

Fairfield Investors, LLC
P.O. Box 1797
Lawrence, KS 66044

February 20, 2012

Ms. Sandra Day
City of Lawrence Planning Dept.
1 Riverfront Plaza, Suite 110
Lawrence, KS 66044

Re: Sidewalk variance

Dear Sandy:

Pursuant to our request for sidewalks on one side of the street, here are our responses:

1. *The unnecessary hardship upon the subdividor.*

The cost for this for this phase and future phases of the subdivision is well into six figures. We are extraordinarily sensitive about costs because for this development to achieve the absorption necessary to work economically, it has to fit in the financial model of starter-priced housing. Starter-priced housing is also critical to support the City's economic development efforts across the street at the Farmland site. The expense to put sidewalks on both sides of the street will ultimately be passed through to home buyers and with the extra cost approaching \$1,000/lot, it simply does not work for this price level of residential.

2. *How the request is in harmony with the intended purpose of the regulations.*

The purpose of the regulation is to provide reasonable pedestrian access. These are standard-width local streets and this reasonable pedestrian flow will be achieved with sidewalks on one side of the street. Thus, our request maintains the spirit of the regulation.

3. *How the public health, safety and welfare will be protected.*

Sidewalks will be on one side of every street. So, pedestrians can go in the same direction they otherwise would intend to without any undue risk. Again, the fact that these are standard-width, local streets makes our variance request reasonable.

Please call me if you have any questions.

Sincerely,



William R. Newsome