Lawrence Douglas County Metropolitan Planning Office
6 East 6th Street, P.O. Box 708, Lawrence, KS 66044
(785) 832-3150 Fax (785) 832-3160
http://www.lawrenceks.org/pds/

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 156 residential student housing units, an amenity area which includes a fitness room, two outdoor common open spaces, a rooftop garden which includes a swimming pool area, and a three (3) level automated robotic parking garage containing approximately 592 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 twenty-three foot 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 place 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. Each unit has an eighteen (18) foot high great room creating an urban loft –like feel with abundant natural light. All bedrooms, regardless of unit type, have an identical 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 592 parking spaces. The utilization of this parking technology allows the creation of the single largest 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.

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, two expansive landscaped outdoor courtyards (common open spaces), and a rooftop pool and deck. 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.

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Please describe the reasonable effort(s) made to meet with and receive input from individuals required to receive notice. The written narrative should include items such as meeting dates, copies of meeting sign-in sheets, issues discussed, and possible resolutions to such issues. (Attach additional sheets if needed.)

Applicant organized a neighborhood meeting on Wednesday, December 4, 2013 at the Community Building located at 115 W. 11th Street. The meeting commenced at 7:30 PM. Applicant mailed the entire certified property ownership within 200 feet of the project site as supplied by Douglas County. In addition, the leadership of both the Oread Neighborhood Association and the Oread Residents Association were emailed and asked to notify their respective memberships of the meeting.

Applicant presented applicable excerpts from The Oread Neighborhood Plan which identified the Project Site as a Future Mixed-Use Land Use and also being in the High Density Overlay District Two. The Project as presented showed that it was consistent with the Oread Neighborhood Plan for the Project Site. The Project Plan also showed the design intent to activate the pedestrian viability of both Indiana and Mississippi Streets with commercial uses.

A preliminary site plan along with all four building elevations where presented for feedback and input. A contextualize height study was also presented to the audience. Onsite and adjacent street parking solutions were shown and discussed. Vehicular access was depicted to be exclusively on Mississippi Street. The Project Plan showed the intended desire to hide the majority of the onsite parking's bulk by creatively utilizing the natural topography of the site. In addition, it was explained that the footprint of the parking was compressed by more than 40% over a conventional parking deck through the utilization of an automated robotic parking solution.

No concerns were voiced by the attendants of the meeting. Questions concerning the project centered around the automated parking system. Only two people attended the meeting.

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Developer's Statement of Intent

Please provide a statement setting forth the reasons why the planned development would be consistent with the Developer's Statement of Intent (as found in Article 7, Section 20-701(c)) by addressing the following two issues. (Attach additional sheets if needed.)

1. **Please provide a comparison of the proposed development with the standards of the base district and the otherwise applicable standards of the Development Code.**

20-1108 - General Development Standards for Mixed-Use (MU) Districts

The Project meets the appropriate standard because it is located within a quarter mile of a Transit Route and is within a mile of the University. The Project exceeds this standard considerably because it is within a quarter mile of eight (8) bus routes and is across the street from Kansas University.

The Project provides a mixture of residential and nonresidential uses and is designed to form a pedestrian scale environment. Consistent with a vertical mixed-use building, the applicant is proposing the three (primarily subterranean) levels of the parking garage be designated as a Secondary Development Zone. The remaining levels of the building are proposed as a Primary Development Zone within the Mixed-Use District.

The Project complies by having both residential and non-residential uses and no interruption of building frontage along the public frontage within the Primary Zone. It is designed to accommodate heavy pedestrian traffic and ground-level nonresidential uses. All residential units are above the ground level as required. The Project is compatible with surrounding existing development in terms of building height, building form, and land use.

As a vertical mixed-use project, the five (5) story design is compliant with the minimum height of two (2) stories. The primary public frontages are planned and designed to create outdoor use zones (sidewalk dining and gathering).

Along a portion of Mississippi Street designated as Secondary Public Frontage, vehicular access is provided from the designated Secondary Development Zone. Pedestrian access is provided from both Mississippi and Indiana Streets within the Primary Development Zones of the Project. Work/Live units are also incorporated into the Project.

MU Parking Standards are utilized by counting perimeter boundary off-street parking toward the minimum off-street parking count. As encouraged in Mixed-Use Development ordinance shared parking shall be utilized for the various uses within the Project.

2. Please provide a statement describing how the proposed development provides greater benefits to the City than would a development carried out in accordance with otherwise applicable Development Code standards.

The Project advances the following community achievement goals as outlined in the Lawrence County Comprehensive Land Use Plan:

Goal II - Housing Types

The Project provides non-ground floor dwellings units and live/work units.

Goal III – Provision For Transit-Supportive Development

The Project is adjacent to a designated transit stop for routes 10 and 11

Goal IV – Ensuring Availability of Adequate Public Facilities

A fire station (745 Kentucky Street) is located with a ½ mile of the site

A police station (111 E. 11th Street) is located within 1 mile of the site

An Open Space is located within a ¼ mile of the site (designed within the site itself)

The development site is within a ¼ mile of both Kansas University and the Spencer Museum of Art

Goal V – Ensuring Protection of Environmental Quality

The Project has a green roof to control storm water

The Project utilizes the best management practices as per the adopted BMP manual

The Project is designed to be LEED Certifiable

The Project's residential portion is constructed to comply with Energy Star Certification