

## **Bobbie Walthall**

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**From:** Richard Heckler [rheckler2002@yahoo.com]  
**Sent:** Monday, March 12, 2012 3:51 PM  
**To:** Bobbie Walthall  
**Subject:** 25th/Oconnel Rd

Frankly I think a hotel/motel complete with two large convention rooms, a work out center and indoor swimming pool would be the best choice at this intersection.

Sidewalks on both sides of the street for the children and good health! Absolutely! Why dish out more preferential treatment to First Management?

First Management knew going into this project sidewalks on both sides of the street were part of the deal. This is their back door method of getting taxpayers to pay for sidewalks. The city has been spending tax dollars joining sidewalks and adding sidewalks to streets with sidewalks only on one side.

Developers should do the job right or don't do it at all. We taxpayers cannot afford to take up the slack.

This town does not need more houses or duplexes. It seems Lawrence, Kansas has forgotten the reckless ways that brought down the economy. We must remember there are foreclosures throughout Lawrence, Kansas. A Lawrence banker told me that financial institutions are sitting on a large number of foreclosures even in Lawrence.

Who is going to live there? There are plenty of empty bedrooms in Lawrence = tax dollar money holes. Again I think a hotel/motel complete with two large convention rooms, a work out center and indoor swimming pool would be the best choice at this intersection.

With increased numbers of residential you have increased demand on services, and historically the funding of revenues generated by residential housing does not pay for the services, they require from a municipality. Therefore it must be the responsibility of the developer to provide sidewalks not local taxpayers. BTW sidewalks make houses more attractive to buyers.

Across the street, more or less, sits the Farmland site. I do not favor a large PLAY field house such that is being discussed unless private money is willing to accept the entire risk. PLAY seems to be all about creating a new industry centered around athletics which is risky. After all success will be dependent on pulling business away from the Topeka and KCMO/JOCO metro markets which will prove to be tough competition.

Why not put this tax dollar project aka PLAY fieldhouse to the voters as the Library, The T and additional money for streets was done? USD 497 has invested \$20 million in the PLAY project please be mindful.

If the PLAY fieldhouse must be built why not build at the Farmland site where a four lane highway and frontage road exist?

Mr Heckler

# SOUTH WIND CAPITAL, LLC

March 9, 2012

Mayor Aron Cromwell  
Vice Mayor Bob Schumm  
Commissioner Mike Amyx  
Commissioner Hugh Carter  
Commissioner Michael Dever

Re: Fairfield Farms East re-zoning, re-plating

Dear Mayor and Commissioners:

These items were endorsed by Staff and received Planning Commission approval.

Fairfield Farms East is designed to provide starter-priced housing. Its location in close proximity to the City's new business park at the former Farmland Industries' site is critical to support the City's economic development efforts.

Included in the Staff recommendation and PC approval is a variance for sidewalks on one side of the streets. This request is based on cost considerations. Sidewalks on a second side of each street will add approximately \$1,000 to the cost of each lot in the subdivision. This development needs to serve this entry-level housing niche. For it to be economically viable, it is important that this added cost not be put on the lots. This cost would ultimately be borne by the home purchasers.

The subdivision's existing plat, under the prior development code, calls for sidewalks on only one side of the street. The old (existing) plat could be developed, however, the street design under the proposed plat is more marketable to builders and home buyers.

Please also note that these are local streets, and the proximity of sidewalks on one side of the street will not, in our opinion, represent either a hardship to pedestrians walking the neighborhood or a safety issue. And it will make the subdivision more green.

Thank you for your consideration.

FAIRFIELD INVESTORS, LLC



William R. Newsome, Manager

Cc: Scott McCullough/Sandy Day

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