



# NEWSLETTER

Lawrence, Kansas

[www.oreadneighborhood.org](http://www.oreadneighborhood.org)

Fall 2011

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.

## Annual Meeting & Board Member Elections October 20<sup>th</sup> – Plymouth Congregational Church – 7pm

The ONA depends on active residents and property owners of the neighborhood to help guide residents, city staff, and elected officials on issues such as short and long range planning and development, historic preservation, neighborhood character, city ordinances, and residential safety. Nominations forms are available on the website. Please submit nominations to [oreadneighbor@gmail.com](mailto:oreadneighbor@gmail.com) or at the meeting.

### What Will I Do as a Board Member?

The time commitment for a one-year term board member includes preparation and attendance at the monthly neighborhood meetings. Your interest and passion for the neighborhood will dictate the amount of time and energy you invest outside the ONA monthly meetings. The important thing is that you have a genuine care for Oread, an opinion to share, and a willingness to identify areas of concern in the neighborhood.

#### BOARD OF DIRECTORS

**President – Rob Farha**  
**Vice President – David Holroyd**  
**Secretary – Fadila Boumaza**  
**Treasurer – Shane Munsch**

#### DISTRICT

**1 – Glen Skulborstad**  
**2 – Rick Kupper**  
**3 – Marci Francisco**  
**4 – Bill Gadberry**

**5 – Jocelyn Kitchen**

**6 – Steven Watts**  
**At-Large – Rose Moore**  
**At-Large – Brad Rector**  
**At-Large – Imran Wahla**

### LETTER FROM ONA PRESIDENT

Greetings All,

I am happy to report that the Oread Neighborhood is thriving and well from another KU graduation last May, to the lease-ending turnover weekend in July, to the upcoming Fall and KU football games. We have had many challenges and your board continues to monitor activity from the Neighborhood and from City Hall.

I do want to take the time to thank you for letting me serve as your President for the Oread Neighborhood Association the past year. There have been many meetings and many more to come with the possibility of developing overlay districts in the neighborhood. Please get or stay involved to protect our neighborhood.

Sincerely,  
Rob Farha

# Oread Neighborhood Association



## **TRY NOT TO LET THIS HAPPEN....AGAIN!!!**

Another fire has taken a structure in the Oread Neighborhood. The fire at 1342 Tennessee Street started on a couch that was on the front porch. The ONA strongly encourages landlords to monitor their properties and not allow indoor furniture on outdoor porches. It is unattractive, a fire hazard, and a City Ordinance that should be enforced.

## **Boarding House / Congregate Living Text Amendment to City Development Code**

**Text Amendment TA-6-17-09** was initiated to amend the development code language regarding Boarding Houses and Congregate Living structures and provisions for providing parking. After a year and a half (20 months) of discussion, the text amendment was passed by City Commission in February 2011 with new parking standards based on the size of the parcel. A subsequent text amendment (TA-6-8-11) was submitted by Candace Davis to retract what the City and residents had worked on for over 20 months. The new text amendment proposal was NOT initiated; however, the City Commission decided to have more in depth research on the code and asked for more statistics on parcels throughout the neighborhood. *The information documenting and summarizing the characteristics of individual parcels located in the Oread Neighborhood is attached to the end of the newsletter as well as available on ONA's website ([www.oreadneighborhood.org](http://www.oreadneighborhood.org)).* A meeting was held between stakeholders, City Manager Dave Corliss, Commissioner Hugh Carter and Planning Director Scott McCullough to better understand the availability and ability of parcels to be developed into boarding houses. Whereas some stakeholders claimed that 40% of the parcels could be developed into boarding houses, the information provided by the City clearly shows that only 20% can be converted into boarding houses with the new standards outlined in TA-6-17-09. At the October 4<sup>th</sup> City Commission meeting, members listened to public comment regarding boarding houses and parking issues in the neighborhood. Commissioners took no action on the subject and instead sent the issue back to the Planning Commission for more review.

## **Brightening Up Oread Neighborhood Alleys Dark, Unsafe Conditions Being Addressed**

ONA Vice President David Holroyd, At-Large Representative Imran Wahla visited with Westar Energy engineers to find out the cost to add lighting to EXISTING electric poles in Oread Neighborhood alleyways. Westar concluded that it would cost \$4.00 per light to provide and install on electric poles. ONA Member Bruce Guy walked the neighborhood alleyways and identified several electric poles without lighting and recorded their identification numbers. The ONA voted and approved at its September 2011 meeting to 1) identify up to 10 existing electric poles to have Westar Energy add lights and 2) the ONA will pay for the electric bill for one year, and after one year ONA will vote again to approve the continuation of paying the electric bill. The ONA is concerned with safety throughout the neighborhood and this is one attempt for ONA to make a big difference in the neighborhood without asking for assistance from the City.



**LIGHTED PATHWAY PROJECT**  
Completion Date Estimated for December 2011

The sidewalk and ADA ramp portion of the project has been awarded to RD Johnson and work will begin soon. The signalized pedestrian crosswalks and lights were approved by City Commission on August 23<sup>rd</sup>. The City is currently waiting on KU to transfer the remaining money dedicated to the project to the City. Once this occurs, the City will begin installing the lights and crosswalk signals. Estimated completion date is December 31, 2011.

*Project:* the sidewalk will run parallel to 14<sup>th</sup> Street on the northside, run parallel to Ohio Street on the westside, run parallel to 12<sup>th</sup> Street on the northside, and eventually lead into South Park. Pedestrian crosswalks, similar to the Lawrence Arts Center crosswalk on New Hampshire, will be located at multiple intersections along the pathway as will also architecturally designed lighting posts and lighting styles with customized features to increase safety and have aesthetic value. All sidewalks and lighting features will be located in existing public easements and the City of Lawrence will own and be responsible for the upkeep and maintenance of the pathway.

**2011 CDBG PROJECTS & FUNDING LEVELS**

2012 CDBG Project Application Due in December

Community Development Block Grant funds are provided by the federal government and allocated for local community development activities directed toward aiding low-to-moderate income residents. Funded activities aid in the prevention or elimination of blight by revitalizing neighborhoods through community and economic development, and providing improved facilities and services through affordable housing and infrastructure development. The Oread Neighborhood Association applies for funds each year to help operate the Association and to implement various capital projects.

In 2011, ONA was approved for \$9,800 in operating and coordinator expenses and \$8,925 for Crosswalk Striping and Pedestrian Signage at the intersections of 14<sup>th</sup> Street & Kentucky/Tennessee as well as at the intersection of 11<sup>th</sup> & Vermont. City Staff has informed ONA that the projects will be completed by late Fall or early Spring, depending on weather and scheduling. For a complete list of allocated CDBG funds in the City, visit ONA's website at [www.oreadneighborhood.org](http://www.oreadneighborhood.org) to download the *CDAC 2011 CDBG Recommended Funding.pdf* file.

**Have any ideas for CDGB projects or activities? Share your thoughts and ideas at ONA monthly meetings or email [oreadneighbor@gmail.com](mailto:oreadneighbor@gmail.com). The 2012 CDBG application is due December 1, 2011.**

**ONA PROPOSED MEETING SCHEDULE**

7pm – Plymouth Congregational Church

**October 20 – Annual Meeting & Board Elections**

November 17	February 16	May 24
December 15	March 22	June 21



January 19

April 19

July 19

### **Water Meter Installed at Community Garden**

From CDBG funding in 2009 and with the help of ONA members Tony Backus and Carol von Tersch, the community garden at 9<sup>th</sup> and Mississippi now has a newly installed water meter. Thank you Tony and Carol for your continued efforts on this project!

### **City Enforcement to Change on Unrelated Persons Living in (RS) Zoned Areas Enforcement is Immediate, Rules and Fines to Change in Future**

City commissioners directed staff to immediately begin changing how the City enforces the city code that prohibits more than three unrelated people from living in Single Family Zoned (RS) areas.. The new policy allows the City to revoke rental license for a specific property that is in violation of the occupancy code 2 times within a 24 month period. If a license is revoked, according to the Planning Department, the owner of the property is no longer allowed to lease the specific property to tenants permanently. In addition to the new enforcement policy, Commissioners also discussed 1) increasing the fine for violating the ordinance to a minimum of \$500 and maximum of \$2,500, an increase from \$250/\$1,000, 2) changing the definition of a resident to anyone staying in a home more than 14 days in a 30 day period, and 3) requiring out of state landlords to assign a resident agent for the property. These three discussion points will require drafted ordinances to be considered by the Planning and City Commissions. At this time, the proposal does not affect properties zoned as RM-32, which is the zoning designation for the majority of Oread Neighborhood.



The following table provides data of the potentially eligible lots in the RM32 district in the Oread neighborhood that could employ the .5 parking space standard.

	Number	% of Total Development Parcels in RM32 District in Oread
Total Development Parcels in RM32 Dist. in Oread Neighborhood	443	100% of parcels
Current Total No. of Congregate Living Structures in Oread (site planned or nonconforming)	25	5.6%
Lots $\leq$ 8,775 sq. ft.	355	80%
Structures $\geq$ 3,500 sq. ft. including basement	89	20%
Structures $\geq$ 3,500 sq. ft. excluding basement	13	3%
Lots that meet both criteria to use the reduced parking standard under existing interpretation of including the basement (.5 spaces per bedroom)	89	20%

1. Avg structure size in RM32 in Oread excluding basement is 2,171 square feet.
2. Including basement is 3,104.
3. Avg structure size for site planned or nonconforming boarding houses is 3,365.
4. Of the 89 parcels eligible to receive the .5 parking standard under the interpretation to include basements, 6 are site planned for the Congregate Living use, leaving 83 parcels eligible to receive the .5 parking standard.
5. Of the parcels eligible to receive the .5 parking standard if the code were interpreted to exclude basements, 3 are site planned for the Congregate Living use, leaving 10 parcels eligible to receive the .5 parking standard.
6. Average structure size with basement on the 89 parcels meeting both criteria is 4,153 s.f.
7. Average structure size without basement on the 13 parcels meeting both criteria is 3,963 s.f.

The data can be summarized by noting that a net gain of 83 new Congregate Living Structures are possible under staff's current interpretation of the new code language. This is 19% of the development parcels in the RM32 zoned district of the Oread Neighborhood. If the interpretation is revised to exclude basements, the potential net gain would drop to 10 or 2.3%.