

HERE.

HERE ENTERPRISES, LLC

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August 28, 2014

Mr. David L. Corliss
City Manager
City of Lawrence
6 East 6th Street
Lawrence, KS 66044

Re: **Request for Onsite Parking Reduction for the redevelopment of 1101 & 1115 Indiana Street**

Dear Dave:

As you are aware, we are diligently pursuing the redevelopment of the site located at 1101 & 1115 Indiana Street for an upscale mixed-use student housing community. On July 8th, the City Commission approved our PDP which called for 684 total parking stalls comprised of 107 newly constructed on-street angled public parking stalls and 577 parking stalls located within the project's parking garage. We are requesting a 100 parking stall reduction to our parking garage reducing our total parking capacity to 584 total parking stalls. This represents a 14.6% reduction.

477 parking stalls within the garage equates to 76% of the total proposed bed count of 624. KU's Parking Department has informed us that the historic student demand for parking for student's living on campus is 60%. This number is more consistent with the national parking ratios of most communities that host major universities such as KU. Please see the attached table of Universities that our development team has built projects in.

The City's residential parking ordinance is 1:1 or a 100% parking ratio. This ratio is applied equally to a duplex or to a project of our size. Statistically as a project grows in size its residents will behave more similarly to the norm which KU's historic data reveals to be 60%. Mixed-use projects require a much more complicated and expensive parking solution than a more typical garden style apartment project which generally has uncovered surface parking.

Our Project location allows students to easily and safely walk to both class and to downtown. Our location is also immediately adjacent to eight (8) bus routes. These factors combine to reduce the need for a car. Our parking reduction request provides a 16% (76% vs. 60%) buffer to the on campus KU student parking demand norm. We are hopeful the City will grant us this necessary parking reduction and allow our Project to commence construction later this year.

Sincerely,

HERE Kansas, LLC

James W. Heffernan
Manager

