

HILLCREST FOODS, INC.
d/b/a Checkers
2300 Louisiana
Lawrence, KS 66046
(785) 856-7340

Mr. David Corliss, City Manager
6 East 6th Street
PO Box 708
Lawrence, Kansas 66044

Re: Allen Press Block – Checkers/Uptown Grocery Store
Request for City Parking Considerations

We are in the process of working with a development group to redevelop the south end of downtown into a mixed-use building (the “Project”) that would feature an “Uptown Market” grocery store that would be operated by our locally family owned grocery store, Checkers. The grocery store would occupy the entire first floor of the project, and consist of approximately 20,000 square feet. The rest of the Project would feature office space on the second floor, with apartments on the top five floors.

As part of that process, we are working with our wholesale grocery store supplier, AWG. AWG has advised us that placing a smaller footprint grocery store in a downtown location is difficult, and that providing adequate and convenient parking for the Project that is readily accessible to the local customers is imperative to the success of the Project.

Attached to this letter is a preliminary site plan for the Project. The Project features redevelopment of five city lots (each approximately 50 feet wide by 117 feet deep) along Massachusetts Street where the grocery store would be located (this is from the corner of 11th & Massachusetts Street all of the way to the existing Einstein’s Bagel building along the east side of Massachusetts Street).

On the New Hampshire side of the Project (basically the west side of New Hampshire Street between 11th & New Hampshire and the Macelli’s building) the Project would feature a four story parking garage that would be built to serve the needs of the grocery store and the apartment and office residents of the building. As shown on the preliminary site plan, the Development Group would propose construction of new angled parking spaces along 11th Street along the south side of the Project site (i.e., along the north side of 11th Street). The preliminary plan is to leave the alleyway open and continue to use that for loading and unloading inventory, and for other businesses located in that block to use.

Our request is for the City to consider the following in connection with the parking needs of the Project:

- Dedicate up to 18 parking spaces along the east side of Massachusetts Street for exclusive grocery store use with no meters;

- After the Development Group constructs at its expense the new angled parking along 11th Street (16 spaces), accept for dedication to the City these parking spaces (so that City would maintain these lots in the future), but reserve use of the spaces for the exclusive use of the grocery store with no meters;
- Assist the grocery store with monitoring the surface portion of the parking garage that will be used for grocery store customer parking so that these spaces will be preserved for the benefit of the Project;

As noted, convenient and adequate parking is vital for the success of this project, given the special characteristics of this type of use. We understand that special reasons must exist before public parking that is normally dedicated for use for all downtown shoppers are reserved for our use. We believe some of the considerations that support this request are as follows:

1. Unlike most other downtown shoppers, customers of the grocery store need to be able to conveniently load bulky grocery store bags into their vehicles;
2. The spaces along Massachusetts Street adjacent to the Project are not as heavily used as other downtown spaces; the requested spaces are immediately adjacent to the grocery store and do not overlap other downtown business storefronts;
3. Bringing a community grocery store to the downtown area that features fresh food and produce is not only our goal but a strong community goal as we understand this immediate area is currently designated as a "Food Desert"; everyone in the community has a stake in seeing that this downtown location is successful;
4. The development group is paying for most of the parking associated with the Project including the cost of construction of the new spaces along 11th Street (but will ultimately be part of a requested Tax Increment Financing District);

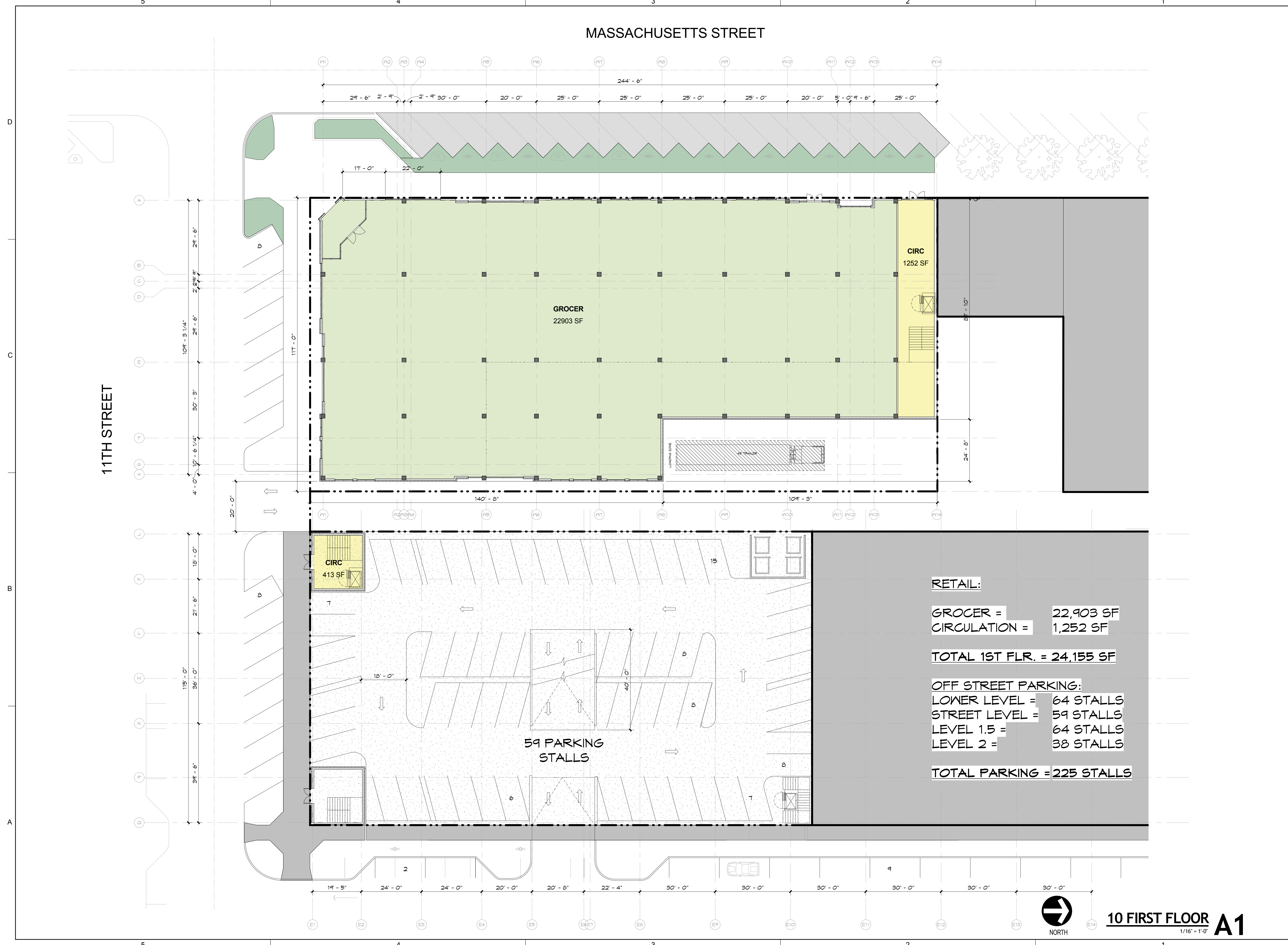
Thank you for your consideration of this matter.

Very Truly Yours,



J.R. Lewis, Vice President
Hillcrest Foods Inc. / dba Checkers

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DOWNTOWN DEVELOPMENT

11th & Mass. Street, Lawrence,
Kansas

APPROVED BY:

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FIRST FLOOR PLAN



10 FIRST FLOOR A1
1/16" = 1'-0"