



September 25, 2012

SP-12-81-11: A site plan for the expansion of the Lawrence Public Library at 707 Vermont Street, *Cultural Center/Library* and parking garage, *Commercial Parking*. Submitted by Bartlett & West for the City of Lawrence, property owner of record.

ADMINISTRATIVE DETERMINATION: The Planning Director approves the above-referenced site plan subject to the following condition:

1. The applicant shall revise the site plan to identify the approximate extents of new pavement over the connection at the main following abandonment of the existing hose bib per City Utilities Department approval. This revision shall be made prior to release of the site plan for building permits.

ATTACHMENTS

- A:** Memo to Planning Commission reporting City Engineer's approval of access points.
B: Site Plan and elevations

KEY POINTS

- The library expansion will wrap around the existing library building.
- A portion of the property is within the UC (Urban Conservation) Overlay District for Downtown. (Figure 1)
- The property is located within the environs of historical properties listed on the local, state, and national registers; therefore, approval of the Historic Resource Commission is required.
- The parking garage will provide off-street parking for the library as well as the nearby community pool and other downtown uses.

OTHER ACTION REQUIRED

- Recording of the Minor Subdivision for Lawrence Public Library prior to release of site plan for building permit.
- The applicant shall provide 4 copies of the approved site plan for release to Development Services for building permits prior to development.
- Building permits shall be obtained from Development Services, 785-832-7700, prior to any construction on site.
- The following conditions approved by the HRC at their September 20, 2012 meeting must be met prior to release of building permits:
 - a. The final materials selection will be reviewed and approved by the Architectural Review Committee.
 - b. The final construction documents will be reviewed and approved by the Architectural Review Committee prior to the release of a building permit.
 - c. Any changes to the project will be submitted to the HRC for review and approval prior to the commencement of the related work.
- Lighting cut sheets and photometric plans shall be submitted to the Planning Office for approval prior to the installation of any exterior lighting.

PLANS AND STUDIES REQUIRED

- *Traffic Study* – A 7-Step Traffic Study was provided and accepted. While the increase in traffic met the threshold for a full TIS, the City Engineer waived this requirement based on his determination that there were no options for street improvements in the area.
- *Downstream Sanitary Sewer Analysis* – The fixture count analysis letter dated August 22, 2012 by Bartlett & West has been reviewed and accepted for this project; therefore, a downstream sanitary sewer analysis is not required.
- *Drainage Study* – A drainage study is not required for this project because the increase in impervious surface is less than 10 percent. [Stormwater Management Criteria Section 1.6.E.2.c]

GENERAL INFORMATION

Current Zoning and Land Use

GPI (General Public and Institutional Uses) District and GPI-UC (General Public and Institutional Uses with Downtown Urban Conservation Overlay) District; Community Facility, *Cultural Center/Library*

Surrounding Zoning and Land Use
(Figure 2)

To the north: GPI (General Public and Institutional Uses) District and GPI-UC (General Public and Institutional Uses with Downtown Urban Conservation Overlay) District; *Postal Service*

To the east: GPI-UC (General Public and Institutional Uses with Downtown Urban Conservation Overlay) District; *Offices; Personal Convenience Use; Fast Order Food; Manufacturing and Production, Ltd; and Commercial Parking*

To the south: GPI (General Public and Institutional Uses) District and GPI-UC (General Public and Institutional Uses with Downtown Urban Conservation Overlay) District; *Public Safety, and Social Service Agency.*

To the west: OS (Open Space) District; *Active Recreation*

Legal Description:

Lot 1, Block 1, Lawrence Public Library

SITE SUMMARY			
	Existing	Proposed	Change
Land Use:	<i>Library</i> and parking lot	<i>Library</i> with parking garage	--
Land Area (sq ft):	112,570 sq ft	112,570 sq ft	--
Building (sq ft):	26,680 sq ft	73,130 sq ft	+ 46,450 sq ft
Total Pavement:	62,127 sq ft	19,216 sq ft	- 42,911 sq ft
Total Impervious Area (sq ft):	88,807 sq ft	92,346 sq ft	+ 3539 sq ft
Total Pervious Area (sq ft):	23,763 sq ft	20,224 sq ft	- 3539 sq ft

PARKING SUMMARY

Use	Parking Requirements	Spaces Required	Spaces Provided
<i>Library</i>	AUTO: 1 per 500 gross sq ft	Library: 66,138 sq ft = 133	250 * • Alternate bid to add additional approximate 70 spaces.
	ADA: 201-300 auto spaces requires 6 car and 1 van accessible ADA spaces Additional 73 spaces=323 spaces requires 7 car spaces and 1 van accessible ADA spaces	7 (6 car and 1 van accessible) 8 (7 car and 1 van accessible)	9 auto spaces 8 van accessible
	BICYCLE: 1 per 4 auto spaces	250 spaces: 63 323 spaces: 81	40*

*The Planning Director approved a reduction in the parking requirements so that the bicycle parking is calculated only on the amount of parking required to serve the library. Excess parking is being provided on the site to provide parking for various other uses in the downtown area. The 66,138 sq ft library requires 133 vehicle spaces or 34 bike spaces. The 40 bicycle parking spaces are distributed throughout the site as 10 spaces near the entry, 10 spaces near the parking garage entry, 10 spaces near the Kentucky Street crosswalk, and 10 spaces inside the parking garage.

STAFF REVIEW

This project is a major redevelopment of the Lawrence Public Library located at 707 Vermont Street. Improvements being proposed with this site plan include an expansion of the library from 26,680 sq ft to 46,460 sq ft. Rather than demolishing the existing library, the expansion will wrap around the existing building. The project also includes the development of a commercial parking structure to house required parking for the library use as well as other uses in the downtown area. A terraced plaza area will be constructed between the library and parking garage to provide space for public gatherings and other activities. A one-way drive through, north to south, will take access on Kentucky Street. A book drop off and customer service window will be located in this drive through. Stairs connect the different levels of the terraced plaza; however, a ramp is located along the north side of the parking garage to provide ADA access to the library entrance from both Kentucky and Vermont Streets.

Changes to off-site parking spaces are proposed with this redevelopment. Some parking spaces on Kentucky Street will be removed to accommodate the drive through area and parking garage. Approximately 29 parking spaces are located on Kentucky Street; 8 angled parking spaces will remain following redevelopment of the site. Four parking spaces behind the fire station on the lot to the south will be restriped.

Originally, street trees along Vermont Street were planned to be preserved with this development but the City Forestry Division indicated that the trees on Vermont were in a state of decline and were scheduled for removal. Removing these trees and planting new street trees closer to the

street not only provides healthier trees but allows the trees to be planted between the street and the sidewalk.

The area has high pedestrian and bicycle activity as the public library, community swimming pool, city park, and various retail stores, offices and residences are all located nearby. A bulb-out will be constructed at the W 7th / Vermont Street intersection to reduce travel distance across W 7th Street and increase pedestrian safety. Pedestrian seating is located throughout the site. The bicycle parking proposed meets the Development Code requirement for the amount of parking that is required for the library use. As the excess parking spaces are intended to serve other uses in the area they were not used in the bicycle parking calculations. If it becomes apparent that the bike parking provided is not meeting the demand, the City will look into providing additional parking on parking meters lining the streets.

The subject property consists of several platted lots which were combined through a Minor Subdivision, Lawrence Public Library, in conjunction with this redevelopment project.

The Utilities Department requires that the approximate location of new pavement to be installed following the abandonment of a hose bib and connection to the water main be identified on the site plan. This is a minor technical change and is noted as a condition of approval.

Landscaping and Screening

Street Trees

The Code requires 1 street tree for every 40 ft of street frontage. The property is in the process of being subdivided through a Minor Subdivision/Replat for Lawrence Public Library. A Master Street Tree Plan which was approved with the Minor Subdivision and the street trees shown on this site plan comply with the species and numbers listed in the Master Street Tree Plan.

Interior Parking Lot Landscaping / Perimeter Parking Lot Landscaping

The parking will be located within a parking structure and no open parking will be permitted on site. The Interior and Perimeter Parking Lot Landscaping standards do not apply.

Landscaping will be provided to the west of the drive through lane to create consistency with properties to the west of the subject property. The dumpster in the drive through lane will be screened with a wooden enclosure and bordering Maiden Grass.

The site plan notes, Note 8, that all mechanical equipment (ground or building mounted) will be screened per Section 20-1006(b) of the Development Code.

Findings

Per Section 20-1305, staff shall first find that the following criteria have been met:

1) The Site Plan shall contain only platted land;

The site has been replatted as Lot 1, Block 1, with the Lawrence Public Library Minor Subdivision.

2) The site plan shall comply with all standards of the City Code, this Development Code and other adopted City policies and adopted neighborhood or area plan;

The Planning Director approved a waiver from the requirement in Section 20-1103(c)(1) that an outdoor lighting plan be submitted to the Planning Director whenever outdoor lighting is to be installed or whenever Site Plan Review is required to allow the photometric plan to be submitted

following the site plan approval. The photometric plan must be submitted and approved prior to the installation of any exterior lighting.

The eastern portion of the subject property lies within the GPI-UC (General Public and Institutional Uses and Urban Conservation (Downtown) Overlay) District. The Downtown Area Design Guidelines recommend a 3 ft to 5 ft setback for detached structures and recommends that parking garages be built to zero lot line. The building setback is approximately 10 ft in its closest location to the street. The overhang extends to within approximately 4.5 ft of the north property line.

Cornices, canopies, eaves or other architectural features may project into required yards up to 2.0 feet. The setback shown on the site plan is in conformance with these recommendations. The Planning Director approved a waiver from the setback requirements in the Development Code to allow the west side of the property to develop with the same setback as the east side as the use on site is consistent from east to west.

The GPI District permits a maximum impervious surface of 75% (Section 20-601(b)) and the site plan proposes an impervious surface of approximately 82%. The Planning Director indicated that the amount of landscaping proposed in conjunction with the public space being provided to the south of the building results in more attractive and useable open space than currently exists on site and noted that it is difficult to achieve the required pervious surface in this development as the setbacks for the parking garage are 0 and setbacks for the library are 3 to 5 ft. The Planning Director approved a waiver from Section 20-601(b) to allow 82% impervious surface in this development compared to the 75% that is permitted by Code. The UC (Urban Conservation) Overlay District is meant to encourage and accommodate compact urban center development. The waiver to the setback and impervious surface requirements allows the library to be built as one unified development and maximize the amount of property available for development as public parking garage and a public library.

The sheathing for the parking garage may overhang the Kentucky Street right-of-way. As the Downtown Area Design Guidelines recommends a 0' setback for parking garages, and because the city owns the property, the overhang is being allowed within the right-of-way without a use of right-of-way license.

The site plan, as conditioned, is compliant with the Land Development Code.

3) The proposed use shall be allowed in the district in which it is located or be an allowed nonconforming use;

A library is classified as a *Cultural Center/Library* in the Permitted Use Table and is a permitted use in the GPI and GPI-UC Districts. The parking garage meets the following definition of *Commercial Parking* found in Section 20-1746 and is also permitted in the GPI and GPI-UC Districts:

"Commercial parking facilities that provide parking that is not accessory to a specific use. A fee may or may not be charged. A facility that provides both accessory parking for a specific use and regular fee parking for people not connected to the use is also classified as a Commercial Parking use."

The proposed uses are permitted within the GPI and GPI-UC Districts.

- 4) Vehicular ingress and egress to and from the site and circulation within the site provides for safe, efficient and convenient movement of traffic not only within the site but on adjacent roadways as well and shall also conform with adopted corridor or access management policies;

The site currently shares an access drive on Kentucky Street with the fire station to the south and has one access drive into the parking lot from Vermont Street. The site plan proposes drives on Kentucky and Vermont Streets to access the parking garage and 2 access points on Kentucky Street for the drive-through. No other vehicular traffic will occur on the site outside of the parking garage and the drive-through lane. The proposed access points do not comply with the City Access Management Standards and the City Engineer approved a waiver from these standards to allow the access points as shown on the plan. This waiver was reported to the Planning Commission on February 29, 2012 and a copy of the memo is included with this report as Attachment A.

- 5) The site plan provides for the safe movement of pedestrians within the site;

Pedestrian walkways connect the interior of the site with the sidewalks along Kentucky and Vermont Streets. An ADA accessible ramp will be located along the north side of the parking garage and a 4 ft wide sidewalk bounds the south side of the library. The terraced plaza area consists of a mix of turf and paved areas. The site plan provides for the safe movement of pedestrians within the site.

Summary

With the conditions of approval and waivers granted by the City Engineer and the Planning Director, the site plan is in conformance with the Development Code and is approved by the Planning Director.

