

RECEIVED

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November 18, 2005

CITY MANAGERS OFFICE
LAWRENCE, KS

To Mike Wildgen and Commissioners

I have contracted to buy the Sport to Sport building and adjacent parking with possession beginning January 1. This purchase does not include the baseball diamonds to the west. I intend to make an indoor tennis facility within the existing space. It will be possible to put four indoor courts in the building, however the spacing between the courts will be only eight feet and the minimum required for college matches is sixteen feet which brings me to the purpose for this letter. Kansas University is willing to financially support this project if we can add two additional indoor courts and provide the minimum spacing between the courts of sixteen feet. The actual recommended spacing is twenty one feet.

Currently the City of Lawrence owns the property to the north of the existing Sport to Sport building and I would ask that the City consider giving us a small area behind the existing building to allow for this expansion. The drawing accompanying this request shows the proposed expansion. We are also planning to add eight outdoor courts so the land to the east and west is not available to add the indoor courts.

Since Alvamar closed three years ago, there has been no indoor tennis facility in Lawrence and the Kansas University Women's team has been driving to Topeka and Kansas City in order to practice during the winter months. Many Lawrence tennis players also travel to Kansas City and Topeka if they wish to play during the winter as well as the Baker team. Both high schools have active tennis programs but their players are unable to practice over the winter and fall behind the other teams.

As you may or may not be aware, an indoor tennis facility is not a money making proposition. Alvamar consistently lost money year after year. Many cities the size of Lawrence have public indoor facilities provided by the city and I would ask that you consider this in your decision. If you are willing to consider this request and its intended use, I would be willing to work with Parks and Recreation to find suitable indoor times for their tennis programs over the winter months. In addition, we plan to offer free clinics for the High School players on Sunday afternoon during the winter. Several people have volunteered to help with the Sunday program donating their time. By allowing the facility to expand to six indoor courts, there would be space for these additional uses. If we are limited to three or four courts, the paying members and KU Women's Team will in all likelihood utilize most all of the courts. We will allow memberships for those who wish to book permanent court time, but when space is available, the public will be able to use the courts. The approximate square footage of this request is 40,000 and the land is virtually unusable given its location between the Yankee Tank dam and Sport to Sport. I can't emphasize more that a tennis facility such as this will be doing good to just break even, so all additional costs will make that job even harder. This is obviously the reason there has been no rush to replace the Alvamar facility.

I have included a drawing of the proposed expansion and would be glad to meet with city staff about any questions they may have. In order to satisfy a lender it will be necessary that we own the land that any new structure would be built on. If we can reach an agreement we would like to begin construction in the spring so we would be ready for six courts next fall.

Thank you for your consideration of this matter,

A handwritten signature in dark ink, appearing to read 'Mike Elwell', with a stylized, flowing script.

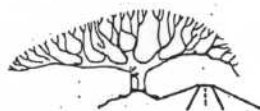
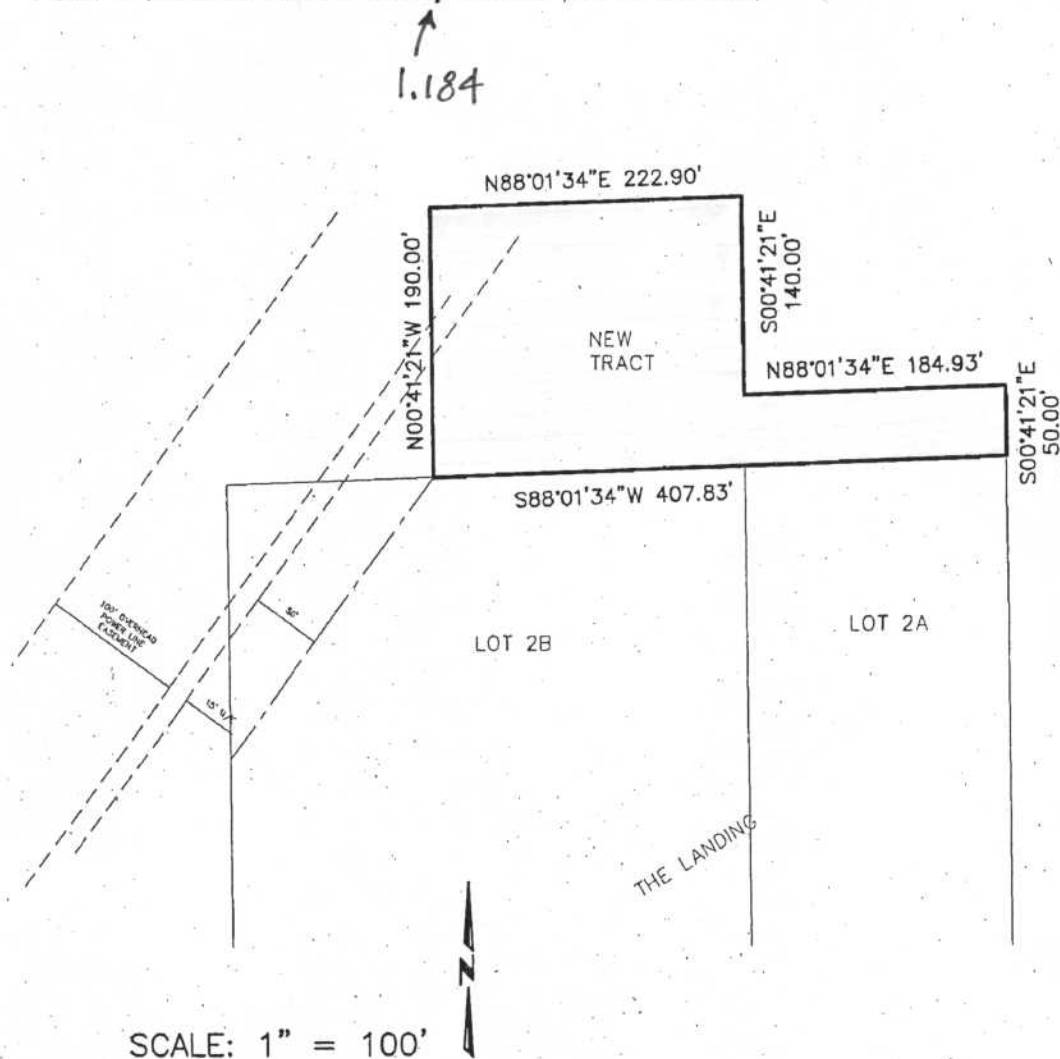
Mike Elwell

LEGAL DESCRIPTION FOR A TRACT IN THE SW ¼ OF SECTION 4-13-19

LEGAL DESCRIPTION

A TRACT OF LAND IN THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 13 SOUTH, RANGE 19 EAST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 2A OF THE LOT SPLIT OF LOT 2, THE LANDING, A SUBDIVISION IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS; THENCE SOUTH 88°01'34" WEST, ALONG THE NORTH LINE OF SAID LOT 2, 407.83 FEET; THENCE NORTH 00°41'21" WEST, 190.00 FEET; THENCE NORTH 88°01'34" EAST, 222.90 FEET; THENCE SOUTH 00°41'21" EAST, 140.00 FEET; THENCE NORTH 88°01'34" EAST, 184.93 FEET; THENCE SOUTH 00°41'21" EAST, 50.00 FEET TO THE POINT OF BEGINNING. CONTAINS 0.184 ACRE, MORE OR LESS.



Landplan Engineering, P.A.

Civil Engineering
Landscape Architecture
Community Planning
Surveying

1310 Wakarusa Drive
Lawrence, Kansas 66049
tele (785)843-7530
fax (785)843-2410
email info@landplan-pa.com

Livestock Exchange Building
1600 Genessee, Suite 400
Kansas City, Missouri 64102
tele (816)221-2234
fax (816)221-2644

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