

Memorandum

City of Lawrence

Public Works

TO: David L. Corliss, City Manager
 FROM: Charles F. Soules, Director of Public Works
 CC: Diane Stoddard, Casey Toomay, Mark Thiel
 DATE: May 4, 2015
 RE: 11th & Mississippi, HERE Project Number PW1417

Background

The HERE Kansas Project is a mixed use development located at 11th and Mississippi Street. The preliminary development plan was approved by the Commission July 8, 2014. The project includes commercial/retail space and 237 student housing units with 624 beds. A parking garage and off street parking is also being constructed.

In August 2014, the city approved an eighty-five percent (85%) 10-year tax rebate associated with a Neighborhood Revitalization Act (NRA) designation (Ordinance Number 9021) and in November 2014, approved the issuance of Industrial Revenue Bonds in an amount of \$76,000,000 for the project.

In January 2015, the project received a temporary use of row-of-way permit and began demolition that same month.

The approved development plan included construction of off-street parking on Mississippi Street and the resurfacing of Mississippi Street. During review of the public improvement plans staff has been concerned that a resurfacing of Mississippi Street at the end of the project would not be sufficient. The street condition was/is only fair and with the construction, the street may need to be rebuilt ([Mississippi pictures](#)). The following table indicates the deterioration just within the last few months of Mississippi and 11th Street.

Location	PCI	PCI - 5/5/2015
Mississippi (Fambrough to KU parking garage)	61.6 (1/8/2015)	57.5
11 th (Indiana to Mississippi)	51.8 (3/21/2013)	34.0

The HERE project has agreed to participate in the cost of the reconstruction. The estimated cost of the resurfacing/ mill and overlay would have been approximately \$35,000. Staff would recommend that the traveling lanes of Mississippi Street be reconstructed to City standards (10" concrete), estimated cost of \$150,000. Additionally the city will need to lower a sanitary sewer line in order to complete the storm sewer system. The HERE Kansas Development has agreed to complete the plans for the city to bid the project and pay for fifty percent (50%) of the costs. The city will participate fifty percent (50%) as well.

It is not uncommon for the City to consider this as an opportunity to complete needed reconstruction with a cost share vs. 100% City cost. While Mississippi may not have been on top of the list to reconstruct, it is a busy street and is on a main bus route. Over the last few years, the City has made several repairs. Significant maintenance to Mississippi will be necessary in the next few years. Reconstructing the street at this time before the Here Project opens up and with their participation; the street will not need any maintenance for years to come. All the other improvements, parking, sidewalk, and curb are still being paid for by the development. Only the travel lanes and sanitary sewer will be shared by the city & development. ([See plan sheet](#))

As the project is progressing, it should be noted that 11th Street between Indiana & Mississippi is also beginning to deteriorate due to the additional heavy construction traffic. Eleventh Street is also only in fair condition. The approved development plan does not include any work on 11th Street. As the project progresses it may be determined that 11th Street as well as Mississippi will need to be rebuilt. A cost sharing agreement for 11th Street may also be appropriate ([11th Street pictures](#)).

The [current right-of way permit](#) allows/includes the use of the R/W along Indiana, 11th and Mississippi. Parking on all streets has been removed but all lanes of traffic were to remain open.

The contractor, Stevens Construction Corp. is requesting a revision to their right of way permit that was issued in January 2015 for construction of the HERE project. Their revision is related to concrete pours for the building. The request includes the closure of the northbound lane of Mississippi for concrete delivery and a pump truck. The southbound lane would remain open and flaggers would be in place to allow traffic to go northbound, if needed. This summer, Jayhawk Blvd is planned to be rebuilt and will be closed during this time as well, so traffic volumes will be minimal. They are also requesting permission to be allowed to place concrete during the overnight hours on specific dates ([see attached schedule](#)). The concrete pours would begin after 10:00 p.m. and be completed no later than 6:00 a.m. Stevens construction is requesting the night pours during this time of the year to avoid negative impacts from ambient temperatures. Impact to the adjacent neighborhoods will be kept to a minimum, but could include noise and light. The concrete pours are scheduled to begin after May 18, 2015 and extend through August 17, 2015. Stevens Construction Corp. has sent notice out to all of the adjacent properties letting them know that this item will be considered by the Commission on May 12th.

Action

1. If appropriate, pending discussion, authorize staff to develop an agreement with the HERE Kansas Development to provide for the reconstruction of Mississippi Street (with similar provisions for 11th Street, if necessary).
2. If appropriate, approve a revised right-of-way permit allowing the periodic closure of the northbound lane of Mississippi Street, maintaining the southbound lane open to traffic and providing flaggers to allow both North and South traffic to use the southbound lane during overnight hours from 10:00 p.m. to 6:00 a.m. The approval of this will be effective from May18, 2015 through August 17, 2015.

Respectfully Submitted,



Charles F. Soules, P.E.
Director of Public Works

CFS/ch