



THE ELDRIDGE

EST. 1925



701 Massachusetts St. | Lawrence, KS | 66044 | 785-749-5011 | eldridgehotel.com



2015 Eldridge Hotel Expansion – Construction Summary

Please also refer to attached Construction Access Plan

We are excited to get underway with the expansion of The Eldridge Hotel and appreciate your patience and cooperation during the period of construction.

Project Start Date: September 2015

Target Completion Date: December 2016

Location of Project: 705-07 Massachusetts St., immediately south of The Eldridge

Traffic: Two 13' lanes of traffic will be maintained on Massachusetts Street at all times, no planned closures on Massachusetts. The northbound left turn lane at 7th and Massachusetts will be closed during construction.

Fencing: Site fencing will screen construction from view on Massachusetts Street.

Downtown Events: Project fencing on Massachusetts will be moved back to accommodate parades and other downtown events, or as requested by the City from time to time.

Parking: Parking reductions are mitigated by excess capacity in City Parking Garage next to the Public Library. There are 314 spaces in the Parking Garage. The Project's parking study indicates the Parking Garage has available parking. Payment by Project of parking fee enables the City, in its discretion, to offer additional 2-hour free parking in the Parking Garage.

Deliveries: Alley deliveries will continue, and construction will coordinate as needed for deliveries requiring alley access to 7th Street. Front door deliveries (UPS, FedEx, etc.) may be made from middle of the 700 Block of Massachusetts Street or from 7th Street.

Sidewalks: Construction will require closure of certain sidewalks, as shown on attached document, but every business on Massachusetts will continue to have sidewalk access (with the exception of The Eldridge Hotel). Project will maintain signage for pedestrian detours.

Repairs: Project has agreed to repair damage, if any, to City parking lot, sidewalks, alleyway and Massachusetts Street upon completion of construction.

Construction Traffic: Construction traffic will use 7th Street (eastbound) and Kentucky Street (northbound).

Additional Information: Project will be submitting to the City additional plans and studies as part of a City Commission meeting, which should be posted as part of the agenda packet at: <http://www.lawrenceks.org/agendas>.

Contact Information: If you have any questions about the construction project, contact: Nancy Longhurst, 785-830-3931 | nancy@oliviacollection.com



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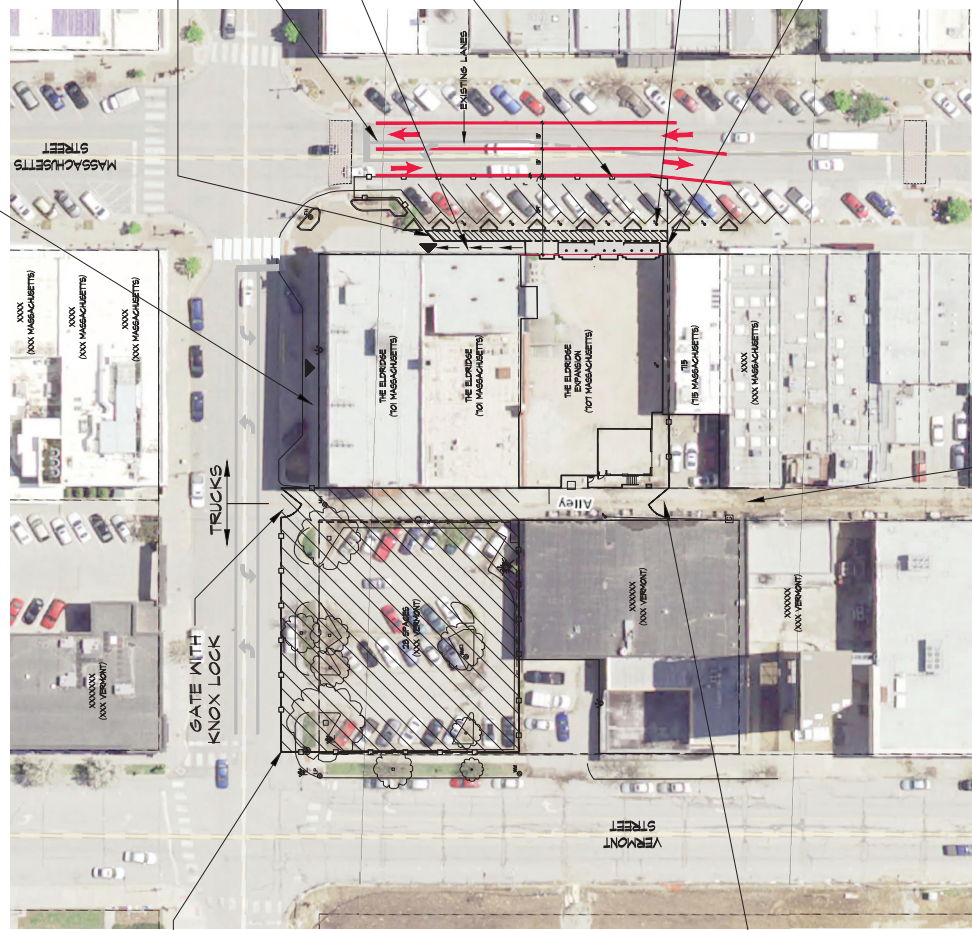


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EXCAVATION TRUCKS:

- ROUTE TO PENNY'S CONCRETE VIA. 7TH STREET.
- ROUTE TO SITE IN NORTH LAWRENCE OR OFF I-70 VIA. KENTUCKY TO NORTH 2ND. STREET.

"SIDEWALK CLOSED" SIGNAGE.
(SEE MUTCD PEDESTRIAN
DETOUR PLAN)



CHAIN LINK FENCE - MIN. 8'-0"
WITH GATES AS NEEDED.
PROVIDE SIGNAGE DIRECTING
TRAFFIC TO VERMONT
STREET GARAGE

ALL DAMAGE TO CITY LOT TO BE
REPAIRED TO CONDITION AS
EXISTED ON OCTOBER 1, 2015

THE ALLEY SHALL BE
RECONSTRUCTED AT THE END OF
THE PROJECT FROM 7TH STREET
TO THE NORTH PROPERTY LINE OF
715 MASS STREET. CONSTRUCTION
SHALL BE TO CITY STANDARDS.

GATE WITH
KNOX LOCK

FIRE AND MEDICAL:
ALL GATES SHALL BE EQUIPPED
WITH KNOX PADLOCKS TO
PROVIDE EMERGENCY ACCESS

"SIDEWALK CLOSED" SIGNAGE.
(SEE MUTCD PEDESTRIAN
DETOUR PLAN)

PROVIDE TWO-WAY TRAFFIC,
MINIMUM 13'-0" WIDE LANES,
WITH MUTCD COMPLIANT PLAN

EMERGENCY EXIT TO BE
MAINTAINED AT ALL TIMES

MOVEABLE CHAIN LINK FENCE
WITH VINYL COVER OR EQUAL.

FENCE TO BE MOVED TO EDGE
OF PARKING SPACES FOR ANY
APPROVED DOWNTOWN
EVENTS OR AS REQUESTED BY
THE CITY.

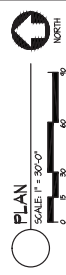
CITY TO REMOVE LAMP
POLES, METER HEADS AND
CITY SIGNAGE
WITHIN CONSTRUCTION FENCE
BOUNDARIES PRIOR TO
CONSTRUCTION

SOLID WOOD WALL WITH
"SIDEWALK CLOSED" SIGNAGE

ADDITIONAL PLANS:
DETAILED DETOUR AND TRAFFIC
CONTROL PLANS TO BE PROVIDED
BY C-HAWK TRAFFIC CONTROL
PRIOR TO CONSTRUCTION

TRUCK PATH FOR
EXCAVATION

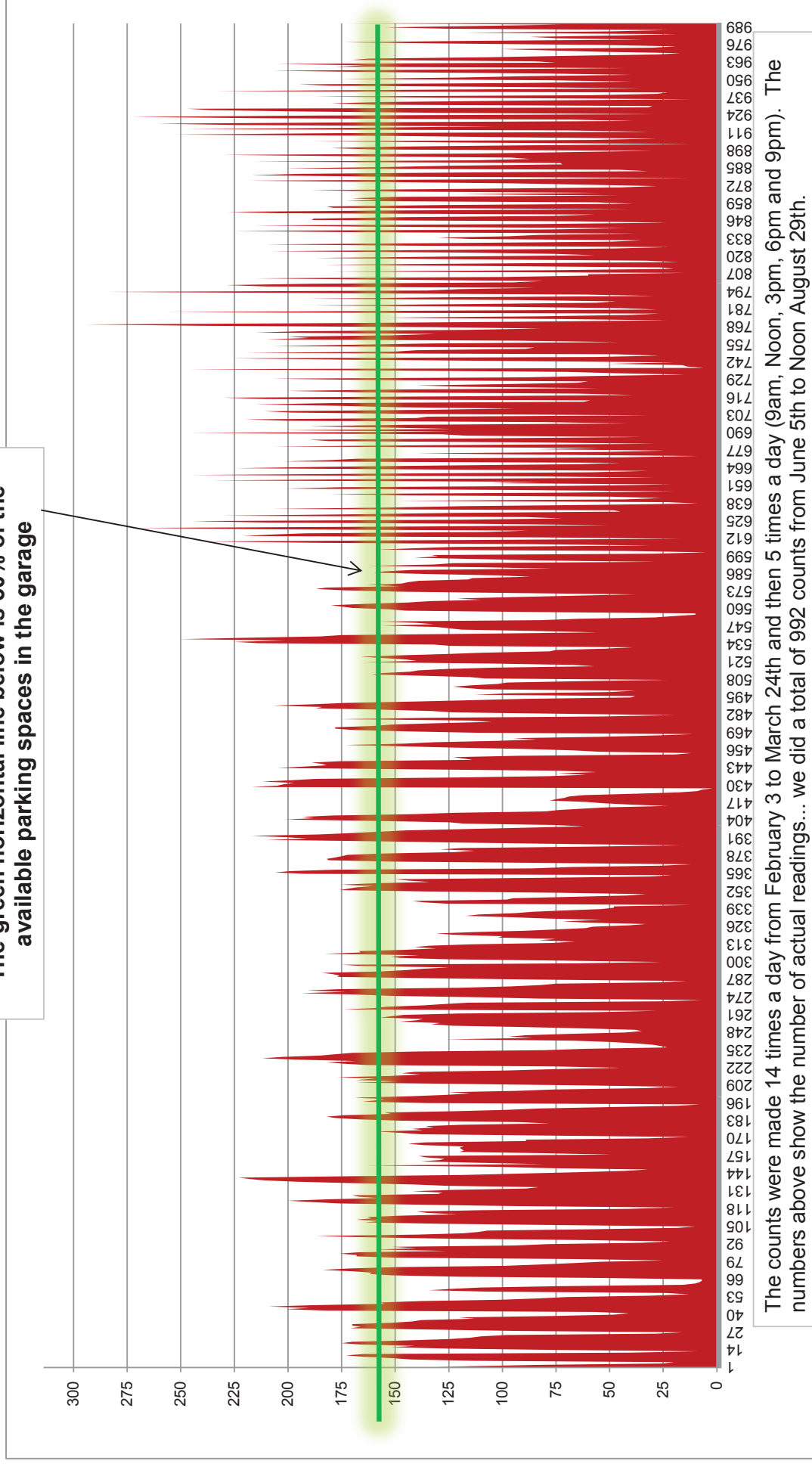
ELDRIDGE TO COORDINATE
DELIVERIES TO 715 MASS. WHEN
POSSIBLE AND ALLEY CONDITION
ALLOWS PASSAGE.



There are 314 available spaces in the parking garage. This chart shows how many are being used.

The counts below are from Tuesday, February 3rd to Noon Saturday, August 29th

The green horizontal line below is 50% of the available parking spaces in the garage



The counts were made 14 times a day from February 3 to March 24th and then 5 times a day (9am, Noon, 3pm, 6pm and 9pm). The numbers above show the number of actual readings... we did a total of 992 counts from June 5th to Noon August 29th.