



*Service and Good Work. . .
Our Foundation, Our Future
Since 1946*

March 10, 2011

Ms. Mary Miller
Planning Division
City of Lawrence
P.O. Box 708
Lawrence, KS 66044

**Re: Request for Right of Way Encroachment Agreement
Dillons 43 On-Site Relocation
1740 Massachusetts Street
Lawrence, KS**

Dear Ms. Miller:

On behalf of Dillon's Stores, Pickering is pleased to submit the following request for right of way encroachment at 1740 Massachusetts Street. The proposed encroachments occurring along both along Massachusetts Street and along New Hampshire Street are described below. Per our correspondence, we have not sent out official notice to adjoining property owners, and understand The City will notify both the applicant and the adjoining property owners of the City Commission hearing date.

Massachusetts Street Right of Way Encroachment:

The purpose of the proposed ROW encroachment along Massachusetts Street is to create an active pedestrian boulevard, similar in feel the nearby historic downtown. The primary feature would be a café fronting Massachusetts Street, with outdoor dining space that includes sidewalk seating. A Sidewalk Dining and Hospitality License Application is being submitted separately to the City Clerk.

The encroaching elements along Massachusetts Street are as follows, and are shown graphically in the enclosed Exhibit A and Exhibit B. The final design may vary somewhat from these Exhibits, pending final approval from other city departments.

1. Sidewalk Seating
2. Colored concrete sidewalk 24' wide
3. Raised planters
4. Below grade wall footings
5. Bicycle parking rack

6. Bench seating, furniture
7. Bench seating, cast brick and cast stone
8. Projecting metal awning
9. Street trees
10. Decorative pedestrian lighting
11. Decorative bollards

New Hampshire Street Right of Way Encroachment:

The purpose of the proposed ROW encroachment along New Hampshire Street is to operate a drive through pharmacy. Dillon's experience in other markets, as well as local customer focus groups, indicates that customers highly value this feature.

The option of relocating the pharmacy drive thru to the front of the store was evaluated; however, it would not allow for Dillon's trucks to access New Hampshire Street across the front of the store. It also would significantly impact circulation in the parking lot and would likely result in the loss of parking.

In response to the Site Plan review comments and concerns of the neighborhood groups, Dillon's is proposing that this drive-thru exit into the parking lot instead of New Hampshire. Additionally, removable bollards are proposed that restrict exiting. To improve the character of the street front, Dillon's proposes incorporating street trees, raised planting, and upgraded architectural features.

The encroaching elements along New Hampshire Street are as follows, and are shown graphically in the enclosed Exhibit A. The final design may vary somewhat from this Exhibit pending final approval from other city departments.

1. Pharmacy awning
2. Asphalt pharmacy drive
3. Removable bollards
4. Street trees
5. Apron for truck turning movements
6. Below grade wall footing
7. Pad mounted transformer
8. Fire lane striping
9. Concrete retaining wall
10. Cast brick / cast stone raised planter

Ms. Mary Miller

March 10, 2011

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Thank you for your consideration. If you have questions or require any additional information, please contact me at (901) 729-5520.

Sincerely,

PICKERING FIRM INCORPORATED

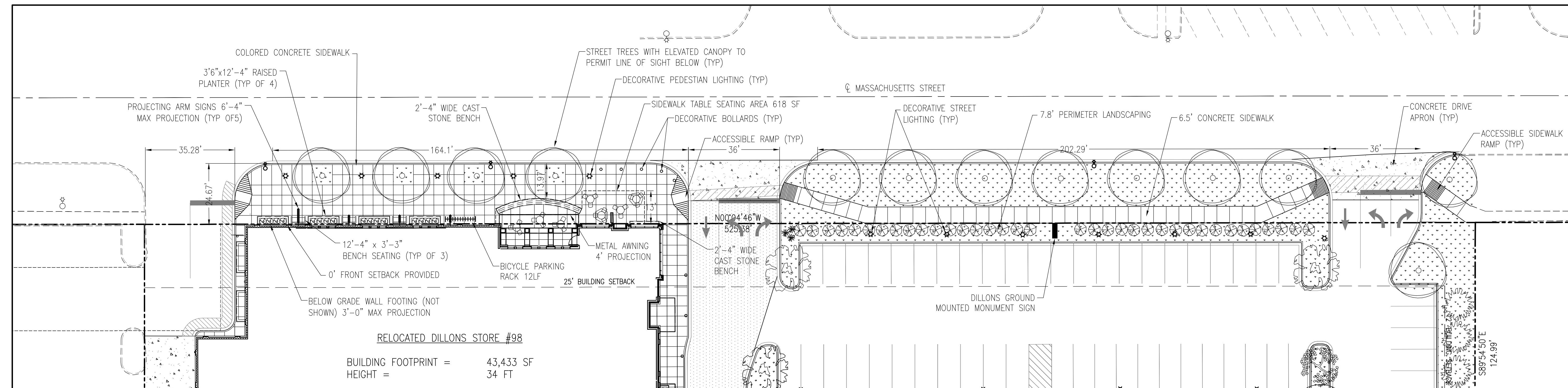
A handwritten signature in blue ink, appearing to read "BSchmiedicke", with a large, stylized flourish at the end.

Brad Schmiedicke
Project Manager

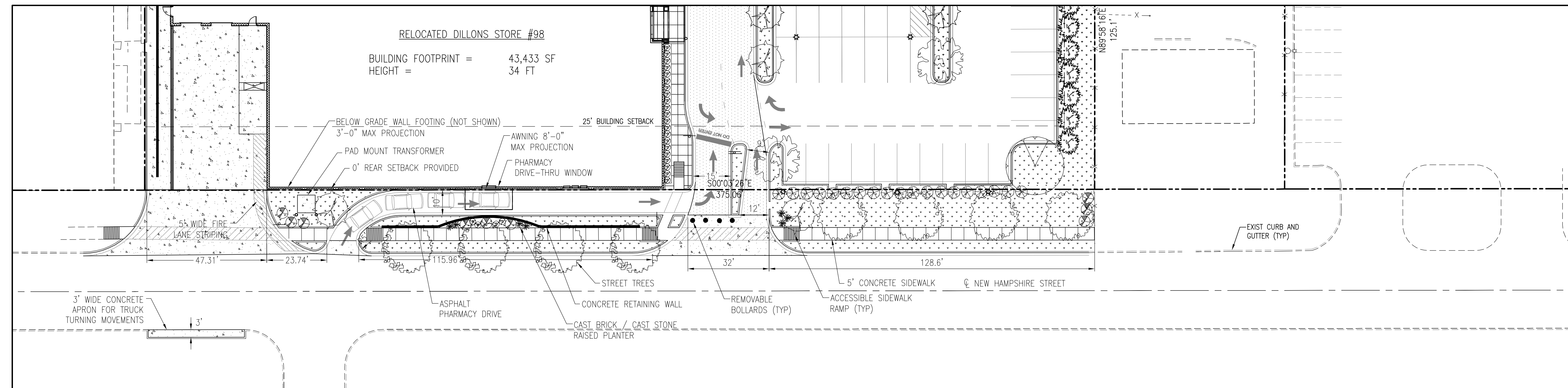
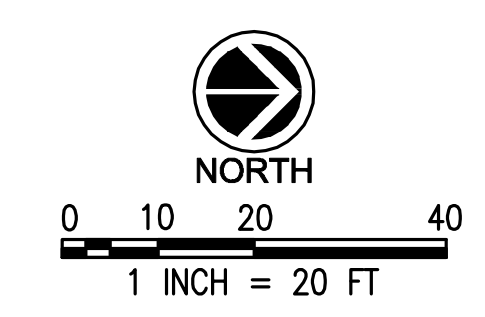
Enclosures:

Exhibit A: Right of Way Encroachment Plan

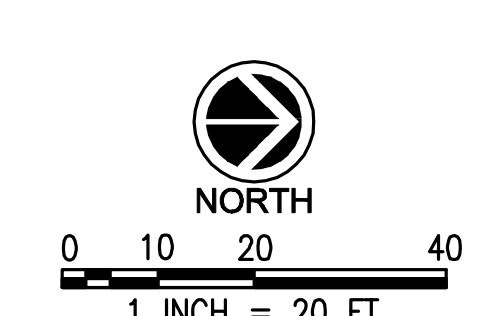
Exhibit B: Color Rendering at Massachusetts Street Sidewalk



MASSACHUSETTS STREET RIGHT-OF-WAY ENCROACHMENTS



NEW HAMPSHIRE STREET RIGHT-OF-WAY ENCROACHMENTS



REVISIONS:

PROJECT #:

21047-11

DATE:

MARCH 2011

DRAWN BY:

JML

DESIGNER:

JML

CHECKED BY:

CLM

Pickering

Pickering Firm, Inc.
Architecture • Engineering
Planning • Surveying
6775 Leona Center Court Suite 300
Memphis, TN 38115
901.726.0810

Dillon's

2700 E. 4TH
HUTCHINSON, KS 67501

DILLONS STORE #98
ON-SITE RELOCATION

1740 MASSACHUSETTS STREET
LAWRENCE, KS 66044

Kroger

THE KROGER CO.
GENERAL OFFICE
1014 VINE STREET
CINCINNATI, OHIO 45202

SEAL:

SHEET NUMBER:

EXHIBIT
A

DESCRIPTION:

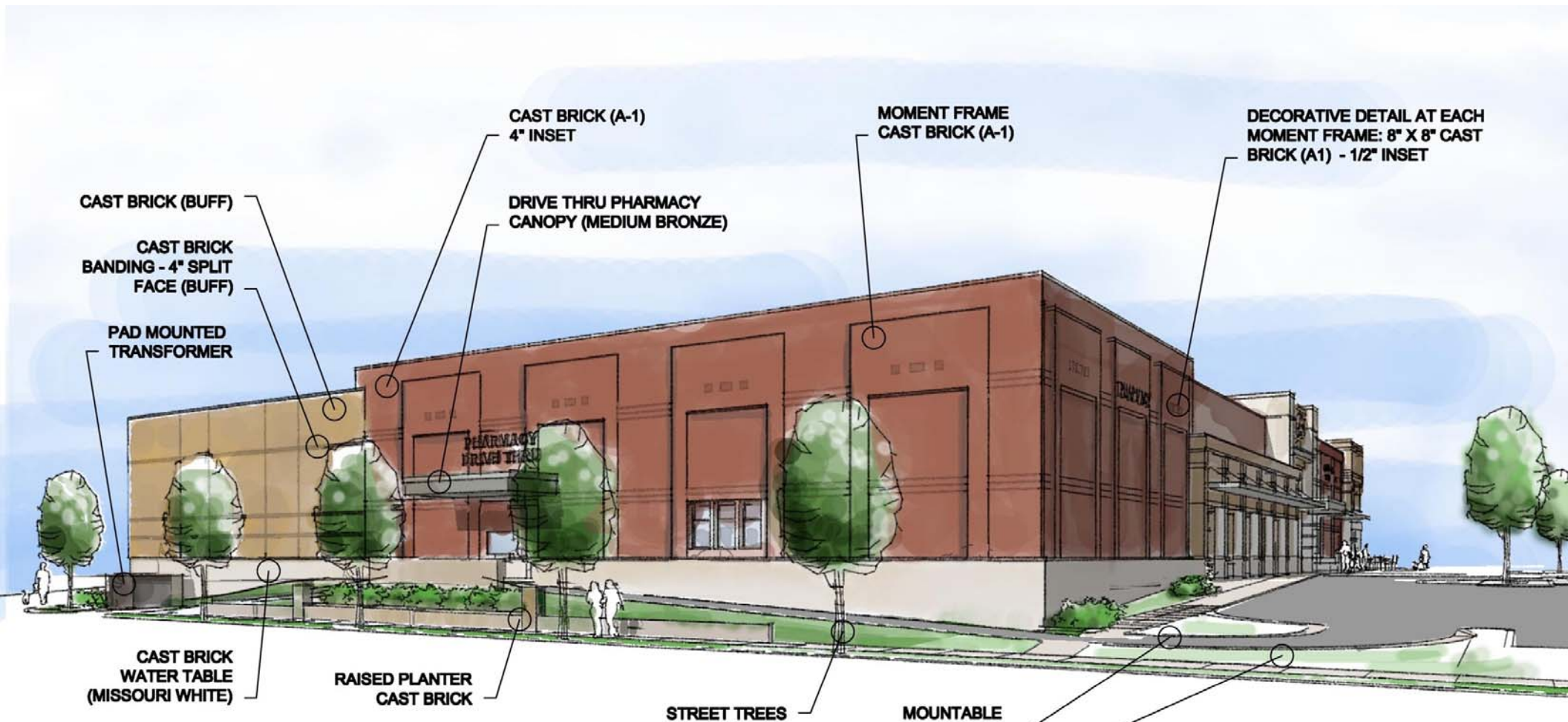
RIGHT OF WAY
ENCROACHMENT PLAN

VIEW FROM MASSACHUSETTS

Dillons

1740 MASSACHUSETTS ST
LAWRENCE, KS 66044





DILLON'S - 098 **NORTHEAST VIEW**

1740 MASSACHUSETTS ST
LAWRENCE KANSAS

MARCH 18, 2011
ARCHITECTURAL REVIEW COMMITTEE RESUBMITTAL