



February 20, 2009

Dave Corliss  
City Manager  
P.O. Box 708  
Lawrence, Kansas 66044

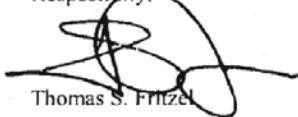
Re: Oread Hotel  
Lawrence, Kansas

Dear Dave:

On January 23, 2009, representatives from the University of Kansas, the Oread neighborhood, and the Oread Hotel met to discuss the current status of the road closure at Indiana and 12<sup>th</sup> Streets and Oread Avenue.

The goal of this meeting was to come to an agreement by all parties regarding the road closure which will offer the best, most efficient and safest solution throughout construction for the duration of 2009. All parties agreed that Indiana and 12<sup>th</sup> Streets and Oread Avenue should remain closed as they are currently until December 31, 2009. Our hope is that the City will agree, and support our continued efforts to safely and efficiently construct the Oread Hotel.

Respectfully,



Thomas S. Fritz

cc: Carol von Tersch  
Marci Francisco  
Candice Davis  
Jodi Wente  
Danny Kaiser  
Tim Homburg  
Paul Werner

**MEMORANDUM**

FROM: Paul Werner  
TO : Sandra Day  
Thomas Fritzel, Tim Homburg  
RE : The Oread – Detailed List of Revisions  
DATE : February 16, 2009

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**Sheet FDP-1: Cover Sheet – Notable Revisions:**

- Site: Removal of roundabout per previous discussions.  
Added parking space along Oread Avenue.
- Project Summary:
  - Note 1.2 revised to reflect new hotel room numbers.
    - 109 rooms (increased from 99)
    - 8 condos (reduced from 10)
    - 117 total rooms increased from 109; Increase of 7.3%
- General Notes:
  - Note 2.21 has been added to address communication antennas.
  - Note 2.22 has been added to address seasonal enclosures.  
(The observation levels will be referred to as 'terraces')
- Parking Information:
  - Note 3.1 has been revised to reflect new NSF areas.
  - Note 3.2 has been revised to reflect 8 condo units.
  - Note 3.3 has been revised to reflect plan changes.
    - Retail Space: GSF has increased from 5,400 to 6,537
    - NSF has increased from 4,320 to 4,550 (5.3%)
    - Note: Parking is based on NSF.
  - Note 3.4 has been revised to show that required parking is less than previously approved. The required parking is 309, down from 311.
  - Note 3.5 has been revised to show the current provided parking numbers.  
The provided parking has been decreased from 200 to 187

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- Landscaping:  
Quantities have been revised.  
There has been a loss of some shrubs due to the grading required along Indiana.
- Detailed Project Summary:  
The tables have been combined.  
The overall building size has increased from 234,738 sq.ft. to 236,495. (.75%)
- Open Space Calculation:  
The calculation has been revised to reflect the changes in the terraces.  
The 3 season terrace on the main floor has been removed from the figure.  
The required open space is still provided.  
Required space is 9,780 sq. ft.; 9,920 sq ft is provided.  
Note: The required open space is 50% higher than required by a PCD.
- Development Plan Drawings:  
[2] Additional sheets will be provided in a revised FDP application.  
FDP-6 elevations showing the seasonal enclosures.  
FDP-7 communication antenna information.

**Sheet FDP-2: Final Development Plan:**

- Site: West sidewalk @ 12<sup>th</sup> street moved East.  
Parking entrance moved to the North.  
Steps/ walks revised along Indiana to match grading  
Fire lane has 2 strips of concrete to accommodate fire equipment.  
Minor changes to landscaping.

**Sheet FDP-3: Building Elevations:**

- Elev.: The seasonal enclosures have been moved to Sheet.FDP-6  
There have been minor changes to the windows due to window supplier issues.  
The ventilation screens have been revised.  
A table has been added to coordinate the site and building elevations.  
An enclosure for the observation elevator and stair landing have been added.  
To protect the symmetry of the building the enclosure has been repeated.  
Height:  
Height of railing at upper observation terrace: 116'-6"  
(213'-0" - 100'-0" + 3'-6" = 116'-6")  
Height of elevator enclosure: 122'-6"  
(222'-6" - 100'-0")  
Height increase: 6' or 5.15%.

**Sheet FDP-4: Detailed List of Changes per Floor:**

- P4: GSF 13,556 decreased to 13,552  
The condo storage areas have been removed due to the elimination of units.  
The other storage areas have been moved to better locations.  
The dance club and lounges have been moved to eliminate a possible noise issue.  
A few additional parking spaces have been provided.
- P3: GSF 28,765 decreased to 28,741  
A private meeting room/lounge has been added in place of a storage area.  
A few parking spaces were lost due to the meeting room/lounge.
- P2: GSF 28,765 decreased to 28,741  
A private meeting room/lounge has been added in place of a storage room.  
A few parking spaces were lost due to the meeting room/lounge.
- P1: GSF 28,602 decreased to 28,576  
Six parking spaces were lost due to the need for added infrastructure.  
The project required several rooms for building services/communications.
- B1: GSF 28,602 decreased to 28,576  
Several areas have been revised since the original submittal.  
The banquet room has increased.  
The kitchen has been changed to a caterer's kitchen.  
Several private meeting rooms have been added.  
The exercise room was reduced in size to allow for additional meeting rooms.  
The dance club was moved to P4.  
The spa areas was relocated and reduced slightly.  
An additional tenant space was added.  
Laundry was moved to P4.
- 1<sup>st</sup> Flr.: GSF 21,495 unchanged.  
Several minor changes in the restaurant/bar area.  
Three season terrace has become a four season space.
- 2<sup>nd</sup> Flr.: GSF 17,313 unchanged.  
Minor changes to room configurations.  
Number of rooms remains the same.
- 3<sup>rd</sup> Flr.: GSF 16,616 unchanged.  
Minor changes to room configurations.  
Number of rooms remains the same.

- 4<sup>th</sup> Flr.:GSF 15,614 unchanged.  
Minor changes to room configurations.  
Number of rooms remains the same.
- 5<sup>th</sup> Flr.:GSF 10,535 unchanged.  
Terrace space is listed correctly at 3,267 sq. ft.  
Previous terrace number must have had the enclosed space on the north included.  
Minor changes to room configurations.  
Number of rooms remains the same.
- 6<sup>th</sup> Flr.:GSF 8,945 decreased to 8,842  
Revised the floor to allow for more hotel rooms.  
Reduced the number of condos to 2.
- 7<sup>th</sup> Flr.:GSF 8,517 increased to 8,529  
Revised the floor to include only 3 condos.  
Removed the 2 story spaces on this floor.  
Minor changes to floor footprint.
- Roof: GSF 7,368 increased to 8,437  
Revised floor due to changes in condos.  
Revised access to observation level.  
Included private terraces in GSF.
- Observation Terraces: GSF 1,549 unchanged.  
Included the elevator core in GSF. This was left off previous FDP.  
Listed both the upper and lower observation terraces.  
The terrace square footage increased from 4,254 to 5,673.

**Sheet FDP-5: Allowed Uses:**

- No changes.

**Sheet FDP-6: Seasonal Enclosures:**

- Allowed Height: assumes height can be increased 10%.

Height of railing at upper observation terrace: 116'-6"  
10% increase: 128'-1"

Actual height of seasonal enclosure: 126'-7" +/-

Note: this does NOT change the maximum height per the development agreement of 105'-0" measured at the South Elevation of the building.

- Enclosures:

The intent of the enclosures are to provide seasonal protection to allow for use of the terraces which otherwise may not allow the terraces to be used.

The intent would be to limit the enclosures to brief periods during warmer weather. i.e. the enclosures would not be up for more than 4 continuous days / nights between May 1<sup>st</sup> and Sept. 1<sup>st</sup>.

Between September 1<sup>st</sup> and April 30<sup>th</sup> the enclosures may be up for up to 4 weeks at a time due to weather conditions.

**Sheet FDP-7: Communication antennas:**

- Allowed Height:

Shall be determined by the appropriate consultants through RF studies and other necessary information in order to provide communication.

Any antennas installed shall be that of the 'stealth' variety.

The antennas will be installed on the North side of the South tower, and shall not exceed [4] in number.