

City of Lawrence

Planning & Development Services

Attachment: Table of Comparisons: **FDP-02-03-09**: Revised Final Development Plan for The Oread, located at 1200 Oread Ave. Submitted by Paul Werner Architects, for Oread Inn, LC, property owner of record.

Approved FDP – Uses and Parking			Proposed FDP – Uses and Parking		
3.1 HOTEL: 99 GUEST ROOMS; 39,271 NSF @ 1/200 = 196 SPACES			3.1 HOTEL: 109 GUEST ROOMS; 38,636 NSF @ 1/200 = 194 SPACES		
3.2 CONDOMINIUMS: 7 - 1 BED/2 BED UNITS @ 1.5 SPACE / UNIT = 10.5 SPACES. 3 - 3 BED UNITS @ 2.5 SPACE / UNIT = 7.5 SPACES.			3.2 CONDOMINIUMS: 8 - 1 BED/2 BED UNITS @ 1.5 SPACE / UNIT = 12 SPACES.		
3.3 COMMERCIAL SPACE: 19,352 NSF @ 1/200 = 97 SPACES.			3.3 COMMERCIAL SPACE: 20,625 NSF @ 1/200 = 103 SPACES.		
USE:	GROSS S.F.	NET S.F.	USE:	GROSS S.F.	NET S.F.
BANQUET / PRIVATE DINING	7,120	5,696	BANQUET / PRIVATE DINING	9,869	6,253
RESTAURANT(S) / BAR(S)	6,680	5,344	RESTAURANT(S) / BAR(S)	11,475	8,120
THEATER	1,460	1,168	THEATER	1,380	720
SPA	2,000	1,400	SPA	1,672	510
EXERCISE	2,035	1,425	EXERCISE	788	472
RETAIL	5,400	4,320	RETAIL	6,537	4,550
	24,695	19,352		31,121	20,625
3.4 TOTAL ESTIMATED PARKING SPACES = 311 SPACES (NOTE: PDP APPROVED VARIANCE FOR 320 SPACES REDUCED TO 167)			3.4 TOTAL ESTIMATED PARKING SPACES = 304 SPACES (NOTE: PDP APPROVED VARIANCE FOR 320 SPACES REDUCED TO 167)		
3.5 PARKING PROVIDED. SEE NOTE 7.1.			3.5 PARKING PROVIDED. SEE NOTE 7.1.		
TYPE:	REQUIRED:	PROVIDED:	TYPE:	REQUIRED:	PROVIDED:
REGULAR	161	194	REGULAR	161	181
ACCESSIBLE	6	6	ACCESSIBLE	6	6
TOTAL:	167	200	TOTAL:	167	187
BICYCLE	5 (1 RACK)	10 (2 RACKS)	BICYCLE	5 (1 RACK)	10 (2 RACKS)

Staff Commentary: Use Allocation

The total number of guest rooms has increased by 19 units while the residential uses have decreased for the project.

- Guest Rooms 99 approved 109 proposed
- Condominiums 10 units approved (1, 2 and 3 bedroom units) 8 units proposed (all 1 bedroom)

Retail spaces have increased by 1,137 GSF. This change is reflected on the Indiana Street side of the building providing a more recognizable commercial face to the neighborhood than previous versions of the project.

Interior amenities such as the spa and exercise areas are reduced as is the theater space. Restaurant and bar space is increased by 4,795 GSF. Previous versions of the development included un-programmed space throughout the building that was identified as hotel support space. Many of the new bar spaces proposed occur within the formerly un-programmed space and on all three levels of the parking garage. Likewise banquet space has increased by 2,749 GSF within the building.

Staff Commentary: Off-Street Parking

The overall parking provided within the garage has dropped from 200 to 187 spaces. The project was approved with a parking waiver that allowed parking to be reduced to not less than 167 spaces as part of the original approval for the Preliminary Development Plan. The proposed parking exceeds the minimum required parking for the project with the reduction.

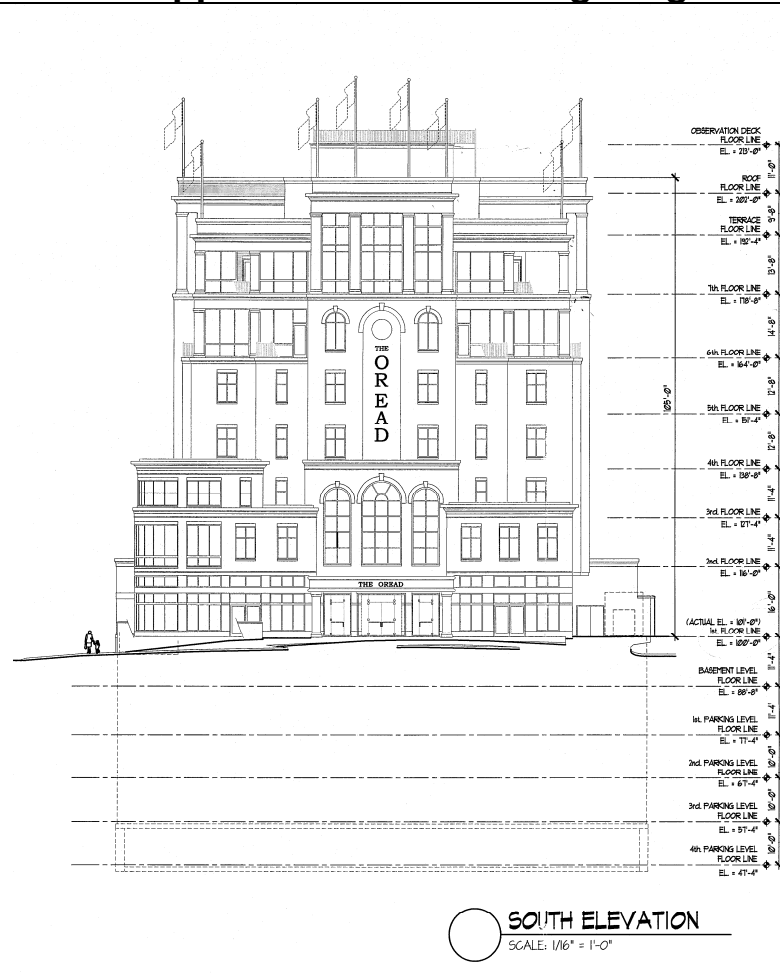
Approved FDP- Space Summary			Proposed FDP- Space Summary																																																																																					
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Staff Commentary: Building Space

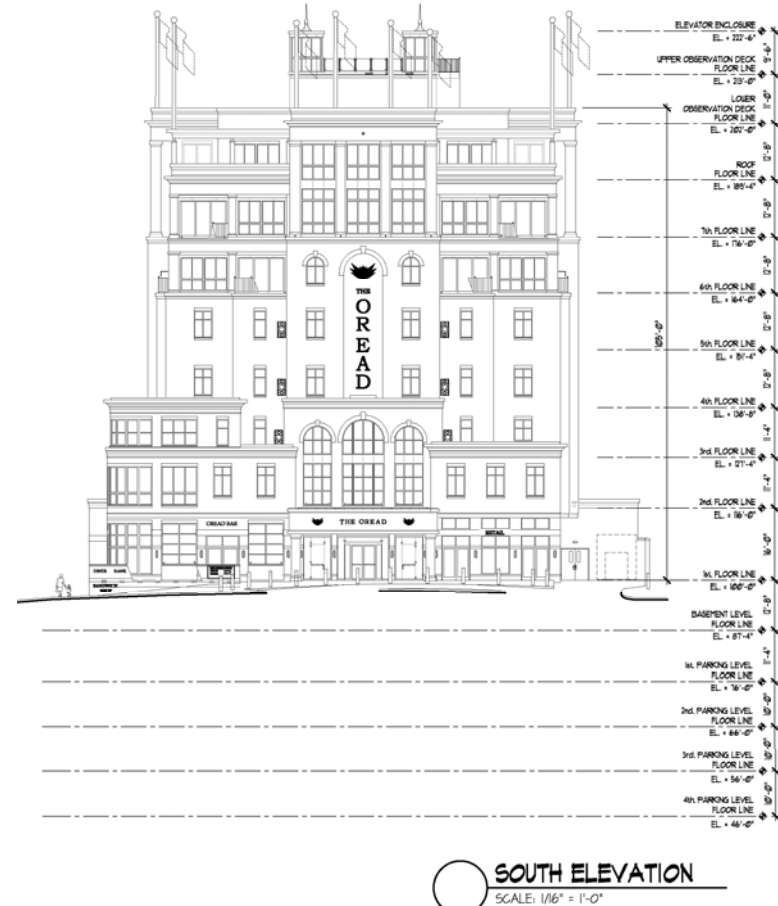
The above table shows the floor by floor comparison for the approved project and the proposed development. The proposed project includes an upper observation deck in the central part of the structure. Space by floor shifts between the approved and proposed development as shown in the table above. The total available space of the approved project included 234,738 GSF and 236,820 GSF proposed.

Proposed changes to the exterior of the building are reflected in the elevations and include the window and architectural treatments, addition of seasonal structures for the public terrace areas and the addition of roof mounted communication equipment located in four flag pole structures on the north end of the building.

Approved FDP- Building Height

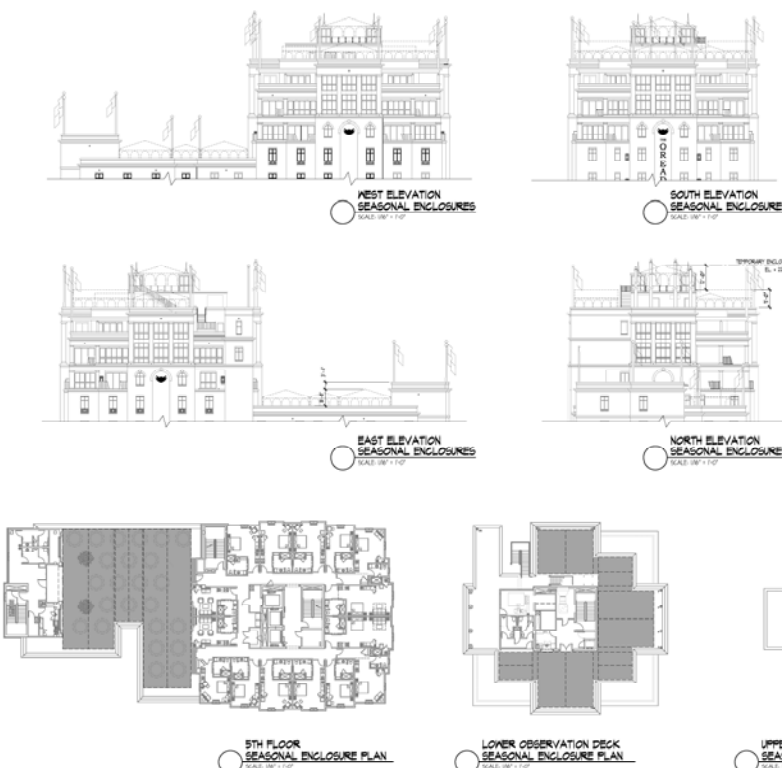


Proposed FDP- Building Height




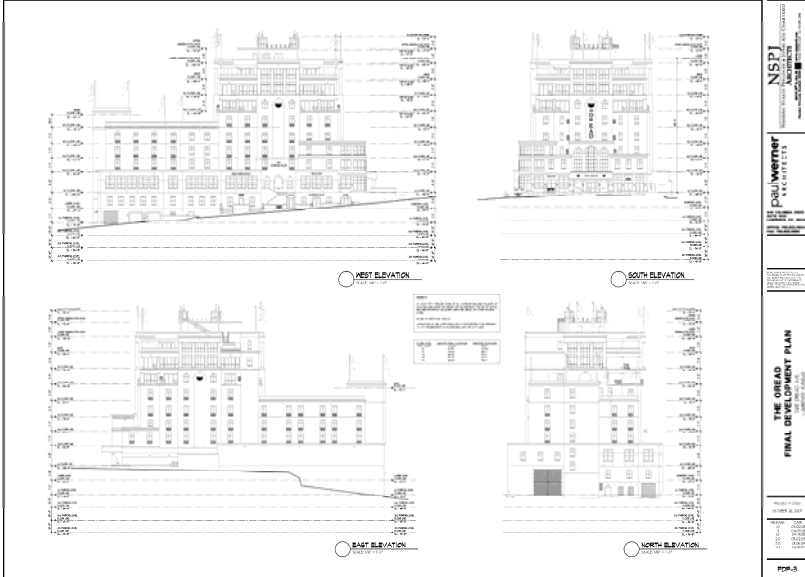
Staff Commentary: Building Height, Space

Maximum base line height of the building was restricted to 105' applied to the front face from the "adjacent grade to the to the top of the 7th floor deck parapet". The observation deck floor line was restricted to 114' in height. An additional 9 feet are added to the structure referred to as the upper deck elevator enclosures.

Approved FDP- Temporary Enclosures	Proposed FDP- Temporary Enclosures
None were proposed	 <p>NOTES</p> <ol style="list-style-type: none"> 1. THE ENCLOSURES SHALL BE MADE FROM LIGHT FRAMED ALUMINUM, GLASS, AND WITH THE GLASS PANELS TO BE SET FROM THE SAME. GLASS PANELS AND GLASS PLASTIC MEMBRANE OPERATING THE STRUCTURE PANELS AND GLASS SHALL BE MADE FROM ALUMINUM, 8 X 8, 1/2" THICK. 2. THE INTERIOR OF THE ENCLOSURES SHALL BE PROTECTED BY REMOVING PROTECTION TO ALLOW THE USE OF THE ENCLOSURES AREA. OTHERWISE MAY NOT ALLOW THE ENCLOSURES TO BE USED. 3. THE ENCLOSURES SHALL NOT BE OF MORE THAN 4 CONTINUOUS DAYS BETWEEN MAY AND SEPTEMBER AND UP TO 4 CONSECUTIVE WEEKS BETWEEN SEPTEMBER AND APRIL. OTHER OUTDOOR PATIOS ARE INCLUDED IN THE PROJECT BUT ARE NOT PART OF THE PUBLIC AREAS OF THE PROJECT.

Staff Commentary: Temporary Enclosures

Enclosures of the public patio areas were not included as part of the original project. The revised final development plan specifically adds temporary enclosures to the 5th floor as well as the lower and upper observation deck areas. Notes on the plan address the length of time temporary enclosures may be erected. Enclosures would be used for up to 4 continuous days between May and September and up to 4 consecutive weeks between September and April. Other outdoor patios are included in the project but are not part of the public areas of the project.

Approved FDP- Communication Equipment	Proposed FDP- Communication Equipment
	

Staff Commentary: Communication Equipment

Flag poles occur on multiple levels of the project. The Proposed Final Development Plan includes four larger circumference poles to allow for communication antenna to be located in a stealth form. A total of four such structures are proposed on the north elevation of the building.