

MEMORANDUM

To: City of Lawrence, City Commissioners
From: Andrew Pitts, Principal, Treanor Architects, P.A.
RE: Kansas Athletics- Rowing Boathouse
Burcham Park, Lawrence, KS

July 10, 2007

Enclosed you shall find information concerning the proposed rowing boathouse in Burcham Park. Kansas Athletics has provided Dave Corliss, City Manager a draft of the lease agreement to build and operate this boathouse on City owned land. In addition to the draft lease agreement we have provided drawings of the proposed building and a letter from Warren Corman, University Architect, describing the project. Below is additional information for your reference.

Location of the Project:

The project is located in Burcham Park on the north end of the park. The building footprint is north of the existing chain-link storage area and will sit over 50' back from the current bank of the river. Alternate sites were considered by the University and the design team. The Burcham Park site continues to be the most economical and practical site for this type of building and program. The team has reviewed sites that would locate the building in the floodplain, as opposed to the floodway. The only possible site is a heavily wooded area on the north bank or the river between Lyon Street and North Street. This area would require access from Riverfront Park (north of Interstate 70) through the floodway to this site. Building at this location would greatly impact the existing environment and would require significant infrastructure improvements. All other locations would directly impact the existing levee and have been discouraged by the Corps of Engineers. The Burcham Park site provides the required infrastructure in the park or on adjacent land. The site has appropriate vehicle access for the daily activities of the rowing team. The addition of this building will not increase the traffic or use in the park more than current operations. Parking for special events (regattas) is provided by adjacent property owners and this practice will continue. Alternate sites do not provide these amenities and would need to be developed as part of the project.

Description of the Building:

Since the building is located in the floodway the building has been designed for potential flooding. The design and structure of the building has been designed to allow floodwaters to flow through the structure and sustain the pressure applied by these forces. The design of this structure meets or exceeds the Federal Emergency Management Agency's (FEMA's) requirements for buildings in the floodway. The foundation and first floor structure will comprise of poured-in-place concrete walls, floors and structure. The building will also be supported by concrete piers that extend to bedrock. Flood vents will be installed per FEMA's guidelines and comply with the flood storage capacity requirements of Federal, State and local requirements. The first floor will contain boat storage only. All other uses will be located on the second floor. The floor-to-floor elevation is 16'-0".

Permits / Approvals:

The following permits and or approvals have been applied for and received to date:

- U.S. Army Corps of Engineers- The Corps has indicated, in a letter dated March 13, 2007, that a permit authorization for this project would not be required.
- KS State Historic Society- Indicated in a letter, dated March 1, 2007, that their "office has no objection to implementation of the project."
- KS Department of Wildlife and Parks- The Department indicated in an email dated February 26, 2007, that no critical habitats occur in this portion of the river.
- KS Division of Water Resources- The department indicated, in a June 21, 2007 letter, that it would not require a permit for this project based upon its current location and site disturbance.
- Lawrence, Historic Resource Commission- The project was presented to the commission on June 21, 2007 and received approval with standard conditions.
- Pinckney Neighborhood Association- While this organization is not a required approval, our team met with the association and presented the project. The neighborhood association was extremely receptive and welcomed the project in Burcham Park.

The University of Kansas

Office of the Chancellor

To: Mayor and City Commission
FROM: Warren Corman, University Architect
RE: KU Boathouse Proposed Location

July 7, 2007

In 1995 the University of Kansas raised its Women's Rowing Program to varsity status in order to offer additional opportunities for all women at KU. Since then, Burcham Park has served as the traditional and historical site for the KU Rowing Team. During the team's inaugural varsity season the university made a commitment to build a boat house to serve the program. Now, more than a decade later, we hope finally to fulfill that commitment. Currently, KU Rowing stores its equipment in a fenced-in area just to the north of the existing parking lot - a far cry from what was promised and what these outstanding student-athletes have deserved.

After much study, Kansas Athletics has developed a plan to build an approximately \$6 million permanent facility in this same location. Although the university considered other sites, this is the only viable site that gives reasonable access to the dock and the race course in the Bowersock Dam pool. Because of its proximity to the existing facilities, it will allow us to maintain a more secure environment for our student-athletes and community users. This wonderful facility will be the home not only of the KU Varsity Crew Team, but also the KU Recreational Club team, and will provide opportunities to the Lawrence Community.

The lower level will be subject to periodic flooding, and we have designed the building accordingly. The building, just like the ugly chain-link fenced area, will be monitored and maintained by KU; when there is a chance of flooding, the boats will be removed. The upper level will not be subject to flooding and will house Rowing team program space, visiting team space and club sport space.

All of the utilities have been carefully designed to work within a flood-prone area. The sewer line will be a small force line, with an additional liner to ensure that no leaks occur. Electricity will be delivered overhead. Trees that are removed will be replaced with a similar native tree. We plan to improve the existing parking area, add site lighting and improve the access to the dock area.

We are asking that the City Commission approve a lease for the ground where the building sits in the park, subject to those necessary approvals. We will, of course, observe any rules and regulations regarding the use of the park, especially in those times it is subject to flooding.

We have worked with and received approval when required from the State Division of Water Resources, the U.S. Army Corps of Engineers, State Division of Wildlife and Parks, and the State Historical Society. We recently met with the Pinckney Neighborhood Association and received positive feedback; we also met with the Historic Resources Commission and received approval. Final steps include working with City Staff for final review and approval of the project. We understand that the process of approval includes review and approval by the Board of Zoning Appeals, final plan approval by the Historic Resources Commission, and a Special Use Permit approval from the Planning Commission and City Commission.

This project is more than a dozen years in the making, culminating with funding derived from the entire student body at KU for six years. The University, and more importantly the student-athletes, deserve such a building and we all look forward to working together to make this project great.

