



17 March 2014

Scott McCullough  
Planning and Development Services  
City of Lawrence  
6 East 6<sup>th</sup> Street  
Lawrence, Kansas 66044

**Lawrence USD 497 – College and Career Center**

Dear Scott:

Lawrence USD 497 and the design team are pleased to make application to the City of Lawrence for review and approval of plans to develop a new College and Career Center building at 29<sup>th</sup> Street and Haskell. In addition to the plans that have been provided for this application, we offer the following supplemental information to further describe the intended use of the facility.

**Building Use.** The College and Career Center (CCC) is an educational building that will house career based learning programs for high school juniors and seniors from Free State and Lawrence High Schools. Initial construction of approximately 31,500 sf will house the following career pathways: Health Science/Emergency Services, Bioscience/Forensic Science, Law & Government, Computer Integrated Manufacturing, Interactive Design, and Technology Solutions. The site has been arranged to provide for up to an additional 30,000 sf of future construction.

**Parking.** Normal student capacity for the building will be 150 students. Maximum student building capacity will be 200 students. It is anticipated that 70 percent of students will be bussed to and from their home high schools leaving an estimated 45 to 60 students parking at the facility. There will be 9 to 12 faculty and administrative staff parking requirements. Normally 12 to 15 visitors/mentors may be at the facility at any one time. The maximum anticipated requirement for parking during a normal day totals 87 vehicles. Events may require parking for up to 125 vehicles. 120 parking stalls have been identified in the initial phase of construction on the site plan.

Additional parking will be provided as indicated on the plan once increased capacity is required to serve the phase two expansion. The plan identifies approximately 75 parking stalls on the adjacent Hiper building site which more than meet the current needs of that facility. It is the intent of the District and EDC to enter into a shared parking agreement to accommodate future demand in the combined facilities.

**Phased Site Development.** The District will construct initial parking as indicated above to City standards. Driveways, sidewalks and landscape buffering will be provided as required by the City for the portion of the site that will be developed in the initial phase. The District will remove the existing gravel lot and seed the area as open space. It is the



intent that future parking will be added in the area indicated on the plan as that parking is required with future development. The seeded open space will serve as a buffer between adjacent properties and the new parking until future development occurs.

**District/City Cost Sharing.** It is the intent of the District to develop an agreement with the City to equitably share utility and sidewalk costs for the site. Those discussions are ongoing.

**Neighborhood Meeting.** The District and design team held an open house for neighbors on 11 March 2014. Property owners within 500 feet of the site were notified of the open house. Five neighbors attended.

The District and design team appreciate the availability and cooperation received by City professionals as we have embarked on this project. We are available to respond to any questions you may have regarding this submittal.

Best Regards,

Gary A Nevius, AIA  
Principal

CC: Kyle Hayden, Patrick Kelly, Dean Youngers (USD 497)  
Dan Sabatini, AIA (Sabatini Architects)