

PLANNING COMMISSION REPORT
Regular Agenda -Public Hearing Item

PC Staff Report
6/23/14

**ITEM NO. 1B PRELIMINARY DEVELOPMENT PLAN FOR HERE @ KANSAS; 1101
AND 1115 INDIANA ST (SLD)**

PDP-14-00183: Consider a Preliminary Development Plan for HERE @ Kansas, located at 1101 & 1115 Indiana St. Submitted by Hartshorne Plunkard Architects on behalf of HERE Kansas LLC, Contract purchaser. Berkley Flats Apartments, LLC and Georgia Bell, property owners of record.

STAFF RECOMMENDATION ON PRELIMINARY DEVELOPMENT: Planning Staff recommends approval of Here @ Kansas Preliminary Development Plan – Preliminary Plat based upon the findings of fact presented in the body of the staff report and subject to the following conditions:

1. Approval of a subdivision plat variance for the reduced right-of-way for 11th Street from 80' to 40' of right-of-way.
2. Approval of increased density by the City Commission.
3. Submission of revised data for the Downstream Sanitary Sewer Analysis per the approval of the City Utility Engineer prior to the submission of a Final Development Plan.
4. Submission of a revised Drainage Study to reflect the updated area and bed count indicated in the cover letter per the approval of the City Stormwater Engineer.
5. Submission of a revised landscape plan to correspond to the development plan with property dimensions, building setback, sidewalk shown on the south side of the building, summary of a landscape schedule to include the quantity, size and symbol of proposed landscape materials
6. Revise Sheet PDP-01 to note property owners of record and indicate Here Kansas, LLC as developer.
7. Revise drawing set to include the angled parking exhibit. The on-street parking design is conceptual with the Preliminary Development Plan approval and may require modification with the Final Development Plan pre review comments of staff and the University of Kansas.
8. Revise the Project Data Summary on sheet PDP-01 to show 172 units on face of plan not 173.
9. Revise the Project Data Summary on sheet PDP-01 to show required parking consistent with the MU-PD Development Bonus Utilization Summary.
10. Revise the development plan to show a 14' setback required to meet to meet the standard of section 20-701 (g).
11. Revise the development plan to and to show that the building height complies with the maximum 80' allowed per the MU District and proposed redemption of development bonus points.

Reason for Request: *Here Kansas, LLC plans to construct a state-of-the art, five (5) story, LEED certifiable, mixed-use project. It will contain ground floor retail/restaurant uses on both Indiana and Mississippi Streets, three (3) residential floors containing approximately 624¹ residential student housing units, an amenity area which includes a fitness room, three outdoor common open spaces (one which includes a swimming pool areas), and two level automated robotic parking garage containing approximately 577 parking spaces strategically integrated into the natural topography of the site. Unlike conventional real estate developers, Here Kansas views itself as the curator of an experience which provides desired outcomes, not merely an erector of bricks and mortar.*

This revised Planned Development replaces application PDP-13-00518, recommended for approval by the Planning Commission on February 24, 2014 and approved by the City Commission on March 11, 2014. The plan includes the property located at 1115 Indiana Street previously excluded from the redevelopment proposal. Inclusion of the property at 1115 Indiana Street allows the developer to construct a slightly different building than originally approved.

KEY POINTS

- Proposed redevelopment of existing high-density residential use.
- Pedestrian scale uses are located at the street level and include non-residential uses.
- The MU district allows counting on-street parking toward required parking.
- Proposed development project uses density bonuses to achieve the intended development density, height and reduced parking requirements.
- The proposed plan includes .139 acres (1115 Indiana Street) that was not included in the previous plan.
- The applicant is proposing a 25% increase in the base density per the Development Plan. The City Commission must approve the increase. The Planning Commission may make a recommendation regarding this increase.

FACTORS TO CONSIDER

- Compliance with Development Code.
- Conformance with *Horizon 2020*.
- Conformance with Subdivision Regulations.

PLANS AND STUDIES REQUIRED

- *Traffic Study* – Study received and accepted by staff.
- *Drainage Study*– Required study and supporting documentation provided and is approved by City Stormwater Engineer.
- *Downstream Sanitary Sewer Analysis*– The DSSA revised 6/4/2014 has a wastewater calculation spreadsheet in Enclosure 3 that appears to be the same spreadsheet as the previous submittal from 4/25/2014. Revise to reflect the updated area and bed count indicated in the cover letter.
- *Retail Market Study* – Not applicable to this request.

ASSOCIATED CASES/OTHER ACTION REQUIRED

Associated Cases

- Z-13-00516 RM32 to MU-PD (1101 Indiana Street only) to be replaced by Z-14-00170.
- PDP-13-00518 (1101 Indiana Street only) to be replaced by this application (PDP-14-00183).
- Z-14-00170 RM32 and MU-PD to MU PD (1101 and 1115 Indiana Street).

¹ 624 units refers to bedrooms. The actual number of units proposed is 239 units.

Other Action Required

- City Commission approval required of Preliminary Development Plan.
- City Commission approval of 25% density increase per Section 20-701 (g)
- Submittal and approval of Final Development Plan and Final Plat.
- Recording of Final Development Plan and Final Plat with the Douglas County Register of Deeds.
- Submission and approval of public improvement plans.
- Building permits must be obtained prior to construction of structures.
- Execution of agreements for use of right-of-way including parking agreements between applicant, city and University of Kansas.

ATTACHMENTS

1. Development Plan
2. Project Summary (application)
3. Density Bonus Calculation
4. March 2014 site plan with parallel on-street parking spaces
5. Use by floor summary

PUBLIC COMMENT

- None received to date.

GENERAL INFORMATION	
Current Zoning and Land Use:	MU-PD (Mixed Use Planned Development Overlay) and RM32 (Multi-Dwelling Residential) District; existing apartment complex with multiple buildings and surface parking – 1101 Indiana Street and existing detached residence at 1115 Indiana Street.
Surrounding Zoning and Land Use:	<p>To the North: RM32-PD [Varsity House] (Multi-Dwelling Residential and Planned Development Overlay) District; existing multi-dwelling. Also to the North RM32 (Multi-Dwelling Residential) District; existing 9-unit apartment building (SP-3-11-91).</p> <p>To the West: U-KU (University of Kansas) main campus including practice fields, stadium, and surface parking lot.</p> <p>To the South: RM32 (Multi-Dwelling Residential) District; existing mixed residential uses.</p> <p>To the East: RMG (Multi-Dwelling Greek Housing Residential) District; existing residential uses. RM32 (Multi-Dwelling Residential) District; existing mixed residential uses and PD – [The Oread PCD] Planned Commercial District; existing mixed-use commercial, hotel and residential use.</p>

Summary of Use and Changes to Plan

This proposed development replaces the previous application and includes the property at 1115 Indiana Street. The plan includes both residential and non-residential uses. The previous plan included 592 bedrooms in 176 units. The revised plan includes 624 bedrooms in 239 units. The previous plan included only 2 and 4 bedroom units. The revised plan includes 1, 2, 3 and 4 bedroom units providing a greater mix than the previous plan.

The current non-residential (commercial) space proposed includes:

- 6,000 SF on the 1st floor at 11th Street and Mississippi Street
- 4,412 SF on the 3rd floor at 11th Street and Indiana Street
- 2,651 SF on the 5th floor at south end of Indiana Street

The total retail space proposed in the current application is 13,063 SF. The previous plan included on 8,958 SF with retail only on the 1st floor at 11th Street & Mississippi Street and the third floor at 11th Street and Indiana Street.

- The Proposed plan includes 2.52 acres (1101 Indiana Street and 1115 Indiana Street).
- The approved plan included 2.32 acres (1101 Indiana Street only).
- Proposed plan accommodates parking through 577 garage spaces and 106 on-street parking spaces.
- Approved plan included 592 garage spaces and 38 on-street parking spaces.
- Proposed Plan includes 239 actual dwelling units (172 calculated units) with 624 total beds.
- Approved plan included 176 actual dwelling units (154 calculated units) with 592 total bedrooms.
- Proposed plan includes 13,137 SF of retail space.
- Approved plan included 8,958 SF of retail space.

A direct comparison between the previous plan and the proposed plan is complicated by programmatic variations in building labeling.

MU Development Standards

Sections 20-1108(e), (f), (g) and (j) address minimum building forms, require mixed-use development with a minimum of two story buildings and non-residential uses at the ground floor. This development includes a total of 7 stories (above ground at the northeast corner of the site) and retail uses at the northeast, northwest and southeast corners of the development. All street frontages within this development are designated "primary" in the MU District. Section 20-1108 (i) states that areas designated as primary public frontage, vehicular access to individual lots may be permitted only from a public alley. This development provides access from Mississippi Street. There are no alleys within this development. Mississippi Street is also the service side of the development. As part of a PD overlay district, this development is considered to be a single mixed-use building – single-phase development.

Within an MU District, required parking may be provided using on-site parking, on-street parking, and shared off-street parking. Bonus points may be used to accommodate a reduced amount of parking. This development uses bonus points to reduce required parking (3 spaces). This project received the maximum number of bonus points allows for Goal III: Provision of a transit-supportive development – location adjacent to designated transit stops (100 points). The applicant proposes to redeem 15 bonus points toward required parking. Additionally, staff has accepted the applicant's assertion that 5% of the required on-site parking spaces are shared parking spaces within this development.

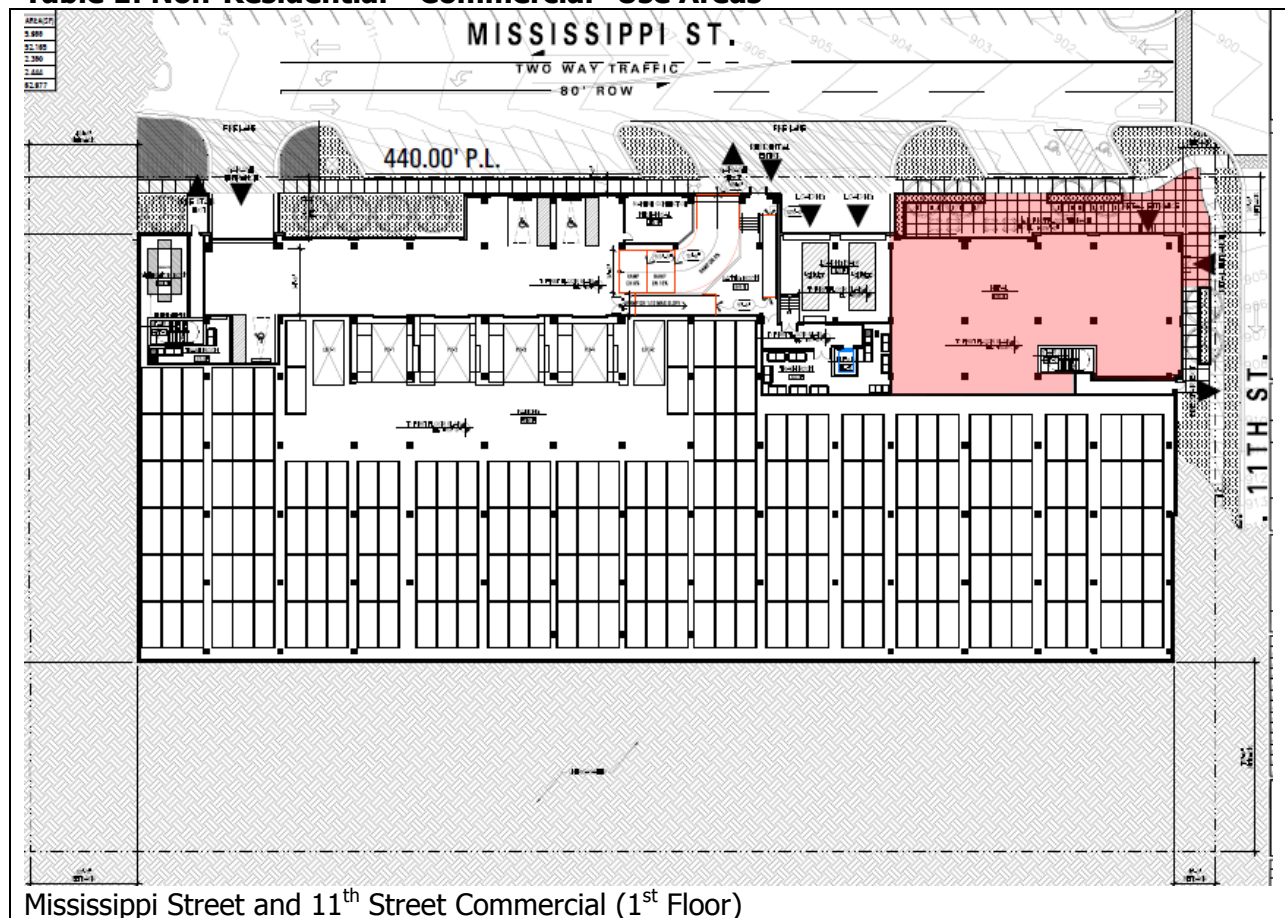
Shared off-Street Parking

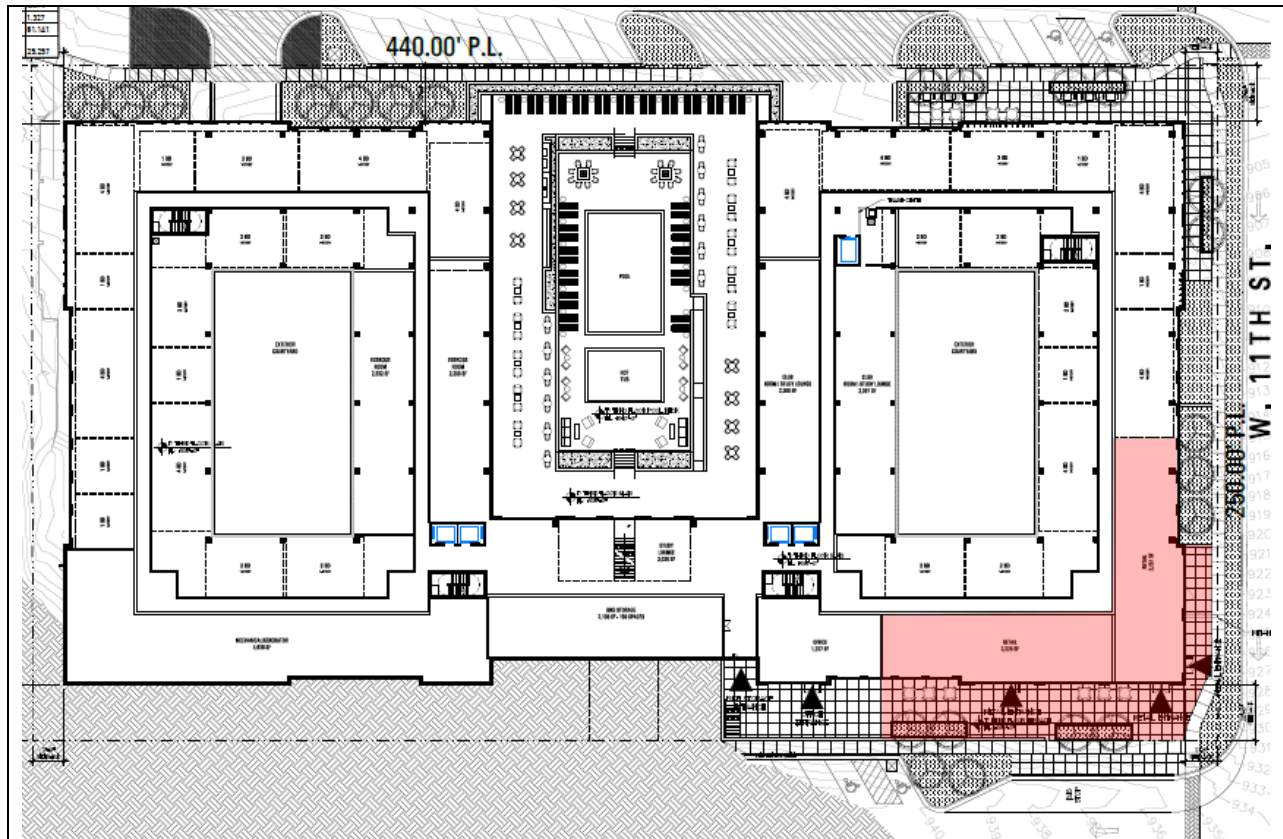
Section 20-1108 (k) allows shared parking per Section 20-909 of the Land Development Code.

"Uses within a mixed use development are encouraged to share parking rather than provide parking on a use by use basis on individual properties."

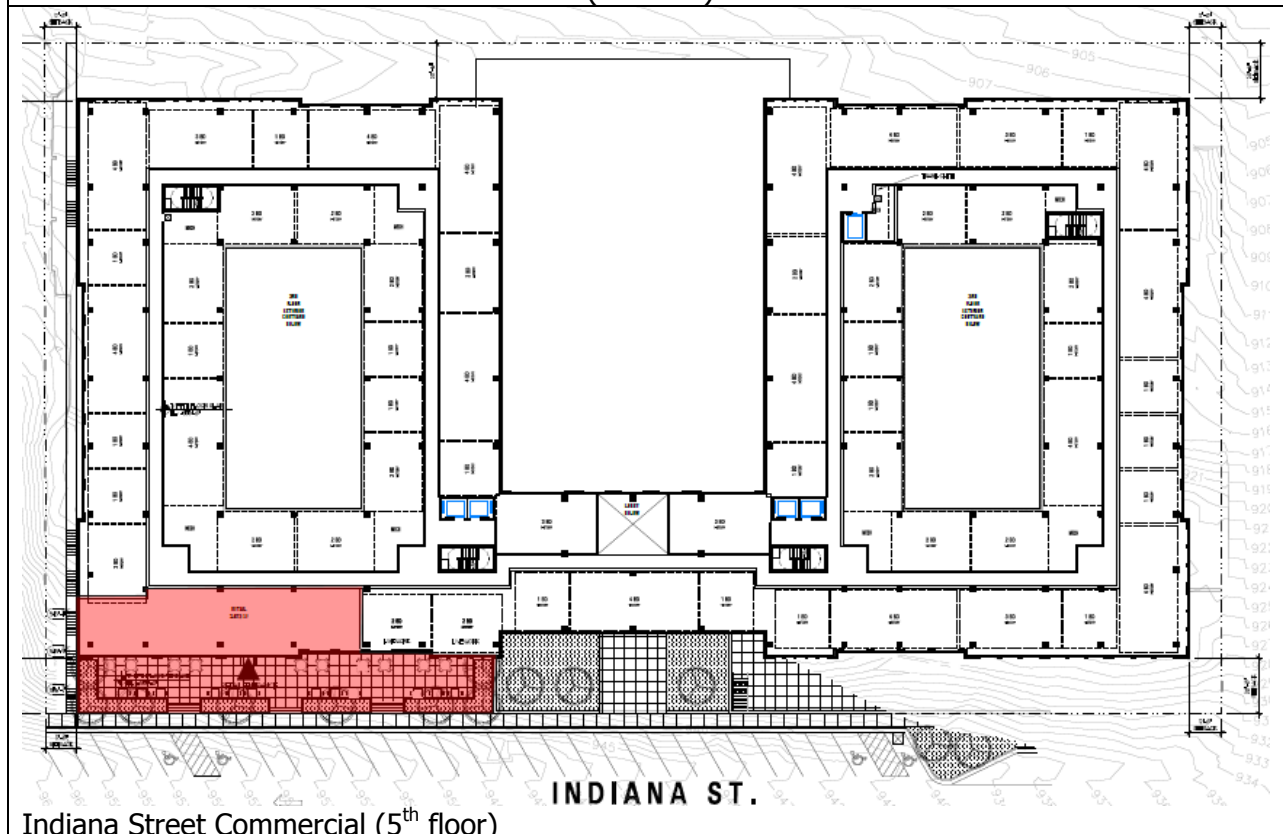
This development is a single mixed use building on a single lot. Multiple property owners are not anticipated for this development. Typical shared parking agreements include multiple property owners and tenants. The development includes 577 off-street (garage spaces). Five percent of these spaces (29 spaces) are estimated by the applicant to be shared between the residential and non-residential uses. The plan identifies three individual non-residential (commercial) use areas within the development.

Table 1: Non-Residential "Commercial" Use Areas





Indiana and 11th Street Corner Commercial (3rd Floor)



Indiana Street Commercial (5th floor)

These shared spaces are likely to accommodate employees associated with the non-residential uses. For purposes of the parking analysis, the applicant has anticipated that two of the three non-residential “commercial” spaces will be used for retail uses (1 space per 300 SF) and the remaining third non-residential “commercial” space will be used for a restaurant use. The applicant has allocated 31 parking spaces for retail uses and 40 parking spaces for a restaurant use. There is no specific tenant designated for these spaces at this time. Depending on the mix of non-residential uses, this parking may or may not be sufficient. Additional review of the non-residential space will be included with the Final Development Plan.

On-Street Parking

Per Section, 20-1108 (k) the *Land Development Code* allows that on-street parking within the MU district can count toward the off-street parking requirements for specified uses in Section 20-902. This provision allows the parking that is within the district (adjacent to the subject property) to be counted toward the required off-street parking. The district zoning extends to the centerline of the adjacent right-of-way. Parking along the west side of Mississippi Street and the east side of Indiana Street are not within the proposed MU district. However, the applicant has shown revised parking along the west side of Mississippi Street and the east side of Indiana Street as part of this development.

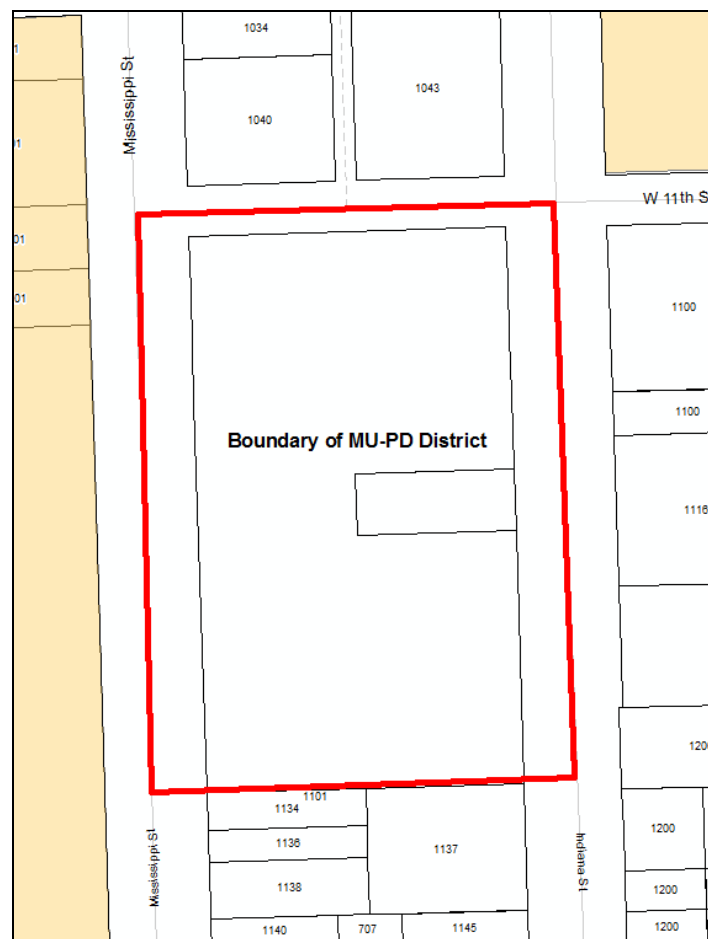


Figure 1: Proposed MU District Boundary

The approved plan showed 38 on-street parking spaces. Parallel spaces were shown along west side of Indiana Street (17 spaces) and angled parking along the east side Mississippi Street (21 spaces).

The revised development plan includes the use of both sides of Mississippi Street and Indiana Street right-of-way for on-street parking. This revised plan includes angled parking along both sides of Indiana Street and Mississippi Street. The on-street parking arrangement shows 106 spaces.

- Mississippi Street – West side; 40 spaces – All spaces abutting KU property.
- Mississippi Street – East side; 17 spaces – All spaces abutting subject property.
- Indiana Street – West side; 33 spaces – 3 spaces adjacent to abutting property to the south.
- Indiana Street – East side; 16 spaces – All spaces abutting private property.

Mississippi Street includes 80 of right-of-way. The west side is currently used by KU for campus parking and bus staging for football games and other events. If approved, the use of the right-of-way would include an agreement with the City and KU for use of the spaces along the west side of Mississippi for KU home football games and other large regular events.

Approval of the development with the angled parking on the east side of Indiana Street may impact some of the existing developed properties (existing on-site parking and landscaping). These property have been notified of potential impacts to their property that may result from this project.

Off-Street Parking

The proposed development includes a garage accessed from Mississippi Street. The garage provides 577 spaces of the required 673 spaces. The MU district allows off-street parking to be reduced at a rate of 1 parking space per 5 bonus points.

At this time specific uses for the non-residential (retail/restaurant) space is not identified. This use would be accommodated with on-street parking as needed. The increase in the proposed retail space from 8,958 SF to 13,063 SF corresponds to the applicant's request to increase the on-street parking that includes the two sides of the street not within the proposed MU boundary.

The following tables provide a summary of the off-street parking requirements for the uses and the proposed parking provided for this development for both the approved plan and the proposed plan.

Table 2: Approved Preliminary Development Plan

PARKING SUMMARY APPROVED PRELIMINARY DEVELOPMENT PLAN		
Use	Parking Required	Parking Provided
Multi-Dwelling Residential	1 space per bedroom (592 total bedrooms) 1 space per 10 units (176 total units) 610 spaces required	592 spaces garage 38 parallel spaces shown along public streets
Nonresidential use 8,958 SF	Retail Space: 1 space per 300 SF (30 spaces for 8,958 SF) Eating and Drinking Space: 1 space per 100 SF customer service area + 1 per employee maximum shift.	
Total Spaces provided		630 spaces

Table 3: Proposed Preliminary Development Plan

PARKING SUMMARY PROPOSED PRELIMINARY DEVELOPMENT PLAN		
Use	Parking Required	Parking Provided
Multi-Dwelling Residential	1 space per bedroom (624 total bedrooms) 624 1 space per 10 units (239 actual units) 24 <u>1 space per 10 units (172 calculated units) 18</u> 624 + 24 = 648 actual residential spaces required 624 + 18 = 642 residential spaces required (calculated density)	
Nonresidential use 13,063 SF Three separate areas designated for non-residential use within project.	Retail Space: 1 space per 300 SF (43 spaces for all 13,063 SF) 31 spaces ² – retail [2 of 3 spaces 9,300 SF total] 34 spaces – retail [2 of 3 spaces 10,200 SF total] Eating and Drinking Space: 1 space per 3 persons based on maximum occupancy + 1 per employee maximum shift. [Uses include: <i>Accessory Bar, Bar or Lounge,</i> <i>Brewpub, or Nightclub</i>] 1 space per 100 SF per customer service area + 1 per employee maximum shift [Uses Include: <i>Accessory Restaurant, Fast Order</i> <i>Food, Restaurant Quality</i>] 40 spaces ³ – restaurant [1 of 3 spaces 3,763 SF total with 10 employees] 38 spaces – restaurant [1 of 3 spaces 2,863 SF total with 10 employees] Required non-residential parking 71 per Bonus Calculation or 72 per project data summary on page PDP-01	577 garage spaces 106 on street <ul style="list-style-type: none"> • 50 spaces in district • 56 spaces out of district 577 + 106 = 683 577 + 50 = 627
Total Spaces Required before credits	642 (residential) + 43 (if all retail) = 685 642 (residential) + 71 (Bonus Calculation) = 713 642 (residential) + 72 (PDP-01) = 714	
Total Spaces Credited	3 space redeemed with MU points. 29 spaces in garage used toward shared parking within development. 685 – 32 = 653 required spaces 713 – 32 = 681 required spaces 714 – 32 = 682 required spaces	

² 31 spaces noted in Bonus Calculation. PDP-01 shows 34 spaces used for parking calculation.

³ 40 spaces used in Bonus Calculation. PDP-01 shows 38 spaces used for parking calculation.

The MU-PD Development Bonus Calculation is inconsistent with the most recent development plan (sheet PDP-01). A condition of approval is to submit both documents with a correct summary. The total required off-street parking is met only when parking spaces outside of the district, but proposed with this redevelopment, are included. As the project is refined and final designs for the bus pullout, and on-street parking is determined, the total parking provided may change. This element will continue to be reviewed as part of a Final Development Plan. Any reductions in parking for the development will be noted and if necessary addressed to the appropriate commission for approval of a parking reduction.

STAFF ANALYSIS

This preliminary development plan is for a mixed use, multi-story building with garage parking and street level non-residential uses. The base zoning for this project is MU, which requires the designation of development zones. The subject property is proposed to be developed with a single vertical mixed-use structure. This property includes frontage along Mississippi Street, Indiana Street and 11th Street. All three streets serve a primary function and are designed for pedestrian scale. Vehicular access to this development is limited to Mississippi Street. On-street parking provides access to the street level retail uses.

In addition to the MU district requirements, this project includes a PD overlay. Certain development standards and bonuses conflict. An example of this conflict is with buildings setbacks. The MU district supports a zero building setback with a maximum setback of 10'. The PD Overlay District allows building height to be increased above the base district 1' for every 1' of additional setback.

A greenfield development would be expected to meet all design standards of the *Land Development Code*. As an infill development within the context of a fully developed urban area, some standards are not achievable or desirable. Key elements for this project have focused on providing a pedestrian scale along the public streets, integrating non-residential uses at the ground floor levels and requiring a mix of uses.

The plan includes residential and non-residential (commercial) uses as well as structured parking. This plan identifies two live-work units within the development. These units are two-story units and are located on 5th and 6th floors of the building. A summary of the use by floor is attached to this report. Units located on the 7th & 8th Floor are all two-story units. Access to these units would be from the 7th floor. Access to the 8th Floor would be internal to the units.

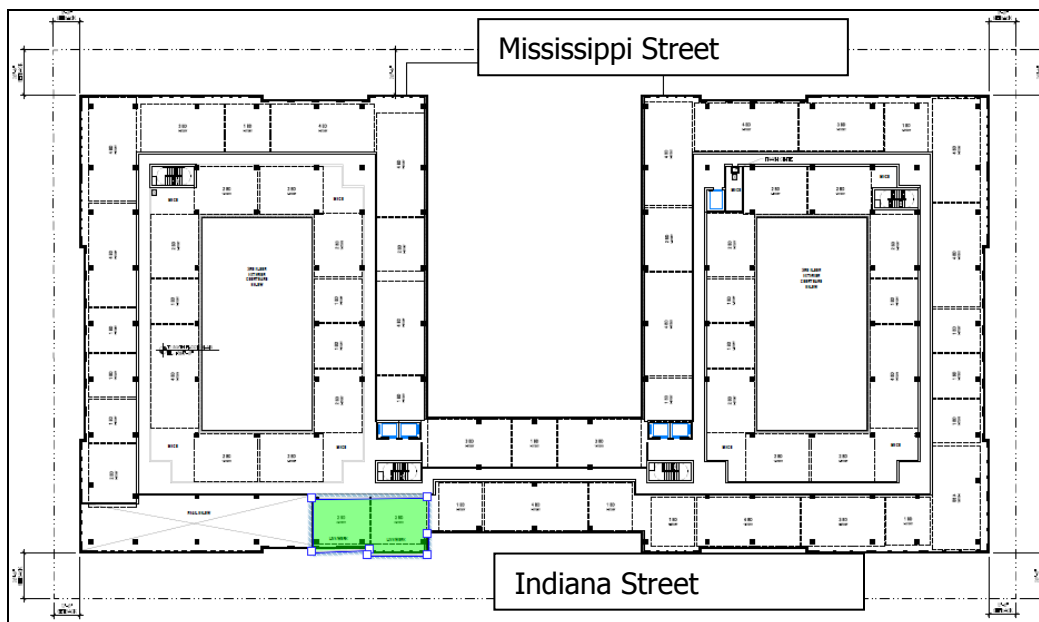


Figure 2: 5th floor live-work unit, second story of units extend to 6th floor of building.

Density Review

The base zoning district, MU (Mixed Use) allows a maximum density of 32 units per acre. Without including any additional calculation reductions or bonuses, this would result in 80 units for this property [$32 * 2.52 = 80.64$]. The MU district permits an increase in the allowable development potential when certain public goals are met. These development bonuses are listed in section 20-1108 (I) of the Development Code. For each 10 points earned a one additional dwelling unit per acre may be added to the project. The bonus calculations are attached to this staff report. Based on the allowed bonus points earned from this development (445) the applicant used 280 points toward additional density within the proposed MU-PD district.

Per Section 20-701(f)(3), unit density within a Planned Development is calculated based on a factor using the number of bedrooms rather than the number of dwelling units. Regardless of the unit design, the total bedroom count for this project is 624 beds. Section 20-701(f)(3) also allows the City Commission to increase the maximum net density (80) units beyond the *Base District* by 25% for a Planed Development if: "*The City Commission determines that such an increase is warranted to support the public benefit likely to result from the proposed development.*"

This plan includes one, two, three, and four-bedroom units compared to the previous plan that included only 2-bedroom and 4-bedroom units. The density for this development is calculated below and includes the number of calculated units as well as the resulting units if a 25% increase is approved by the City Commission.

Table 4: Density Calculation

Density Calculations for a Planned Development (2.52 Acres)					
<i>Maximum MU-PD Density Allowed:</i>			<i>Base MU District (32) + PD increase (.25% or 8) + MU Bonus Points (28) = 68 68 du/ac x 2.52 acres = 172 units</i>		
Number of Bedrooms	Density Factor	UNITS	Factor [# x f =]	Calculated	Density/acre
Studio or one-bedroom	.4 dwelling unit	58	* 0.4 =	23	
Two-bedroom	.6 dwelling unit	69	* 0.6 =	41	
Three-bedroom	.8 dwelling unit	20	* 0.8 =	16	
Four-bedroom or more	1 dwelling unit	92	* 1.0=	92	
Maximum Density Allowed/Proposed		239		172	68.2

Building Height Review

The MU District has a base building height of 48 feet. Height may be extended by the use of credits. Building height can be increased 12' for each 100 points redeemed in the MU District. The proposed plan includes a redemption of 150 points toward additional height or 18'.

The MU district allows a zero foot (0') setback and a maximum setback of 10'. PD Overlay District allows building height to be increased at a rate of 1' height for each 1' of additional setback. This results in the building being located more than 10' from the property line. Establishment of the building setback is critical to evaluation of the overall building height.

The PD district allows modifications to the setback as it relates to building height. The proposed building setback is as follows:

1. approximately 12' from the south property line;
2. less than 20' from the east property line (Indiana Street),
3. 10' from 11th Street,
4. less than 20' from the west property line (Mississippi Street).

The area between the building face and the public right-of-way is used for outdoor terrace spaces and walkways. Use and development of these terrace area engages the frontage consistent with the purpose of the MU District for pedestrian scale and activity at the street level.

The applicant proposes to use a combination of building setback allowed in the PD district and MU Credits for an overall building height of 80'.

48' MU base district height
+18' MU credit point redeemed.
+14' PD additional building setback increase in height
80' maximum height allowed.

The site plan must be revised to show the 14' setback on all sides of the development to use the PD building setback included in the Bonus Summary. Setback on the south side is required to minimize the impact of the development on the adjacent existing use.

The previous plan included a summary of overall building height at each corner of the development.

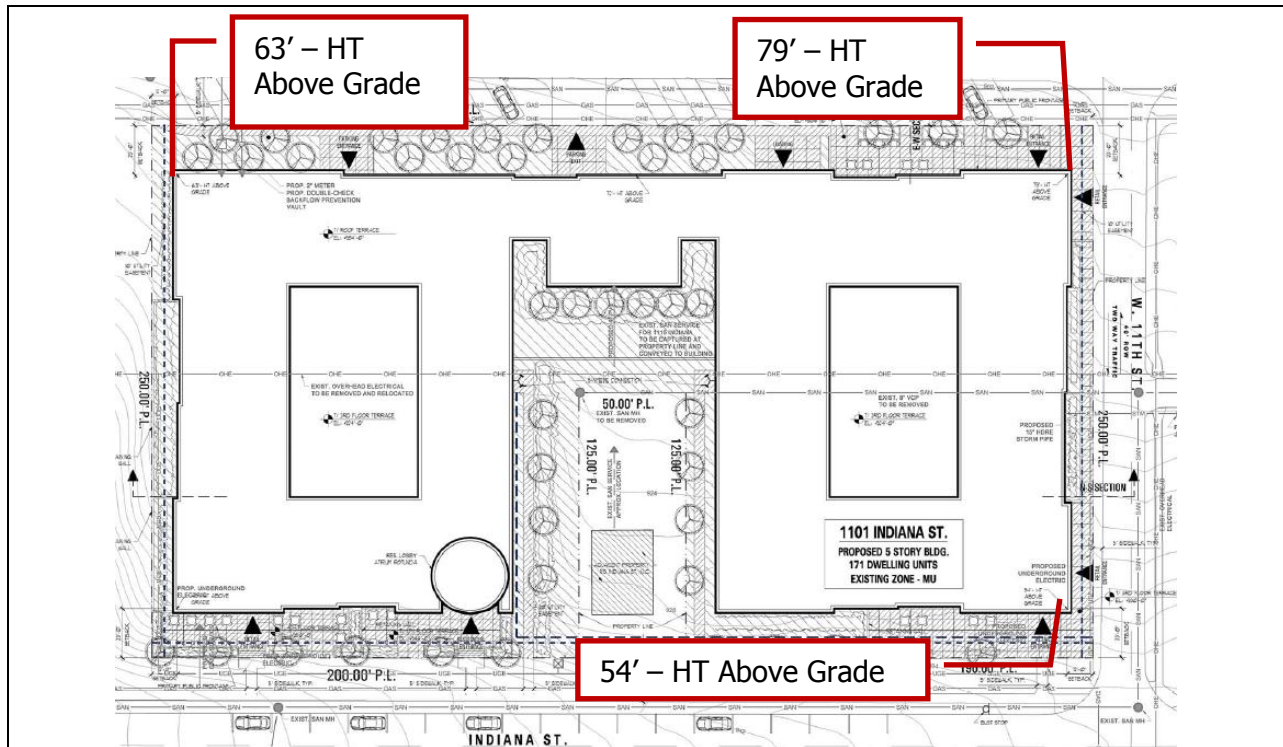


Figure 3: Building Height Summary - Approved PDP

The proposed plan does not include this same data with regard to the maximum height shown on the site plan. Height of the development has been reviewed based on the building elevations included with the site plan (PDP-13 to PDP-16).

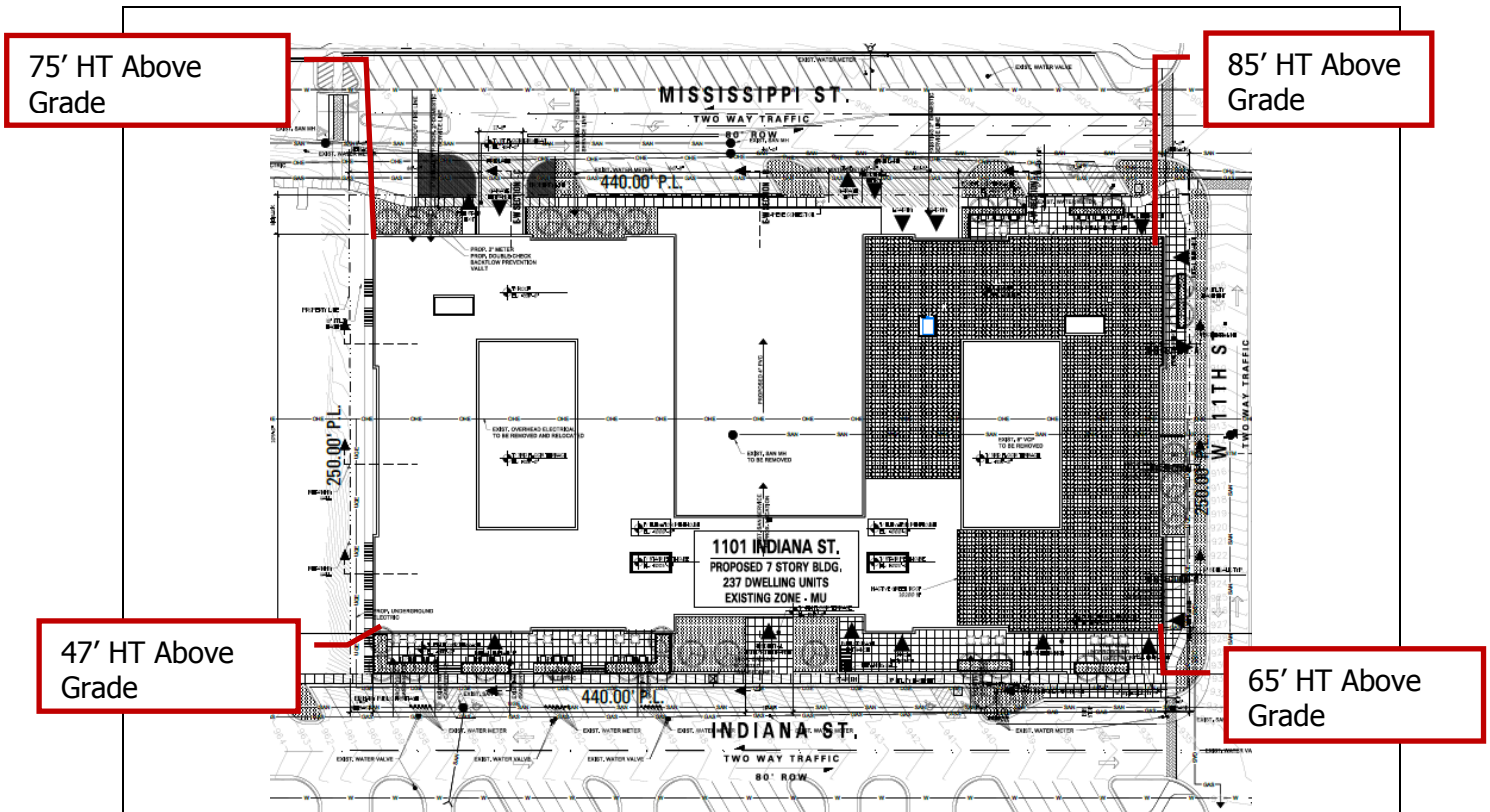


Figure 4: Building Height Summary - Proposed PDP

The proposed development requires revision to the overall building height or an adjustment to the development credits used to comply with the design standards.

Landscape and Open Space Review

Section 20-701(d) states that all of the standards of the *Development Code* apply to development within a PD District except as expressly authorized by regulations of Section 20-701. Street trees are typically applicable along all public streets.

Much of the space between the property line and the building is paved and provides only limited area for street trees. Trees are shown to be clustered in areas to enhance the public terrace spaces. A detail of each area will be required with the Final Development Plan as well as the final plat /master street tree plan for this development.

The plan shows an existing 5' sidewalk along the south side of W 11th Street and a foundation planting area in the central portion of the block face. The street includes mature trees on both sides of the street as well as 5' sidewalks. No additional right-of-way was requested during the review of this project. Placement of street trees along W 11th Street is limited partially by the existing development pattern of the areas and the scope of the proposed development.

This property is adjacent to multi-dwelling residential zoning along the north and most of the east sides as well as the south sides. A buffer yard is not required for the MU District when adjacent to any non-RS district.

The MU district allows the amount of outdoor areas per dwelling unit to be waived if a public park is located within ¼ mile of the development. Areas of the KU campus meet the public park requirement for open space. Therefore, a requirement of open space per dwelling unit is not required for this development project.

Within a Planned Development, open space is required at a ratio of 20% of the land area ($2.52 \text{ Ac} * .20\% = .504 \text{ Ac}$ (21,954 SF)). A portion of that space must be allocated for recreation uses. The proposed plan includes 31,121 SF of open terrace areas along the street right-of-way areas, a 15,457 SF pool area and two 4,900 SF interior courtyard areas. The development includes additional indoor amenities such as fitness areas and study rooms. Bonus points were not redeemed for any landscape requirements for this development. The proposed plan exceeds the required outdoor and recreation requirements of the MU-PD district.

Subdivision Review

This property is currently platted with multiple lots. In some cases, existing buildings cross platted lot lines. As part of this redevelopment project, the property will be replatted as a single lot. The Preliminary Development Plan also satisfies the requirements of a Preliminary Plat. Prior to redevelopment of this site, the developer is required to complete a Final Plat.

W 11th Street is designated as a collector street. As such, a total of 80' of right-of-way is required per the Section 20-810. The existing street is only 40'. No additional right-of-way was requested during the review of this project. There are no plans to widen W 11th Street. This is an existing condition of the site. Since the Preliminary Development Plan also acts as the Preliminary Plat, it is appropriate for the Planning Commission to consider a variance from the right-of-way standards in the Subdivision Regulations.

Sidewalks are required on both sides of streets. This development will require sidewalk along the south side of W 11th Street, the west side of Indiana Street and the east side of Mississippi Street. A minimum of 5' sidewalks are required for all of these street. The site must be designed to provide sidewalks that are unobstructed. A review of public sidewalks will be included with the Final Development Plan and Public Improvement Plans as the related to a final plat for this property.

Staff is working with both KU and the developer regarding the possibility of realigning Fambrough Drive to intersect with W 11th Street. This street realignment may be coordinated to concur with the construction of the proposed redevelopment of 1101 and 1115 Indiana Street.

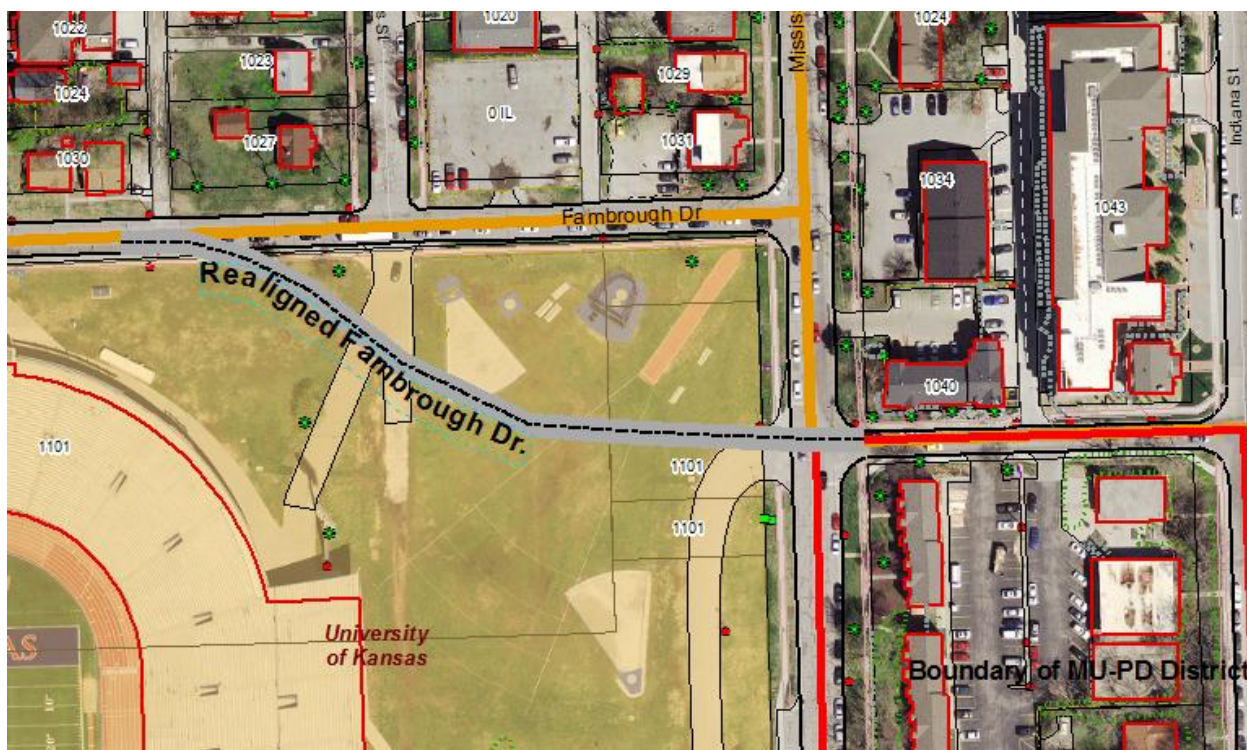


Figure 5: Realigned Fambrough Dr and 11th St

Both Indiana Street and Mississippi Streets south of 11th Street (adjacent to the subject property) are designated local streets and exceed the minimum required 60' of right-of-way. Regardless, additionally right-of-way or easement may be necessary to accommodate all of the improvements both proposed and required for this development. This is especially true for Mississippi Street. Staff is working with the applicant and KU regarding acquisition of an easement to accommodate relocating the existing sidewalk to the west. This will aid in providing additional stall depth for on-street parking, unobstructed sidewalk, vehicular travel lanes and a bicycle lane/route.

Utility and pedestrian easements are proposed around the periphery of the lot. A pedestrian/utility easement is proposed along the south side of the development providing a mid-block crossing between Indiana Street and Mississippi Street. This sidewalk will include stairs because of the site topography.

With the exception of the right-of-way width for W 11th Street, the site complies with the subdivision regulations.

Preliminary Development Plan Review

The proposed Preliminary Development Plan for Here @ Kansas has been evaluated based upon findings of fact and conclusions per Section 20-1304(d)(9) of the *Development Code* for the City of Lawrence, requiring consideration of the following nine items:

1) *The Preliminary Development Plan's consistency with the Comprehensive Plan of the City.*

This property is proposed to be rezoned for mixed-use development with a Planned Development Overlay to facilitate increased density bonuses within the project. Redevelopment and infill development are recommended policies within the urban areas of the City. Appropriate transitions and buffers are also recommended when high-density uses are adjacent to lower density or intensity uses. This property is immediately adjacent to the University of Kansas along the west property line. Other high-density land uses are located within the immediate vicinity of the property.

Recommendations for medium- and higher-density residential development from Chapter 5 of *Horizon 2020* are listed below.

"Development proposals shall be reviewed for compatibility with existing land uses. The review should include use, building type, density and intensity of use, architectural style, scale, access and its relationship to the neighborhood, and the amount and treatment of screening and open space." (Policy 1.1, page 5-23)

"Encourage new and existing medium- and higher-density residential development which is compatible in size, architectural design, orientation, and intensity with the surrounding land uses in established areas." (Policy 3.4, page 5-29)

Land uses are further refined in *The Oread Neighborhood Plan*. The Neighborhood Plan identifies this area as suitable for mixed uses as discussed in the related rezoning report. Additionally, the plan recommends multiple overlay districts (refer to map 4-7 of the Oread Plan). This property is located within what is identified as Overlay District No. 2 (High Density).

This request represents an infill redevelopment of an existing high-density multi-dwelling residential land use. The location of the project is on the edge of the Oread Neighborhood where it abuts the University of Kansas along Mississippi Street. High-density residential uses are recommended near existing high intensity land uses. The University is a high-intensity land use.

Neighborhood compatibility must be mitigated through architectural treatment of the building to provide pedestrian scale design at the ground level and reduce the bulk of the building.

Staff Finding – The proposed development complies with the land use goals and policies for medium- and higher-density residential development of the Comprehensive Plan.

2) *Preliminary Development Plan's consistency with the Planned Development Standards of Section 20-701 including the statement of purpose.*

The purpose statement includes the following (staff comments follow in *italics*):

a) *Ensure development that is consistent with the comprehensive plan.*

As discussed previously, the development is consistent with the comprehensive plan.

- b) Ensure that development can be conveniently, efficiently and economically served by existing and planned utilities and services.**

This project incorporates property at 1115 Indiana Street that was excluded in the previous approval. Public Improvement Plans will be required with this development. Staff is continuing to address traffic issues such as on-street parking, bicycle lanes, and the street alignment of Fambrough Drive with this project. Sufficient capacity within the water and sanitary sewer systems exists to accommodate this proposed development.

- c) Allow design flexibility which results in greater public benefits than could be achieved using conventional zoning district regulations.**

The intent of the developer is to provide a project that exceeds the current development form in types of units, uses, and environmental benefits with a structured vertical mixed-use development. This is accommodated through the use of rezoning to a Mixed Use District with a Planned Development Overlay that offers incentives (density, reduced parking and increased height) for providing a higher quality development than the existing development or through what could be developed with conventional zoning.

Two specific elements of this project are LEED certifiable and Energy Star certifiable construction. The incorporation of these design standards allows the project to be considered for a density bonus – a benefit to the developer; in exchange, the community benefits by efficient and sustainable forms of development.

- d) Preserve environmental and historic resources.**

There are no known historical or environmental resources on this property.

- e) Promote attractive and functional residential, nonresidential, and mixed-use developments that are compatible with the character of the surrounding area.**

The proposal is for a vertical mixed-use development. This project will be constructed as a redevelopment – infill project. This area is designated in The Oread Neighborhood Plan as suitable for mixed uses.

Staff Finding_– The proposed Preliminary Development Plan is consistent with the Statement of Purpose of Planned Development.

3) The nature and extent of the common open space in the Planned Development.

Common open space is provided around the perimeter of the building and includes hard surface, terrace areas for the ground floor uses. Additional common open space is included within the interior to the building as one of two interior courtyard areas and the pool area.

Staff Finding – This plan includes developed common open spaces internal to the development and along all street frontages as a mix of residential and public spaces throughout the development.

4) The reliability of the proposals for maintenance and conservation of the common open space.

The property owner will own and maintain the common open space within this development. This development is anticipated as a singly owned building and the developer will have control over the common areas within the development.

Staff Finding –The property owner will own and maintain the common open space.

5) The adequacy or inadequacy of the amount and function of the common open space in terms of the densities and dwelling types proposed in the plan.

The minimum outdoor area, as required on Article 20-601 (a) is based on the total calculated dwelling unit count and not the actual number of dwelling units. However, the development was not required to provide this areas based on the MU District exception near public parks. As discussed in the body of the staff report the proposed open space complies with the Development Code design standards.

Staff Finding – The amount and function of the common open space exceeds the requirements of the Development Code.

6) Whether the Preliminary Development Plan makes adequate provisions for public services, provides adequate control over vehicular traffic, and furthers the amenities of light and air, recreation and visual enjoyment.

A location criterion for a Mixed Use development is based on the proximity to multiple public services. This project is:

- Located along established transit routes
- Located within one quarter mile of public open space (University of Kansas) and one half mile of public parks (South Park and the Japanese Friendship Garden)
- Located within one half mile of a fire/medical station (Fire Station 1) and multiple community and public buildings.
- Serviced by existing water and sanitary sewer infrastructure.

This project is unique in that there will be no on-site vehicular circulation. Off-street parking is provided within the building through an automated garage feature. Access to the garage is from Mississippi Street. Additionally, this development proposed on-street parking along Mississippi Street and Indiana Street on both sides of the street.

This project includes angled parking to capture more available parking than the previous parallel parking design. Staff has been working with the applicant, KU, City Transit, and other review agencies to develop an adequate design that provides the greatest amount of parking for the development but maintains the minimum design standards for safe auto, bicycle and pedestrian traffic circulation on the surrounding street network. Specific design changes that may result through continued review and negotiation are:

- The angle of the parking stalls provided on street
- The number of parking stalls provided on street
- The required depth of the stalls provided on street
- Designation/design of bicycle lane or route marking

Staff has requested additional documentation from the applicant to continue review of the proposed angled parking.

Staff has been working with the applicant and KU to outline the necessary agreement that must be executed regarding use of on-street parking within this area. An agreement for the use of right-of-way for this development will be required with the Final Development Plan and Final Plat for this project.

A significant concern expressed by many review agencies is the potential conflict with angled parking and bike/pedestrian activity. This area is one of the highest percent shares of bicycle/pedestrian travel counted in this area. Establishment of safe design is a critical consideration. In order to accommodate all uses within the Mississippi Street corridor, additional right-of-way width may be required.

An additional concern has been the establishment of an adequate bus stop along Indiana Street that meets the demands of City and KU transit systems. The number and frequency of busses, as well as a design that accommodates the street grade, turning radius and other design considerations are factors to be addressed. The final bus stop design may impact the number of on-street parking spaces.

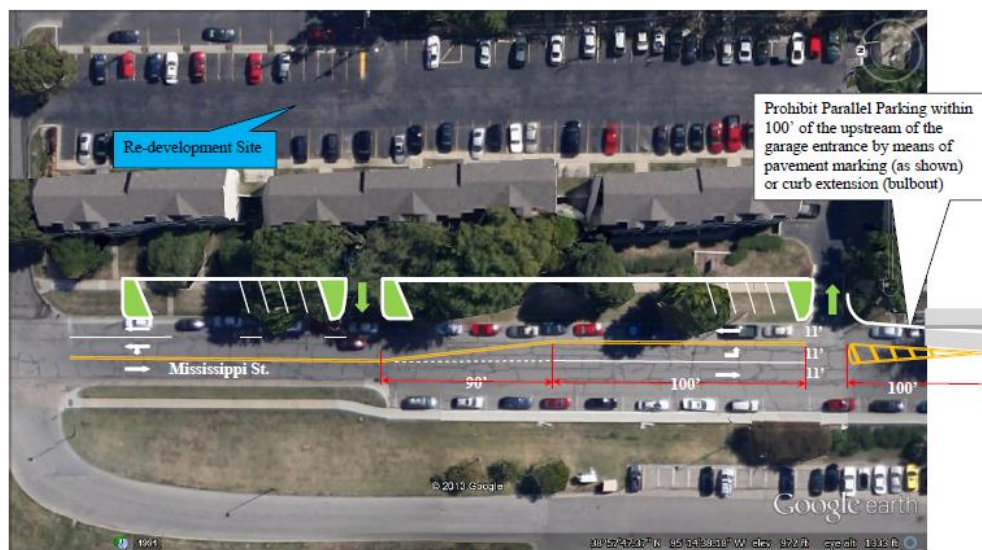


Figure 13
Proposed Lane Configurations (Conceptual)

Figure 6: Angled Parking Exhibit with Parallel Spaces on S. side of Mississippi St.



Figure 14
Proposed Lane Configurations (Conceptual)

Figure 7: Traffic Study Graphic of Pavement Markings

This project provides the required open space within the development and is setback from property lines to create public plaza areas adjacent to the commercial areas of the development.

7) Whether the plan will measurably and adversely impact development or conservation of the neighborhood area by:

This property is developed with an existing high-density residential use. The project location is within a fully developed portion of the urban area. The traffic study indicates that overall traffic in the area will result in almost four times the current traffic level that exists in the area today. However, the adjacent street network has enough capacity to support the development. The study identified specific turn lanes that are needed to enhance the safety in the area as discussed earlier in the staff report. Adequate design of both Mississippi Street and Indiana Street with regard to on-street parking is required with this project.

This plan proposes angled parking along the east side of Indiana Street. This segment of the street does not currently have any parking on the east side. The east side of Indiana Street is developed with multi-dwelling uses with driveways to private parking lots. Approval of the proposed design will impact the existing parking lots of some of these properties. Each of these property owners have been specifically notified of the proposed development and possible impacts to their property. As of the printing of this report, staff has not received any communication from these property owners.



Figure 8: Indiana Street Parking

b) proposing housing types, building heights or building massings that are incompatible with the established neighborhood pattern; or

The proposed development uses the existing grade of the property to provide an overall development that is consistent with other development in the area as it relates to height. The plan uses MU bonus points to allow additional building height. Pedestrian scale amenities and building articulation help to mitigate the mass of the proposed development along the adjacent street frontages. These elements will continue to be reviewed and refined as part of the Final Development Plan and the building code review processes.

c) increasing the residential density 34% or more above the density of adjacent residential properties.

This property is surrounded by a high-density residential development. The proposed density is substantially higher than the adjacent development pattern of the immediate area. Density bonuses are accommodated through both the base MU District and the PD overlay district.

Staff Finding-- Staff has determined that the Preliminary Development Plan may have an impact on property with regard to the proposed on-street parking configuration.

8) Whether potential adverse impacts have been mitigated to the maximum practical extent.

Potential adverse impacts with multi-dwelling apartments can occur with lighting that extends onto adjacent properties, or with balconies that overhang single-dwelling residences. A photometric plan will be required prior to approval of the Final Development Plan to insure there is no negative impact from the exterior lighting. Parking lot lighting will not impact the surrounding uses since it is contained within the building. Exterior lights shall have full cut-off features and will be further reviewed as part of the Final Development Plan. A note on the plans states; "No balconies are proposed on this project."

On-street parking and adequate pedestrian and bicycle circulation are being reviewed. Depending on the conclusion of the design requirements, the plan may need to be revised to increase the building setback to provide more area (stall depth) for the on-street parking. An additional solution may be the addition of more underground parking. The previous plan included on 592 garage spaces. The revised plan includes only 577 garage spaces.

Staff Finding – Possible adverse impacts of exterior lighting will be addressed with a photometric plan to insure there is no spillover light. The design of on-street parking requires additional review and approval to assure all modes of transportation are adequately addressed.

9) The sufficiency of the terms and conditions proposed to protect the interest of the public and the residents of the Planned Unit Development in the case of a plan that proposes development over a period of years.

The proposed project is a mixed-use development within a single building on property that is currently developed with several buildings and surface parking. There is no phasing associated with this project.

A plan for appropriate staging during construction will be required and will be addressed as part of a Final development Plan or may be deferred to be developed concurrently with public improvement plans for this development. This revision of these details will take into consideration street or lane closures and altering transit routes during construction.

Staff Finding- A phased development has not been proposed.

Conclusion

With the recommended conditions, the proposed Preliminary Development Plan conforms to the land use recommendations for mixed-use development in the *Oread Neighborhood Plan*. This property is located within an existing urban area and is constrained by the topography and the surrounding development.

This development maximizes the land for redevelopment and will provide non-residential uses at the street level. This revised plan adds a mid-block crossing between Indiana Street and Mississippi Street enhancing the pedestrian circulation in the neighborhood.

Additional design review is required for this project as it relates to the on-street parking details for bus, bicycle and pedestrian requirements for this area.

CODE ANALYSIS

BUILDING CODE ANALYSIS		IBC - 2017 ORDINANCE REQUIREMENTS		IBC CODE SECTION	
USE AND OCCUPANCY CLASSIFICATIONS - CHAPTER 3					
REQUIREMENTS					
I. SECTION 302-303, 305-311: USE AND OCCUPANCY CLASSIFICATION		RESIDENTIAL - GROUP R-2 MERCANTILE - GROUP M ASSEMBLY - GROUP A-2 PARKING - GROUP S-2			302.1
A. INCIDENTAL USE: SEPARATIONS					
1. STORAGE ROOMS OVER 100 SF		1 HR OR PROVIDE AUTOMATIC FIRE EXTINGUISHER SYSTEM		TABLE 509	
2. PARKING GARAGE		2 HR OR 1 HR w/ SPRINKLERS		TABLE 406.4.6	
3. ROOMS WITH AUTO BOILER OF 15 PSI 4 10 HP		1 HR OR PROVIDE AUTOMATIC FIRE EXTINGUISHER SYSTEM		TABLE 509	
4. ROOMS CONTAINING FIRE PUMPS IN HIGH-RISE BUILDINGS		2 HR		TABLE 932.1	
B. OCCUPANCY SEPARATIONS: (SEPARATED USES PER IBC 302.1 + 508.4.1)					
R2 RESIDENTIAL TO S2 GARAGE		2 HRS OR 1 HR WITH AUTO FIRE EXTINGUISHER SYSTEM, PER TABLE 302.1.1		TABLE 508.4	
R2 RESIDENTIAL TO R2 RESIDENTIAL		1 HR		109	
R2 RESIDENTIAL TO A2 ASSEMBLY		2 HRS OR 1 HR WITH AUTO FIRE EXTINGUISHER SYSTEM, PER TABLE 302.1.1		TABLE 508.4	
R2 RESIDENTIAL TO M MERCANTILE		2 HRS OR 1 HR WITH AUTO FIRE EXTINGUISHER SYSTEM, PER TABLE 302.1.1		TABLE 508.4	
A2 ASSEMBLY TO S2 GARAGE		2 HRS OR 1 HR WITH AUTO FIRE EXTINGUISHER SYSTEM, PER TABLE 302.1.1		TABLE 508.4	
SPECIAL DETAILED REQUIREMENTS BASED ON USE AND OCCUPANCY - CHAPTER 4					
REQUIREMENTS					
I. SECTION 403: HIGH-RISE BUILDINGS					403.2
A. REDUCTION IN FIRE-RESISTANCE RATING					
1. TYPE OF CONSTRUCTION		TYPE 1A FOR BUILDINGS LESS THAN 420 FT. RATINGS MAY BE REDUCED TO THOSE REQUIRED IN TYPE 1B CONSTRUCTION (EXCEPT COLUMNS)		403.2.1	
2. SHAFT ENCLOSURE		2HR PROVIDED OR 1 HR WHERE SPRINKLERS ARE ARE WITHIN THE SHAFT AT THE TOP AND AT ALTERNATE FLOOR LEVELS		403.2.1.2	
3. SPRAYED FIRE-RESISTANT MATERIALS (SPRM)		3/8" MIN BOND STRENGTH OF 430 PSI		403.2.4	
4. AUTOMATIC SPRINKLER SYSTEM		CONTAINS SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1		403.2.4	
5. WATER SUPPLY TO REQUIRED FIRE PUMPS		FIRE PUMP SUPPLIED BY TWO WATER MAIN CONNECTIONS (TWO CONNECTIONS TO ONE MAIN ARE PERMITTED IF MAIN IS VALVED)		403.3.2	
6. EMERGENCY SYSTEMS					
a. SMOKE DETECTION		AREA SMOKE DETECTION AND DUCT SMOKE DETECTION PROVIDED		403.4.1	
b. FIRE ALARM SYSTEM		SMOKE DETECTION, FIRE DEPARTMENT COMMUNICATION PROVIDED SYSTEM, AND EMERGENCY VOICE/ALARM COMMUNICATION SYSTEM		902.13.3	
c. EMERGENCY VOICE/ALARM COMMUNICATION SYSTEM		PAGING ZONES AT ELEVATORS, EXITS, STAIRS, AND AODS PROVIDED		902.13.2	
d. EMERGENCY RESPONDER RADIO COVERAGE		PROVIDED IN ACCORDANCE WITH SECTION 510 OF THE IFC		IFC 510	
e. FIRE COMMAND					
i. LOCATION AND ACCESS		APPROVAL BY FIRE CHIEF		911.1	
ii. SEPARATION		1 HR MIN FIRE BARRIER		911.2	
iii. SIZE		MIN. 100 SF WITH A MIN DIMENSION OF 10'		911.3	
iv. LAYOUT APPROVAL		APPROVAL OF LAYOUT IS REQUIRED BEFORE INSTALLATION		911.4	
v. REQUIRED FEATURES		EMERGENCY VOICE/ALARM COMMUNICATION SYSTEM CONTROL UNIT, FIRE DEPT. COMMUNICATION SYSTEM, FIRE DETECTION AND ALARM ANNUNCIATOR, ANNUNCIATOR ELEVATOR OPERATION INDICATOR, STATUS INDICATORS AND CONTROLS FOR AIR DISTRIBUTION, FIRE-FIGHTER CONTROL PANEL, STAIRWAY DOOR CONTROLS, SPRINKLER VALVE AND WATER FLOW PANELS, EMERGENCY AND STANDBY POWER STATUS INDICATORS, FIRE DEPT. TELEPHONE, FIRE PUMP STATUS, SCHEMATIC BUILDING PLANS WITH APPLICABLE FIRE DETAILING, WORK TABLE, GENERATOR CONTROLS, PUBLIC ADDRESS SYSTEM, ELEVATOR RECALL SWITCH, ELEVATOR EMERGENCY OR STANDBY POWER SELECTOR SWITCH		911.5	
g. SMOKE REMOVAL		NATURAL AND MECHANICAL VENTILATION PROVIDED		403.4.1	
7. STANDBY POWER					
a. SPECIAL REQUIREMENTS FOR STANDBY POWER		2 HR FIRE BARRIER PROVIDED FOR GENERATOR ROOM		403.4.8.1	
b. STANDBY POWER LOADS		POWER AND LIGHTING, VENT, AND FIRE DETECTION, ELEVATORS		403.4.8.2	
8. EMERGENCY POWER SYSTEMS					
a. EMERGENCY POWER LOADS		EXIT SIGNS, AND MEANS OF EGRESS ILLUMINATION, ELEVATOR CAR LIGHTING, EMERGENCY VOICE/ALARM COMMUNICATIONS SYSTEM, AUTOMATIC FIRE DETECTION SYSTEMS, FIRE ALARM SYSTEM, ELECTRICALLY POWERED FIRE PUMP		403.4.5.1	
9. MEANS OF EGRESS					
a. REMOTENESS OF EXIT STAIR ENCLOSURE		NOT LESS THAN 30' OR NOT LESS THAN 1/4 OF THE LENGTH OF THE OF THE MAX. OVERALL DIAGONAL DIMENSION OF THE BUILDING OR AREA TO BE SERVED, WHICHEVER IS LESS		403.5.1	
b. SMOKE-PROOF EXIT ENCLOSURES		REQUIRED FOR STAIRWAYS SERVING FLOOR MORE THAN 15' HIGHEST POINT OF FIRE DEPT. VEHICLE ACCESS		403.5.4	
c. LUMINOUS EGRESS PATH		REQUIRED IN ACCORDANCE WITH SECTION 1024		403.5.5	
d. EMERGENCY ESCAPE AND RESCUE		EMERGENCY ESCAPE AND RESCUE OPENINGS REQUIRED BY SECTION 1029 ARE NOT REQUIRED		403.5.6	
10. ELEVATORS					
a. FIRE SERVICE ACCESS ELEVATOR		REQUIRED FOR BUILDINGS OVER 120' (N/A FOR THIS PROJECT)		403.6.1	
GENERAL BUILDING HEIGHTS AND AREAS - CHAPTER 5					
REQUIREMENTS					
I. SECTION 503					
A. RESIDENTIAL GROUP R2 (PRIMARY OCCUPANCY)		TYPE 1B - 11 STORIES MAX. HEIGHT, UNLIMITED AREA			TABLE 503
ASSEMBLY GROUP A-2		TYPE 1B - 11 STORIES MAX. HEIGHT, UNLIMITED AREA			
MERCANTILE GROUP M		TYPE 1B - 11 STORIES MAX. HEIGHT, UNLIMITED AREA			
PARKING GARAGE GROUP S-2		TYPE 1B - 11 STORIES MAX. HEIGHT, 75,000 SF MAX. AREA/ FLOOR			
TYPE OF CONSTRUCTION - CHAPTER 6					
REQUIREMENTS					
I. SECTION 602: CONSTRUCTION CLASSIFICATION					
A. TYPE 1B		NON-COMBUSTIBLE MATERIALS			602.2
II. SECTION 603: COMBUSTIBLE MATERIALS IN TYPE 1A/12A					
A. FIRE RETARDANT TREATED WOOD PERMITTED		NON BEARING PARTITIONS AND EXTERIOR WALLS, NON BEARING ROOF			
B. INTERIOR FLOOR FINISH, TRIM AND MILLWORK		EXTERIOR WALLS WHERE NO FIRE RATING IS REQUIRED, ROOF CONST.			
C. INSTALLED LESS THAN 5'-0" ABOVE GRADE: WINDOWS, NAILING, OR FURNISHING STRIPS		PERMITTED			
III. TABLE 601: FIRE RESISTANCE RATINGS FOR BUILDING ELEMENTS		PERMITTED			601
A. STRUCTURAL FRAME (COLUMNS, GIRDERS AND TRUSSES)		2 HR			
B. BEARING WALLS (EXTERIOR)		2 HR			
C. BEARING WALLS (INTERIOR)		2 HR			
D. NON BEARING WALLS AND PARTITIONS		PER TABLE 602 - 0 HR FOR INT. / 1 HR FOR EXT.			
E. FLOOR CONSTRUCTION AND SECONDARY MEMBERS		2 HR			
F. ROOF, INCLUDING SUPPORTING BEAMS AND JOISTS		1 HR			
IV. TABLE 602: FIRE SEPARATION DISTANCE FOR EXTERIOR WALLS					
A. TYPE 1B CONSTRUCTION					
I. INTERIOR / EXTERIOR FIRE SEPARATION		1 HR RATING (GROUP A-2, R-2, S-2); 2 HR RATING (GROUP M)			
LESS THAN 15 FT.		1 HR RATING (GROUP A-2, R-2, S-2); 2 HR RATING (GROUP M)			
MORE THAN 15 FT. LESS THAN 10 FT.		1 HR RATING (ALL OCCUPANCIES)			
MORE THAN 10 FT. LESS THAN 30 FT (1HR RATINGS)		1 HR RATING (ALL OCCUPANCIES)			
MORE THAN 30 FT		NO RATING REQUIRED (ALL OCCUPANCIES)			
FIRE RESISTANCE - RATED CONSTRUCTION - CHAPTER 7					
REQUIREMENTS					
I. SECTION 105: EXTERIOR WALLS					
A. TYPE 1B CONSTRUCTION		PROJECTIONS FROM WALL (NON-COMBUSTIBLE) - N/A PER EXCEPTION			105.2
B. VERTICAL SEPARATION OF OPENINGS		DOES NOT APPLY WITH AUTOMATIC SPRINKLER SYSTEM			105.6.5
C. PARAPETS		PROVIDED			105.11
II. SECTION 106: FIRE WALLS					
A. PER TABLE 106.4					106.4
OCCUPANCY GROUP R-2, A-2, M		3 HRS			
OCCUPANCY GROUP S-2		2 HRS			
III. SECTION 107: FIRE BARRIERS/ SHAFT ENCLOSURES					
A. SHAFTS		2 HRS (CONNECTING 4 + STORIES)		107.13.1 / 113.4	
B. SHAFT OPENINGS		1 HR (CONNECTING LESS THAN 4 STORIES)			
C. REFUSE AND LAUNDRY CHUTES		PER FIRE BARRIER REQUIREMENTS		107.16	
1. OPENINGS		SELF-CLOSING w/ SMOKE DETECTOR		113.13.1	
2. ACCESS ROOMS		1 HR ENCLOSURE (3/4 HR FOR SELF-CLOSING DOORS)		113.13.3	
3. TERMINATION ROOM		RATING TO MATCH THE REQUIRED RATING FOR THE SHAFT ENCLOSURE		113.13.4	
4. SPRINKLERS		AUTOMATIC SPRINKLERS REQUIRED		113.13.6	
D. ELEVATOR LOBBY					
I. SEPARATION		FIRE-RATED DOORS - REQUIREMENT APPLIES IF SERVING AN OCCUPIED FLOOR AT LEAST 15' ABOVE PD ACCESS		113.14.14	
IV. SECTION 108: FIRE PARTITIONS					
A. SEPARATION OF SLEEPING UNITS: GROUP R2		1 HR DEMISING WALLS		108.3	
B. CORRIDOR WALLS		1/2 HR		108.3	
C. ELEVATOR LOBBY		1 HR		113.14.1	
V. SECTION 109: SMOKE BARRIERS					
A. REQUIREMENTS		1 HR		109.3	
VI. SECTION 116: OPENING PROTECTIVES					
A. FIRE RATED GLASS UNIT AREA		1-2 HRS (100 SQ IN)		116.5	
VII. SECTION 116: DUCTS AND AIR TRANSFER OPENINGS					
A. FIRE DAMPERS		NOT REQUIRED AT RATED PENETRATIONS		1115.4	
FIRE PROTECTION SYSTEMS - CHAPTER 9					
REQUIREMENTS					
I. SECTION 903: AUTOMATIC SPRINKLER SYSTEMS					
A. GROUP R2		REQUIRED AUTOMATIC SPRINKLER SYSTEM			903.2.8
B. CHUTES		SPRINKLER # TOP OF RUBBISH CHUTE			903.2.12
C. STANDARDS		PER NFPA 13			903.3.1
D. NFPA 13 R (IF APPLICABLE)		LESS THAN 4 STORIES IN HEIGHT ALLOWED			903.3.12
E. ALARMS AND CONTROLS		AS REQUIRED			903.4.2
II. SECTION 906: PORTABLE FIRE EXTINGUISHERS					
A. PER INTERNATIONAL FIRE CODE		AS REQUIRED - 1 / 1250 SF OR 1 / 15' TRAVEL DISTANCE			906.1
III. SECTION 907: FIRE ALARM AND DETECTION SYSTEMS					
A. GROUP R2		REQUIRED			907.2.3
B. SINGLE AND MULTIPLE STATION SMOKE ALARMS		OUTSIDE SLEEPING UNITS			907.2.12

MEANS OF EGRESS - CHAPTER 10			
REQUIREMENTS			
I. SECTION 1003: GENERAL MEANS OF EGRESS			
A. GENERAL REQUIREMENTS			
1. CEILING HEIGHT		NOT LESS THAN 7'-6" (7'-6" IN GARAGES AND BATHROOMS)	1003.2
2. HEADROOM		6'0" OR 6'-8" (STAIRS)	1003.3.1
3. HORIZONTAL PROJECTIONS		NOT MORE THAN 4"	1003.3.3
EXCEPTIONS: HANDRAILS SERVING STAIRS AND RAMPS		PERMITTED 45" FROM WALL	
4. FLOOR SURFACE		SLIP-RESISTANT SURFACE	1003.4
5. ELEVATION CHANGE		LESS THAN 1/2" (GREATER PER RAMP REQUIREMENTS)	1003.5
EXCEPTIONS: SINGLE STEP # 1" MAXIMUM			
B. OCCUPANT LOAD			
1. MAXIMUM ALLOWABLE FLOOR AREA		RESIDENTIAL: 200 GROSS FLOOR AREA PER OCCUPANT	TABLE 1004.12
a. CALCULATIONS PER FLOOR		SEE OCCUPANCY / TRAVEL DISTANCE CALCULATION SHEET	
2. OCCUPANT LOAD			
a. PARKING GARAGES		200 SF / PERSON GROSS	
b. ACCESSORY STORAGE / MECHANICAL		300 SF / PERSON GROSS	
c. OUTDOOR TERRACES / ASSEMBLY UNCONCENTRATED		5 SF / PERSON NET	
d. FITNESS CENTER (EXERCISE ROOMS)		50 SF / PERSON GROSS	
e. RESIDENTIAL		200 SF / PERSON GROSS	
f. MERCANTILE		30 SF / PERSON GROSS (SALES FLOOR) 500 SF / PERSON (STORAGE)	
g. POOLS		50 SF / PERSON GROSS (POOL) 15 SF / PERSON GROSS (POOL DECK)	
C. EGRESS WIDTH			
1. MINIMUM WITH SPRINKLERS			
a. STAIRWAYS: FACTOR 0.30		SEE OCCUPANCY / TRAVEL DISTANCE CALCULATION SHEET	TABLE 1005.1
b. OTHER EGRESS: FACTOR 0.20		SEE OCCUPANCY / TRAVEL DISTANCE CALCULATION SHEET	TABLE 1005.1
2. ILLUMINATION REQUIREMENTS		NOT REQUIRED FOR R2 DUELLING UNITS	1006.1
D. ACCESSIBLE MEANS OF EGRESS			
1. REQUIREMENTS		MUST COMPLY FOR NEW BUILDINGS	1007.1
2. BUILDINGS WITH 4 OR MORE STORIES		ELEVATOR COMPLYING w/ SECTION 1007.4 NOT REQ'D w/ SPRINKLERS	1007.1.1
3. ENCLOSED EXIT STAIRWAYS		INSIDE STAIRWELL OR REMOTE ENCLOSED ROOM	1007.1.3
a. AREA OF REFUGE		4'-0" CLEAR BETWEEN HANDRAILS NOT REQUIRED w/ SPRINKLERS	1007.1.3.2
4. AREAS OF REFUGE			
a. MAXIMUM TRAVEL DISTANCE		NOT MORE THAN PERMITTED PER OCCUPANCY	1007.1.6
b. ACCESS		ENCLOSED STAIRWAY OR THROUGH CORRIDOR	
c. SIZE		30" X 48" SPACE PER 200 OCCUPANTS	1007.1.6.1
d. SEPARATION		SMOKE BARRIER OR SPRINKLERS	1007.1.6.2
e. TWO-WAY COMMUNICATION		TO CENTRAL CONTROL POINT	1007.1.6.3
f. IDENTIFICATION		DOORWAY SIGNAGE WITH ILLUMINATION	1007.1.9
E. DOORS			
1. DOORS: SIZE		32" MINIMUM / 48" MAXIMUM (80" MIN. HEIGHT)	1008.1.1
EXCEPTIONS: GROUP R2		MINIMUM 4" MAXIMUM NOT APPLY TO INTERIOR UNITS DOORS	
a. DOORS IN DUELLING UNITS		NOT LESS THAN 78" IN HEIGHT	
b. INTERIOR OR EGRESS DOORS IN DUELLING UNITS		NOT REQUIRED TO BE ACCESSIBLE	
2. PROJECTIONS		4" MAXIMUM	1008.1.1.1
3. DOOR SWEPS		N IN THE DIRECTION OF EGRESS TRAVEL (IF MORE THAN 50 OCCUPANTS)	1008.1.2
4. FLOOR ELEVATION		5 LBS	1008.1.3
a. EXCEPTIONS: DOOR SERVING R2		LEVEL ON EITHER SIDE OF DOOR	1008.1.5
b. EXCEPTIONS: INTERIOR FLOOR FINISH		PERMITTED SWING OVER LANDING # TOP STEP OF STAIRS	
5. THRESHOLDS		NOT MORE THAN 1 1/2" IN HEIGHT	1008.1.7
6. HANDRAILS: HEIGHT		NOT TO EXCEED 1 1/2" HIGH (DUELLING UNITS) 1/2" HIGH (OTHER DOORS)	1008.1.8
7. STAIRWAY DOORS		34" MINIMUM / 48" MAXIMUM	1008.1.9
a. HANDRAILS: HEIGHT		UNLOCKED FROM BOTH SIDES OR LOCKABLE OPPOSITE THE PATH OF EGRESS AND TIED TO FIRE COMMAND CENTER TO FAIL SAFE	1008.13.1, 403.5.3
F. STAIRWAYS AND HANDRAILS			
1. STAIRWAY WIDTH		NOT LESS THAN 44" OR 3'-8" (36" MIN. W/IN DUELLING UNIT)	1009.4
2. HEADROOM		NOT LESS THAN 80"	1009.5
3. STAIR TREADS AND RISERS		RISERS 7" MAXIMUM / 4" MINIMUM	1009.12
4. STAIRWAY LANDINGS		TREADS 11" MINIMUM	
5. VERTICAL RISE		NOT LESS THAN STAIRWAY WIDTH	1009.8
6. HANDRAILS		NOT MORE THAN 1'-0" RISE EACH SIDE OF STAIRS	1009.9.5
a. HEIGHT		BETWEEN 34" - 38"	1009.12
b. INTERMEDIATE HAND RAILS		STAIRWAY WIDTH WITHIN 36"	1009.5
c. HANDRAIL GRASPABILITY		MIN. 1 1/2" OUTSIDE DIAMETER NOT MORE THAN 2"	1009.13
d. EXTENSIONS		12" # TOP TREAD WIDTH, 7" TREAD # BOTTOM	1009.6
e. CLEARANCE		NOT LESS THAN 1 1/2" FROM WALL	1009.1
f. STAIRWELL TO ROOF: 4 OR MORE STORIES		REQUIRED ONE STAIRWAY ACCESS	1009.16
G. RAMPS			
1. SLOPE		1:12 SLOPE (MAX # 8%)	1010.3
2. VERTICAL RISE		MAXIMUM 30" OR 2'-6"	1010.5
3. WIDTH		36" MINIMUM	1010.6.1
4. LANDINGS		WIDTH X 60" (ONE DIRECTION) 60" X 60" (CHANGE IN DIRECTION)	1010.7
5. HANDRAILS		REQUIRED EACH SIDE FOR RISE MORE THAN 6"	1010.9
II. SECTION 1005: EXIT / EXIT ACCESS DOORWAYS			
A. EXIT AND EXIT ACCESS DOORWAYS			
1. REQUIREMENTS		TWO EXITS REQUIRED (MINIMUM)	1015.1
2. OCCUPANT LOAD		GROUP R - MAXIMUM OF 10 PERSONS FOR ONE EXIT ONLY	TABLE 1015.1
3. DOORWAY ARRANGEMENTS: REMOTENESS		NOT LESS THAN 15 REQUIRED DIAGONAL DISTANCE OF ROOM	1015.2
a. WITH SPRINKLERS		NOT LESS THAN 13 REQUIRED DIAGONAL DISTANCE OF ROOM	
b. BOLLERS, INCINERATORS, AND FURNACE ROOMS OVER 3000 SF		TWO EXIT ACCESS DOORWAYS	1015.3
III. SECTION 1016: EXIT ACCESS TRAVEL DISTANCE			
A. LIMITATIONS		PER TABLE: A-2, M, R-2: 150'; 5-2: 400'	
B. TRAVEL DISTANCE, OCCUPANCY GROUP R		250'-0" WITH SPRINKLERS (100'-0" WITHOUT)	TABLE 1016.2
IV. SECTION 1018: CORRIDORS			
A. CORRIDOR FIRE RESISTANCE RATINGS		1 1/2 HR w/ SPRINKLERS (R-2) 0 HR w/ SPRINKLERS (A-2, M, 5-2)	TABLE 1018.1
B. CORRIDOR WIDTH		NOT LESS THAN 44"	1018.2
C. DEAD ENDS		36" WITHIN DUELLING UNIT NOT MORE THAN 10'-0"	1018.4
D. AIR MOVEMENT IN CORRIDORS		WITH AUTOMATIC SPRINKLER 50'-0" MAXIMUM CORRIDOR SHALL NOT SERVE AS A VENTILATION AIR DUCT	1018.4.2 1018.5
V. SECTION 1019: NUMBER OF EXITS / CONTINUITY			
A. NUMBER OF EXITS AND CONTINUITY		1 - 500 (2 EXITS MINIMUM)	TABLE 1019.2
VI. SECTION 1022: VERTICAL EXIT ENCLOSURES			
A. ENCLOSURES REQUIRED		2-HR RATING WHERE STAIRS CONNECT 4 OR MORE STORIES	1022.2
B. ENCLOSURES UNDER STAIRWAYS		1-HR RATING REQUIRED	
C. UNIT STAIRWAYS		NOT REQ'D TO BE ENCLOSED	
D. SMOKEPROOF ENCLOSURES		STORIES OVER 19 FT ABOVE THE LOWEST LEVEL, SMOKEPROOF ENCLOSURE OR PRESSURIZED STAIRWAY REQ'D	1022.10
E. SMOKEPROOF ENCLOSURES		2-HR RATED EXIT PASSAGEWAY FROM STAIRWAY	1022.10.1
VII. SECTION 1023: EXIT PASSAGEWAYS			
A. WIDTH		NOT LESS THAN 44" EXCEPT PASSAGEWAYS SERVING OCCUPANT LOAD LESS THAN 50 PERSONS SHALL BE NOT LESS THAN 36"	1023.2
VIII. SECTION 1025: HORIZONTAL EXITS			
A. ENCLOSURE		2 HR ENCLOSURE	1025.2
B. OPENING PROTECTIVES		SELF-CLOSING FIRE DOORS	1025.3
C. CAPACITY OF REFUGE AREA		3 SF / OCCUPANT	1025.4
IX. SECTION 1026: EMERGENCY ESCAPE AND RESCUE			
A. GENERAL			
1. EMERGENCY ESCAPE AND RESCUE REQUIREMENTS		AT LEAST ONE EXTERIOR EMERGENCY ESCAPE BASEMENT / SLEEPING ROOMS LESS THAN 4 STORIES	1026.1
2. MINIMUM SIZE		MINIMUM NET CLEAR OPENING OF 5.7 SF	1026.2
3. MINIMUM DIMENSIONS		HEIGHT OF 14" WITHIN 50"	1026.3
4. MAXIMUM HEIGHT FROM FLOOR		44" FROM THE FLOOR TO CLEAR OPENING WITHOUT KEY OR TOOLS	1026.4
5. OPERATIONAL CONSTRAINTS			
6. WINDOW WALLS		OPENING SHALL BELOW ADJACENT GROUND LEVEL	1026.5
a. MINIMUM SIZE		MINIMUM ACCESSIBLE NET CLEAR AREA OF 5.9 SF X 36"	1026.6
b. LADDERS OR STEPS: WINDOW WALLS DEPTH GREATER THAN 44"		PERMANENT LADDER W/12" MINIMUM 3" PROJECTION	1026.6.2
ACCESSIBILITY - CHAPTER 11			
REQUIREMENTS			
I. SECTION 1024: ACCESSIBLE ROUTE			
A. SITE ARRIVAL / WITHIN A SITE		ACCESSIBLE ROUTE	1104.1
B. CONNECTED SPACES		ACCESSIBLE ROUTE	1104.3
II. SECTION 1026: PARKING AND PASSENGER LOADING FACILITIES			
A. GROUP R2 - ACCESSIBLE PARKING SPACES		FOR 501-1000 SPACES: 2% TOTAL SPACES TO BE ACCESSIBLE	TABLE 1106.1
III. SECTION 1027: DUELLING AND SLEEPING UNITS			
A. DESIGN		GROUP R	1071.6
B. GROUP R2 - ACCESSIBILITY COMPLIANCE FOR GREATER THAN 20 UNITS		2% OF TOTAL UNITS TO BE TYPE A, ALL OTHER UNITS TO BE TYPE B	1071.6.2, 1071.13
IV. SECTION 1103: SIGNAGE			
A. SIGNS		AREA OF REFUGE, TOILETS, ENTRANCES, PARKING SPACES	
ACCESSIBILITY - FHA REQUIREMENTS			
I. ACCESSIBLE BUILDING ENTRANCE ON AN ACCESSIBLE ROUTE			CHAPTER 1
A. ACCESSIBLE ENTRANCE FROM THE PUBLIC WAY		ACCESSIBLE ROUTE	
B. ACCESSIBLE ENTRANCE FROM THE PARKING		ACCESSIBLE ROUTE	
II. ACCESSIBLE COMMON AND PUBLIC USE AREA			CHAPTER 2
A. AMENITY SPACES AND LOBBY		COMMON AREAS ARE ACCESSIBLE	
III. USABLE DOORS			CHAPTER 3
A. DOOR WIDTH 32" MINIMUM		PROVIDED	
B. MANEUVERABILITY AT DOORS		PROVIDED	
IV. ACCESSIBLE ROUTE INTO AND THROUGH A DUELLING UNIT		PROVIDED	CHAPTER 4
V. LIGHT SWITCHES, ELEC. OUTLETS, THERMOSTATS AND OTHER ENVIRONMENTAL CONTROLS IN ACCESSIBLE LOCATIONS		PROVIDED	CHAPTER 5
VI. REINFORCED WALLS AND BATHROOMS FOR GRAB BARS		PROVIDED	CHAPTER 6
VII. USABLE KITCHENS AND BATHROOMS		PROVIDED	CHAPTER 1

LAWRENCE, KS

OWNER

HERE Kansas, LLC
908 N. Halsted, Chicago, IL 60607
p. 312 642 0170
jwh@here-llc.com

LOTS 1-6 IN BLOCK 14, LANE'S SECOND ADDITION,
AN ADDITION TO THE CITY OF LAWRENCE; AND LOT 1
THE NORTH HALF OF LOT 2, AND ALL OF LOTS 3-5
AND 9-12 IN BLOCK 9, OREAD ADDITION TO THE CITY
OF LAWRENCE, ALL IN DOUGLAS COUNTY, KANSAS.

GENERAL NOTES

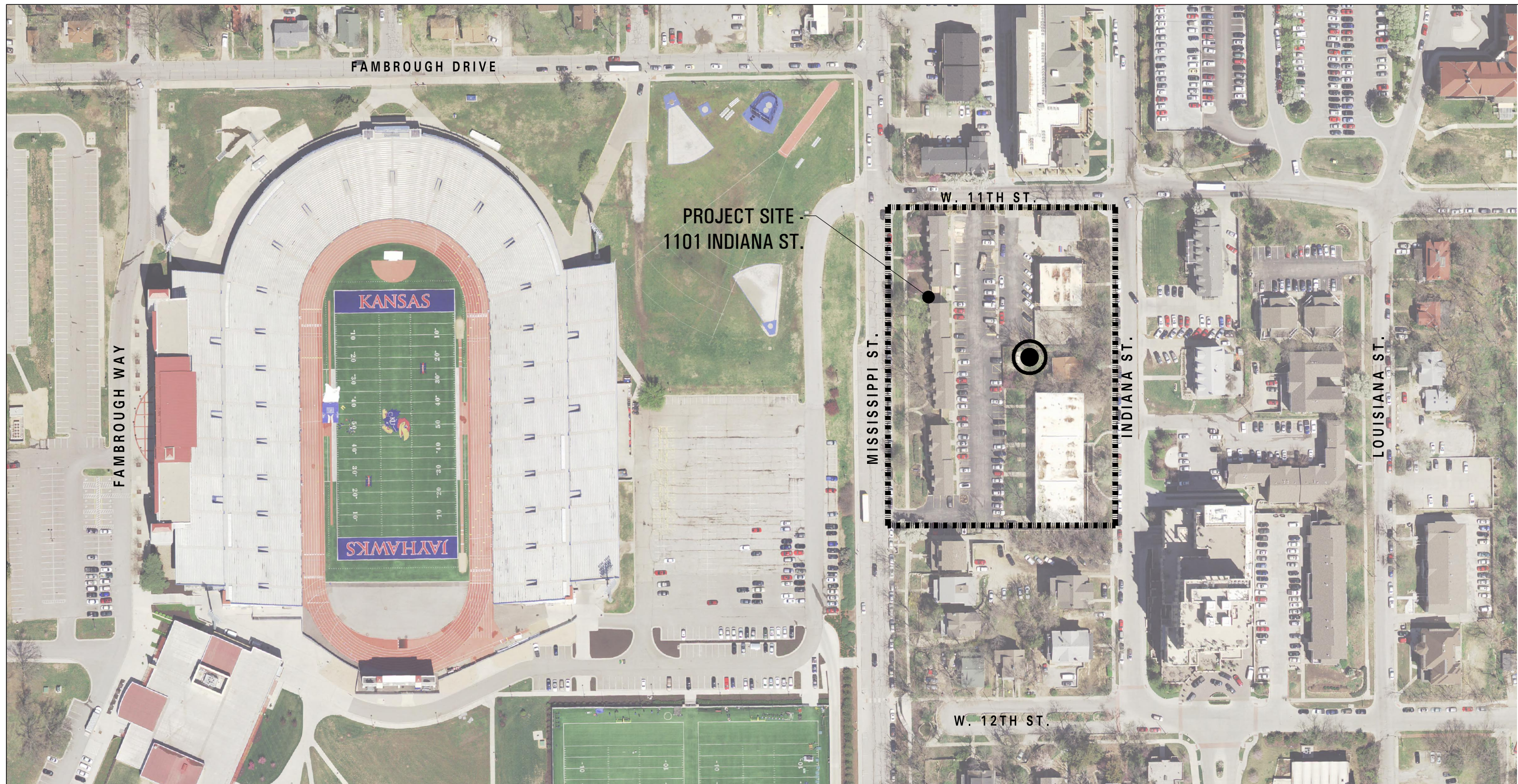
1. NO BALCONIES ARE PROPOSED ON THIS PROJECT.
2. ALL ACCESSIBLE SIDEWALK RAMPS PER ADA STANDARDS.
3. CONTRACTOR TO VERIFY ALL UTILITY LOCATIONS PRIOR TO EXCAVATION.
4. SWIMMING POOL SHALL COMPLY WITH CITY CODE CHAPTER 19, ARTICLE 11, IF PROVIDED.
5. ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM THE RIGHT-OF-WAY PER CITY REQUIREMENTS.
6. ALL EXISTING BUILDINGS AND STRUCTURES CURRENTLY ON THE SITE ARE PROPOSED TO BE DEMOLISHED.
7. THIS SITE PLAN IS INTENDED TO COMPLY WITH THE PROVISIONS OF THE AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES FOR BUILDING, PARKING, AND PEDESTRIAN ACCESS.

	PROPOSED	NOTES
UNDERLYING ZONE USES	MU (PLANNED DEVELOPMENT) RESIDENTIAL/ RETAIL	
SITE AREA GROSS BUILDING AREA	110,120 SF (2.53 ACRES) 445,300 SF	REFER TO PLANS FOR AREA SUMMARY. (W/O OPEN SPACE, REC OPEN + OUTDOOR AMENITY)

SITE SUMMARY		EXISTING / REQUIRED	PROPOSED	CHANGE	NOTES
LAND USE		MU PLANNED DEVELOPMENT RESIDENTIAL PARKING - - - - - -	MU PLANNED DEVELOPMENT RESIDENTIAL PARKING - - - - MECH/STORAGE RESIDENTIAL AMENITY -	- - - - - - -	
LAND AREA (SQ FT)					
RESIDENTIAL	40 UNITS/ ACRE	-	68 UNITS/ ACRE	+ 28 UNITS/ ACRE	1-BD = 0.4 unit; 2-BD = 0.6 unit; 3-BD = 0.8 unit; 4+ BD = 1 unit
# OF UNITS (ACTUAL)	103 UNITS	-	265,604 SF	+ 265,604 SF	56 (1 bed) x 0.4 = 22
# OF UNITS (PER ZONING CALCULATION)	95 UNITS	-	237 UNITS	+ 134 UNITS	67 (2 bed) x 0.6 = 40
OFF STREET PARKING PROVIDED	165 SPACES	-	173 UNITS	+ 77 UNITS	22 (3 bed) x 0.8 = 18
	-	-	126,038 SF	+ 126,038 SF	92 (4 bed) x 1.0 = 92
RETAIL	-	-	13,137 SF	+ 13,137 SF	
MECH/STORAGE	-	-	21,109 SF	+ 21,109 SF	REFER TO PDP-02 FOR CALCULATION
RESIDENTIAL AMENITY	-	-	16,716 SF	+ 16,716 SF	
RESIDENTIAL OFFICE	-	-	2,696 SF	+ 2,696 SF	
COMMON OPEN SPACE	-	-	39,121 SF	+ 39,121 SF	SEE SHEET PDP-06 FOR NOTES + CALCULATIONS
RECREATIONAL OPEN SPACE	-	-	20,162 SF	+ 20,162 SF	(LABELED AS OUTDOOR AMENITY)
OUTDOOR AREA (per sec. 20-601-a)	50 SF/UNIT	-	25,257 SF (107 SF/UNIT)	+ 57 SF/UNIT	
TOTAL SITE AREA	112,120 SF	-	112,120 SF	-	
TOTAL IMPERVIOUS AREA (SQ FT)	69,758 SF	-	69,758 SF	0	
% IMPERVIOUS	63.3%	-	63.3%	0	
TOTAL PERVIOUS AREA (SQ FT)	40,362 SF	-	40,362 SF	0	
% PERVIOUS	36.7%	-	36.7%	0	

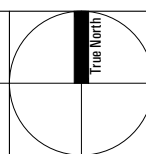
PARKING SUMMARY

USE	REQUIREMENT	SPACES REQUIRED	SPACES PROVIDED	NOTES
UNIT PARKING	1 / BEDROOM	624	-	
GUEST PARKING	1 / 10 UNITS	18	-	
RETAIL PARKING	1 / 300 SF (ESTIMATE)	34	-	
RESTAURANT PARKING	1 / 45 SF (ESTIMATE)	38	-	
	+ 10 (EMPLOYEES)			
OFF STREET PROVIDED	-		577	
ON STREET PROVIDED	-		107	
DEVELOPMENT BONUS POINTS	-1 SPACE / 5 POINTS	-2		
SHARED PARKING	5% OF PARKING PROVIDED	-28		
TOTAL		684	684	



LOCATION MAP

SCALE: N.T.S.



LEGEND

	ELEVATION MARKING		ROOM		BATT. INSUL. OR SOUND ATTN. BLANKET		MORTAR, GROUT, THINSET OR CEMENT PLASTER
	REVISION		PARTITION TYPE		BRICK (SECTION)		GYPSUM BOARD
	LARGE SCALE DETAIL		DOOR MARK		BRICK (ELEVATION)		METAL LATH & PLASTER
	DETAIL SHEET NUMBER		EXISTING CONSTRUCTION TO REMAIN		CARPET		FLYWOOD
	SECTION SHEET NUMBER		NEW PARTITION - SEE PLANS FOR TYPE		CONCRETE		QUARRY TILE OR CERAMIC TILE
	ELEVATION SHEET NUMBER		EXISTING CONSTRUCTION TO BE REMOVED		CONCRETE BLOCK		RIGID INSULATION
			ACOUSTIC TILE		GLASS (ELEVATION)		STEEL
			ALUMINUM		GLASS (SECTION)		WOOD FINISH
							WOOD ROUGH OR FRAMING

BUILDING AREA BY FLOOR

SHEET	FLOOR	OPEN SPACE	REG. OPEN SPACE	OUTDOOR AMENITY	RETAIL	PARKING	MECHANICAL	RESIDENTIAL	RESIDENTIAL AMENITY	RESIDENTIAL OFFICE	TOTAL
PDP-01		39,121	20,162								59,283
PDP-04	1ST				5,988	52,165	2,380	2,444			62,977
PDP-05	2ND					73,873		392			74,265
PDP-06	3RD			25,257	4,476		9,703	33,309	12,326	1,327	86,986
PDP-07	4TH						2,384	32,469	4,390	1,369	40,612
PDP-08	5TH				2,673		2,308	55,551			60,532
PDP-09	6TH						2,246	56,225			58,471
PDP-10	7TH						2,088	59,056			61,144
PDP-11	7TH UPPER							26,158			26,158
											529,840
TOTAL		39,121	20,162	25,257	13,137	126,038	21,109	265,604	16,716	2,696	445,300

(W/O OPEN SPACE,
REC OPEN +
OUTDOOR AMENITY)

AREA FOR CITY APPROVAL STAMP

DRAWING LIST

PDP-01	PROJECT DATA & LOCATION PLAN
PDP-01.1	CODE ANALYSIS
PDP-02	SITE PLAN
PDP-03	LANDSCAPE PLAN
PDP-04	FIRST FLOOR
PDP-05	SECOND FLOOR
PDP-06	THIRD FLOOR
PDP-07	FOURTH FLOOR
PDP-08	FIFTH FLOOR
PDP-09	SIXTH FLOOR
PDP-10	SEVENTH FLOOR
PDP-11	SEVENTH UPPER FLOOR
PDP-12	ROOF
PDP-13	ELEVATIONS
PDP-14	ELEVATIONS
PDP-15	ENLARGED ELEVATIONS
PDP-16	SITE SECTIONS

Contractor shall be responsible for reviewing all Plans and Specifications, verifying all existing conditions prior to proceeding with Construction, complying with all applicable building codes, and notifying Architect immediately of any discrepancies or conflicts. Contractor shall construct the work in conformance with all applicable building codes.

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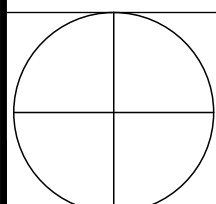
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HARTSHORNE PLUNKARD ARCHITECTURE



PROJ. #	1324	SCALE:
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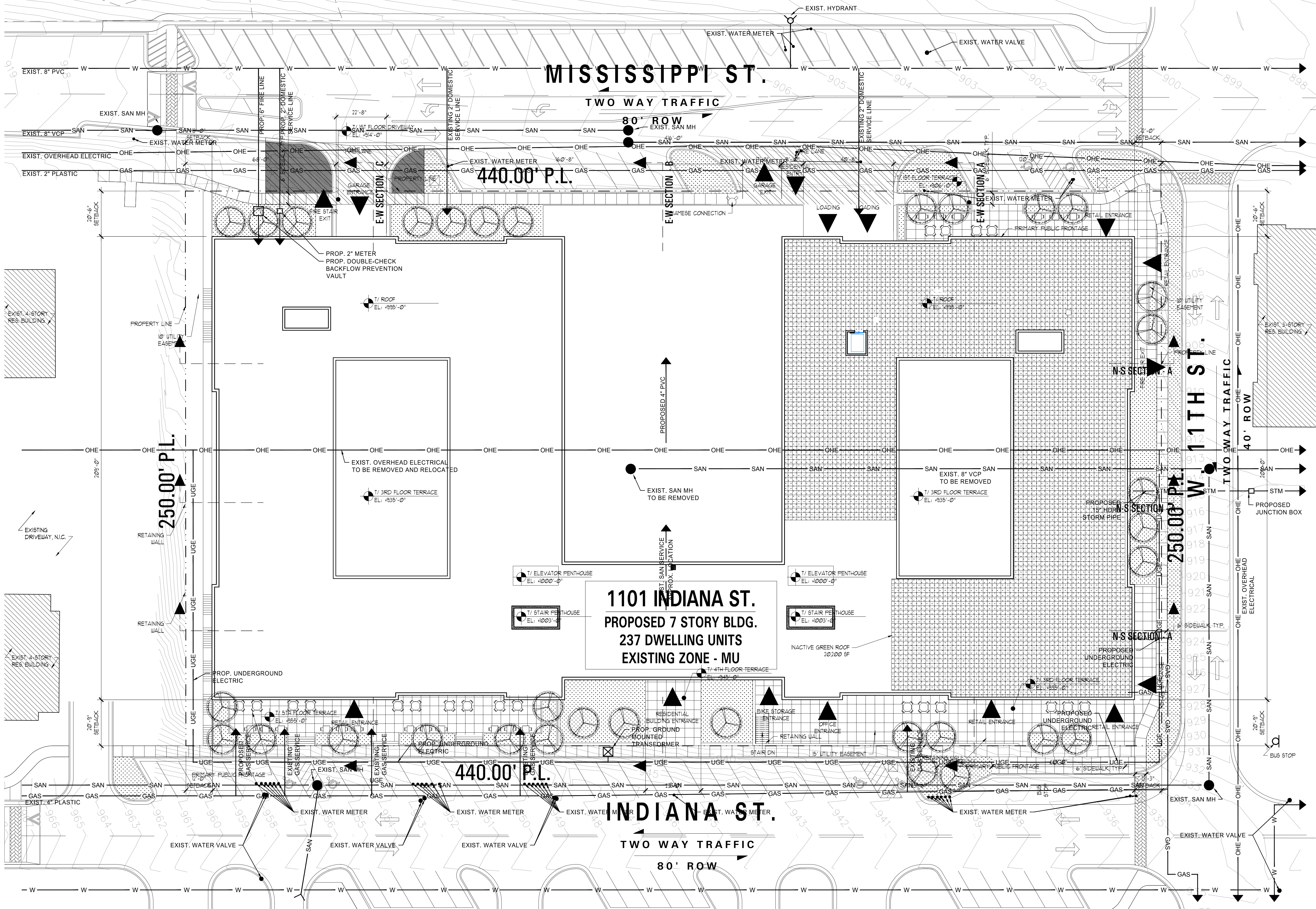
PROJECT DATA & LOCATION PLAN



PDP-01

OPEN SPACE CALCULATIONS		
	REQUIRED SF (%)	PROPOSED SF (%)
OPEN SPACE	22,024 SF (20%)	39,121 SF (36%)
REC. OPEN SPACE	11,012 SF (10%)	20,162 SF (18%)

NOTE: ALL EXTERIOR AT-GRADE SPACE, EXCEPT DRIVEWAYS AND LOADING SPACES TO BE DEVELOPED AS OPEN SPACE



AREA FOR CITY APPROVAL STAMP

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LAWRENCE, KS

DATE	ISSUED FOR
02/05/14	PDP RESUBMITTAL
05/06/14	PDP RESUBMITTAL
06/11/14	PDP RESUBMITTAL

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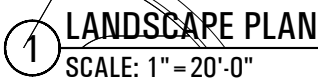
PROJ. # 1324	SCALE: 1"=20'-0"
CK. BY: JM	DN. BY: KF, NS, JP

SITE PLAN

Project North

PDP-02

1 SITE PLAN
SCALE: 1"=20'-0"



Perennials
ACHILLEA Paprika
AGASTACHE Blue Fortune
ALCHEMILLA mollis Thriller
AQUILEGIA caerulea
ASTER novi Alert
ASTER Professor Kippenburg
ASTILBE arendsii Fanal
ASTILBE arendsii Rhineland
BAPTISIA australis
BERGENIA cordifolia Winter Glow
BRUNNERA macrophylla
CAMPANULA carpatica White Clips
COREOPSIS verticillata Moonbeam
COREOPSIS verticillata Zagreb
ECHINACEA purpurea Magnus
GERANIUM cinereum Ballerina
HEMEROCALLIS Happy Returns
HEMEROCALLIS Stella D'Oro

Groundcovers & Vines
AJUGA Chocolate Chip
CLEMATIS x jackmanii
EUONYMUS fort Coloratus
EUONYMUS fort Coloratus
LONICERA japonica Halliana
PACHYSANDRA terminalis
PARTHENOCISSUS quinquefolia
VINCA minor Bowles

Architect shall be responsible for reviewing all Plans and Specifications, verifying all existing conditions prior to construction, and ensuring that all work shall be in accordance with applicable building codes, and notifying Architect immediately of any discrepancies or conflicts. Architect shall be responsible for ensuring that all work shall be in accordance with all applicable building codes.

Contractor is responsible for design and installation of all work shown on the drawings. Contractor shall submit drawings to architect for approval on conformity to applicable building codes.

Written Architectural Specification was issued for this project and along with these printed documents, the Architectural Specification is part of the project. Work scope pertinent to all disciplines occurs throughout the Contract Documents. By submitting a copy of the Contract Documents to the subcontractors attest that they have reviewed the Contract Documents and that they understand the work to be included all applicable work. Additional Architectural Specification copies are available upon request.

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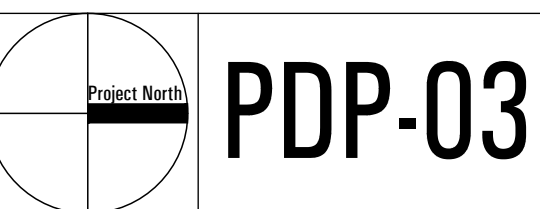
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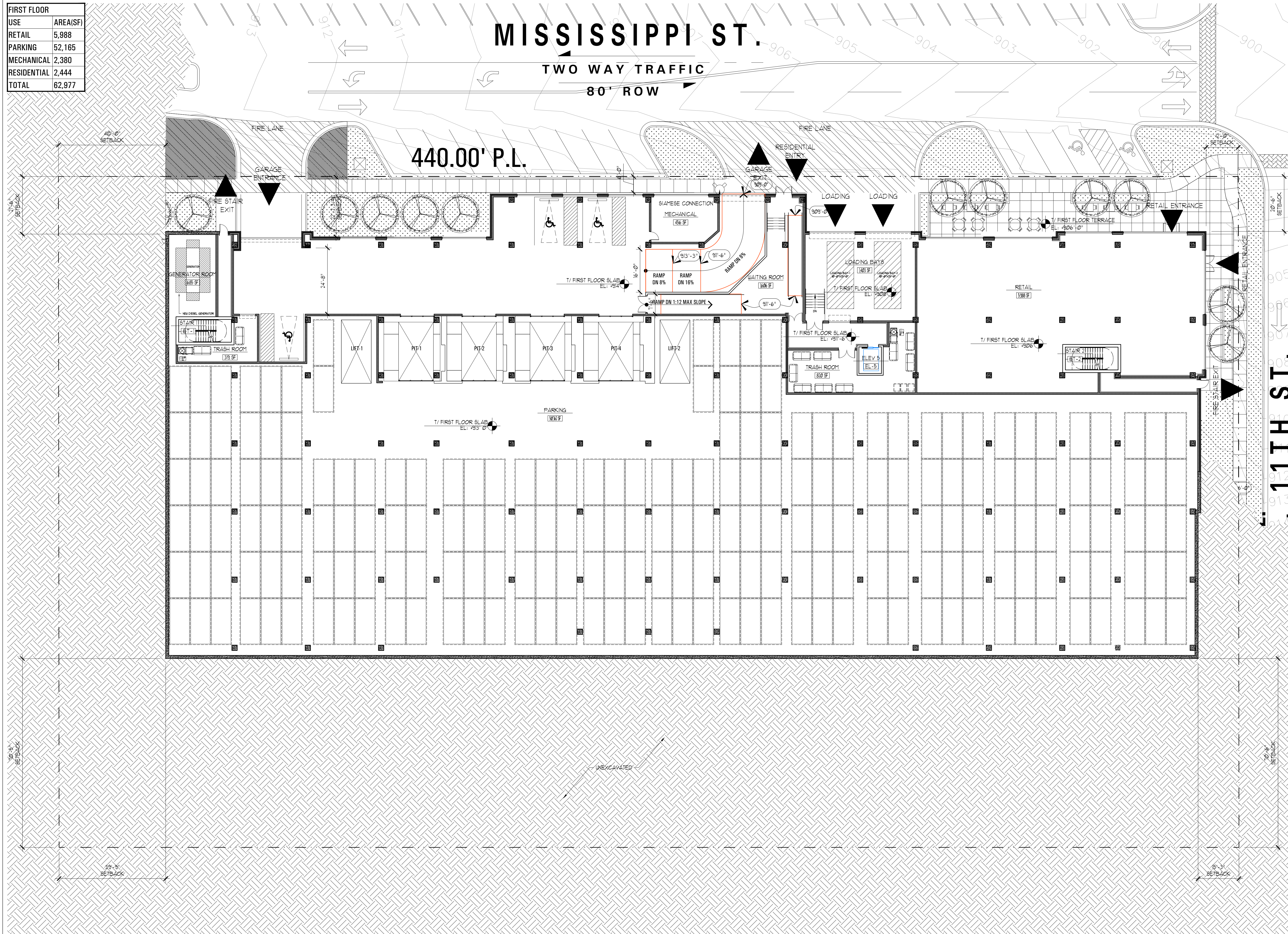
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PROJ. #	1324	SCALE:	1"=20'-0"
CK. BY:	JM	DN. BY:	KF, NS, JP

LANDSCAPE PLAN



FIRST FLOOR	
USE	AREA(SF)
RETAIL	5,988
PARKING	52,165
MECHANICAL	2,380
RESIDENTIAL	2,444
TOTAL	62,977



AREA FOR CITY APPROVAL STAMP

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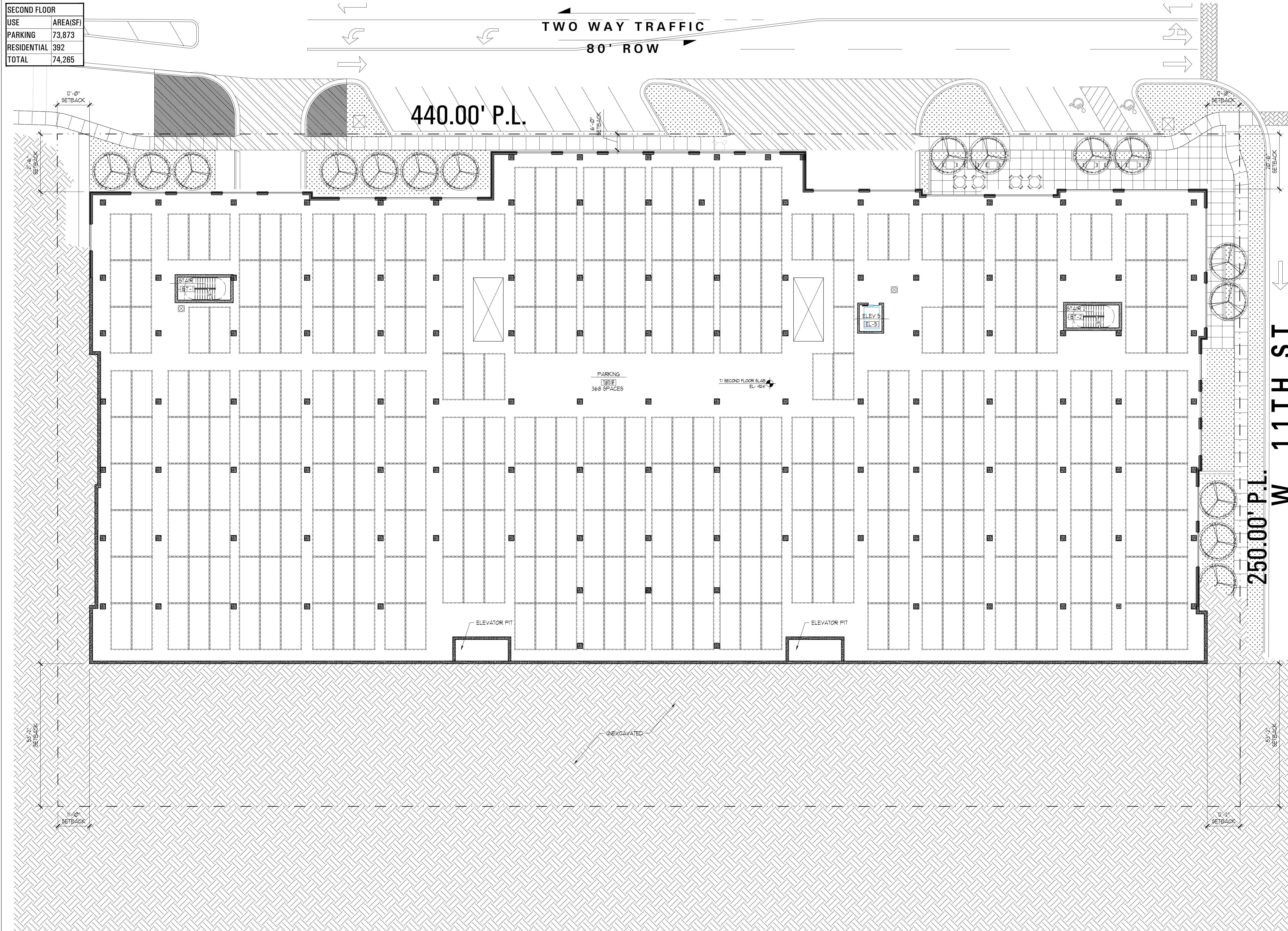
PROJ. #	1324	SCALE:	1/16" = 1'-0"
CK. BY:	JM	DN. BY:	KF, NS, JP

FIRST FLOOR



1 FIRST FLOOR
SCALE: 1/16" = 1'-0"

SECOND FLOOR	
USE	AREA(SF)
PARKING	73,873
RESIDENTIAL	392
TOTAL	74,265



AREA FOR CITY APPROVAL STAMP

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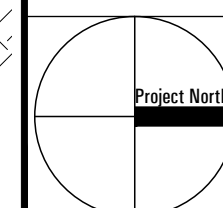
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PROJ. #	1324	SCALE:	1/16" = 1'-0"
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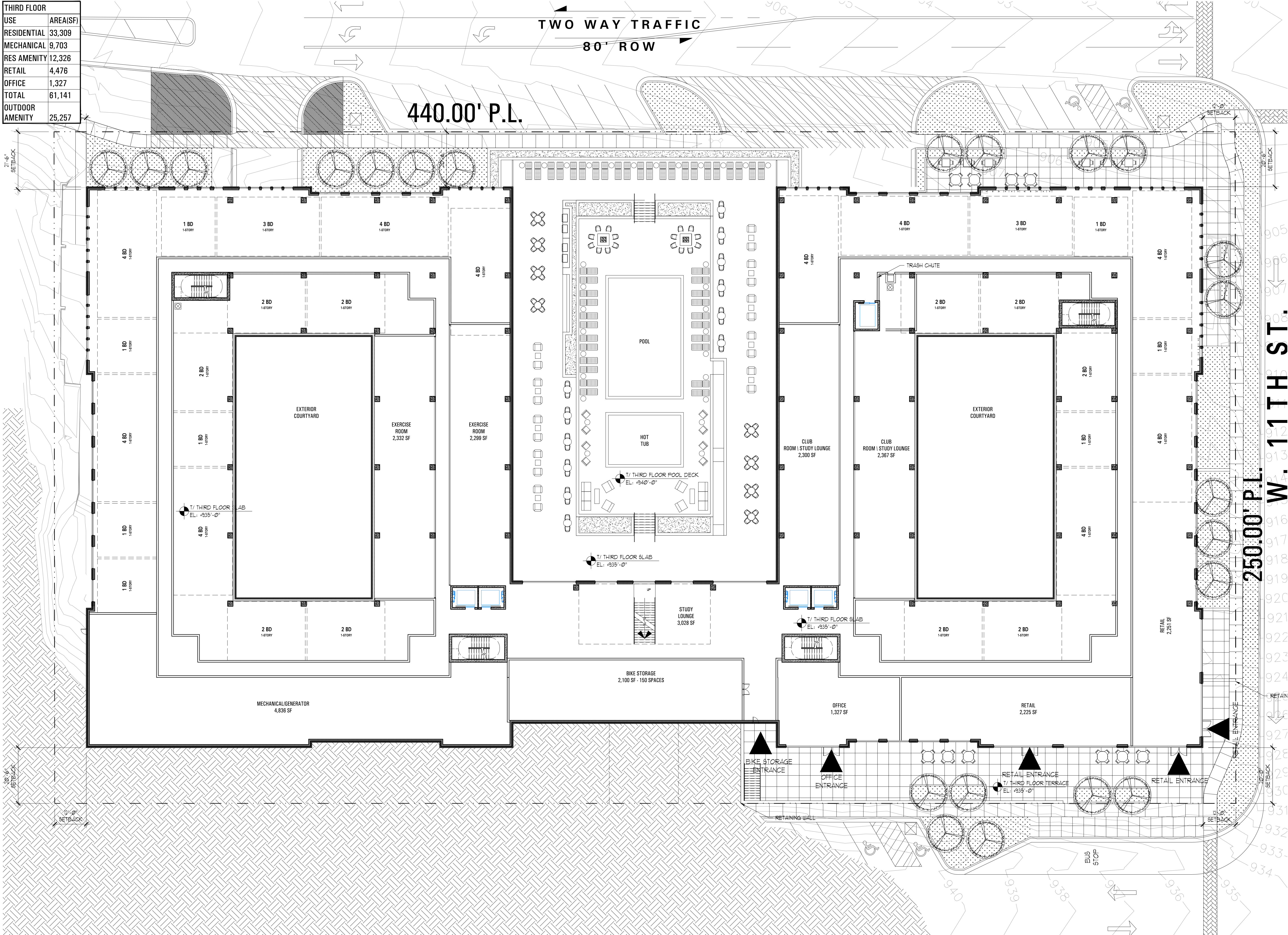
SECOND FLOOR



PDP-05

1 SECOND FLOOR
SCALE: 1/16" = 1'-0"

THIRD FLOOR	
USE	AREA(SF)
RESIDENTIAL	33,309
MECHANICAL	9,703
RES AMENITY	12,326
RETAIL	4,476
OFFICE	1,327
TOTAL	61,141
OUTDOOR AMENITY	25,257



1 THIRD FLOOR
SCALE: 1/16" = 1'-0"

AREA FOR CITY APPROVAL STAMP

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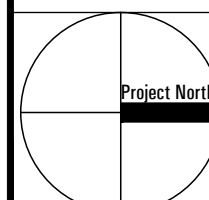
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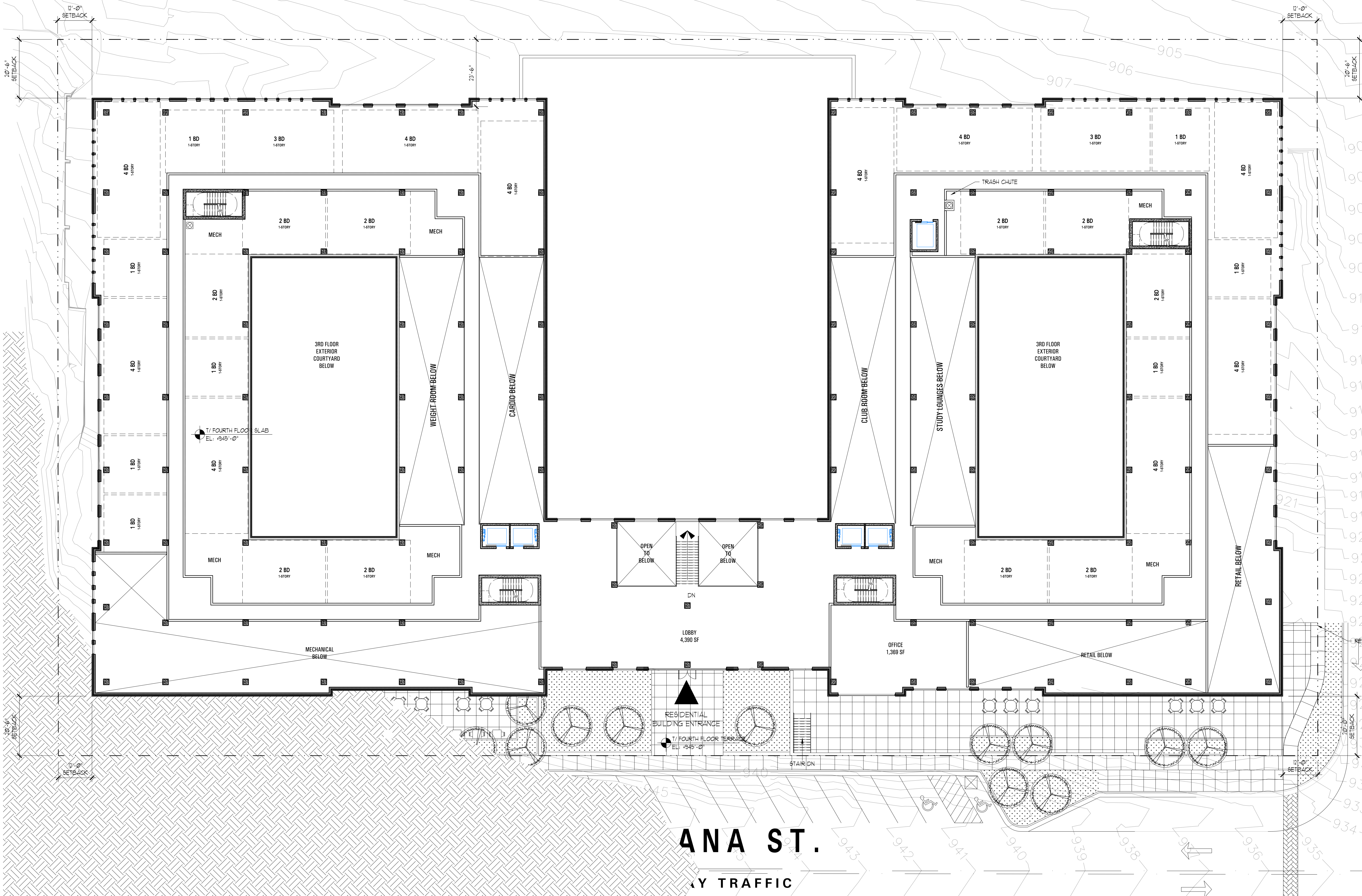
PROJ. # 1324 SCALE: 1/16" = 1'-0"
CK. BY: JM DN. BY: KF, NS, JP

THIRD FLOOR



PDP-06

FOURTH FLOOR	
USE	AREA(SF)
RESIDENTIAL	32,469
MECHANICAL	2,384
RES AMENITY	4,390
OFFICE	1,369
TOTAL	40,612



AREA FOR CITY APPROVAL STAMP

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jwh@here-llc.com

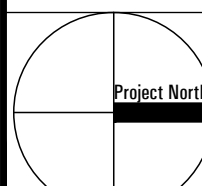
1101 INDIANA ST
LAWRENCE, KS

DATE	ISSUED FOR
02/05/14	PDP RESUBMITTAL
05/06/14	PDP RESUBMITTAL
06/11/14	PDP RESUBMITTAL

HARTSHORNE PLUNKARD ARCHITECTURE
HPA 232 NORTH CARPENTER STREET
CHICAGO, IL 60607
312.228.4488
HPARCHITECTURE.COM

PROJ. # 1324 SCALE: 1/16" = 1'-0"
CK. BY: JM DN. BY: KF, NS, JP

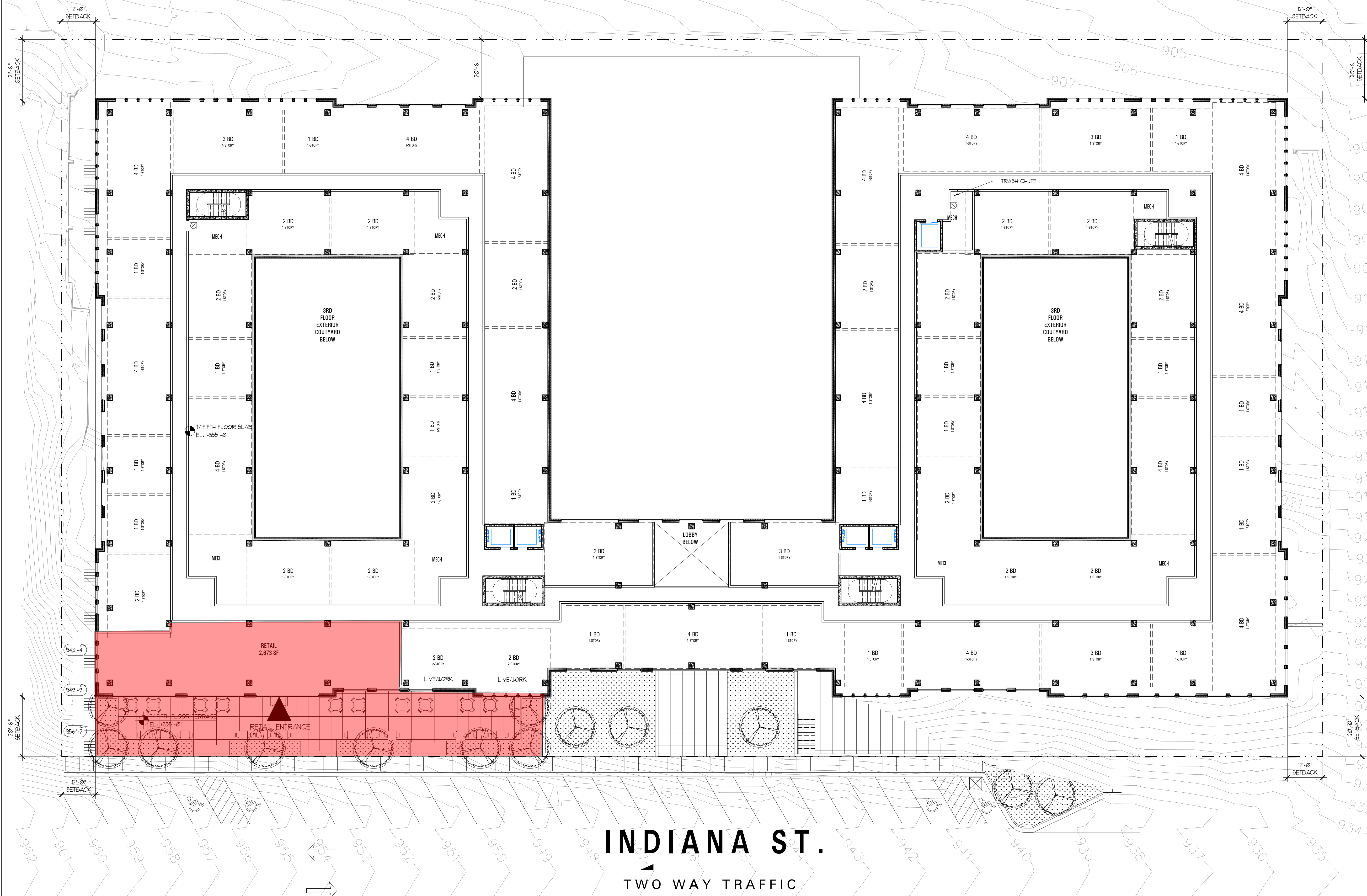
FOURTH FLOOR



PDP-07

① FOURTH FLOOR
SCALE: 1/16" = 1'-0"

FIFTH FLOOR	
USE	AREA(SF)
RESIDENTIAL	55,551
MECHANICAL	2,308
RETAIL	2,673
TOTAL	60,532



AREA FOR CITY APPROVAL STAMP

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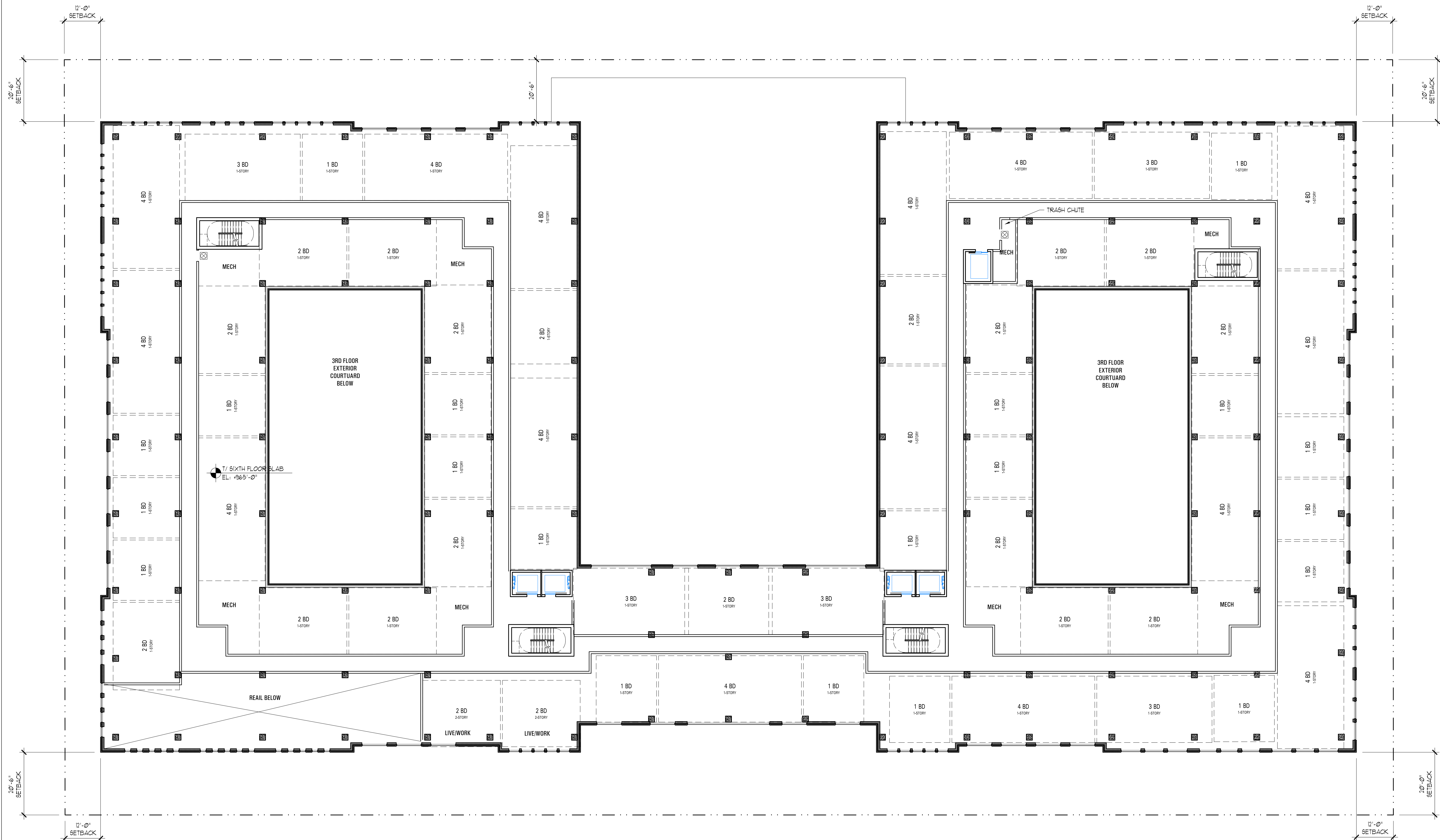
PROJ. #	1324	SCALE:	1/16" = 1'-0"
CK. BY:	JM	DN. BY:	KF, NS, JP

FIFTH FLOOR



1 FIFTH FLOOR
SCALE: 1/16" = 1'-0"

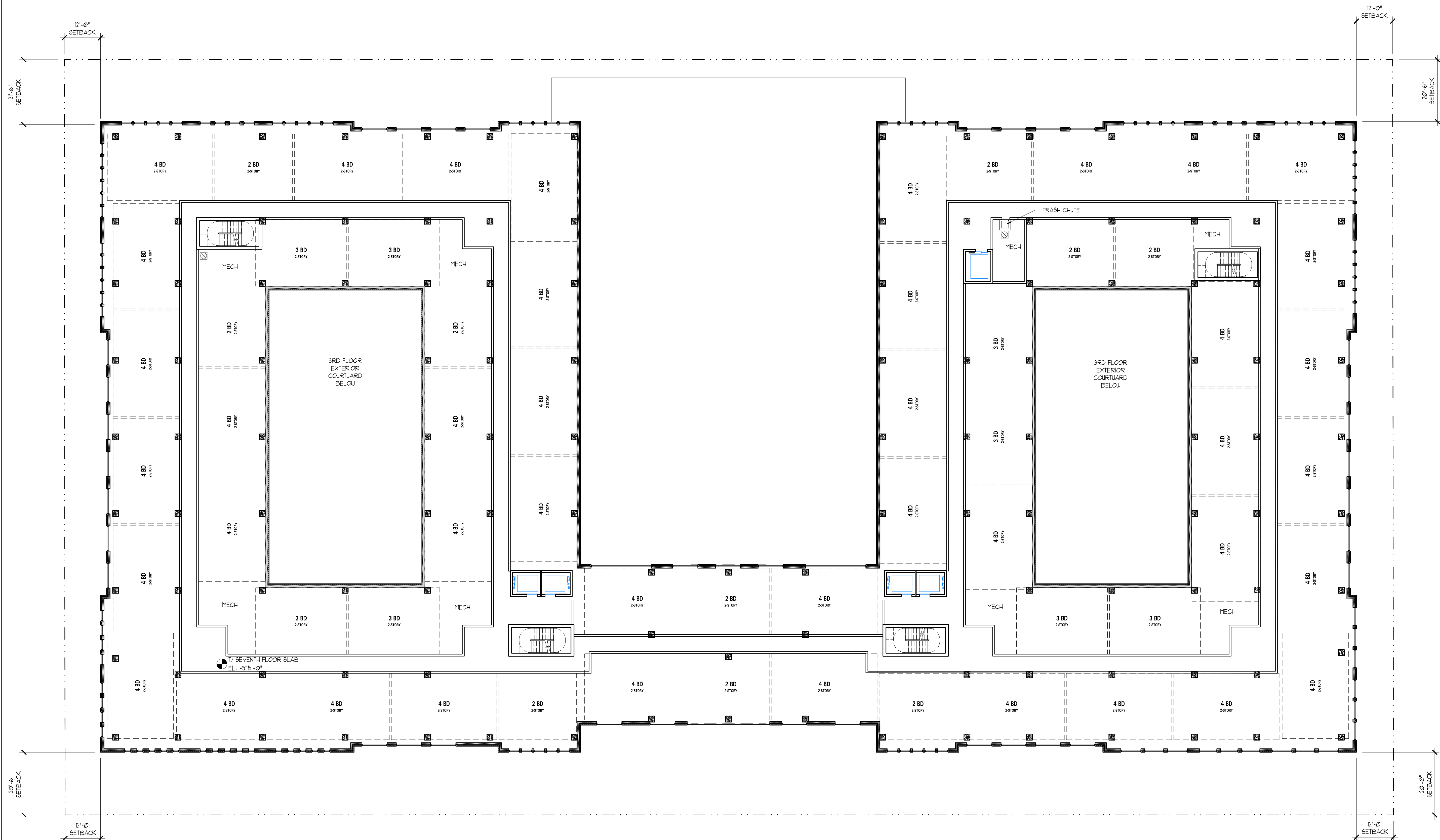
SIXTH FLOOR	
USE	AREA(SF)
RESIDENTIAL	56,225
MECHANICAL	2,246
TOTAL	58,471



① SIXTH FLOOR
SCALE: 1/16" = 1'-0"

<p align="center">AREA FOR CITY APPROVAL STAMP</p>									
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<h2 style="margin: 0;">HERE KANSAS</h2> <hr/> <p>OWNER: HERE KANSAS 908 N. HALSTED CHICAGO IL 60607 p. 312 642 0170 jwh@here-llc.com</p> <p>1101 INDIANA ST LAWRENCE, KS</p>									
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05/06/14	PDP RESUBMITTAL								
06/11/14	PDP RESUBMITTAL								
<p>HARTSHORNE PLUNKARD ARCHITECTURE</p> <div style="display: flex; justify-content: space-between; align-items: center;"> <div style="text-align: left;"> 332 NORTH CARPENTER STREET CHICAGO, IL 60607 312.226.4488 HPAARCHITECTURE.COM </div> </div>									
PROJ. # CK. BY: JM	SCALE: 1/16" = 1'-0" DN. BY: KF, NS, JP								
<h1 style="margin: 0;">SIXTH FLOOR</h1>									
	<h1 style="font-size: 4em; margin: 0;">PDP-09</h1>								

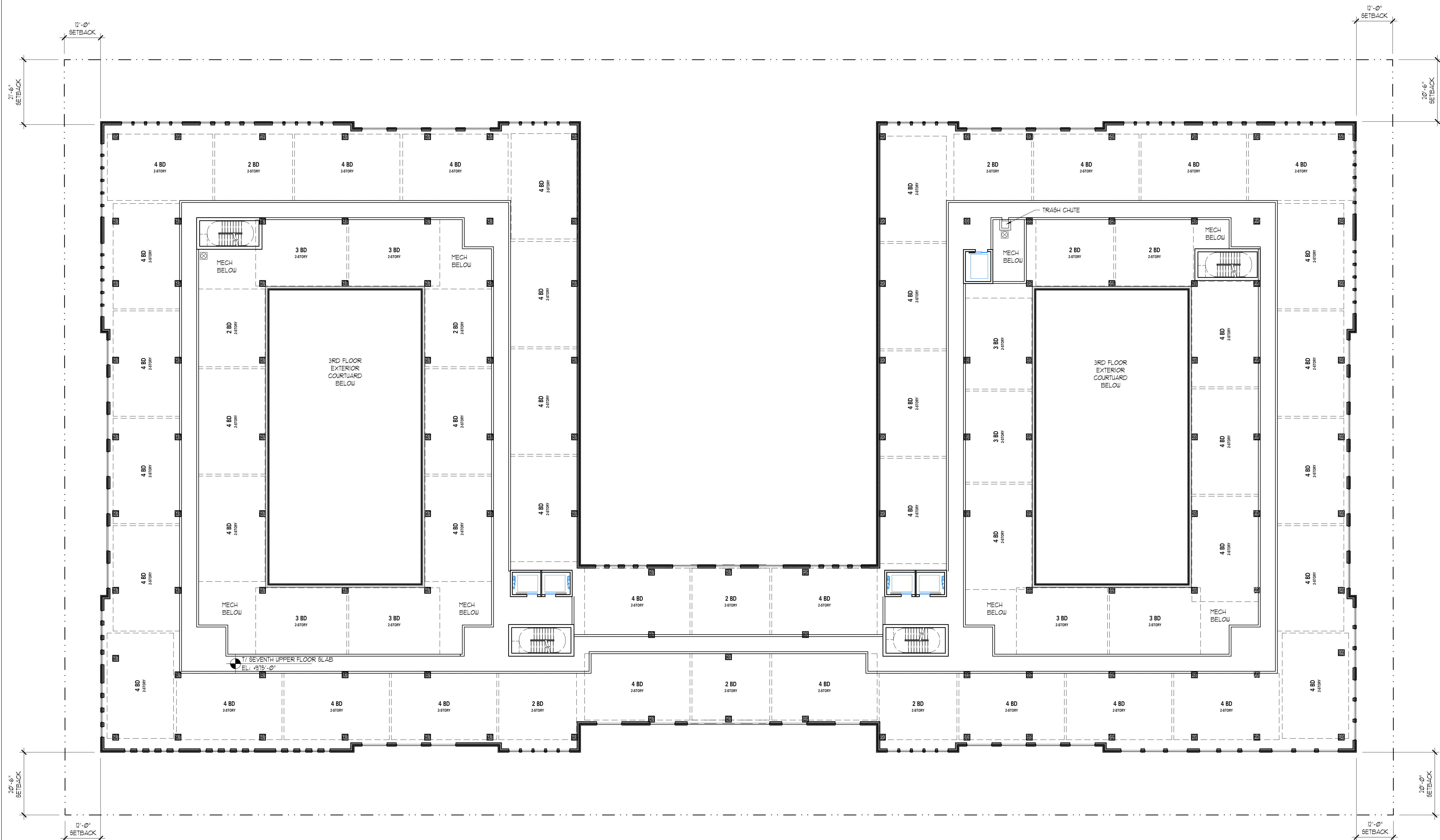
SEVENTH FLOOR	
USE	AREA(SF)
RESIDENTIAL	59,056
MECHANICAL	2,088
TOTAL	61,144



1 SEVENTH FLOOR
SCALE: 1/16" = 1'-0"

AREA FOR CITY APPROVAL STAMP	
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HARTSHORNE PLUNKARD ARCHITECTURE	
LPA	232 NORTH CARPENTER STREET CHICAGO, IL 60607 312.226.4488 HPARCHITECTURE.COM
PROJ. # 1324	SCALE: 1/16" = 1'-0"
CK. BY: JM	DN. BY: KF, NS, JP
SEVENTH FLOOR	
	PDP-10

SEVENTH UPPER FLOOR	
USE	AREA(SF)
RESIDENTIAL	26,158
MECHANICAL	0
TOTAL	26,158



1 SEVENTH UPPER FLOOR
SCALE: 1/16" = 1'-0"

AREA FOR CITY APPROVAL STAMP

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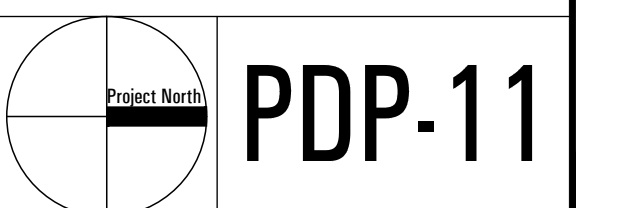
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HARTSHORNE PLUNKARD ARCHITECTURE



PROJ. #	1324	SCALE:	1/16" = 1'-0"
CK. BY:	JM	DN. BY:	KF, NS, JP

SEVENTH UPPER FLOOR





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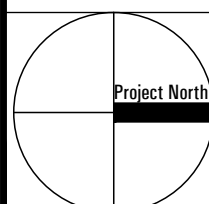
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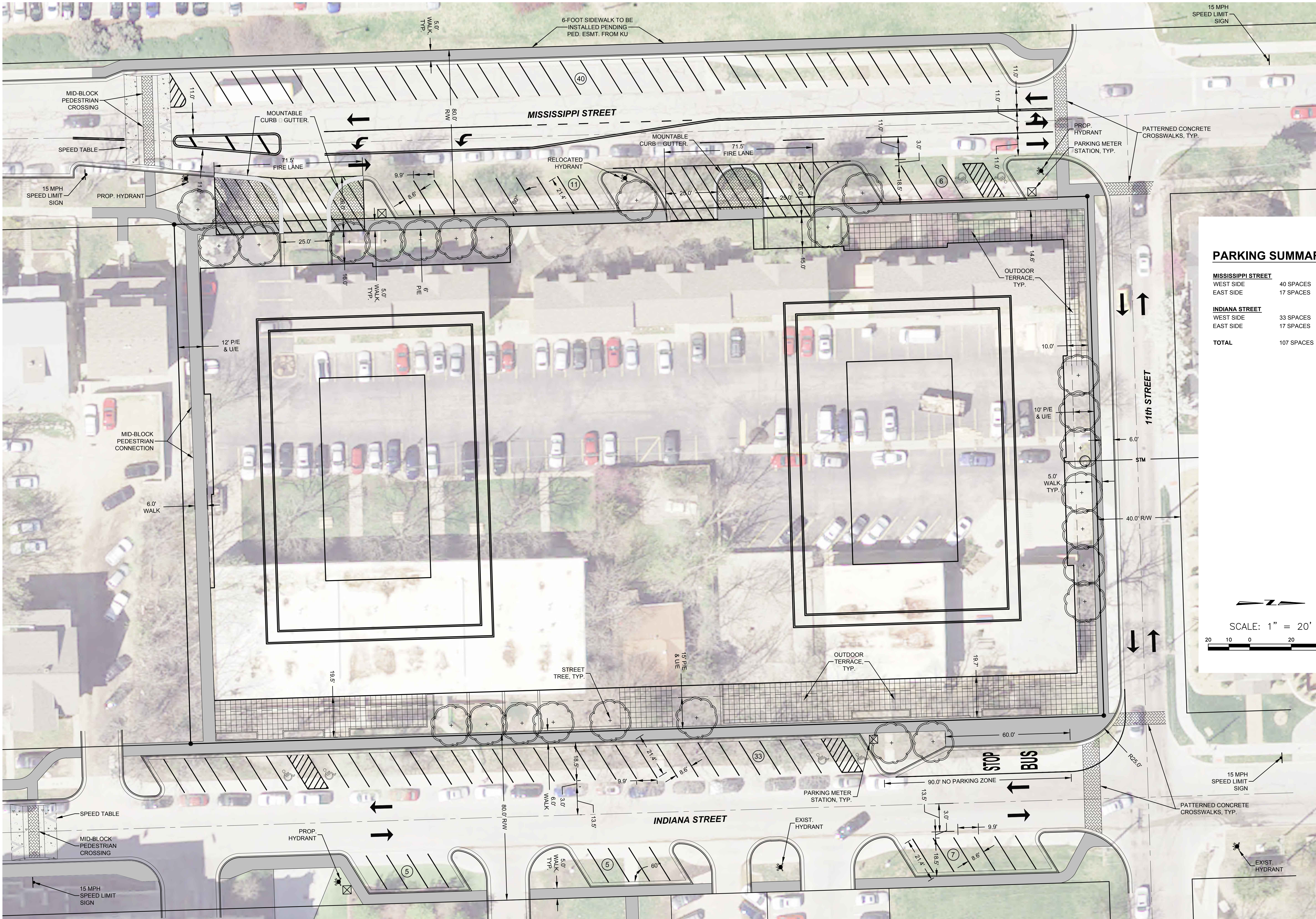
PROJ. # 1324	SCALE: 1/16" = 1'-0"
CK. BY: JM	DN. BY: KF, NS, JP

ROOF
FLOOR



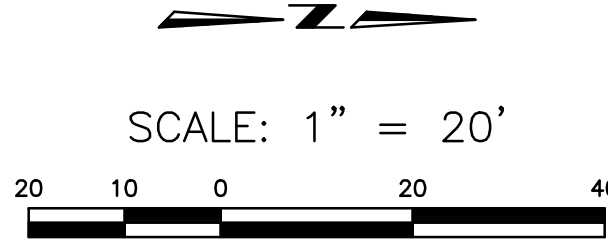
PDP-12

1 ROOF PLAN
SCALE: 1/16" = 1'-0"



PARKING SUMMARY

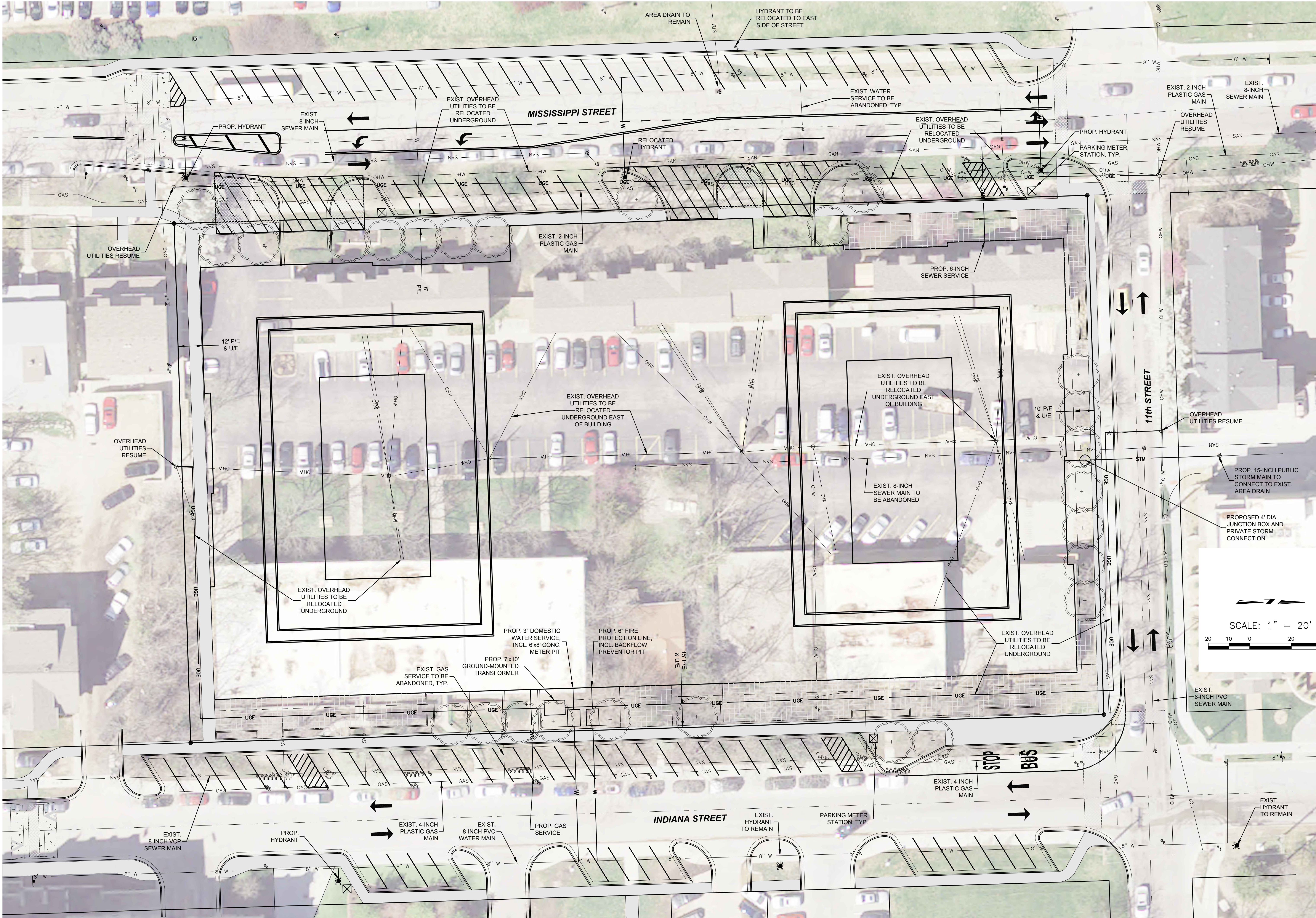
MISSISSIPPI STREET	
WEST SIDE	40 SPACES
EAST SIDE	17 SPACES
INDIANA STREET	
WEST SIDE	33 SPACES
EAST SIDE	17 SPACES
TOTAL	107 SPACES



REV	DATE	DESCRIPTION
1	6/13/14	PER CITY & KU COMMENTS
2	6/15/14	PER CITY & KU COMMENTS

DATE:	4/25/14
PROJECT NO.:	20132015
DESIGNED BY:	LPE/HPA
DRAWN BY:	BS
CHECKED BY:	CMS/MG

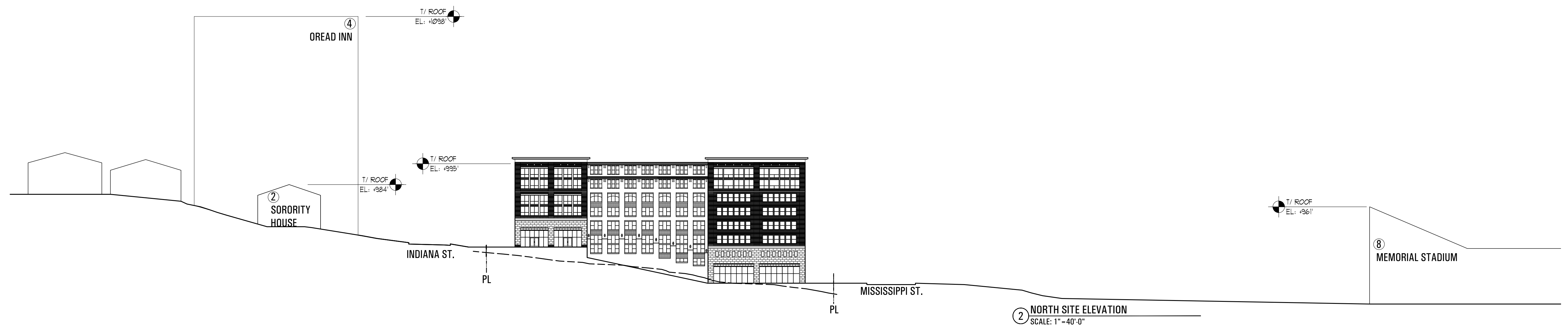
ISSUE	SHEET NO.
	1
	OF 2 SHEETS



**HERE @ Kansas
LAWRENCE, KANSAS
UTILITIES EXHIBIT**

REV	DATE	DESCRIPTION
1	6/13/14	PER CITY & KU COMMENTS
2	6/15/14	PER CITY & KU COMMENTS

DATE: 4/25/14
PROJECT NO.: 20132015
DESIGNED BY: LPE/HPA
DRAWN BY: BS
CHECKED BY: CMS/MG



AREA FOR CITY APPROVAL STAMP

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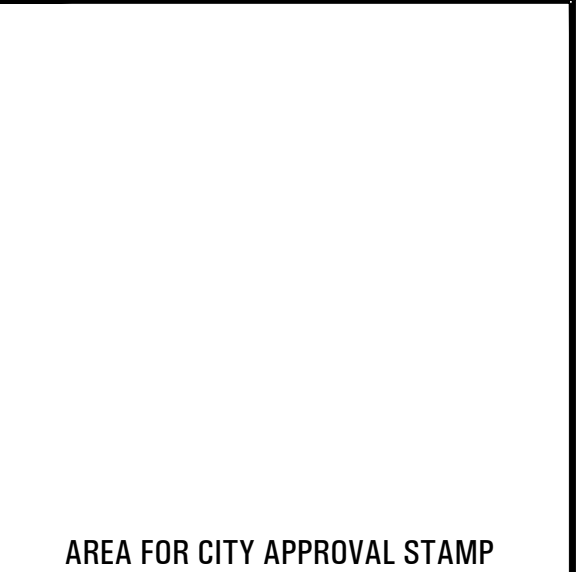
HARTSHORNE PLUNKARD ARCHITECTURE



PROJ. #	1324	SCALE:	VARIES
CK. BY:	JM	DN. BY:	KF, NS, JP

ELEVATIONS





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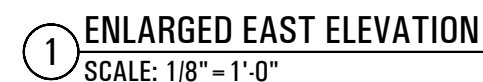
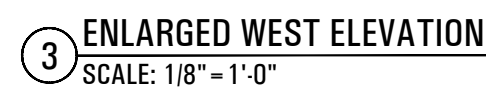
HARTSHORNE PLUNKARD ARCHITECTURE

 **232 NORTH CARPENTER STREET
CHICAGO, IL 60607
312.226.4488
HPARCHITECTURE.COM**

PROJ. # 1324	SCALE: VARIES
CK. BY: JM	DN. BY: KF, NS, JP

ELEVATIONS

PDP-14



PDP-15



Description of Project:

EXECUTIVE SUMMARY

HERE Kansas, LLC plans to construct a state-of-the-art, five (5) story, LEED certifiable, mixed-use project. It will contain ground floor retail/restaurant uses on both Indiana and Mississippi Streets, three (3) residential floors containing approximately 624 residential student housing units, an amenity area which includes a fitness room, three (3) outdoor common open spaces, (one which includes a swimming pool area), and a two (2) level automated robotic parking garage containing approximately 577 parking spaces strategically integrated into the natural topography of the site. Unlike conventional real estate developers, HERE Kansas views itself as the curator of an experience which provides desired outcomes, not merely an erector of bricks and mortar.

SITE PLANNING

The Project design reflects the Applicant's long term view of the Project and its historic neighborhood. The site layout incorporates large expanses of elevated landscaped outdoor areas for the project's residents and their guests. In addition, outdoor use zones are provided along the Primary Public Frontages.

Vehicular access is limited to Mississippi Street so as not to disrupt the pedestrian qualities of Indiana Street with a drive aisles south justified on Mississippi Street to minimize vehicular disruption to the adjacent intersection of 11th Street (collector) and Mississippi Street (collector north of intersection). The building's residential floors both have significant setbacks from Indiana and Mississippi Streets.

STREET LEVEL

The applicant's Project design emphasizes the public benefits of the MU District by providing ground level commercial space with adjacent outdoor dining and gathering areas along the setback between the Project and the surrounding public streets. The Project is designed to complement the energy



and community created by its immediate adjacency to Memorial Stadium and its close proximity to the remainder of the Kansas University campus.

ARCHITECTURAL DESIGN

The building design follows classic traditional planning principles. Changes in material, color, and shape help to break up the bulk of the building. Strategically placed setbacks and undulations along the building facade and roofline create visual interest and the appearance of a commercial building district with multiple buildings juxtaposed with zero side yard setbacks.

SCALE

The building design masterfully utilizes the extreme topographic differences contained within the site to hide the onsite parking garage leaving visible a building that is highly attractive and blends into the surrounding neighborhood aesthetic. The building's height/elevation fits well within the context of its surroundings (see Exhibit C - Contextual Height Study).

THE HERE RESIDENTIAL UNIT

HERE Kansas's copyrighted design provides an unparalleled living experience for all its residents. Many units have an eighteen (18) foot high great room creating an urban loft –like feel with abundant natural light. All bedrooms, regardless of unit type, have a similar configuration. Bathrooms are situated adjacent to the bedrooms providing the desired level of privacy our residents' desire. Each unit has a fully functioning kitchen as well as a full size washer and dryer.

PARKING

HERE Kansas is providing a state of the art automated robotic parking garage with a capacity of approximately 577 parking spaces. The utilization of this parking technology allows the creation of the single largest private parking footprint in the neighborhood, while simultaneously providing many smart green building benefits and a superior building aesthetic that could not be replicated utilizing conventional means. In addition, the Project will create 105 perimeter angled parking spaces along Indiana and Mississippi Streets (please see attached Perimeter On-Street Parking Exhibit). The corresponding right-of-way will be leased from the City by the developer. All construction costs



associated with this perimeter on-street parking will be at the developer's expense. Developer will maintain and manage the metering of these on-street parking stalls.

AMENITIES

At HERE @ Kansas, resident safety is very important. HERE Kansas provides onsite security as well as an integrated series of surveillance cameras positioned throughout the Project. By design, the building provides limited access to the building's residential floors. Guests will be required to go through secured entry points before obtaining access to a residential floor. The building will provide an onsite fitness center and three (3) expansive landscaped outdoor courtyards (common open spaces). The building lobby will provide an inviting and comfortable hotel-like experience.

SUSTAINABILITY

HERE Kansas will construct a LEED certifiable building with an abundance of design innovations and sustainability technologies intended to promote indoor environmental quality, as well as energy and water consumption efficiencies.

HERE @ Kansas

Property Address:	1101 & 1115 Indiana Street
Property Size (acres):	2.528
Current Base District:	Multi-Dwelling Residential District (RM 32)
Proposed Base District:	Proposed Zoning : Mixed-Use Planned Development District (MU-PD)
	Vertical Mix-Use Structure
	Primary Development Zone - All three (3) levels above grade
	Secondary Development Zone - All two (2) levels of parking garage
	Max. Dwelling Units Per Acre - 32
	Setbacks - Public Frontages - 0-10 feet/ Side (interior) 0-5
	Max Building Coverage 100%
	Max. Impervious Coverage - 100%
	Max Height - 48 feet
	Min. Outdoor Area (per dwelling unit) - 50 sq. ft.
	Min. ground floor level nonresidential spaces:
	Height - 12 feet
	Area (sq. ft.) - 800

MU Development Bonus Calculation

<u>Public Goal</u>	<u>Explanation</u>	<u>Points Earned</u>
<u>Goal II:</u> Non Ground Floor Dwellings Live/Work Units <i>(points earned for provision of the above mentioned goals may be combined)</i>	Ground floor commercial Provided	25
<u>Goal III:</u> Located adjacent to Designated Transit Stop	Bus route routes 10 & 11 stop in front of site on Mississippi	100
<u>Goal IV:</u> Location within 1/2 mile of a fire station	Fire Station 1 (745 Kentucky Street) is located .475 miles from the site (per drawing A)	10
Location within 1 mile of a police station	A Police Station (111 E 11th Street) is located .434 miles from the site (per drawing B)	10
Location within 1/4 mile of a public park <u>or</u> open space	After further review of the code, onsite open space applies. This is consistent with Section 20-218 which states an Open Space District may also be applied to "Common Open Space" within a residential PD and Cluster Housing Projects. This interpretation is also consistent with Article 6 (c) Mixed Use District which states - "Min. Outdoor Space is not required for each dwelling unit onsite if a public park is located within 1/4 mile of the site" (FYI- South Park is located .308 miles - [310 feet too far] from the site per drawing C)	25
Location within 1/4 mile of a school or cultural center	The Spencer Museum of Art (1301 Mississippi) is located .185 miles away from site	25
<u>Goal V:</u> Provision of a green roof or rooftop garden to control storm water runoff		75
Provision of a storm water best management practice as per adapted BMP Manual		50
Construction of a Structure with LEED Certification		100
Construction of a residential structure with Energy Star Certification		25

TOTAL POINTS EARNED

445

MU-PD Development Bonus Utilization

			<u>Total Points Used</u>
<u>Density</u>	MU District Base Density Per Acre	32	
	PD Net Density Increase (25%)	40	
	Requested # of actual dwelling units per acre	95	
	Requested # of PD dwelling units per acre	68	
	Variance from MU-PD allowable density (units/acre)	28	
	Number of Points Needed (10 pts/unit/acre)		-280
<u>Height</u>	MU District Base Maximum Height	48	
	PD Maximum Base Height Increase (14' ft setback) (per 20-701(g))	62	
		Datum elevation is 10' above the lowest grade 5' away from the building. (Lowest datum = 915')	
	Building Height measured per 20-601(h)(ii) in feet	80	
	Tallest Mississippi Elevation Height from Datum	80	
	Tallest Indiana Elevation Height from Datum	80	
	Tallest 11th Street Elevation Height from Datum	80	
	Variance from MU-PD Allowable Height	18	
	Number of Points Needed (8.33 points = 1 foot increase)		-150
<u>Parking</u>			
		Introduction of angled parking on Mississippi and Indiana Streets	
	Per 20-1108 (k)(1) Provision for On-Street Parking	-105	
	Per Article 11(m)(4) (5 points = 1 space reduction up 20 space maximum)	-3	-15
	MU Parking Requirement residential (1/bed)	624	
	MU Parking Requirement residential visitor (1/10 units)	18	
	MU Parking Requirement commercial:		
	Accessory Retail (estimate 2 of 3 commercial spaces)	1space/300sq. Ft.	31
		1 space for every 3 occupants+1 space /employee) 1 occupant for every 15 sq. ft. of usable space est. at 50% of gross + estimate of 10 employees	
	Accessory Restaurant (estimate 1 of 3 commercial spaces) -	40	
	Total On Site Parking Required	605	
	Total Onsite Parking Supplied	577	
	MU-PD Proposed Shared Parking Spaces	Propoasal assumes 5% of required on site parking spaces are shared	28
Total Points Used			-445
Total Points Remainng			0

Use By Floor Summary Here at Kansas:

Proposed Building Use by Floor Summary								
Floor	Retail	Parking	Mechanical	Residential	amenity	outdoor amenity	office ¹	Total
1st	5,988	52,165	2,380	2,444	-	-	-	62,977
2nd	-	73,873	-	392	-	-	-	74,265
3rd	4,476	-	9,703	33,309	12,326	25,257	1,327	86,398
4th	-	-	2,384	32,469	4,390	-	1,369	40,612
5th	2,673	-	2,308	55,551	-	-	-	60,532
6th	-	-	2,246	56,225	-	-	-	58,471
7th	-	-	2,088	59,056	-	-	-	61,144
8 th	-	-	-	26,158	-	-	-	26,158
Roof	-	-	-	-	-	-	-	-
TOTAL BUILDING	13,137	126,038	21,109	265,604	16,716	25,257	2,696	470,557
Street Plaza Areas						39,121		509,678

Open Spaces Areas:

Street Plaza Areas: 39,121 SF
 Pool/Courtyard Areas: 25,257 SF
 Total: 64,378 SF

Required Open Space:

MU District: not required if park located within ¼ mile
 PD Overlay District: 20% of land areas (2.53 Ac @ 20%= .506 Ac [22,041 SF])

¹ Office use is a new use reported in the proposed plan. Office uses are assumed to support the residential activity.

Approved Building Use by Floor Summary								
Floor	Retail	Parking	Mechanical	Residential	amenity	outdoor amenity	Office ² Not included	Total
Basement	0	60,767	-	-	-	-	-	60,767
1st	5,771	52,725	1,759	672	12,018	19,441	-	92,386
2nd	-	44,656	-	455	-	-	-	45,111
3rd	3,187	-	4,975	69,885	4,128	11,051	-	93,226
4th	3,107	-	3,170	75,972	1,900	-	-	84,149
5th	-	-	3,170	83,498	-	-	-	86,668
6 th – Not included	-	-	-	-	-	-	-	
7 th – Not included	-	-	-	-	-	-	-	
8 th – Not included	-	-	-	-	-	-	-	
Roof	-	-	-	-	-	27,840		27,840
TOTAL BUILDING	12,065³	158,148	13,074	230,482	18,046	58,332		490,147
Street Plaza Areas						31,1459		521,296

Open Spaces Areas:

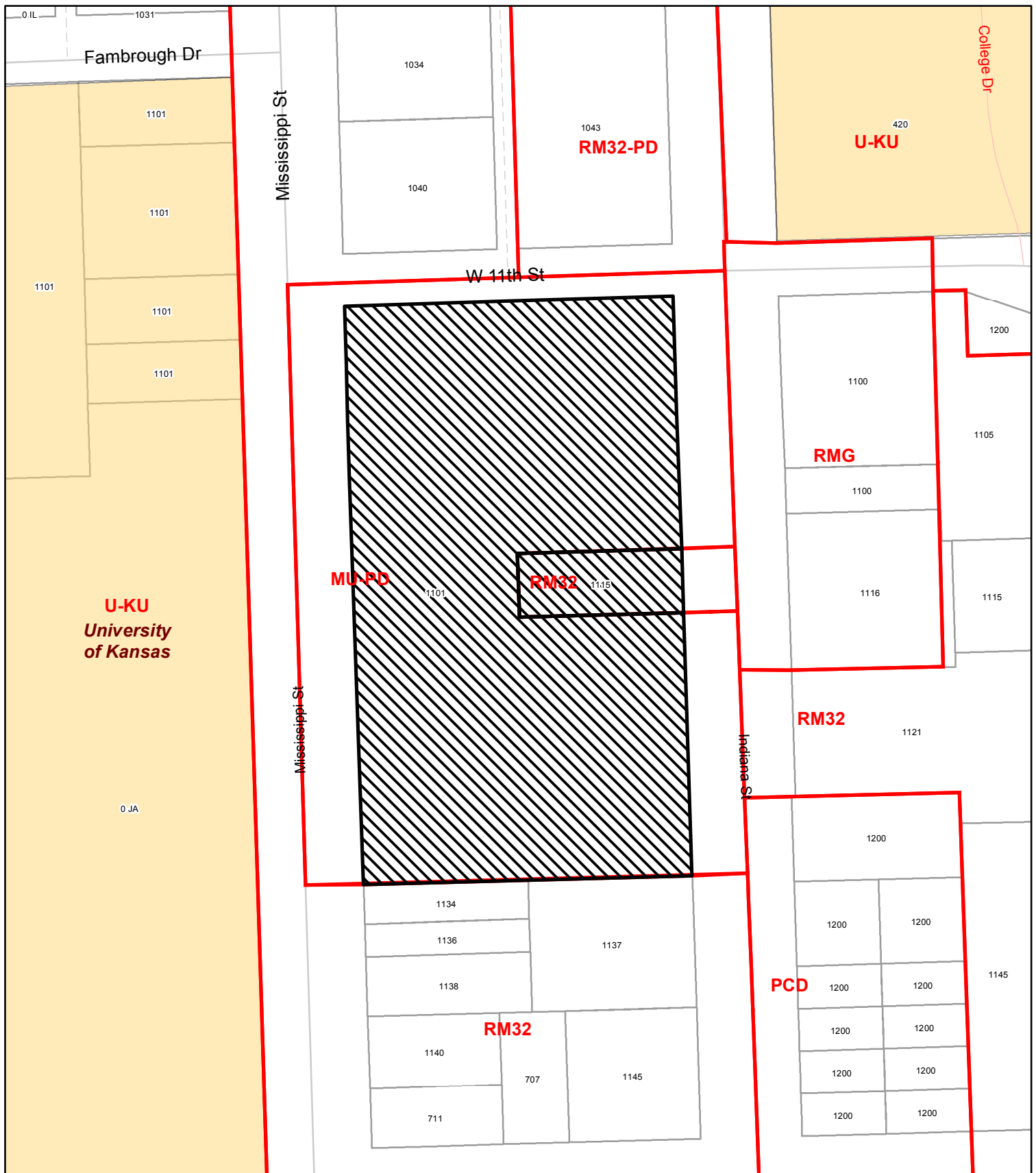
Street Plaza Areas: 31,1459 SF
Pool/Courtyard Areas: 27,840 SF
Total: 59,299 SF

Required Open Space:

MU District: not required if park located within ¼ mile
PD Overlay District: 20% of land areas (2.38 Ac @ 20%= .476 Ac [20,734 SF])

² Office Uses were not noted on approved plan as a building use.

³ Various application document included various summaries for non-residential spaces.



Z-14-00170: Rezone 2.52 acres from RM32 District and MU-PD to MU-PD District
PDP-14-00183: Preliminary Development Plan for HERE @ Kansas, a mixed use
multi-dwelling residential building with ground floor retail uses
Located at 1101 & 1115 Indiana Street

Lawrence-Douglas County Planning Office
 June 2014

 Subject Property

