

November 29, 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,

We are currently working through plans for our proposed Mixed Use project located at the Southeast corner of 9<sup>th</sup> and New Hampshire which will be before you on the evening of December 6<sup>th</sup> to appeal the HRC (Historic Resources Commission) decision. The development group is similar to those who have the 901 New Hampshire building in its final stages of construction and we are very excited about the prospect of additional retail, apartments, and a hotel across New Hampshire Street at 900 New Hampshire.

Over the past few months we have been diligently working with the neighbors and the surrounding community to make this a better project and incorporate their comments into the project. We received great input when we first presented the project to East Lawrence Neighborhood Association on September 8<sup>th</sup> and we incorporated most of their comments and suggestions for the presentation to the HRC on October 27<sup>th</sup>. At the HRC presentation we offered several solutions to staffs comments and the downtown design guidelines, as well as gathered input from the neighbors who came to the presentation.

On November 17<sup>th</sup> we held a community meeting at the Lawrence Art Center where we presented the project and included additional revisions that were responses to the comments we have heard from the community and the HRC. Approximately 75 people came to discuss the project and express their opinions. That night at the art center we also received additional feedback and have been working to incorporate the additional input we received from these discussions into the project.

Through the course of these meetings, presentations, and reviews we have heard several comments and are continuing to provide solutions to address these issues. The primary comments we have received are in regards to parking, traffic, mechanical noise, building height, and community involvement. We have continuously revised the project to address what we have heard from the community and have compromised to gain support.

Regarding the parking concerns, since the site is zoned Commercial Downtown, parking is not required to be provided with the project. We are still proposing two levels of underground parking to serve the hotel and the apartments above. This is an effort to better serve the project as well as reduce the traffic and parking impact on the surrounding neighborhood.

The original concept had the hotel drop off on the south side of the building adjacent to the Lawrence Art Center with hotel traffic exiting onto the alley and utilizing the alley to circulate vehicles to the parking garage entrance on 9<sup>th</sup> street. We heard from the neighbors that the additional traffic on the alley was a concern. To remedy this we are looking at options which remove all traffic generated by this project from the alley therefore not imposing any additional

traffic load onto the alley. We are also looking at ways to “soften” the aesthetics of the structures along the alley so that the neighboring properties do not face what appears to be the “back of the project”. These softening efforts will make the alley facades more attractive.

The noise of the mechanical units is another concern. In response, we have placed the condensing units for the apartment levels on the roof and will be specifying units with reduced noise output. The hotel mechanical units will be similar to typical thru wall hotel HVAC units and we are looking to find the quietest models. We share the same concern for the noise as the neighbors. If our mechanical units are noisy, than our guest satisfaction will be undermined by this since they will be sleeping only a couple of feet from the units.

The community and the HRC have commented in regards to the height of the project and have asked us to reduce the height. Although we cannot remove large portions of the project, such as an entire level of hotel rooms or apartments, we are working to make concessions to reduce the heights and the overall massing of the project. The zoning regulations allow for the structure to be 90’ in height, and we are proposing approximately 74’ at the tallest corner. This is the height needed to fit the appropriate amount of retail, apartments, and hotel rooms in order to make this a successful project. Original concepts were 8’ taller at the corner and we reduced the parapet heights as a response to the HRC comments. Concerns from the community have focused on the height of the building along the alley, which is reduced by one story (12’) at the corner of 9<sup>th</sup> and New Hampshire. We have stepped the building down at the alley as an effort to accommodate these concerns. The stepping of the building’s roof line reduces the massing of the building in respect to the adjacent properties and neighborhood to the east and maintains the progression of reduced building heights as we transition from the business district of downtown to the commercial and residential areas to the east. In addition to stepping down the building, we have also re-worked the facades and proposed materials to reduce the perceived massing of the building and incorporate vertical features that help break up appearance the building so that it does appear to be as wide. These revisions were done as a response to both comments received from the HRC and the community.

Now we are excited to bring this project in front of you. We see this as another critical project helping to increase the density and vibrancy of our downtown. The additional housing, hotel guests, retailers, and employers at the core of the city will help strengthen the downtown businesses and the surrounding neighborhoods. This project is another stepping stone in achieving Downtown Lawrence’s long range plan to increase density and provide more housing and businesses to support the commercial district.

Attached is a copy of the presentation we made to the community. We are continuing our efforts to address the most recent comments we have received. We look forward to presenting additional information and continuing our discussion on this project at the City Commission meeting on night of December 6<sup>th</sup>.

Sincerely,

A handwritten signature in blue ink, appearing to read "M. Kimball".

Micah Kimball  
Architect  
Treanor Architects, P.A.

(enclosures): 11/17/2011- 900 NH Community Presentation

900

NEW HAMPSHIRE

COMMUNITY PRESENTATION



# How do we Revitalize Downtown Lawrence?



# Add Density!

## **Downtown Lawrence Long Range Plan:**

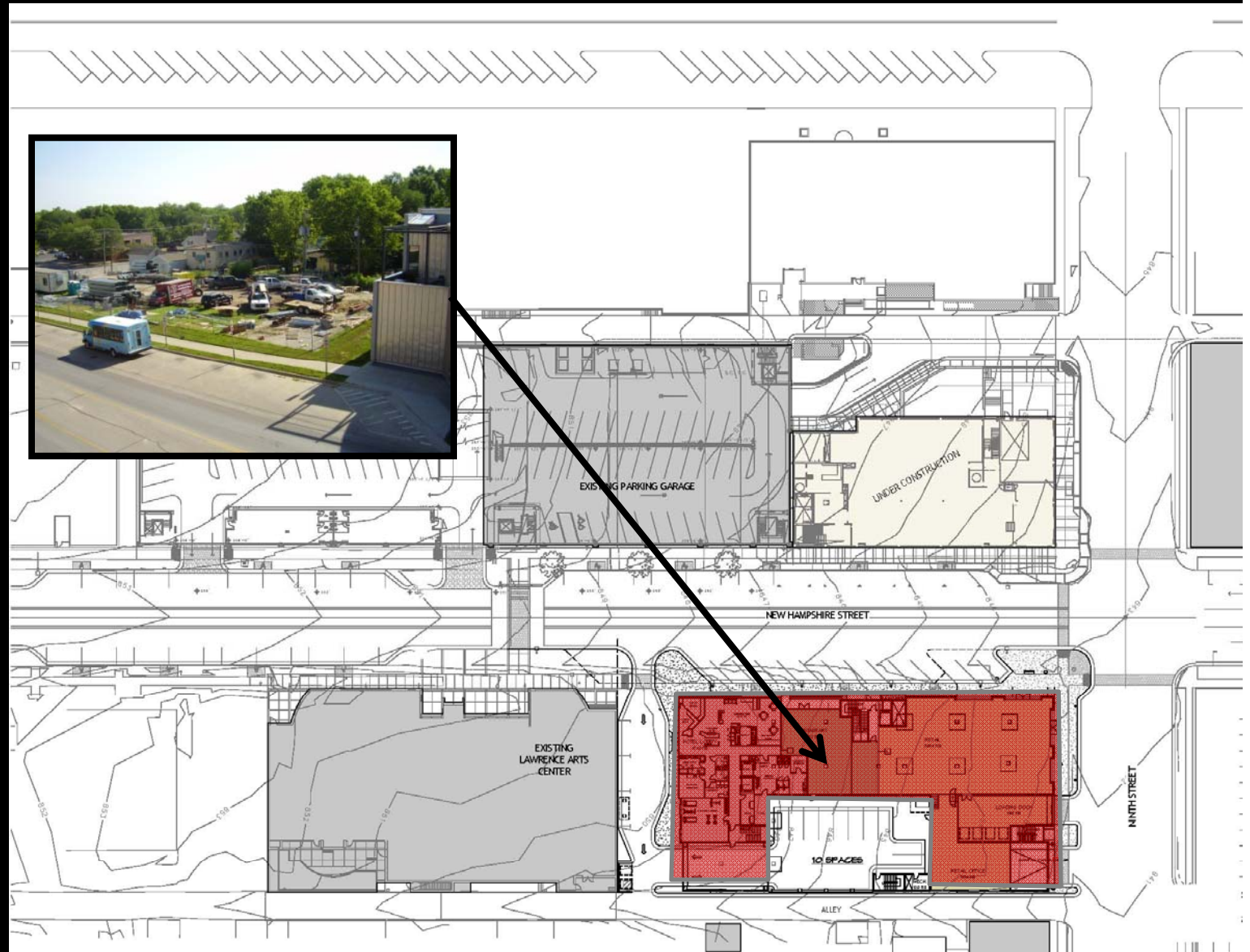
*“use infill projects as means of increasing density”*





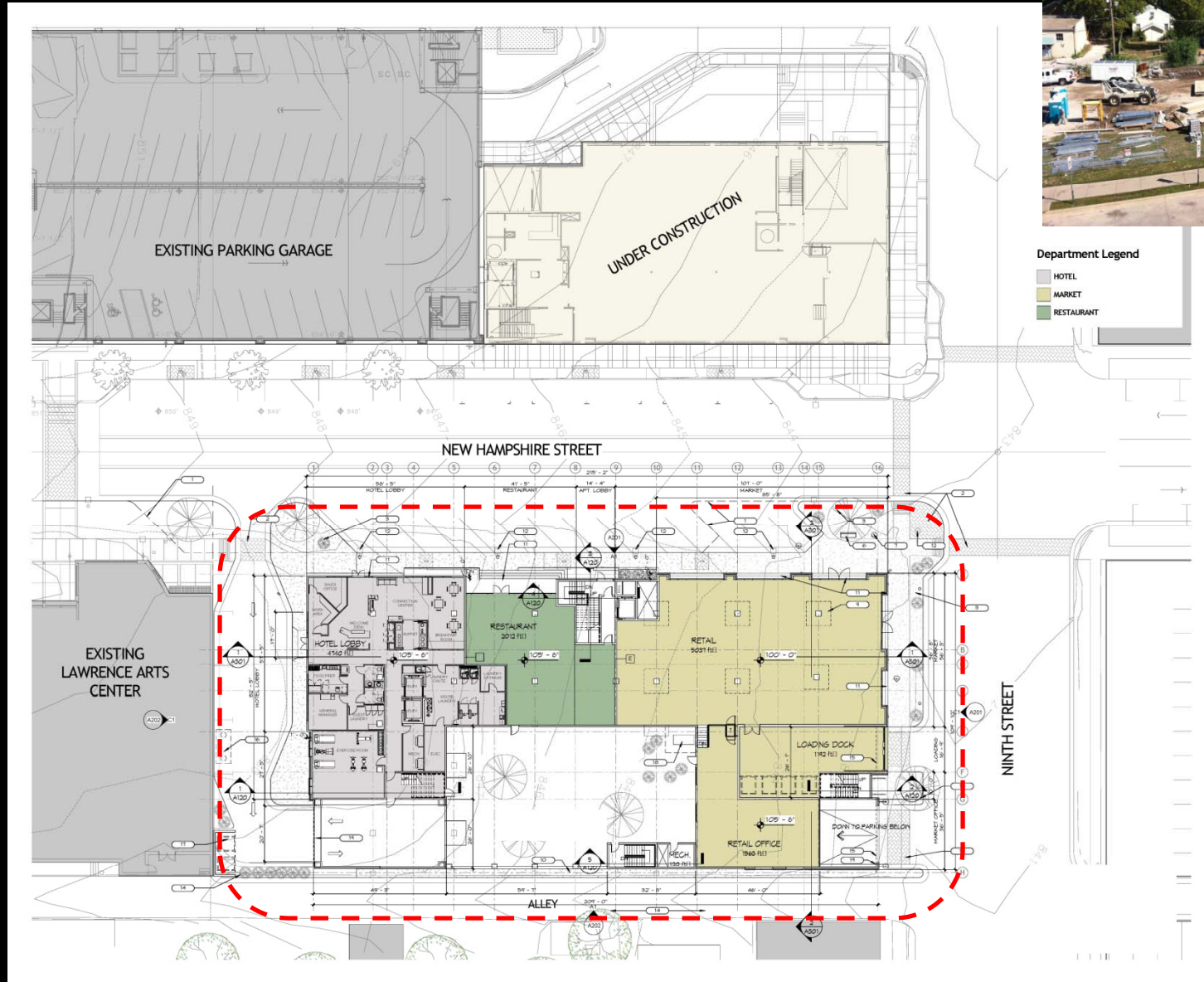
900 New Hampshire Proposal

900 N.H.





# 900 New Hampshire site plan

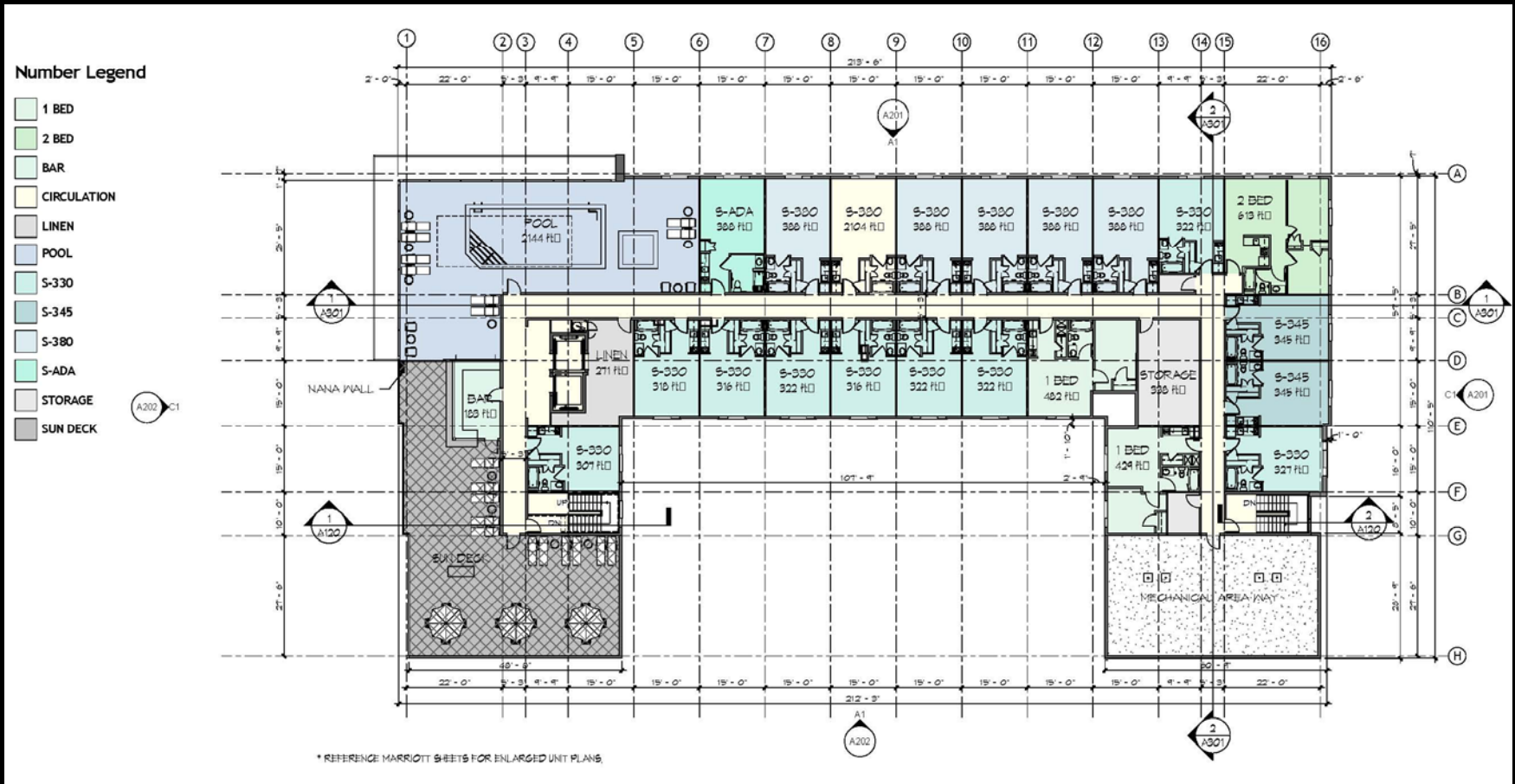




## 2<sup>nd</sup> & 3<sup>rd</sup> Floor: Apartments



# 4<sup>th</sup> thru 6<sup>th</sup> Floor: Hotel





9<sup>th</sup> and New Hampshire perspective looking south east



~7,000 sf Corner Market



2,000 sf Restaurant





36 Market Rate Apartments -2 stories



80 Room extended stay hotel  
Below grade parking - ~120 spaces

# **Adding Density to the core of Downtown**

- **Retail/ Residential/Hotel:**
- **\$18 Million Project**
- **Jobs:** ~ 68 new jobs + 200 construction jobs
- **Strengthen the tax base:** , Sales tax, lodging tax, property taxes
- **Customers and residents for downtown business**

# Downtown Context



US Bank – 95'



901 New Hampshire – 80'



Hobbs Taylor Lofts – 73'



Lawrence Art Center – 40'



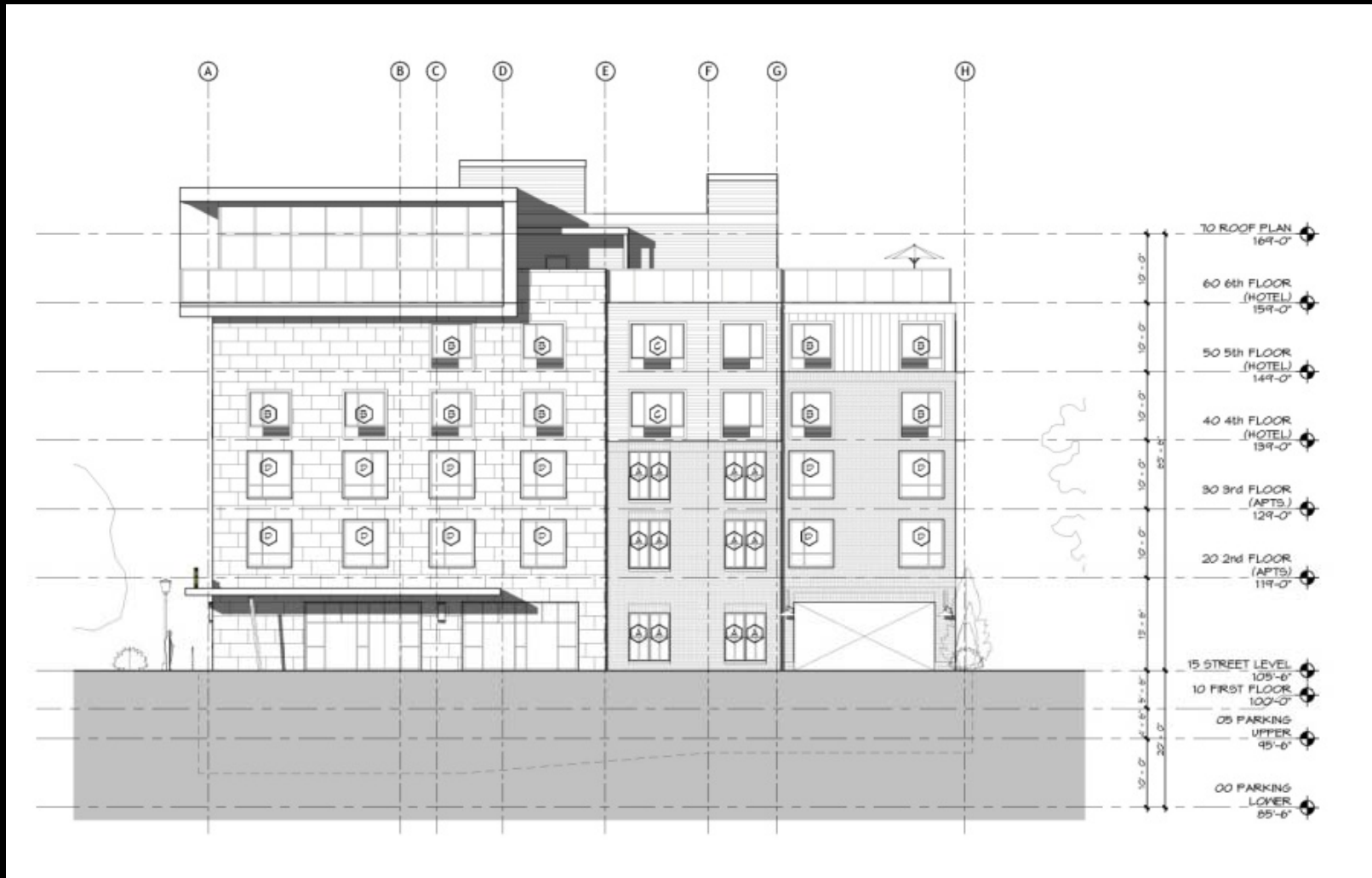


New Hampshire Street Elevation





9<sup>th</sup> Street Elevation



Hotel Drop Off Elevation



Alley Elevation



Southwest Perspective



Southeast Perspective

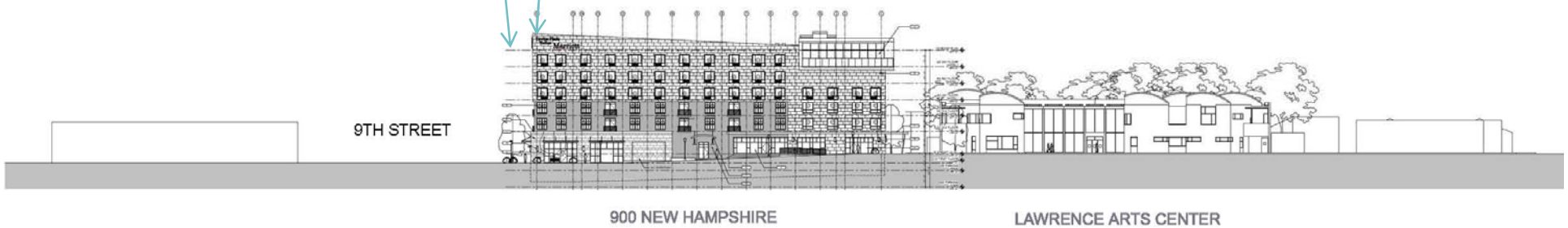


Neighborhood Perspective





74'-0" TOP OF PARAPET  
69'-0" ROOF HEIGHT



# Materials



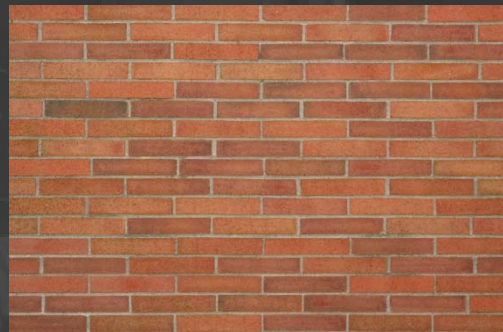
panels



siding



stone



brick





Material Study





Material Study

# Community Considerations

- ELNA September: 8<sup>th</sup>
- HRC: October 27<sup>th</sup>
- Community Presentation: November 17<sup>th</sup>



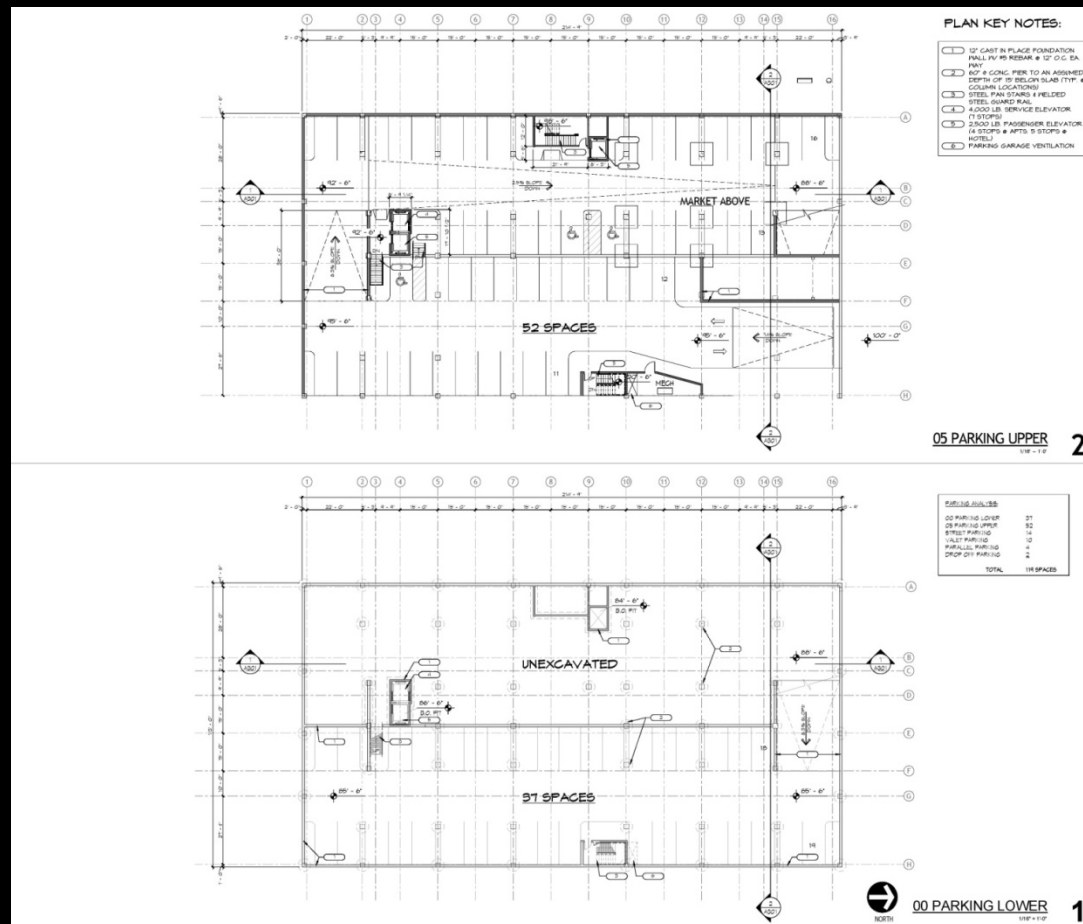


# **Concerns we heard and revisions we have made.**

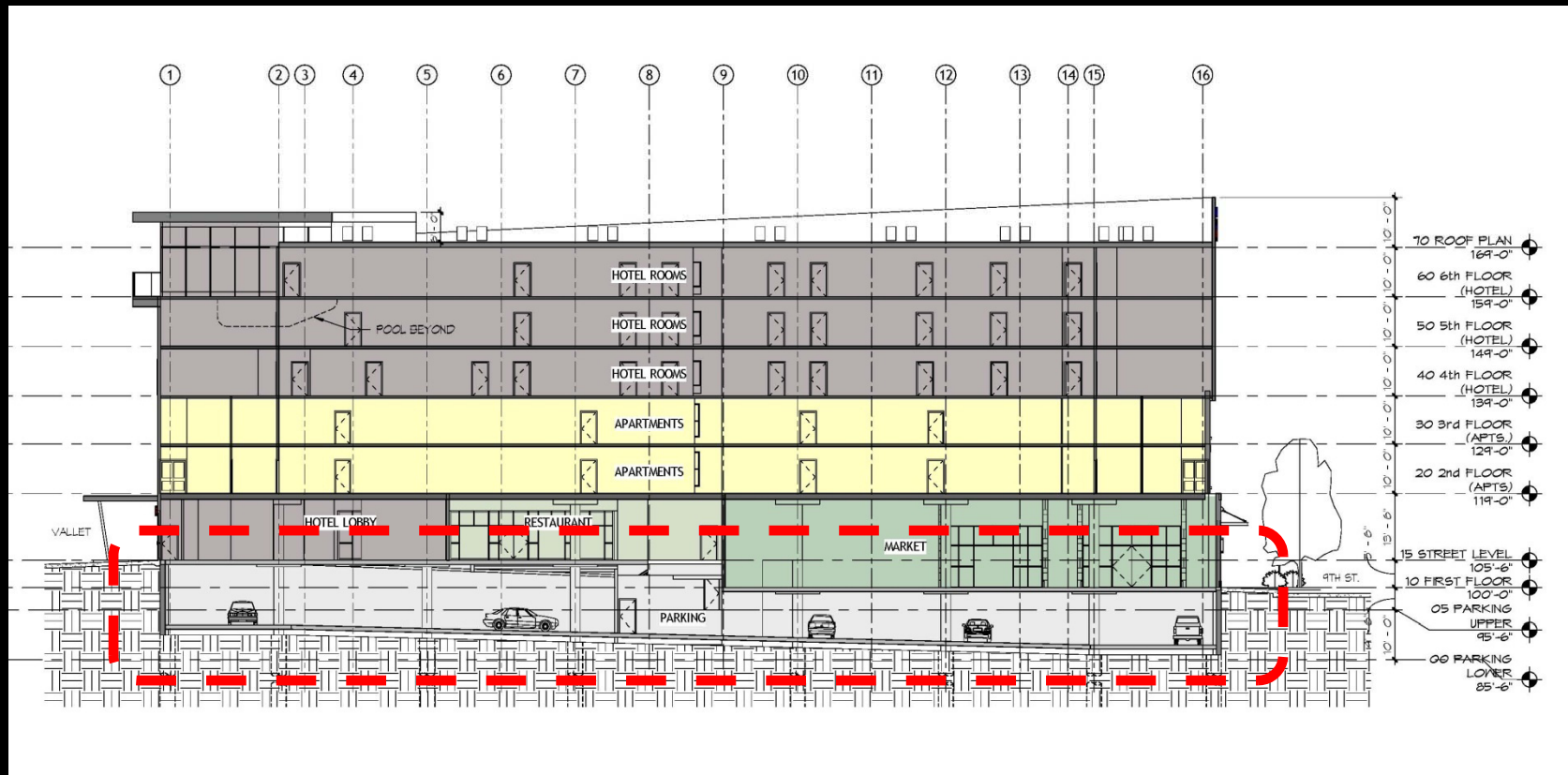
- 1. Parking**
- 2. Alley**
- 3. Noise**
- 4. Height**
- 5. Community involvement**

# Parking:

- Zoning Rights - no parking is required to be provided
- Providing off street 120 spaces below grade to serve the Hotel and Apartments



# Parking



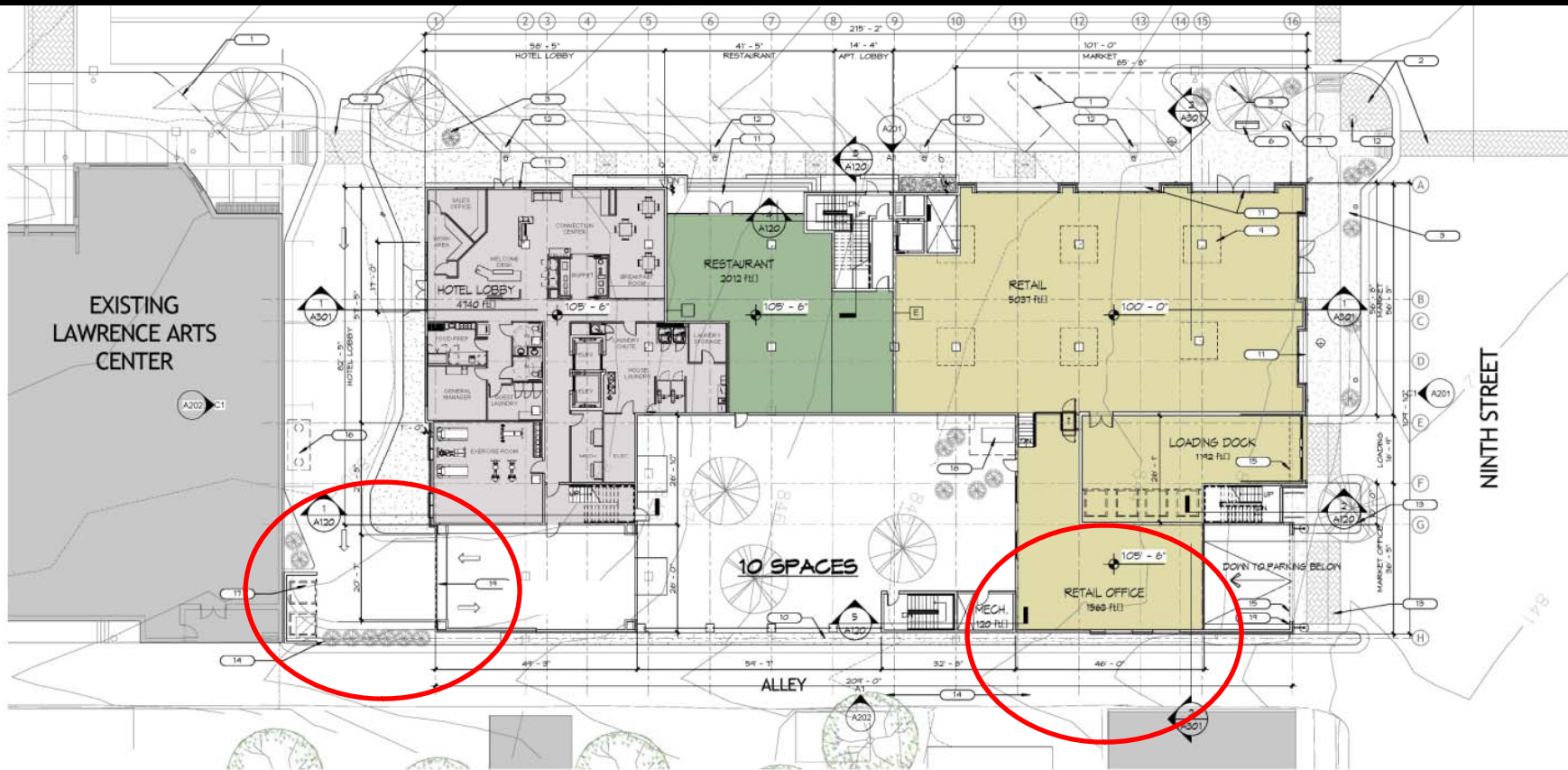
# Alley Concerns

- Too much Traffic
- Width is too small
- Head lights in windows



# Alley Considerations

- Revising the parking garage to keep thru traffic on site
- Loading dock to decreases truck traffic for market
- Reducing the building foot print to add two feet to the alley width





# Mechanical Noise

- Apartment: condensing units will be on the roof and are residential scale
- Hotel: Thru wall units are same noise level on each side of the wall
  - Approximately 3 feet from person staying at the hotel
  - Highest technology for customer satisfaction
- Images for slides: roof plan, ptac units



# Height

- Zoning rights allow up to 90'
- 6 stories = 74' , 5 stories = 62'
- Reduced story heights : Hobbs Taylor building is the 73' with 5 stories
- Stepped down to 5 stories at alley = 62'
- Building is pushed toward the commercial streets
- Recessed courtyard along alley

# Height

- Zoning rights allow up to 90'



# Height

- 6 stories = 74' : Hobbs Taylor Lofts 5 stories = 73'
- 2 stories higher than art center



Building is reduced to 5 stories at alley



Open Courtyard at residential side



# Additional Considerations

- Materials and Massing: adjusted materials to break down scale at residential side
- Fruit trees
- Seeking LEED certification
- Public Meeting requested

# Design Revisions



Previous Perspective

# Design Revisions



Reduced parapet height  
Scaled down the massing

900

NEW HAMPSHIRE

QUESTIONS?