

S O U T H W I N D ...CAPITAL, LLC...

February 20, 2004

Mr. David Dunfield, Mayor
Mr. Mike Rundle, Vice Mayor
Ms. Sue Hack
Mr. Boog Highberger
Mr. David Schauner

Re: City Commission Regular Agenda, February 24, 2004
6Wak PRD preliminary development plan

Dear Mayor Dunfield and City Commissioners:

An approval of the PRD preliminary development plan will complete the initial planning process for our 6th & Wakarusa Master Plan.

The preliminary development plan embodies the following attributes:

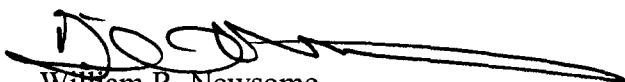
- It reflects the proper transitional land use with (1) office zoning to the south, (2) commercial zoning to the east and (3) multi-family going to duplex going to single-family zoning to the north.
- The density of this development is appropriate given its location within a few hundred feet of a state highway.
- We have designed this project with an appropriate mix of 1, 2 and 3 bedroom units. This design results in a bedroom/unit average of 1.8, and a much lower *true* density (bedroom/acre) than would result with a more intense bedroom mix.

In summary, this project is designed in conformity with City regulations.

I will, of course, be at Tuesday's City Commission meeting for the hearing of this item, but should you have questions beforehand, do not hesitate to contact me.

Sincerely,

6WAK LAND INVESTMENTS, L.L.C.



William R. Newsome

Cc: David Corliss

411 N. Iowa Street ■ Lawrence, Kansas 66044 ■ Phone (785) 331-4644 ■ Fax (785) 331-4611