized South Park and learning to appreciate and take pride in buildings like the County Courthouse and Watkins Museum. Instead of treating our student population like undesirable residents in our neighborhoods, I suggest we start treating them like valuable participants in our community. Please take staff's recommendation and approve the SUP for this project.

Sincerely,

John A. Gascon

---

John Gascon  
Financial Advisor  
Edward Jones  
888 New Hampshire St Ste C  
Lawrence, KS 66044-2738  
(785) 841-3053  
[www.edwardjones.com](http://www.edwardjones.com)

**From:** Brandon Graham <[brandon@jeffersonslawrence.com](mailto:brandon@jeffersonslawrence.com)>

**Sent:** Wednesday, March 27, 2019 10:53 AM

**To:** Lisa Larsen <[llarsen@lawrenceks.org](mailto:llarsen@lawrenceks.org)>; Jennifer Ananda <[jananda@lawrenceks.org](mailto:jananda@lawrenceks.org)>; Leslie Soden <[lsoden@lawrenceks.org](mailto:lsoden@lawrenceks.org)>; Stuart Boley <[sboley@lawrenceks.org](mailto:sboley@lawrenceks.org)>; Matthew Herbert <[matthewjherbert@gmail.com](mailto:matthewjherbert@gmail.com)>; Scott McCullough <[smccullough@lawrenceks.org](mailto:smccullough@lawrenceks.org)>

**Cc:** Davidbennett65 . <[davidbennett65@gmail.com](mailto:davidbennett65@gmail.com)>

**Subject:** 11th and Mass Development

Dear Commissioners,

I am writing to support the development at 11<sup>th</sup> and Massachusetts. Continued growth in downtown population and density, for businesses like ours, is critical to continued growth. We hear, read, and see people say downtown is a great place and a treasure for all of us, and we couldn't agree more. Residential living is a part of that equation. Anytime someone is willing to build downtown with new residential, we are excited. More people living close to us means more sales, which means higher wages for employees, greater return on our investment, and greater ability to continue giving back to the community we love. We own two businesses and also own two buildings downtown that collectively house three businesses. Anytime residential density can be brought into downtown, it's a win for us. More people spending their time and money downtown, in retail and restaurants both, is a no brainer from where we stand.

If the proposed development comes to fruition, the additional residents will have a substantial impact on downtown foot traffic. Population density in downtown is a good thing for a lot of reasons in my opinion. It centralizes people with shopping, entertainment, city services and housing. I try to look at both points of view on issues in every way but with infill redevelopment, I have a hard time understanding how someone could argue against the city's core density increasing if they also argue against "green field" development. Isn't redevelopment of defunct property what any city wants and hopes for? Please vote to approve this development, it matters to the small business owners and building owners like us that so many say they want to support.

Additionally, the development at Massachusetts and 11<sup>th</sup> is asking for no public incentives. To be clear I have no issue with incentives when property is redeveloped to create tax income that wasn't going to be there with an empty lot, but this is the exact type of development we should be encouraging and supporting if opposed to incentives in general. All of us should be proud that someone wants to invest millions of dollars into Lawrence without asking the tax payers for anything. The developer of this knows this industry and their interest in investment tells us that Lawrence, and downtown in particular, is an attractive market and a place others look at with admiration.

Last, I love the historic nature of the Douglass County Court House and the Watkins Museum. This building will enhance them both because it will remove the dilapidated and defunct Allen Press building. I know some people think the building is too large, but it is no larger than the Marriott Hotel, US Bank Tower, and others. Let's clean up a prominent corner of downtown and make an impact with residential options in downtown. This can be done while preserving these historic buildings. Our city can grow and preserve history at the same time. Please vote yes on this project!

Brandon Graham

**From:** Matthew H. Hoy <[MHoy@stevensbrand.com](mailto:MHoy@stevensbrand.com)>

**Sent:** Tuesday, March 26, 2019 9:23 AM

**To:** Lisa Larsen <[llarsen@lawrenceks.org](mailto:llarsen@lawrenceks.org)>; Jennifer Ananda <[jananda@lawrenceks.org](mailto:jananda@lawrenceks.org)>; Leslie Soden <[lsoden@lawrenceks.org](mailto:lsoden@lawrenceks.org)>; Stuart Boley <[sboley@lawrenceks.org](mailto:sboley@lawrenceks.org)>; Matthew Herbert <[matthewjherbert@gmail.com](mailto:matthewjherbert@gmail.com)>; Scott McCullough <[smccullough@lawrenceks.org](mailto:smccullough@lawrenceks.org)>; 'julia.v.butler@gmail.com' <[julia.v.butler@gmail.com](mailto:julia.v.butler@gmail.com)>; 'earthpaden@gmail.com' <[earthpaden@gmail.com](mailto:earthpaden@gmail.com)>; 'jecarpenter15@gmail.com' <[jecarpenter15@gmail.com](mailto:jecarpenter15@gmail.com)>; 'sincluke@gmail.com' <[sincluke@gmail.com](mailto:sincluke@gmail.com)>; 'david.carttar@gmail.com' <[david.carttar@gmail.com](mailto:david.carttar@gmail.com)>; 'eric.c.struckhoff@gmail.com' <[eric.c.struckhoff@gmail.com](mailto:eric.c.struckhoff@gmail.com)>; 'robert.c.sands@gmail.com' <[robert.c.sands@gmail.com](mailto:robert.c.sands@gmail.com)>; 'jimweaver217@gmail.com' <[jimweaver217@gmail.com](mailto:jimweaver217@gmail.com)>; 'karenwilley1@gmail.com' <[karenwilley1@gmail.com](mailto:karenwilley1@gmail.com)>; 'sharon.ashworth.dgks@gmail.com' <[sharon.ashworth.dgks@gmail.com](mailto:sharon.ashworth.dgks@gmail.com)>

**Subject:** 11th and Mass proposed development

Dear Mayor, City Commissioners, and Planning Commissioners:

I am writing to support the proposed development at the intersection of Massachusetts and 11<sup>th</sup> Street. It is well-known that downtown Lawrence needs additional density so businesses can survive and thrive. In every city in our country, downtown growth (yes, density – even verticality) is trumpeted as a sign of progress!! If you listen to downtown business owners they are begging for more customers and protection against increased rental rates. The proposed development will address these two issues by: adding shoppers to downtown Lawrence; and increasing supply of retail space making it harder for landlords to increase rental rates. Downtown density is a good thing!!!

In addition, I will note the proposed development is not asking for any public incentives. This is the type of development our city should encourage and support. We should be proud that someone wants to invest millions of dollars into Lawrence without asking for public money. The project will create construction jobs and upon completion the city, county and school district will receive substantially more in property tax revenues than what the current condition of the property provides. Consider the very loud message you will send if you deny this proposed development when it is asking for no public incentives. If this is not approved, property owners will be left with the question:

**“What, exactly, must a property owner do in order to obtain approval to develop property she/he owns?”**

Your decision on this project is critical and will be used as a precedent for decades. Please take a stand and support this important project.

For your reference, below you will see images of historic preservation in the midst of development as shown first in New York City and second in Nashville.





**Matthew H. Hoy**  
[MHoy@stevensbrand.com](mailto:MHoy@stevensbrand.com)

*Direct Dial (785) 856-6533*  
**STEVENS & BRAND, L.L.P.**  
Attorneys at Law  
U. S. Bank Tower  
900 Massachusetts Street - Suite 500  
Post Office Box 189  
Lawrence, Kansas 66044-0189

Phone: (785) 843-0811  
Fax: (785) 843-0341  
[www.stevensbrand.com](http://www.stevensbrand.com)



**From:** Sacie Lambertson <[sacie.lambertson@gmail.com](mailto:sacie.lambertson@gmail.com)>

**Sent:** Sunday, April 21, 2019 4:39 PM

**To:** Lisa Larsen <[llarsen@lawrenceks.org](mailto:llarsen@lawrenceks.org)>; Jennifer Ananda <[jananda@lawrenceks.org](mailto:jananda@lawrenceks.org)>; Leslie Soden <[lsoden@lawrenceks.org](mailto:lsoden@lawrenceks.org)>; Stuart Boley <[sboley@lawrenceks.org](mailto:sboley@lawrenceks.org)>; Matthew Herbert <[matthewjherbert@gmail.com](mailto:matthewjherbert@gmail.com)>

**Cc:** David Lambertson <[dflambertson@gmail.com](mailto:dflambertson@gmail.com)>; Lynne Zollner <[lzollner@lawrenceks.org](mailto:lzollner@lawrenceks.org)>

**Subject:** opposition to Core Development's 'Hub' proposal

Dear Commissioners,

I am writing to let you know our strong opposition to Core Development's 'Hub' proposal to develop the old Allen Press corner of 11th and Massachusetts. New residents, we have lived in East Lawrence at 715 New York Street for a bit over a year. We walk and use downtown extensively. It is our backyard so to speak.

1. Catering primarily to KU students, the proposed Core development will have less than half the number of parking places as number of students who will rent the apartments in the large building. This means all those extra student-owned cars will park on the street, including in our neighborhood. The city should NOT assume half the students will not have cars, as apparently Core has argued.
2. The city commissioners are currently working on a 20 year development plan for downtown, a plan that 'visions' what the downtown will look like over the next years. Until you figure this out (with input from Lawrence residents of course), NO large development should be given permission to be built downtown.
3. Finally, and related to #2 above, the large influx of students living downtown will create an 'Aggieville' here in Lawrence. Is this what we want? I sure don't.
4. Below is a review of a similar Core developments elsewhere.

[https://azdailysun.com/news/local/education/the-hub-gets-mixed-reviews-nationwide/article\\_e0e909be-563d-5a32-bb37-7a3d504209cb.html](https://azdailysun.com/news/local/education/the-hub-gets-mixed-reviews-nationwide/article_e0e909be-563d-5a32-bb37-7a3d504209cb.html)

In general we strongly support downtown growth; without this, Lawrence will wither and shopping will be relegated to large malls at the edge of our city. We would like to see a highly vital downtown with a large variety of interesting long-term merchants who cater to our growing population of elders as well as to young families. At the same time we would like to see the scale of the buildings on Mass. be kept to their historic size. That said, we suggest you put in place an overall plan for the downtown before you agree to ANY large building proposal in that area.

Sacie Lambertson

**From:** Nancy Longhurst <[nancy@oliviacollection.com](mailto:nancy@oliviacollection.com)>  
**Sent:** Tuesday, March 26, 2019 10:08 AM  
**To:** Nancy Longhurst <[nancy@oliviacollection.com](mailto:nancy@oliviacollection.com)>  
**Subject:** Development project Massachusetts and 11th Street

Dear Mayor and Commissioners:

Having gone through the process with the historic Eldridge Hotel, I can say with 100% certainty that density is good for downtown and for the development of Massachusetts and 11<sup>th</sup> street. Historic buildings need the community to frequent their businesses and this development will be good for all of downtown businesses as well as the Watkins Museum who has always looked for more people to come into their museum! What a great opportunity for the Watkins Museum to tell their story of our wonderful history to all who would rent in this building!

I hope you will support this project enthusiastically and without hesitation. I know what it is like being a business owner in downtown Lawrence and the more we can do to keep downtown healthy the better! And, it provides increased property taxes for Douglas County. A win win!

Thank you!

Nancy Longhurst | General Manager  
The Olivia Collection | 1200 Oread Avenue | Lawrence, KS 66044  
Direct 785.830.3931 | [nancy@oliviacollection.com](mailto:nancy@oliviacollection.com)

The Oread | [www.theoread.com](http://www.theoread.com) |  

The Eldridge | [www.eldridgehotel.com](http://www.eldridgehotel.com) |  

# Lawrence Preservation Alliance

P.O. BOX 1073 LAWRENCE, KANSAS 66044

## DIRECTORS

DENNIS BROWN  
*PRESIDENT*

4-7-19

TRAVIS CAMPBELL

Lawrence City Commission

KATY CLAGETT

Re: HUB Project

LINDSAY CRICK  
*VICE-PRESIDENT*

ERNIE ECK  
*CO-TREASURER*

The Board of the Lawrence Preservation Alliance stands in strong support of decisions by the Lawrence Historic Resources Commission (HRC) regarding the proposed HUB project in the 1000 block of New Hampshire and Massachusetts streets.

MIKE GOANS

SARAH HOLDER

In denying a certificate of appropriateness, HRC has determined that the HUB project, as currently proposed, will significantly encroach upon, damage or destroy the environs of the Douglas County Courthouse and the Watkins Bank Building on Massachusetts, and the English Lutheran Church on New Hampshire.

MATT HOLTkamp

CHRIS MILLSPAUGH

MARK POTTS

In ruling that the project also does not meet the intent of the Downtown Design Guidelines, HRC has determined that the project will adversely affect structures within the Lawrence Downtown Urban Conservation Overlay District, by not meeting a number of key guidelines regarding the relationship that infill construction must have to existing structures in terms of height, mass and scale.

COURTNEY SHIPLEY

DALE SLUSSER  
*CO-TREASURER*

PHIL STINSON  
*SECRETARY*

You have also received letters in support of the HRC determinations from the Board of the Douglas County Historical Society and the Watkins Museum of History, and the Douglas County Heritage Conservation Council. The ownership group of the English Lutheran Church strongly supports the HRC finding. Many Lawrence citizens are also expressing their concerns.

REV. VERDELL TAYLOR JR.

PATRICK WATKINS

DENNIS DOMER  
*EMERITUS*

Should City Commission choose to overturn these HRC rulings, it will be rejecting the recommendation of every commission or board of directors in town that is focused on the well-being of this city's historic and cultural assets.

MARCI FRANCISCO  
*EMERITUS*

LPA believes the decision before you is of similar magnitude to the one in 2008, when the City Commission overturned an HRC decision and allowed the controversial Oread Hotel to be built, or the one in 1984-85, when the Commission denied two proposals to place large downtown malls north of 9<sup>th</sup> Street. The HUB footprint is similarly huge and the impact will be irreversible.



Lawrence  
Preservation  
Alliance

The County Courthouse and the Watkins Bank Building, along with the Eldridge Hotel, are the three most significant historic landmarks in downtown Lawrence.

*Serving Lawrence and Douglas County*  
[www.lawrencepreservation.org](http://www.lawrencepreservation.org)

The Lawrence Preservation Alliance Board is very sympathetic to our local downtown business owners. Preservationists are 'buy local' people. We understand that our downtown is more than a collection of historic buildings. The people in them that provide goods and services combine with those buildings to create the downtown culture we all strive to protect and to grow. We have listened to concerns they have expressed at the HRC and the Planning Commission and recognize the symptoms they are experiencing as real. But we have concerns with their belief that this project will help the downtown business environment in any significant way. We will address three of those concerns here:

**Increasing residential density downtown will help increase sales for downtown retailers.**

LPA agrees with this statement, but wonder by what metric can it be determined that it is actually working. The Executive Director of Downtown Lawrence says that the last two years have been extremely tough for downtown business owners. Yet, multiple high rise residential projects on New Hampshire Street were completed by that time. Is this strategy not working? Could it be that other known factors hurting downtown retail, such as internet shopping, exorbitant rents with unreasonable maintenance clauses, and frequent street closures for parades and outdoor events, are harmful enough to cancel out our already considerable building activity?

If we feel we must increase downtown residential density to improve retail sales, why would we want to encourage downtown residence by the demographic least likely to shop during daytime business hours, college students, who are also the demographic most likely to shop online? Yes, four or five times a year their parents may visit and shop downtown, but downtown business owners are saying they need consistent Monday through Saturday sales throughout the year.

Such a large increase in student residential population at this location would increase parking congestion near the Courthouse. It also would be reasonable to expect increased safety concerns downtown during late-night hours, as potentially larger groups of young people having a good time congregate after shows or at bar closing time. Massachusetts Street has seen unacceptable late night shooting incidents in recent years.

Downtown is simply not the place to build a massive student housing project. LPA notes that the other student housing project in the pipeline, the Opus Group on 23<sup>rd</sup> and Naismith Streets, is a good location for a project like this, has already received its approvals with minimum opposition, and is set to improve another area the City Commission is likely concerned with, which is the 23<sup>rd</sup> Street corridor.

**Increasing urban density with taller infill is more sustainable than continued suburban sprawl.**

Most preservationists would say this is true, with a caveat. Preservationists are not fans of suburban sprawl. The preservation movement, officially starting with the passage of the National Preservation Act in 1966, closely followed the emergence of a post- World War II cultural movement towards greenfield suburban car-centric development. This urban flight endangered many culturally significant and well-built structures that were abandoned by their builders. Many of the first preservationists spent their money, time and sweat equity revitalizing that building stock, which they had purchased for a song because no one valued them anymore.

This certainly happened in Lawrence, and it happened to some degree in our downtown. Whereas preservationists rejected suburbanism more for architectural and community-based reasons, the sustainability movement rejects suburbanism for reasons concerning walkability, energy efficiency, climate change, population growth and deliverability of public services.

Preservationists welcome this move towards sustainability. What's the caveat? Infill located in areas with historic resources must be constructed in a sensitive manner. In the Lawrence downtown area, the historic character goes hand in hand with the local business people we want to prosper here. Cramming a monolithic oversized five or six stories of development into an area with three significant historic

structures and a collection of one to four story protected commercial properties will harm the one hand in hoping to help the other.

**The proposed location is an eyesore and has been that way for many years.**

LPA agrees that our community has to solve this problem, but there could be any number of variables at play which have contributed to the current situation. We don't know if the property was on the market for all this time, or if the owners of the property, which fronts three major streets, were ever open to dividing the property and selling to two or more entities. We don't know what the asking price is, or if offers have been previously received and refused. Maybe the density is sky- high here because the asking price is. We don't know.

We do know that at no point in that time was a project proposed here that did not get built because it could not get historic review approvals.

Our community is currently working on a comprehensive Downtown Master Plan. LPA would suggest that if the HUB project cannot fit within a range of storefronts from one to four stories high, and also cannot exist without the incentive of building in airspace over the city right of way in the alley (an issue LPA finds so egregious that we will address it in a separate letter), then this City Commission should uphold the HRC ruling, direct HUB to consider more appropriate Lawrence locations, make developing this vacant site a priority in the Downtown Master Plan, and lead this community towards an appropriate solution of this problem. We look forward to a future project that does follow downtown guidelines and historic guidelines and that the entire community can support.

Sincerely,



Dennis J Brown  
President



# Lawrence Preservation Alliance

P.O. BOX 1073 LAWRENCE, KANSAS 66044

RECEIVED

APR 18 2019

CITY MANAGER'S OFFICE  
LAWRENCE, KS

## DIRECTORS

DENNIS BROWN  
*PRESIDENT*

4-17-19

TRAVIS CAMPBELL

Lawrence City Commissioners

KATY CLAGETT

Re: HUB Request to Build Over Alley

LINDSAY CRICK  
*VICE-PRESIDENT*

The Board of the Lawrence Preservation Alliance previously is on record (April 7 letter to City Commission), asking commissioners to uphold the determinations of the Historic Resources Commission at your hearing scheduled for May 7. LPA believes that the HUB project, as proposed, should not be built downtown. The purpose of this letter is to comment about a specific aspect of the HUB proposal that the commission is also being asked to approve.

ERNIE ECK  
*CO-TREASURER*

MIKE GOANS

SARAH HOLDER

MATT HOLTkamp

CHRIS MILLSPAUGH

One of the methods the applicant is proposing to reconcile the massive density in relation to its site is a plan to extend the building's third level over the alley that runs through the block. This is a new and unique request that LPA believes would negatively affect downtown Lawrence if allowed.

MARK POTTS

COURTNEY SHIPLEY

We must first point out that this is an incentive request. The applicant is seeking permission to build in air-space over a right-of-way owned by the city. There is no mention of acquiring the rights via purchase or lease.

DALE SLUSSER  
*CO-TREASURER*

PHIL STINSON  
*SECRETARY*

The historic street/alley grid pattern downtown has been used in Lawrence since its inception. This has served not only as a transportation grid, but also as a guide to downtown development. Throughout Lawrence history, conforming to that grid pattern has helped to evenly distribute the overall massing of downtown structures while allowing for a variety of building heights and styles. Moving down each block, we see buildings facing Massachusetts Street and buildings facing New Hampshire Street, with a shared alley. This doesn't work for HUB. The HUB building is designed to face Massachusetts, New Hampshire and 11<sup>th</sup> Street all at once.

REV. VERDELL TAYLOR JR.

PATRICK WATKINS

DENNIS DOMER  
*EMERITUS*

MARCI FRANCISCO  
*EMERITUS*

The HRC is correct in expressing concern that allowing this building to cross over the alley will create a tunnel effect. HRC also is correct in its concern that, if this pattern is repeated in other downtown blocks, it would significantly alter the way downtown looks and functions.



Lawrence  
Preservation  
Alliance

*Serving Lawrence and Douglas County*  
[www.lawrencepreservation.org](http://www.lawrencepreservation.org)

This request by the HUB applicant is a tacit admission that their project simply cannot fit the density it needs within the confines of the site they wish to develop. It validates concerns expressed by HRC and preservationists that this structure will be painfully out-of-scale with the landmark buildings and the existing commercial structures within the Downtown Overlay District. If allowed here, a precedent will be established for future projects that would allow for even more infill that does not relate to the size and massing in the downtown historic district—which could eventually destroy the historic character of the downtown generations of Lawrence citizens have worked to protect.

Sincerely,



Dennis J. Brown  
President

**From:** Aaron Paden <[aaronpaden@gmail.com](mailto:aaronpaden@gmail.com)>

**Sent:** Thursday, March 28, 2019 12:32 PM

**To:** Leslie Soden <[lsoden@lawrenceks.org](mailto:lsoden@lawrenceks.org)>; Lisa Larsen <[llarsen@lawrenceks.org](mailto:llarsen@lawrenceks.org)>; Matthew Herbert <[matthewjherbert@gmail.com](mailto:matthewjherbert@gmail.com)>; Stuart Boley <[sboley@lawrenceks.org](mailto:sboley@lawrenceks.org)>; Jennifer Ananda <[jananda@lawrenceks.org](mailto:jananda@lawrenceks.org)>; Lynne Zollner <[lzollner@lawrenceks.org](mailto:lzollner@lawrenceks.org)>; Scott McCullough <[smccullough@lawrenceks.org](mailto:smccullough@lawrenceks.org)>

**Subject:** HUB project request

Lawrence City Commissioners,

Scott, Lynne,

I would like the City of Lawrence to stop work with the HUB development project until the community's Downtown Lawrence plan is in place.

Hyperbole: If I wanted to build a nuclear power plant downtown at the banks of the KAW river ... Would City staff meet really with me? Would I get to waste HRC meeting time? I hope not! If you think about HUB - the project isn't much different - it is basically impossible to make the project function without breaking rules. It isn't tenable project.

**WHY:**

We, as a city, have been working towards the downtown plan and this project is inappropriate in every way shape and form for the location.

We are giving it the time of day when we should say "No - this project is not appropriate in anyway - it isn't even worth discussing." It is an order of magnitude too large. That is not hyperbole.

There is no "win" for the community.

HUB's success would be a cultural and planning failure and if HUB fails to produce a quality product, or just financially, it would threaten to economically destabilize downtown.

By not taking seriously Lawrence's design guidelines and HRC guidelines and the community's needs - HUB developers have wasted numerous hours from HRC, city staff, and the community's time. (and you're getting to read this email...)

I do not find any difficulty in explaining how a project with this mass / scale will negatively impact the historic structures in question.

How it will negatively impact business downtown. How it will negatively impact the surrounding neighborhoods.

This isn't ANY corner - it is one of the top 5 architectural / historical / culturally important corners - it literally defines Lawrence.

There isn't room to screw this up - the community should have the chance to finish the downtown plan.

It is NOT the city or public's job to bend our community rules to make developers money.

If a new project isn't financially feasible without breaking rules (making it way too large) then it is:

1. A bad project
2. Land value is too high OR
3. The proposed income is too unstable. (see #1)



Further: We as a community are not hurting for student housing options. This solves no 'public good' or 'public need'.

This is a bad project - I heard a member of the HRC said he would give it an F. I say it isn't worth an edit.

Thanks for your time!

Aaron

Aaron Paden  
785 840-6400 text/call  
[aaronpaden@gmail.com](mailto:aaronpaden@gmail.com)

**From:** Carrie Peterson DDS <[carriepeterson@hotmail.com](mailto:carriepeterson@hotmail.com)>

**Sent:** Tuesday, March 26, 2019 8:11 PM

**To:** Scott McCullough <[smccullough@lawrenceks.org](mailto:smccullough@lawrenceks.org)>; [julia.v.butler@gmail.com](mailto:julia.v.butler@gmail.com);  
[earthpaden@gmail.com](mailto:earthpaden@gmail.com); [jecarpenter15@gmail.com](mailto:jecarpenter15@gmail.com); [sincluke@gmail.com](mailto:sincluke@gmail.com); [david.carttar@gmail.com](mailto:david.carttar@gmail.com);  
[eric.c.struckhoff@gmail.com](mailto:eric.c.struckhoff@gmail.com); [robert.c.sands@gmail.com](mailto:robert.c.sands@gmail.com); [jimweaver217@gmail.com](mailto:jimweaver217@gmail.com);  
[karenwilley1@gmail.com](mailto:karenwilley1@gmail.com); [sharon.ashworth.dgks@gmail.com](mailto:sharon.ashworth.dgks@gmail.com)

**Subject:** Support Hub Project on Mass

I am writing to support the development at Massachusetts and 11th. Downtown Lawrence needs additional density so businesses can survive and thrive. If the proposed development comes to fruition, the additional 600 residents will have a meaning impact on all the downtown businesses. I live in Lawrence, send my kids to school in Lawrence. However, my business is in Topeka. If I could gain an additional 600 residents around my business I would be absolutely thrilled. Density in downtown Lawrence is exactly what we need. It will discourage expensive urban sprawl and centralize people with entertainment, city services and housing. If density is not encouraged in downtown, where else can it go? It will just continue to go west. The development is asking for zero public incentive. It is the type of development we should be encouraging and supporting. We have a great town and should be proud that someone wants to invest millions of dollars in Lawrence AND ask the tax payers for nothing in return. The construction dollars would help the Lawrence economy and the real estate taxes generated for the project would be a massive win for the city. You became a commissioner to help lead Lawrence into sustainability. The downtown is an important part of our town and it deserves to thrive. Adding additional residential density will allow it to thrive and continue to flourish.

This intersection is an important part of downtown. The historic buildings around it will be enhanced significantly as this project will clean up junky, old Allen Press building. This project preserves the surrounding historic buildings and cleans up an important corner to Mass Street. This project is not any bigger than current projects on Mass Street and surrounding blocks.

**Please vote to approve this development!**

**Respectfully,**

**Carrie Peterson**

**From:** Heath Peterson <[heathpetersonmail@gmail.com](mailto:heathpetersonmail@gmail.com)>

**Sent:** Wednesday, March 27, 2019 12:29 PM

**To:** Scott McCullough <[smccullough@lawrenceks.org](mailto:smccullough@lawrenceks.org)>; [julia.v.butler@gmail.com](mailto:julia.v.butler@gmail.com);  
[earthpaden@gmail.com](mailto:earthpaden@gmail.com); [jecarpenter15@gmail.com](mailto:jecarpenter15@gmail.com); [sincluke@gmail.com](mailto:sincluke@gmail.com); [david.carttar@gmail.com](mailto:david.carttar@gmail.com);  
[eric.c.struckhoff@gmail.com](mailto:eric.c.struckhoff@gmail.com); [robert.c.sands@gmail.com](mailto:robert.c.sands@gmail.com); [jimweaver217@gmail.com](mailto:jimweaver217@gmail.com);  
[karenwilley1@gmail.com](mailto:karenwilley1@gmail.com); [sharon.ashworth.dgks@gmail.com](mailto:sharon.ashworth.dgks@gmail.com)

**Subject:** 11th and Mass

Good morning!

I am writing to ask you to please consider supporting the development at 11th and Mass. I believe the project is important to the long-term health of Downtown Lawrence.

It's important to note that I have zero financial interest in this project and no relationship or connection with the developer. Also, my comments are based on surface level information as a causal observer, but concerned resident from the sidelines. A few salient points to consider:

Population trends in Douglas County through 2044 demonstrate significant growth. Per the Institute for Policy and Social Research at KU, Douglas County (mostly Lawrence) will balloon to 165,000 residents over the next 25 years. We need to be in position to accommodate the growth with diverse residential options that appeal to our very diverse population, particularly generational preferences.

Millennial and younger generations are owning far fewer homes, prefer to rent and prefer to live in more urban settings. These are indisputable realities and we should take steps today to adapt accordingly as a community, rather than play "catch up" later.

This project can be an asset to attracting business, talent and residents - KU students, young professionals, KU alumni who would be interested in affordable/part time apartments in Lawrence based on the frequency of their visits, residents who want to live here but work outside of the city, and of course, new businesses.

Finally, this project would bring an additional 600+ residents to downtown and will have a meaningful and measurable impact on the business community. Further, it appears the developer wants to invest millions in Lawrence with zero public incentive, which is a win for all stakeholders.

Economic realities supported by data and facts should drive our decisions. Projects like this are more heavily weighted toward planning for tomorrow, than the needs of today in my opinion. I understand the angst around architecture and other elements of the project. However, these should not be barriers to doing business in Lawrence. Reasonable compromise is critical if we are going to reach our enormous potential.

Thanks for listening and thank you for your leadership. I hope you support what seems to be a great, value-added development for the future of Lawrence!

Heath Peterson  
Lawrence, KS Resident for 19 years

**From:** Cleve Pilakowski <[clevepilakowski@gmail.com](mailto:clevepilakowski@gmail.com)>

**Subject:** 11th/Mass

**Date:** March 27, 2019 at 4:01:05 PM CDT

**To:** [eric.c.struckhoff@gmail.com](mailto:eric.c.struckhoff@gmail.com)

Dear Eric,

I have never written about an issue/vote but feel that it is time. I have no financial stake in the downtown 11th apartment/retail project. The city of Lawrence has an opportunity to add to the downtown environment at no expense to the taxpayer. I feel that the development that is being discussed tonight is a "no brainer" for Lawrence.

1. It increases the foot traffic to all businesses in downtown.
2. It removes an eyesore building/lot and fills the area with a beautiful building. I don't know how you can expect any building to locate on the site if it is expected to compete with the historical buildings in the area. I don't know of any 150 year old buildings that will just magically appear on the site. As an owner of a commercial property in the city you must allow progress or people will find other areas to invest their money and time. Downtown is a wonderful area and I am proud of it, but it is struggling. In the 6 years I have lived here multiple businesses have come and gone and it is going to continue to get more difficult to fill the empty stores. You have an opportunity that may not ever come around again - a large project with no tax incentives that cleans up the area. Do not waste this chance. Downtown will not survive without more bodies supporting the businesses. Those beautiful old buildings will be lonely if development of the area is stopped.
3. Construction jobs/tax money
4. I am tired of seeing our leaders hurt development and make it difficult for projects. We have lost large commercial projects in the past that would bring in taxes(commercial, sales, etc.), provide jobs and enrich our community. I love the old buildings and history of our city, but we can have a vibrant downtown as long as we continue to mesh the new with the old.

Thank you for your service and please support this project to help Lawrence.

Sincerely,

Cleve Pilakowski

**From:** Tracy Quillin <[tracy.quillin@gmail.com](mailto:tracy.quillin@gmail.com)>

**Sent:** Tuesday, March 26, 2019 12:33 PM

**To:** Jeff Crick <[jcrick@lawrenceks.org](mailto:jcrick@lawrenceks.org)>; [julia.v.butler@gmail.com](mailto:julia.v.butler@gmail.com); [earthpaden@gmail.com](mailto:earthpaden@gmail.com); [jecarpenter15@gmail.com](mailto:jecarpenter15@gmail.com); [sincluke@gmail.com](mailto:sincluke@gmail.com); [david.carttar@gmail.com](mailto:david.carttar@gmail.com); [eric.c.struckhoff@gmail.com](mailto:eric.c.struckhoff@gmail.com); [robert.c.sands@gmail.com](mailto:robert.c.sands@gmail.com); [jimweaver217@gmail.com](mailto:jimweaver217@gmail.com); [karenwilley1@gmail.com](mailto:karenwilley1@gmail.com); [sharon.ashworth.dgks@gmail.com](mailto:sharon.ashworth.dgks@gmail.com)

**Subject:** The HUB Project at 11th and Massachusetts

Dear Planning Commissioners,

I'm writing as a former member of the Historic Resources Commission and as a longtime resident of Lawrence to urge you to deny the Special Use Permit to allow ground floor residential units on New Hampshire Street as part of the proposed HUB project. I think most Lawrencians agree that the corner has been long in need of an upgrade, but the proposal by CORE Spaces is not appropriate to the size, scale, or historic nature of the district. The historic buildings at that intersection have stood the test of time and are true landmarks in the city. The proposed project is too massive and it detracts from the historical charm of Downtown Lawrence. We can do better for our community than this project.

Respectfully,

Tracy Quillin  
Historic Resources Commission (2011-2017)

Ladies and Gentlemen of the Lawrence Planning Commission,

March 26, 2019

The historic nature of Lawrence was one of many reasons I looked forward to returning to the city where I attended college in the early 1990s. Since returning in late June 2018, I've enjoyed getting reacquainted with the city and have become obsessed with learning more about this town that has changed so much since my days of covering the city council and planning commission as a student journalist for the University Daily Kansan.

As a history and photography buff, I have spent some time since returning to the area visiting the Watkins Museum and photographing the historic courthouse, particularly after one of the January snowstorms. So, the proposed project at 11<sup>th</sup> and Massachusetts streets — directly across those streets from two buildings I enjoy studying — has grabbed my attention.

I applaud efforts to preserve our city's history, and I appreciate the love people have for buildings that provide iconic looks to a community. But I came to understand over a 20-year journalism career, with the last 14 of those as executive editor in one of the fastest-growing communities in the country, that history does not need to impede progress. In fact, I have found that smart development can enhance and draw even more appreciation for historic areas.

I am talking about St. George, Utah, a city in the far southwest corner of Utah that is home to many historic buildings, including the longest-functioning temple for the Church of Jesus Christ of Latter-day Saints and one of that church's oldest tabernacles. Other 19<sup>th</sup> century buildings — several homes of historic figures, an opera house, a block filled with stores passed down through generations — sit right across the street from one of the largest buildings in the entire city, constructed late in the first decade of the 21<sup>st</sup> century.

I see many similarities between the circumstances of that project in Utah with the one now being debated in Lawrence. For example, just like Lawrence, St. George had reason to be concerned about its downtown. Like Lawrence, St. George had retailers and restaurants closing on a more frequent basis than was comfortable. Some lost businesses were short-time startups, but some — as we've seen in downtown Lawrence just since my return — were longtime fixtures and part of the fabric of the downtown.

The project in St. George included retail space on the ground floor, service businesses on the next two floors and a parking garage. Some residents were aghast because the new building would be taller than the beloved temple and even the vast Dixie Regional Medical Center campus. But measures were taken to make that new structure blend in with the historic buildings, businesses were recruited to take strategic locations in the new building, and, perhaps most importantly, the parking garage filled a critical need in generating traffic to downtown. A full city block of new construction enhanced a blighted area across the street from historic structures.

I believe leaders in St. George did the smart thing then. And I encourage you to do the smart thing now. This project in Lawrence is large. It's true. But the economics of the 21<sup>st</sup> century are far different than the economics that led to the construction of the Watkins building as a financial institution in the 1880s. Two-story structures in downtown don't provide the return needed to justify them. The alternative is to force developers to build elsewhere, drawing more and more traffic away from the downtown. That seems counterintuitive given that Lawrence leaders dating back to my time covering the city council — to date myself, when Mike Wilgen served as city manager — have sought to sustain as the hub of city commerce.

This project brings new construction to an area that is, frankly, blighted on the northeast corner. A new building is a far better complement to a historic museum and a government building than a crumbling façade and empty lot. This project could bring hundreds of new residents to downtown, helping sustain dozens of small businesses within walking distance. And a parking garage brings a needed service that goes without need for explanation.

History should be preserved, but it should not be preserved, within reason, at the cost of the people trying to make a living in the present, namely small-business owners in downtown Lawrence.

What I like most about this project is it is bold. It is big because it provides a big dream for Lawrence. Larger, higher-density projects allow us to make the best use of our city's valuable land. And projects such as this make a statement that Lawrence not only has a vibrant past, but it has a dynamic future.

Sincerely,

Todd Seifert  
3913 Blazing Star Court

**From:** Nichele Nickel <[nursenicki72@gmail.com](mailto:nursenicki72@gmail.com)>  
**Sent:** Tuesday, March 26, 2019 3:10 PM  
**To:** Scott McCullough <[smccullough@lawrenceks.org](mailto:smccullough@lawrenceks.org)>  
**Subject:** Support for 11th and Mass.

Dear Mr. McCullough,

I am writing to show my support for the development at 11th and Mass. Downtown Lawrence needs additional density so businesses can survive and thrive. If this development is allowed to continue the additional 600 resident will have a meaningful impact on all of the downtown businesses. This project when completed will generate real estate taxes and sales taxes. Having this corner of our downtown empty and unused does nothing for our community or downtown businesses. I think seeing our downtown full of life and thriving is something that is important to all of us.

Please vote to approve this development!

Sincerely,

Nichele Spurling  
Business owner and long time resident of Lawrence and Douglas County.

**From:** anne tangeman <[aatangeman@gmail.com](mailto:aatangeman@gmail.com)>

**Sent:** Monday, March 25, 2019 12:49 PM

**To:** Jeff Crick <[jcrick@lawrenceks.org](mailto:jcrick@lawrenceks.org)>; [julia.v.butler@gmail.com](mailto:julia.v.butler@gmail.com); [earthpaden@gmail.com](mailto:earthpaden@gmail.com); [jecarpenter15@gmail.com](mailto:jecarpenter15@gmail.com); [sincluke@gmail.com](mailto:sincluke@gmail.com); [david.carttar@gmail.com](mailto:david.carttar@gmail.com); [eric.c.struckhoff@gmail.com](mailto:eric.c.struckhoff@gmail.com); [robert.c.sands@gmail.com](mailto:robert.c.sands@gmail.com); [jimweaver217@gmail.com](mailto:jimweaver217@gmail.com); [karenwilley1@gmail.com](mailto:karenwilley1@gmail.com); [sharon.ashworth.dgks@gmail.com](mailto:sharon.ashworth.dgks@gmail.com)

**Subject:** SUP for Core HUB proposed building

Good afternoon,

I plan to attend the Planning Commission meeting, but also wanted to write to you to let you know that I oppose this building for multiple reasons. Our town deserves something more than a 'dorm' on such a prime spot -- in a downtown that is consistently voted as one of the best main streets in America.

I understand the issue you are looking at is whether it should be granted residential floor units - and I think the answer is no. This invites a multitude of issues with downtown visitors, surely will affect the design in a historic district, and honestly, can be unsafe for the residents of the building as well. Downtown Lawrence Inc supports more retail space from this company, thinking it will lower our increasing retail rental space, but residential space on the ground floor does not aid downtown Lawrence businesses either. Note that I also find fault in the thinking that current downtown building owners who sit on empty spaces rather than lower rents will lower them in response to new retail space, no matter what it may cost - but that's another thread.

Overall, I ask why would our gem of a town, with so many creative people, accept a 'dorm', as an acceptable building, shaping our downtown for generations? I think we deserve better and can do better. I urge you to look at HUB apartments around the country and actually read the Yelp reviews, or other reviews from people who have lived in them. They are heinous. Across the country this group advertises their apartments as luxury for students, but they are built poorly and managed poorly, or sold off to others who also manage them poorly...vomit in the elevators, glass in the pool drain, and in one instance, a person even through themselves off the roof to the ground below. We deserve better and can do better.

Thank you,

Anne Tangeman  
1613 Rhode Island  
Renter who has lived in Lawrence for over 30 years



3/25/19

To: Lisa Larson, Mayor

From: Mark Wolfson

Re: Development at 11<sup>th</sup> and Mass St, Lawrence, Ks

I am a building owner in downtown Lawrence. I believe this project should be allowed to be developed for the following reasons:

- Downtown needs additional density...if successful the project will bring about 600 people living/shopping/dining in the area.
- This will have a meaningful impact on all downtown businesses
- This will bring many construction jobs to Lawrence
- There are no public incentive's involved
- It will remove the dilapidated Allen Press Building
- It will clean up a prominent corner of downtown Lawrence

I am sure the County Court House and the Watkins Museum will not mind this project and it is surely a heck of a lot better than adding another park in that location. Seems to me we have a great park two blocks South.

Thank you for your consideration in this important matter. **Let's make downtown Lawrence great again!!**

Sincerely,



**Mark Wolfson**

|

**From:** Kerry Altenbernd <[kerryaltenbernd@gmail.com](mailto:kerryaltenbernd@gmail.com)>  
**Sent:** Thursday, March 21, 2019 12:45 PM  
**To:** Lynne Zollner <[lzollner@lawrenceks.org](mailto:lzollner@lawrenceks.org)>  
**Subject:** Opposition to to Core Spaces' "The Hub" project

Lynne,

I'm writing to add my name to the growing list of those who are opposed to the ill-conceived "The Hub" project that Core Spaces is proposing for downtown Lawrence. It's totally out of character with the historic downtown area and would irredeemably destroy it. Such an architectural assault on downtown Lawrence must never be approved or built.

Thanks.

Kerry

**From:** Kerry Altenbernd <[kerryaltenbernd@gmail.com](mailto:kerryaltenbernd@gmail.com)>

**Sent:** Sunday, March 24, 2019 12:23:49 PM

**To:** Jeff Crick; [julia.v.butler@gmail.com](mailto:julia.v.butler@gmail.com); [earthpaden@gmail.com](mailto:earthpaden@gmail.com); [jecarpenter15@gmail.com](mailto:jecarpenter15@gmail.com); [sincluke@gmail.com](mailto:sincluke@gmail.com); [david.carttar@gmail.com](mailto:david.carttar@gmail.com); [eric.c.struckhoff@gmail.com](mailto:eric.c.struckhoff@gmail.com); [robert.c.sands@gmail.com](mailto:robert.c.sands@gmail.com); [jimweaver217@gmail.com](mailto:jimweaver217@gmail.com); [karenwilley1@gmail.com](mailto:karenwilley1@gmail.com); [sharon.ashworth.dgks@gmail.com](mailto:sharon.ashworth.dgks@gmail.com)

**Subject:** Opposition to items on March 27th Planning Commission agenda

To the Lawrence-Douglas County Metropolitan Planning Commission

Dear Commissioner:

I am writing to you in opposition to two related items on the agenda for the March 27th meeting of the Planning Commission, Items 11A and 11B, special use permits for The Hub at Lawrence, submitted by Core Lawrence Massachusetts LLC for 1040 and 1041 Massachusetts Street, and for 1000 New Hampshire Street, respectively.

City staff has apparently interpreted that Section 20-517(ii) of the Land Development Code only prohibits ground-floor dwelling units along certain downtown streets in order to ensure that those spaces are reserved for commercial use, and since the proposed units would not occupy such spaces, city staff has concluded that they should be allowed. Protection of commercial space may be one aspect of the intent of the section, but I submit that in addition to securing commercial space, its intent is to also restrict all ground-floor dwelling units in the downtown area to ensure that tenements, row houses, and other structure not conforming to the historic building patters in downtown will not be allowed to be constructed.

Even though the proposed ground-floor dwelling units in SUP-18-00502 are along the alley and north facing wall of the building, and the proposed ground-floor dwelling units in SUP-19-00033 are along the north and south facing walls, they are still ground-floor dwelling units in an areas where ground-floor dwelling units have not historically been allowed.

One might argue that there would not be the option in the code to allow ground-floor dwelling units with a SUP unless that were an acceptable configuration to the framers of the code, but I contend that this is not the case, and that the SUP option was included solely to ensure that future commissions would not be tied to old rules if attitudes changed in the future. These attitudes have not changed, so an SUP for ground-floor dwelling units downtown should not be allowed, whatever their configuration.

In addition, approval of the requested SUPs, and thus allowing construction of ground-floor dwelling units in downtown, would set a dangerous precedent that could someday be used in court against the city by a developer whose plans for such units were to be disapproved by future planning and city commissions.

I see no good reason for these special use permits to be approved, so I therefore request that you deny both of them.

Thank you.

Sincerely,

Kerry Altenbernd  
431 Forrest Avenue  
Lawrence, KS 66044-3729

LAW OFFICES  
**BARBER EMERSON, L.C.**

1211 MASSACHUSETTS STREET  
POST OFFICE BOX 667  
LAWRENCE, KANSAS 66044  
(785) 843-6600  
FACSIMILE (785) 843-8405

RICHARD L. ZINN  
CALVIN J. KARLIN  
JANE M. ELDREDGE  
MARK A. ANDERSEN\*  
TERRENCE J. CAMPBELL\*  
MATTHEW S. GOUGH\*  
CATHERINE C. THEISEN  
\*ADMITTED IN KANSAS AND MISSOURI

LINDA K. GUTIERREZ  
MATTHEW J. ROGERS\*

RICHARD A. BARBER  
(1911-1998)

Matthew S. Gough Email:  
[mgough@barberemerson.com](mailto:mgough@barberemerson.com)

March 20, 2019

**VIA E-MAIL ONLY**

Lawrence Historic Resources Commission;  
Lynne Zollner, Staff Liaison

Re: *DR-18-00503 (the "Application") – Environs Review*  
*The Hub at Lawrence (the "Project")*

Commissioners:

I am writing on behalf of Core Spaces (the "**Applicant**"). As discussed at the HRC meeting on November 15, 2018, Chapter 22 of the City Code (the "**Code**") has a very specific and limited definition of the term "Environs." That definition plays an outcome determinative role in your application of the proper standard of review, and the Applicant requests that you apply it to the Project.

***The Subject Property is Not Part of the "Environs" of Any Landmark or District.***

A threshold question in any environs review is whether the subject property is, in fact, part of the "Environs" of a historic property or district. It is a two-step analysis, and not every property within 250 feet of a historic structure is part of that structure's Environs. In fact, the Code's reference to 250 feet is meant to *exclude* properties from the definition of "Environs," not cause an otherwise insignificant property to become part of a landmark's "Environs." Section 22-105 provides the following definitions of "Environs" and "Contributing:"

Environs - Any structure, object, or site that **directly contributes** to the architectural and/or historical significance of a landmark or historic district. **The environs area shall not include structures, objects, or sites which are not located in part, or in their entirety, within 250 feet of the boundaries of a landmark or historic district designated pursuant to this Chapter.** The environs is not an extension of the boundaries of an historic district or landmark. For this reason, an application for a certificate of appropriateness for a project within the environs area shall receive the least stringent scrutiny when the Commission applies its Standards for Review as set forth in section 22-504 [sic], and there shall be a presumption that the application should be approved.

\* \* \*

Contributing (or Contributory) - A significant building, site, structure, or object which adds to the architectural qualities, historic association, or archeological values of an historic district **because**:

- (1) It was present during the pertinent historic time; or
- (2) It possesses integrity and reflects its significant historic character or is capable of yielding important information about the pertinent historic period.

(Emphasis added).

The existing improvements on the subject property do not “contribute,” nor are they “contributory,” to any historic district, because they were neither in existence during the pertinent historic time nor do they reflect any historic character. The existing property does not “directly contribute to the architectural and/or historical significance of a landmark or historic district.” Therefore, no part of the subject property is in the “Environs” of a landmark or district, the Project’s proximity to registered properties is irrelevant, and no Environs review is required.

***Even if the Subject Property Were Part of the “Environs” of a Landmark,  
the Presumption of Appropriateness Has Not Been Rebutted***

Applying the Code’s plain meaning to the Staff Report’s factual findings, even if the Project were part of the “Environs” of a landmark, HRC should approve the Certificate of Appropriateness. The Staff Report, which is a subjective interpretation of the Code, states in several places that the proposed project will “damage the environs” of the pertinent landmarks. *See, e.g., Staff Report, p. 5* (“The development project as a whole encroaches upon, damages, and destroys ***the environs of*** the Watkins Bank Building, the Douglas County Courthouse, and the English Lutheran Church.” (emphasis added)). Even if that is accurate (the Applicant believes otherwise), damage to the *environs* of a landmark does not rebut the presumption of appropriateness – there must be “significant” encroachment on, damage to, or destruction of a landmark. Section 22-505(4). There is no physical damage or destruction to any landmark. The Project does not encroach upon any landmark, because they are all buffered by public rights-of-way ranging from 80 to 100 feet in width.

The design of the Project, thanks to the input and guidance of Staff, ARC and stakeholders, has undergone a multitude of material refinements over the last eight months. The Applicant has been a cooperative participant in this process. This Project represents a significant opportunity to redevelop an underutilized gateway to Downtown. Please apply Chapter 22 of the City Code and approve the Certificate of Appropriateness.

Sincerely,

BARBER EMERSON, L.C.



Matthew S. Gough

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

From: Noah Benham <[noahbenham1@gmail.com](mailto:noahbenham1@gmail.com)>

Sent: Thursday, March 21, 2019 7:55 AM

To: [dave.evans@gouldevans.com](mailto:dave.evans@gouldevans.com); [kentfry@gmail.com](mailto:kentfry@gmail.com); [mveatch@gmail.com](mailto:mveatch@gmail.com); Lynne Zollner <[lzollner@lawrenceks.org](mailto:lzollner@lawrenceks.org)>; [brenna.buchanan@me.com](mailto:brenna.buchanan@me.com); [kelly.erby@gmail.com](mailto:kelly.erby@gmail.com); [abailey@sloanlawfirm.org](mailto:abailey@sloanlawfirm.org)

Subject: [old ci.lawrence.ks.us] HRC: The Hub

HRC,

As a Lawrence native, I'm concerned to hear of requests to build a large student apartment complex at the corner of 11th and Massachusetts.

New residential development can help spur growth and progress, and is becoming necessary in some cases to replace aging retail space losing its vitality in the age of online shopping. However, the commercial space of downtown is unlike that of other cities. Our restaurants & shops are well trafficked and loved by transient and long-term residents.

Existing buildings this developer, Core Spaces, has erected do not fit the aesthetic and quality we should demand and deserve from our tenants. The prominent location of this apartment complex will worsen traffic flow and harm surrounding structures' integrity.

Downtown Lawrence is the shining star of our city. It's what makes Lawrence unique, quirky and a place I'm proud to call my hometown. I urge you to uphold our high quality standards and respect for historic spaces.

Sincerely,

Noah Benham

[noahbenham1@gmail.com](mailto:noahbenham1@gmail.com)



**From:** Cynthia Bond <[cynthia.delay.bond@gmail.com](mailto:cynthia.delay.bond@gmail.com)>  
**Date:** March 20, 2019 at 1:18:55 PM CDT  
**To:** [dave.evans@gouldevans.com](mailto:dave.evans@gouldevans.com), [kentfry@gmail.com](mailto:kentfry@gmail.com),  
[mveatch@gmail.com](mailto:mveatch@gmail.com), [lzollner@ci.lawrence.ks.us](mailto:lzollner@ci.lawrence.ks.us), [brenna.buchanan@me.com](mailto:brenna.buchanan@me.com),  
[kelly.erby@gmail.com](mailto:kelly.erby@gmail.com), [abailey@sloanlawfirm.org](mailto:abailey@sloanlawfirm.org)  
**Cc:** "Moreno, James" <[moreno@ku.edu](mailto:moreno@ku.edu)>  
**Subject:** [old [ci.lawrence.ks.us](http://ci.lawrence.ks.us)] Please Do Not Approve the Hub Project

Dear Members of the Historic Resource Commission: We are writing to oppose the "Hub at Lawrence" proposal.

My husband and I (a professor at KU and cc'ed here) own a home and reside in East Lawrence. Originally from Chicago, we appreciate the thriving downtown Lawrence offers. One of the strengths of that downtown is the healthy contingent of townspeople on the sidewalks and in the Massachusetts Street businesses. As you well know, Massachusetts St. owes its vitality not simply to throngs of KU students, but to a mix of folks from various walks of life. To add the massive, student-centered structure of the "Hub" to this vital civic space would do a great disservice to Lawrence's downtown. The shift towards a more KU-centered, transient population in the heart of downtown undermines Lawrence's quality of life and unique identity as a town that is not solely encompassed by the University. And this impact is likely to be felt beyond downtown, with increased congestion in surrounding East Lawrence.

In addition, we are concerned about the adverse aesthetic and ahistorical impact this project will have on Downtown Lawrence. We echo Tom Harper's concerns in his letter in the Lawrence Journal World: "The height, scale & mass of the apartment complex will harm the integrity & environs of three historic buildings: Watkins Museum, the Douglas County Court House & English Lutheran Church....Furthermore, the design lacks strong and imaginative design elements for such an important intersection. On-line research of reviews for Core Spaces buildings reveals subpar construction & poor management as common themes."

We urge you to reject the Hub proposal for downtown Lawrence.

Thank you for your time,

Cynthia Bond  
James Moreno

# Douglas County Historical Society

1047 Massachusetts Lawrence, KS 66044-2923

Phone 785-841-4109 Fax 787-841-9547

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

## **Board of Directors**

March 8, 2019

### Officers

Kathryn Tuttle  
President

Historic Resources Commission  
City of Lawrence

Michael Delaney  
Vice-president

c/o Lynne Braddock Zollner  
Historic Resources Administrator  
City Hall

Kurt Falkenstien  
Treasurer

6 East 6th Street  
PO Box 708  
Lawrence, KS 66044

Tess Banion  
Secretary

Re: Proposed Project "The Hub at Lawrence"

Jeannette Blackmar  
Past President

Dear Members of the Historic Resources Commission:

### Members

Shawn Alexander

The Board of the Douglas County Historical Society and the Watkins Museum of History wish to express our concerns about the proposed project, "The Hub at Lawrence," at 1040 Massachusetts Street, 1041 New Hampshire Street, and 1000 New Hampshire Street which will come before you on March 21, 2019.

Eric Anderson

Abby Ehling

The proposed project is directly across the street from the Watkins Museum, the Douglas County Courthouse, and the English Lutheran Church. These three buildings are landmark properties on the Lawrence Register of Historic Places, as well on the National Register of Historic Places. The Watkins Building, built in 1888 to house the Watkins Land Mortgage Company and National Bank, has been home to the history museum for Lawrence and Douglas County operated by the Douglas County Historical Society since 1975. Before that, the building served as Lawrence City Hall, from the time the Watkins businesses closed in 1929 to 1970.

Sandra Gault

Web Golden

Charles Jones

Tom Harper

We have noted the request of the Historic Resources Commission for the developers to follow the Downtown Design Guidelines. Members of the DCHS Board of Directors have attended the meeting of the developers with the City's Architectural Review Committee in which some of the design guidelines were addressed by the developers. We appreciate their willingness to consider some changes.

Pat Kehde

Mica Mendez

John Nalbandian

Mick Ranney

However, the proposed changes do not affect the overall size, scale, and mass of the proposed structure. We believe that the height, scale and mass of the building at 1040 Massachusetts Street and 1041 New Hampshire Street would encroach upon, damage, or destroy the environs of the three listed historic properties.

Deanell Tacha

Lauren Taylor

There is no other structure as massive as the proposed structure in the environs of the Watkins Museum. The proposed height of the Hub building is 12 feet taller than the Watkins Building. Its scale and mass are significantly greater than the existing street

Sean Williams

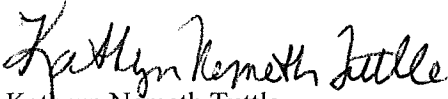



scape of commercial buildings in the 1000 block of Massachusetts Street. Finally, while the proposed reduction of the Hub building to five stories along Massachusetts Street, but with a sixth story set back 20 feet, reduces the building's apparent height at street level, the sixth story will be plainly visible from the Watkins Museum's third floor.

We urge the Historic Resources Commission to deny the project's request for a Certificate of Appropriateness. We urge that the project be redrawn to significantly reduce the height, scale and mass of the building so that it does not overwhelm the historic architecture of the Watkins Museum or the other two listed buildings, and preserves the historic appearance of the downtown commercial district in the 1000 block of Massachusetts Street.

Thank you for your consideration.

Sincerely,

  
Kathryn Nemeth Tuttle  
President

  
Steven J. Nowak  
Executive Director

March 21, 2019

Historic Resources Commission  
via email to: lzollner@lawrenceks.org

City of Lawrence Planning Commission  
via email to: jcrick@lawrenceks.org

City of Lawrence City Commission  
via email to: smccullough@lawrenceks.org



Dear Commissioners,

On behalf of our association of Downtown businesses, please accept this letter of support for the development project proposed by Core Spaces. As you know, our organization represents more than 200 local businesses in Downtown Lawrence. Our mission includes the commitment to preserve, protect, and promote Downtown Lawrence.

The single most effective way to support the current business mixture Downtown is to increase residential density within walking distance. Local retailers need local consumers. It is a reality that can be seen in the headlines each month. The density proposed by Core Spaces would grow the everyday supply of consumers to our Downtown businesses, supporting traditionally slower days for our retail and hospitality sectors. The addition of new commercial space will promote modern retail opportunities and will apply downward pressure on the overall Downtown lease rates. The location will activate one of the most underutilized portions of the district.

Downtown Lawrence is unique for both the charming historic aesthetics and the local businesses. Just as the businesses benefit from the architectural integrity of the buildings, the historic aesthetic is complemented by the goods and services offered by the local businesses. Empowering one of these characteristics over the other could easily damage the district as a whole. We have experienced a collaborative approach from Core Spaces, and appreciate the design accommodations made thus far at the recommendation of the Historic Resources Commission. We trust the City bodies will continue to work with Core Spaces to ensure the building complements the historic fabric of Downtown Lawrence.

Best Regards,

Downtown Lawrence, Inc.

Sally Zogry, Executive Director  
Emily Peterson, President – Merchants Pub & Plate  
Codi Bates, Vice President – The Burger Stand at the Casbah; Bon Bon  
Patrick Watkins, Secretary – The Watkins Law Office  
K. Meisel, Treasurer – Ameriprise Financial  
Andrew Madl, Past President – The Sandbar  
Kelly Corcoran – Love Garden  
Maren Ludwig – Mass Street Soda  
Meredith Moore – Wonder Fair

**From:** Tai Edwards <taisedwards@gmail.com>

**Sent:** Thursday, March 21, 2019 9:30 AM

**To:** sharon.ashworth.dgks@gmail.com; karenwilley1@gmail.com; jimweaver217@gmail.com; robert.c.sands@gmail.com; eric.c.struckhoff@gmail.com; david.carttar@gmail.com; sincluke@gmail.com; jecarpenter15@gmail.com; earthpaden@gmail.com; julia.v.butler@gmail.com; Jeff Crick <jcrick@lawrenceks.org>

**Cc:** Denny Ewert <dewert@lawrenceks.org>

**Subject:** No to HUB apartments on Mass. St.

I am writing to voice **my opposition to building the "HUB" apartment complex** at 1040 Massachusetts St. (and beyond).

- **No one comes to Mass. St to see apartment complexes.** The community and the tourists attracted to this historic and significant part of our city come for shopping, food, and events. Again, they don't come to see apartment complexes.
- **Parking** will be deeply problematic. The HUB is building parking for less than half of the beds its units will include. As I assume they intend to charge extra for those parking spots, many residents may choose to not purchase that parking regardless of its existence. Estimates indicate at least 340 cars will need parking in the vicinity. Where will they go? Parking is already challenging enough for community members and tourists. Other cities have faced this problem after allowing HUB development and others have prevented HUB developments as a result (read [here](#)).
- What evidence is there that **student housing demands** are not being met in the city? **What evidence is there that HUB will solve this problem?** Numerous other student-centric housing options exist a few blocks away from this location. Are they full? What is the benefit of adding HUB housing in the same neighborhood? Would it be better suited elsewhere? HUB housing does not appear to be affordable either (if student housing challenges are based upon expense).
- For a **city that has struggled** in recent years to fully vet projects that benefit developers and land owners rather than community members and tax payers, this project seems especially alarming, unneeded, and problematically located.

Again, I oppose this development in this location.

Regards,

Dr. Tai Edwards

Member of Barker Huddle

3211 Nottingham Ct.

Lawrence KS 66049

To the Historic Resources Commission

RE: ELNA Position on HUB Project

March 11, 2019

To the Historic Resources Commission,

The majority of the Board of the East Lawrence Neighborhood is asking that the HRC deny the HUB Project. This Project does not follow our Downtown Guidelines. This massive project is too close to residences within our neighborhood boundaries and it will have a negative impact on those residences. This project will also have a negative impact on downtown and the surrounding historic structures. This will also greatly impact our downtown culture that we have invested so much into as a City. Cultural impact is an important factor that is often not reflected in today's planning concepts. It should be.

Parking is also a significant concern. That is an issue that is on the City to reform before the next massive bedroom development downtown. The Courthouse parking lot will become a nightmare as will all parking within 2-3 blocks of this development, including blocks within our neighborhood boundaries.

The City is also embarking on a new master plan for how downtown transitions into the neighborhoods. Allowing this building at this time would seriously limit the impact that the findings from this task force will recommend.

Thank you for your consideration,

Phil Collison

The East Lawrence Neighborhood Association.

**From:** Bert Haverkate-Ens <[berthens@yahoo.com](mailto:berthens@yahoo.com)>

**Sent:** Thursday, March 21, 2019 9:00 AM

**To:** [dave.evans@gouldevans.com](mailto:dave.evans@gouldevans.com); [kentfry@gmail.com](mailto:kentfry@gmail.com); [mveatch@gmail.com](mailto:mveatch@gmail.com); Lynne Zollner <[lzollner@lawrenceks.org](mailto:lzollner@lawrenceks.org)>; [brenna.buchanan@me.com](mailto:brenna.buchanan@me.com); [kelly.erby@gmail.com](mailto:kelly.erby@gmail.com); [abailey@sloanlawfirm.org](mailto:abailey@sloanlawfirm.org)

**Subject:** [old ci.lawrence.ks.us] 11th and Mass - Stubbs Building remodel counters the idea that developers can't make money here

Please do what you can to preserve the downtown feel of Mass St. Perhaps the best solution is to somehow break up the conglomeration of lots catercorner. Preventing massive projects like Core from going through is a place to start. Thank you.

Bert Haverkate-Ens  
1525 New Hampshire

**From:** "Flory, Kirsten" <[Kirsten.Flory@colliers.com](mailto:Kirsten.Flory@colliers.com)>

**Date:** March 20, 2019 at 4:31:53 PM CDT

**To:** "[kentfry@gmail.com](mailto:kentfry@gmail.com)" <[kentfry@gmail.com](mailto:kentfry@gmail.com)>, "[lzollner@lawrenceks.org](mailto:lzollner@lawrenceks.org)" <[lzollner@lawrenceks.org](mailto:lzollner@lawrenceks.org)>, "[kelly.erby@gmail.com](mailto:kelly.erby@gmail.com)" <[kelly.erby@gmail.com](mailto:kelly.erby@gmail.com)>, "[mveatch@gmail.com](mailto:mveatch@gmail.com)" <[mveatch@gmail.com](mailto:mveatch@gmail.com)>, "[abailey@sloanlawfirm.org](mailto:abailey@sloanlawfirm.org)" <[abailey@sloanlawfirm.org](mailto:abailey@sloanlawfirm.org)>, "[brenna.buchanan@me.com](mailto:brenna.buchanan@me.com)" <[brenna.buchanan@me.com](mailto:brenna.buchanan@me.com)>, "[chad.c.foster@outlook.com](mailto:chad.c.foster@outlook.com)" <[chad.c.foster@outlook.com](mailto:chad.c.foster@outlook.com)>, "[dave.evans@gouldevans.com](mailto:dave.evans@gouldevans.com)" <[dave.evans@gouldevans.com](mailto:dave.evans@gouldevans.com)>

**Cc:** "Flory, Kirsten" <[Kirsten.Flory@colliers.com](mailto:Kirsten.Flory@colliers.com)>

**Subject:** HRC - The Hub Project

Dear Historic Resources Commission,

I want to share my support of "The Hub" proposed project by Core Spaces that is under consideration at 11<sup>th</sup> and Massachusetts. This project brings forth an opportunity to redevelop an underutilized, and quite frankly unsightly, end cap that is at the southern entrance to our Downtown Lawrence corridor.

This project will bring residential opportunities that will further enhance the retail support of our Downtown Lawrence merchants. As a commercial real estate agent, I understand first hand how residential growth positively impacts retail success. By creating additional opportunities for individuals to live, work and shop in our beautiful Downtown area creates a win-win for our community. As I evaluate the other new projects that have come online over the past few years, namely the developments along New Hampshire, as well as the new Treanor Architects building on Vermont and also the newly remodeled Marsh Building at 623 Massachusetts, all of these projects have created designs that have fit in with the look and feel of the Downtown Lawrence landscape.

I encourage your support of this project and the advantages it brings to the Lawrence Community.

Sincerely,

**Kirsten Flory**

Associate | Lawrence

Direct +1 785 865 3821 | Main +1 785 865 5100

Fax +1785 865 3842

[kirsten.flory@colliers.com](mailto:kirsten.flory@colliers.com)

**Colliers International**

805 New Hampshire, Suite C | Lawrence, KS 66044 | USA

[www.colliers.com](http://www.colliers.com)

# DARRYL GRAVES

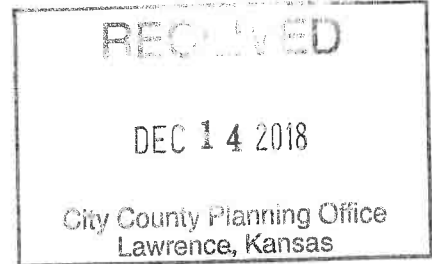
A PROFESSIONAL LAW CORPORATION

DARRYL GRAVES, JD  
Managing Partner

1040 NEW HAMPSHIRE STREET  
LAWRENCE, KANSAS 66044  
(785) 843-8117; FAX (785) 843-0492  
office@dgraves-law.com

LAURA WILSON, BA, MLS  
Office Manager

City of Lawrence  
Planning & Development Services  
Attn: Becky Pepper  
P.O. Box 708  
Lawrence, KS 66044



*RE: SUP-18-00502*

Dear Ms. Pepper:

I rent an office on New Hampshire Street across from 1041 New Hampshire Street. My comments about the special use permit being requested by Core Lawrence Massachusetts, L.L.C. are as follows:

- 1) The present building at 1041 New Hampshire Street is vacant and exceedingly ugly. It has been that way for decades;
- 2) The 1040 Massachusetts Street property is the worst looking building on Massachusetts Street;
- 3) I am in hopes that you will not discourage ANY building on this location, because anything is better than the current buildings;
- 4) A new building will produce a higher rate of property tax revenue for the city than the buildings that are currently on the sites;
- 5) As for the proposal concerning the parking lot on the East side of New Hampshire Street, I have heard that some people do not want a parking garage, however, there is currently a gravel lot, and I believe a garage will be much more attractive.

I support encouraging the developer in any way the city can to establish a new and modern building instead of the vacant and unattractive buildings currently on the sites.

Sincerely,

Darryl Graves  
December 12, 2018

----- Forwarded message -----

From: **Suzan Hampton** <[suzanhampton@gmail.com](mailto:suzanhampton@gmail.com)>

Date: Mon, Mar 25, 2019, 1:28 AM

Subject: Opposed to the proposed 'The Hub' development at 11th and Mass

To: <[jcrick@lawrencks.org](mailto:jcrick@lawrencks.org)>, <[julia.v.butler@gmail.com](mailto:julia.v.butler@gmail.com)>, <[earthpaden@gmail.com](mailto:earthpaden@gmail.com)>, <[jecarpenter15@gmail.com](mailto:jecarpenter15@gmail.com)>, <[sincluke@gmail.com](mailto:sincluke@gmail.com)>, <[david.carttar@gmail.com](mailto:david.carttar@gmail.com)>, <[eric.c.struckhoff@gmail.com](mailto:eric.c.struckhoff@gmail.com)>, <[robert.c.sands@gmail.com](mailto:robert.c.sands@gmail.com)>, <[jimweaver217@gmail.com](mailto:jimweaver217@gmail.com)>, <[karenwilley1@gmail.com](mailto:karenwilley1@gmail.com)>, <[sharon.ashworth.dgks@gmail.com](mailto:sharon.ashworth.dgks@gmail.com)>

Cc: Suzan Hampton <[suzanhampton@gmail.com](mailto:suzanhampton@gmail.com)>

Hi Commissioners,

I'm an architectural and urban designer who lives in East Lawrence and am writing to express my opinion about the proposed project "The HUB" at 11<sup>th</sup> and Mass. Due to the unique character of this specific site, I'm not in favor of this project and here's why:

1. The design has no relationship to its context. It is generic in its use of materials, form, massing, and function. This development could be found anywhere: Portland, Tokyo, Wichita...why here? What makes this building reflect the historical and cultural heritage of Lawrence, Kansas as a unique place, and the significance of that corner, specifically, as one-of-a-kind? How does this design tell the story of why Lawrence is special? How does it reinforce what's already here?

It doesn't. Its neutral design detracts from the strength of the surrounding buildings' character and diminishes the importance and stature of the entire corner. It's like putting Ross Dress for Less next to City Hall, or a Hy-Vee next to the White House. There's nothing wrong with Ross or with Hy-Vee, but put them in the wrong location and they suddenly become pretty wrong.

2. The design is not special enough for such an important location in downtown Lawrence. I'm not criticizing the design, but there is nothing noteworthy about it: it's designed to be as cheap as possible to build and to appeal to college-age students right now and for the next maybe 5-10 years, max. It's very likely a rehash of a design done for a different college town that the developer paid to have "tweaked" to conform to local building code and to the constraints of that site. I've done design work for developers and I know that if there is any way to repurpose a design that has already been paid for, they will do it: it's good business because they spend less money on design and it's faster.

3. I'm a big fan of increasing density and of increased residential density downtown because I believe it helps local economy and the environment. Done right, adding residential could help counter the negative impact of online shopping for our downtown businesses.

That said, this type of development with this specific target market will increase revenues for the bars and restaurants downtown, from property taxes, and from parking fines for the City. But I'm not convinced it will help retail revenues at all. Generation Z (and those coming after) shop online and get purchases delivered because they demand vast selection, personalization, and convenience. They don't shop retail much anymore and I don't see that trend reversing itself. They are looking for "experiences" in public, physical spaces: not shopping.

Such a special site downtown deserves a special building or other program. If the other buildings on that corner represent "heritage", "faith", and "governance", then a park could embody "free speech", a farmer's market "commerce", or a well-designed, well-integrated residential complex "community". It's my opinion that whatever structure or program that eventually inhabits this location should attempt one of two strategies:



1) either fit in with the overall scale, materials, massing, quality construction, public space, and setbacks of the surrounding urban fabric out of respect for and to strengthen the significance of what's already there, or

b) highlight the uniqueness and stature of that specific corner by being different and embodying a truly world-class design. Examples of this strategy that come to mind are the Steven Holl addition to the Nelson Gallery in Kansas City and I.M. Pei's Pyramide at the Louvre in Paris. Both are stunning and elevate the historic context \*and\* the new structures by their world-class design. They inspire dialog and thought, they create great, activated public spaces, and by the juxtaposition of the old with the new, they make a strong statement about culture, the passage of time, and the meaning of Place.

Thank you for your service, and for protecting our historic and cultural heritage at that very special downtown corner.

Suzan Hampton

--

**Suzan Hampton**, LEED AP bd+c  
landscape | architecture | urbanism  
415-745-0182

Delaware Street Commons  
1218 Delaware St. #1  
Lawrence, KS 66044

**From:** Tom Harper <[tomharper@stephensre.com](mailto:tomharper@stephensre.com)>

**Date:** March 19, 2019 at 8:56:57 PM CDT

**To:** <[dave.evans@gouldevans.com](mailto:dave.evans@gouldevans.com)>, Kent Fry <[kentfry@gmail.com](mailto:kentfry@gmail.com)>, Matt Veatch <[mveatch@gmail.com](mailto:mveatch@gmail.com)>, Lynne Zollner <[lzollner@ci.lawrence.ks.us](mailto:lzollner@ci.lawrence.ks.us)>, Brenna Buchanan <[brenna.buchanan@me.com](mailto:brenna.buchanan@me.com)>, <[kelly.erby@gmail.com](mailto:kelly.erby@gmail.com)>, "[abailey@sloanlawfirm.org](mailto:abailey@sloanlawfirm.org)" <[abailey@sloanlawfirm.org](mailto:abailey@sloanlawfirm.org)>, Stuart Boley <[sboley@lawrenceks.org](mailto:sboley@lawrenceks.org)>, Lisa Larsen <[llarsen@lawrenceks.org](mailto:llarsen@lawrenceks.org)>, Leslie Soden <[lsoden@lawrenceks.org](mailto:lsoden@lawrenceks.org)>, Matthew Herbert <[matthewjherbert@gmail.com](mailto:matthewjherbert@gmail.com)>, Jennifer Ananda <[jennifer.d.ananda@gmail.com](mailto:jennifer.d.ananda@gmail.com)>

**Subject:** [old [ci.lawrence.ks.us](http://ci.lawrence.ks.us)] Core Spaces- The HUB

Good evening- Ms. Zollner and Commissioners, thank-you for your service and protecting the historic integrity of our downtown.

I am writing to ask you to deny the request below by Core Spaces for the proposed project "The HUB".

The request is to demolish the two structures on the site and construct a mixed use structure that will cover 1040 Massachusetts Street (Lots 108, 110, 112, 114, 116) and 1041 Hew Hampshire Street (Lots 109, 111, 113, 115), two mixed use structures and a parking garage on the east side of New Hampshire Street (Lots 100, 102, 104, 106, 108, 110, 112).

Below is the letter to the editor I wrote. It was published in today's Lawrence Journal World. If you would include this email in the HRC packet on Thursday night I would appreciate it.

The proposed project, "The Hub at Lawrence" by Chicago based Core Spaces should cause great concern for anyone who appreciates the historic nature of downtown Lawrence. Core Spaces designs & builds apartment complexes in college towns for students. The location for this massive apartment complex is 11<sup>th</sup> & Massachusetts Street, the gateway to downtown. The height, scale & mass of the apartment complex will harm the integrity & environs of three historic buildings: Watkins Museum, the Douglas County Court House & English Lutheran Church. Such a massive apartment complex will house hundreds of transient students/residents resulting in increased vehicle traffic that will congest the entrance to downtown and compounds the existing congestion in adjoining East Lawrence neighborhood. Furthermore, the design lacks strong and imaginative design elements for such an important intersection. On-line research of reviews for Core Spaces buildings reveals subpar construction & poor management as common themes. This apartment complex is not conducive to a healthy downtown. We should not give 11<sup>th</sup> & Massachusetts away for such little return and great risk. The City, Historic

Resource Commission, Planning Commission & City Commissions are in place to protect us from developers that will harm our community. If you care about the integrity and life of our historic downtown, now is the time to speak up. Our community deserves a better neighbor than what Core Spaces is offering.

Sincerely,  
Tom Harper

**From:** Tom Harper <[tomharper@stephensre.com](mailto:tomharper@stephensre.com)>

**Sent:** Sunday, March 24, 2019 7:23:20 AM

**To:** Jeff Crick; [julia.v.butler@gmail.com](mailto:julia.v.butler@gmail.com); [earthpaden@gmail.com](mailto:earthpaden@gmail.com); [jecarpenter15@gmail.com](mailto:jecarpenter15@gmail.com); [sincluke@gmail.com](mailto:sincluke@gmail.com); [david.carttar@gmail.com](mailto:david.carttar@gmail.com); [eric.c.struckhoff@gmail.com](mailto:eric.c.struckhoff@gmail.com); [robert.c.sands@gmail.com](mailto:robert.c.sands@gmail.com); [jimweaver217@gmail.com](mailto:jimweaver217@gmail.com); [karenwilley1@gmail.com](mailto:karenwilley1@gmail.com); [sharon.ashworth.dgks@gmail.com](mailto:sharon.ashworth.dgks@gmail.com); Stuart Boley; Lisa Larsen; Matthew Herbert; Jennifer Ananda; Leslie Soden

**Subject:** ITEM NO. 11A -SUP-18-00502:

Dear Commissioners and Mr. Crick, thank-you for your service to our community.

If this could be placed in your packet I would appreciate it.

I am writing to urge you to deny the SUP for ground floor dwelling units for Core Spaces proposed development, the HUB located at 11<sup>th</sup> and Massachusetts Street.

As you are aware, the HRC unanimously denied Core Spaces the Certificate of Appropriateness last week. The public sentiment was overwhelmingly against this project due to the harm it will cause to our historic downtown.

The size, mass & scale are overwhelming to three historic buildings: The Watkins Museum, the Douglas County Court House and the English Lutheran Church. The number of transient students and lack of parking will cause more congestion downtown and spill over into East Lawrence neighborhood. The design is unimaginative. The corner of 11<sup>th</sup> and Massachusetts is precious and deserves a marquee building we can be proud of for the next 100 years. The HUB would be an embarrassment for our community.

On-line reviews reveal that Core Spaces has a poor track record across the United States with sub par construction practices & poor management. Attached are 8 pages of online reviews I gathered a couple months ago. I could have easily added more pages/reviews.

Lawrence deserves better and this particular corner, the gateway to our downtown certainly deserves a better building and better neighbors than an apartment complex that serves as a dormitory for students.

Lawrence is relying on you to deny the SUP and protect our historic downtown.

I'm hoping for another unanimous vote Wednesday.

Sincerely,

Tom Harper

The HUB Tucson 11

SCAM BUSINESS! Our son lived here last year for his freshman year. They don't have models for parents to look at and now we know why-because the apartments are shit holes. The place was dirty when him and his roommates moved in, their washing machine didn't work and it took the complex weeks to fix it. When they all moved out, we had the place professionally cleaned and we just got the invoice from them and they kept the entire \$500 deposit!! Obviously they're in the business to rip off college students and their parents.

With the amount of units they have and the number of college kids they put in each unit and the high living cost they charge that place should be a immaculate. They don't put any money back into the units from the money they get for rent. Plus they make you pay a full 12 month lease even though UofA is Aug-May.

Please do not put your kids in this shit hole. There are so many actual homes near and on campus that are rented strictly to students and are well maintained, clean, bigger living spaces, bigger rooms and less expensive! Our son is in one of these homes now for his second year and he couldn't be happier and we are saving so much money!

-----

Be forewarned if you are thinking about leasing an apartment here. You will never see your security deposit again and you most likely will be charged more for items like repainting the apartment for new tenants, which quite frankly the landlord should do in between tenants, especially after collecting \$50,000 a year for a 4 bedroom apartment. When my daughter moved in the couch was filthy and they had to complain over and over again to get clean cushions, then when she moved out they charged her and her roommates for new barstools only to learn that the new tenants moved in with the old barstools still there. They were eventually replaced months later but only after they complained over and over again. They also tried to charge my daughter for new carpet for her bedroom when her carpet had been professionally cleaned before she moved out. They did waive that fee when she showed them her receipt but the reality is the new tenants had already moved in, clearly not with new carpet put in even though they tried to charge my daughter \$600 for it. Her new apartment is \$400 a month less, the landlord holds social functions for them by the pool with food, and the shuttle runs like clockwork to the University so she finds it just as convenient. There are better places to live that value their tenants and treat them with respect.

-----

DO NOT LIVE HERE. They will take your money for no reason. Scratch in the wall? That's \$500. This place is a shit hole. The laundry machines barley work. The dishwasher never works. The couches are the ugliest things and feel like you are sitting on a rock. I ADVISE ANYONE LOOKING TO LIVE HERE TO NEVER LIVE HERE. EVER. and do not live at hub speedway. It is run by the same corrupted people. Im living here now and would rather move out next semester than have to deal with this shitty management again next semester. I would give 0 stars but I can't.

-----

All 4 of these complexes (Sol y Luna, Hub and Hub 2) are in the business of scamming college students, these focusing on wealthier families. They bait you in with a beautiful model then when you arrive in your room, you get furniture that falls apart, appliances that don't work, shower heads that fall off.

This place was hastily made and it shows. Also charging students 1500\$+ to live in these complexes without utilities is ludachris! Avoid at all costs!

Buyer beware. If I could prevent one parent or student from renting from this place, I will have done my good deed for the day. My son rented from this place for a year and I grateful it is over. Apartment was filthy when we moved in and was left spotless (professionally cleaned) and received none of our \$500 security deposit back. Complete abuse.

---

While we never got to renting a place, it was very clear these guys are dirtbags. I wish we would have looked at Yelp first (next time). They told us we had seven days to get our paperwork in. Two days later, after I took the morning off from work to get the lease notarized, I sent the payment and lease paperwork... everything was confirmed and seemed fine during conversation. My daughter was stoked. Then I get the call an hour later... "sorry we booked a group of four yesterday in that room." The next available room offered was double the monthly rate - right! They then offered to put us on a waiting list (like it exists) but could not tell us how many were on that list. Stay away or be prepared for some level of disappointment!

---

Would not recommend anyone to live at HUB at Tucson--would give it 0 stars if I could. This company scams students and parents into paying ridiculous rent for crappy apartments that aren't as advertised. Staff is usually not friendly/accommodating. Moved into a completely trashed apartment with a broken sink and toilet. Wifi never works. Paid a \$500 security deposit and only received \$100 back with made up miscellaneous fees and "turnover cleaning" fees (no damage was done to my room or the apartment besides normal wear and tear which should not be deducted from a security deposit). My roommate got her room professionally cleaned and she got hit with the same exact fees on move-out day making it apparent that they charge every student regardless of conditions. If you want to come home to elevators filled with trash and two-week old throw up in your hallway then HUB just might be the place for you.

---

Although it made for a fun social atmosphere full of college students, HUB takes advantage of tenants by overcharging for inferior living. The wi fi was never functional and never fixed, maintenance was bad, the building was dirty on move in, and after move out they sent a bill full of made up charges. They try and make money off of you anyway they can. Don't waste the time or money on the HUB.

---

If I could I would give them zero stars. Very poor quality, complete waste of my money. Customer service is also not even a category of concern for them.

Two kids, three years and a chunk of change down the drain!!! The only good thing about this place was the location. Rates were phenomenally high, but it seemed like a safe place for our kids to live, so we went for it. Let me tell you...It is a colossal rip off!!!! The first year the Hub opened, our oldest child moved in and the apartment still had wet paint on the walls during move in day,

because construction was so behind schedule. After numerous requests throughout the school year, a laundry list of items needing repair were NEVER done. And security deposits were not returned in full, regardless of how clean the apartment was. Move in during the second year at the Hub wasn't much better, with complete incompetence and chaos with the management. We had to ask them to have the carpets cleaned, which were not done at move out the previous year. And again, they were touching up the paint on the walls, while the kids were moving their furniture and belonging into their rooms. It was no surprise that the carpets were never cleaned all year, as had been promised. Various other things were broken and never repaired. Wifi was sketchy at best. And at the end of the second year, we still had most of our deposit withheld, despite the chaotic state that her apartment was turned over to us in the beginning of the school year. Year three, our younger child moved in, with the hopes that the Hub would have worked out some of the problems. And like the two previous years, the apartment was once again filthy and unacceptable. We implored the management to have their unit cleaned properly, which required a cleaning crew to scrape and scrub who knows what off the vinyl floors. This all occurred while we were trying to move in all 6 of the roommates. The rent from the first year to third year increased quite dramatically as well. And the kicker for year three security deposit.... receiving only \$13 out \$500 for each of the six deposits. UNBELIEVABLE!!! What a joke!! The Hub management requires each apartment's tenants to professionally clean their carpet. Explain to anyone how it is reasonable or even possible to expect 6 college students (6 roommates in our case) to coordinate this, when each student is in the middle of final exams and/or moving out at completely different days/times. Should this responsibility fall on the last student in the apartment, when most are in the midst of final exams and packing their belongings to move out for good? Like the three extra months of rent students pay between May and August won't cover the wear and tear of the other nine months! This company is greedy and shady to it's core!!! Why can't management figure in the cost of normal wear and tear into the cost of the apartment rent? Why not be up front about it all? We are disgusted at how this company holds every renter's security deposit hostage for the entire year, knowing all along that they have no intention of refunding it. Based on how incompetent the management is, the money is probably already spent. Kind of like a Ponzi scheme! This place is the biggest SCAM going in university apartment living.

## The James in Madison WI

The building was built in a very cost effective manner (cheap). The walls are thin and sound travels easily, the units lack storage, although you can rent a storage unit for an additional fee, and the bedroom closets are devoid of any type of organizers, so bring your own. The basic theme of cheaping out resonates throughout.

---

As a parent paying my student's rent at this place, my advice to other parents is "just say no." It's a poorly (read cheaply) constructed luxury priced building. Lots of things breaking or not installed correctly in their first year open. When the new owners took over, they exploited a loophole in the contract and effectively upped the rent (adding renter payment for water). And the basics are NOT taken care of. Move in/ out bins broken? We'll wait to buy more until the next years move in, leaving those of you that have paid us an exorbitant year of rent to carry out your boxes one at a time. Your student will be dazzled by the rooftop pool and ignore the tiny bedroom. Just say "no."

---

Consistent negligence, carelessness, and irresponsibility are a few words that come to mind.

---

I've had one of the worst experiences living at the James-- and I thought I'd give it a try for a second year as it was their initial year and my other option was filled too quickly (which was a mistake, nonetheless). The amount of TIME I spent just fixing their mistakes, preventing greater problems, and simply complaining could probably pay for a month's rent.

---

If I could give 0 stars I would. Incredibly poor communication and rude management. DO NOT LIVE HERE. The leasing manager Kristina L. is difficult to work with and has the worst customer service skills. Save your sanity & take my word and do not sign with this building!!!

---

Retweet, if I could give this negative stars I would. The amenities are cool but literally everything that can break will break. If you wanna live here, just be warned, living without a different necessity all the time because something breaks every week (it takes them 3 weeks to fix it) sucks. Also, if you have a balcony, your doors might get stuck locked and not allow you to use it so have fun paying extra for some cool locked doors. If you already signed here, I wish you the best but you made a horrible mistake.

---

This place actually is the worst. If zero stars was an option, I would do it. For one, the entire year the staff was so rude while doing their job. Like, I'm sorry I asked you to get me a package even though it's your job?? The place was always dirty, don't think they ever cleaned the hallways, staircases, etc. Also the hot tub was absolutely disgusting and so cloudy you couldn't even see the bottom. The utilities bill at the end of the month at the end of the year was 4x the price. Also the security deposits were literally stolen from us for such bullshit reasons. Last place I would ever live again.

---

Let me start off by saying, I do not live in The James. However, my girlfriend does, and this place is a mess! I don't even know where to start!! Back in the early spring, one of the three elevators stopped working with 10 residents inside. Now, this does happen from time to time in large apartments, but the way the management handled it was pitiful. Instead of letting other residents know about the problem with signs in the elevators or an email sent out to everyone, they decided to completely bury the issue. We only found out about the issue through a local news story ([madison.com/news/local/c...](http://madison.com/news/local/c...)). As if that weren't bad enough, the rules with the rooftop hot tub aren't explicitly advertised. Back at the end of the fall semester and at the beginning of this summer the hot tub was completely shut off without any warning to residents that it would be off. On top of these specific events, the protocol with charging residents for water appears to be entirely random with no system to let people know where the bill is coming from. Anytime there is a problem, the management seems to take ages to fix it. None of the issues brought up seem to actually matter to



them. Needless to say, my girlfriend is not returning for another year, and I have advised all of my friends who have considered this place to avoid it at all costs!!

---

Dont get suckered into the Roof top pool and other amenities. You will hate The James. After some time being here you will feel like your in prison. The concrete box feel apartments are depressing. The management sucks. The pool and hot tub is always qhetto trash in it. Any friends you have visit you will have to take elevator to let them in and then take them out. It's a fire hazard. You could get trapped if the key phob system doesnt work. You're on camera everywhere you go. The grills sound cool too but there always broke and gross

---

I had hoped that when TheJames was taken over by American Campus that the place would be run a little better but I have been greatly disappointed. For the past few weeks the steam room has smelled like mildew/mold an now it has been shut down indefinitely for repairs. The printer in the study lounge has been broken for 2+ weeks during finals and they just put a piece of paper over it that says "out of service." Finally, tonight after leaving the gym my access key stopped working for no apparent reason (I had nothing else in my pockets) and the person on call could only let me up into my room and suggest that I take it to the office tomorrow. Without my access key I cannot get in the front door, press the button in the elevator for my floor, or get into my room and there is no backup plan for if this happens. For the past two months I have been bombarded with lease renewal letters but there's a reason I'm not signing them to continue paying \$1300 a month for this. Figure it out

---

Update: It took 2 days for me to get a new keycard. Management was out of town and said they would not answer their phones or let anyone working onsite make a key. They never answered my emails and did not apologize at all. It is unbelievable that they do not have some protocol for situations like this or if an issue happens after normal business hours.

## STATE ON CAMPUS Norman OK

The only thing that is a joke is the Management. Everything about the place is nice but I would not live there again because of the new management. The updates are nice and I just can't stress how awful the management is. It was so much better when it was the Reserve.

---

State on Campus is a very nice apartment complex the perfect distance from campus. I had no problems living there other than my inconsiderate neighbors whom ultimately ruined my experience. The buildings are poorly insulated, so you can hear

everything your neighbors are saying. Such a shame because I would've renewed my lease in a heartbeat.

---

Slow to fix most issues that are wrong but overall nice place. Room doesn't look like model room though so very unexpected

---

The reserve on Stinson seemed like it would be nice quiet, out of the way place to live for my third year at OU. I soon realized that the reason it was so quiet and so few people lived here is because it's a nightmare, they claim to be a happy community for student living, but the staff does not have the slightest idea when it comes to a helpful community. the charge you for every little-suspected thing without proof or speaking to a resident. they make mistakes on your bills and then charge you late fees on top of it for THEIR mistake. not to mention for the first month and a half of living here my apartment was crawling with ant the inside and out, I keep a clean apartment, no food left out but they were everywhere. the only reason they were no longer in my apartment is because i finally went and bought some home defense bug spray myself. on top of that when i moved in it was like no one checked out the room from when the last person lived here. the blind slide to the patio didn't work, the patio was filthy like someone was blowing leaves and dirt onto it the blinds in my room didn't work, the door in my bathroom had been punched in. the shower drained slow and the washer was the loudest I'd ever heard and the dryer to this day doesn't work and they've come to "fix it" three times.... this place is terrible which explain why when I moved in they were only at around 35% capacity. this place is not worth the amount of rent the charge, and not maintained well enough for them to charge for every little violation. the staff doesn't and if that's not enough I can hear the guy above me every time he flushes the toilet or walks in his room. i would not recommend this place to anyone unless you're made of money to waste or this is your only possible option. even then I'd? rather pitch a damn tent and shower at the huff before living here again.

---

The Reserve at Stinson is, without a shadow of a doubt, the single most horrendous business I have ever had the privilege to lay eyes on. I mean really, you read books about people like this, and think: "Wow, there's no way anyone could possibly be this inhumane", but here at 730 Stinson Street, they'll go out of their way to go above and beyond. Move in day? Don't expect help with furniture, expect cockroaches. Cockroaches EVERYWHERE. You get used to them; Those six-legged arthropods crawling around while you sleep, getting in your backpack and laying eggs in your sink. We made sure to keep all our stuff in the refrigerator lest we wake up to an all you can eat cockroach buffet (Yes that is a double entendre). Don't get too cozy though; just when you start getting used to your uninvited roommates BAM! apartment floods. Three times actually. Turns out that shoddy old plumbing tend to break, who knew?!?! But don't worry, those kind, caring people down at the office have just the thing for you. Split up the roommates, shove 'em in the decrepit old

rooms twenty feet from the railroad tracks and call it a day. What's that? You like sleep and don't want those rooms by the train tracks? Well here's a clause in your contract saying they can move you to whatever old flat they see fit whenever they want, so better get used to your cozy new accommodations. But I gotta say, the thing that really gives The Reserve its charm are all those fine folk that work day and night to give your stay that personal flavor. At The Reserve on Stinson, you'll get to meet great people; like the lone maintenance guy who's trying to single-handedly maintain 216 apartments that are all falling into a deep state of disrepair. During your stay, you'll also get a chance to meet ALL the managers, who I'm pretty sure enjoy sending out eviction notices more than just about anything else. Weird auto-payment system didn't work? Here's an eviction notice. Can't get in your mailbox? Here's a new lease to sign. Didn't get the new lease? Here's an eviction notice. If you're pumped to get a chance to be a part of the glorious tradition they have here at the Reserve, then by all means get ready to put your \$666 dollars where your mouth is and jump on this year-long whirlwind of a ride in which there is absolutely. no. way. out. Alternatively, you could just skip all the paperwork and sell your soul to ----- directly; your call. Ladies and Gentlemen I give you "The Reserve on Stinson - Elevate your Living" (to slightly below water level).

---

Very bad management! The management just want to steal money from tenants. They don't care about tenants' needs and requests. All they want is money. Only after tenants pay for the money, the management would consider tenants' requests.

---

This by far was the worst apartment experience I had while attending OU and living in the area. I had PEST PROBLEMS to the MAX. I lived in a 2x2 and paid way too much for creatures to visit almost daily more specifically during the summer. I killed multiple scorpions and lizards/geckos; the office said it was because of our proximity to the water. That still didn't help the situation. It was horrible and maintenance did little to nothing about the problem (placed sticky traps by the doors) and had an exterminator come out. Yet, the exterminator himself explained there was nothing he could do about the scorpions because they were coming through gaps in the exterior. Needless to say, avoid this place.

The reserves has been a humbling experience where quantity of money did not equal quality service. Any issue comes down to management issues and poor staffing. The staff can be helpful and kind but only if your issue concerns them. For example, I had roommate problems that also caused them problems. They swiftly took care of that which seemed like concern for the renter but was in fact concern for themselves. Other issues like ac repair, small maintenance (garbage disposal, drain issues, broken appliances), and noise complaints are swept under the rug. They'll call you when they know more. Don't ask follow y questions as they do not listen. They will only answer what they're allowed to say in different words. There are obviously nice employees, but overall I find them rude, they intentionally withhold information, and generally Can't handle the workload. Perhaps if they had more staff and better communication amongst them you would feel like they wanted to help you, but overall they seem annoyed that you want them to answer your questions. Or as I view it, annoyed that I pay them to ensure a quality of living which I pay for.

---

The furniture is horrible, the management staff doesn't return phone calls, good luck getting your deposit back and the list goes on and on.

---

I ABSOLUTELY WOULD NOT RECOMMEND THIS APARTMENT COMPLEX TO ANYONE. During the time I resided at the Reserve on Stinson (Summer of 2012; only 2 months) I had a terrible experience. Appliances in my apartment were constantly breaking (a/c, dishwasher) and it would take weeks for the maintenance to finally come (only to temporarily fix whatever was broken). Our a/c was broken every other week while I lived there (5 times during a 2 month lease!); during the summer our apartment was 85 degrees and I had to sleep at a friend's house because it was unbearably hot. When I moved in our recliner was completely broken, the garbage disposal was clogged full of food and it was incredibly dirty. Then after moving out I was billed over \$100 for things that were already broken upon my arrival. I disputed the charges but was unable to get them dropped completely. I would rather be homeless than live at the Reserve again.

---

This was the worst place I have ever lived! The grounds and the apartments were nice, but the staff was the worst I have ever dealt with. They were rude and never accommodating. They will not speak with you once you have moved out either. I had a question about a bill I received and I called the office. The girl who answered the phone told me that they will not help me if I came in to speak with them. She literally stated "We will not speak with you if you come in". She stated that I had to write them a letter and that they would get back to me. The maintenance dept was constantly entering my apt without notice and they also were very rude. My shower and hot water heater were broke almost the entire time I lived there. The pool area was always dirty and the hot tub was broke and nasty (health violation?) I do not recommend this apt to anyone... even students!

# Douglas County Historical Society

1047 Massachusetts Lawrence, KS 66044-2923

Phone 785-841-4109 Fax 787-841-9547

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

## **Board of Directors**

March 8, 2019

### Officers

Kathryn Tuttle  
President

Historic Resources Commission  
City of Lawrence

Michael Delaney  
Vice-president

c/o Lynne Braddock Zollner  
Historic Resources Administrator  
City Hall

Kurt Falkenstien  
Treasurer

6 East 6th Street  
PO Box 708  
Lawrence, KS 66044

Tess Banion  
Secretary

Re: Proposed Project "The Hub at Lawrence"

Jeannette Blackmar  
Past President

Dear Members of the Historic Resources Commission:

### Members

Shawn Alexander

The Board of the Douglas County Historical Society and the Watkins Museum of History wish to express our concerns about the proposed project, "The Hub at Lawrence," at 1040 Massachusetts Street, 1041 New Hampshire Street, and 1000 New Hampshire Street which will come before you on March 21, 2019.

Eric Anderson

Abby Ehling

The proposed project is directly across the street from the Watkins Museum, the Douglas County Courthouse, and the English Lutheran Church. These three buildings are landmark properties on the Lawrence Register of Historic Places, as well on the National Register of Historic Places. The Watkins Building, built in 1888 to house the Watkins Land Mortgage Company and National Bank, has been home to the history museum for Lawrence and Douglas County operated by the Douglas County Historical Society since 1975. Before that, the building served as Lawrence City Hall, from the time the Watkins businesses closed in 1929 to 1970.

Sandra Gault

Web Golden

Charles Jones

Tom Harper

We have noted the request of the Historic Resources Commission for the developers to follow the Downtown Design Guidelines. Members of the DCHS Board of Directors have attended the meeting of the developers with the City's Architectural Review Committee in which some of the design guidelines were addressed by the developers. We appreciate their willingness to consider some changes.

Pat Kehde

Mica Mendez

John Nalbandian

Mick Ranney

However, the proposed changes do not affect the overall size, scale, and mass of the proposed structure. We believe that the height, scale and mass of the building at 1040 Massachusetts Street and 1041 New Hampshire Street would encroach upon, damage, or destroy the environs of the three listed historic properties.

Deanell Tacha

Lauren Taylor

Sean Williams


There is no other structure as massive as the proposed structure in the environs of the Watkins Museum. The proposed height of the Hub building is 12 feet taller than the Watkins Building. Its scale and mass are significantly greater than the existing street


scape of commercial buildings in the 1000 block of Massachusetts Street. Finally, while the proposed reduction of the Hub building to five stories along Massachusetts Street, but with a sixth story set back 20 feet, reduces the building's apparent height at street level, the sixth story will be plainly visible from the Watkins Museum's third floor.

We urge the Historic Resources Commission to deny the project's request for a Certificate of Appropriateness. We urge that the project be redrawn to significantly reduce the height, scale and mass of the building so that it does not overwhelm the historic architecture of the Watkins Museum or the other two listed buildings, and preserves the historic appearance of the downtown commercial district in the 1000 block of Massachusetts Street.

Thank you for your consideration.

Sincerely,

  
Kathryn Nemeth Tuttle  
President

  
Steven J. Nowak  
Executive Director

**From:** bob ingle <[iambingle@gmail.com](mailto:iambingle@gmail.com)>  
**Sent:** Wednesday, March 20, 2019 7:16 AM  
**To:** Scott McCullough <[smccullough@lawrenceks.org](mailto:smccullough@lawrenceks.org)>  
**Subject:** Core

This needs to be NO

<https://corespaces.com/projects/>

**From:** ransom jabara <[ransomjabara@gmail.com](mailto:ransomjabara@gmail.com)>

**Sent:** Thursday, March 07, 2019 11:25 AM

**To:** Lynne Zollner <[lzollner@lawrenceks.org](mailto:lzollner@lawrenceks.org)>

**Subject:** The Hub

Hello,

In a recent East Lawrence Neighborhood Association newsletter, we were encouraged to weigh-in on the proposed apartment development at 11th and Mass. I think the hope was that we'd voice concerns in opposition to the project, but from my perspective, I'd rather a too-tall building be erected (or I guess "out of scale" is the vernacular) than continue with the current blight. I've been living-in or visiting Lawrence for the past twenty years and I can't recall a time when that corner hasn't been an eyesore. I'd hate for something - anything - to be nixed because the building is tall-ish. Or because folks who choose to live near the city center are concerned about it getting too dense or noisy.

My two cents.

Thanks,

Ransom Jabara

property owner at 1023 New York St.



Please Forward to the Planning Commissioners

March 20, 2019

Lawrence-Douglas County Planning Commission

City Hall

c/o [bpepper@lawrenceks.org](mailto:bpepper@lawrenceks.org)

Dear Planning Commissioners:

I am writing to urge you not to approve the request from Core Lawrence Massachusetts LLC for two Special Use Permits (SUP-18-00502) and (SUP-19-00033). These SUPS would allow ground floor dwelling units in the proposed project of apartments for students, called The HUB, at 1040 Mass. and 1041 New Hampshire.

The city code does not allow dwelling units on the ground floor in the Downtown because downtown is supposed to be commercial and business uses along the street level. The zero setbacks for most downtown buildings means that the pedestrian activity on the sidewalks adjacent the HUB building is within inches of a private living room or bedroom of a rental.

While I believe from the drawings that the present design for the HUB calls for the private dwelling spaces to be on the ground floor but not adjacent to the street, I wonder what happens if those front spaces cannot be rented for retail? The owners could, with this SUP, simply move student renters into the front spaces. Or if the building interior is reconfigured in the future, this SUP change would again allow for private bedrooms and living spaces to be on eye level with pedestrians and cars.

It seems like a really bad idea both in the short term and long term to change the zoning for a downtown property. And of course, it sets a precedent that will be hard to keep in check.

Please vote "no" on SUP-18-00502 and SUP-19-00033.

Sincerely,

Pat Kehde

From: Nick Kuzmyak <[nick.kuzmyak@gmail.com](mailto:nick.kuzmyak@gmail.com)>

Date: Mon, Mar 11, 2019, 1:54 PM

Subject: Correspondence to Planning Commission, re: 11th & Mass proposal

To: Karen Willey <[karenwilley1@gmail.com](mailto:karenwilley1@gmail.com)>

Cc: <[earthpaden@gmail.com](mailto:earthpaden@gmail.com)>

Good afternoon Commissioner Willey,

Though I do not recall whether the Planning Commission has already deliberated over the proposed mixed-use development and associated parking garage at 10th and Massachusetts (Hub on Campus), it will be going before the Historic Resources Commission soon. This development has caused quite a bit of consternation among the Lawrence community, by both neighbors and the general public. Therefore, I have a proposal to consider, after a bit of background.

I should note that I'm not opposed to the development: downtown retail streets need about 1200-1500 nearby dwelling units per block to be economically sustainable, so this is the kind of project that will help ensure the future success of the area by bringing far more people to where commerce actually happens.

However: I realize the project faces a steep uphill battle to get approved. Complaints already abound from excess height/rent/massing/student population, to not enough parking, and simply being "super ugly and depressing". Many of these complaints align with the "immaculate conception" theory of cities, which states that all old buildings are good, and all new development is bad. It's a fascinating theory, if you want to read more about it: <http://cityobservatory.org/the-immaculate-conception-theory-of-your-neighborhoods-origins/>.

The most valid concern, which is not being addressed by most reactionary opponents, is that of concentration of wealth in the hands of a few. Historical development was fine-grained, with each building often being owned by one of its tenants. This allowed for community wealth building, while also offering a lower barrier to entry for those who could not buy a whole block.

The reason I write, then, is a proposal I believe should be considered given the opposition to block-sized buildings juxtaposed with the clear need for downtown housing. It is admittedly radical, but not unfeasible: **direct the City to purchase the Allen Press property, demolish it, subdivide the lot into similar sizes as the rest of downtown, add utility service, and sell the lots.**

This could be accomplished through a public-private partnership between the Planning and Development Department (this project would satisfy both sides) and a local developer. A few goals could then be accomplished:

1. Distribute ownership to many more citizens.
2. Create small-scale retail, office, and residential spaces that can be more individually tailored by their owners.
3. Avoid concerns of block-sized buildings.
4. Remove the unsightly beige warehouse that's currently there.
5. Give the city more of what it wants (Downtown) in the only place it'll allow it (Downtown).

I cc'd Erin on this since she seemed interested, so I was hoping that one of you could perhaps bring up this idea during the Commission Items segment of the next meeting.

Also, if you've made it this far and are up for further discussion, I'd love to meet up to have a conversation on traditional urbanism and how we can still achieve it despite the financial/political infrastructure that generally forbids it.

Sincerely,  
Nick Kuzmyak  
785-304-1483

**From:** Sacie Lambertson <[sacie.lambertson@gmail.com](mailto:sacie.lambertson@gmail.com)>

**Sent:** Monday, March 11, 2019 9:30 AM

**To:** Lynne Zollner <[lzollner@lawrenceks.org](mailto:lzollner@lawrenceks.org)>

**Cc:** David Lambertson <[dflambertson@gmail.com](mailto:dflambertson@gmail.com)>; Lisa Larsen <[llarsen@lawrenceks.org](mailto:llarsen@lawrenceks.org)>; Jennifer Ananda <[jananda@lawrenceks.org](mailto:jananda@lawrenceks.org)>; Leslie Soden <[lsoden@lawrenceks.org](mailto:lsoden@lawrenceks.org)>; Stuart Boley <[sboley@lawrenceks.org](mailto:sboley@lawrenceks.org)>; Matthew Herbert <[matthewjherbert@gmail.com](mailto:matthewjherbert@gmail.com)>

**Subject:** Core Development plan for 11th and Mass.

Good morning Lynne, I understand the upcoming HRC meeting will look at the Core Development's proposed plan for the corner of 11th and Massachusetts.

While on one hand I applaud good development in downtown Lawrence, I strongly object to ANY new changes until the process begun by our city council to develop an overall 'Downtown Plan' is completed.

The city hired a Chicago firm to help them and the citizens of Lawrence envision how downtown might look over the next twenty years. The Chicago group made it clear this process will take some months to complete, six months or more they suggest. In the meantime it makes NO sense to agree to any development in downtown or its adjacent areas until that process is complete and there is good agreement on the plan.

Further, I also understand the city is encouraged to promote a plan for the East Lawrence area, one that will guide development in this area immediately adjacent to the downtown. Clearly this plan needs to be coordinated with any new downtown plan.

Therefore any plans for the large southeast corner at 11th and Mass must wait until an overall plan is on the books. That corner has been 'available' for development for a long time now and a relatively short wait that will allow building there to mesh properly with an overall plan entirely makes sense.

Further, the specific Core plan suggested for that corner, is entirely monolithic with all the negative physical connotations implied. Changing the surface areas of a building that is too large for the site, to theoretically mask its size, is a ridiculous effort to overcome the obvious. There are other ways to design this. Moreover, given that the main building is intended to house students but offers only one third of the parking customarily used by students, suggests a nightmare of downtown parking, one that will no doubt spill over and negatively impact the East side residential area.

I like blending old and new. I would not object to contemporary design mixed with traditional. Further, encouraging a larger residential and business downtown population is exactly what the city needs, specially if doing so will discourage shopping mall development at the edges of town. Now that larger buildings have gone up along New Hampshire, a development strategy is suggested and should be further encouraged. But IMO the size and look of continued development along Mass. Street should be in keeping with the scale of that street as it is already.

But to repeat, until an overall plan for downtown is in place, any further development for the immediate area should be tabled.

Best, Sacie Lambertson  
715 New York Street  
785 217 6215

**From:** Melissa Meyer <[melrmeyer@gmail.com](mailto:melrmeyer@gmail.com)>  
**Sent:** Wednesday, March 20, 2019 9:04 AM  
**To:** City Hall email  
**Subject:** Re: Historic Resources Commission | January 17, 2019

Hello,

I'm writing to express my concern about the proposed project, "The Hub at Lawrence" at 11th and Mass. Lawrence is bloated with cheap and unbecoming apartments as it is. There is plenty of on campus housing for students and that is where we should encourage students to live so they are near to their classrooms and libraries. Lawrence does not need another complex like this or to have an outside company take advantage of the city again.

Thanks for your consideration,

Melissa Meyer

**From:** Jenny Trucano Muller <[jtrucano@gmail.com](mailto:jtrucano@gmail.com)>

**Sent:** Sunday, March 24, 2019 11:58 PM

**To:** Becky Pepper <[bpepper@lawrenceks.org](mailto:bpepper@lawrenceks.org)>

**Subject:** Hub on Campus project

Dear Becky,

I'm writing to ask you to oppose the Hub on Campus project that is proposed for downtown. With its tree-lined streets, historic architecture, and mix of small businesses and restaurants, [Massachusetts Street was the most visited attraction in Kansas last year](#).

While I love the idea of the empty lot on the corner of 11th and Mass being turned into a multi-use space, I'm concerned about Hub on Campus for the following reasons:

- As noted by the HRC, the aesthetics of the project don't fit with downtown and would detract the appeal of Mass St.
- With new housing for students going up along 19th St., I'm not convinced there's a need for extra student housing.
- I would like to see Lawrence offer more affordable housing for residents, which the Hub does not do.
- With more beds than parking, there will be an overflow of cars onto nearby streets. Although I support more dense urban development in Lawrence, it needs to come with smart planning for transportation. Adding more cars will put more pressure on parking for people who go downtown to shop and dine and will likely discourage some visitors. I would be more supportive of the project if it incentivized students to not bring cars or provided a robust plan for parking nearby. (What I think would be really great to see is for Mass to go completely car-free and get a trolley instead, but that's a separate issue.)

Thank you,

Jenny

Jenny Trucano Muller  
1801 Barker  
Lawrence, KS 66044  
605 645 0313

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

From: J Rasmussen <[jr.cornerstone@yahoo.com](mailto:jr.cornerstone@yahoo.com)>

Sent: Thursday, March 21, 2019 2:30 PM

To: Lynne Zollner <[lzollner@lawrenceks.org](mailto:lzollner@lawrenceks.org)>

Subject: HUB Apartment complex

Lynne,

I have been a resident of east Lawrence for over 15 years.

I live at 1406 New Jersey Street in Lawrence.

I will not be able to attend the planning commission meeting tonight because of prior commitments.

I wanted to comment on agenda item #6 regarding the HUB apartment complex that is proposed to be built downtown at 11th and New Hampshire.

I am strongly against this project.

It is a very large apartment complex that is not only tall but also has a huge footprint.

It will dwarf all the other buildings downtown simply by its sheer size.

It will not only have a negative impact on the three registered historic buildings of the Old English Church, Watkins Museum and the courthouse, it will have a negative impact on the whole nature of that part of downtown.

I do not like the fact that it will bridge the alley-way essentially creating a tunnel for an alley.

This feature will not only be unsightly and trashy but will attract homeless people and Graffiti artists at night and Junior high students during the day.

I am very concerned that it is intended to house 615 students but only has parking for 272 cars.

This will have a very negative impact on the neighborhood.

If this company is touting itself as a safe place for young college women to live, I do not think it is very safe to expect those college women to have to walk out into the dark of an east Lawrence neighborhood to get her car just because there is not enough space in the building's parking garage.

I do not believe the developers when they say they need to make it this big to make it economically feasible.

I simply do not believe that line.

I think other similar buildings that are a similar example are the HERE apartment complex near the football stadium.

That is a big ugly box

Also the Oread Hotel that changed the skyline of Lawrence looks like a factory with its boxy architecture and smokestack looking cell towers.

Please do not approve the construction of the monolith Say no to another ----

Huge

Ugly

Building

John Rasmussen

1406 New Jersey

**From:** Roitman, Judy <[jroitman@ku.edu](mailto:jroitman@ku.edu)>  
**Sent:** Sunday, March 10, 2019 8:59 PM  
**To:** Lynne Zollner <[lzollner@lawrenceks.org](mailto:lzollner@lawrenceks.org)>  
**Subject:** Allen Press site; Historic Resource Commission

Dear Historic Resource Commission,

I am writing to encourage the HRC to *not* recommend the HUB project at 11th and Massachusetts/New Hampshire streets.

The HUB project is, by Lawrence standards, huge. It is adjacent to three historical buildings, the Douglas County Courthouse and the Watkins Museum, both designed to be magisterial in the context of their surroundings, and the extraordinarily graceful and relatively small English Lutheran Church. All of these buildings would be visually overpowered by the sheer mass of the HUB project. Plus we would lose much of an alley, itself a historic loss.

Lawrence is a very special place. The HRC is tasked with protecting the specialness that comes from the visual evidence of our history. Three buildings exemplifying our architectural history are adjacent to the northeast corner of 11th and Massachusetts. That corner badly needs development, but only in a way that respects what has come before. The HUB project does not meet this criterion.

Thank you for listening,

Judy Roitman



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

From: Jack and Martha Rose <ljrose@sunflower.com>

Sent: Sunday, March 17, 2019 6:43 PM

To: Lynne Zollner <lzollner@lawrenceks.org>

Subject: History Resource Commission--the HUB

To the commission members:

The Downtown Master Plan commissioned by city officials is underway. Please do not vote on the HUB project before that plan is revealed.

I have lived in Lawrence many years. I love the history connected to the corner with the court house, Watkins Museum and Stubbs building.

I feel we should give the Master Plan a look before approving a massive building on that corner. The heritage of Lawrence is at stake.

Let's let professional planners give us their ideas about the aesthetics of a building overshadowing the historical buildings and the logistics of a unit rented to owners of cars who want to have a parking place near their living quarters.

Thank you for considering my request of holding back on a vote before the master plan is known.

Martha Lawrence Rose

----- Forwarded message -----

From: **Linda Watts** <[lindajoywatts@icloud.com](mailto:lindajoywatts@icloud.com)>

Date: Mon, Feb 25, 2019, 12:34 PM

Subject: Proposed HUB Project

To: <[jimweaver217@gmail.com](mailto:jimweaver217@gmail.com)>, <[julia.v.butler@gmail.com](mailto:julia.v.butler@gmail.com)>, <[karenwilley1@gmail.com](mailto:karenwilley1@gmail.com)>, <[earthpaden@gmail.com](mailto:earthpaden@gmail.com)>, <[jecarpenter15@gmail.com](mailto:jecarpenter15@gmail.com)>, <[sincluke@gmail.com](mailto:sincluke@gmail.com)>

Cc: <[david.carttar@gmail.com](mailto:david.carttar@gmail.com)>, <[robert.c.sands@gmail.com](mailto:robert.c.sands@gmail.com)>, <[eric.c.struckhoff@gmail.com](mailto:eric.c.struckhoff@gmail.com)>, <[sharon.ashworth.dgks@gmail.com](mailto:sharon.ashworth.dgks@gmail.com)>

Looking ahead at the meeting when you will consider the proposed housing project (HUB) as requested for Mass. street and 11th, I have several concerns including the appearance of such a large construction. Lawrence wants to maintain it's historical downtown. Do visitors really want to approach downtown and see a modern apartment building that might dwarf the historical buildings? The lack of adequate parking spaces and the number needed for such a large complex will not go over well with east side residents who live close to downtown. Are these living units really needed for students? We do have need for affordable housing but not more student housing.

The city has hired a consultant to give input on a downtown master plan and I would want to see this plan considered before a decision on this proposed construction is made.

Thank you for you continuing work (volunteer time) for the community of Lawrence. Your efforts are time consuming and rarely get the reserved recognition.

Linda Watts  
1817 Learnard Ave.