

# Oread Neighborhood Association NEWSLETTER

**Lawrence, Kansas      Volume XXXII, No. 1      Fall, 2009**

**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.

## Oread Neighborhood Plan Progress Report

In July 2009, the City asked representatives from the Oread Neighborhood Association to identify an outline of long-range objectives that would help re-stabilize the neighborhood and promote the future goals of the neighborhood.

The Planning Commission and the Historic Resources Commission met on Wednesday, August 26th, to discuss the proposed long-range objectives identified by neighborhood residents and property owners. The study session included presentations made by Planning staff and discussion by the two commissions. There was also a public input component to the meeting. The following list of proposed objectives were considered:

- |  |   |  |
|--|---|--|
| <p><b>ESTABLISH A MORE APPROPRIATE BOUNDARY FOR THE NEIGHBORHOOD</b><br/>Remove areas that are zoned "CDB" from the boundaries of the Oread Neighborhood. The downtown district has an existing plan and has unique issues that are different from the Oread Neighborhood.</p> <p><b>PRESERVE HISTORIC STRUCTURES WITHIN THE OREAD NEIGHBORHOOD</b><br/>The historic structures reflect the long history of Lawrence and give the area its unique and distinguished character. Actions for preservation shall include:</p> <ol style="list-style-type: none"> <li>Establish zoning designations that are consistent with the preservation of the existing historic structures, allowing for reconstruction of many existing, legal non-conforming structures.</li> <li>Encourage the nomination of additional historic properties and districts in the Oread Neighborhood.</li> <li>Accommodate redevelopment of larger (4,000 sq. ft. and larger) historic structures; particularly encourage non-profit cooperatives.</li> <li>Address blight concerns in the neighborhood with city code enforcement.</li> </ol> <p><b>MAINTAIN HISTORIC PATTERNS AND CONTEXT FOR THE NEIGHBORHOOD</b></p> <ol style="list-style-type: none"> <li>Establish subdivision regulations consistent with original town-site development (set-backs, access from alleys, lot sizes) with the <i>Oread Conservation Overlay District</i>.</li> <li>Maintain the brick street and sidewalks and the stone curbs and hitching posts.</li> <li>Encourage 3-plex infill housing for the replacement of aging and blighted 20th century multi-family construction.</li> </ol> | <ol style="list-style-type: none"> <li>Allow existing, legal, non-conforming properties to re-develop with the same zoning restrictions as were placed on the property at the time it was built if environs standards adopted by the Historic Resources Commission are met.</li> <li>Maintain the mix of single-family and higher density units within historic houses.</li> </ol> <p><b>ENCOURAGE OWNER OCCUPANCY IN THE OREAD NEIGHBORHOOD</b><br/>Owner occupants are an important stabilizing force in neighborhoods. <i>Fewer than 10%</i> of the structures in the Oread Neighborhood are owner-occupied; increasing this to 20% would add needed consistency.</p> <ol style="list-style-type: none"> <li>Allow for the construction of new single-family homes throughout the neighborhood.</li> <li>Adhere to existing city-wide lot-size standards for the construction of duplexes.</li> <li>Reduce the impact of high-density development through adequate parking standards (1 per lawful occupant) and strict adherence to subdivision regulations. Variances for non-unique situations should be discouraged.</li> <li>Rezone appropriate areas within the neighborhood as single-family.</li> <li>Accommodate the existing non-profit cooperatives who have been considered to be owner occupants and good neighbors.</li> </ol> <p><b>ALLOW FOR REVITALIZATION OF THE OREAD NEIGHBORHOOD</b></p> <ol style="list-style-type: none"> <li>Promote the development of high density housing in close proximity to the University if all on-site parking requirements are satisfied and requirements of a Conservation Overlay District are met.</li> <li>Promote environmentally-friendly appropriately scaled architecture as infill development.</li> </ol> | <ol style="list-style-type: none"> <li></li> <li></li> </ol> |
|--|---|--|

A revised draft of the neighborhood plan is being prepared at this time. When complete, it will be posted and public notice sent out for upcoming Historic Resources Commission and Planning Commission meetings.

If you want to receive updates from ONA regarding the plan, please send your email address to:  
coord@oreadneighborhood.org

Sign up to receive e-mail updates regarding the plan at: <http://www.lawrenceks.org/subscriptions>  
(Public Meetings—Oread Neighborhood Plan Update)

### Make Plans to Attend...

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.

**Time: 7:00 PM**

**Location:**

**Plymouth Congregational Church  
Heritage Room  
Northeast Entrance**

**2009 Meeting Dates:**

**September 24th**

**October 22nd**

**November 19th**

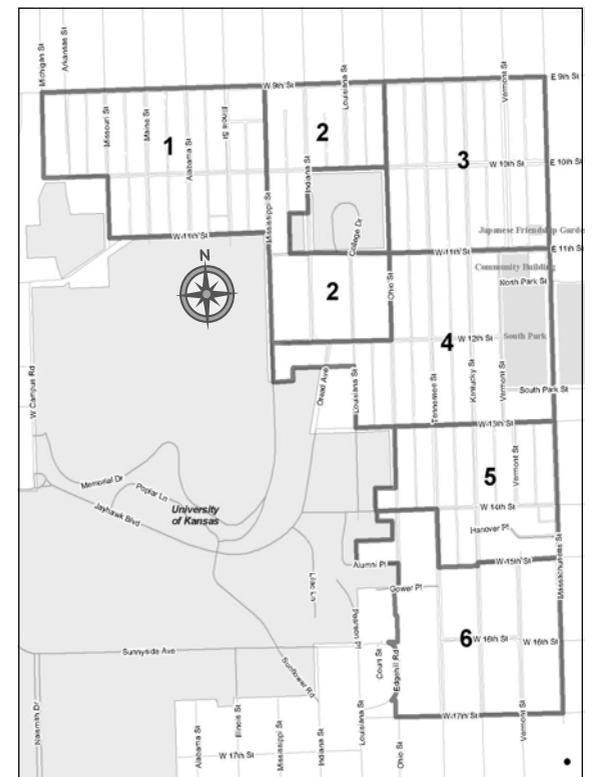
**December (TBA)**

The Oread Neighborhood Association website is located at: [oreadneighborhood.org](http://oreadneighborhood.org)

Your participation and interest in the neighborhood association is appreciated.



### Oread Neighborhood Districts and Boundaries





**The Merc is Your Source for Local Food**

- Local food is fresher
- Local food tastes better
- Local food is safer
- Local food supports small producers
- Local food builds community
- Local food expands our local economy
- Local food is better for the environment



**COMMUNITY MERCANTILE MARKET & DELI**  
 9th & Iowa - Lawrence  
 7am - 10pm · 785 843 8544  
[www.TheMerc.coop](http://www.TheMerc.coop)

**ONA's BY2009 Capital Improvement Project**

ONA is pleased to announce that the community garden, located at 921 Mississippi, will soon have a water meter and hand pump thanks to the availability of CDBG funding. Pictured above is Rachael Perry, one of our community members who tends a plot in the garden. She'll be happy when they no longer have to haul in water and store it in 50-gallon barrels!

The Lawrence Community Garden is a place that helps to build a sense of community and makes use of what would be an otherwise vacant lot to provide an urban green space that contributes to the beauty of the neighborhood. Those who share the responsibility of tending the garden meet neighbors, forge friendships and learn useful gardening skills. The garden provides opportunities for lower-income families to put nutritious and less expensive food on their dinner tables. Excess produce is donated to local food pantries. If you'd like to learn more about the garden and how to apply to use one of the plots next year, please send an e-mail to: [coord@oreadneighborhood.org](mailto:coord@oreadneighborhood.org).

Included on this page are photos of several gorgeous green spaces in the neighborhood.



**Cheers and Chides from the Oread Neighborhood**  
*by marci francisco*

Cheers to everyone who is new in the neighborhood! Welcome!

Cheers to everyone in the neighborhood who, along with the good weather, made our gardens flourish over the summer; chides to those who just let weeds grow.

Cheers to the city sanitation crews who kept up with all the trash on moving days; chides to those who threw away things that should have been kept out of the landfill.

Cheers to the landlords who include quiet hours in their leases; chides to those who have no limits on the parties at their houses.

Cheers to the landlords who bothered to learn if their tenants are over 21; chides to those who don't know whether or not any beer cans in the yard have been put there by people who can drink legally.

Cheers to everyone who has spoken out about the neighborhood plan – we need everyone's input to continue to make this neighborhood a great place for all of us.

## Welcome Back Students!

The beginning of KU's fall semester brings lots of new faces to the neighborhood. The Oread Neighborhood Association (ONA) bids a sincere welcome to everyone who now calls Oread their home. Students provide a special energy that gives Oread its unique atmosphere.

ONA serves as a liaison between Oread residents / property owners and city offices reporting concerns about structural/environment blight, overall neglect of properties, etc. Because the City of Lawrence does not have a rental registration/inspection program for multi-family zoned neighborhoods, Oread residents must be proactive in order to ensure that their living conditions are safe. City staff acknowledges that the greatest threat to tenant health and safety exists in older rental structures. However, the city's budget cannot support inspection of these properties at this time. If there's something that you think warrants consideration by the city, please feel free to report that to ONA's Coordinator at [coord@oreadneighborhood.org](mailto:coord@oreadneighborhood.org). Ensuring the well-being of Oread residents is important to ONA.

The purpose of the neighborhood newsletter is to educate residents about matters of neighborhood integrity and help build a sense of community among residents. Please take a moment to familiarize yourself with the information provided below. Also remember to take time to get to know your neighbor... community awareness can help to prevent crime. Rental properties are vulnerable to burglary.

### How You Can Be A Good Neighbor

#### PARKING

*Don't park on the grass*

- Parking on an unimproved surface in your front or side yard is unlawful. Parking is only permitted on an improved surface, such as concrete or asphalt. Dirt, grass and gravel are not improved surfaces, so they can't be used for parking. This ordinance provides attractive neighborhood landscaping, and keeps mud off of the street.
- Vehicles parked on the street must be moved some visible distance every 48 hours. The street is primarily for transportation, not for long-term parking. This ordinance is complaint-driven, so keep your neighbors in mind as you park.
- You may not park on any sidewalk. It looks disorderly and gets in the way of pedestrians.



#### TRASH

*Please help to minimize the presence of loose trash in the neighborhood*

The City of Lawrence does a fantastic job of picking up loose trash when emptying dumpsters. Trash collection occurs in the neighborhood on the following days:

Tuesday: Mississippi (east side) to Massachusetts / 9th to 17th Street.

Wednesday: Michigan to Mississippi (west side) / 9th to 15th Street.

- You can set your trash out up to 24 hours before your collection day. Please refrain from setting it out early. This helps to minimize scavenging which exacerbates the presence of loose trash in the neighborhood.
- Don't store loose items of trash in your yard or on your front porch. Whenever possible, please store trash cans in a location where they can't be seen from the street.
- Please recycle! For information about drop-off centers and curbside collection, visit [lawrencerecycles.org](http://lawrencerecycles.org) online.

*The Oread Neighborhood is host to many college parties throughout the year. Please be courteous and clean up after the festivities have ended. Don't forget to check your neighbor's yard for overflow debris too.*

*And about those parties... there's a new hosting ordinance in town. Additional information about that can be found in this newsletter. Read on....*

#### NOISE

*Children and working professionals live in the neighborhood too*

- Don't play music so loud that it could disturb others outside your house. .
- Brawling and offensive language are a disturbance of the peace and aren't allowed in public.
- Fireworks are not permitted within the City limits.
- To report noise violations call for police assistance at 832-7509. You will need to provide dispatch with the address, whenever possible, of the location where a potential problem exists.



#### BICYCLES

*ONA wrote a letter of support for the new bike lanes on 9th Street*

- Never park your bike where it can get in another person's way. If you park in an alley, make sure it doesn't block stairs or doors.
- It's a good idea to get your bike registered to help identify your bike if it is ever stolen or lost. To register, go to the second floor of the Lawrence Law Enforcement Building, 111 East 11th Street, behind the courthouse. A small fee is required
- It is illegal to lock your bike to a tree, fire hydrant, street sign, stop sign, or streetlight. A parking meter is acceptable unless it is in front of a handicapped parking spot. Some parking meters downtown have bike-locking adaptors attached. Free-standing U-shaped bike racks are also downtown.

#### WHEN YOU'D LIKE TO REPORT A PROBLEM

*Call Dispatch at 832-7509*

For all non-emergency requests for police assistance call Dispatch at 832-7509. This is the number for all of Douglas County, including Lawrence, Baldwin, Eudora and Lecompton.

Non-emergency calls can be anything from suspected criminal activity (suspicious person or prowlers looking in cars), parking complaints or an assault or battery not in progress, such as one that occurred the previous day. Additional types of calls include animal complaints, noise disturbances, public urination, theft and general requests to speak with an officer. These are calls that would not necessarily require a police report.

For crimes in progress, damage to property or personal injury, you should always call 911.

## On the Hill...



The University of Kansas received approval from the Kansas Legislature in 2008 to sell 1043 Indiana (pictured above). The neighborhood was pleased that enough property was included in the sale for future parking needs. A public auction was held on Saturday, August 1st.

ONA thanks KU staff members Jeff Weinberg and Barry Swanson for keeping the neighborhood informed about the sale of this property. This is a project that was initiated by the neighborhood in December 2005. Everyone involved along the way deserves recognition for a job well done!





**Kansas Advocates  
for  
Better Care**

**KABC FUNDRAISER**  
Kansas Advocates for Better Care  
913 Tennessee, Suite 2  
Lawrence, KS 66044

**Advocating for Quality Long-Term Care**

KABC advocates for over 90,000 Kansans who require long term care. Their focus is on frail and elder Kansans who reside in nursing homes or other types of long-term care settings. KABC is a non-profit organization that relies on donations to remain open.

KABC is located in the Oread Neighborhood. They are planning a fundraiser for *Sunday, October 18th* and Oread neighbors are invited to attend. Feel free to visit their website at [www.kabc.org](http://www.kabc.org) or contact the office by calling 842-3088 or 1-800-525-1782.

Becoming a

## Love & Logic Parent®

**Sept. 27, Oct. 4 & 11  
3:00 - 5:30 pm**

Hosted by Central UMC.  
Taught by Lawrence Memorial Hospital Connect Care staff. Child care available.  
Class fee includes workbook and 3 sessions.  
Registration requested.



**Call to register:  
550-3300**

**\$20/person;  
\$25/couple**

**Central United Methodist Church**  
15<sup>th</sup> & Mass. (785)843-7066  
[www.centralumclawrence.org](http://www.centralumclawrence.org)

## The Oread

You can sign up to receive weekly updates like the one below by sending your e-mail address to the ONA Coordinator at: [coord@oreadneighborhood.org](mailto:coord@oreadneighborhood.org)

Construction of the hotel continues to stay on schedule. The building was 'topped off' on July 30th when the top level concrete deck was poured. This had been scheduled to occur on August 1st! The target opening date is still January 01, 2010.

Indiana Street is open once again, although it is not as smooth as everyone had hoped because of the ongoing construction. It is open, however, and the KU busses are once again using it as well as the general public.



Dear Neighbors,

The start of a new school year is always a time of excitement and that has been especially true for me this year as I begin my service as Chancellor of the University of Kansas.

One of the reasons I came to KU was the tremendous level of support and encouragement that local residents provide to the university. Lawrence residents are active and engaged with the university and this is particularly true of KU's neighbors in the Oread Neighborhood.

My husband, Shade, and I have been overwhelmed by the warm welcome we have received and I know this hospitality extends to the many students, faculty and staff who call this neighborhood home.

I plan to spend the coming months learning about KU and the community, and I hope to have the opportunity to meet you and learn how we can strengthen KU's relationship with you, our neighbors.

Sincerely, Bernadette Gray-Little Chancellor

## Weekly Update

Week ending: Friday, August 28, 2009

Saturday	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday
Mstly clr: 80	Mstly clr: 85	Sun: 90	Mstly clr: 90	Ptly cldy: 84	Rain: 79	Ptly cldy: 79

Poured entrance to the hotel



Hotel Lobby and meeting/breakout rooms on Lower Level



Northwest corner; condo view; entrance to the hotel



Bathroom countertop in guestroom; 2nd floor terrace; 5th floor terrace



## And Around Town...



— St. John's 13th Annual Oktoberfest —  
1234 Kentucky  
Saturday, September 26th

### Why is Oktoberfest celebrated in September?

We are going back again to the roots of Oktoberfest by celebrating in September. In Bavaria, where Oktoberfest originated, it began the month of October. It got too cold and the celebration was changed to September. Oktoberfests around the world coincide their festivities with the Munich Oktoberfest which is typically in September.

### When is Oktoberfest at St. John?

Watch as we convert the St. John parking lot into an evening of celebration in Germany. The celebration begins with a 4:30pm Polka Mass. Food and drinks also served starting at 4pm. Menu items include cabbage rolls, schnitzel, bratwurst and the ever popular bierocks. Enjoy German food, drinks, live polka music, dancing and children's activities. Bring Oktoberfest mugs from previous years for discounted refills! Beer Served: Warsteiner Pilsner, Warsteiner Dunkle, Warsteiner Oktoberfest, Franziskaner Hefe-Weiss. Enjoy a wonderful evening festival under the open sky!

## Smart Strength



This fall an exciting new after school program will be offered to Central students. Four professional physical trainers from The Next Level located in North Lawrence are coming to Central two afternoons a week to work with our students. The goal is to provide an intense and age appropriate strength and conditioning program, which will produce observable, measurable results. The students will be evaluated at the beginning of the semester and put into one of two groups based on their fitness level. At the end of each week one student from each group will be recognized as the hardest worker for the

week. Up to 80 students can sign up for the program. The trainers will also be focusing on nutrition. To offset the cost of this program Central has been fundraising this summer. So far, a little over \$8,000 has been raised. We still need a few thousand more to pay for the trainers, equipment, and nutritious snacks. Please consider helping us with a tax-deductible donation. Make checks out to Central Junior High and put in the memo Smart Strength. Any financial help you can give to this fitness endeavor would be appreciated.

## The New Tradition Coalition of Lawrence

We live in a community where underage drinking is commonplace. The tradition of college students obtaining liquor for younger siblings or friends is well known. Fake IDs are easy to acquire. "House parties" where hosts allow underage drinking are prevalent. Even some parents turn a blind eye to underage drinking calling it a "right of passage".

That's why the New Tradition Coalition was formed. We want to help change the culture in our community. The Lawrence community can break the tradition of underage drinking by uniting together. Let's start a new tradition.

### What are our Goals/Objectives?

**Provide Facts:** We know knowledge is power. Our desire is to communicate as much information as we can about issues surrounding underage drinking in Lawrence to parents, professionals and individuals working with teens. The fact remains that parents are the biggest influence in a child's life. Let's learn the facts on substance abuse and get them into the hands of our kids so they can be knowledgeable and make the informed choices.

**Connect Families:** We want to connect Lawrence families and the community through online discussion and support regarding youth substance abuse.

Our website is full of information and relevant articles. We have created a safe place for discussion and conversation about these topics through an online blog.

**Promote Safe Homes:** Our website includes a directory of parents who pledge to keep their homes S.A.F.E. (Support Alcohol Free Environments) for teens. You can sign the *Safe Home Pledge* and contact other families who want to provide safe surroundings.

**Strengthen Laws:** We work with local law enforcement and city officials to determine how laws can be more successfully enforced to protect our kids and punish those who allow underage drinking.

**Identify Trends:** We gather information on everything from facebook to youtube videos to what hospitals are seeing in the ER in an effort to help identify the latest trends in alcohol and drug abuse.

**Provide Resources:** Helpful links, recommended reading and other resources are listed on the Resources page of our website. It includes local agencies, organizations, and websites where you can turn if you need professional support.

**Educate:** We are committed to helping educate parents and the community. We want to provide resources to aid in the reduction of underage drinking and related tragedies. We provide information tables at local school functions as well as promote upcoming forums, seminars, and educational events addressing substance abuse and ways to resolve these issues.



## Lawrence Police Department Information Bulletin August 2009

The Neighborhood Resource Officers would like to remind you of some of the city ordinances affecting neighborhoods. A full description of these ordinances can be found on the City web page, [www.lawrenceks.org](http://www.lawrenceks.org).

### Unlawful Hosting of Minors- City Ordinance 4-103.1

Effective July 1, 2009, the State of Kansas has adopted a law revision aimed at combating those who unlawfully host minors consuming alcohol on their property. The law is designed to combat underage drinking occurring on private property - as opposed to bars, restaurants or public places. Because Lawrence has a large section of population under the legal age to consume alcoholic beverages, the City of Lawrence has further strengthened our city ordinance pertaining to hosting of minors. Highlights of these changes are listed below.

- More restrictive than State hosting laws. Revised by the City in June 2009.
- Makes it unlawful to intentionally, or recklessly, allow individuals less than 21 years of age to consume alcoholic beverages on property owned, rented, or procured by you.
- You can be found guilty of this ordinance if you provided the place for minors to consume alcohol, even if you have not provided them the alcohol.
- Establishes the presumption that all in attendance at social gatherings on your property are invitees.
- Establishes reasonable steps must be made by you to restrict access of alcoholic beverages to those under 21 year of age. Controlling access to your property and verifying the ages of all those in attendance through examination of driver's licenses or other government issued identification cards are examples of what may be considered reasonable precautions.

### Disturbing the Peace- City Ordinance 14-414

Persons are prohibited from making or causing any excessive, unreasonable or unusually loud noise that disturbs others. This includes noise from electronic devices and large gatherings. Some of the exceptions to this ordinance are lawn care and construction equipment, church bells and emergency vehicles.

### Disorderly House Nuisance- City Ordinance 14-1103

Under Lawrence's Disorderly House Nuisance law, no owner or occupant of any dwelling shall allow or permit such dwelling to be, or become, a Disorderly House Nuisance. A dwelling becomes a Disorderly House Nuisance when a number of violations of city and state laws occur on the property. The number of violations necessary to trigger the ordinance's application is:

- Two (2) or more criminal violations arising out of separate and distinct facts and circumstances within any consecutive three hundred sixty-five (365) day period; or
- Three (3) or more criminal violations by separate individuals arising from the same general facts and circumstances.

If you are found guilty of this ordinance, you are subject to a mandatory minimum fine of \$1000, as governed by state statute.

To report crimes in progress call 911. For non-emergency assistance call police dispatch at 832-7509. Rewards may also be available through CrimeStoppers by calling 843-TIPS, for information leading to an arrest. For crime prevention information please call the Community Services Division, Neighborhood Resource Officers at 830-7410.

We hope you will join us and help be part of the solution and start a new tradition in Lawrence. Check us out at [www.newtraditioncoalition.org](http://www.newtraditioncoalition.org)!



**Before the Fire**



1005 Indiana was destroyed by fire in July 2008. Fireworks were the cause of the blaze that started in an upholstered couch that was on the front porch.

Renovation of the burnt structure was completed in July 2009. The home continues to be used as an 8-bedroom boarding house.



**1005 Indiana  
August 2009**



ONA appreciates all of the work that has gone into updating the Oread Neighborhood Plan. Pictured above are Scott McCullough, Michelle Leininger, and Lynne Zollner from the Planning Department. They're enjoying a much deserved evening of food, drink and entertainment at the City of Lawrence 2009 Employee Appreciation Picnic.

*We couldn't do it without YOU!*



**Meet Beth Reiber...**  
ONA Secretary

Beth Reiber, pictured in the center of the photograph, has been a long-time Oread Neighborhood resident and a member of the ONA board. She has earned a living as a freelance travel writer for 30 years and is the author of several Frommer's guides, including *Frommer's Japan* and *Frommer's Tokyo*. In July, Japan's Ministry of Land, Infrastructure, Transport and Tourism recognized Reiber's achievements in introducing Japan to foreign tourists by appointing her a YOKOSO! Japan Ambassador during a ceremony held in Tokyo. The honorary title acknowledges Reiber not only as the longest-reigning author of a Japan guide but also as the first female solo author to write a guide to the country. Of the 49 individuals who have been appointed ambassadors over the past two years, Reiber is the only recipient living in the United States.

Reiber's love affair with both writing and traveling began before she could even read, when she spent hours pouring over her grandparents' latest *National Geographic* magazines. Graduating from KU with a bachelor's in German and a master's in journalism, Reiber lived four years in Germany, hitchhiking throughout Europe and selling travel articles to major U.S. publications like the *Los Angeles Times*, *Washington Post*, and *National Geographic Traveler*, followed by a stint in Tokyo as editor of the *Far East Traveler*.

In addition to books on Japan, she has also written *Frommer's Hong Kong*, *Frommer's Berlin*, *Frommer's St. Louis/Kansas City*, and *A Serious Shopper's Guide to London*. Over the years she has also contributed to *Frommer's Europe by Rail*, *Frommer's Southeast Asia*, *Frommer's China*, *Frommer's USA*, and *America on Wheels—South Central States & Texas*. As a travel expert on Japan, she has been interviewed by CNN and writes a regular blog for the Japan National Tourist Organization's website at [www.japantravelinfo.com](http://www.japantravelinfo.com).



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Older Homes*

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**Highlights from ONA Meeting Minutes**

**June 2009**

Lawrence Community Shelter Update

There are two things happening at this time; a short-term search to accommodate people coming from the Salvation Army and a long-term search for relocation of the shelter.

*Short-term Considerations*

Everyone from the Salvation Army is now staying at the LCS. That facility had been sleeping 42 people and the LCS sleeps 31. Twenty-one people are now sleeping in the LCS dayroom and 31 are in the night shelter. This means that there are 21 people who have no place to go. The outside, covered area behind the LCS is being used by those who can't sleep in the shelter so that they can stay on the property. There are plans to sleep people in the basement after safety improvements are completed. Plans are to modify one of the window wells to qualify as an exit according to city code. Sprinklers will be installed as well. The renovations should take about four weeks to complete following approval.

*Long-term Considerations*

Mayor Chestnut has made a commitment to assist the LCS when a relocation site is identified; meet with neighborhood groups and work with city departments. Oread neighbors could assist with this initiative by participating in discussions with other neighborhood groups. An important point that the community needs to be aware of is if the shelter is relocated away from social services, the facility may not be used as a drop-in shelter during the day.

**July 2009**

City Response to Blight Concerns

There are three employees who handle code enforcement for the entire city. When a potentially blighted condition is reported, the city sends the property owner a letter describing the problem with a request for correction included. Conditions have to be quite chronic before a letter is sent. If the property owner does not comply with the city's request, blight violations are then taken to court. This is a lengthy, expensive process for the city. As it stands, the city simply does not have the money or staff to pursue a high volume of blight complaints. It is particularly problematic when property owners don't respond.

Rental Registration

According to Brian Jimenez, Code Enforcement Manager, the only way that multi-family zoned neighborhoods will be able to effectively combat structural blight would be via implementation of a rental registration program. Rental registration exists only in single-family neighborhoods at this time.

Where Oread properties are concerned, city staff is not legally allowed to go on properties. Neighbors are concerned about deterioration of the existing housing stock. It would be unfortunate to see the neighborhood decline; historic structures need to be protected. While the proposal for rental registration in multi-family zoned neighborhoods has not been completely dismissed by the city, this is a project that is currently on hold.



Walking Blight Survey

The neighborhood will continue with the walking blight survey. The Planning Commission was very interested in the information that has been gathered so far; specific data about the overall condition of the neighborhood. This information could be used as a check / balance in the event a property owner requests a reduction in property taxes because work is needed on their property. If improvements are not made, tax reductions should not be continued.

Lawrence Community Shelter Block Party

The Oread Neighborhood Association will contribute to the block party again this year. ONA plans to donate hot dogs and buns.

**August 2009**

1232 Louisiana

This property will be considered by the City Commission in early September 2009. The City plans to document the structure and will bill the property owners for this expense. This is in keeping with Resolution No. 6791 approved by the City Commission on August 12, 2008. Demolition of the blighted structure was approved by the City Commission with conditions that included:



**Neighborhood Plan:** This will need to be updated prior to building a replacement structure. Progress is being made.

**Parking:** Following demolition of the house, the property cannot be used as a parking lot.

Boarding House Text Amendment

On Monday, August 24th, the Planning Commission considered a report prepared by city staff and received public input and will direct staff appropriately.

Neighborhood discussion prior to that meeting included:

If the boarding house use is continued, every house in the Oread neighborhood could potentially become a boarding house. Why are more unrelated people allowed to live together in the Oread neighborhood than anywhere else in the city?

The original intent of a boarding house was to have an adult living in the home that would be cooking meals and providing supervision.

According to City Code, the only difference between household and group living use is the number of people who are allowed to live in a property. The use category is the key difference between the two.

FYIs and Reminders

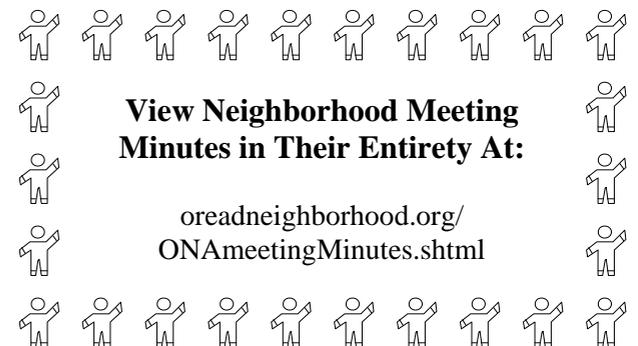
Duplex Variances in Oread

August 2009: It is anticipated that a duplex text amendment will be considered by the Planning Commission in a few months. Oread neighbors would like to ensure that duplex development is allowed only on lots that are 7,000 square feet or larger. They would not be in favor of a text amendment that would allow duplexes on smaller lots. Duplex development would be appropriate in RM12D zoned areas only if lots are large enough to accommodate this.

July 2009: The city is enforcing current code as it is written by requiring property owners to seek a variance. The city's position is that the code adopted in 2006 included a conflict in that it sets out standards that can not be met in the RM12D districts in older portions of the city (i.e.: lot sizes are too small). It is believed that this was an oversight and needs to be corrected.

KU-City Agreement: Five Year Review

August 2009: Review of the KU-City Agreement will begin after the city's budget has been finalized. This is planned for sometime early this fall.



**The Oread Neighborhood Association**

*The Oread Neighborhood Association Newsletter is published three times each year 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.*

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**ONA Address:**  
P.O. Box 442065  
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Photos: Paige Wente and Joe Bickford

## 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 the University of Kansas and Downtown Lawrence since the 1970s!

ONA is actively involved in reducing neighborhood blight, protecting the neighborhood's limited parking space, supporting homeless services, preserving Oread's historic structures, and much more.

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.*

#### ONA Thanks YOU for Your Donation!

Charles Cornwell	Linda Haskins
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I AM DONATING \$ \_\_\_\_\_ TO HELP ONA CONTINUE ITS WORK

I WOULD LIKE TO VOLUNTEER FOR:

**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.

- \_\_\_ HOMES TOUR
- \_\_\_ CLEAN UPS
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- \_\_\_ COMMITTEES
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- \_\_\_ OTHER \_\_\_\_\_

**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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