

# Lawrence Center for Entrepreneurship

September 2, 2014

Sandra Day, AICP  
City/County Planner  
Planning Division  
P.O. Box 708  
Lawrence, KS 66044

CC: Mary Miller, AICP

Dear Sandy,

Thank you for taking a meeting with Greg Thompson and I today. We found your input to be extremely helpful and are looking forward to working with you to make this project a success.

After reviewing the City of Lawrence land development code, we found that our new facility is best described as "Administrative and Professional" and "Business Support Service". The primary use of the space will be for offices for Wicked Broadband and budding entrepreneurs.

There will also be limited facilities on the site for prototyping new ideas and collaborating on projects.

We are concerned that these limited prototyping facilities not be misconstrued as manufacturing. The role of the prototyping facilities is to educate members and empower them, when necessary, to create one-of objects. Manufacturing and manufacturing processes are not part of the scope of our facility.

Prototyping and manufacturing are distinctly different uses. Santa Barbara California, for example, clarifies the difference between manufacturing and prototyping in their city code using the following language:



The type of rapid prototyping facilities envisioned for the site.

*"The word manufacturing as used herein shall mean the fabrication, assembly or production of articles other than prototypes or models used for experimentation or research. The word prototype is hereby defined as an original or model or pattern from which manufactured, fabricated or assembled products are developed or copied."*

Examples of prototyping might be:

1. An architect creating a scale model of a building using a 3D printer and hand tools.
2. A dentist using a 5-axis CNC machine to create a custom crown.
3. An father building a pine box derby car with his girl scout.

The types of tools we will have on hand are similar to those used by appliance repair shops, locksmiths or musical instrument repair facilities.

Although our facility will also have specialty equipment for use by members, it is strictly for prototyping and instructional use and not for the production or manufacturing of goods.

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As defined by City of Lawrence code, manufacturing would include the on-site production of goods made for wholesale market, transfer to other plants or "to order" for customer firms. Our facility will do none of these things. Our facility will not be producing goods for sale.

Since our facility will not be producing or selling goods for either the retail or wholesale market, we do not feel that we fall into the category of manufacturing.

We are a business support service facility.

I've included a drawing of the space that shows what the various portions of the building will be used for. We are planning to use the 4,952 sq-ft as follows:

- Office Space: 2,350 sq-ft
- Collaboration Space: 1,622 sq-ft
- Storage: 385 sq-ft
- Prototyping Area: 345 sq-ft
- Server Closet: 250 sq-ft

As you can see, the prototyping area of the space is less than 8% of the total square footage. Though it is a minor part of the business, it is essential to giving our members access to the tools they need to experiment and prototype their ideas.

We'd like to get the lease on this facility signed in the near term. We've been working on this project for a couple months now and would like to start the process of bringing fiber-optic cable to the site and applying for the appropriate permits for the tenant re-model.

To start this process, we need a letter from the City indicating that the zoning at the site permits our business to operate there. If we could get that piece in place, the project can move forward.

Once again I'd like to thank you for your time and input today. It was very helpful and we are looking forward to working with the planning department.

Sincerely,



Kris Adair

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