

# Memorandum

## City of Lawrence

### Public Works

**TO:** David L. Corliss, City Manager  
**FROM:** Chuck Soules, Director of Public Works  
**CC:** Diane Stoddard, Cynthia Wagner, Jonathan Douglass, Bobbi Walthall  
**DATE:** October 17, 2012  
**RE:** Recreation Facility

Attached is a matrix and site layouts comparing the two alternative sites for the Recreation Facility summarizing the information:

1. The two sites are identified as – Rock Chalk Park located north of the Mercato development on George Williams Way north of 6<sup>th</sup> Street and east of K-10 Highway.
2. City owned property north of Overland Drive and east of Wakarusa Drive.
  - Both sites include a City Recreation Facility of approximately 180,000 square feet.
  - Both sites include approximately 800 parking spaces. The Rock Chalk Park has an additional 600 parking spaces available (1400 total) for larger events.
  - Both include some walking path/multiuse trail. Rock Chalk Park includes a trail approximately 5 kilometers in length, whereas the Overland site is limited to 1 mile.
  - Both sites potentially have multiple access points.
  - The matrix does not include the value of the property of the Rock Chalk Park option. The estimated value of this property is 20 acres at \$30,000/acre or \$600,000.
  - Both projects have overall comparable estimated cost to the City.

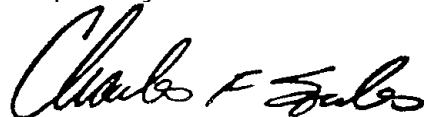
Other advantages/disadvantages/issues:

	EAST_ROCK CHALK PARK	CITY-OWNED_OVERLAND DRIVE
<b>Annexation</b>	Annexation has been initiated. Staff mailed notice to RWD #1 on 9/20/12 and notice to Westar on 9/24/12. Based upon this notice, the earliest the annexation can be effective is November 20, 2012. The Planning Commission will consider the annexation at their November meeting since it is greater than 10 acres in size. We will have to manage the effective dates of the annexation ordinances (so that the smaller tract is effective <b>after</b> the larger tract).	The land is annexed.
<b>Planning issues</b>	Site is adjacent to a high-activity commercial node.  Annexation and rezoning to GPI scheduled for	Property needs to be platted and an Institutional Development Plan (SUP) processed.

	November PC mtg.  Preliminary plat and Institutional Development Plan (SUP) submitted for December PC mtg.	
<b>Acreage</b>		
<b>Legal issues</b>	No known legal issues at this time (10-9-2012).	No known legal issues at this time (10-9-2012). Verify participated in the PS44 Benefit District
<b>Potential Advantages</b>	<ul style="list-style-type: none"> <li>• Teaming with KU could provide an attractive community facility</li> <li>• Larger property allows for future expansion</li> <li>• Potential for shared parking with KU facilities</li> <li>• Site has overflow parking capability in grass area</li> <li>• Potential catalyst for adjacent commercial development</li> <li>• Adjacent to City park property (future trail connections)</li> <li>• Adjacent utilities</li> <li>• KUEA maintained grounds</li> <li>• Overland Dr. site viable for other uses</li> </ul>	<ul style="list-style-type: none"> <li>• Site is owned by the City</li> <li>• City would design, bid and build the facility.</li> <li>• Adjacent to Free State High School sports facilities</li> <li>• Adjacent to City Aquatic Facility</li> <li>• Easily accessible to the public</li> <li>• No scheduling conflicts with other facilities</li> <li>• Closer to existing residential and commercial development</li> <li>• Adjacent utilities and roads infrastructure</li> </ul>
<b>Potential Disadvantages</b>	<ul style="list-style-type: none"> <li>• More facilities on one site will mean need for good coordination to avoid scheduling conflicts</li> <li>• Will require an extensive cooperative agreement between the City and KU for the operation and maintenance of the site</li> </ul>	<ul style="list-style-type: none"> <li>• Does not accommodate KU</li> <li>• Minimal expansion potential</li> <li>• Sewer through middle of property</li> <li>• Large events could strain parking facilities on site</li> <li>• Fewer public trail opportunities</li> </ul>

Please don't hesitate to contact me if I can answer any further questions.

Respectfully Submitted,



Charles F. Soules, P.E.  
Director of Public Works

CFS/ch