

## Mary Miller

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**From:** J Patrick Guilfoyle <joepatgil@yahoo.com>  
**Sent:** Friday, March 15, 2019 2:23 PM  
**To:** Mary Miller  
**Cc:** Matt Bond  
**Subject:** Re: proposal for Miracon Plaza at the corner of Clinton Parkway and Wakarusa Drive

Thanks for the plan Mary.

First, I was shocked by the scope of the plan. It's not close to the plan approved by the city in 2006. It's massive in concept and is invasive in the dominance it projects over the neighboring single family homes directly to the east.

Second, keep in mind the elevation from the storm drain to Wakarusa street is 40 to 60 feet. This means the back of the development at its highest point may be 100-120 feet or so above the houses on the east side of the tree line, or what would be left of it. Even if the trees were not taken out the buildings would rise above the trees anyway.

The lighting of the property looks intense and will probably shine over the top of the tree line to illuminate our properties all night every night. How would you like to have a spot light shining on your house all night? Plus we would be looking up to the trash dumpsters and congestion and parking noise projected by the structures. Oh boy. I can bet my property value will take a dive, how far, I'm afraid to think. Who would want to sit out on the deck at night and be entertained by noise and sight pollution?

Talk about a privacy, noise and sight breach, this new plan has it all. Do you think the county will reduce our property taxes because of reduced value of our homes? No. They will do a study of home sales for 5 years to determine that. Maybe. Realtors do comps when determining property value. If my home value drops when up for sale all the neighboring properties do too when they go up for sale. Presumably hundred of thousands in lost value. Is the city prepared to treat us like that?

I have talked to a few neighbors and they are not happy. We are organizing now and looking into a protest petition or what ever the legal process may be to make sure the city is as concerned for the property owners as they are of sales tax revenue. We are not naive. We know the city wants to accommodate reasonable growth. That's all good but this structure will harm, in its current plan, the peace, privacy and value of our neighborhood. My opinion anyway.

File this note away as my personal input when you consider approval. If I'm in town I will attend the meeting and so will many of my concerned neighbors. Thanks for your consideration on this.

Sincerely

*JP Guilfoyle*

March 24, 2019

To the Lawrence City Commissioners:

We are writing in response to the notification we received concerning the request by Off-Piste Development Group, to rezone lot 2 Alvarado West number 9 from commercial to commercial/residential. Our property is adjacent to the lot in question. We have read the letter that my neighbor, J. Patrick Guilfoyle submitted to you. We agree with every objection raised by Mr. Guilfoyle to the proposed rezoning. We would like to expound on a few of his objections.

We have had people cut across our property from the south end of Killarney Court across the storm drainage canal to get to Wakarusa Drive. With a residential development on the lot, the problem will only be exacerbated. We realized that our property's value would be affected if/when the lot was developed. We were OK with that because we knew what the prospects were. We will be faced with a whole new set of problems if the lot is re-zoned.

We think it would be unfair to affect so many homeowners, simply to monetarily support a development group that was unable to utilize the lot for what it was originally intended. We don't see how more unnecessary apartments are going to better the city of Lawrence, especially at the cost of the current homeowners along Innsbrook Drive and Killarney Court. We ask that you not allow the rezoning.

Sincerely,  
Alan and Nancee Beilgard  
2229 Killarney Ct  
Lawrence, KS