

**CENTRAL DISTRICT COMMUNITY ADVISORY COMMITTEE MEETING 11/11/15**  
**Olympian Room – Burge Union**

**Attending** – Jim Modig, Barry Swanson, Mark Reiske, Pam Bray, Danny Kaiser, Chuck Soules, Bob Nugent, Chris Hirst, Doug Carter, Scott McCullough, Stuart Boley

After a brief overview of the project, discussion focused on construction along 19<sup>th</sup> street between Iowa and Naismith, notably parking, screening, traffic flow, lighting, water runoff, and sewer.

The traffic study conducted by PEC is in final draft form and is expected to be released within a few days.

The City and KU are going to partner on 19<sup>th</sup> Street.

The razing of Stouffer Place Apartments will begin this month (November).

An underground water detention unit (not a depression) will be installed west of Oliver Hall.

No retail is scheduled for 19<sup>th</sup> & Iowa.

Low level lights will be on the recreation quality field between the apartments and the Oliver complex.

Effort is being made to maintain the south curb line on 19<sup>th</sup> street as much as possible.

Chris Hurst from CBG, showed elevation drawings of the proposed brick and stucco apartment buildings, Oliver Hall, the dining facility, and parking lots. Constructed will happen in “packages” with excavation scheduled to begin in February or March of 2016. It is hoped that Oliver and the dining facility will be completed by the Fall semester, 2017.

The Cooperation Agreement Between the City of Lawrence, Kansas and the University states that “any new construction within 150 foot buffer shall have a height no greater than its set-back from the public right-of-way adjacent to the nearest City-maintained street, and on-site parking pursuant to City requirements shall be provided for student housing structures built within the 150 foot buffer area.” The City noted that its code requires a parking ratio of 1 per bedroom and it is hoped that parking as it is planned will not impact the neighborhood to the south. KU will print a map that shows the parking lots in question and their car counts and send it to the committee members who represent the City.

The agreement also states that “any new University construction within the 150 foot buffer area shall have a height no greater than its set-back from the public right-of-way adjacent to the nearest City-maintained street.” It was explained that Treanor Architects has been working off the new assumed set-back line of the wider 19<sup>th</sup> street. The City requested a drawing of the set-back line, the 150 foot buffer, and a graphic of the proposed utility screens. They will be presented at the December meeting. The City also asked KU to be mindful of the impact of HVAC noise on the neighborhood to south.

Design will likely be completed by March but this committee can still meet on an as-needed basis or for briefing purposes. At that time, KU will produce comprehensive, informational materials that will be distributed to the committee. It is expected that the mayor will appoint an individual from the University Place neighborhood to the committee.

Additional effort will be made to accommodate the schedule of committee member, Megan Bost, when scheduling upcoming committee meetings. Also, we will try to hold the meetings at the fire station at 19<sup>th</sup> & Iowa.

The Schwegler School neighborhood is going to meet at the school November 19<sup>th</sup> at 6:00 to discuss their waterline. KU is invited to attend.

Q: What is the status of the project as respects the Kansas legislature?

A: With the Board of Regents approval, KU has the authority to enter into a lease agreement with the developer as a 501c(3) non-profit. KU expects to be able to move forward with this project.

Q: How many residents in the new apartments?

**CENTRAL DISTRICT COMMUNITY ADVISORY COMMITTEE MEETING**  
**December 16, 2015**

**Attending** – Jim Modig, Barry Swanson, Pam Bray, Donna Hultine, Danny Kaiser, Mark Reiske, Diana Robertson, Tim Caboni, Pam Burkhead, Chuck Soules, Scott McCullough, Bob Nugent, Chris Hirst, Joe Stramberg, Megan Bost, Steve Evans, Stuart Boley

**Storm Water Detention** – The original plan called for an underground facility, but it has since been determined that the same result can be achieved on the surface using berming in approximately the same location. It is preferable to use gravity drains over pumps because of maintenance issues.

**Parking** – We are working on ways to improve parking at Hilltop to increase the car count over the original prediction. Representatives from the City want to see numbers of parking demand to compare them to the stated supply. Some parking may have to be eliminated for use in storm water detention.

**Setback Requirements** – It has been confirmed that the plan for improvements to 19<sup>th</sup> Street that was shown at the November meeting meets the setback requirements of the Land Use Agreement between KU and the City of Lawrence. Adjustments were made to the design of the new residence hall to meet the setback requirement but it still is approximately one foot over. Those representing the City did not object. Clarification of the proximity of the curb to the sidewalk was given.

**Traffic Control at 19<sup>th</sup> & Ousdahl** – There was concern about the possibility of increased traffic in the area of Schwegler School, particularly coming north from the University south on Ousdahl. One idea was to not allow thru traffic south on Ousdahl from campus, across 19<sup>th</sup>, down Ousdahl, but allowing traffic to turn into the neighborhood from 19<sup>th</sup> onto Ousdahl. After a lengthy discussion, it was concluded that further study needs to be done and options presented to the committee.

**Temporary Access to Hilltop** – The existing Ellis Drive will be utilized for access during Spring and Summer of 2016. KU will continue to be in communication with Hilltop parents during this period. There was a question about where the children would be dropped off related to their entry door. The majority of drop-off parking will be along Ellis Drive. There was a request for a larger rendering of Hilltop that will better show their temporary situation. It was noted that an eastern access to Hilltop is being developed.

**Additional Notes** – In anticipation of an increase in traffic on 19<sup>th</sup> Street, a member of the University Place Neighborhood requested a predicted traffic count.

No commercial development is planned for 19<sup>th</sup> & Iowa.

The next meeting will be in January, 2016.

## **CENTRAL DISTRICT COMMUNITY ADVISORY COMMITTEE**

**Minutes - January 21, 2015**

**Attending** – Kip Grosshans, Danny Kaiser, Steve Evans, Stuart Boley, Megan Bost, Joe Stramberg, Mark Reiske, Scott McCullough, Barry Swanson, Jim Modig, Pam Bray, Bob Nugent, Donna Hultine, David Woosley

An overview of the project timeline was given. Of note, some trees that are part of the demolition process will be given to Fine Arts for use by students.

It is hoped that project details will be finalized by the March meeting so a report can be written and distributed to the members soon thereafter.

There were questions about the path of storm water. It runs north to south along Naismith Dr.

Compliance of the Central District with the City Land Use agreement was raised. City representatives are going to consult with the City Attorney to see if variances with setbacks, parking, sidewalks, etc., are acceptable. The agreement was initiated by the construction of The Oread, and its environs are different from this area.

The City is interested in the parking demand and would like to discourage university parking in the adjacent neighborhoods.

Traffic control at 19<sup>th</sup> & Ellis Drive will be needed from approximately mid-February to early August and KU will work with the City on this.

An idea to better screen the dock area of the new residence hall was given. The architects will look into this further.

The next meeting will be in late February.

**CENTRAL DISTRICT COMMUNITY ADVISORY COMMITTEE**  
**February 24, 2016**

**Attending** - Jim Modig, Barry Swanson, Danny Kaiser, Pam Bray, Mark Reiske, Pam Burkhead, Stuart Boley, Megan Bost, Geoff Stricker, Tim Caboni, Bob Nugent, Kim Grunewald, David Woosley, Scott McCullough, Chuck Soules, Mike Berry, Peter Wyatt, Steve Evans, James Reitinger, Dan Moylan

**19<sup>th</sup> & Ellis Dr.** – KU Public Safety would prefer to not make alterations to this intersection at this time. They would like to see how traffic flows, monitor, and adjust as necessary.

**Screening at New Residence Hall** – Modifications to the opening of the dock area were made and shown to the Committee. The revised opening is 37'7". Using a green screen is a possibility. It is expected that most truck deliveries will be made in the early morning. Utilities need to be set before landscaping is determined and installed.

**Lighting** – University lighting will be on the north side of 19th Street and City lighting on the south side. On the University side, the parking lots will be lit. Infill lighting on the north side has not been determined yet. A city representative noted that lighting on the south side has to be handled to the extent that it will not be a problem to homeowners. A concern for pedestrian safety at night was raised by neighborhood representatives. KU uses lamps that project downward toward sidewalks to keep lighting more localized.

**Parking** - Updated counts (excluding McCollum) were provided. KU is going to find out if some space west of Bagley can be used for additional parking.

**Stormwater** – Capacities need to be determined without overload. This will be examined further.

**19<sup>th</sup> & Ousdahl** – Traffic, both northbound and southbound, will not be allowed to proceed straight across 19<sup>th</sup> Street on Ousdahl. Vehicles will have to turn either east or west on 19<sup>th</sup> Street. KU's portion of Ousdahl should be completed by August.

**Setbacks** – Revised setbacks will be included as an addendum to the Land Use Agreement and provided to the City Commission for review.

