

Saturday, May 21, 2016

To: Mayor Amyx & Commissioners,

In regards to the East Ninth Street Corridor development document:

After countless meetings, the current design plan continues to ignore the needs of residents living in the neighborhood. Through the proposed elimination of over 50 parking spaces in the center of the neighborhood to rendering obsolete a frequently used and depended upon truck delivery route, this design will make it difficult, if not impossible for some businesses to remain viable. This plans also does not protect neighborhood residents from rapidly rising property taxes and only serves to exacerbate them.

As budget restraints are being put on all aspects of city spending and with our city's growing need for affordable housing and other social services, it would be fiscally irresponsible to support this design. With taxpayers footing 85% of the bill, it is untenable to use city funds, to exuberantly develop a divisive design, for one street in a working class neighborhood.

Please, give Ninth Street the same care and attention that is given to other streets across the community. In this way, it will be saving the city and taxpayers money and may allow for additional structural improvements throughout the entire neighborhood. This design is not our only opportunity to make basic street repairs in a neighborhood that is already filled with art & artists.

Please do not approve the design document and do not let this project move into the next phase. Thank you for your time and consideration.

Respectfully,
Amber Hansen

Aliza Caldwell

Subject: RE: Letter to be included in City Commission meeting packet

From: Tom Markus
Sent: Sunday, May 22, 2016 4:56 PM
To: Diane Stoddard; Aliza Caldwell
Cc: talentfalcon@gmsil.com; City Commissioners Email
Subject: Fwd: Letter to be included in City Commission meeting packet

Please distribute to the commission.

Sent from my iPhone

Begin forwarded message:

From: Nicholas Ward <talentfalcon@gmail.com>
Date: May 22, 2016 at 1:28:57 PM CDT
To: tmarkus@lawrenceks.org, Bobbie Walthall <bjwalthall@lawrenceks.org>
Subject: Letter to be included in City Commission meeting packet

Hello,
I have attached a letter drafted to address my concerns over the East 9th street development project and would like to have this letter included in the packet that is provided to commissioners for the upcoming May, 24th Lawrence city commission meeting.

I am also including the following link to a video that showcases interviews with two neighborhood business owners about the effects of the proposed plan on their long standing businesses. If there is a way to share or include the link or the video I would like for this to be done as well.

<https://vimeo.com/108741873>

Thank you for your time,

Best,
Nicholas Ward

To Mayor Amyx and Commissioners,

I am writing this letter to express serious concerns that I have in regards to the proposed East 9th Street development plan.

Since the Art Center's public announcement of the project in 2014, concerned residents have been tasked with the burden of holding project coordinators accountable for lack of transparency and bungled process at every level. From conception, this project has been deeply flawed, contentious and divisive.

The current plan set forth by el dorado proposes a series of boutique indulgences that are strikingly out of character with the East Lawrence neighborhood. The plan promises unnecessary alterations to street infrastructure, creates dangerous moments at intersections (especially the alleys) and removes sorely needed parking from a neighborhood experiencing increased density.

At a time when affordable housing stock and mental health resources are desperately needed in our community, at a time when budgeting concerns force our city leaders to thoughtfully prioritize its expenditures, support of this costly plan is not in the city's best interest.

Already, residents and business owners are experiencing increases of up to 30% in property taxes. These increases diminish the neighborhood's affordability at a time when we need to be increasing available low-income housing.

A vote of confidence in this plan would express a favoring of outside, prospective investment and development interests over the interests of long standing neighborhood residents and neighborhood business owners.

Sighting the aforementioned concerns I ask that your vote not support the deeply flawed East 9th street corridor plan and that that the city not move forward with phase II of the design.

Sidewalks, street surfaces and lighting do need to be addressed in *all of East Lawrence* and should receive consideration for repair similar to any other neighborhood or street in the city.

Thank you for your time and consideration,

Kind regards,
Nicholas Ward

From: [Porter Arneill](#)
To: [Aliza Caldwell](#)
Subject: FW: East Lawrence Resident Support for East 9th Project
Date: Monday, May 23, 2016 9:42:23 AM

From: codi.albright@gmail.com [mailto:codi.albright@gmail.com] **On Behalf Of** Codi Bates
Sent: Sunday, May 22, 2016 5:26 PM
To: Leslie Soden; Lisa Larsen; Matthew Herbert; Mike Amyx; Stuart Boley; Tom Markus; Scott McCullough; Porter Arneill; Josh Shelton; Bobbie Walthall; Simon
Subject: East Lawrence Resident Support for East 9th Project

Hello Commissioners and City Staff,

We are writing you to tell you we completely support the East 9th Street Project. We love this neighborhood and have lived and owned a home in it for over 7 years. We support the time and resources put forth by and ultimately the decisions of the East Lawrence Neighborhood Association, The Historic Resources Commission, The East Ninth CAC and the Lawrence Cultural Arts Commission in support of this project and are truly looking forward to this project moving forward.

The East Ninth Project is an important investment in East Lawrence and helps maintain the creative and unique integrity of our neighborhood.

Please consider our voice of support when you vote to approve the funds already allocated for the East Ninth Project in the City Budget and approving the East Ninth Project.

Thank you,
Codi & Simon Bates
1001 Delaware Street

From: [Bobbie Walthall](#)
To: [Aliza Caldwell](#)
Subject: FW: East Ninth Project
Date: Sunday, May 22, 2016 10:20:32 PM

From: Richard
Sent: Sunday, May 22, 2016 10:21:25 PM (UTC-06:00) Central Time (US & Canada)
To: Stuart Boley; Bobbie Walthall; Mike Amyx; Matthew Herbert; llarsen4189@gmail.com; Leslie Soden
Subject: East Ninth Project

City Council Members.

As an advocate for our city to be fun, exciting and progressive I find the Ninth Street Project to be a big step in establishing our city's identity as that. I have attended the meetings for community input and listened to presentations made to the Cultural Arts Commission and I find the degree of open discussion to be extraordinary. I believe all voices have been heard and issues have been addressed with enough certainty to give this project approval. My own concerns about parking and improvements have been taken into account and ultimately addressed in revisions to the plan.

No doubt the discussion will go on long after your vote and minds may change too. For now, I encourage you to trust that the system has worked and you can approve this project without regret.

Richard Renner
913-634-1711

From: [Porter Arneill](#)
To: [Aliza Caldwell](#)
Subject: FW: East Ninth Street Parking Analysis & Approval
Date: Monday, May 23, 2016 9:41:18 AM
Attachments: [image.png](#)
[image.png](#)
[image.png](#)
[image.png](#)
[image.png](#)
[East Ninth Parking Counts.pdf](#)
[image001.png](#)

From: Amanda (Woodward) Davis [mailto:amanda.woodward@gmail.com]
Sent: Sunday, May 22, 2016 6:49 PM
To: Mike Amyx; Leslie Soden; Stuart Boley; Matthew Herbert; Lisa Larsen
Cc: Tom Markus; Scott McCullough; Porter Arneill; Josh Shelton; Bobbie Walthall
Subject: East Ninth Street Parking Analysis & Approval

Mayor Amyx & Commissioners,

Over the past 18 months, I have learned a great deal about the City of Lawrence and about my neighborhood. I have been deeply invested in the outcome of the East Ninth Project for the past 18 months and am delighted that we have come this far in the process.

Since there has been so much talk about parking over the last several months, I thought it might be informative to go out and take some photos and do some car counts myself to further investigate these concerns. Below (and attached), you will find a table that shows parking counts taken at approximately 8am, Noon, 3pm and 7pm on Thursday, April 7th, Saturday, April 16th and Wednesday, April 20th on each block of 9th Street east of New Hampshire.

I not only did parking counts during these times, but I also took photos of each block and a photo both north and south from each intersection, so I could see how full the parking on the side streets was at the same time. The photos from each of these days can be found here:

<http://bit.ly/EastNinthParking>

A full PDF including counts and all of the photos can be found here:

<http://bit.ly/East9thParkingFull>

**East Ninth Street Parking Count
Thursday, April 7th, 2016**

	8am	Noon*	3pm	7:30pm
DE to PA	0	0	0	0
PA to NJ	0	0	0	0
NJ to NY	2	2	2	2
NY to CT	3	10	3	3
CT to RI	11	15	10	8
Total	16	27	15	13

* - Workout class happening during this hour at 416 E. 9th

**Usage of East Ninth Side Street Parking
Thursday, April 7th, 2016**

	8am	Noon	3pm	7:30pm
Delaware - North	Low	Low	Low	Low
Delaware - South	Low	Low	Low	Low
Pennsylvania - North	Low	Low	Low	Low
Pennsylvania - South	Low	Low	Low	Low
New Jersey - North	Medium	Low	Low	Low
New Jersey - South	Low	Low	Low	Medium
New York - North	Medium	Medium	Low	Low
New York - South	Medium	High	High	Low
Connecticut - North	Low	Low	Low	Low
Connecticut - South	Low	Low	Low	Low
Rhode Island - North	Medium	High	High	Medium
Rhode Island - South	Medium	High	High	High

Low	Many available space remaining
Medium	More than 50% of spaces remaining
High	Less than 50% of spaces remaining

**East Ninth Street Parking Count
Saturday, April 16th, 2016**

	8am*	Noon**	3pm	7pm
DE to PA	0	0	0	0
PA to NJ	0	0	0	0
NJ to NY	3	4	3	3
NY to CT	4	3	3	3
CT to RI	13	12	8	12
RI to NH	7	3	3	3
NH to MA	9	11	8	12
Total	36	33	25	33

**Usage of East Ninth Side Street Parking
Saturday, April 16th, 2016**

	8am*	Noon**	3pm	7pm
Delaware - North	Low	Low	Low	Low
Delaware - South	Low	Low	Low	Low
Pennsylvania - North	Low	Low	Low	High
Pennsylvania - South	Low	High	Low	Low
New Jersey - North	Low	Low	Low	Low
New Jersey - South	Low	Low	Low	Low
New York - North	Medium	Medium	Medium	Low
New York - South	Low	Medium	Low	Low
Connecticut - North	Medium	Medium	Medium	Medium
Connecticut - South	Low	Low	Low	Low
Rhode Island - North	High	High	Low	Medium
Rhode Island - South	High	High	High	High
New Hampshire - North	N/A	N/A	N/A	N/A
New Hampshire - South	High	High	Medium	High

* *Downtown Lawrence Farmer's Market*

** *NY School Cleanup Event & KU Big Event (Cleanup at Community Garden)*

**East Ninth Street Parking Count
Wednesday, April 20th, 2016**

	7:15am	Noon	3pm	7pm
DE to PA	0	0	0	0
PA to NJ	0	0	0	0
NJ to NY	2	1	1	8
NY to CT	2	9	6	5
CT to RI	5	16	10	14
RI to NH	12	5	4	6
NH to MA	6	9	4	10
Total	27	40	25	43

**Usage of East Ninth Side Street Parking
Saturday, April 16th, 2016**

	7:15am	Noon	3pm	7pm
Delaware - North	Low	Medium	Low	Low
Delaware - South	Low	Low	Low	Low
Pennsylvania - North	Low	Low	Low	Low
Pennsylvania - South	Low	Low	Low	Low
New Jersey - North	Low	Low	Low	Low
New Jersey - South	Low	Medium	Low	Low
New York - North	Medium	Low	Low	Low
New York - South	Low	Low	Low	Low
Connecticut - North	Medium	Low	Low	Low
Connecticut - South	Low	Low	Low	Low
Rhode Island - North	High	High	Medium	Low
Rhode Island - South	High	High	Medium	High
New Hampshire - North	N/A	N/A	N/A	N/A
New Hampshire - South	High	High	High	High

My husband and I live in the only owner-occupied home on this section of Ninth Street. We have followed the process since the beginning, have seen every plan, been present at nearly every meeting, spoken in-depth to Porter, Josh Shelton, and those on the Citizens Advisory Committee and feel like we have a very good understanding of the plan's implications and the process, going forward.

The plan has been recommended by not only the Citizens Advisory Committee, the Cultural Arts Commission and the Historic Resources Commission, but also by a majority vote of the East Lawrence Neighborhood Association Board. At the ELNA meeting where a vote was taken, an additional show of hands was requested to count the number of people in attendance who were for and against the plan. The results were:

27 in favor
6 against

5 abstained

While 2 of the East Lawrence representatives on the CAC voted against approving the final plan from el dorado inc., I would like to point out that the people designated as neighborhood representatives on the CAC are not the only East Lawrence residents and business owners on that committee. In addition to the 3 neighborhood representatives, at least 4 others on the CAC live or work in East Lawrence.

Throughout the process, Josh Shelton and his team at el dorado have done a fantastic job of listening to the neighborhood, incorporating ideas, and balancing requests. No plan has the ability to have every single element that every single person has asked for. As with anything, compromises were made and it is my deep belief that the plan before you now is the very best possible solution available. We have been meeting for 18 months, making changes all along the way. Countless hours have been spent by many different people to make this plan what it is today and I would encourage you to vote in favor of moving the East Ninth Project forward to the technical drawing phase, at this time.

I appreciate your time. Thank you!

--

Amanda Davis
846 New York Street
Lawrence, KS 66044

Home: amanda.woodward@gmail.com

Work: AmandaDavis@ku.edu

Lawrence Preservation Alliance

P.O. BOX 1073 LAWRENCE, KANSAS 66044

DIRECTORS

DENNIS BROWN
PRESIDENT

PHIL COLLISON

LINDSAY CRICK

KATE DINNEEN

ERNIE ECK
CO-TREASURER

MIKE GOANS

TIM HOSSLER

CHRIS MILLSPAUGH

DALE NIMZ

DALE SLUSSER
CO-TREASURER

JEANETTE SPENCER
VICE-PRESIDENT

PHIL STINSON
SECRETARY

REV. VERDELL TAYLOR JR.

CAROL VON TERSCH

DENNIS DOMER
EMERITUS

MARCI FRANCISCO
EMERITUS

5-22-16

Lawrence City Commissioners:

The Lawrence Preservation Alliance (LPA) Board is in agreement with the May 19th decision by the Lawrence Historic Resources Commission (HRC) to support the proposed plan for East 9th Street. Should this plan move forward, we would urge the design team to work closely with the Historic Resources Administrator to ensure that their accompanying list of HRC concerns be effectively dealt with.

One immediate area of concern to LPA is the Turnhalle, a significant historic building within our downtown area that is endangered. While now stabilized, thanks to work we undertook as owners of the property from 2012 to 2014, the extensive investment that will be required to bring Turnhalle back to reuse as a significant contributor to city and county culture is beyond the capability of most private property investors. We believe that private investment should be the major component of project success, but public partnership will greatly increase the odds of that success.

To date, only the LPA, our supporters, the current owner, and the Douglas County Commission have made investments in this effort, with Douglas County grants now totaling \$155,000. The Lawrence City Commission has yet to contribute. We believe that a public works improvement project on 9th street would have a significant positive impact on the revitalization of Turnhalle.

Sincerely,



Dennis J Brown
President



Lawrence
Preservation
Alliance

From: [Bobbie Walthall](#)
To: [Aliza Caldwell](#)
Subject: FW: 9th Street Design Cost Estimate Concerns
Date: Monday, May 23, 2016 3:11:47 AM
Attachments: [9th Street Design Cost Estimate Concerns.pdf](#)

From: daisy mae (via Google Docs)
Sent: Monday, May 23, 2016 3:12:41 AM (UTC-06:00) Central Time (US & Canada)
To: Bobbie Walthall
Subject: 9th Street Design Cost Estimate Concerns

[daisy mae](#) has attached the following document:



9th Street Design Cost Estimate Concerns



Ms. Walthall,

Would you please place my attached Letter of Concern in the May 24th City Commission Agenda Packet as Added Correspondence to Regular Agenda

Item #2 (East Ninth Street).

Also, would you please e-mail a copy to the City Manager and the Commissioners

as soon as possible.

Thank you so much,
Brad Gibson

Google Docs: Create and edit documents online.



TO: Tom Markus, City Manager
CC: Mayor, Vice Mayor, and Commissioners
From: Brad Gibson, Lawrence Ks.
Date: May 23, 2016
RE: East 9th Street Design Development Document

Background

The City's Request for Qualifications that was sent out in September, 2014, states:
"The Budget for the entire project includes design and reconstruction of 7 blocks of East 9th Street from Delaware to Massachusetts Street".

Concerns

I have concerns with the proposed Cost Estimate in the Design Development Document. The amount of \$3,567,945.64 is incomplete and not a true Cost Estimate. It lists only a portion of the Hard Cost items. Hard Costs are the costs of labor, materials, heavy equipment etc. There are also Soft Cost items that must be included in the Cost Estimate such as:

Engineering fees and surveying
Contractor Overhead and Profit
Construction Management and Supervision

10% of the projects Hard Cost total is a typical allowance for each of these fees.
Add that to \$675,000 for el dorado's design fee for both phases of the project, and the Total Cost is just under \$5,500,000.

The following is a list of items also excluded from the Cost Estimate and will add significantly to the Total Construction Cost:

Allowance for Permit Fees
Allowance for Temporary Utilities and Facilities during construction
Waste Management (this includes material waste and disposal of demolition debris)
Fly Ash (required for street concrete by our City Code)
Irrigation for Downtown planting beds (required by the Downtown Guidelines)
Irrigation for the planting beds along 9th Street (required by Parks and Rec.)
8 trash and recycling receptacles
2 ADA accessible water fountains
2 bike corrals
2 bike fix it stations
6 storm water inlets (16 are being removed during demolition and the Estimate lists only 10)
The Removal and Palletizing of 5 blocks of street brick pavers
Repairing the brick intersection at New York and 9th Street (it has major water ponding issues)
AT&T line relocation (there is underground and drop services the length of 9th Street)
WOW Cable line relocation (there is also underground and drop services the length of 9th Street)
No allowance for repair or improvements to the aging storm sewers, water mains, and sanitary sewer utilities buried underneath 9th Street

Furthermore, the listed \$250,000 in the Estimate to relocate and bury the power lines along 9th Street is not official. Weststar still has to estimate the project and negotiations with the City will be required.

\$300,000 for the Lighting Plan is very unclear. The Power and Lighting Plan in this design lists 4 light poles with light fixtures. According to el dorado, the artists lighting installations are included in this figure. However, the Budget provided by the City states:

“ The ArtPlace Grant provides for installation of Art for the project”.

el dorado's Submitted Qualification to the City on October 1, 2014, states:

“ The Final Conceptual Design Package will undergo a thorough review by our Quality Control Manager for consistency and clarity. We will ensure that the financial impact of the project is well understood”.

The Cost Estimate for this design is not clear and is incomplete!

The City of Lawrence proposed \$3,000,000 for the design and construction for of this project, which is more than adequate for 7 blocks. Keep in mind that these are very short blocks. Each block is only approximately 300 feet long.

el dorado came back to the City with a design for a \$6,000,000 project.

Thank you, with regards,
Brad Gibson

From: [Porter Arneill](#)
To: [Aliza Caldwell](#); [Diane Stoddard](#)
Subject: FW: Letter from East Lawrence businesses in support of East 9th Street Concept Plan by el dorado inc.
Date: Monday, May 23, 2016 1:06:25 PM
Attachments: [East Lawrence Businesses Letter re East Ninth.pdf](#)

From: Patrick Watkins [mailto:patrwatkins@gmail.com]
Sent: Monday, May 23, 2016 12:15 PM
To: Mike Amyx; Leslie Soden; Stuart Boley; Matthew Herbert; Lisa Larsen
Cc: Tom Markus; Scott McCullough; Porter Arneill; Josh Shelton
Subject: Letter from East Lawrence businesses in support of East 9th Street Concept Plan by el dorado inc.

Dear Mayor Amyx and City Commissioners,

Please find the attached letter in support of the Concept Design Development Plan for East 9th Street, which has been prepared for your consideration on behalf of 55 small businesses and artists located in East Lawrence.

I work with the Prier Law Firm, one of the East Lawrence businesses identified in the letter. Each of the businesses and artists listed in the letter has agreed to be identified in this letter and supports the Concept Design Plan created by el dorado inc.

Please feel free to contact me if you have any questions about this letter.

Thank you for your consideration.

Patrick Watkins

The Prier Law Firm
832 Pennsylvania
Lawrence KS 66044

ATTACHED LETTER:

May 23, 2016

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

Re: East 9th Street Concept Design

Dear Mayor Amyx and City Commissioners,

As you are aware, East Lawrence is home to many small businesses, artists, and entrepreneurs. These businesses are located in East Lawrence, in large part, because of the character of the neighborhood and the opportunity to be located near other similar businesses and artists. The East Ninth Street Project is of particular importance to these businesses for many reasons, including the safety, accessibility, and interest of the patrons and guests in the neighborhood.

The East Lawrence businesses identified in this letter support the Concept Design Development Proposal for East Ninth Street produced by el dorado inc. The improvements proposed in the plan by el dorado inc. preserve the unique character of the neighborhood and provide the surrounding community with much needed enhancements to the safety and infrastructure necessary for the operation of these businesses, and for the neighborhood, in general. And because East Lawrence businesses are not voting members of the East Lawrence Neighborhood Association, this letter of support is intended to provide the perspective of an otherwise unrepresented, but especially interested group of neighborhood stakeholders.

The businesses identified in this letter greatly appreciate the time and resources dedicated by el dorado, inc., the members of the Cultural Arts Commission, and all of the community members who took part in the process which has resulted in such a culturally sensitive and community oriented design. The following businesses are excited about the opportunities that this design offers to businesses in East Lawrence, and for the collective benefits that all members of our community will be able to enjoy.

Thank you very much for your service to the community.

Emailed to: lsoden@lawrenceks.org, llarsen4189@gmail.com, matthewjherbert@gmail.com, mikeamyx515@hotmail.com, sboley@lawrenceks.org, tmarkus@lawrenceks.org, smccullough@lawrenceks.org

EAST LAWRENCE BUSINESSES

720, LLC

Athletic Strength Institute

Angie Viets, LCP

Austin Meyers, artist

Bistro, LLC

Brand New Box, LLC

Brandon Mateer, artist

BrynK Salon and Color Bar, LLC

Cellar Door, LLC

Clare Doveton, artist
Culinaria Food and Wine, Inc.
Deines Legal, LLC
Design Brilliance, LLC
Durkin Law Offices, LLC
Erica Gascon
Emotive Personal Development
Erok Johanssen, artist
Flint Hills Holdings Group, LLC
Good Skin, LLC
Hill Family Investments, LLC
Jeremy Rockwell, artist
Jeromy Morris, artist
Jesse Gray, artist
John Sebelius, artist
Joshua Holland Photography
Karl Ramberg, artist
Kindred Healthcare
Kyla Strid, artist
Kojo Workshop
Law Office of Dakota Loomis, LLC
Law Offices of Catherine Hess, LLC
Lawrence Beer Company LLC
Lawrence Community Photo Studio
Lawrence Unchained Bike Coop
Mifundi Orphans
Molly Murphy, artist
Murrabit Station, LLC
Ohio Mortgage Investors, LLC
Paley Properties, LLC
Pennsylvania St Investors, LLC
Prier Law Firm, LLC
Repetition Coffee, LLC
Rexroad Foods, LLC
Ryan Storck, artist
Sabatini Architects, Inc.

Skepnek Law Firm, P.A.

Stephen Johnson, artist

Smiling Mad Designs

Through a Glass Productions, LLC

Travis Andregg, artist

Trettle Design Build, Inc.

U.S. Bank

Wilma's, LLC

Yellow Pencil Studio, Inc.

Yuri Zupancic, artist

May 23, 2016

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

Re: East 9th Street Concept Design

Dear Mayor Amyx and City Commissioners,

As you are aware, East Lawrence is home to many small businesses, artists, and entrepreneurs. These businesses are located in East Lawrence, in large part, because of the character of the neighborhood and the opportunity to be located near other similar businesses and artists. The East Ninth Street Project is of particular importance to these businesses for many reasons, including the safety, accessibility, and interest of the patrons and guests in the neighborhood.

The East Lawrence businesses identified in this letter support the Concept Design Development Proposal for East Ninth Street produced by el dorado inc. The improvements proposed in the plan by el dorado inc. preserve the unique character of the neighborhood and provide the surrounding community with much needed enhancements to the safety and infrastructure necessary for the operation of these businesses, and for the neighborhood, in general. And because East Lawrence businesses are not voting members of the East Lawrence Neighborhood Association, this letter of support is intended to provide the perspective of an otherwise unrepresented, but especially interested group of neighborhood stakeholders.

The businesses identified in this letter greatly appreciate the time and resources dedicated by el dorado, inc., the members of the Cultural Arts Commission, and all of the community members who took part in the process which has resulted in such a culturally sensitive and community oriented design. The following businesses are excited about the opportunities that this design offers to businesses in East Lawrence, and for the collective benefits that all members of our community will be able to enjoy.

Thank you very much for your service to the community.

Emailed to: lsoden@lawrenceks.org, llarsen4189@gmail.com, matthewjherbert@gmail.com, mikeamyx515@hotmail.com, sboley@lawrenceks.org, tmarkus@lawrenceks.org, smccullough@lawrenceks.org,

EAST LAWRENCE BUSINESSES

720, LLC
Athletic Strength Institute
Angie Viets, LCP
Austin Meyers, artist
Bistro, LLC
Brand New Box, LLC
Brandon Mateer, artist
BrynK Salon and Color Bar, LLC
Cellar Door, LLC
Clare Doveton, artist
Culinaria Food and Wine, Inc.
Deines Legal, LLC
Design Brilliance, LLC
Durkin Law Offices, LLC
Erica Gascon
Emotive Personal Development
Erok Johanssen, artist
Flint Hills Holdings Group, LLC
Good Skin, LLC
Hill Family Investments, LLC
Jeremy Rockwell, artist
Jeromy Morris, artist
Jesse Gray, artist
John Sebelius, artist
Joshua Holland Photography
Karl Ramberg, artist
Kindred Healthcare
Kyla Strid, artist
Kojo Workshop
Law Office of Dakota Loomis, LLC
Law Offices of Catherine Hess, LLC
Lawrence Beer Company LLC
Lawrence Community Photo Studio
Lawrence Unchained Bike Coop
Mifundi Orphans
Molly Murphy, artist
Murrabit Station, LLC
Ohio Mortgage Investors, LLC
Paley Properties, LLC
Pennsylvania St Investors, LLC
Prier Law Firm, LLC
Repetition Coffee, LLC
Rexroad Foods, LLC
Ryan Storck, artist
Sabatini Architects, Inc.
Skepnek Law Firm, P.A.
Stephen Johnson, artist
Smiling Mad Designs
Through a Glass Productions, LLC
Travis Andregg, artist
Trettle Design Build, Inc.
U.S. Bank
Wilma's, LLC
Yellow Pencil Studio, Inc.
Yuri Zupancic, artist

May 23, 2016

Dear Mayor Amyx and Lawrence City Commissioners,

The East 9th Street project is the first in Lawrence that imagines using placemaking as a development tool. The ambitious plan before you employs this new development tool by proposing dramatic changes to the use and design of this historic street, some of which would come into direct conflict with the way neighbors and small business people have used it for generations and continue to today. Although some of the stated goals of the project are laudable, the plan presented to you does not achieve them in a way that is equitable, cost effective and safe. It is out of synch with the character, history and practical use of the street, and it is not a pressing community need.

Accountability

This project began with a troubling lack of transparency, highlighted by the project organizers [unwillingness to share their plans or budget](#) with the public. (They claimed it was a private project, when in fact 85% of its cost would be paid for by taxpayers.) Today, the project is faced with equally serious questions about accountability. Former Mayor Farmer and the City Commissioners who championed this project are no longer in office. The city manager who facilitated the partnership between the Arts Center and the City resigned and took a new job in Colorado. And the CEO of the Arts Center who originated the idea for remaking 9th Street and who pushed it using all means necessary, has announced she is retiring before any potential work would begin. So this commission has inherited yet another expensive boutique project that strains our community's dwindling resources, while our commitment to more pressing community needs like affordable housing and mental healthcare are in desperate need of more support.

A flawed plan

The plan presented is deeply flawed. Late recognition by the design team that East 9th Street is a truck delivery route (many in the neighborhood had made this point for months) led the designers to present a plan that has major safety issues and places an undue burden on residents. It includes a completely new transportation infrastructure in addition to the street and sidewalks. This eight-foot wide concrete path would come into direct conflict with traffic at seven dangerous alley intersections, where cars have for decades driven to the edge of the street before turning, but now will have to stop way back in the alley so as to not collide with bicyclists. These proposed new alley intersections (many of them blind due to building obstructions) have major safety concerns that have not been addressed by a serious traffic study.

To make room for this recreational path (which is not supported in the Pedestrian – Bicycle Issues Task Force Report submitted to the City), the design team proposes to take away more than half of the residential parking (50+ spaces) in the project area. Taking away residential parking, in an area where many rely on it and where parking pressure in the neighborhood is increasing dramatically, is unacceptable. In addition, this heavy handed plan takes away residents access to green space for gardening, in favor of concrete boxes planted with native grasses. (This happens at the same time the City has passed a new ordinance encouraging citizens to use right of way easements for gardens.)

Cost: Evaluating wants vs. needs

85% of this proposed project would be paid for by taxpayers (2.7 million of 3.2 million – based on a low estimate of the total project cost). The recent evaluation of City spending and income compels citizens and the City to distinguish wants from needs. The proposed project does not address a serious need like affordable housing or mental health services. It is a want, a desire of a few, and an imposition for others. Currently, East 9th Street provides safe access for pedestrians, bikes, cars and trucks. The street also gives neighbors access to the green space adjacent to the street for gardening.

Time invested

The time invested in this process has been essential. Having the time to carefully evaluate the many proposed plans and whether or not they would be compatible with the street and its uses has given us the opportunity to make a good decision now. The time invested has also allowed neighbors and other stakeholders, who were not initially engaged or aware of the project, to learn about its goals, costs and potential impacts. Although difficult at times, this civic process has been instrumental in our ability to make a responsible decision about this complicated project.

Recommendation

This is a flawed and controversial plan. The plan is too costly at a time of belt-tightening. And, there are persistent and unanswered issues with accountability. For these reasons, the City should not move forward with phase II of this project. Instead, we encourage the City to do what a consensus of the community can agree on - basic street resurfacing, filling-in lighting gaps, making sidewalk repairs where needed (including one sidewalk improved to ADA standards) and addressing water runoff into East 9th Street intersections.

As a community, we need to put equity before extras, and people values before property values. Making this tough decision is the right thing to do. It will save precious financial resources for more pressing community needs, and will ensure that East 9th Street continues to be the affordable, historic, and beloved place for residents, neighbors and small businesses that it has been for generations.

Thank you,

Marty Olson	416 East 9 th St., business owner
Tom Patchen	9 th & New Jersey, business owner
Charles Naramore	416 East 9 th St., resident
Kristen Vermeire	416 East 9 th St., resident
Phil Collison	9 th & Pennsylvania, property owner
Chris Ogle	9 th & Pennsylvania, property owner
Dave Loewenstein	411 East 9 th , business owner
Arch Naramore	9 th & New Jersey, property owner
John Naramore	416 East 9 th St., property owner

Sarah Rooney	Lane Eisenbart	Jensen Pratt Llc
Amber Hansen	Nicholas Ward	Aaron Paden
John Hachmeister	KT Walsh	Linda Lips
Cindy Suenram	Will Ogle	Janet Good
Eileen Larson	Cindy Trask	Frances M. Ogle Trust
LB Holdings Inc.	Jill Ensley	Katherine KH Harris
Sara Taliaferro	Gotfred Beardshear	Irene Tsuneta
Chris Lempa	Robert Baker	

From: [Porter Arneill](#)
To: [Aliza Caldwell](#)
Subject: FW: East 9th Project funding concerns
Date: Monday, May 23, 2016 2:49:42 PM

From: Tom Carmody [mailto:tcarmody@sunflower.com]
Sent: Monday, May 23, 2016 2:38 PM
To: Tom Markus
Cc: Mike Amyx; Leslie Soden; Stuart Boley; Matthew Herbert; Lisa Larsen; Porter Arneill; Diane Stoddard
Subject: East 9th Project funding concerns

Hi, Tom, as Board members of The Lawrence Arts Center, we were surprised to read, in the "Draft *Unfunded Projects 2017-2021 Projects By Funding Source*", that funding for the East 9th Project is now recommended to be withdrawn. By publicly withdrawing the funds prior to community input at the City Commission Meeting on May 24th, the City Staff, rather than the City Commission, seems to be predetermining the outcome of this high profile project that has been in the works for several years and has recently received votes of approval from the East 9th Citizens Advisory Board, the Lawrence Cultural Arts Commission, the East Lawrence Neighborhood Association and the Historic Resources Commission.

With the tremendous amount of work and effort that have been spent by many community stakeholders in this important project, we believe the project deserves an open public discussion and a decision by the City Commission. We hope you and the City Staff will reconsider your recommendation to withdraw the funds for this project.

Thank you for your consideration.

Best,

Joan Golden
Chair, Lawrence Arts Center

Thomas L. Carmody
Former Chair, Lawrence Arts Center
&
Citizens Task Force Member representing The Lawrence Arts Center, East 9th Project