

December 5, 2011  
City Commissioners  
City of Lawrence  
6 East 6<sup>th</sup> Street  
Lawrence, Kansas 66044

RE: 900 New Hampshire- Proposed Mixed Use Building

Dear Commissioners,

Please accept this as an addendum to the letter you received from myself regarding the 900 NH project dated November 29<sup>th</sup>, 2011.

This letter is to inform you further of the recommendations we have received from the HRC and the revisions we have made to accommodate these comments and the Downtown Design Guidelines. The staff analysis and review for the 10.27.2011 HRC hearing were as such:

***“Summary of Findings***

1. *The use is appropriate for this site. The long range plans for Downtown Lawrence call for infill mixed-use development. Staff would like to see retail spaces occupied by businesses usable by the immediate neighborhood.*
2. *The following items should be reconsidered by the applicant, with an option to work with the Architectural Review Committee:*
  - ***Height:*** *needs to be a more appropriate transitional height*
  - ***Massing:*** *division of mass through vertical emphasis*
  - ***Signs:*** *pedestrian oriented*
  - ***Materials:*** *ceramic tile not appropriate*
  - ***Storefront:*** *clearly defined storefront with compatible materials”*

In response to these findings we have prepared the following revisions:

**1. Height: needs to be a more transitional height**

- Reduced parapet height: Total Height reduced to 74' & 52'
- Lowered the building by 22' (2 stories) at the alley as a transition to the residences and commercial structures to the east. This includes an additional story (10') reduction in height to create a more suitable transitional height beyond the original design.
- Stepping the building at the alley helps to relate in scale to the existing 2-3 story surroundings.

**2. Massing: division of mass through vertical emphasis**

- Revised the Ninth Street and New Hampshire Street elevations
- Revised massing into smaller bays to provide a rhythm that is more compatible with downtown streetscape

- Provided more verticality of building materials and patterns per staff's recommendation.

3. Materials: ceramic tile not appropriate

- Alternate materials are being proposed, such as metal panels or cement panel used as rain screen.
- Revised materials along alley to break up massing and provide transition from commercial materials to residential style materials as the building approaches the alley.
- Looking into alternate window types as recommended by staff.

4. Signs: Signs should focus on being pedestrian oriented

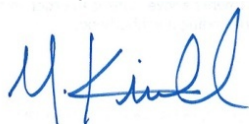
- Replace building signage at top of Northwest building corner with compatible Blade signs
  - This also lowered the overall building height
- Relocated hotel signage to face New Hampshire Street and placed it at pedestrian level.

5. Storefront: Clearly defined storefront with compatible materials

- Redesigned storefronts to meet traditional 3 part layering at pedestrian level as suggested by staff.
- Aluminum material is considered an acceptable modern interpretation of a traditional feature.

Attached is a consolidated list of concessions and revisions we have made for the project due to all of the comments we have received as we have worked with the surrounding neighborhood and the HRC over the last few months. Once again, we look forward to presenting this project to you for your considerations on the night of December 6<sup>th</sup>, 2011.

Sincerely,



Micah Kimball, AIA, LEED ap  
Architect  
Treanor Architects, P.A.

(enclosures): 2011.12.05 900 NH Concessions