

TO THE PLANNING COMMISSION -

21 MARCH 2016

THE APPROVAL OF THE NEW CROSSGATE DRIVE INTERSECTION WITH BOB BILLINGS PKWY, & THE CONNECTER ROAD SOUTH WARD TO THE EXISTING CROSSGATE DRIVE IS CONTINGENT UPON WRITTEN ASSURANCE BY THE NEW OWNER OF ALVAMAR C.C. AND GOLF COURSE THAT THE AREA THAT NOW EXISTS AS THE BACK NINE HOLES (10 THROUGH 18) OF THE PRIVATE COURSE WILL CONTINUE TO BE MAINTAINED BY THE NEW OWNER AS AN ~~AN~~ INTEGRAL PART OF THE NEW 27 HOLE PRIVATE GOLF COURSE AND WILL CONTINUE TO CONTAIN ACTIVE GOLFING FAIRWAYS, TEES & GREENS.

Warren Coman, President  
Quail Pointe @ Alvarado Homeowners

**From:** Douglas Lawrence [<mailto:dlawrenceconsult@me.com>]

**Sent:** Sunday, March 20, 2016 7:27 PM

**To:** Sandra Day

**Subject:** Monday Alvamar Meeting

Hi Sandy

I have some photos that could be loaded for Monday night's meeting.  
I don't know the protocol, but I thought I would give it a shot.

Doug

Douglas Lawrence  
[dlawrenceconsult@me.com](mailto:dlawrenceconsult@me.com)







From: [Douglas Lawrence](#)  
To: [Paul Werner](#)  
Subject: Re: Alvamar - elevations / In Progress  
Date: Monday, March 14, 2016 10:41:16 AM

---

Paul

I appreciate you being willing to dialogue with me. I am a third-generation Californian and I have lived, off and on, on the California coast. When I see something that is supposed to be bucolic I think of images like this from Menlo Park where I lived for 24 years.

Be inspired!

Thanks

Doug



Sent from my iPhone

On Mar 14, 2016, at 8:12 AM, Paul Werner <[paulw@paulwernerarchitects.com](mailto:paulw@paulwernerarchitects.com)> wrote:

We may just have to see the final product....

Hopefully it will be better than what you think you are starring at...

Have a great week  
Paul

Paul Werner  
**Paul Werner Architects**  
123 W 8th, Suite B2  
Lawrence, Kansas 66044  
**(785) 832-0804**  
(785) 832-0890 fax

---

**From:** Douglas Lawrence [<mailto:dlawrenceconsult@mac.com>]  
**Sent:** Friday, March 11, 2016 4:17 PM  
**To:** Paul Werner  
**Subject:** Re: Alvamar - elevations / In Progress

Paul

It is gracious of you to send me these.

"**Bauhaus Industrial**" comes to mind. I hope that's not too harsh. Perhaps you were messing with me...just a little.

Assuming, though, that you were serious, I apologize in advance for what I am about to say.

My concern was that there was absolutely no charm in the original elevations, and they looked very out of place with the country ambience of the course. I continue to be concerned that we are giving away a heritage which, of course, your developer now owns outright.

I hope your weekend is also pleasant.

Doug

On Mar 11, 2016, at 4:04 PM, Paul Werner <[paulw@paulwernerarchitects.com](mailto:paulw@paulwernerarchitects.com)> wrote:

Doug...

I hope this is more to your liking...

Let me know what you think...  
Have a great weekend..

Thanks  
Paul

Paul Werner  
**Paul Werner Architects**  
123 W 8th, Suite B2  
Lawrence, Kansas 66044  
**(785) 832-0804**  
(785) 832-0890 fax

<16-0311 - Elevations In Progress.jpg>

<image002.jpg>

**From:** [Douglas Lawrence](#)  
**To:** [Sandra Day](#)  
**Subject:** Alvamar apartments  
**Date:** Friday, February 05, 2016 12:21:28 PM

---

Thank you, Sandy, for taking time to answer some questions regarding the Alvamar project with me last week.

Having looked at the elevations for the new apartment structures, I was surprised and alarmed to find that they had so little architectural interest and/or detail.

It appears that the developer is replacing what was an incredibly bucolic scene along Crossgate with something resembling postwar (WWII) quick building aesthetics. Profitability at the cost of sensibilities seems counterproductive to me. That might be naïve, but disturbing nevertheless.

As a resident of the Alvamar community, I am very concerned that our property values and our sense of "place" will change drastically with this development.

I am writing this so that you will have a record of the concerns of at least one of the residents.

Doug Lawrence  
2106 Greenbrier Dr.  
Lawrence, KS 66047  
650-2 07-8240

Sent from my iPhone

**From:** [Douglas Lawrence](#)  
**To:** [Paul Werner](#)  
**Subject:** Re: Alvamar  
**Date:** Friday, February 05, 2016 4:34:31 PM

---

Paul

Thank you for your response.

I was told that the elevations I saw were most likely filed as final. I would love to see how they evolve. Your desire to create a destination for golf enthusiasts as a way to keep Alvamar moving forward is admirable.

My concern is that this current iteration of drawings looks less like Carmel and more like a senior citizen's or student's housing structure.

My property value only stays level or higher when your original goal is achieved.

I'm sure you can understand my concern.

As I have said to you in the past, I wouldn't want your job!

I hope you have a good weekend as well.

Doug

Douglas Lawrence  
[dlawrenceconsult@me.com](mailto:dlawrenceconsult@me.com)

On Feb 5, 2016, at 4:07 PM, Paul Werner <[paulw@paulwernerarchitects.com](mailto:paulw@paulwernerarchitects.com)> wrote:

Mr. Lawrence,

I received your comments from Sandra Day this afternoon. Sorry to hear you were not happy with the preliminary elevations. I would ask that you withhold judgment on the overall project while we work out the details. There are a lot of parts with the proposals, so not all the pieces can be addressed at once, or in extensive detail.

I look forward to being able to discuss the project with you in the future.

Have a great weekend.  
Paul



Paul Werner

**Paul Werner Architects**

123 W 8th, Suite B2

Lawrence, Kansas 66044

**(785) 832-0804**

(785) 832-0890 fax

**From:** [Sandra Day](#)  
**To:** [Sandra Day](#)  
**Subject:** FW: A Request  
**Date:** Thursday, March 10, 2016 4:47:26 PM  
**Importance:** High

---

**From:** Weinberg, Jeffery B. [<mailto:jweinberg@ku.edu>]  
**Sent:** Thursday, March 10, 2016 10:09 AM  
**To:** Mike Amyx; Leslie Soden; Stuart Boley; Matthew Herbert; Lisa Larsen  
**Cc:** Diane Stoddard  
**Subject:** A Request

Friends and Colleagues:

I have lived in Lawrence for nearly 55 years, and I have never found myself in a position that I needed to ask any Commissioner for assistance in any personal matter. In my years as Assistant to the Chancellor and as the representative of KU and of the Chancellor to the City of Lawrence, and as a faculty member, I worked hand-in-hand with City staff and Commissioners, neighborhoods, and developers on issues, some of which seriously divided town from gown. However, we did resolve what seemed to be the impossible, in a spirit which makes Lawrence such a wonderful place in which to live, and a city that is so easy to love.

My wife and I live in Quail Pointe at Alvamar, and when the redevelopment plans were first released, I tried to calm the concerns of some of our neighbors. In doing so, I relied on public comments by the developer that where we live, along the "private side" of Alvamar golf course in Quail Pointe, would remain a golf course with all of the natural beauty that enhances our homes, and our lives.

Last week, in another iteration of the "new" Alvamar, we began to hear vague suggestions from the developer that the private course behind our homes may be converted into putting greens, practice ranges, and/or practice holes. If the developer is granted a request to rezone the land that adjoins our homes, the accompanying human traffic and clamor will effect us in a manner that we never conceived would be possible, and the value of our homes and of our neighborhood will decline. The Lawrence residents who make up Quail Pointe at Alvamar are dedicated to Lawrence, and it would be impossible to quantify their leadership and dedication on boards and commissions in service to our City and to Kansas, and their homes and their lives do not deserve to be devalued by a new private development. No one in Quail Pointe is against change and new development in Lawrence, and many of the residents of Quail Pointe have in fact been change agents in our City and our State. However, in this instance, we are faced with totally unexpected and major alterations in the plans of a developer that could literally destroy a neighborhood.

I write to ask that the City of Lawrence make it very clear, at the earliest opportunity, that the Commission will deny the developer of Alvamar any change in zoning that would allow the land that adjoins the homes in Quail Pointe at Alvamar to be used for any purpose other than as currently zoned: as a golf course. The history of the new development for Alvamar has been fluid, and as homeowners with great pride of place, we turn to the leaders of our City to help us to preserve our beautiful neighborhood, our homes, and our lives.

Thank you for your thoughtful consideration, and for your dedication and service to our City.

Jeff Weinberg  
4403 Quail Pointe Road  
Lawrence, Kansas 66047



RECEIVED  
 MAR - 3 2016  
 City County Planning Office  
 Lawrence, Kansas

**Anvils • Forges • Related Items**

Mike Moddrell  
 Home: 785-842-6319 • Cell: 785-691-6349  
 Lawrence, Kansas

Buy  Sell  Trade

2/29/16

DEAR COMMISSION

I phoned MS. Sandra Day 2/29/16  
 and voiced my concern about the  
 rezoning of all "lots" and development  
 plan for "ALVAMAR GOLF COURSE"

I told MS. DAY T FRITZ is a  
 weasel and will do a BIT & SWIFT  
 on any project he does.  
 He is not to be TRUSTED!

The people of ALVAMAR will pay  
 a price if you deal with this  
 JOKER!

Sincerely  
 Michael Moddrell

March 9, 2016

Lawrence City Commission / City & County Planning Commission  
PO Box 708  
Lawrence, KS 66044

To all those concerned:

The Quail Pointe at Alvamar Homeowner's Association consists of 29 private homes situated on Bob Billings Parkway and immediately adjacent to the back nine holes of the private side of the Alvamar Golf Course. The new ownership of Alvamar held a number of meetings last fall and explained their plan to improve the club. At those meetings it was explained that about 292 new apartment buildings would be constructed on or near Crossgate Drive and that a new street intersection would be built west of the existing intersection of Bob Billings Parkway and Crossgate Drive. The new owner also promised that the golf courses would remain intact and in use with a minor change on the private side at the green on #11 and the tees on #12 to accommodate the new street entrance for Crossgate.

The neighborhoods and the city mostly agreed with these changes as needed by the new owner to keep the golf course solvent.

Now the new owner is asking for some major changes in zoning to allow more apartments and to possibly close some of the golf course fairways. The change would increase the apartments to 392 and might even include some business rental space.

The neighborhoods are concerned that if the golf course is closed in their vicinity that the private home values would drop and that the neighborhood would not be as nearly as desirable as it is now.

**CLOSING AN ENTIRE NINE HOLES ADJACENT TO ANY EXISTING NEIGHBORHOOD WOULD BE A REAL BLOW TO THE NEIGHBORHOOD.**

Before the City agrees to such new zoning changes we at Quail Pointe at Alvamar would plead with the City to not agree to more zoning changes until a legal agreement could be reached that would guarantee that parts of the golf course could not be revised in the future to allow apartments or streets or other business construction to take over the green area that is existing. It might require a conservation easement for a park that is approved by the City.

We remember the promise that was made last fall and request that the City work with the new owner to maintain the promise. The residents that live around the Alvamar CC and golf course are proud of their homes and their locations and wish to stay in a good relationship with the new owners if at all possible.

Respectfully,  
Quail Pointe at Alvamar Homeowner's Association



Warren Corman, President



February 23, 2016

ALVAMAR COUNTRY CLUB

- + In the fall of 2015 there were several large meetings at Alvarmar CC by the potential new owners to describe their intentions to the public and to the members
- + It was said that some new apartment houses or multi-family facilities would be built along Crossgate Drive to help pay for the new improvements that are planned
- + It was made plain that dues for 2016 would remain the same as for 2015
- + In January it was announced that the dining facility would be closed for the entire month of January
- + Dining dues for January had already been collected in December 2015
- + Then late in January it was announced that the dining facility would also be closed for February
- + Then in February it was learned that the dining facility would be remodeled and would be closed for a long period of time that was not yet determined
- + Dues were still being collected monthly even though there was no dining service at Alvarmar
- + During this time period it was determined that a new road entrance off of Billings Parkway would have to be built to serve the expanded use involving new apartment facilities
- + It was said that this new road would require some minor modifications to fairway #11 and the tee area for #12 on the private course to accommodate the new entrance road to Crossgate Drive
- + It had been stated that this would be the only modifications to the private course side of golfing
- + Recently it is being rumored that the back nine holes of the private side might be closed
- + This is not what has been promised
- + Closing the back nine of the private course would be the first step in a long range plan to ask for rezoning for more streets and multi-family facilities and perhaps other business ventures
- + This procedure does not leave the public, especially those living near the golf course, with any trust for the operation of the new owner
- + Closing nine holes of the private course would not lead to good care and management of the grounds
- + The City Commission needs to make sure that the promises made will be kept
- + The public will be watching this operation closely