

The University of Kansas

Office of the Provost

May 30, 2006

TO: Randy Bredar, HNTB Architect
Dave Corliss, Interim City Manager
James Dunn, President, Oread Neighborhood Association
Sean Lester, Associate Athletic Director
Mark Reiske, Associate Director, Design & Construction Management

FROM: David E. Shulenburg, Provost & Executive Vice Chancellor

SUBJECT: Community Program Advisory Committee for New Practice Fields and Parking Lot Expansion

This March 2006, the Board of Regents authorized the University of Kansas to proceed with the creation of two new practice fields and expansion of a parking lot near Memorial Stadium on the Lawrence campus. I am writing to notify you of the University's intent to establish an ad hoc Community Program Advisory Committee relating to these projects and to ask for your assistance with this committee.

As outlined in the Cooperation Agreement between the City of Lawrence, Kansas and the University of Kansas, the purpose of the Advisory Committee will be to provide input and recommendations to the Building Committee regarding these projects.

We hope to schedule a meeting of the Advisory Committee no later than the week of June 19th. By this memorandum, I ask James Dunn, President of the Oread Neighborhood Association to appoint two individuals to represent adjoining property owners and the neighborhood association on this Advisory Committee. I ask Dave Corliss, Interim City Manager, to appoint an individual to represent the City. I also ask Sean Lester, Associate Athletics Director, to appoint a student athlete to serve on this Committee. I am appointing Sean Lester and Mark Reiske, Associate Director, DCM, to represent the University. The project consultant, Randy Bredar, will serve as Chair of the Committee. Please notify Jeanne Torneden at 785-864-4904 or jtorneden@ku.edu of your appointments by June 5, 2006.

I have asked Jeff Weinberg, Assistant to the Chancellor, to serve as a liaison between the Community Program Advisory Committee and the Building Committee. He will be responsible for setting up the first meeting of the Advisory Committee.

For your information, a tentative timetable has been established to keep this project on schedule. The following dates are suggested:

Impact Analysis Report Complete
Schematic Design Complete
Design Development Complete
Construction Documents Complete
Parking Lot Construction Complete
Practice Field Construction Complete

July 2006
July 2006
September 2006
February 2007
May 2007
August 2007

Thank you for your assistance regarding this request. We look forward to hearing from you.

DES:jt

Cc: Mike Amyx, Mayor
Robert Hemenway, Chancellor
Lew Perkins, Director, Department of Intercollegiate Athletics
Jeff Weinberg, Assistant to the Chancellor
Jim Long, Vice Provost for Facilities Planning & Management

The University of Kansas

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**CITY MANAGERS OFFICE
LAWRENCE, KS**

Office of the Provost

May 11, 2006

Mr. Dave Corliss
Interim City Manager
6 East 6th Street
City Hall
Lawrence, Kansas 66044

Re: New Football Facilities

Dear Mr. Corliss:

I am writing in follow up to our meeting on March 17, 2005 regarding three proposed projects in the vicinity of Memorial Stadium. As we discussed, following is a description of each of the projects. In addition, we have outlined our plan to proceed with regard to these projects under the terms of the Cooperation Agreement between the City of Lawrence, Kansas and the University of Kansas (the Agreement), as well as the University's plan to proceed with regard to the need for historic environs review. For your convenience, a map illustrating the location of the projects is enclosed.

Description of Projects:

1. Creation of two new practice fields

The University intends to create two new practice fields near Memorial Stadium. The proposed location for the two new practice fields is the southeast corner of the stadium area, outside the stadium fence. This area falls within 150 feet of the exterior boundary of the University campus. Specifically, the fields will be located in the area of existing hard surfaced parking lots. The fields are to be placed side-by-side with the end zones oriented north and south. Each field will be 100 yards in length with end zones.

As you know, the existing parking lot area is approximately 6 feet below the street level, with the lot going up hill as it extends further south of the stadium. Rather than infilling in order to make the fields level, current plans call for the fields to be graded to a uniform elevation. It is therefore anticipated that the fields would be

approximately 8 to 10 feet below street level at the north end and approximately 12 to 16 feet below street level at the south end.

At this time, it is not clear whether lighting will be installed on the new practice fields. If included, such lighting would likely consist of four to six poles with multiple light fixtures on each pole. The fixtures would include cut off shields to minimize the amount of light filtering into the neighborhood. It is also not yet clear whether the fields will have a dedicated sound system. If so, the sound system would be consistent with the sound system utilized at the existing fields and will produce decibel levels lower than those currently experienced in practice sessions in Memorial Stadium.

The University plans to proceed with this project in a manner that does not diminish parking availability either during or after completion of the project. Therefore, work on the fields is not scheduled to begin until replacement parking lots are made available as described below. It is anticipated that work on the fields will begin during the early Summer of 2007. Work on the fields is scheduled to be completed by the Fall of 2007.

2. Replacement of parking spaces

It is the intent of the University to replace each of the parking spaces removed as a result of the new practice fields with new parking spaces in the same vicinity. The University intends to expand an existing parking lot immediately to the west of Memorial Stadium for this purpose. Because of the location of the lot, it is believed that the expansion will extend to within 150 feet of the exterior boundary of the campus. However, the precise layout of the proposed expansion has not been determined, because survey and initial design work is just beginning. For that reason, the replacement parking spaces are not reflected on the enclosed map.

Design work for this project is scheduled to be completed by December of 2006 or sooner. The University intends to begin construction on this parking lot expansion in Spring of 2007 or sooner. Completion of the work is expected to take several months.

3. Construction of a new administrative building for athletics

In addition to the two projects outlined above, the University intends to construct a new building to house the University's football program. The proposed location of this building is southwest of the stadium area, outside the stadium fence. The football facility will be a stand alone building and will not connect to the stadium. The building will not be located within 150 feet of the exterior boundary of the University's main campus and it will not abut the stadium.

The 80,000 square foot building will have two levels. Only the upper level will be above the ground. The lower level will be underground and will house the football

training area, locker rooms, and related facilities. The upper level will house athletics administrative offices and support services.

Approximately 30 to 40 staff members will work at the facility. Additional parking spaces to accommodate staff will be added in the vicinity of the building and, if needed, to the expanded parking lot to the west of the stadium. Student athletes utilizing the facility will not be provided with parking at the facility, but rather will continue to utilize the existing parking permit system, the same as current requirements when practice sessions are conducted at Memorial Stadium.

The University intends to begin construction of the new building in February or March of 2007 or sooner. It is anticipated that the work will be completed during the Summer of 2008 or sooner.

Application of the Cooperation Agreement:

As we discussed at our meeting, expansion of the parking lot described in section 2 above will trigger the requirements of section 4.b) of the Agreement, including appointment of an *ad hoc* Community Advisory Committee, to the extent that the expansion extends to within 150 feet of the exterior boundary of the campus. In contrast, the University does not believe that installation of the practice fields triggers such requirements, because the project consists of turning the existing parking lot and paved areas to practice fields, as opposed to new development or construction. Nevertheless, because of the nature and proximity of the two projects, the University recognizes the benefit of discussing the two projects with members of the neighborhood community in a coordinated fashion. As a result, it is our intent to establish an *ad hoc* Community Advisory Committee to consider both projects together. The Committee will be appointed after the location of the replacement parking lots is determined.

As stated above, the new building described in section 3 above is not located within 150 feet of the exterior boundary of the campus. As a result, the project is not subject to the requirements of section 4.b) of the Agreement, including the requirement to establish an *ad hoc* Community Advisory Committee. The University will, however, conduct a transportation and pedestrian impact analysis.

Requirements for Historic Environs Review

Of the three projects described above, only the new practice fields are located within 500 feet of a historic property. The historic properties involved are the Snow Residence and the Hancock District. In accordance with the applicable law and the Memorandum of Understanding between the University of Kansas and City of Lawrence

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dated June 4, 1999, this project will be submitted to the University's Campus Historic Preservation Board and then to the City's Historic Resources Commission for review and determination.

We hope you find the above information helpful. Please let us know if you have any questions or concerns regarding the projects described above or the manner in which the University plans to proceed.

Sincerely,

A handwritten signature in black ink, appearing to read "Jim Long", with a stylized flourish at the end.

Jim Long
Vice Provost
Facilities Planning and Management

