

# Oread Neighborhood Association

# NEWSLETTER

Lawrence, Kansas

Volume XXX, No. 2

Winter, 2008

**Oread Neighborhood Association's Mission Statement:** The mission of the Oread Neighborhood Association is to stabilize and maintain the neighborhood as a quality, mixed-density residential neighborhood by accommodating the need for student housing, preserving existing single-family housing, and revitalizing the neighborhood's unique architectural, environmental, and historical character. This mission is accomplished by encouraging the participation of residents and property owners in the maintenance, planning and development of the neighborhood.

## Performance Measures

Community Development Block Grant funds for the 2007-2008 grant year were available, effective August 1, 2007. In order to receive funds, all target neighborhood associations were required to sign a Subrecipient Agreement with the City of Lawrence. These agreements are similar to previous year agreements but contain new and specific information regarding performance reporting. The Neighborhood Resources Advisory Committee decided to collect the following information from CDBG-funded neighborhood associations.

1. Number of neighborhood association meetings and number of attendees.
2. Number/description of neighborhood events and number of attendees.
3. Number/type of communications
4. Anecdotal documentation of partnerships, special programs and good neighboring.

The following performance measures have been submitted for the Oread Neighborhood Association:

August - October 2007		
Date	Activity Description	Number of Attendees
First week of August	Distribution of the Quarterly Neighborhood Newsletter	Sent to +2,200 Oread Residents
01/08/2007	ONA representation at Lawrence Association of Neighborhood meeting	1
08/09/2007	Neighborhood party—Kicked off 30th year of the neighborhood association! Neighbors participated by bringing their favorite finger-food and beverage of their choice. Live music was provided by Truckstop Honeymoon.	+50
08/23/2007	Monthly neighborhood meeting	10
09/05/2007	ONA representation at Lawrence Association of Neighborhood meeting	1
09/27/2007	Monthly neighborhood meeting Special Guests: Sandra Day, Planning Department, and Brian Jimenez, Neighborhood Resources. They talked with neighbors about zoning, occupancy and other related neighborhood concerns.	12
09/16/2007	Planning meeting—Study session with City Commission	3
10/03/2007	ONA representation at Lawrence Association of Neighborhood meeting	1
10/25/2007	Monthly neighborhood meeting	8
November 2007 - January 2008		
First week of November	Distribution of the Quarterly Neighborhood Newsletter	Sent to +2,200 Oread Residents
11/04/2007	Neighborhood Cleanup	15
11/07/2007	Study Session with Lawrence City Commission	+30
11/07/2007	ONA representation at Lawrence Association of Neighborhood meeting	1
11/15/2007	Monthly Neighborhood Meeting - Board Member Elections Special Guests: Tina Shambaugh and Trent McKinley, Neighborhood Resource Officers	+20
12/05/2007	ONA representation at Lawrence Association of Neighborhood meeting	2
12/16/2007	Monthly Neighborhood Meeting followed by Holiday Gathering	+20
12/20/2007	Meeting with Fritzel Group to discuss the Oread Inn	6
01/07/2008	Meeting with Landlords of Lawrence—Followup to the Study Session with the Lawrence City Commission	+25
01/24/2008	Monthly Neighborhood Meeting Special Guest: Loring Henderson, Lawrence Community Shelter	7

## Included In This Issue

- ONA's Study Session with the Lawrence City Commission
- Alcohol Enforcement - Lawrence Police Department
- Cheers and Chides
- Oread Inn: What's Tax Increment Financing?
- Lawrence Community Shelter - 2007 Activities Report
- Highlights from neighborhood meeting minutes
- ONA FY 2008 CDBG Expense Report

and much more...

## Did You Know?

All neighborhood residents, 18-years of age or older, and property owners can attend Oread Neighborhood Association meetings... not just those that have paid neighborhood association dues.

Oread Neighborhood Association meetings are generally held on the fourth Thursday of every month.

***Make plans to attend one of the upcoming meetings:***

**Time: 7:00 PM**

**Location: Plymouth Congregational Church—Room 202N**

February 28th  
March 27th  
April 24th  
May 22nd  
June 26th  
July 24th  
August 28th  
September 25th\*  
October 23rd

\* location pending

The schedule of the November and December meetings will always be exceptions.

If directions are needed, please call the Oread Neighborhood Association at 842-5440 or e-mail our Coordinator at jodi@sunflower.com. Your participation and interest in the neighborhood association is appreciated.

## Neighborhood Concerns...

### Discussion with the Lawrence City Commission

Wednesday - November 7th

#### Oread's Contribution to the City of Lawrence

The Oread neighborhood is a historically unique area that adds to the character of downtown and the core neighborhoods of the city. The recent designation of an historic district in Oread, on the State and Historical registers, is beneficial to sustaining the character of the neighborhood and downtown. Living in this area provides residents with the opportunity to walk downtown and to the University. Oread is probably one of the most densely populated neighborhoods in the entire city. Because of that, the neighborhood is faced with many challenges. A vast majority of the residents are also students. While this is energizing, it can also be a deterrent to established home owners. The Oread neighborhood is a unique place that requires special planning and development in order to maintain stability.

#### Oread Concerns

**Structural Blight:** Homes are becoming increasingly in need of repair. A large percentage of the neighborhood is rental. While many landlords do a great job of maintaining their properties, other landlords are not so conscientious. It is unfortunate when a property is allowed to deteriorate to such an extent that the only option is demolition. This needs to be minimized in the neighborhood.

**Excessive Partying:** A police presence is needed in order to curtail partying in the neighborhood. Drinking in the neighborhood is common because there is a segment of KU students who are underage and cannot go to bars. Of particular concern are several alcohol related deaths that have occurred in the neighborhood. It would be helpful if the KU police department could participate in the enforcement effort. Perhaps jurisdiction boundaries could be blended to allow for a joint effort with the city.

**Trash:** A few years ago a representative from Overland Park spoke with the City about their trash ordinance. Residents in Johnson County are given two days to pick up loose trash before imposing a fine. Lawrence's ordinance gives residents 30 days to pick up trash. Perhaps the City's trash ordinance could be revised, using the Johnson County model, to help address this issue.

**Lawrence Community Shelter:** Everyone on the Oread Board of Directors believes in the mission of the shelter. The LCS is an element that adds an additional burden on the neighborhood. Homelessness and the need for transitional services is not going to go away. There will always be a need for a homeless shelter in our community.

#### Suggested Solutions

**Rental Registration – Priority #1:** Implementing rental registration in Oread would ensure that properties are being maintained in a safe and structurally sound condition. This initiative is at the top of Oread's list. Allowing a tragedy to instigate this would be unfortunate and can be avoided. Appropriate, pro-active steps need to be taken. Start-up costs for implementation of the program is something that the City will have to consider. Rental registration fees, assessed to property owners, will help to fund this effort. So that City staff would not

be overburdened, this program could be implemented initially on a small scale rather than city-wide. Target neighborhoods should take first priority.

**Overlay District – Priority #2:** The zoning codes / land use regulations implemented in July 2006 are written largely for new development. An original town site ordinance would be advantageous for areas like the Oread Neighborhood. Rather than adopting new regulations, Oread would like to work with City Planners to create an overlay district in the neighborhood. This would address; how new development will be handled, where parking will be located (i.e.: alley or on the street), whether parking requirements are appropriate (i.e.: this could differ depending on proximity to the University), setbacks, etc.

**Rezoning - Boarding Houses:** Investors purchase homes in the neighborhood, perhaps at inflated prices, and then spend thousands of dollars renovating prior to renting them out as income producing properties. In order to make a profit, they often need to rent to more people than existing zoning designation will allow. This then results in a request for reclassification from single-family to boarding house designation. Boarding house designation is an approved classification in much of the Oread neighborhood as long as adequate parking is identified.

Approval of boarding house designation immediately changes allowed occupancy from four unrelated people to up to 12-14 individuals in a house. If parking is not available, developers can request a parking variance from the Board of Zoning Appeals. Neighbors would like assurance from the city that parking variances will be kept to a minimum. Approval of parking variances in Oread is not appropriate because this exacerbates what is already a chronic problem in Oread.

**Permit Parking:** Perhaps permit parking could serve as a solution for the increased demand for parking in the neighborhood.

#### City Commission Response

**Rental Registration / Demolition by Neglect:** Mayor Sue Hack has been working with Brian Jimenez, Code Enforcement Manager, to gather information about expanding rental registration and how implementation might affect city resources and staffing. Other communities are being consulted about their programs.

It's unfortunate when the city loses important housing stock due to neglect. Citywide implementation of rental registration will help to curtail the need for demolition by neglect.

**Overlay District:** Mayor Sue Hack asked the Planning Department to gather information about overlay districts. When that information becomes available, Oread representatives will be invited to reconvene with the City Commission to begin discussing options that may be available.

Planning staff was also asked to pull together information about 2006 and 2007 variances approved by the Board of Zoning Appeals in the Oread neighborhood. This would include, but is not limited to, the

number of approved parking variances (i.e.: # of spaces required by code vs. # approved by variance).

**Excessive partying:** The Neighborhood Resources Officers (NRO) and the Kansas Alcohol Beverage Control have worked together to patrol the areas adjacent to the football stadium on game days. NROs will be invited to meet with Oread neighbors to discuss efforts that have been underway.

On Saturday night, November 3<sup>rd</sup>, City Commissioner Robert Chestnut participated in late night patrols with the Lawrence Police Department. The intersection of 14<sup>th</sup> & Ohio, in the Oread Neighborhood, was patrolled four or five times over a 1.5 hour period. It was found that there were consistently high concentrations of people in this area. The LPD is aware of the issues that the Oread Neighborhood is facing and understands that underage drinking has become increasingly problematic. College students, under the age of 21, are drinking in the neighborhood because they cannot do so in local bars. The resolution of underage drinking is a much larger problem than the City of Lawrence has the authority to address. Symptoms of the problem are something that the community can attend to.

**Eradicating Trash:** The existing ordinance is difficult to enforce. Perhaps signage could be used to remind citizens to take trash with them as they pass through the neighborhood; particularly on game days. The city will re-initiate review of the existing trash ordinance.

**Lawrence Community Shelter:** The City Commission has requested that the LCS actively seek a new location. This was one of the benchmarks identified when the three-year Special Use Permit was approved by the City Commission in April 2007.

City Staff will check with Loring Henderson, LCS Executive Director, to see how relocation efforts are being addressed.

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**Cheers and Chides from the Oread Neighborhood**  
by *Marci Francisco*

Cheers to everyone who attended the presidential primary caucuses – and apologies on behalf of the Democratic Party for the move from Liberty Hall to the fairgrounds.

Cheers to the Secretary of Health and Environment, the Governor, and the Lieutenant Governor for acting to curb greenhouse gas emissions; chides to members of the Legislature who are not working on a serious compromise for the energy bill.

Cheers to the students and faculty at the University of Kansas who are working in the effort to Focus the Nation on global climate change; chides to those who haven't made any changes to reduce their energy use.

Cheers to everyone who has kept up with shoveling snow this winter; chides to those who haven't made the effort to get their walks cleared and help out their neighbors.

And Cheers to the KU football team for their win at the Orange Bowl!



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**WATER'S EDGE**

*New Garden Elements  
for Spring 2008*

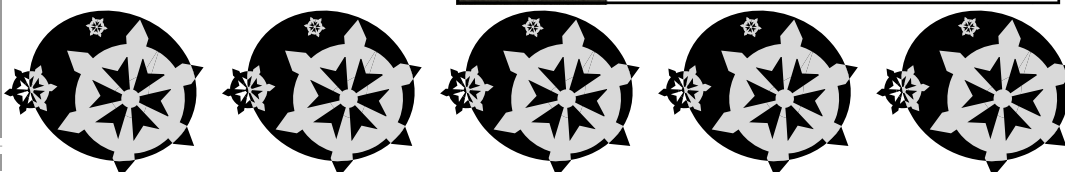


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**Space Heater Safety**

Submitted by: Jerry Stubbs, ONA President

Here in our own neighborhood there have been several house fires recently, and although there haven't been any serious injuries or fatalities we should all be on guard.

1129 Vermont is pictured on the right. This house fire was caused by Christmas lights that came into contact with a couch on the front porch. Rehab of the structure is currently underway. The roof is being raised to add egress to the top floor to make it code compliant for a room. People had been living in this space at the time of the fire.

Space heaters are a common cause of winter house fires.

The U.S. Consumer Product Safety Commission estimates that more than 25,000 residential fires every year are associated with the use of room (space) heaters. More than 300 persons die in these fires. An estimated 6,000 persons receive hospital emergency room care for burn injuries associated with contacting hot surfaces of room heaters, mostly in non-fire situations.

Wiring in many of the older homes in Oread would be considered sub-standard in a new house, because they don't have the amperage or capacity of new circuits. For this reason I personally only use heaters with a variable heat setting, and always set that to 'low' or 'medium'. This would lower the wattage from around 1500 to perhaps 500 or 750 watts (still many times the consumption of a single light bulb-- do the math). Ceramic element space heaters with a fan are probably the safest and most efficient. Radiant space heaters (no fan) that glow red are more dangerous and should be avoided.

Electric heat is the most expensive heat, and as our electricity is generated from coal, using an electric space heater is indirectly heating with coal. Electric blankets and mattress pads use a fraction of the electricity and are much safer.

On the other hand, gas or kerosene space heaters present the danger of asphyxiation as well as fire--city



ordinances understandably restrict the use of these heaters--don't use one. Don't use your charcoal grill, carbon monoxide is a deadly byproduct.

Here is some information from the The U.S. Consumer Product Safety Commission web site:

**Space Heater Hazards**

Consumers should be aware of the following hazards when buying and using gas, wood, kerosene, and electric space heaters:

- Fires and burns caused by contact with or close proximity to the flame, heating element, or hot surface area.
- Fires and explosions caused by flammable fuels or defective wiring.
- Indoor air pollution caused by improper venting or incomplete combustion of fuel-burning equipment.
- Carbon monoxide poisoning caused by improper venting of fuel-burning equipment.

**Safety Recommendations**

- Select a space heater with a guard around the flame area or the heating element, to help keep flammables away from the heat source. When selecting a heater, look for one that has been tested and certified by a nationally recognized

testing laboratory.

- Read and follow the manufacturer's operating instructions.
- Place heaters at least three feet away from objects such as bedding, furniture and drapes. Never use heaters to dry clothes or shoes. Do not place heaters where towels or other objects could fall on the heater and start a fire.
- Be certain that your heater is placed on a level, hard and nonflammable surface, not on rugs or carpets.
- Use heaters on the floor. Never place heaters on furniture, since they may fall, dislodging or breaking parts in the heater, which could result in a fire or shock hazard. Unless certified for that purpose, do not use heaters in wet or moist places, such as bathrooms; corrosion or other damage to parts in the heater may lead to a fire or shock hazard.
- Do not hide cords under rugs or carpets. Placing anything on top of the cord could cause the cord to overheat, and can cause a fire.
- Do not use an extension cord unless absolutely necessary. If you must use an extension cord, it must be marked #14 or #12 A WG. A cord sold as an air conditioner extension cord will have these heavy wires. Do not use a cord marked #16 or #18 AWG. Only use extension cords bearing the label of an independent testing laboratory such a U.L. or E.T.L.
- Be sure the plug fits snugly in the outlet. Since a loose plug can overheat, have a qualified repairman replace the worn-out plug or outlet. Since heaters draw lots of power, the cord and plug may feel warm. If the plug feels hot, unplug the heater and have a qualified repairman check for problems.

U.S. Consumer Product Safety Commission, Office of Information and Public Affairs, 4330 East West Highway, Bethesda, MD 20814 .CPSC's Web at [www.cpsc.gov](http://www.cpsc.gov).

## Tax Increment Financing

### Oread Inn and TIF Loans

#### What is Tax Increment Financing

The Oread Inn project will be presented to the Lawrence City Commission on Tuesday, February 12th. Part of the approval process will include consideration of Tax Increment Financing. Kirk McClure, Old West Lawrence, took the time to share the following information with members of the Lawrence Association of Neighborhoods. ONA thanks Mr. McClure for the opportunity to share this information with Oread's residents as well:

#### How should the City approach requests for TIF and TDD financing?

The developers of the Oread Inn bring a very interesting project to the community. It may be a project worth the community's investment, but the devil is in the details. The community needs to be very careful with its scarce resources, including its future tax revenues. The community should subsidize commercial projects like these hotel proposals only:

- Where it is sure that the net result is beneficial to the community, and
- The financial commitment is not one dollar more than is minimally necessary for the project to move forward.

Here are the basics of the Oread Inn proposal:

- The development will cost about \$31 million. Of this total, about \$6 million is for a parking garage and \$5 million is for off-site improvements (road, pipes, walks, etc.) The developer will finance about \$20 million, and the city will finance about \$11 million (the parking garage and the off-site improvements) through Tax Increment Financing (TIF) bonds and Transportation Development District (TDD) bonds.
- TIF bonds are bonds sold to investors through the normal bond market. However, these bonds are sold with the understanding that the revenue to repay the principal and interest on the bonds will come from pledging some or all of the incremental taxes generated by the project. Thus, the project will pay to the city, county, and school district the taxes that would have been collected from these properties had no new development taken place. The taxes collected above these original levels, called the tax increment, can be pledged to repay the TIF bond debt. Kansas law permits some or all of the city and county tax increments to be pledged to repay TIF bond debt. Kansas law prevents all of the school tax increment from being pledged to repay TIF bond debt; a portion of the new tax revenues must be given to the school district. To the extent that portions of these city, county, or school district taxes are pledged to repay TIF bonds, these future tax revenues are lost to local government. Until the debt is retired, government services will have to be paid by other taxpayers.
- TDD bonds are very similar to TIF bonds. The difference is that the tax revenues pledged to repay the bonds come from a special sales tax that is added to the properties within the district. This TDD tax giveaway is of less concern to a community than the TIF giveaway because, if used appropriately, all of the tax revenue comes from non-residents (i.e.: tourists staying at the hotel). There is no capacity for the city to im-

pose the tax without pledging it to repay TDD bonds; thus, there is no loss of future tax revenue to the city as there is with the TIF.

What the developer wants :

- The developer wants all legally available local taxes generated by this project pledged to repay the bonds. The developer has offered a letter of credit to fully cover the debt on the bonds in the event of default by the property. Thus, the city cannot suffer out-of-pocket losses on this project, but the city will not see any tax revenues from this project until the bonds are fully repaid. This could be as long as twenty years.
- Some of the taxes that would come to the city from this project will go to paying for the hotel's parking garage. As such, these funds will not be available to meet the city's other needs. Also, some of the taxes that would come to the city from this project will go to paying for the hotel's road, sidewalk, and utility line improvements that would not otherwise be needed by the city.

#### The City's Decision Process

What this means is that the taxpayers are giving property taxes from this development back to the development itself. If the community believes that this project will be so beneficial that it merits this return of taxes, then it may be a subsidy deal worth undertaking. Unfortunately, the process is not designed to help us make this assessment.

What the developer is offering is:

- Option 1: A 7-story hotel (7 stories above Oread Avenue with 3 stories of garage below) which would require 20 years to retire the TIF bonds.
- Option 2: An 8 or more story hotel (with condominium units on the top stories) which could permit repayment of the TIF bonds in ten years bringing the property onto the tax roles much earlier.

The developer claims that the project is not feasible without the TIF bonds. This may or may not be true. The city can and should determine the accuracy of this claim by careful examination of the developer's projected expenses and revenues. It is possible that a smaller project would be feasible with no tax increment financing. It is possible that the project, as proposed, is feasible with TIF bonds paying only for portion of the public improvements and the parking garage. It is unclear if anyone within City Hall is examining these issues and guiding the negotiations toward an optimal design for this project from the perspective of the taxpayers. The city should hold off on deciding about the historic issues, the zoning issues, or the design issues for now. First it should decide what is the best option for the city and negotiate for that option. However, the developer is pushing ahead on these issues so that the city effectively will be given a "take it or leave it" choice. This is unfortunate and should be avoided.

The process that the city is following is reminiscent of the process followed years ago to approve the financing of the parking garage on the 900 block of New Hampshire. The process ensured that the financing was legal, but the process did not ensure that it was beneficial to the city. As a result, the city is now paying for a parking garage for which it is struggling to find cars. Much of the concern over the Oread Inn financing is resolved with the letter of

credit guarantee offered by the developer. However, much remains unresolved.

Being legal is not enough; the project should be beneficial to the city and avoid any unnecessary giveaway of much needed tax revenues.

The city has hired a consultant to address the feasibility issues. This feasibility study is to be completed by January 30th. The city has published a "calendar of events for TIF and TDD" for review and approval of the Oread Inn project. The calendar provides no time for negotiations between the city and the developer. Rather, the calendar is couched entirely in terms that assume approval of the developer defined proposal. The calendar's language assumes the developer alone defines the proposal; there is no provision for negotiations and modifications by the city. Further, the calendar assumes approval of the developer's proposal at each and every step along the way. There is no conditional language stating that approval at a later stage is conditioned upon approval at an earlier stage. There is no decision tree showing alternative paths that may be taken to a negotiated agreement if the city agrees to partner with the developer in the building and financing of this hotel.

#### What Should Happen Next?

The city should take command of the approval process and enter into negotiations with the developer. The city should seek to maximize the tax revenues that can flow to the city from this hotel. Giving away all of the tax revenue means that the city's economy gains a few jobs, but the city must provide police and fire protection to the hotel plus other services for which it will not be compensated. It also means that the city will lose this hotel as a source of much needed revenues to pay for the ever growing costs of running the city. To maximize these revenues, the city must negotiate with the developer on alternative development schemes that may reduce the need to tax increment financing.

These questions need to be answered:

1. Will more hotel rooms permit the bonds to be repaid earlier, bringing the property onto the tax roles earlier?
2. Can alternative design schemes be feasible without pledging all of the tax dollars to the project?

It is the role of the city Manager and the Director of Development to assure the taxpayers that these issues are being addressed. Both are relatively new to their positions. Being new, neither has developed a track record of prior success in such negotiations that can build public trust. We cannot afford to sit back and depend upon the developer to propose a scheme that is optimal for the city. Provision of TIF and TDD bonds is a significant participation by the city. If the city is to become a partner in this development, city staff members need to take a lead role in the examination of alternative design schemes which may be better for the taxpayers.

This and other comments can be found on my blog at:

<http://www.lawrencemartgrowth.blogspot.com/>

A public meeting about Tax Increment Financing is announced on page 5...

**Lawrence Community Shelter  
Activities Report 2007**

The following are excerpts from the 2007 report:

**Goals Achieved**

- Recognition as a new agency for United Way of Douglas County
- Good Neighbor Agreement signed by many neighbors as a document with ongoing review.
- Breakfast served to nearly 50 people five mornings a week.
- Daily living services (laundry, mail, storage, phone) provided to nearly 50 people each day
- 31 sleeping spaces provided every night of the year
- 100+ volunteers for the day and night shelter.

**Going Forward**

- Board committees to continue search for Emergency Shelter relocation site and to conduct a capital campaign
- Further development of Tour the Work Force project to enhance use of the state Work Force Center resources
- Increase marketing and distribution of Good Dog! Gourmet Biscuits and Treats and related pet products.
- Continue to increase participation in the Good Neighbor Agreement
- Promote development of Transitional and Permanent Supportive housing for people experiencing homelessness
- Expansion of Good Dog! Gourmet Biscuits and Treats entrepreneurial employment project.

Interested in volunteering? Want to report a problem? Make a donation? Learn about LCS programs?

CONTACT: Loring Henderson, Director  
Lawrence Community Shelter (LCS)  
214 West 10th Street  
Lawrence, KS 66044  
785-832-8864 (day) 785-832-0040 (night)  
www.lawrenceshelter.org

**HOLY  
WEEK  
at  
Central  
United Methodist Church**



March 16	Palm Sunday Worship	Traditional	10:45 am
		Contemporary	5:30 pm
March 19	Movie: <i>The Passion of the Christ</i>		6:00 pm
March 20	Maundy Thursday Meal		6:00 pm
March 21	Good Friday Service		7:00 pm
March 22	Fellowship Breakfast		10:00 am
	Easter Egg Hunt		11:00 am
March 23	Easter Sunday Worship	Traditional	10:45 am
		Contemporary	5:30 pm

**Central United Methodist Church**  
1501 Massachusetts St. Lawrence, KS 66044  
785.843.7066 [www.centralumclawrence.org](http://www.centralumclawrence.org)

**TherapyWorks Lawrence ½ Marathon and 5k**  
Sunday, April 20th

Once again, the Oread neighborhood will host a water station for this important community event. Lots of volunteers are needed to make this event a success. Contact ONA at 842-5440 if you'd like to lend a hand. Special thanks go out to Devon Kim. She did a fantastic job as Oread's water station captain last year and she's volunteered to do it again in 2008!

For more information about the race you can go to:  
[www.lawrencehalfmarathon.com](http://www.lawrencehalfmarathon.com)



**LAWRENCE POLICE DEPARTMENT  
INFORMATION BULLETIN  
JANUARY 2008**

**Alcohol Enforcement**

Alcohol consumption by minors has a profound effect on our community. According to the American Council on Alcohol Problems, alcohol remains the leading drug problem among our nation's youth. Underage drinking is associated with the leading causes of death among young people, including car crashes, murder, and suicide.

The Lawrence Police Department is working to educate the public and businesses about the laws and consequences of underage drinking. In addition to the educational efforts, there will be periodic increases in our enforcement efforts in an attempt to reduce the flow of alcohol to minors.

The Lawrence Kansas Police Department was awarded a grant through the Kansas State Alcoholic Beverage Control for Enforcing Underage Drinking Laws from December 1, 2007 through May 31, 2008. During this time, law enforcement personnel will be focusing on liquor licensees who are selling alcohol to minors and allowing alcohol to be consumed by minors on their premise.

Compliance checks will be conducted at these businesses by utilizing underage individuals who will attempt to purchase alcohol. Businesses are reminded to comply with state law and are encouraged to check ID on all persons purchasing alcohol. Our goal is to reduce youth access to liquor, not trick the business. It is our hope that 100 percent of the businesses comply with Kansas law by not making a sale.

The Lawrence Police Department is working to proactively reduce alcohol violations and requests the public's assistance to help us make a positive impact on underage drinking in our community. You can report underage drinking or underage sales and purchases by calling the Lawrence Police Department at **832-7509**. Anonymous reporting can be made by calling **1-800-MUST-B-21** (1-800-687-8221).

**The Knitting Teach-in at Central Junior High**

The Knitting Teach-in was an opportunity for kids to learn to knit, crochet and knifty-knit toward a goal of producing squares that will be patch-worked together later on for quilts for the needy. It served as CJHS's student MLK community project overseen by Site Council. Some 20 or so members of the community visited with CJHS students during Advisory (homeroom) for three days to teach them how to knit, crochet and knifty-knit.

Thanks to Nancy Brown, of Michael's Crafts, and Susan Bateman and her staff, of Yarn Barn, we had wonderful donations of time, talent, yarn, needles, and good spirit. Roger Hill Volunteer Center, 100 Good Women, area retirement centers and the neighborhood e-mail networks like Oread's helped in advertising our need for experienced crafts-persons to share their time. CJHS After-School Coordinator Laura Leonard and her staff picked up the pieces after school and continued the project with volunteers.

Yarn Barn's Susan Bateman located a supplier who donated 100 pairs of knitting needles and she sent staff over to help all three days. Michael's Crafts' Nancy Brown helped organize the event, under the auspices of Warm Up America.

About 80 students participated in the project, and about 20 community volunteers helped. CJHS extends a grand "Thank You" to everyone in the Oread Neighborhood who came to help!

*Help us blanket  
America  
with  
warmth!*



Join volunteers nationwide to create crocheted and knitted afghans for people in need. Make one section or an entire afghan. Learn the many ways you can help.

www.WarmUpAmerica.org  
or write  
Warm Up America Foundation\*  
2500 Lowell Rd., Ranilo, NC 28054  
\*501(c)3 Nonprofit

**TAX INCREMENT  
FINANCING  
MEETING**

**When:**  
10:00 a.m. - Noon  
Saturday - February 9, 2008

**Where:**  
Lawrence Public Library  
Large Meeting Room  
Guest Speakers / Panelists to be  
Announced

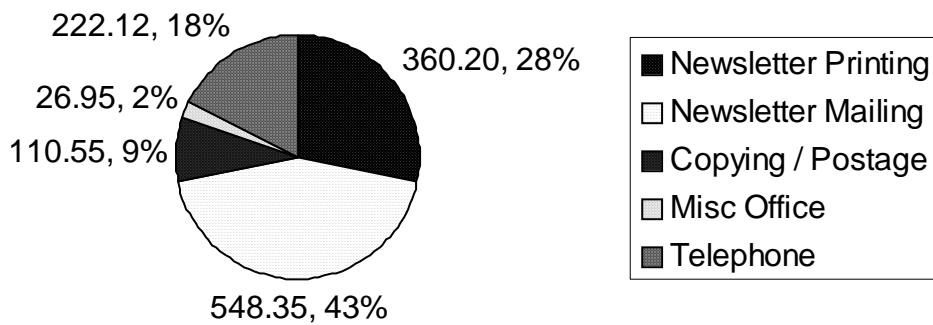
Plan to attend if you'd like to weigh in on this issue or just learn more.

**Where is the Money Going?**

FY 2008: August 01, 2007 through July 31, 2008

Each year the Oread Neighborhood Association receives federal funding from a Community Development Block Grant to finance the operations of the organization. The allocation FOR fiscal year 2008 totaled \$12,231. \$7,800 will go to Coordinator salary. The remaining funds, \$4,431 will pay for the neighborhood associations operating expenses. Provided below is a chart illustrating how the operating expense funds are being used. Total expenditures August 2007 thru January 2008 = \$1,268.17.

**CDBG Operating Expenses  
FY 2008**



**1019 Kentucky**

In the summer of 2007, the Lawrence City Commission approved demolition of the property at 1019 Kentucky (pictured above). This property is now designated as an easement. This will permanently prevent conversion of the vacant lot into a parking area. The existing parking at the back of the lot will be allowed to remain. Property owner, Ellie Le-compte, plans to landscape the vacant lot. Many thanks are extended to Ellie for her diligent work as she made her way through the City's review processes. The structure that was demolished was in grave structural disrepair at the time Ellie purchased it. This is an example of demolition by neglect.

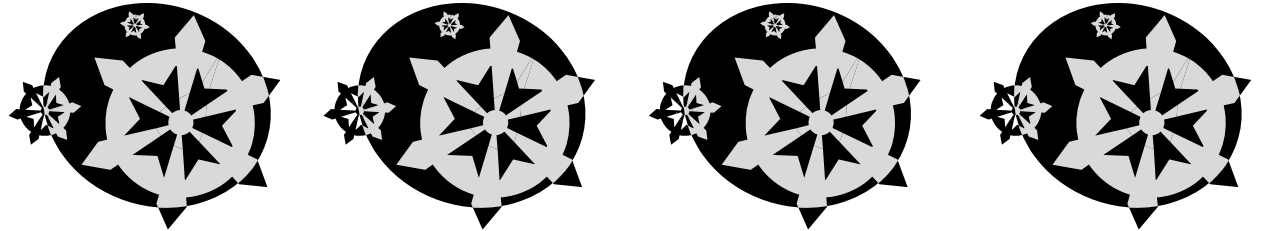
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**12th Street Stairs**

The following is an excerpt from the December 2007 Oread Neighborhood Meeting minutes:

*Fritzel Correspondence about 12<sup>th</sup> Street Stairs and Oread Apartments*

The following information was provided in the Oread Circle Re-Development Plan:

Other Site Improvements:

- Historic 12<sup>th</sup> Street: The stairs that connect 12<sup>th</sup> Street to Mississippi will be reconstructed per the approved drawings. (In this case, the stairs on the right (pictured above) will be extended to the street.)
- Renovation of the Historic Oread Apartments: The developer has committed that the apartments will either be renovated to be re-used as apartments or will be converted to contain a mix of residential uses and small businesses.

These items are important to Oread neighbors. They are encouraged that these improvements have been included in the re-development plan.

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**Highlights from ONA Meetings**

Neighborhood meeting minutes can be viewed in their entirety at the Oread Neighborhood Association website: [oreadneighborhood.org](http://oreadneighborhood.org). Select the Board Member Area on the navigation bar.

**October 2007**

Board of Zoning Appeals – November 1<sup>st</sup> Meeting  
 Parking variances will be considered for the following Oread properties:

*1339 Ohio Street*

The request is to reduce the number of off-street parking spaces required for a congregate residence, with 12 bedrooms, from 9 spaces to a minimum of 6 parking spaces. The second variance is to allow stacked parking to be established in the rear of the property off the alley.

Neighborhood Discussion

- Allowing stacked parking at 1339 Ohio Street may result in future requests for stacked parking in other areas of Oread. This is a concern for neighbors. The location of this property is unique in that it is adjacent to the KU Scholarship Halls. This is a highly congested area in the neighborhood. Allowing stacked parking at this address should not be extrapolated to the neighborhood as a whole. The neighborhood wants to be careful about setting precedence.
- Renovating the residence to a congregate residence would be preferred over a duplex.
- The property owner has stated that this is a unique property due to its large size. How does this residence compare to other properties in the neighborhood? The County Appraiser will be contacted to request square footage information for properties in the 1100, 1200, and 1300 blocks of Ohio. This information will be compared with the square footage of 1339 Ohio.
- A letter will be written to the BZA documenting neighborhood concerns about the proposed variance.

*1341 Ohio Street*

The request is to reduce the number of off-street parking spaces required for a congregate residence, with 8 bedrooms, from 6 spaces to a minimum of 5 parking spaces. A second variance is to allow a reduction in the front building setback to allow for the construction of a front porch addition to the dwelling.

**ONA Thanks YOU for Your Donation!\***

Anonymous	Kyle and Janet Gerstner
Ann and Phillip Blackhurst	Linda Haskins
Nancy D. Boswell	Loring Henderson
Phil Collinson	Laura and Peter Hurlihy
Candy Davis	Boog Highberger
Paul Davis	Leonard H. Hollmann
Rob Farha	Chris Jones
Carol Francis	Devon and Tony Kim
Jean K. Francisco	Ellie Lecompte
Marci Francisco and Joe Bickford	Samuel Stepp
	Jerry Stubbs

\*Donations received since August 01, 2007

Neighborhood Discussion

- The property owner is asking to remove a curb cut in the front where a parking space currently exists. A solid curb, that can be used by residents for parking, would replace this.
- Removing the curb cut / parking space will allow for construction of a front porch. This is considered to be an improvement and would return the front façade to a more traditional representation of how homes were built in the neighborhood (i.e.: parking in the alley).

**November 2007**

Recap Neighborhood Cleanup - November 4th

Everybody did a GREAT job of picking up during the busy Homecoming weekend. ONA thanks the following neighbors for participating in this important annual event:

- Tom Hoffman  
 Christy Kennedy and Family  
 James Dunn  
 Joe Bickford and Marci Francisco

- Candy Davis  
 Jerry Stubbs  
 Mary Kay Mahoney  
 Carol von Tersch  
 Beth Reiber  
 Rob Farha

Thanks also go out to anyone who contributed to the cleanup effort who's name is not listed!

Neighbors are reminded to report problems with litter and debris. The neighborhood Coordinator reports these concerns to the city. There were concerns expressed about inconspicuous locations throughout the neighborhood that are being used as bathrooms; including rolls of toilet paper. This may be a by-product of having a homeless population receiving services in the neighborhood.

Membership Income - How is the money spent?

Income received from memberships is used for:

- Neighborhood meeting / event expenses (i.e.: refreshments),
- Gifts and Contributions,
- Neighborhood cleanup,
- Projects not funded by the Community Development Block Grant (blight survey)

Study Session with the City Commission

At the meeting on November 7<sup>th</sup>, the neighborhood was given the opportunity to prioritize their interests. The top three included: rental registration, establishing overlay districts, and future planning. The neighborhood would like for the Planning Department to consider some of the existing land development codes. For example, a boarding house is defined as:

A Dwelling or part thereof where meals and/or lodging are provided for compensation for one (1) or more persons, not transient guests, and where there are not more than 12 sleeping rooms, nor sleeping space for more than 24 people.

This definition does not reflect what is happening in the neighborhood today.

Special Guests: Neighborhood Resource Officers, Lawrence Police Department

There had been a citizen inquiry to City Hall about the Neighborhood Resource Officers. It was believed that the department may have been disbanded and the officers put back out on patrol. Trent McKinley and Tina Shambaugh, NROs, assured neighbors that that is not the case. They are periodically reassigned to other areas of the department but these are not long-term assignments. As a general rule, they do not spend their day on the street. They do, however, follow up on specific problems. This can require time away from the office. For example, a neighborhood had expressed multiple concerns about parking violations. In response, Trent went out on almost a daily basis to write tickets.

Some of the concerns discussed with the NROs included: neighborhood parties, combining enforcement efforts with the KU police department, and the challenges of having Lawrence Community Shelter in the neighborhood.

**December 2007**

Blight

*1043 Indiana – KU Property – Needs paint*  
 Follow-up: 12/17/07 e-mail from Jeff Weinberg, Assistant to the Chancellor: The decision has been made to ask the Board of Regents and the Kansas Legislature to sell the property. Thus, if approval is given, the house will be offered to the public.

Demolition Permits

*1232 Louisiana*  
 This property was reported to Neighborhood Resources in December 2005 for structural blight. The KU Endowment Association sold this property to Price Banks in April 2007. The Historic Resources Commission will consider this demolition request in January 2008. Neighbors would be concerned about allowing new construction that does not meet current parking requirements.

**ONA Board of Directors**

*The Oread Neighborhood Association Newsletter is published quarterly by the Oread Neighborhood Association, through funding provided by a Community Development Block Grant, membership dues, and advertising revenues. The views expressed in the newsletter do not necessarily reflect the opinions of all the residents and landlords in the Oread neighborhood, the administrators of CDBG funds, or the business owners that advertise in the newsletter. Letters to the editor may be sent to the Oread office and may be published in part or in their entirety.*

**Below is the roster of the ONA Board of Directors., Elections for the 2007-2008 fiscal year were held at the November 15th neighborhood meeting.**

<b>President:</b> Jerry Stubbs	<b>Representatives at Large:</b> Charity Grace Devon Kim Ellie LeCompte
<b>Vice-President:</b> Candy Davis	<b>Coordinator/Editor:</b> Jodi P. Wente
<b>Secretary:</b> Beth Reiber	<b>Photographs:</b> Jerry Stubbs
<b>Treasurer:</b> James Dunn	
<b>District Representatives:</b> <b>District 1:</b> Ann Blackhurst <b>District 2:</b> Rene Diaz <b>District 3:</b> Laura Herlihy <b>District 4:</b> Carol von Tersch <b>District 5:</b> Marci Francisco <b>District 6:</b> Christy Kennedy	<b>ONA Address:</b> P.O. Box 442065 Lawrence, KS, 66044 Phone: 785-842-5440

## Help The Oread Neighborhood Association Continue to Serve You

If you would like to verify the date of your last donation, please call the ONA Office at 842-5440.

### *Make a Donation Today!* ONA Makes a Difference

The Oread Neighborhood Association has been serving the folks who live and/or own property between Kansas University and Downtown Lawrence for **30 years!**

During the last few years, ONA has been actively involved in reducing neighborhood blight, protecting the neighborhood's limited parking space, seeking options for homeless services that do not infringe upon residents and property owners, finding effective methods of deterring criminal and disorderly behavior, protecting the neighborhood from encroachment by The University of Kansas, preserving Oread's historic structures, and much more.

If you are one of those folks who wants to be actively involved in shaping Oread's future, how about joining the Board of Directors or make a donation to ONA? If it has been over one year since your last donation, how about renewing it today?

Residents and property owners in the Oread neighborhood are encouraged to donate \$1.00 to the neighborhood association each year. Oread's friends who don't live in the neighborhood can help too for only \$5.00. All donations help finance ONA's various efforts to improve the neighborhood, *and those donations are tax deductible.*

*Thanks to all those who have helped make Oread the great neighborhood it is today!*

NAME \_\_\_\_\_  
ADDRESS \_\_\_\_\_

PHONE \_\_\_\_\_  
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**GENERAL MEMBERSHIP**  
\$1.00 \_\_\_\_\_

GENERAL MEMBERS: Any person eighteen years of age or older living or owning property within the Oread Neighborhood. A general member is entitled to vote at Oread Neighborhood Association meetings. Dues are encouraged, but not required, for General Members.

**ASSOCIATE MEMBERSHIP**  
\$5.00 \_\_\_\_\_

ASSOCIATE MEMBERS: Any interested person eighteen years of age or older who neither lives in nor owns property within the Oread Neighborhood. An associate member is not entitled to vote at Oread Neighborhood Association meetings.

**SUPPORTING MEMBERSHIP**  
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