

NORTH LAWRENCE RIVERFRONT

LOCATION MAP: NOT TO SCALE



PROJECT SUMMARY:

1.1 CURRENT ZONING: OS, OS, IG (CD ZONING WAS CONDITIONALLY APPROVED BY CITY COMMISSION)

1.2 PROPOSED ZONING: CD-PD

1.3 CURRENT USE: VACANT, BAR OR LOUNGE, MOBILE HOME, GENERAL RETAIL

1.4 ALLOWED USES:
P= PERMITTED,
S = SPECIAL USE,
A = ACCESSORY,
* = STANDARDS APPLY

HOUSEHOLD LIVING
MULTI-DWELLING STRUCTURE (P*, S)
NON-GROUND FLOOR DWELLING (P*)
WORK/LIVE UNIT (P*, S)
GROUP HOME, GENERAL (11 OR MORE) (S)
COLLEGE/UNIVERSITY
CULTURAL CENTER/LIBRARY
DAY CARE CENTER (S)
DAY CARE HOME, CLASS A
DAY CARE HOME, CLASS B
EVENT CENTER, SMALL
EVENT CENTER, LARGE
LODGE, FRATERNAL, & CIVIC ASSEMBLY (P)
POSTAL/FARCEL SERVICE
PUBLIC SAFETY
SCHOOL

FUNERAL AND INTERMENT (P*)
TEMPORARY SHELTER (S*, A*)
SOCIAL SERVICE AGENCY
COMMUNITY MEAL PROGRAM (S, A*)
UTILITIES, MINOR (P*, S*)
UTILITIES AND SERVICE, MAJOR
HEALTH CARE OFFICE, HEALTH CARE CLINIC
OUTPATIENT CARE FACILITY (P*)
ACTIVE RECREATION (S)
ENTERTAINMENT & SPECTATOR SPORTS, GENERAL
ENTERTAINMENT & SPECTATOR SPORTS, LIMITED
PARTICIPANT SPORTS & RECREATION, INDOOR
PASSIVE RECREATION
NATURE PRESERVE/UNDEVELOPED
PRIVATE RECREATION
CAMPUS OR COMMUNITY INSTITUTION (P*)
NEIGHBORHOOD INSTITUTION (P*)
SALES AND GROOMING
VETERINARY
ACCESSORY BAR (A*)
BAR OR LOUNGE (P*)

BREW/PUB (P*)
FAST ORDER FOOD (P*)
NIGHT CLUB (P*)
PRIVATE DINING ESTABLISHMENTS (P*)
RESTAURANT, QUALITY (P*)
ADMINISTRATIVE AND PROFESSIONAL OFFICE
FINANCIAL, INSURANCE & REAL ESTATE OFFICE
PAYDAY ADVANCE, CAR TITLE LOAN BUSINESS
OFFICE, OTHER
ACCESSORY PARKING FACILITIES (A*)
COMMERCIAL PARKING FACILITIES (S)
BUILDING MAINTENANCE
BUSINESS EQUIPMENT
BUSINESS SUPPORT
FOOD AND BEVERAGE (P*)
MIXED MEDIA STORE (P*)
PERSONAL CONVENIENCE SERVICES
PERSON IMPROVEMENT SERVICES
REPAIR SERVICE, CONSUMER (P*)
RETAIL SALES, GENERAL (P*)
RETAIL ESTABLISHMENT, MEDIUM (P*)

RETAIL ESTABLISHMENT, SPECIALTY (P*)
HOTEL, MOTEL, EXTENDED STAY
LIGHT EQUIPMENT REPAIR (S)
LIGHT EQUIPMENTS SALES/RENTAL (S)
MAKER SPACE, LIMITED
MAKER SPACE, INTENSIVE (S)
MANUFACTURING AND PRODUCTION, LIMITED (S)
MANUFACTURING AND PRODUCTION,
TECH (S)
RESEARCH SERVICE (S)
DESIGNATED HISTORIC PROPERTY (S*)
AMATEUR AND RECEIVE-ONLY ANTENNAS (A*)
BROADCASTING TOWER (S)
COMMUNICATIONS SERVICE ESTABLISHMENT
TELECOMMUNICATIONS ANTENNA (S*)
TELECOMMUNICATIONS TOWER (S*)
SATELLITE DISH (A*)
SMALL COLLECTION RECYCLING FACILITIES

GENERAL NOTES:

- 2.1 ALL GROUND MOUNTED MECHANICAL UNITS SHALL BE SCREENED IN ACCORDANCE WITH SECTION 20-1006(b).
 - 2.2 ALL ACCESSIBLE SIDEWALK RAMPS BY A.D.A. STANDARDS.
 - 2.3 SITE PLAN HAS BEEN DESIGNED TO COMPLY WITH THE PROVISIONS OF THE AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES (ADAAG) FOR BUILDINGS AND FACILITIES, APPENDIX A TO 28CFR PART 36.
 - 2.4 SITE PLAN HAS BEEN DESIGNED TO COMPLY WITH THE MINIMUM PROVISIONS OF THE FINAL FAIR HOUSING ACCESSIBILITY GUIDELINES, 24 CFR, CHAPTER I, SUBCHAPTER A, APPENDIX II, OF THE FAIR HOUSING ACT OF 1968, AS AMENDED.
 - 2.5 THE CITY OF LAWRENCE WILL NOT BE HELD RESPONSIBLE FOR DAMAGE CAUSED BY TRASH TRUCKS.
 - 2.6 PLAN FOR CITY APPROVAL ONLY! CONSTRUCTION DOCUMENTS TO BE FURNISHED AT THE REQUEST OF OWNER.
 - 2.7 INFORMATION TAKEN FROM AERIAL PHOTOS, AVAILABLE DOCUMENTS AND ON SITE INVESTIGATIONS.
 - 2.8 ALL TRAFFIC CONTROL SIGNS PLACED ON PRIVATE PROPERTY OPEN TO THE GENERAL PUBLIC SHALL COMPLY WITH THE "MANUAL ON UNIFORMS TRAFFIC CONTROL DEVICES" AND "STANDARD HIGHWAY SIGNS," PUBLISHED BY THE FEDERAL HIGHWAY ADMINISTRATION, WITH RESPECT TO SIZE, SHAPE, COLOR, RETROREFLECTIVITY, AND POSITION.
 - 2.10 ENTIRE COMPLEX TO BE CONSTRUCTED IN PHASES. OCCUPANCY PERMITS TO BE ISSUED PER BUILDING WHEN NECESSARY IMPROVEMENTS HAVE BEEN COMPLETED FOR EACH STRUCTURE.
 - 2.11 ANY PROPOSED EASEMENTS SHALL BE DEDICATED WITH THE FINAL PLAT AND/OR BY SEPARATE INSTRUMENT PRIOR TO THEIR CONSTRUCTION
 - 2.12 WE HEREBY DEDICATE TO THE CITY OF LAWRENCE THE RIGHT TO REGULATE ANY CONSTRUCTION OVER THE AREA DESIGNATED AS COMMON OPEN SPACE, OPEN AIR RECREATION AREA, AND NON-ENCROACHABLE AREA AND TO PROHIBIT ANY CONSTRUCTION WITHIN SAID AREAS AND SPACES INCONSISTENT WITH THE APPROVED USE OR ENJOYMENT OF RESIDENTS, LESSEES AND OWNERS OF THE PLANNED UNIT DEVELOPMENT.
 - 2.13 PER CITY CODE SECTION 4-902, THE PATIO AREA WILL BE MANAGED TO PREVENT STORMWATER POLLUTION. FOOD WASTE, TRASH, CIGARETTES AND OTHER SOLID WASTES WILL BE COLLECTED AND DISPOSED OF PROPERLY. COLLECTION MUST BE FREQUENT ENOUGH TO PREVENT WASTES CARRIED OFF BY WIND OR STORMWATER RUNOFF. PAVEMENT AND FURNISHINGS MUST BE CLEANED FREQUENTLY ENOUGH TO PREVENT CONTAMINATION OF STORMWATER RUNOFF. FLUID WASTE, INCLUDING WASTEWATER FROM PAVEMENT OR FURNITURE CLEANING, WILL BE COLLECTED AND DISCHARGED TO THE SANITARY SEWER SYSTEM
 - 2.14 TYPICAL DIMENSIONS, REGULAR SPACES - 9' X 18'
ADA SPACES - 9' X 18' (9' AISLE)
- 2.14 PAVEMENT: APPROACHES: 1" - 4000 PSI CONCRETE W/ #5 BARS 12" O.C.B.M.
PARKING AND DRIVES: MIN. 6" ASPHALT ON 4" GRAVEL OR 5" CONCRETE MIN. 5" ASPHALT ON 4" GRAVEL OR 4" CONCRETE
CURB AND GUTTER: TYPE 1 CURB AND GUTTER THROUGHOUT SITE UNLESS SPECIFIED DIFFERENTLY.
SIDEWALKS: 4" CONCRETE WITH COMPACTED SUBGRADE UNLESS OTHERWISE NOTED

LEGAL DESCRIPTION:

A TRACT OF LAND LOCATED IN NORTH LAWRENCE AND ADDITIONS, SUBDIVISIONS IN LAWRENCE, DOUGLAS COUNTY, KANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 12 SOUTH, RANGE 20 EAST OF THE 6TH PRINCIPAL MERIDIAN THENCE SOUTH 21°35'2" EAST, ALONG THE EAST LINE OF SAID NORTHWEST QUARTER, 264.436 FEET TO THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER, THENCE SOUTH 81°46'08" WEST, 651.99 FEET TO THE POINT OF BEGINNING, THENCE N01°08'04"W, 32.03 FEET; THENCE N01°41'13"W, 100.00 FEET; THENCE S08°12'41"W, 10.00 FEET; THENCE N01°41'13"W, 95.46 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF THE UNION PACIFIC RAILROAD; THENCE ALONG SAID WEST RAILROAD RIGHT-OF-WAY LINE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1402.45 FEET, AN ARC LENGTH OF 412.24 FEET, AND A CHORD BEARING OF N32°31'14"W, 410.06 FEET; THENCE N01°34'30"W, 63.61 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1402.45 FEET, AN ARC LENGTH OF 323.91 FEET, AND A CHORD BEARING OF N13°34'27"W, 323.25 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 2750.00 FEET, AND ARC LENGTH OF 296.18 FEET, AND A CHORD BEARING OF N02°53'23"W, 246.63 FEET TO THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF THE UNION PACIFIC RAILROAD, 100 FEET WIDE, WITH THE SOUTH RIGHT-OF-WAY LINE OF LYON STREET, 60 FEET WIDE, THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE S08°21'42"W, 68.51 FEET TO THE EAST RIGHT-OF-WAY LINE OF THE PROPOSED LEVEE TRACT; THENCE SOUTH 27°24'55" WEST, 83.11 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 700.00 FEET, WITH A CHORD BEARING OF SOUTH 16°50'19" WEST AND A CHORD LENGTH OF 256.91 FEET, FOR A DISTANCE OF 258.44 FEET; THENCE SOUTH 6°15'43" WEST, 512.73 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 485.00 FEET, WITH A CHORD BEARING OF SOUTH 6°04'13" EAST AND A CHORD LENGTH OF 207.17 FEET, FOR A DISTANCE OF 208.18 FEET; THENCE SOUTH 18°24'04" EAST, 481.24 FEET; THENCE SOUTH 19°26'58" EAST, 219.45 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 553.50 FEET, WITH A CHORD BEARING OF SOUTH 25°53'02" EAST AND A CHORD DISTANCE OF 124.05 FEET, FOR A DISTANCE OF 124.32 FEET; THENCE SOUTH 32°19'05" EAST, 28.61 FEET; THENCE SOUTH 45°34'23" EAST, 75.24 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 350.00 FEET, WITH A CHORD BEARING OF SOUTH 53°54'45" EAST AND A CHORD LENGTH OF 102.54 FEET, FOR A DISTANCE OF 102.91 FEET; THENCE SOUTH 62°25'08" EAST, 75.94 FEET; THENCE SOUTH 13°04'11" EAST, 63.06 FEET TO THE WEST RIGHT-OF-WAY LINE OF NORTH 2ND STREET, VARIABLE WIDTH, THENCE ALONG SAID WEST RIGHT-OF-WAY LINE, ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1854.20 FEET, AN ARC LENGTH OF 121.21 FEET, AND A CHORD BEARING OF N10°08'20"E, 121.19 FEET; THENCE N08°15'58"E, 122.75 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1670.50 FEET, AN ARC LENGTH OF 106.54 FEET, AND A CHORD BEARING OF N06°26'18"E, 106.51 FEET; THENCE N03°31'37"W, 50.03 FEET; THENCE N01°38'22"W, 242.34 FEET; THENCE N01°08'04"W, 21.41 FEET TO THE POINT OF BEGINNING AND CONTAINING 102,015 SQUARE FEET OR 16.16 ACRES MORE OR LESS.

SHEETS

PDP-100 COVER AND NOTES
PDP-101 NOTES
PDP-102 DEMO PLAN
PDP-103 OVERALL LAYOUT
PDP-104 LAYOUT
PDP-105 LAYOUT
PDP-106 LAYOUT
PDP-107 UTILITIES/GRADING
PDP-108 UTILITIES/GRADING
PDP-109 UTILITIES/GRADING

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**NORTH LAWRENCE RIVERFRONT
PRELIMINARY
DEVELOPMENT PLAN**
LAWRENCE, KANSAS

PROJECT # 217-350
AUGUST 2018

RELEASE: DATE:
1.0 10.15.18
1.1 12.5.18

PDP-100

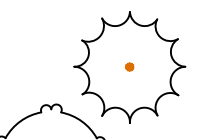

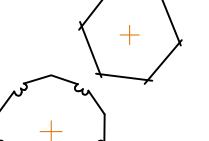




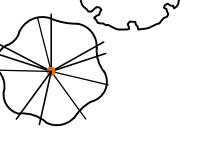
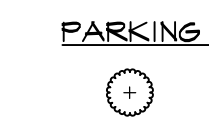
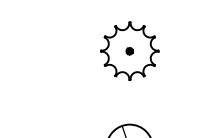
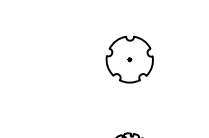

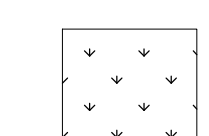



PARKING:

- 3.1 REFER TO SUPPLEMENT PARKING DOCUMENT.
- 3.2 THE DEVELOPMENT USES A SHARED PARKING TABLE ATTACHED TO THE PARKING DOCUMENTS.
- 3.3 PARKING TO BE EVALUATED BETWEEN OWNER AND CITY PLANNING OFFICE PRIOR TO ISSUANCE OF BUILDING PERMIT FOR BUILDING VII TO DETERMINE IF APPROPRIATE PARKING IS AVAILABLE.

FIRE/MEDICAL ACCESS:

- 4.1 SINCE THE SECOND ENTRANCE (EMERGENCY ENTRANCE AND RIGHT-OUT SOUTHBOUND EXIT AS DEPICTED ON THE PRELIMINARY FLAT), IS CLOSER TO THE MAIN ENTRANCE THAN IS PERMITTED BY THE 2015 IFC, THE OWNERS OF THE GROUND HAVE AGREED TO THE FOLLOWING:
 - A) THE FOOTPRINT OF ALL HABITABLE STRUCTURES SHALL NOT EXCEED 124,000 SF EXCLUDING BUILDINGS LABELED I, II, III, 4 IV.
 - B) ALL STRUCTURES SHALL BE PROTECTED BY AN AUTOMATIC SPRINKLER SYSTEM MEETING NFPA 13, EXCLUDING BUILDING II.
 - C) THERE SHALL BE NO OTHER LIMITS ON ALLOWED OCCUPANCIES OTHER THAN THE 124,000 SF FOOTPRINT.
 - D) STAND ALONE PARKING STRUCTURES SHALL NOT COUNT TOWARDS THE 124,000 SF LIMIT.
 - E) THE ENTIRE AREA OF THIS PRELIMINARY FLAT IS AVAILABLE FOR DEVELOPMENT.
- 4.2 IF AN ALTERNATIVE ACCESS POINT BECOMES AVAILABLE, THESE STIPULATIONS MAY BE AMENDED OR ELIMINATED BASED ON THE 2015 IFC, OR CURRENT ADOPTED FIRE CODE.

LANDSCAPING LEGEND:

| EXISTING TREES TO REMAIN | QTY | COMMON NAME / BOTANICAL NAME | SIZE | CONTAINER |
|--|-----|--|------------|-----------|
|  | 3 | SCOTCH PINE / PINUS SYLVESTRIS | --- | |
|  | 4 | WHITE OAK / QUERCUS ALBA | --- | |
| PARKING LOT TREES | QTY | COMMON NAME / BOTANICAL NAME | SIZE | CONTAINER |
|  | 5 | OKLAHOMA REDBUD / CERCIS CANADENSIS 'OKLAHOMA' | 1.75" GAL. | POT |
|  | 5 | SUNCOTE HONEYLOCUST / GLEDITSIA TRIACANTHOS 'SUNCOTE' TM | 2.5" GAL. | POT |
|  | 4 | AMERICAN LINDEN / TILIA AMERICANA 'SENTRY' | 2.5" GAL. | POT |
|  | 12 | SAWLEAF ZELKOVA / ZELKOVA SERRATA 'VILLAGE GREEN' | 2.5" GAL. | POT |
| STREET TREES | QTY | COMMON NAME / BOTANICAL NAME | SIZE | CONTAINER |
|  | 4 | PACIFIC SUNSET MAPLE / ACER TRUNCATUM 'PACIFIC SUNSET' TM | 2.5" GAL. | POT |
|  | 3 | MAIDENHAIR TREE / GINKGO BILOBA 'AUTUMN GOLD' TM | 2.5" GAL. | POT |
|  | 3 | SWAMP WHITE OAK / QUERCUS BICOLOR | 2.5" GAL. | POT |
|  | 3 | FRONTIER ELM / ULMUS CARPINIFOLIA X PARVIFOLIA 'FRONTIER' | 2.5" GAL. | POT |
| PARKING LOT SHRUBS | QTY | COMMON NAME / BOTANICAL NAME | SIZE | CONTAINER |
|  | 56 | GLENCOE BOXWOOD / BUXUS X 'CHICAGOLAND GREEN' TM | 2 GAL. | POT |
|  | 47 | SARGENT JUNIPER / JUNIPERUS CHINENSIS SARGENTII | 5 GAL. | POT |
|  | 3 | SUMMER WINE NINEBARK / PHYSOCARPUS OPULIFOLIUS 'SUMMER WINE' | 2 GAL. | POT |
|  | 26 | BIRCHLEAF SPIREA / SPIRAEA BETULIFOLIA 'TOR' | 2 GAL. | POT |
|  | 3 | DWARF KOREAN LILAC / SYRINGA MEYERI 'PALIBIN' | 2 GAL. | POT |
| SHRUB AREAS | QTY | COMMON NAME / BOTANICAL NAME | SIZE | CONTAINER |
|  | 445 | DWARF FOUNTAIN GRASS / PENNISETUM ALOPECUROIDES 'HAMELN' | 1 GAL. | POT |

LANDSCAPING NOTES:

- 5.1 ALL TURF AREA TO BE SEEDED WITH DROUGHT TOLERANT GRASS.
- 5.2 CARE SHALL BE TAKEN TO PRESERVE ALL TREES OUTSIDE OF THE IMMEDIATE CONSTRUCTION AREA.
- 5.3 LANDSCAPING SHALL BE IRRIGATED. OWNER SHALL COORDINATE WITH CITY UTILITIES DEPT. IF THEY DESIRE TO METER IT SEPARATELY.
- 5.4 REQUIRED STREET TREES (1 PER 40 L.F. OF STREET FRONTAGE)
- 5.5 REQUIRED INTERIOR PARKING LOT LANDSCAPING (40 SQ.FT. OF LANDSCAPED AREA PER PARKING SPACE & 1 SHADE TREE AND 3 SHRUBS PER 10 PARKING SPACES)
- 5.6 REQUIRED PARKING LOT PERIMETER LANDSCAPING (1 SHADE TREE PER 25 LINEAR FEET OF PARKING LOT FRONTAGE) AND CONTINUOUS ROW OF EVERGREEN SHRUBS

LANDSCAPING CALCULATIONS:

| | |
|---|---------------------------|
| PARKING STALLS PROVIDED | 298 |
| INTERIOR PARKING LOT GREENSPACE PROVIDED (SF) | 24,944 |
| INTERIOR PARKING LOT GREENSPACE REQUIRED (SF) | 11,920 |
| INTERIOR PARKING LOT SHRUBS PROVIDED | 135 |
| INTERIOR PARKING LOT SHRUBS REQUIRED | 90 |
| INTERIOR PARKING LOT TREES PROVIDED | 31 |
| INTERIOR PARKING LOT TREES REQUIRED | 30 |
| PERIMETER PARKING LOT FRONTAGE (FT) | 96 |
| PERIMETER PARKING LOT TREES PROVIDED | 4 |
| PERIMETER PARKING LOT TREES REQUIRED | 4 |
| NORTH 2ND STREET TREES PROVIDED | 25 |
| NORTH 2ND STREET TREES REQUIRED | 458 L.F./ 40 -24 |
| COMMON OPEN SPACE PROVIDED ON SITE (SF) | 54,176 AROUND BLDG. I-VII |
| COMMON OPEN SPACE PROVIDED ON LEVEE (SF) | 39,184 AROUND BLDG. I-VII |
| COMMON OPEN SPACE PROVIDED ON UNDEVELOPED AREA OF SITE (SF) | 333,059 S.F. |
| COMMON OPEN SPACE REQUIRED (SF) (20% OF SITE AREA) | 140,403 S.F. |

IMPERVIOUS SURFACE SUMMARY:

PROJECT SITE 102,013 S.F. (16.116 ACRES):

| EXISTING CONDITIONS: | | PROPOSED CONDITIONS: | |
|----------------------|------------|----------------------|-------------|
| LAND AREA: | 50 FT. % | LAND AREA: | 50 FT. % |
| BUILDING FOOTPRINT: | 102,013 | BUILDING FOOTPRINT: | 102,013 |
| PAVEMENT AREAS: | 36,064 5% | PAVEMENT AREAS: | 45,250 14% |
| TOTAL IMPERVIOUS: | 34,410 6% | TOTAL IMPERVIOUS: | 146,382 20% |
| TOTAL PERVIOUS: | 66,253 94% | TOTAL PERVIOUS: | 242,232 42% |
| | | TOTAL PERVIOUS: | 404,181 58% |

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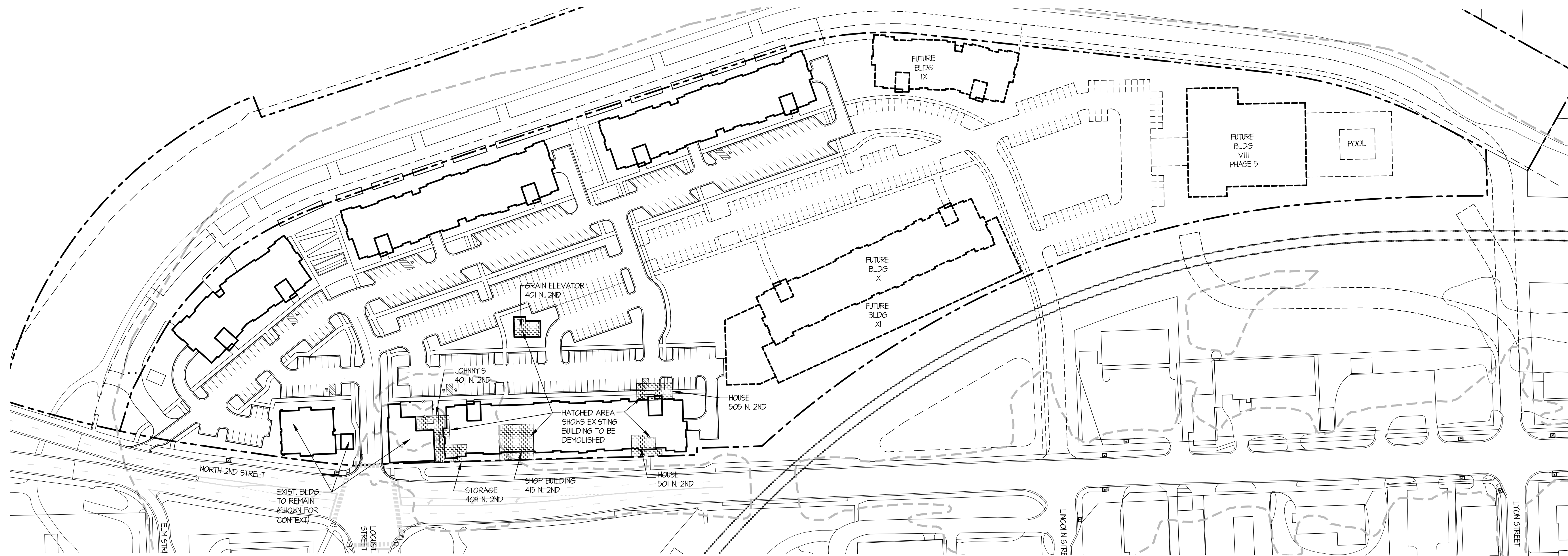
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I.O 10.15.18
I.I 12.5.18

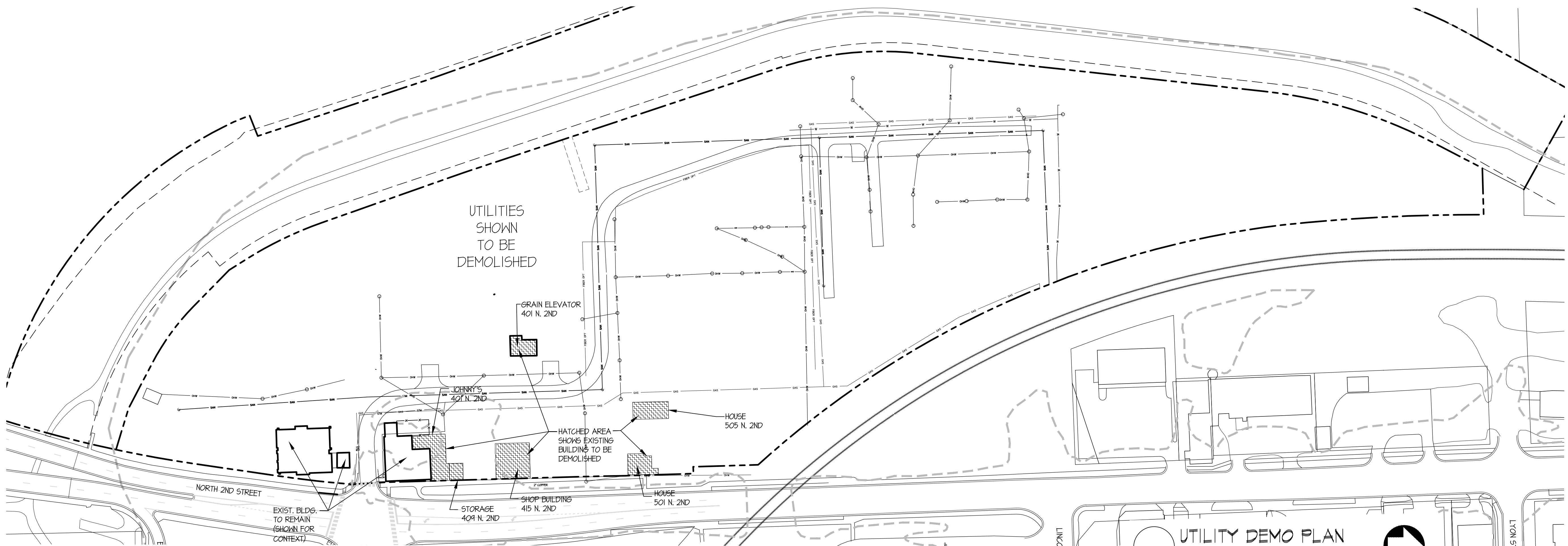
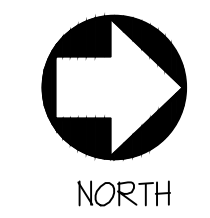
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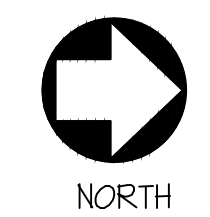
RELEASE: I/O III DATE: 10.15.18 12.8.18 FOR HRC



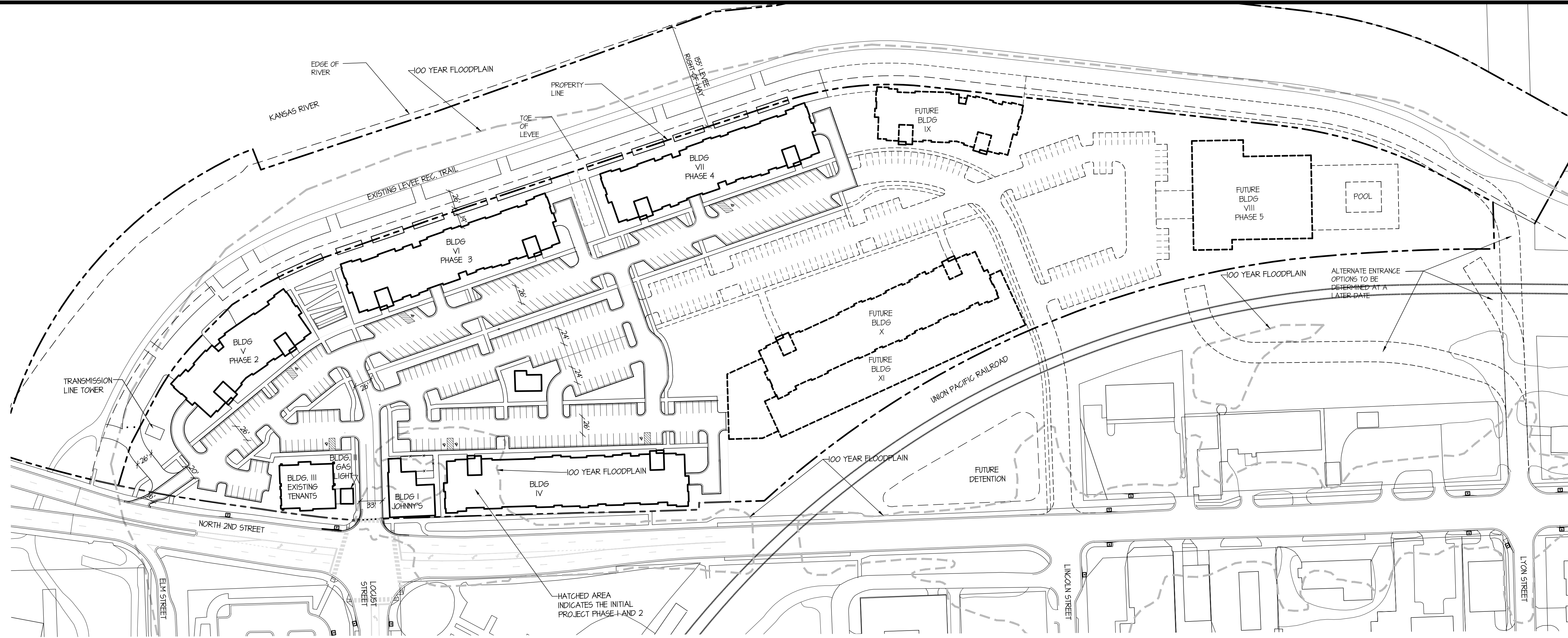
BUILDING DEMO PLAN
SCALE: 1" = 80'-0"
0 40 80 160 240



UTILITY DEMO PLAN
SCALE: 1" = 80'-0"
0 40 80 160 240



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USE TABLE:

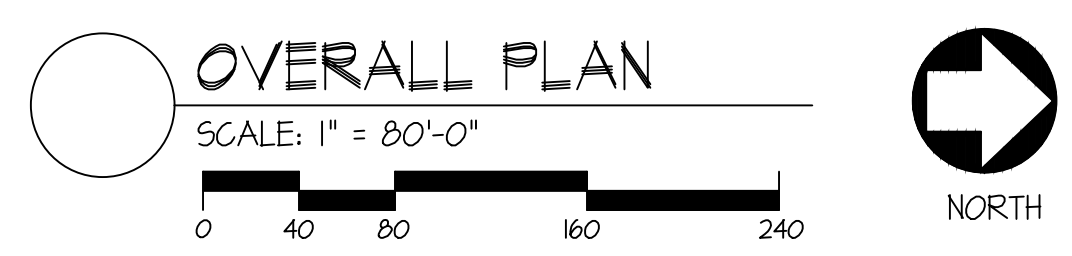
| PHASE | TIME LINE | BUILDING | DESCRIPTION | PLANNED USES (SEE I.1) | FOOTPRINT (SQ. FT.) | BUILDING (G.S.F.) | BUILDING HEIGHT* | EATING AND DRINKING ESTABLISHMENT | | OFFICE G.S.F. | RETAIL G.S.F. | HOTEL ROOMS | RESIDENTIAL | | |
|----------------|-----------|----------|--|--|---------------------|----------------------------|------------------|-----------------------------------|-------|---------------|---------------|-------------|----------------------|----------|--------|
| | | | | | | | | CUSTOMER SERVICE AREA | PATIO | | | | # MULTI-FAMILY UNITS | # CONDOS | # BEDS |
| I | 2019-2020 | I | EXISTING JOHNNY'S 401 N 2ND STREET | RESTAURANT/BAR | 4,000 | 8,000 | ±/- 29'-5 1/2" | 3,200 | 400 | 1,000 | - | - | - | - | - |
| I | 2019-2020 | II | 6ASLIGHT TAVERN 317 N 2ND STREET | BAR | 400 | 400 | ±/- 13'-3 1/2" | 600 | 300 | - | - | - | - | - | - |
| I | 2019-2020 | III | THIRD EYE SUSAN 311 N 2ND STREET | RETAIL/OFFICE | 5,600 | 22,400 | 52'-4" | - | - | 2,000 | 3,000 | - | 24 | 0 | 24 |
| I | 2019-2020 | IV | MULTI-USE, COMMERCIAL BUILDING, NO MORE THAN 6 STORIES PLUS 1 BASEMENT LEVEL | BASEMENT: PARKING, 1ST FLOOR: PARKING/RETAIL/OFFICE, 2ND-5TH FLOOR: MULTI-FAMILY RESIDENTIAL | 28,000 | 168,000 | 51'-6" | 1,000 | 200 | 3,000 | 2,000 | - | 40 | 0 | 200 |
| | | SUBTOTAL | | | 38,500 | 194,300 | | 4,800 | 1,400 | 6,000 | 5,000 | - | 114 | 0 | 224 |
| 2 | 2020-2021 | V | 6 STORIES (INCLUDES 1 LEVEL OF PARKING) | PARKING, EATING, DRINKING, OFFICE, MULTI-FAMILY | 18,000 | 108,000 | 70' | 4,000 | 1,000 | 18,000 | 11,000 | - | 36 | 0 | 72 |
| 3 | 2021-2022 | VI | 4 STORIES (INCLUDES 2 LEVELS OF PARKING) (SEE I.2) | PARKING, EATING, DRINKING, OFFICE, MULTI-FAMILY | 25,000 | 225,000 | 40' | 4,000 | 1,000 | 3,000 | 15,000 | - | 40 | 30 | 240 |
| 4 | 2022-2023 | VII | 4 STORIES (INCLUDES 2 LEVELS OF PARKING) (SEE I.2) | PARKING, EATING, DRINKING, OFFICE, MULTI-FAMILY | 25,000 | 225,000 | 40' | 4,000 | 1,000 | 3,000 | 15,000 | - | 40 | 30 | 240 |
| 5 | 2020-2021 | VIII | HOTEL UP TO 1 OCCUPIED STORIES PLUS PARKING LEVEL TO BE DETERMINED (SEE I.2) | HOTEL | 30,000 | 210,000 & 4 PARKING LEVELS | 40' | 3,000 | 800 | - | 2,500 | 150 | - | - | - |
| FUTURE CONCEPT | FUTURE | IX - XI | FUTURE CONCEPT | | | | | | | | | | | | |

*FLUCTUATION FROM THE SHOWN HEIGHT OF BUILDINGS I-IV TO BE REVIEWED BY THE HISTORIC RESOURCES ADMINISTRATOR

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PRELIMINARY
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LAWRENCE, KANSAS

PROJECT # 217-350
AUGUST 2018

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III 12.2.18 FOR HRC

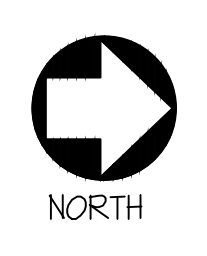
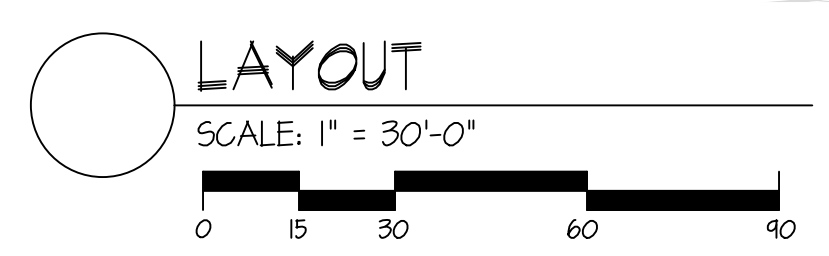
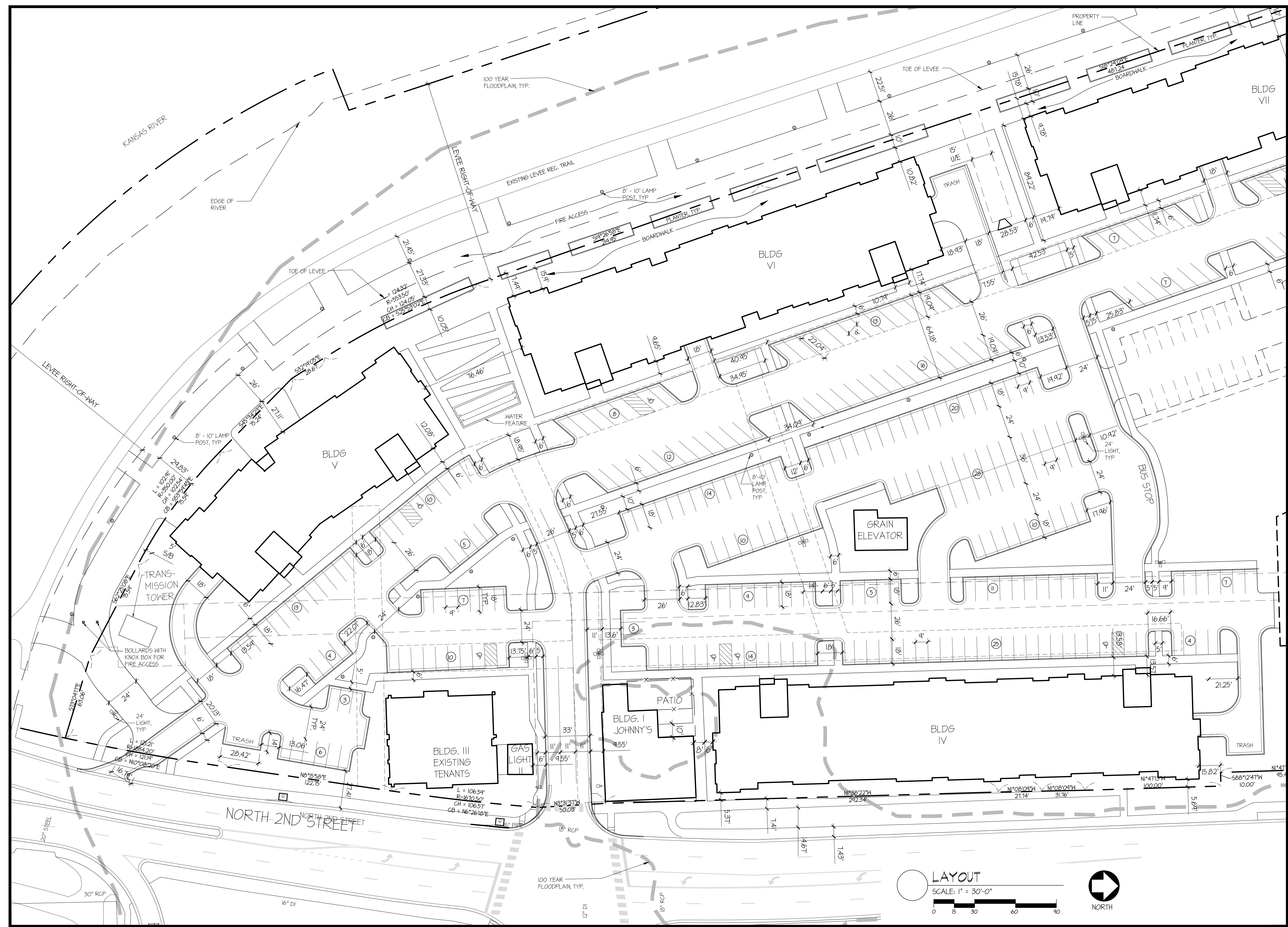


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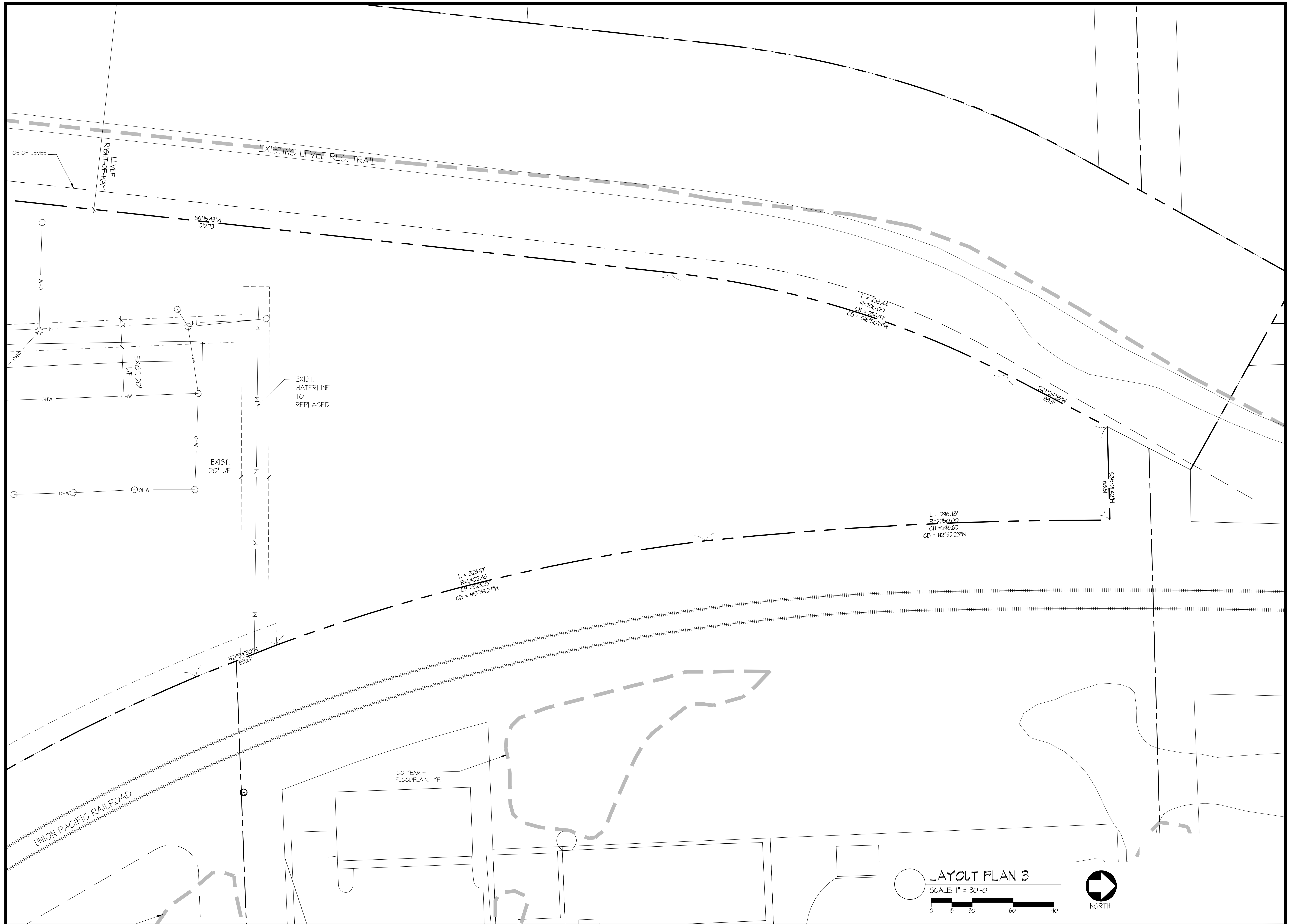
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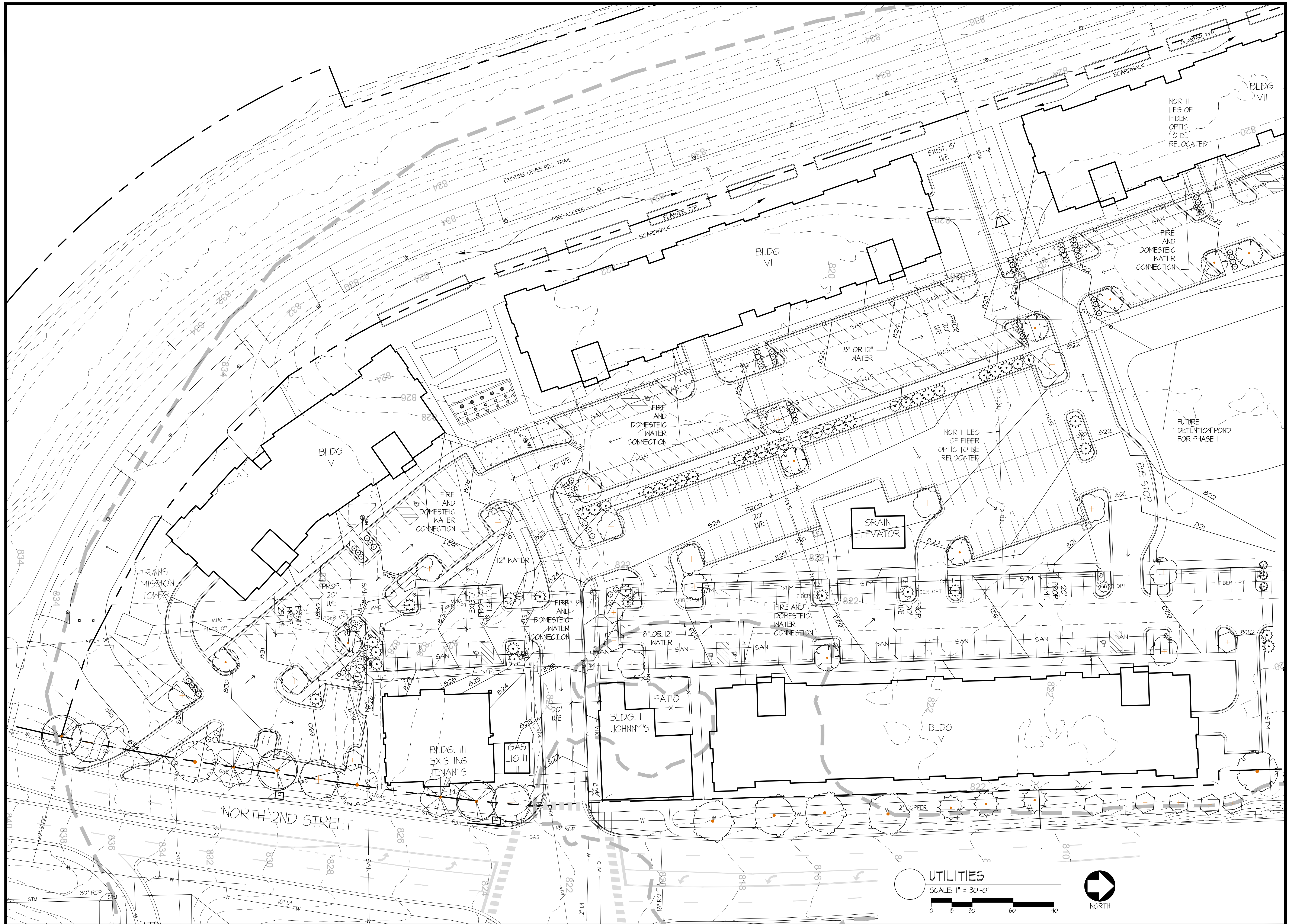
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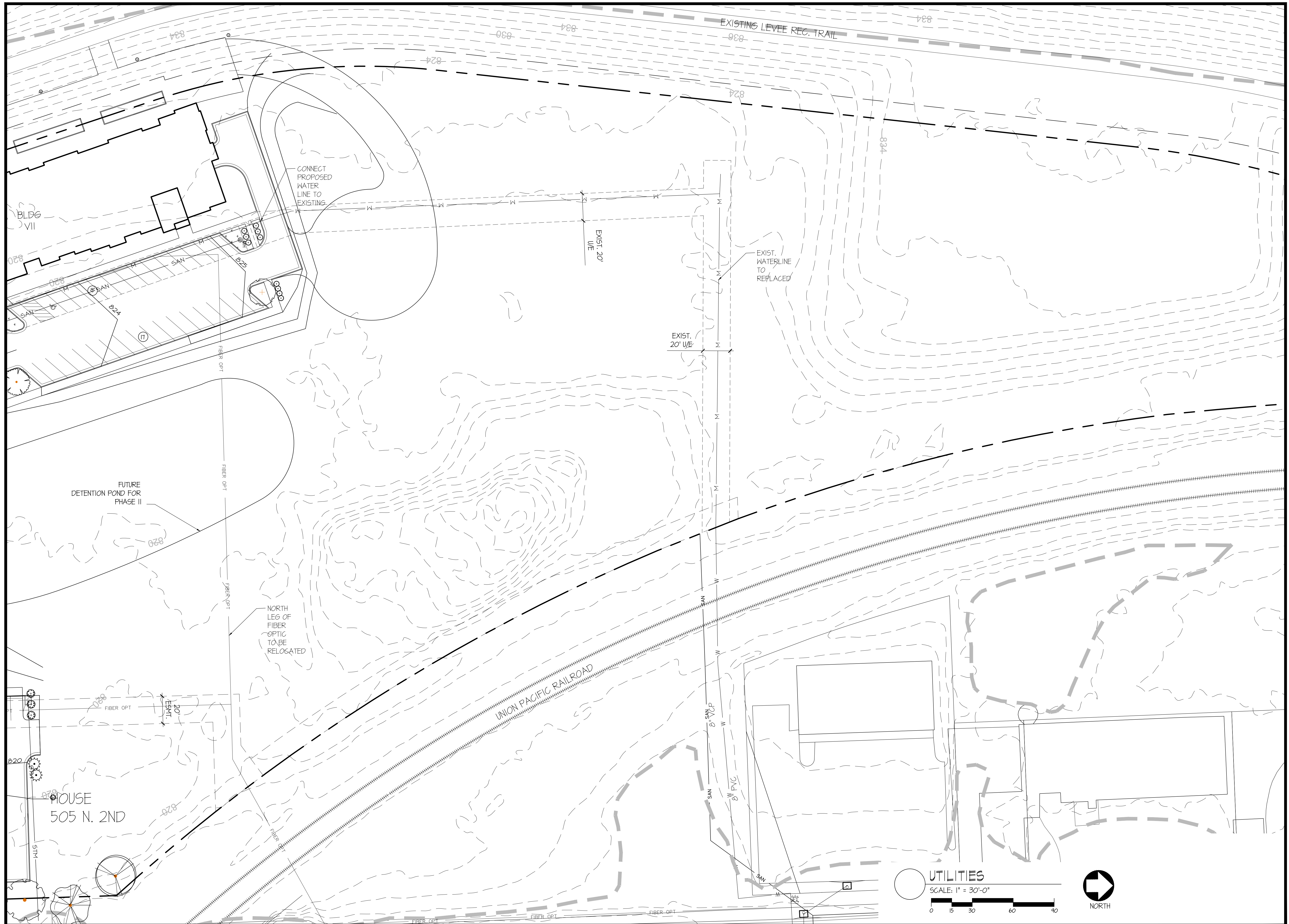


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