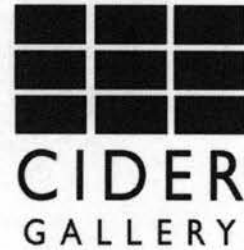
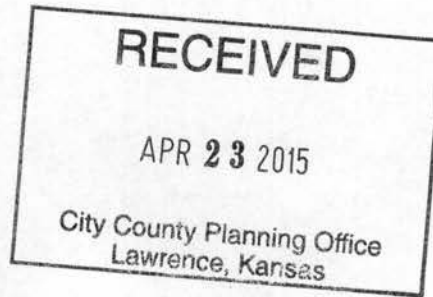


March 01, 2015

City of Lawrence
City Commissioners
6 East 6th Street
Lawrence, KS 66044



Cider Gallery
810 Pennsylvania St.
Lawrence, KS 66044

RE: Rezoning Request for 804 Pennsylvania St. Bar/Bistro

Esteemed Commissioners,

As Cider Gallery Coworking Office tenants, we are unanimously speaking out in favor of the recent rezoning request for the Bistro at 804 Pennsylvania Street to remove the 55% food sales reporting requirement to allow for the opening of a neighborhood bar bistro.

One of the first things we hear from clients and colleagues who come through our offices is that this district has improved so much since they last visited, and that it would be great if we had a place to sit down for a beverage after the meeting! What we REALLY need as employees and employers is a place to take colleagues and clients to discuss business or unwind after a long day of work. It would be hugely helpful to have a bar bistro next door to help our businesses thrive.

Additionally, it should be noted that hundreds of Cider event visitors often populate the vibrant outdoor courtyard and that has never distracted us or neighbors from the work at hand. Further, with only enough space for roughly twenty people outside of the Bistro it hardly seems detrimental from any perspective. We support the location and unrestricted business hours because often, we work late hours or a second job to help us get our businesses established. Closing early would restrict many of us from supporting the bistro when we would prefer to visit.

Let the signatures on this document illustrate our support for this rezoning request and for any business owner looking to establish him/herself in the neighborhood.

Sincerely,

A small, handwritten mark or signature, possibly initials, located to the right of the word "Sincerely,".

Cider Gallery Coworking Office Tenants

Dylan Meltzer
Signature

Stronger Creek Pools
Company

Bin Mays
Signature

TREKK ~~CO~~ DESIGN GROUP
Company

Kyle Johnson
Signature (Kyle Johnson)
Bixy

Jon Stewart
Signature (Jon Stewart)
Bixy

Evan Hughes
Signature (Evan Hughes)
Bixy

Jacob von Felb
Signature Jacob von Felb
Bixy

Stephanie Fogn
Signature Stephanie Fogn
Bixy

erin stauffer
Signature erin stauffer
TREKK

Dylan Garrett
Signature Dylan Garrett
Trenk

Company

Ed Elus

Signature

TREKK DESIGN

Company

Catheryn Knight

Signature

Kindred Health Care

Company

[Signature] - Gateway Funding

Signature

Company

[Signature]

Signature

Aviation Insurance ~~Assoc~~ Association

Company

Knax Law Firm

Signature

William Cross

Company

[Signature]

Signature

Cider Valley

Company

Cider

Signature

Chudrey Hughes

Company

Signature

Company

Signature

Company

March 01, 2015

City of Lawrence
6 East 6th St.
Lawrence, KS 66044

RECEIVED

APR 23 2015

City County Planning Office
Lawrence, Kansas

Rezoning of 804 Pennsylvania St.

Commission,

As business owners and operators in the heart of the Warehouse Arts District, we would like to show our support for the rezoning request of our neighbors at 804 Pennsylvania St.

All of us started or moved our businesses to the Warehouse Arts District because of the vitality, creative energy and excitement surrounding the evolution of this District. We really enjoy living and working around other artists, professionals and entrepreneurs, and this density of other like-minded individuals is difficult to replicate other places in the city.

When we first invite other clients or colleagues to the area, they first comment on how they have never been down here prior to our meeting, and second discuss how great it would be if they could stay down here for lunch, dinner or a drink after work. There is not anywhere close for us to call our own, and we are in desperate need of a neighborhood-friendly, low-key bistro bar such as the one proposed.

From our discussions with the development group they have clearly established that this will be a community-gathering place, a place to bring friends and family, somewhere where you can carry on a conversation inside or outside without having to yell. We are extremely excited for this to move forward and know it will not only be enjoyable but will be a big asset for growing our businesses.

Sincerely,

Warehouse Arts District Business Owners



signature

Taryn Miller

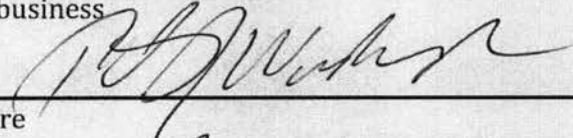
business



signature

Abornxas

business



signature

A-1 AUTOMOTIVE

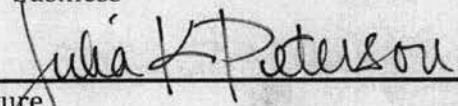
business



signature

WOTC SOLUTIONS LLC

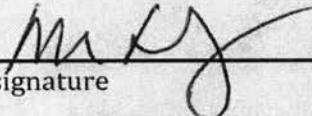
business



signature

WOTC SOLUTIONS LLC

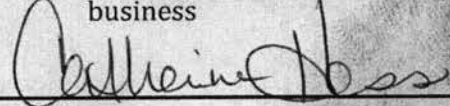
business



signature

MARK GRANT

business



signature

Law Offices of Catherine Boss, LLC

business

signature

Smiling Mad Design

business

Margo H

signature

Yellow Pencil Studio, Inc.

business

Schneid

signature

Josie Holland Photography

business

Jung

signature

Through A Glass Productions

business

Ashley May

signature

A&E LEGAL SERVICES

business

John

signature

business

Frank Sellers

signature

Wild West Film Fest

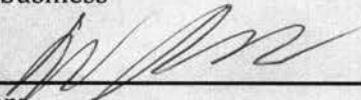
business

MA CTB

signature

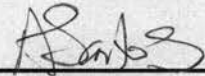
Through A Glass

business


signature

Through A Glass Productions

business


signature

Flint Hills Holdings Group

business

signature

business

signature

business

signature

business

signature

business

signature

business

From: Gwen Regan [mailto:gregan@flinthillsmgmt.com]
Sent: Thursday, April 23, 2015 2:34 PM
To: Mary Miller; Denny Ewert
Cc: 'Tom Larkin'
Subject: Updated Poehler Support Letter

Mary,

Here is the amended Poehler Lofts support letter list, please make sure this replaces the one you currently have in your packet.

To reiterate this tenant was not fully aware of the scope of our efforts and preferred to remove him and his girlfriend's name from the list.

If you have any more questions please feel free to let me know.

Thank you,

Gwen Regan

Property Manager

Flint Hills Management Group



619 E. 8th Street

Lawrence, KS 66044

PH: [785-856-5657](tel:785-856-5657)

FAX: [785-856-5658](tel:785-856-5658)

www.poehlerloftapartments.com

www.9dellofts.com

March 01, 2015

City of Lawrence
City Commissioners
6 East 6th Street
Lawrence, KS 66044

RECEIVED
APR 23 2015
City County Planning Office
Lawrence, Kansas

Poehler Loft Apartments
619 East 8th St.
Lawrence, KS 66044

RE: Rezoning Request for 804 Pennsylvania St. (AKA 605 E. 8th St.)

Esteemed Commissioners,

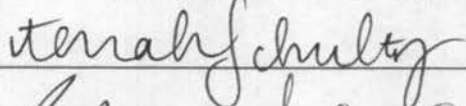
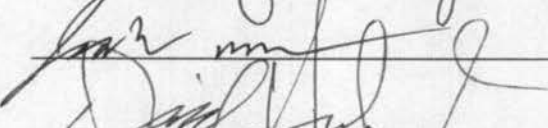
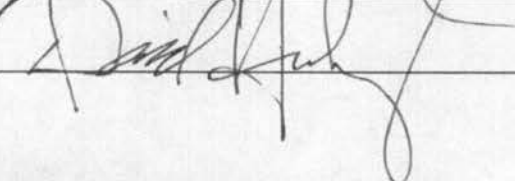
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The ownership group and design team have done more than asked to minimize noise pollution, protect our privacy and modify the design to suit all of our concerns for the Bistro. We are thrilled with the final product and look forward to it's grand opening.

Not only are we in support as patrons, but we think this will be a tremendous asset to the whole district and neighborhood by providing an establishment to enjoy good food and beverage, especially since there is not a location to do this within the neighboring 7 blocks. We are looking forward to having a location to entertain friends, meet with colleagues and get to know others in the neighborhood.

Let the signatures on this document illustrate our support for this rezoning request and for any business owner looking to establish him/herself in the neighborhood.

Sincerely,

Poehler Loft Apartment Residents	Unit
	212
	208
	209

Risa Burns	102
Sharon Chernock	401
Allison Marker	304
XXXXXXXXXX	XXXXXX
XXXXXXXXXX	XXXXXX
Matthew P. Cannon	311
Kendra Noll	307
Aeva Coob	306
Schnathon Flaherty	306
Leah Corbin	308
Travis Jack Hartz	108
My Gully	404
James Ramsey	108.
MM DeClement	353
Rachel May	207
Rant Burns	102
Cason Miller	403
XXXXXXXXXX	410
XXXXXXXXXX	103
Jameson J. Smith	201
Carol Gujano	111

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

From: "Arch" <arch@sunflower.com>

To: "bruce@kansascitysailing.com" <bruce@kansascitysailing.com>, "clay.britton@yahoo.com" <clay.britton@yahoo.com>

Cc: "Scott McCullough" <smccullough@lawrenceks.org>, "David L. Corliss" <DCorliss@lawrenceks.org>

Subject: Item 4 on agenda for March 23, 2015

Date: Mon, Mar 23, 2015 9:55 am

Dear Chair and Vice-Chair,

Please do not allow a bar without requirements that all other bars/restaurants must follow. This proposed site was once 2 apartments. He could of left it as apartments. He should return the property back to apartments. Don't let him go around the restaurant/bar requirements that was negotiated already. The basil leaf cafe has around the same footprint. They managed to put a kitchen into their building. It would be opening a can of worms to allow them a bar only.

Regards ,

Arch Naramore
1204 New York
Lawrence KS



LEAGUE OF WOMEN VOTERS®
OF LAWRENCE/DOUGLAS COUNTY

March 21, 2015

RECEIVED

MAR 23 2015
City County Planning Office
Lawrence, Kansas

President
Cille King

*Vice President &
President Elect*
Debra Duncan

Secretary
Caleb Morse

Treasurer
Marjorie Cole

Directors
Margaret Arnold

Caroljean Brune

James Dunn

Midge Grinstead

Carol Klintnett

Marlene Merrill

Austin Turney

Melissa Wick

To Mr. Bruce Liese, Chairman, and Planning Commissioners
Lawrence-Douglas County Metropolitan Planning Commission

RE: ITEM NO. 4: CS-UC TO CS-UC; 0.27 ACRES; 804 PENNSYLVANIA ST (MKM)

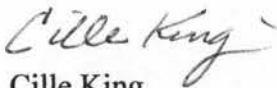
The League of Women Voters Land Use Committee urges the Planning Commission not to approve the recommendation of the Planning Staff to allow the alternative choice of using the subject historic property as a **bar** without food service and only with special conditions. We ask this for the following reasons:

1. The applicant, himself, has said that the residents of the area have expressed the need for a use within walking distance to provide food service, we assume especially at noon, but also after work so as to avoid having to travel by car to a another area for lunch or meetings.
2. The need for a bar alone seems to be primarily that of the owner of the property, not of the residents of the neighborhood. A bar would not provide the need expressed by those who live in the area. It would not really function as a need for the immediate neighborhood.
3. At noon and in the evening a bar would attract customers outside the area and could become much more intensely used, especially in the outside patio area. This would make it more difficult to control the noise, clutter, and other unpleasant side effects that a bar rather than a restaurant would bring.
4. Because the suggestion of allowing a bar without food service would not serve the neighborhood, there are alternatives mentioned that would facilitate providing a restaurant which were not considered by staff in their final recommendation.
 - a. There is a near-by building that can be replaced to supplement the needed space, especially for a kitchen. A building addition that would connect to the stone building could provide for the needed kitchen so as to avoid imported food service.
 - b. Because a bar alone without food would likely attract more customers from outside the neighborhood, it could become a hazard and a nuisance rather than a benefit for the neighborhood residents regardless of the conditions imposed.
 - c. There would be less need for auto parking if the use is designed to attract the local customers.
 - d. One of our LUC members who has worked in retailing pointed out that the objection to keeping track of daily sales is something retailers do routinely and questioned this as a valid reason for objecting to the food sales requirement.

LEAGUE OF WOMEN VOTERS®
OF LAWRENCE/DOUGLAS COUNTY
Page 2

We urge that you recommend to the Historic Resources and City Commissions that the food requirement be the only alternative to allowing serving liquor, i.e., the first recommended alternative, and that the applicant seek methods to facilitate that choice if he chooses to continue to use this building for commercial use.

Sincerely yours,



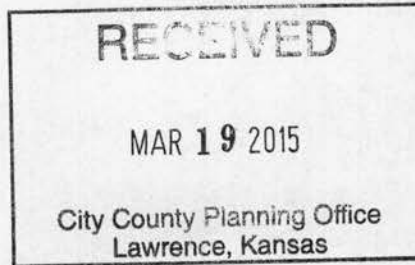
Cille King
President



Alan Black, Chairman
Land Use Committee

March 01, 2015

City of Lawrence
City Commissioners
6 East 6th Street
Lawrence, KS 66044



Cider Gallery
810 Pennsylvania St.
Lawrence, KS 66044

RE: Rezoning Request for 804 Pennsylvania St. Bar/Bistro

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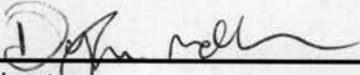
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Additionally, it should be noted that hundreds of Cider event visitors often populate the vibrant outdoor courtyard and that has never distracted us or neighbors from the work at hand. Further, with only enough space for roughly twenty people outside of the Bistro it hardly seems detrimental from any perspective. We support the location and unrestricted business hours because often, we work late hours or a second job to help us get our businesses established. Closing early would restrict many of us from supporting the bistro when we would prefer to visit.

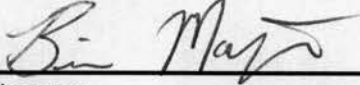
Let the signatures on this document illustrate our support for this rezoning request and for any business owner looking to establish him/herself in the neighborhood.

Sincerely,


Cider Gallery Coworking Office Tenants


Signature

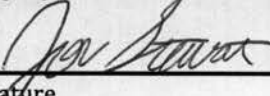
Stranger Creek Pools
Company


Signature


TREKK ~~GROUP~~ DESIGN GROUP
Company


Signature (Kyle Johnson)

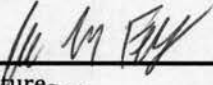
Bixy
Company


Signature (Jon Stewart)

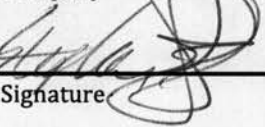
Bixy
Company


Signature (Evan Hodges)

Bixy
Company



Signature Jacob van Feldt

Bixy
Company


Signature Stephanie Fogg


Signature erin stauffer

TREKK
Company


Signature Dylan Garrett

TREKK
Company

Ed Elus

Signature

TREKK DESIGN

Company

Catherine Knight

Signature

Kindred Health Care

Company

Patricia - Gateway Funding

Signature

Company

HRB

Signature

Aviation Insurance ~~Assoc~~ Association

Company

Signature

Company

Signature

Company

Signature

Company

Signature

Company

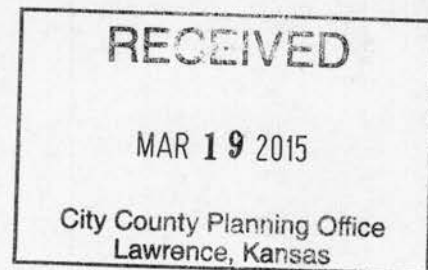
Signature

Company



March 18, 2015

City of Lawrence
City Commissioners
6 East 6th Street
Lawrence, Kansas 66044



Cider Gallery 810 Pennsylvania Street
Lawrence, Kansas 66044

RE: Rezoning Request for 804 Pennsylvania Street Bar/Bistro

Commissioners,

As the Director of the Cider Gallery, I am writing this letter to show full support for the rezoning request at 804 Pennsylvania Street, in order to allow for a neighborhood eating and drinking establishment.

We host multiple events at the gallery throughout the year – we have no fewer than 68 events on the schedule for 2015. These range from Final Fridays to East Side Blues Nights, Weddings and Receptions, Corporate Parties and Events, Customer Appreciation Gatherings, Political Fundraisers, KU Classes and Receptions, Non-Profit Fundraisers and Social Events, Free State Festival Activities, and Awards Ceremonies. As a member of the Warehouse Arts District, we are interested in bringing Lawrence residents to the historic east side of town on a regular basis, and not only within the confines of our planned events. A neighborhood gathering spot that includes indoor and outdoor seating as well as great atmosphere, will add to the energy that is already being generated in the area.

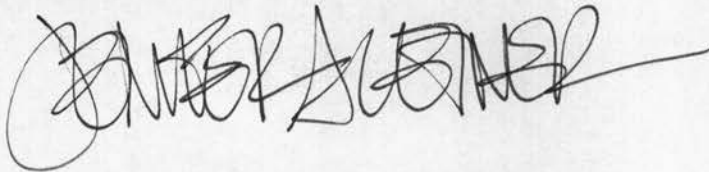
We host coworking office tenants on our second floor. They invite clients to the district, and have a need to entertain. They also work long and varied hours, and would be interested in acquiring food and beverages that are in close proximity to our work space.

Our occupancy in the gallery space, including use of our outdoor courtyard, is 316. We have hosted events for up to 300 people without finding that the noise is a factor for our neighbors. A small patio space at 804 Pennsylvania would only accommodate a fraction of that number for seating, and we don't imagine that to be a disruption within the community.

We plan to work with management at 804 Pennsylvania to ensure that guests at both establishments are pleased with the location, service, sound management, and parking situations. We are looking forward to this addition to the Warehouse Arts District and believe that it will serve to support the business leaders and artists who are already actively working in this thriving part of Lawrence.

Thank you for considering our letter in support of this particular rezoning request.

Jennifer Letner

A handwritten signature in black ink, appearing to read "JENNIFER LETNER", with a long horizontal flourish extending to the right.

Director, Cider Gallery – Events, Fine Art

785-304-4005

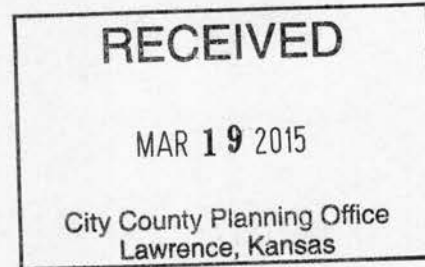
785-248-6000

jennifer@cidergallery.com



FLINT HILLS MANAGEMENT GROUP, LLC
832 Pennsylvania Street
Lawrence, KS 66044
PH: 785-550-7228
FAX: 785-856-5658
jputman@flinthillsmgmt.com

To: City of Lawrence
City Commissioners
6 East 6th Street
Lawrence, KS 66044



RE: Rezoning Request for 804 Pennsylvania St.

Respected Commissioners,

As Vice President of the overseeing Management Company for the Poehler Lofts, Cider Gallery, 720 Annex, 832 Pennsylvania offices, 9-Del Lofts and the Warehouse Arts District, as well as an East Lawrence resident for many years, I am extremely supportive of the rezoning change that will bring a much needed new service business to the thriving area.

We at Flint Hills Management Group are extremely eager to welcome the Bistro into our neighborhood. I believe it will be an asset to what currently exists here, and I have heard from many of our tenants and colleagues how much they too are looking forward to its opening. As a management company we see how certain business types can be disruptive to our mission, but the Bistro concept will be very complimentary to what currently exists down here today!

I would like this letter to reflect my complete support for the rezoning request and bringing this unique and highly desirable restaurant to the flourishing district.

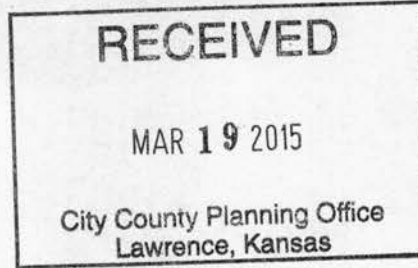
Sincerely,

A handwritten signature in black ink, appearing to read "Jacqueline Putman". The signature is fluid and cursive.

Jacqueline Putman
VP of Property Management
Flint Hills Management Group

March 01, 2015

City of Lawrence
City Commissioners
6 East 6th Street
Lawrence, KS 66044



Poehler Loft Apartments
619 East 8th St.
Lawrence, KS 66044

RE: Rezoning Request for 804 Pennsylvania St. (AKA 605 E. 8th St.)

Esteemed Commissioners,

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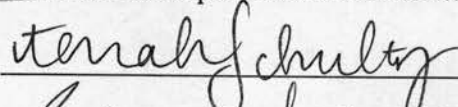
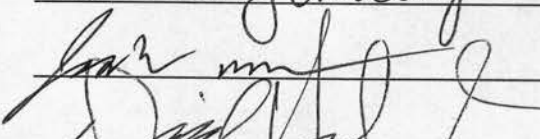
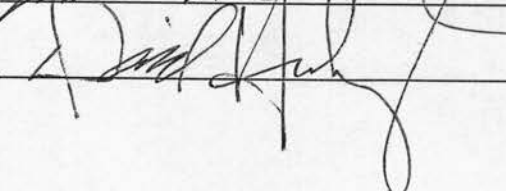
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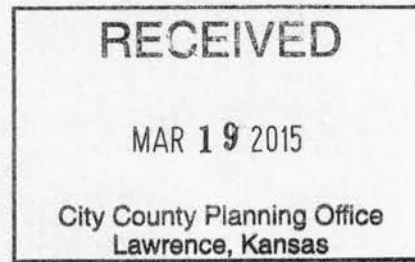
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	Unit
	212
	208
	209

Lisa Burns	102
Sharon Chernock	401
Allison Marker	304
Jessica Andahl	312
Will Ogle	312
Matthew P. Cannon	311
Kendra Noll	307
Aeva Coob	306
Schnathen Flaherty	306
Leah Cochran	308
Francis Jack Hartz	108
Mr. Guff	404
Janece Ramsey	108.
MM De Poliment	353
Rachel May	207
Rant Burns	102
Cason Weller	403
Joe	410
Mike	103
Janece Pi Smith	201

March 01, 2015

City of Lawrence
6 East 6th St.
Lawrence, KS 66044



Rezoning of 804 Pennsylvania St.

Commission,

As business owners and operators in the heart of the Warehouse Arts District, we would like to show our support for the rezoning request of our neighbors at 804 Pennsylvania St.

All of us started or moved our businesses to the Warehouse Arts District because of the vitality, creative energy and excitement surrounding the evolution of this District. We really enjoy living and working around other artists, professionals and entrepreneurs, and this density of other like-minded individuals is difficult to replicate other places in the city.


When we first invite other clients or colleagues to the area, they first comment on how they have never been down here prior to our meeting, and second discuss how great it would be if they could stay down here for lunch, dinner or a drink after work. There is not anywhere close for us to call our own, and we are in desperate need of a neighborhood-friendly, low-key bistro bar such as the one proposed.

From our discussions with the development group they have clearly established that this will be a community-gathering place, a place to bring friends and family, somewhere where you can carry on a conversation inside or outside without having to yell. We are extremely excited for this to move forward and know it will not only be enjoyable but will be a big asset for growing our businesses.

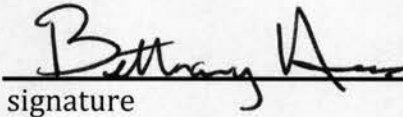
Sincerely,

Warehouse Arts District Business Owners

By signing this letter we fully support the rezoning request at 804 Pennsylvania St.:


signature

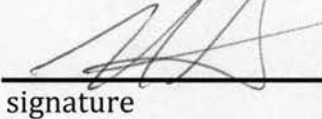
WOTC SOLUTIONS
business


signature

Catherine Hess Law, LLC
business


signature

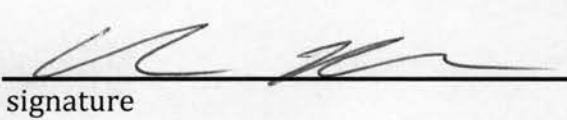
SeedCo Studios
business


signature

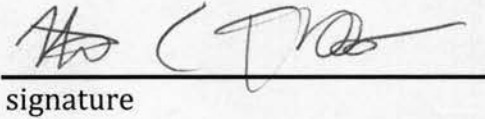
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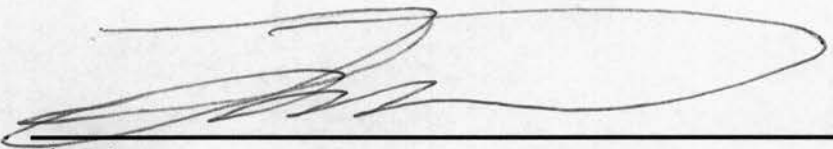
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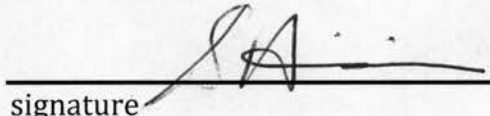
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Taryn Miller


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Abraxas

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A-1 AUTOMOTIVE

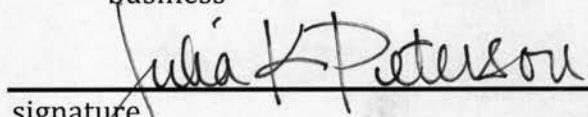
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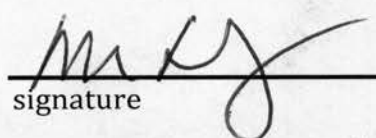
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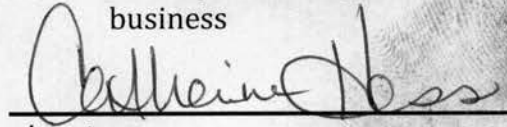
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MEAN GRADE

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Law Offices of Catherine Boss, LLC

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