

Memorandum

City of Lawrence

Planning & Development Services

TO: David L. Corliss, City Manager

FROM: Sandy Day, Planner

CC: Scott McCullough, Director of Planning and Development Services

Date: June 8, 2010

RE: FDP-5-7-10; The Oread; 1200 Oread Avenue
Addition of permanent retractable enclosures to open space

This revised Final Development Plan proposes to amend the project to allow for permanent structures to be added to the public terrace areas to replace the use of canopies for special events. The enclosure includes a moveable wall system that may be folded open during fair weather to allow airflow into the space. This Final Development Plan is being reviewed administratively as per the procedures of Section 20-1014(4) (b) of the 1966 Zoning Code. Because this development project has had a high impact on the surrounding neighborhood, staff has used its discretion to seek City Commission input prior to making a formal determination on the request.

Key changes to the development plan include:

- The addition of a permanent structure to various levels of the building.
- Enclosure of stairs from the lower observation deck to the upper observation deck.
- Access to new terrace area from hotel rooms on the 2nd floor.
- Correction of the summary to include built terrace space on level B1 (Indiana Street access not previously counted).

The covered terrace structures are generally located 5' back from the plane of the building façade on which they are located, to maintain the reduced mass of the structure as the elevation increases. The wall system is designed to provide all weather usability of the terraces and provide an indoor/outdoor experience when walls are fully retracted.

Access to the upper and lower observation levels above the 7th floor include controlled access. These areas may be used for private gatherings or the public may access the areas with escort from hotel staff when not reserved for special functions. Unlimited (uncontrolled) access to the upper and lower observation floors is not permitted.

The proposed changes to the approved development occur on pages 1, 3 and 4 of the Final Development Plan. A summary of the space allocation of the building is provided. Terrace space represents an area within the building that is not dedicated to specific uses such as restaurant hotel room or accessory uses or condominium space associated with the development. Additionally, terrace space is intended to provide common open space associated with a

Planned Commercial District “designed and developed primarily for the use and benefit of the residents of the development” (20-1006, 1966 Zoning Code). This proposed revision includes terrace areas that are both covered and uncovered. In all cases of the proposed permanent covered terrace areas the structure is recessed from the relevant façade of the level on which it is proposed. These covered terrace areas are not included in the square foot summary of the building.

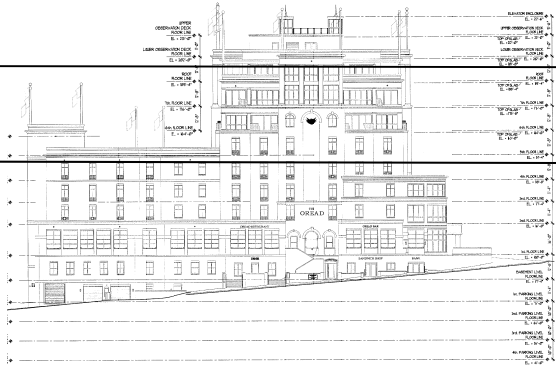
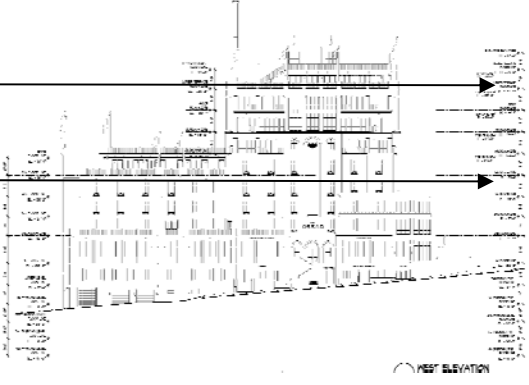
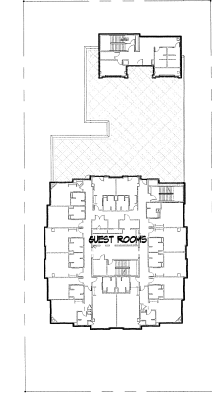
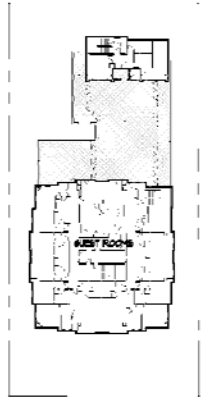
Summary of space allocation					
	Approved Plan		Proposed Revision		
Floor	GSF	Terrace	GSF	Terrace	Notes
P4	13,552	0	13,552	0	Underground
P3	28,741	0	28,741	0	Underground
P2	28,741	0	28,741	0	Underground
P1	28,576	0	28,576	0	Underground
B1	28,253	0	28,253	1,537	Indiana Street Access – uncovered terrace space
1st	21,495	980	21,495	1,065	Oread Street Access – uncovered terrace space
2nd	17,313	0	17,313	3,869	New access from Hotel added to exterior space – uncovered terrace space.
3rd	16,616	0	16,616	0	
4th	15,641	0	15,641	0	
5th	10,535	3,267	10,535	5,139	Area recalculated. Reflects total pavement. Some area covered some area to remain fully open
6th	8,842	0	8,842	0	
7th	8,529	0	8,529	0	
roof	8,437	0	8,437	0	
observation	1,549	5,673	1,549	5,673	Controlled access terrace space Some area covered some area to remain fully open
Total	236,820	9,920		17,283	

The overall minimum required open space is maintained within the development. This open space includes both roofed and uncovered terrace areas throughout the building.

These proposed revisions meet the zoning standards and staff stands ready to approve the request pending City Commission comments.

Action Requested: Review and comment as appropriate on the request.

Elevation/Floor Plan	Approved Plan	Proposed Revision
South Elevation		
Floor Plan Upper Observation Decks. Front Façade of Building		

Elevation/Floor Plan	Approved Plan	Proposed Revision
West Elevation		
Upper Deck Changes		
5 th Floor changes		
Floor Plan 5 th Floor	 <p>FLOOR PLAN LEVEL 5 10539 G.S.F. 3,261 G.S.F. TERRACE</p>	 <p>FLOOR PLAN LEVEL 5 10539 G.S.F. 1,491 G.S.F. TERRACE</p>