

PRICE T. BANKS

ATTORNEY AT LAW
P.O. BOX 442341
901 KENTUCKY STREET
SUITE 206
LAWRENCE, KANSAS 66044
785/842-7900
FAX 785/841-2296

June 21, 2005

Lawrence City Commission
PO Box 708
Lawrence, Kansas 66044

via facsimile & US Mail

Re: Kasold Drive Reconstruction.

Honorable Mayor and Members of the City Commission:

I am writing to respectfully request changes in the proposed plans for the reconstruction of Kasold Drive.

The neighbors were afforded the opportunity to view the plans and discuss same with the consultant and the public works director on June 20, 2005.

I am concerned that the project, as currently proposed, will have a dramatic impact upon the quality of life of residents of Alvarmar Estates, particularly those whose homes directly abut the street. The roadway and *recreation path* will be constructed primarily on the west side of the street right-of-way, leaving the east side effectively undisturbed.

The City proposes to eliminate all green space on the west side of Kasold and to pave to the property lines. Trees shrubs and other plantings that buffer the residences, add aesthetics to the streetscape, mute the traffic noise and protect the privacy of the residents will be ripped out and replaced with industrial grade retaining walls, iron railings and fences. Plantings inside the property lines will likely be ripped out to make way for utility relocations. Street lights will be repositioned from the median to locations nearer the homes, increasing the already obnoxious spillage of light into the rear rooms of the homes in the area.

Seven homes on the west side of Kasold with double frontage on Kasold and Camelback Drive are especially impacted. Their rear yards have been groomed to protect them from the deleterious impact of the street, and many contain intimate patios and gardens. The current proposal shows no sensitivity to these residents, but will leave them with stark, direct exposure to the noise light, and dust. The current proposal eschews the use of

natural materials as were used on Kasold near Peterson Road, and includes no street plantings. A rendering illustrated greenery atop the retaining wall, however, when questioned, the consultant acknowledged that it was there to make the drawing more palatable and would not actually be installed.

We were informed that the pavement was pushed to the west to preserve the natural buffers for the properties on the east side of Kasold. The properties on the east side of Kasold have deep rear yards that preserve their privacy and are well protected from activity and traffic.

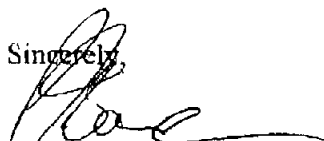
The lack of a plan to handle traffic during construction further exacerbates the project's impact on the quality of life for residents of Alvarmar Estates. There was no plan presented for any type of shoo-fly or viable detour. Therefore, traffic will be left to find its own way, which, lacking any obstacles, will be through the local street network in Alvarmar Estates.

The recreation path east of Augusta will be built on an 11% grade. It was revealed that grade will propel a bicycle at 32 miles per hour into the commercial area at the foot of the hill. Perhaps an alternative and safer location for the path would be a few hundred feet east through the KU Endowment land.

Commissioners, this project will adversely impact the values of the homes in Alvarmar Estates. That is not a hollow claim. My tax assessment was reduced for the years 2003 and 2004, after an appeal to the State Board of Tax Appeals. A primary reason I provided to the board, to justify a lower value than the county appraisal, was the impact of the activity on Kasold Drive on the quality of life.

I respectfully request that the Commission send this proposal back to staff and the consultant to be revised to minimize the impact upon this fragile neighborhood.

Should you have questions regarding the contents of this letter, I will be pleased to discuss them with you.

Sincerely,

Price T. Banks

cc: Neighbors