

September 10, 1945

Copy
Mr. F. A. Russell,
Lawrence City Council,
City Hall
Lawrence, Kansas.

Dear Mr. Russell:

We wish to confirm the conversation yesterday afternoon, at which time I offered to restudy the Lawrence City Plan and Report, and bring it down to date for not to exceed \$2500. As stated at the time, it is difficult to tell just how much work would be involved, and it may be possible to make some saving from this amount. The work involved would be a rechecking of land use and other basic data, and bringing those charts and maps down to date, possibly including such items as vacant property. In addition, we would recheck the major street plan, with highway connections, and redraft the typical cross sections for various classes of streets, omitting street railway tracks. We would restudy the transit and railroad problems, and the questions involved in any future public buildings. We would of course recheck the zoning ordinance and maps, studying areas absorbed in business use over a period of years, and possible extension of business districts. In this connection we would make suggestions for changes in the zoning ordinance, probably consolidating height, use and area requirements into one series of districts, and providing for off street parking and other requirements now more commonly put into zoning ordinances.

Parks, parkways, playgrounds, and recreational facilities would be rechecked; also the problems of school locations, and particular attention would be given to the coordination of school grounds and playgrounds. We would also include rules for control of land plats within the jurisdiction of the Commission, and other items which should properly come within the revised report.

We realize that you are anxious to have this work completed as soon as possible. On the other hand, a reasonable amount of time is necessary for thorough study and conferences as the work proceeds. We believe that the revised plans and report can be completed in about nine months to one year. As the work proceeds, however, we will no doubt be able to answer questions which come up regarding specific items, such as the new high school which you mentioned.

Very truly yours,

HARE & HARE,