

## **MEMORANDUM**

**TO:** City and County Commissions and ECO2

**FROM:** David Dunfield, Mayor  
Dennis "Boog" Highberger, Commissioner  
Bob Johnson, County Commissioner  
Craig Weinaug, County Administrator  
Mike Wildgen, City Manager  
Linda Finger, Planning Director  
Larry McElwain, Chamber of Commerce  
Lavern Squier, Chamber of Commerce  
Lynn Parman, Chamber of Commerce  
Jim Roberts, ECO2  
Bob Stephens, DCDI  
Kurt Von Achen, DCDI

**DATE:** November 5, 2003

**RE:** Future Business Park Criteria and Current Inventory

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The City Commission through their 2003 goal setting process has identified location of future business parks as important goal for the City of Lawrence. The group identified above has been meeting for the past couple of months to develop criteria for future business park identification as well as survey the current inventory of industrial sites available in Douglas County. This memo provides information regarding suggested site sizes needed to accommodate future industrial and business growth.

### **CRITERIA FOR FUTURE BUSINESS PARK IDENTIFICATION**

<b>Location:</b>	Identify three or more sites with approximately 300 acres at each location. Each location must offer individual lot sizes from 5 to 30 acres. Also, identify at least one site, which would accommodate an 80-100 acre industrial user.
<b>Transportation:</b>	No more than 1 mile from interstate or highway connected to destination (K.C. or Topeka) with priority given to sites close to interstate or highway access.
<b>Water:</b>	2,000 gallons per minute and capacity for 12" water line

**Sewer:** Downstream sewer system has capacity to meet KDHE requirements for industrial land. (EHBP 18" and 8" main for 387 acres)

**Flood Plain/Slope:** Identify sites with over 50% of the land less than a 10% slope. Area for building will be outside the flood plain. Area within the flood plain will not be counted in the acreage needed and may be used for open space components of the project.

**Electricity:** Nearby electrical substations need to be able to accommodate industrial demands. 3 phase, dual feed, uninterruptible service.

**Gas:** 3 inch line minimum

**Soil Type:** Sufficient to meet or exceed standard building specifications

**Zoning:** Minimum M-1 and M-2 zoning with surrounding property appropriately zoned

**Technology:** Tech fiber optic ready high speed, redundant, internet connectivity and cable access available

**Rail:** Limited requirement

**ACREAGE REQUEST INFORMATION FROM 2002-2003 FROM DOUGLAS COUNTY ECONOMIC DEVELOPMENT DEPARTMENT**

	<b>2002</b>	<b>2003</b>	<b>Total or average</b>
<b>Number of Inquiries</b>	45	99	144
<b>% community eliminated</b>	13%	13%	13%
<b>% of time eliminated due to lack of site or building</b>	50%	69%	59.5%
<b>Requests for under 5 Acres</b>	13%	20%	16.5%
<b>Requests for 6-10 Acres</b>	54%	40%	47%
<b>Requests for 11-30 Acres</b>	13%	24%	18.5%

<b>Requests for 31-50 Acres</b>	7%	12%	9.5%
<b>Requests for over 51 Acres</b>	13%	13%	13%
<b>Requests for rail served sites</b>	N/A	13%	13%

### **PRIMARY BUSINESS PARK LOCATIONS IN DOUGLAS COUNTY WITH LAND AVAILABLE (ALREADY DEVELOPED)**

- East Hills Business Park: maximum of 66 acres available including easements, with lot sizes ranging from 10 to 3 acres.
- East Hills Business Park adjacent land: 87 acres available
- Riverside Business Park: 24 acres with lot sizes from 3 to 24 acres.
- Franklin Business Park: 35 acres available with lot sizes from 12 to 5 acres.
- Maple Grove Park: 12 acres available with lot sizes from 3 to 6 acres
- In-Tech Business Park: 25 acres remaining with lot sizes from 3 to 10 acres.

In 2002, the industrial land absorption for existing business expansions and new business locations was approximately 30 acres. With the following companies constructing facilities on vacant land:

Serologicals Corporation 12 acres East Hills Business Park  
NCS Pearson 1 acre in East Hills Business Park  
Prosoco 1 acre in East Hills Business Park  
Classic Eagle Distributing 8 acres near Riverside Park  
Reuter Organ 7 acres in Sante Fe Business Park

### **TASK FORCE RECOMMENDATION**

Based upon this information we recommend the identification of at least 1,000 acres consisting of three or more 200 to 300 acre sites for future business parks in the Lawrence/Douglas County area. We further recommend identification of one 80 to 100 acre site as well.

We also encourage discussions with Lecompton, Eudora and Baldwin City to continue to working to identify future business parks within their areas.

Finally, we recommend the Horizon 2020 industrial chapter be updated to reflect these goals.

