



City of Lawrence
Douglas County
PLANNING & DEVELOPMENT SERVICES

Lawrence
City Commission
May 7, 2019



City Commission Considerations:



1. Certificate of Appropriateness
2. Downtown Design Guidelines
3. Demolition of existing structures at 1040 Massachusetts Street and 1041 New Hampshire Street
4. Two special use permits for ground floor dwelling units
5. Use of alley right-of-way

Historic Resources Commission

- Review size, scale, massing, materials, and design
- Provide recommendation on SUP requests

Planning Commission

- Provide recommendation to City Commission on SUPs

City Commission

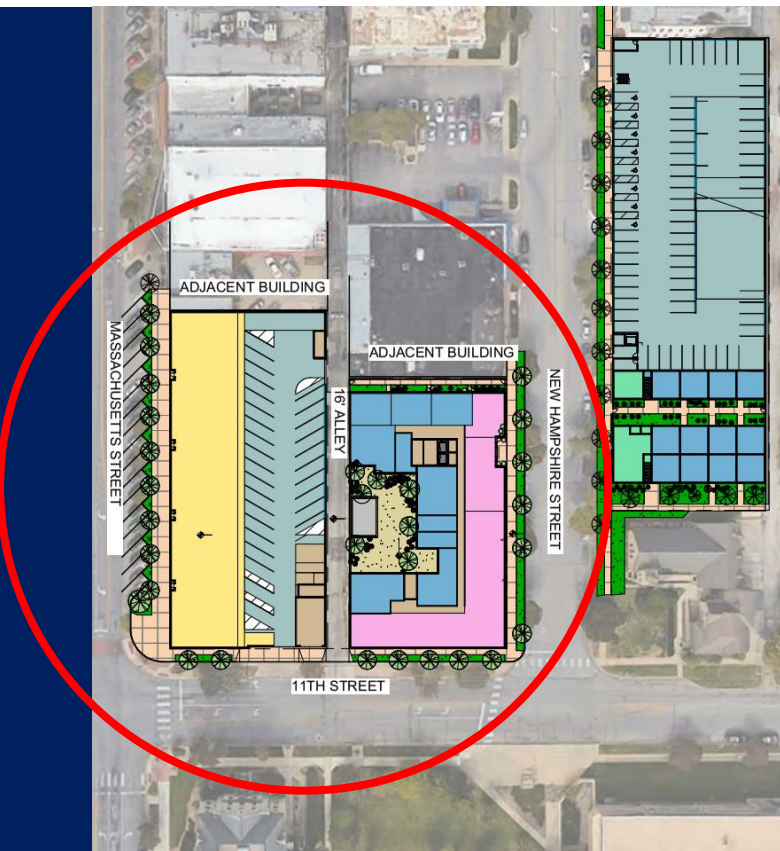
- Hear appeal of HRC decisions
- Consider demolition request
- Consider SUP requests
- Consider request for use of alley right-of-way

Staff

- Review site plan for compliance with City Code



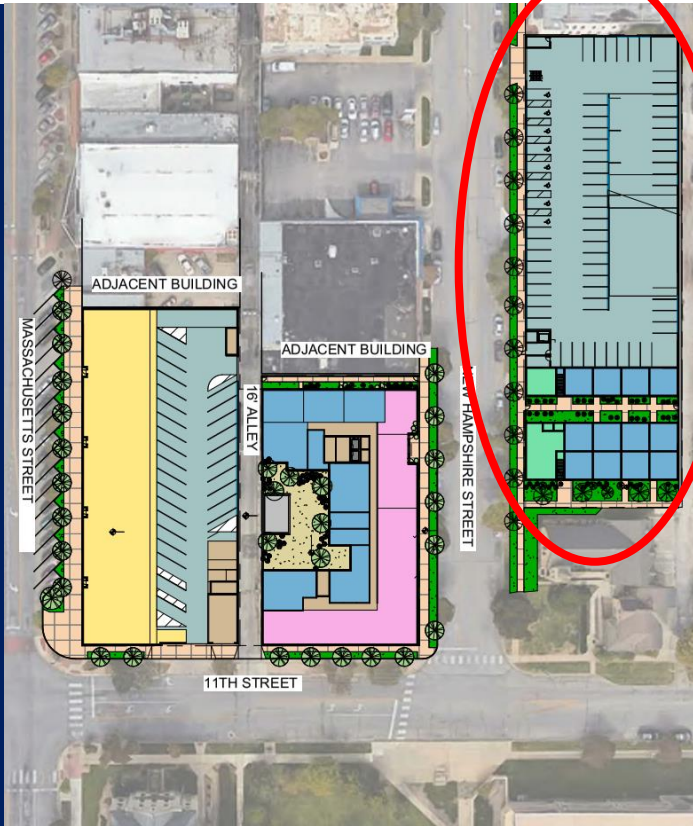
Proposed Project



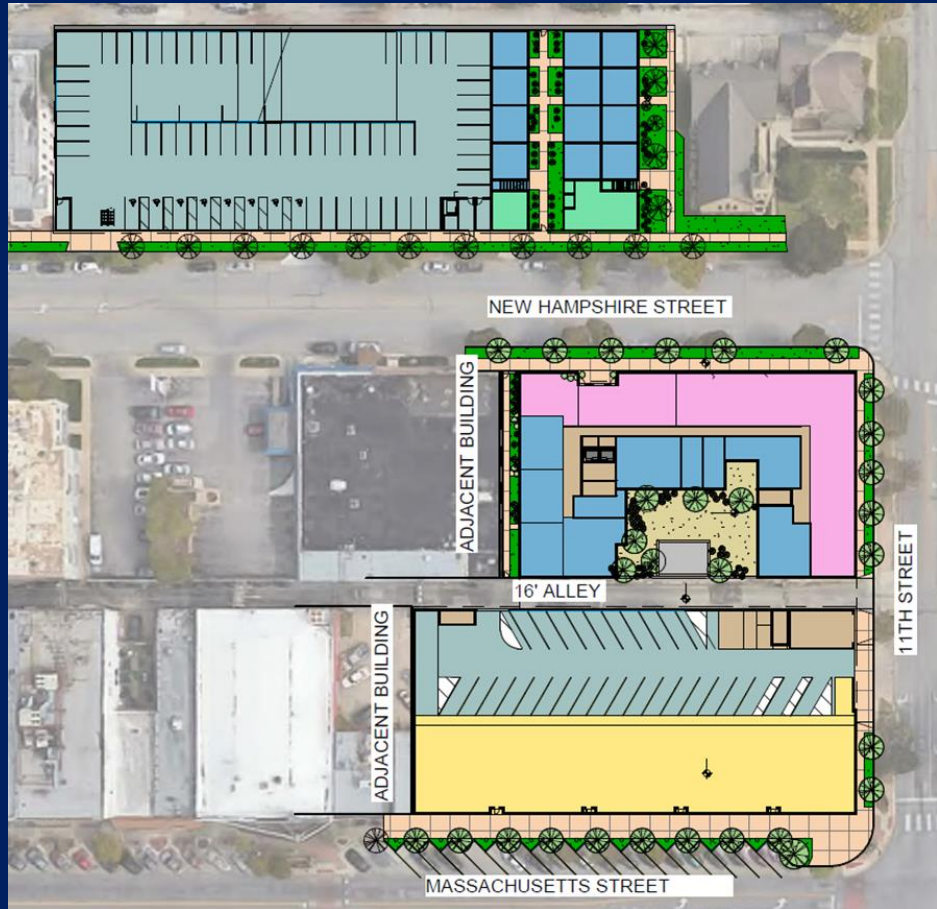
	1040 Massachusetts St. & 1040 New Hampshire St.
Number of stories	5 - 6 Stories
Height	65' 6" / 70'6" / 88'
Retail Space	14,083 square feet
Amenity Space	7,759 square feet
Residential Units	200 units
Bedrooms	555 bedrooms
Parking	29 spaces



Proposed Project



	1000 New Hampshire Street Block 1
Number of stories	3 Stories
Height	33 feet
Office Space	1,756 square feet
Residential Units	15 units
Bedrooms	55 bedrooms
Parking	243 spaces





Proposed conceptual rendering – 11th & Massachusetts Streets



Proposed conceptual rendering – Massachusetts Street



Proposed conceptual rendering – 11th & New Hampshire Streets



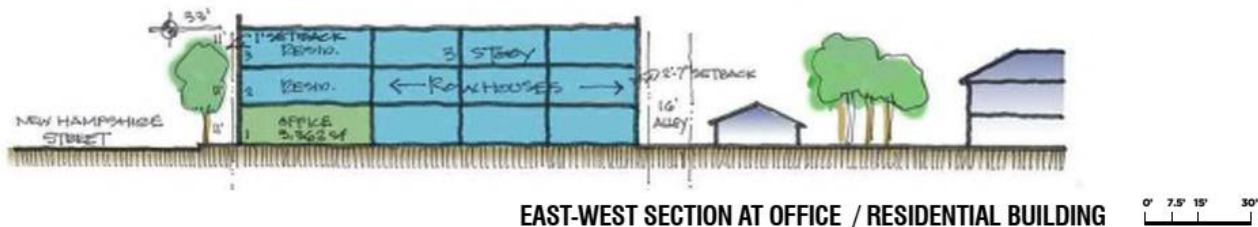
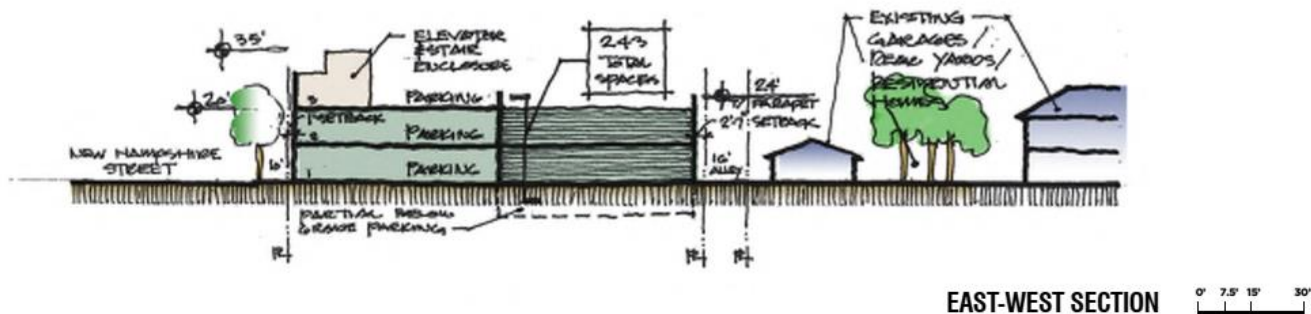
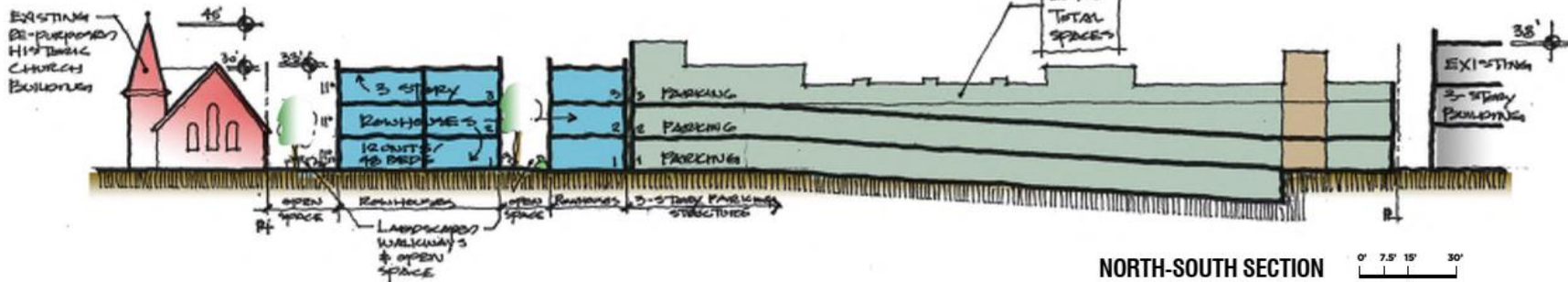
Proposed conceptual rendering – 11th & New Hampshire Streets



Proposed conceptual rendering – 11th Street



Proposed conceptual rendering – Parking/MU Structure





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Certificate of Appropriateness



- Chapter 22 of the City Code
- Adopted in 1988
- Includes review of projects in the environs of listed properties to promote compatible development to protect the context of listed properties.



Douglas County Courthouse

1904

John G. Haskell
Frederick C. Gunn



English Lutheran Church

1870 and 1900
John G. Haskell



Watkins Bank Building

1887
Cobb and Frost



Chapter 22



Certificate of Appropriateness - Environs

- The least stringent evaluation is applied
- There shall be a presumption that a certificate of appropriateness should be approved in this category unless the proposed construction or demolition would significantly encroach on, damage, or destroy the landmark or historic district.



Chapter 22



Design Criteria

Height

Massing

Scale

Platforms

Rhythm of Openings

Sense of Entry

Directional Expression

Setback

Roof Shape

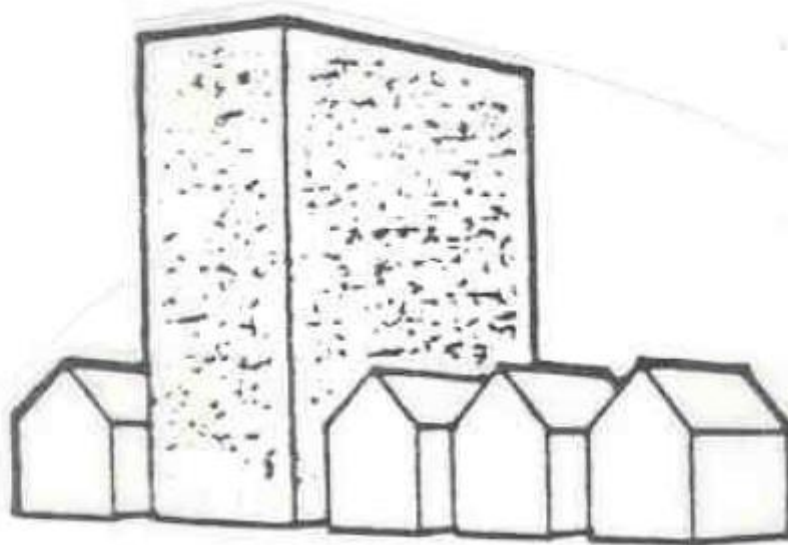
Imitations



Illustrative Design Criteria



Avoid - New construction that greatly varies in height (too high or too low) from older buildings in the vicinity.



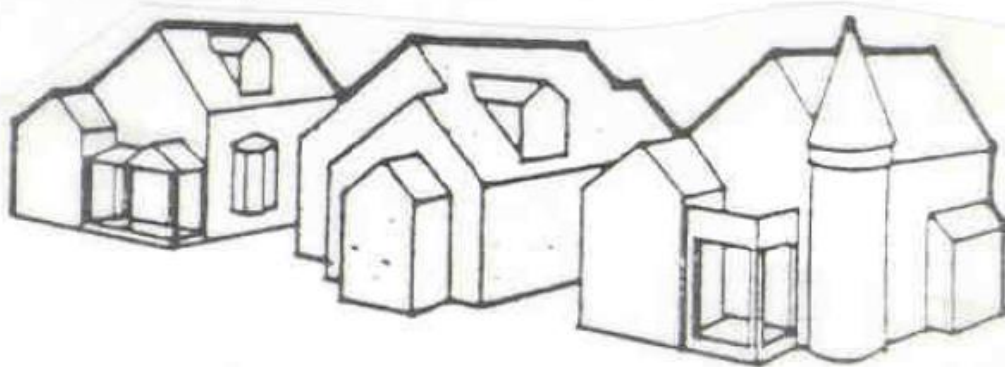


Illustrative Design Criteria



MASSING

Consider - Breaking up uninteresting boxlike forms into smaller, varied masses such as are common on most buildings from the historic period. Variety of form and massing are elements essential to the character of the streetscape in historic districts.



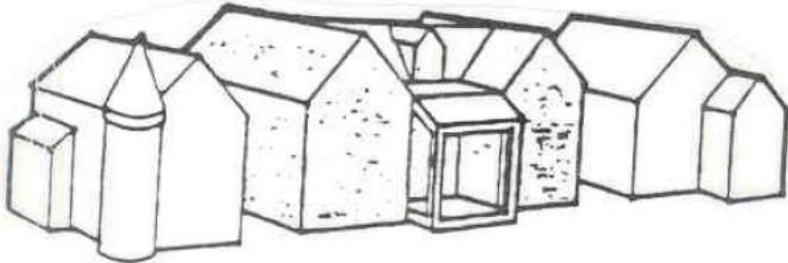


Illustrative Design Criteria

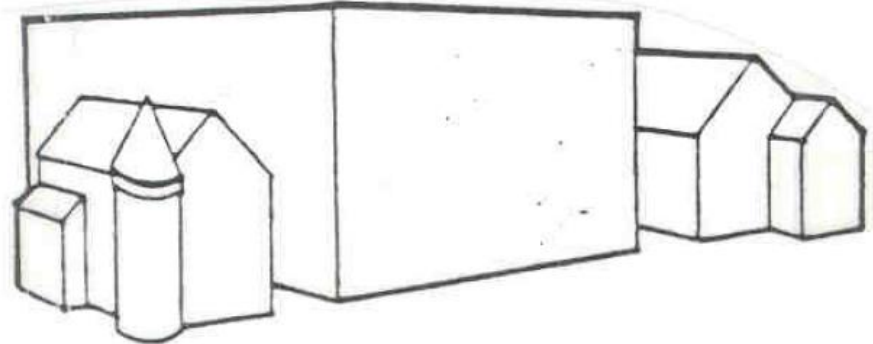


SCALE

Consider - Relating the size and proportions of new structures to the scale of adjacent buildings. Although much larger than its neighbors in terms of square footage, the building shown maintains the same scale and rhythm as the existing buildings.



Avoid - Buildings that in height, width, or massing violate the existing scale of the area. The new building shown here disrupts the scale and rhythm of the streetscape, although it might be appropriate in a different location.





HRC Action



- November 15, 2018
Referred to Architectural Review Committee
- March 21, 2019
Found that the **height, mass, and scale** of the project significantly encroaches on, damages, or destroys the landmarks and denied the Certificate of Appropriateness



City Commission Considerations:



1. Certificate of Appropriateness
2. **Downtown Design Guidelines**
3. Demolition of existing structures at 1040 Massachusetts Street and 1041 New Hampshire Street
4. Two special use permits for ground floor dwelling units
5. Use of alley right-of-way



Downtown Design Guidelines



- Urban Conservation Overlay District
- Adopted in 2001
- Guidelines Revised in 2008
- Ensure development takes place in such a way as to maintain and enhance Lawrence's unique character and scale
- Development that is consistent with Downtown Lawrence's character-defining elements.



Downtown Design Guidelines



New Construction Guidelines Not Met:

7.1 New infill buildings should be multistory in height, up to and within appropriate limits. **5-6 story building is not appropriate for this site.**

7.2 The height of a new building must be in acceptable proportion to its width, following patterns and proportions established by existing structures; likewise, story-to-story heights must be appropriate. **The 5-6 story structure does not follow the patterns and proportions established by existing structures. The ground floor height of 21 feet is not appropriate for the district.**



Downtown Design Guidelines



New Construction Guidelines Not Met:

- 7.3 The height of new buildings and additions shall relate to the prevailing heights of nearby buildings. New construction that greatly varies in height from adjacent buildings shall not be permitted. **The 5-6 story building greatly varies from the one story structure to the north and is significantly taller than the commercial structures in the block. The Watkins Bank Building and the Douglas County Courthouse were constructed as stand-alone structures that were not designed to be part of the pattern of the downtown commercial storefronts.**



Downtown Design Guidelines



New Construction Guidelines Not Met:

7.5 A building's overall proportion (ratio of height to width) must be consistent with existing historic structures. **The overall proportion of the 5-6 story building is not consistent with the existing historic structures.**

7.9 Facade widths for new buildings and additions should correspond with other buildings widths in the same block. On Massachusetts Street, widths are typically built to increments of 25 feet. **The overall building façade does not follow the 25 foot increment. Similarly, the divisions in the storefront are not increments of 25 feet.**



Downtown Design Guidelines



New Construction Guidelines Not Met:

- 7.14 The composition of an infill facade (that is, the scale, massing, and organization of its constituent parts) shall be similar to the composition of surrounding facades in the block. **The height, mass, and scale of the 5-6 story structure are not consistent with surrounding facades in the block which are smaller in width and shorter in height.**



Downtown Design Guidelines



	# of total guidelines	# not met	# partially met	# met
New Construction	16	6	5	5
Total Guidelines Applicable to Project	104	8	18	60
Guidelines Not Addressed	18	-	-	-



Proposed conceptual rendering – 11th & Massachusetts Streets



Proposed West Elevation – Massachusetts Street



Proposed conceptual rendering – 11th & New Hampshire Streets



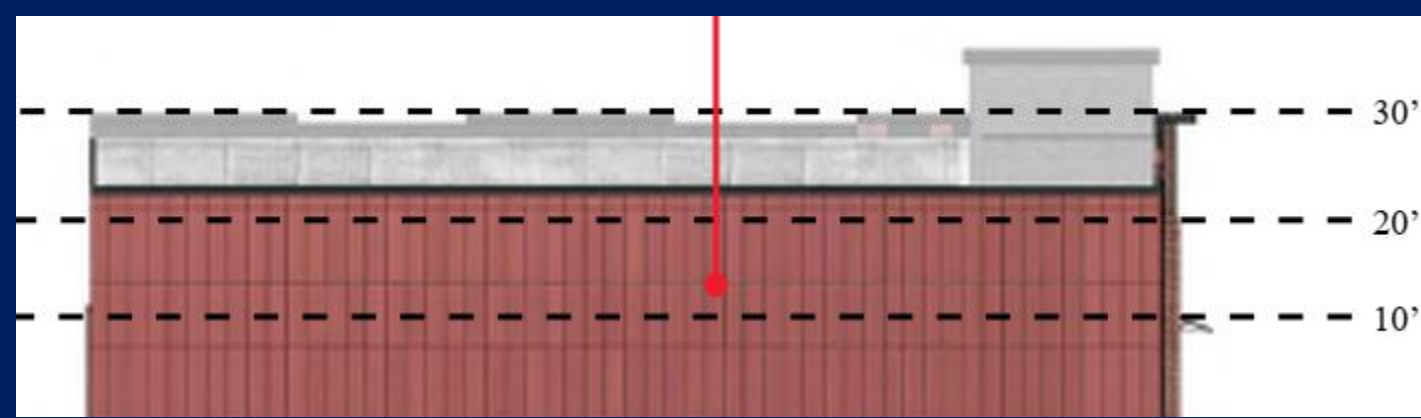
Proposed East Elevation – New Hampshire Street



Proposed North Elevation



Proposed Elevation of New Hampshire Street Mixed Use Structure – View from the West

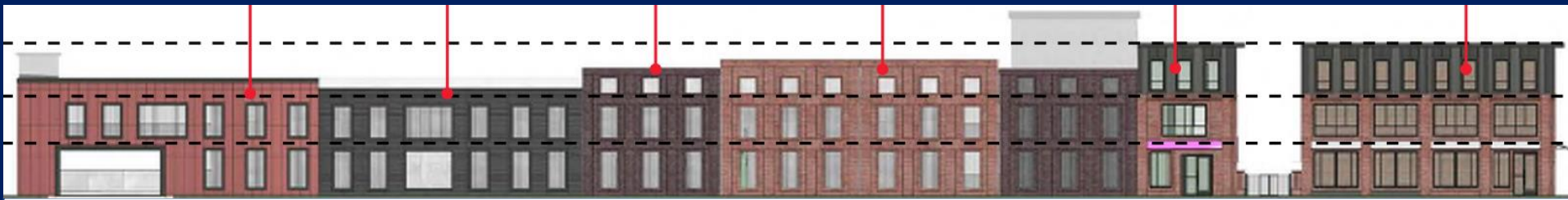


View from
the North

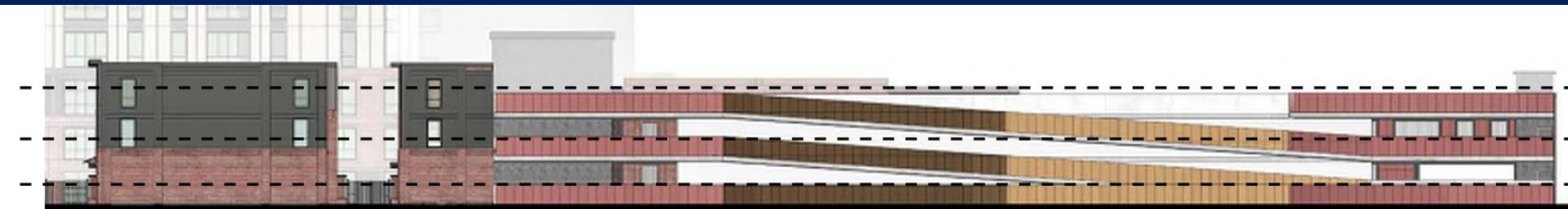


View from
the South

Proposed Elevation of New Hampshire St. Mixed Use Structure



Proposed Elevation of Parking Structure – View from the West



Proposed Elevation of Parking Structure – View from the East



HRC Action



➤ November 15, 2018

Referred to Architectural Review Committee

March 21, 2019

➤ Determined the project does not meet the
Downtown Design Guidelines.



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Staff Recommendation



Certificate of Appropriateness

Staff recommends the Commission concur with the HRC determination and find that the proposed project will significantly encroach on, damage, and destroy the environs of the listed properties and deny the Certificate of Appropriateness.



Staff Recommendation



Downtown Design Guidelines Review

Staff recommends the City Commission concur with the HRC and find that the proposed project does not meet the Downtown Design Guidelines.

Staff also recommends the City Commission not approve the demolition until an appropriate replacement plan is approved.



Staff Recommendation



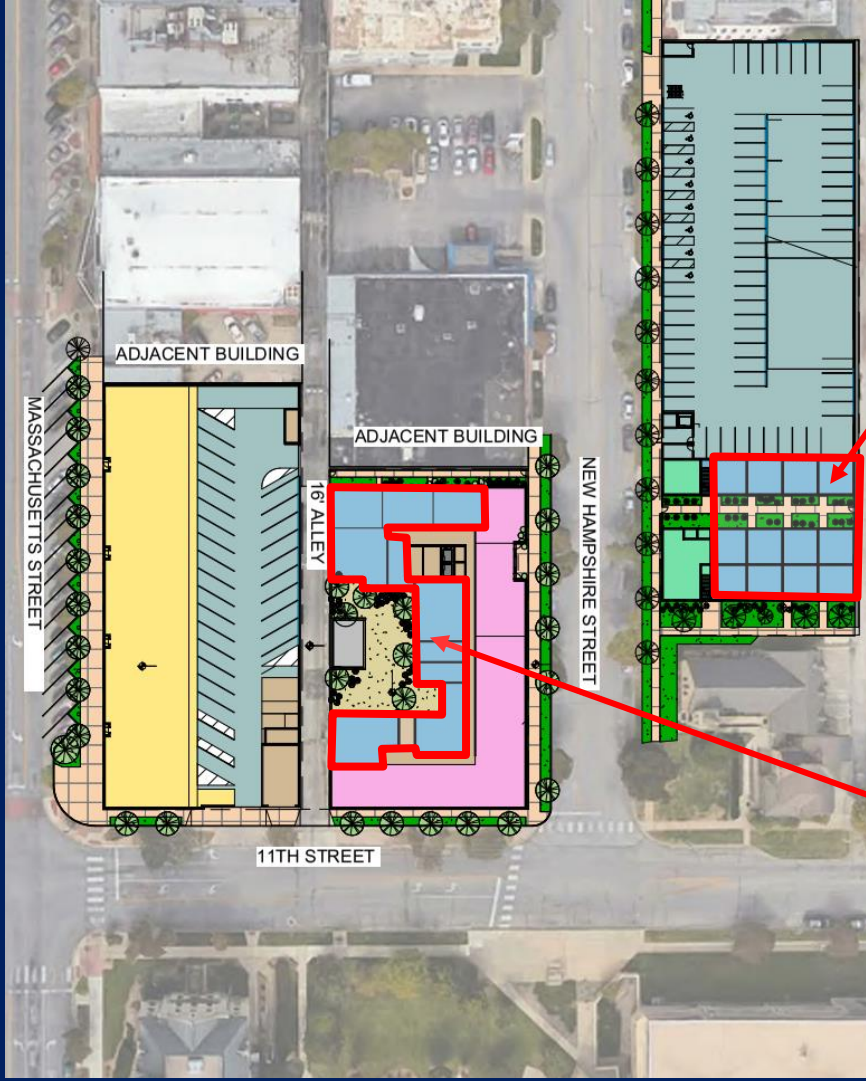
If the Commission approves the Certificate of Appropriateness and the Downtown Design Guidelines review, staff recommends that the final building materials for the structures be reviewed and approved by the Architectural Review Committee.



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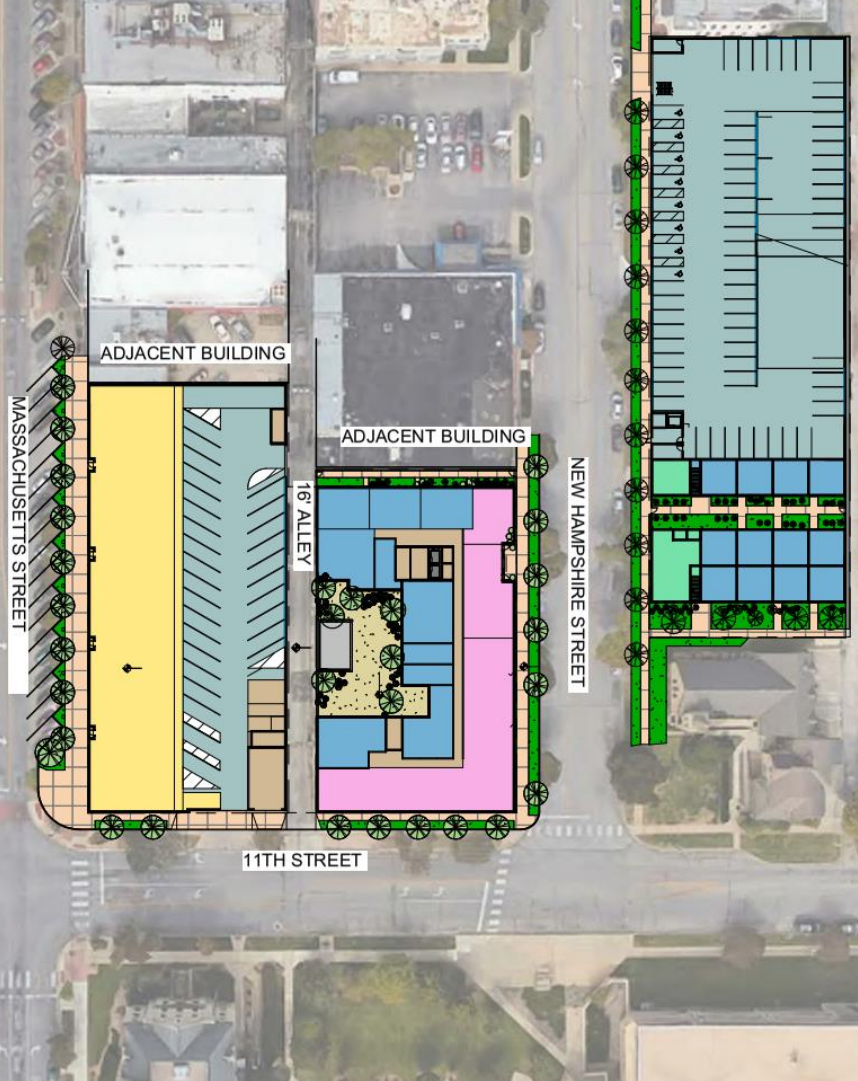


SUP-19-00033

- 12 units
- No frontage on New Hampshire Street

SUP-18-00502

- 10 units
- No frontage on New Hampshire Street



Proposed Uses	Permitted in the CD District
Retail	Yes
Multi-Dwelling Structure (and amenities)	Yes
Office	Yes
Ground-Floor Dwelling Unit	SUP

Section 20-517(3)(ii):

A multi-dwelling structure and work/live units require a special use permit in the CD District when ground floor residential uses are proposed along number streets, Vermont or New Hampshire Streets.



Findings/Conclusions

- ✓ Compatibility with surrounding area.
- ✓ Will not cause negative impact on neighborhood.
- ✓ Public infrastructure is available to serve the project.
- ✓ Special use permit and subsequent site plan serve as enforcement documents for continued maintenance.
- ✓ The property is not located within regulatory floodplain.
- ✓ Time limit is not proposed.



SUP-18-00502 - STAFF RECOMMENDATION

If HRC Appeal is DENIED

If the City Commission concurs with the HRC determination and **denies** the Certificate of Appropriateness and the Downtown Design Guidelines:

Staff recommends denying a special use permit located at **1040 Massachusetts Street** and **1041 New Hampshire Street**.



SUP-18-00502 - STAFF RECOMMENDATION

If HRC Appeal is APPROVED

If the City Commission **approves** the Certificate of Appropriateness and the Downtown Design Guidelines review :

Staff recommends approval of a special use permit located at **1040 Massachusetts Street** and **1041 New Hampshire Street**, subject to the following conditions:



SUP-18-00502 - CONDITIONS

1. There shall be no ground floor dwelling units with exterior frontage on New Hampshire Street and 11th Street.
2. The total square footage of the first floor residential shall not exceed 50% of the interior square footage of the first floor structure on New Hampshire street.



SUP-19-00033 - STAFF RECOMMENDATION

If HRC Appeal is DENIED

If the City Commission concurs with the HRC determination and **denies** the Certificate of Appropriateness and the Downtown Design Guidelines:

Staff recommends denying a special use permit located at **1000 New Hampshire Street Block 1**.



SUP-19-00033 - STAFF RECOMMENDATION

If HRC Appeal is APPROVED

If the City Commission **approves** the Certificate of Appropriateness and the Downtown Design Guidelines review :

Staff recommends approval of a special use permit located at **1000 New Hampshire Street Block 1**, subject to the following conditions:



SUP-19-00033 - CONDITIONS

1. There shall be no ground floor dwelling units with exterior frontage on New Hampshire Street and 11th Street.



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First Floor



Third Floor



Proposed conceptual rendering – 11th Street



Alley Considerations

1. Access
2. Maintenance Responsibilities
3. Value of Commercial Use



Japanese Friendship Garden

Proposed Project Location



Use of Alley Right-Of-Way STAFF RECOMMENDATION

Based on the decision of the appeal request of the HRC decision and the SUP requests, direct staff to draft a license agreement for the use of alley right-of-way for consideration by the City Commission at a future date, if appropriate.



Chapter 22



Environs - Any structure, object, or site that directly contributes to the architectural and/or historical significance of a landmark or historic district. The environs area shall not include structures, objects, or sites which are not located in part, or in their entirety, within 250 feet of the boundaries of a landmark or historic district designated pursuant to the Chapter.

Name	Address	Units	Acres	Units per Acre
901 Lofts	901 New Hampshire St.	55	0.25	216.8
TownPlace Suites Residential	900 New Hampshire St.	3	0.67	4.5
888 Lofts	888 New Hampshire St.	114	0.81	141.1
800 Lofts	800 New Hampshire St.	55	0.40	136.0
The Hub	1040 Mass. / 1041 New Hampshire St. +Block 1	215	2.15	100.1
947 Lofts	947 New Hampshire St.	20	0.2	99.2
Hobbs Taylor Lofts	730 New Hampshire St.	29	1.76	16.47
Ten Ten Lofts	945 Massachusetts St. / 10 E. 10 th St.	10	0.13	74.2

Downtown Density Calculations