

March 19, 2018

Dear City of Lawrence Mayor and City Commission,

RE: Development of 1105 E. 23rd Street & 24th Street

| Qty. | Date | Description |
|------|----------|---|
| 1 | 03/18/18 | Neighborhood Letter of Concerns Regarding Rezoning & Development |
| 1 | 03/19/18 | Neighborhood Signatures Regarding Concerns |
| 1 | 03/19/18 | Graffiti/Safety Pictures |
| 1 | 03/18/18 | DVD Storm Water Flooding Adjacent Property at 1052 E. 24 th St |

Enclosed you will find four (4) items regarding the development at 1105 E. 23rd Street and 24th Street. The enclosed letter documents strong neighborhood concerns that we cordially request be considered before the approval of rezoning 1105 E. 23rd Street from Residential use.

Over the past few years, commercial development has created a huge impact on our neighborhood that has left nearly all of us with unresolved issues as stated in this letter, including but not limited to:

- **Water – Storm Water**
- **Privacy Fence (not just shrubbery)**
- **Traffic Expansion**
- **Lighting**
- **Parking**
- **Safety/Theft/Graffiti/Illegal Activities**
- **Noise**
- **Construction**

Please review the enclosed and feel free to contact me should you have questions. Your time and attention to these concerns are greatly appreciated.

Warm Regards,



Carmen Lynn
1052 E. 24th Street
Lawrence KS 66046

March 18, 2018

Dear City of Lawrence Mayor & City Commission,

RE: 1105 E. 23rd Street Development March 20th 2018 Rezone Z-17-00694

The neighbors of East 24th Street & Home Circle have many concerns regarding the development of 1105 E. 23rd Street as we have watched our neighborhood aggressively expand into a commercial district. As this area is once again experiencing growth, please take into consideration the overlap with adjacent residential neighborhoods & study in depth the much-needed infrastructure improvements before rezoning and approving a site development plan for 1105 E. 23rd Street & E. 24th Street.

Concerns:

- **Water – Storm Water**
- **Privacy Fence (not just shrubbery)**
- **Traffic Expansion**
- **Lighting**
- **Parking**
- **Safety/Theft/Graffiti/Illegal Activities**
- **Noise**
- **Construction**

1. **Storm Water** - Current water drainage is insufficient & the current elevation of the surrounding properties is inadequately structured for proper storm water elimination.
 - Please see provided DVD showing rain water flooding & water shedding from & onto neighboring properties from 1105 E. 23rd Street. The flooding is not limited to the yard & has flooded inside the home at 1052 E. 24th Street multiple times in 2017. The original city engineered waterway through this yard has never functioned as designed & has now been silted in by storm water overflow & currently needs more appropriate drainage created.
 - Last December 2017, a swale was created (after summer commercial construction closed the existing drainage) to divert a portion of the storm water back into the dry basin behind the 6 townhomes on the north side of E. 24th Street.
 - As commercial development advances, per the pending water survey, please create a more appropriate storm water disposal system between residential & commercial properties such as a water cut-in north of the residential townhomes.
2. **Privacy Fence** – As a residential neighborhood, we need more privacy & separation from the heavy foot traffic, vehicle traffic, constant noise, activity & the sheer volume of people flooding through our neighborhood.
 - The Construction of the Community Shelter several years ago added heavy foot traffic as an alternative for walking along the very busy 23rd Street.
 - Without privacy type fencing an environment that is unsafe will be created. Exposure to commercial industry, the potential employee/customer base, equipment, delivery & other vehicles associated with each ever-expanding business has continued to have a negative impact on our neighborhood & our residential property values have declined over the years.
 - Daily, pedestrians cut across the currently undeveloped lot between 23rd & 24th Streets.
 - Without privacy fencing this new development, the volume of foot traffic & suspicious parking may increase & allow more opportunity for undesirable behavior such as theft, graffiti & other illegal activities that are already occurring.

3. **Traffic Expansion** – 24th Street from Haskell Ave to Harper Ave has become a secondary thoroughfare for 23rd Street Traffic.
 - Traffic flow diverts down 24th Street to avoid traffic back-ups particularly when the light is red or when there is a wait at either Haskell Ave & Harper Ave. both at 23rd Street intersections respectively. Traffic from the Prairie Park neighborhood diverts onto 24th Street west to Haskell Ave. Heavy traffic also diverts from Haskell Ave. onto 24th Street heading east to bypass the stoplight & 23rd Street traffic flow.
 - Wait times to merge onto a main street from 24th Street have increased significantly in the past few years.
 - People now drive exceedingly fast through the neighborhood making it unsafe. If we drive the speed limit in our neighborhood, people occasionally speed up & pass even when there is oncoming traffic, parked vehicles or we are turning into our own driveway or onto Home Circle. Road rage, cursing, flipping us off, riding our bumper & more is commonly experienced from overly aggressive impatient drivers cutting through our neighborhood.
 - At 1052 E. 24th Street, we have been involved in an accident pulling out of our driveway. The driver of the commercial vehicle (Stanley Steamer/area business) was driving so fast it took half a block to slow down & stop after the crash. Another neighbor was run off the road in front of her home & her car was a total loss among other incidents.
 - The KIA Dealership has expanded & traffic from the dealership specifically is a huge problem. These vehicles are driven by KIA drivers, have no vehicle tags & fly back & forth down 24th Street from KIA to Haskell Ave constantly without regard.
 - A traffic survey of existing & potential traffic expansion would show much needed traffic flow improvements.
4. **Lighting** – Strong concerns for too much or not enough lighting for this new development.
 - We are already flooded each night with lights shining in through windows & have had overly aggressive lighting conflicts with area businesses.
 - Strong concerns also if nighttime light is lacking in areas, allowing for theft, graffiti & other illegal actions to occur.
5. **Parking** – 24th Street is flooded with overcrowded on-street parking.
 - Reed Dillon Landscaping employees park on 24th Street, Midwest Tow & Recovery parks recovered vehicles & more on 24th Street. Ziegler Glass parks vehicles on 24th Street & Cimarron Townhomes are nearly bumper to bumper parked on 24th Street, creating single lane passing in these areas continually.
6. **Safety/Theft** – With increased commercial development, safety & theft concerns escalate.
 - In the past few years, vehicles have been broken into, mail stolen (debit cards, checks & other mail), attempted & successful home break-ins as well as many additional small thefts.
 - Safety concerns of neighborhood children increase when walking home from school or to or from the bus stop a few blocks away at 24th/25th and Harper Ave.
7. **Graffiti** – Many commercial buildings have been tagged with graffiti in & around this neighborhood.
 - Graffiti includes the Miller Midyet building directly west of 1105 E. 23rd Street, the commercial building east of McConnell Machinery at Ponderosa & 24th Street, Ziegler Glass, Laurel Glen Apts & more. See enclosed pictures.
8. **Noise** – On 24th Street & Home Circle, we are already in constant noise from traffic including 23rd Street.
 - Industrial/mechanical operations, emergency vehicles diverting down 24th Street as well as businesses that operate 24/7 or extended hours & their respective clientele create constant high levels of noise.
9. **Construction** – Please take into consideration the impact the construction site itself will have on the residential area and provisions needed to allow for the strong impact incurred.

The constant commercial development is invading our neighborhood in a very uncomfortable manner. The City of Lawrence takes pride in their forward thinking, beautification & attention to detail so please consider the residents of this area & the negative impact without appropriate infrastructure studies & solutions of these items that this overdevelopment will create.

| NAME | ADDRESS |
|-----------------------------|------------------------------------|
| Carmen Lynn | 1052 E. 24 th Street |
| Mike Stieben | 1077 Home Circle |
| Kim Stieben | 1077 Home Circle |
| Tyler Williams | 1065 Home Circle |
| Kristin Mcallum | 1065 Home Circle |
| Ruth Townsend | 1061 Home Circle |
| Gay Z Sauer | 1053 Home Circle |
| Ted Sauer | 1053 Home Circle |
| Terti Sauer | 1045 Home Circle |
| Alicia J. Chumey | 1037 Home Circle |
| George R Blake | 1032 E 24 th St |
| Bob Druze | 1029 Home Circle |
| IRBNE ARMSTRONG & ED NIEDER | 1017 HOME CIRCLE |
| Chad Higbie | 1006 Home Circle |
| Chris Moore | 1009 Home Circle |
| EMILY KATH McElwain | 1005 Home Circle |
| Ivan Rey | 1001 Home Circle |
| Ernest Huth | 1004 Renter E. 24 th St |
| Heguru Brewington | 1030 E. 24 th St |
| Alicia Brewington | 1030 E. 24 th St. |
| James Paul | 1030 E. 24 th St. |
| MAV | 1050 E. 24 th St. |
| Jain Rao | 1050 E. 24 th St. |
| Bill Baylandt | 1052 E. 24 th St. |
| VSEVOLOD SAMSONOV | 1076 Home Cir. |
| Jennifer W. Stewart | 1060 Home Circle |
| Barbara M Stewart | " " " |
| Ray Stewart | 1018 Home Circle |
| Bob | 1067 Home Circle |
| Joe (ASHLEY Ramey) | 1012 E. 24 th St. |
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Picture 02-05-18
Commercial Building – East of
McConnel Machinery - Graffiti



Picture 02-15-18
Commercial Building – East of
McConnel Machinery –
Additional Graffiti Response



Picture 01-04-18
Miller Midyett Building
South Side - Graffiti



Picture 02-05-18
Ziegler Glass
24th & Ponderosa
Graffiti



Picture 02-05-18
Laurel Glen Apts
Sign - Graffiti



Picture 02-05-18
1105 E. 23rd Street
24th Street/South Side of
Property (24th Street) - Graffiti



**Picture – May 2017
1052 E. 24th Street
Attempted Break In**



Picture - May 2017
1052 E. 24th Street
Attempted Break In



**Picture – May 2017
1052 E. 24th Street
Attempted Break In**