

Sidewalk Barricades

According to the MPO, Lawrence averaged 30 to 35 *pedestrian* crashes from 2009 through 2013. That means people who are driving crashing into 30 people who are walking. Most of the accidents occurred under good conditions, and the pedestrians obeyed the rules of the road. Today, pedestrians are so marginalized, that we do not even know how to anticipate a hazard. Below, I have included three recent examples of the “Sidewalk Closed” hazard. Each of these situations leaves the pedestrian with no safe alternatives. I suspect the same holds true for cyclists.



Figure 1. 6th St. facing city hall

In Figure 1, the sidewalk was closed on 6th Street and Kentucky adjacent to the power plant. The pedestrian has to walk into the street, walk on gravel and grass, or return the way they came. If a pedestrian wants to go north on the bridge, they cannot retreat. If they have wheels, they cannot continue.



Figure 2. 27th St. by Naismith Park

In Figure 2. A raised crosswalk was being installed on 27th Street at Naismith Park. The trail was being modified to meet the crosswalk. When I was taking the picture, there were two pedestrians headed in opposite directions. Both pedestrians stepped out into the street to walk around the barricades. There were no alternatives. Sidewalks on both sides were blocked. Not that it would matter. There are no other crosswalks on 27th Street.



Figure 3. So. Louisiana St. across from the Malls

The photo in Figure 3 was taken on South Louisiana Street facing Broken Arrow School and South Middle School. Westlake's is at the right. This sidewalk is heavily traveled by school children; people headed to Broken Arrow Park, the bus stop, The Malls, Checkers, LHS, and other activity areas.

In retrospect, it's not hard to see the potential exposure in each of the examples that would place a pedestrian in a bad situation. The next illustration is an MPO map of pedestrian crashes over a five-year period in Lawrence.

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Figure 1. *Phylogenetic tree of the 16S rDNA sequences of the 10 isolates. The scale bar represents 0.01 substitutions per site.*

Carol Bowen

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The Construction Plan Summary proposes a Pedestrian Plan that would barricade sidewalks on 7th Street and Massachusetts Street with no alternatives. That's an entire corner that already has a history of pedestrian crashes. Pedestrians, and probably cyclists, would be exposed to some very unsafe conditions. Their visibility would be compromised, there would be no separation from vehicles, and the traffic lights would not offer the controlled environment needed.

Construction Access Plan Summary

Pedestrian Plan. The sidewalk in front of the Hotel will be closed, as shown on the Access Plan. A solid wood wall with sidewalk closed signage will be constructed on the south end of the affected sidewalk, and similar signage will be placed at the north end of the sidewalk on Massachusetts Street and also on the south sidewalk on 7th Street, all as set forth in the Pedestrian Plan.

It is important that pedestrians and cyclists be visible and that that they do not have to negotiate directly with people who are driving. I do not have specific suggestions. I do not know the extent of the space needed. Off the top of my head, I would suggest using barrels to create a bypass around the corner or bulb out for a crosswalk, paint crosswalks before the construction on Massachusetts and on Seventh so that pedestrians can cross the street, or build a boardwalk around the construction.

Ideally, pedestrians and cyclists would be included in the traffic plan. I am requesting that the architect propose a traffic plan that is safe for pedestrians and cyclists (who share many of the same issues). I am also requesting that the practice of barricading sidewalks be modified or eliminated for the safety of pedestrians. It seems so trivial to make these requests, but then again, last week, my husband and I were driving on that very section of 7th Street when a semi tractor-trailer truck ran a red light at Massachusetts and 7th. It's not hard to notice traffic violations every time I am downtown. Again, I am requesting that:

1. The architect should propose a traffic plan that is safe for pedestrians.
2. The practice of barricading sidewalks should be modified or eliminated for the safety of pedestrians.

Thank you,

Carol Bowen
403 Dakota St.
Lawrence, KS
843-9082
carolb@sunflower.com

Bobbie Walthall

To: Carolyn Hicks
Subject: RE: Eldridge Expansion Concerns

From: Ruff House Art [<mailto:hello@ruffhouseart.com>]
Sent: Monday, September 28, 2015 11:22 AM
To: Mark Thiel
Subject: Eldridge Expansion Concerns

Hello Mark,

I am the owner and operator of Ruff House Art, located at 729 Massachusetts Street. I received materials outlining the Eldridge Hotel expansion and have some concerns.

I am concerned that pedestrian foot traffic along the sidewalk will be diverted away from our side of the street if there is no walk-thru available within the construction. Will there be some sort of covered walkway that doesn't divert foot traffic to the other side of the street? With the construction lasting through two holiday seasons (our busiest time of the year) it poses a big concern that our sales will suffer due to the detoured pedestrians.

If you have any information on this, I would love to be informed. I see that there is a city meeting regarding the Eldridge Expansion tomorrow night. I am unable to attend, as I just had a baby, but I do want my voice to be heard and noted about my concerns for closing the entire sidewalk.

Thanks,

Jill Shephard
Ruff House Art | Owner

729 Massachusetts Street, Lawrence, Kansas 66044
www.ruffhouseart.com • 785.856.2117

****Please note :** I will be on maternity leave from September 14 - September 28 with no access to email. I will remain on maternity leave from September 28 - October 12 with limited access to email. In my leave, please email Store Manager, Emily Decker at emily@ruffhouseart.com with any questions, correspondence or needs.

Carolyn Hicks

To: Mark Thiel
Subject: RE: Eldridge Expansion Questions/Concerns

From: Matt Richards [<mailto:madeonmass@gmail.com>]
Sent: Tuesday, September 22, 2015 12:04 PM
To: Mark Thiel
Subject: Eldridge Expansion Questions/Concerns

Hi Mark --

My name is Matt Richards, and my wife and I own and operate "made" at 737 Massachusetts Street. We have been provided with materials regarding the Eldridge Hotel expansion project from your office, and have a few questions for you.

We have been open for over four years, and have noted in the past that sidewalk closures (of even a short duration) on our side of the street tend to disrupt walk-by pedestrian traffic and, consequently, sales. The Eldridge project raises a couple of issues: (1) will the sidewalk be completely closed in front of the construction site, or will there be a walk-way of some sort to allow some pedestrian traffic; and (2) is the sidewalk expected to be closed during the entire period from October 2015 to December 2016?

As mentioned above, we've noted even short sidewalk closures noticeably disrupt sales activity. In the case of the Eldridge, the proposed closure encompasses both the 2015 and 2016 holiday shopping periods, which will obviously be the busiest times of the year. I would hate to have foot traffic diverted away from the west side of Massachusetts Street for such an extended period of time.

If you have any information regarding the proposed sidewalk closures, please let me know.

Thanks,

Matt & Jennifer Richards
made
737 Massachusetts Street
Lawrence, KS 66044

Carolyn Hicks

Subject: FW: Eldridge Hotel Expansion

From: Cindy Hopper [<mailto:cindyhopper@gmail.com>]

Sent: Tuesday, September 22, 2015 12:13 PM

To: Matthew Herbert; Leslie Soden; Stuart Boley; Mike Amyx; Mark Thiel

Subject: Eldridge Hotel Expansion

To Whom It May Concern,

Recently we were informed of the proposal by the Eldridge Hotel for expansion. Our business, Sweet!, is located at 717 Massachusetts so we are directly affected by this expansion. We feel that there will be no way as a small business to withstand the decrease in foot traffic along Mass and the disruption and inconvenience to our regular customers. We are not in favor of the expansion impacting and disrupting two fourth quarters when the majority of our business happens during this time period.

We feel that there needs to be.....

- less parking along Mass impacted
- a protected walkway for people to get between our store and 7th street.
- A more direct way for customers to access our store from the parking garage.
- A convenient way for customers to load supplies. (Heavy buckets of frosting and large and awkward cake boxes)

In addition to the above solutions we would like to propose the project begin in January. By doing this the expansion would only impact one fourth quarter period.

The retail climate is already difficult enough for a small business. We fear there is no way that we would be able to endure this expansion without it negatively affecting our business.

Thanks for your time!

Cindy Hopper
(785) 806-4672
Susan Hess
(785) 230-1723
Owners, Sweet! LLC



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Cindy Hopper

(785) 806-4672

My profiles:  

My blog: Skip to my Lou



River City Holdings, L.L.C.
Attn: Tom Carmody, Managing Member
730 New Hampshire, Suite 5A
Lawrence, KS 66044

715, L.L.C.
Attn: Matt Cullen, Managing Member
715 Massachusetts
Lawrence, KS 66044

Eldridge Hotel, L.L.C.
c/o Mark Andersen, Resident Agent
1211 Massachusetts St.
Lawrence, KS 66044

(Hand Delivered & delivered via email on 9/22/2015)

Mr. Thomas Fritzel;

River City Holdings, LLC, owns the property located at 715 Massachusetts Street. We are writing to express our concern for the harm that may occur to the building and the business operated by the tenant 715, LLC, as a result of the construction project on the adjacent vacant lot you own and are developing.

Our concern over any likelihood of harm is increasing both on account of what has been shown to us in plans and what is omitted from them. It has been our intention to use any provided information so as to help you and us mitigate the loss and harm that would be incurred by River City Holdings and 715 as a result of your project and work.

We must note that our efforts are purely and exclusively to protect the property and interests of River City Holdings and 715 and are not intended to remove or otherwise take over any control of the design, direction, or other responsibilities related to the design and construction of your project, all of which, of course, remain exclusively yours.

River City Holdings has invested significant money, time, and effort into rehabilitating and preserving a historic building in downtown Lawrence. 715 has developed an award-winning and successful restaurant employing many in our community. Any potential damage to the building or restaurant would be expensive, time consuming, and harmful to the building, business, history and community of Lawrence.

This letter and the extraordinary efforts it represents are made necessary only on account of your construction project, and is complicated on account of the as of now

incomplete nature of the design and construction documents and the lack of any identification of the means and methods by which the work would be performed – work that is by its very nature inherently dangerous and destructive.

From the limited construction information that has been shared with us and reviewed by our Structural Engineering firm, Bob D. Campbell & Co. Inc, (see attached Opinion Letter), we have the following concerns that need to be addressed. They include:

1. The available detail requires the stone basement wall of the building to be excavated completely to its basement floor level, down to an existing slab that likely does not exist. The mortar of the 100 year old wall is surely deteriorated as typical mortars of this era were primarily sand, cement and lime and very soft. Such an excavation would damage the stone wall and even cause localized collapse due to the deteriorated condition of the mortar. There is nothing that shows any consideration or protective efforts for River City Holdings' property.
2. That detail also shows a continuous wall footing that most likely does not exist as most old stone foundation walls do not have footings but are built right on the soil about a foot below the basement floor. There is nothing that shows any consideration or protective efforts for River City Holdings' property.
3. The location of the earth-formed shoring wall is too close to the building, and the soil pressure bulb from the gravity load on the stone wall extends into the excavation area, putting the excavation and wall at risk. There is nothing that shows any consideration or protective efforts for River City Holdings' property.
4. The excavation for the grade beams behind the earth-formed shoring wall extends to the base of the shoring wall leaving the bottom of the freshly placed shoring wall temporarily unsupported until the grade beam is placed. There is nothing that shows any consideration or protective efforts for River City Holdings' property.
5. The excavation of the earth-formed shoring wall requires a 12 ft. deep vertical cut and the soil report does not address the feasibility of a vertical cut in this type of soil. We doubt the Geotech would recommend such an excavation. There is nothing that shows any consideration or protective efforts for River City Holdings' property.
6. The drawings suggest the use of the building's exterior wall as part of the dimensions to your work without any study of the wall and without River City Holdings' permission.

7. A pier 18 inches from the northeast corner of the property is identified without any effort to show how River City Holdings' property will be protected.
8. The soils report fails to identify the existence let alone protection of River City Holdings' property and north wall.
9. No means and methods for excavation or other work are disclosed.
10. No efforts are shown as to how the lean and fat expansive clay soils will be addressed so that the new, smaller soil pocket beside the wall will not now cause issues with the wall.

Since the wall on the north side of the building is exclusively River City Holdings' property as a result of the vacant lot owner long ago having abandoned it and any party wall status it may have held, we are especially sensitive to any damage that might occur to any portion of that wall, not to mention the obvious negative impact its compromise would have on the building as a whole. All damage to the wall must be immediately addressed and compensated exclusively by you. A substantive response to these issues is therefore both urgent and necessary and a failure to have them addressed timely and appropriately will naturally give rise to genuine and legitimate concerns over the safety and integrity of the building.

In addition, we must express the equally genuine and legitimate concern that the unidentified and otherwise unmitigated design issues and construction means and methods will affect not only River City Holdings' property, but also the business operated within it by 715. The decision to construct a new hotel on a vacant lot adjoining the building and its occupant business was yours, and you were aware of both when you started the acquisition process, design and now construction project.

You therefore must compensate for the physical and economic harm caused by the nuisance and trespass initiated by your construction project. Rather than have our potential economic loss as an unknown cost to your construction project we would like to determine an agreed manner of calculation from our copious and well-recorded business history. In addition we would like the calculation to be created in a way so that you are encouraged to mitigate the loss by continuing to work with 715 and make it so that 715's losses are minimized. For example we suggest a moratorium on construction from 11 AM to 1:30 p.m., any time after 4 p.m., and any time on Saturday and Sunday. This will not prevent all loss but will help mitigate it.

Finally, it is established and certain that your work will result in vibration, dust, and debris that will affect River City Holdings' property and the business within it. As an expected and certain result of your project, you must protect against them. No plan for

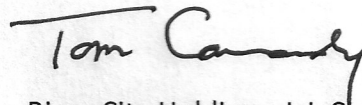
that has been identified or otherwise how you will protect the business from the economic harm it may suffer as a result of your project.

Even with the above issues addressed, a prudent requirement will be for you and any of your contractors to not have an earth-movement exclusion. We must respectfully insist that you and every contractor have insurance for earth movement.

To reiterate an important point, the efforts we are taking are purely to protect ourselves and any coordination with you does not assume any of your responsibilities – to yourself, your workers, the general public, or anyone else. At most they are suggestions that remain under your exclusive control and decision making process.

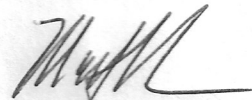
These are reasonable requirements by your neighbors, which need a meaningful and substantive response on or before September 25th. If not, we will need to begin to become involved in the process with the City, perhaps in regard to conditioning the building permit to our reasonable satisfaction that you are addressing the issues we have raised and honoring the agreements we reach or that are otherwise required of you.

Very truly yours,



River City Holdings, L.L.C.

Tom Carmody, Managing Member

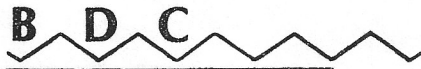


715 L.L.C.

Matt Cullen, Managing Member

Attachment

CC: Gene Fritzel Construction
Scott McCullough, City of Lawrence
Matt Hoy & Chris Burger, Stevens & Brand LLP



Structural Engineers – Since 1957

4338 Bellevue
Kansas City, MO 64111
(816) 531-4144 FAX (816) 531-8572

September 16, 2015

Mr. Scott Trettle
Trettle Design & Build
846 Pennsylvania Street
Lawrence, KS 66044

RE: 715 Massachusetts
Lawrence, KS

Dear Sir:

As requested I have reviewed the basement shoring plan, shoring details and the soil report for the expansion of the Eldridge Hotel adjacent and to the north of the 715 Massachusetts property. The basement wall of 715 is stone and approximately 100 years old. The wall is presently covered with soil from the vacant lot and extends approximately 9 feet below finish grade. In recent years the top 3 feet (plus or minus) of the wall was excavated and covered with a parge coat to address water infiltration and deterioration of the stone mortar.

The current Eldridge Hotel expansion drawings show a new basement that extends approximately 12 feet below the basement of 715 and is located approximately 4 feet away from the face of the 715 wall. The shoring detail (1/S5.3) shows a 16" wide earth-formed shoring wall that we assume would have to be dug with a trench excavator, reinforced and then filled with concrete. The detail also shows perpendicular grade beams at 15 ft. on center placed at the base of the earth-formed shoring wall immediately after placement of the shoring wall.

We have several concerns with this detail and shoring method as follows:

1. The detail requires the stone basement wall of 715 to be excavated completely to its basement floor level, down to an existing slab that likely does not exist. The mortar of the 100 year old wall is surely deteriorated as typical mortars of this era were primarily sand, cement and lime and very soft. We believe the excavation could damage the stone wall and even cause localized collapse due to the deteriorated condition of the mortar. The detail shows a continuous wall footing that most likely does not exist as most old stone foundation walls do not have footings but, are built right on the soil about a foot below the basement floor.
2. The location of the earth-formed shoring wall is too close to the 715 wall and the soil pressure bulb from the gravity load on the stone wall extends into the excavation area, putting the excavation at risk.
3. The excavation for the grade beams behind the earth-formed shoring wall extends to the base of the shoring wall leaving the bottom of the freshly placed shoring wall temporarily unsupported until the grade beam is placed.
4. The excavation of the earth-formed shoring wall requires a 12 ft. deep vertical cut and the soil report does not address the feasibility of a vertical cut in this type of soil and doubt the Geotech would recommend such an excavation.

BOB D. CAMPBELL & CO., INC.

President

Michael J. Falbe, P.E.

Lee S. Johnson, P.E.

Steven R. Carroll, P.E.

Richard C. Crabtree, P.E.

Wayne E. Davis, P.E.

Jeffrey L. Wright, P.E.

Christopher W. Boos, P.E.

Administrative Manager

Paul M. Spena

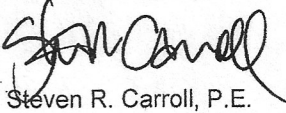
Mr. Scott Trettle/Trettle Design & Build
Re: 715 Massachusetts
Lawrence, KS
September 16, 2015
Page 2

In summary, we believe the proposed shoring and excavation scheme does not adequately protect the existing 715 foundation wall. Excavation of the soil to the face of the existing wall will undoubtedly cause damage to the fragile wall and could cause partial collapse. The earth-formed shoring wall is, in our opinion, a risky shoring method and, if the deep trench excavation collapses the 715 wall may also collapse. Unless the shoring wall can be moved to the north, we recommend alternative shoring methods be used that can be installed with less excavation risks and without the vibration.

Please feel free to call if you have any questions.

Sincerely,

BOB D. CAMPBELL & CO., INC.
Structural Engineers


Steven R. Carroll, P.E.

SRC/kd

cc: File/TDB1504

