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From: Boog Highberger [mailto:mrboog@att.net]

Sent: Wednesday, November 30, 2011 1:10 AM

To: Aron Cromwell; schummfoods@gmail.com; 'Michael Dever'; hughcarter@sunflower.com; Mike Amyx (mikeamyx515@hotmail.com); David L. Corliss; Scott McCullough; Charles Soules

Subject: Gaslight Village

Dear Mayor, Commissioners, Dave, Scott, & Chuck--

I read today in the LJW that there is a possibility of Gaslight Village being redeveloped into a large student-oriented apartment complex. I think that this raises some serious concerns and an important opportunity.

If this area redevelops, PLEASE require a connection from Ousdahl at 31st to Ousdahl or Ridge Ct. at 27th. It would be a partial step, but a more interconnected street grid between 23rd & 31st would be far more helpful in removing local traffic from 23rd Street than would building the SLT.

Whatever you think about trailer parks, they are affordable housing.

Please do not allow this area to redevelop as a high-rent, low-diversity, gated community like the development at the SE corner of 31st and Oudahl. If this area redevelops, please do not allow it to be gated, please require a percentage of affordable units, and in general please require other efforts to make sure that this area is integrated into the larger community.

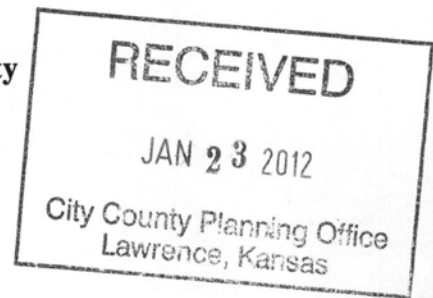
Thank you for your time.

Boog Highberger

424-3262

League of Women Voters of Lawrence-Douglas County  
P.O. Box 1072, Lawrence, Kansas 66044

January 22, 2012



Mr. Richard Hird, Chairman  
Members  
Lawrence-Douglas County Metropolitan Planning Commission  
City Hall  
Lawrence, Kansas 66044

RE: ITEMS NO. 10A, B, and C; RS10 TO RM12; 41.15 ACRES; 1900 W 31ST ST.- ASPEN HEIGHTS

Dear Chairman Hird and Planning Commissioners:

We have reviewed the plans and proposal for Aspen Heights and would like to present you with our concerns. Fortunately, this type of multiple family development requires a Special Use Permit which allows applying conditions on the development. We appreciate that you recognize your responsibilities in ensuring that this will be a safe and livable environment for the students for whom it is intended to provide rental housing.

1. There should be no parcelization after the one-lot plat is approved and recorded. This is being platted as a one lot development with individual single family and duplex dwelling units. It means that currently, the care of the buildings, utilities, landscaping and access is under one ownership with complete responsibility for the infrastructure maintenance. Our first concern is that you prevent the possibility that this will become a "townhouse" subdivision as has happened in some developments here in Lawrence, without the essential replatting into proper blocks and individual lots fronting on dedicated public streets. Without this, separately-owned dwellings have access only to private drives, totally dependent for access and utility maintenance on whoever owns the land. With multiple owners having access only to private drives, this becomes extremely problematic. This is a possibility here in Lawrence because it has happened.

We suggest that you place as a condition on the SUP that there will be no subdivision of this development whether by metes and bounds, or townhouse divisions, or otherwise, without first re-planning and replatting it as required with proper approval through the public hearing process and Governing Body approval.

2. The storm drainage of this area will possibly be a problem. Because of the intense roofing over, we suggest that you examine this very carefully and give it special consideration. You can do this with a SUP.

3. The density is high, and we suggest that you give notice in the SUP on the limitations of number of allowed occupants per dwelling. We suggest that you also reduce the number of units allowed.

4. Access to bus transportation is very important here. We suggest that special arrangements be made to provide turn-in areas to give access to at least three sides, if possible.

5. Proper maintenance is critical. We suggest that special provisions be made to provide frequent City on-site inspections.

No doubt there will be other concerns, but for the health and safety of the residents, at the very least we ask that you make these conditions of approval of the SUP. Thank you.

Sincerely yours,

Milton Scott  
Vice President

*Alan Black*  
Alan Black, Chairman  
Land Use Committee