



# City of Lawrence

## CITY MANAGER'S OFFICE

THOMAS M. MARKUS  
CITY MANAGER

City Offices  
PO Box 708 66044-0708  
www.lawrenceks.org

6 East 6<sup>th</sup> St  
785-832-3000  
FAX 785-832-3405

CITY COMMISSION

MAYOR  
STUART BOLEY

COMMISSIONERS  
LISA LARSEN  
JENNIFER ANANDA, JD, MSW  
MATTHEW J. HERBERT  
LESLIE SODEN

February 26, 2018

The Honorable Jeff Colyer, M.D.  
Office of the Governor  
State of Kansas  
c/o Kansas Department of Commerce  
Attn: Opportunity Zones  
1000 S.W. Jackson Street, Suite 100  
Topeka, Kansas 66612

Sent via email to [OpportunityZones@ks.gov](mailto:OpportunityZones@ks.gov)

Dear Governor Colyer,

Thank you for the opportunity to submit eligible census tracts for consideration to designate as Opportunity Zones under the new Tax Cuts and Jobs Act of 2017.

The City of Lawrence wishes to submit the attached list of tracts, in priority order with the highest priority listed first. We sincerely appreciate your consideration of these tracts as probable areas for future investment in our community. Please feel free to contact us with any follow up questions as needed.

Sincerely,

Thomas M. Markus  
City Manager

c: City Commission  
Diane Stoddard, Assistant City Manager  
Britt Crum-Cano, Economic Development Coordinator  
Lawrence Chamber of Commerce



**LAWRENCE CENSUS TRACT SUBMITTALS FOR OPPORUTNITY ZONE  
CONSIDERATION:**

**Tract Number: *Tract 20045000200 (Top Priority)***

Statement of community interest and support for additional investment:

*This tract is a very large tract that incorporates the entire east side of the downtown area, the developing Warehouse Arts District and two of the City's business parks. These are areas of recent, current and anticipated future investment.*

A brief description of the tract and note whether it is predominately commercial, industrial, residential, or a mix:

*This tract encompasses the east side of the downtown area, and stretches east through east Lawrence and also includes the East Hills Business Park and Lawrence Venture Park. Due to the size of this tract, it includes commercial, residential and industrial parcels.*

Description of recent development activity, such as business or housing developments, or other investments in the area, or any anticipated new developments or investments:

*Recent investments in this area include several significant mixed-use developments along New Hampshire Street in the downtown area, significant development in the Warehouse Arts District of east Lawrence and infrastructure investments at Lawrence VenturePark. Current activity includes a business expansion at Plastikon in the East Hills Business Park, and new spec industrial development by Van Trust Real Estate in Lawrence Venture Park. Proposed activity includes a proposed mixed-use grocery store project in the downtown area on New Hampshire Street, a possible future conference center and mixed-use hotel development also in this corridor, and possible additional future phases of the Van Trust project in Lawrence VenturePark. The City is embarking on a downtown master plan, which is an identified priority initiative in the City's strategic plan. The plan may identify opportunities for redevelopment and development in the downtown area.*

Proposed targeted use of the area:

*Includes mixed-use (residential, retail, office) in downtown area and industrial/business development in Lawrence VenturePark and East Hills Business Park.*

At least one identified or potential project:

*Mixed use grocery store and apartment project at 700 New Hampshire Street, in addition to other possible project mentioned.*

**Tract Number: *Tract 20045000502 (Second Priority)***

Statement of community interest and support for additional investment:

*This tract is a tract that incorporates the west side of the downtown area, north of 9<sup>th</sup> Street. The City is embarking on a downtown master plan, which is an identified priority initiative identified in the City's strategic plan. The plan may identify opportunities for redevelopment and development in the downtown area.*

A brief description of the tract and note whether it is predominately commercial, industrial, residential, or a mix:

*This tract encompasses the west side of the downtown area, north of 9<sup>th</sup> Street. This tract is a mix of commercial and residential uses.*

Description of recent development activity, such as business or housing developments, or other investments in the area, or any anticipated new developments or investments:

*This tract is the site of the proposed Vermont Place, a mixed-use office and condominium project along Vermont Street. As previously mentioned, the plan may identify opportunities for future redevelopment or development in the downtown area.*

Proposed targeted use of the area:

*Includes mixed-use (residential, retail, office).*

At least one identified or potential project:

*Mixed-use Vermont Place office and condominium project on Vermont Street.*

**Tract Number: *Tract 20045000300 (Third Priority)***

Statement of community interest and support for additional investment:

*This tract is a tract that incorporates the west side of the downtown area, south of 9<sup>th</sup> Street. The City is embarking on a downtown master plan, which is an identified priority initiative identified in the City's strategic plan. The plan may identify opportunities for redevelopment and development in the downtown area.*

A brief description of the tract and note whether it is predominately commercial, industrial, residential, or a mix:

*This tract encompasses the west side of the downtown area, south of 9<sup>th</sup> Street. This tract is a mix of commercial and residential uses.*

Description of recent development activity, such as business or housing developments, or other investments in the area, or any anticipated new developments or investments:

*As previously mentioned, the downtown master plan may identify opportunities for future redevelopment or development in the downtown area.*

Proposed targeted use of the area:

*Includes mixed-use (residential, retail, office).*

At least one identified or potential project:

*Possible redevelopment driven by downtown master plan.*

**Tract Number: *Tract 20045000400 (Fourth priority)***

Statement of community interest and support for additional investment:

*This tract is a tract that incorporates the campus of the University of Kansas, including west campus. The most southern portion of west campus has been identified in the University's master plan as an area for a future research partnership zone. Companies wishing to be close to KU for research or other collaborative opportunities may locate in this area in the future.*

A brief description of the tract and note whether it is predominately commercial, industrial, residential, or a mix:

*This tract encompasses the campus of the University of Kansas- its academic, research and residential components.*

Description of recent development activity, such as business or housing developments, or other investments in the area, or any anticipated new developments or investments:

*This tract includes the area of west campus identified for future research partnerships and this may involve future campus investment in this tract.*

Proposed targeted use of the area:

*Campus- academic, research, residential and corporate partnership*

At least one identified or potential project:

*Possible future expansion of the Bioscience Technology and Business Center (BTBC) incubator on campus as well as potential related to the research partnership zone area.*