

Ms. Diane Stoddard, City Manager
6 East 6th Street
PO Box 708
Lawrence, Kansas 66044

RE: Pachamama's Easement/Building Setback Request

Dear Diane:

On behalf of 800 New Hampshire LLC, we would like to propose a compromise with the City on the issue of payment for the easement that we have requested. We propose to pay one-half of the value of the easement, or \$35,000, with the other one-half to be paid by any future user of the City parking lot.

This proposed compromise is reasonable in light of the fact that the likelihood of development occurring on the City owned lot is not high, the easement does not impede in any way the present use as parking lot, and there remains adequate space on the lot to build structured parking if the City in the future decides to do so. We think the City should also consider the benefit of the Pachamama's Project to the Community: approximately \$120,000 in additional tax revenues each year for the City, County, and School District.

Thank you in advance for your consideration of this proposed compromise and we look forward to working with you to bring this exciting Project to downtown Lawrence.

Very Truly Yours,

William N. Fleming

Cc: Doug Compton

705.8.1 Allowable area of openings.

The maximum area of unprotected and protected openings permitted in an exterior wall in any story of a building shall not exceed the percentages specified in Table 705.8.

Exceptions:

1. In other than Group H occupancies, unlimited unprotected openings are permitted in the first story above grade either:

1.1. Where the wall faces a street and has a fire separation distance of more than 15 feet (4572 mm); or

1.2. Where the wall faces an unoccupied space. The unoccupied space shall be on the same lot or dedicated for public use, shall not be less than 30 feet (9144 mm) in width and shall have access from a street by a posted fire lane in accordance with the International Fire Code .

2. Buildings whose exterior bearing walls, exterior nonbearing walls and exterior primary structural frame are not required to be fire-resistance rated shall be permitted to have unlimited unprotected openings.

705.8.2 Protected openings.

Where openings are required to be protected, fire doors and fire shutters shall comply with Section 715.4 and fire window assemblies shall comply with Section 715.5.

Exception: Opening protectives are not required where the building is equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 and the exterior openings are protected by a water curtain using automatic sprinklers approved for that use.

