

April 23, 2012

Mr. David Corliss
6 East 6th Street
PO Box 708
Lawrence, Kansas 66044

RE: Request for Deferral of City Regular Agenda Item 2, Initiation of New North Project.

Dear David:

As we discussed yesterday, the Developer, First Management, Inc. and 900 New Hampshire, L.C, and the applicant, Treanor Architects, P.A., would like to defer our request for the City of Lawrence Commissioners to approve our 900 New Hampshire Project, reversing the Historic Resources Commission determination that this Project encroaches upon, damages, or destroys the historic environs of the adjacent historic districts and properties. This is Item 2. on the regular agenda for the April 24, 2012, City Commission agenda.

We intend to submit revised plans to the Historic Resources Commission immediately that lower the building height to four stories across most of the project, except on the corner of Ninth & New Hampshire where a restaurant would be located on the fifth floor corner.

We are also very pleased to initiate the process for development of a “North” Project, at the northeast corner of Ninth and New Hampshire. This property is coming under control of First Management, Inc. and our development group. We intend to submit materials to the Historic Resources Commission to begin the development of a commercial and apartment project as soon as possible.

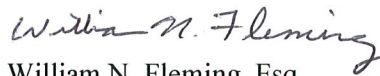
As you know, developments in this area are not required by the zoning district to provide off-street parking. Because of the expense in providing underground parking and the difficulty in recovering the cost of a parking facility, we are requesting that the City consider using the following combination of tools to assist in recovering the cost of a parking facility and the related public infrastructure costs associated with the new North Project:

- Authorize a “substantial change” to the existing Downtown 2000 Tax Increment District by amendment of the existing TIF District to add the subject property or create a new tax increment district pursuant to the procedures outlined in K.S.A. 12-1771(e) and K.S.A. 12-1772(3)(f).
- Approve the use of Industrial Revenue Bonds to finance construction.
- Authorize a Transportation Development District.

Attached are materials for your and the Commission's information which illustrate the revised and reduced 900 New Hampshire project which will be presented to the HRC; a conceptual schematic of the North Project which we propose to have a scale similar to the Hobbs-Taylor project at 9th and New Hampshire; and a schematic showing the three corner development with an intersection designed to make this combined development a unique focal point of Downtown Lawrence.

We appreciate your consideration of this request and look forward to discussing the details of the revised 900 New Hampshire plan and new North Project plan with you and City officials as they are considered in the development process.

Very Truly Yours,

A handwritten signature in black ink that reads "William N. Fleming". The signature is written in a cursive style with a long, sweeping tail on the letter "g".

William N. Fleming, Esq.
General Counsel



Code Information

FACILITY NAME: 900 NH HAMPSHIRE
 ADDRESS: 900 NH HAMPSHIRE
 OWNER: NINTH & NH HAMPSHIRE LLC
 CITY: LAWRENCE
 COUNTY: DOUGLAS
 UTILITIES:
 WATER: CITY OF LAWRENCE (785)852.7878
 ELECTRIC: WESTAR ENERGY (800)383.1183
 GAS: BLACK HILLS ENERGY (888)840.8954
 ZONING: CD (DOWNTOWN COMMERCIAL)
 ALLOWABLE USES: MERCANTILE / COMMERCIAL / MULTI-FAMILY HOUSING
 APPLICABLE CODES: 2004 INTERNATIONAL BUILDING CODE
 2004 NATIONAL ELECTRIC CODE
 2004 INTERNATIONAL MECHANICAL CODE
 2004 INTERNATIONAL PLUMBING CODE
 2004 INTERNATIONAL FIRE CODE
 2004 INTERNATIONAL ENERGY CONSERVATION CODE
 ACCESSIBILITY: 2004 IBC CHAPTER 11, ANSI 117.1
 CONSTRUCTION TYPE: TYPE I-A: BASEMENT & 1ST FLOOR
 TYPE II-A: 2ND FLOOR & ABOVE
 ALLOWABLE HEIGHT: 2004 IBC REQUIREMENTS
 I-A: 11 STORIES
 SUBJECTIVE RESTRICTIONS (PER DOWNTOWN DESIGN GUIDELINES '07)
 II-A: 5 STORIES / 85'
 CORRIDOR FIRE-RESISTANCE RATINGS: 5 HOURS (TABLE 1017.1)
 FIRE PROTECTION: FULLY SPRINKLED (PER 903.3.1.1)
 OCCUPANT GROUP: A-3 ASSEMBLY / M - MERCANTILE / R-2 / R-1 / S-2, (CHAPTER 5)
 OCCUPANCY SEPARATION: A-3 / M - 1 HOUR (TABLE 508.3.3)
 M / R-2 - 3 HOUR (TABLE 508.3.3)
 A-3 / R-2 - 3 HOUR (TABLE 508.3.3)
 R-2 / R-2 - DWELLING UNIT SEPARATION WALL & FLOOR
 ASSEMBLIES 1 HOUR (SECTION 705)
 SHAFT ENCLOSURES: 2 HOURS (707.4)
 PARTY WALLS: 2 HOURS (705.4)
 BEARING WALLS: 2 HOURS (705.4)
 * REFER TO CODE PLANS FOR ADDITIONAL INFORMATION.

PROJECT ANALYSIS	
Name	Net Area
15 STREET LEVEL	
CIRCULATION	1830 ft ²
MECH	1631 ft ²
	3461 ft ²
HOTEL	
HOTEL	7272 ft ²
	7272 ft ²
RETAIL	
RETAIL	7021 ft ²
	7021 ft ²
FLOOR TOTAL	17755 ft ²
20 2nd FLOOR (HOTEL)	
CIRCULATION	
CIRCULATION	2664 ft ²
STORAGE	682 ft ²
	3345 ft ²
HOTEL	
1 BED	1735 ft ²
2 BED	3838 ft ²
ADA STUDIO	351 ft ²
STUDIO	8350 ft ²
	14274 ft ²
FLOOR TOTAL	17619 ft ²
30 3rd FLOOR (HOTEL)	
CIRCULATION	
CIRCULATION	2664 ft ²
STORAGE	682 ft ²
	3345 ft ²
HOTEL	
1 BED	1702 ft ²
2 BED	3838 ft ²
ADA STUDIO	351 ft ²
STUDIO	8253 ft ²
	14144 ft ²
FLOOR TOTAL	17489 ft ²
40 4th FLOOR (HOTEL)	
CIRCULATION	
CIRCULATION	2259 ft ²
STORAGE	682 ft ²
	2941 ft ²
HOTEL	
1 BED	1628 ft ²
2 BED	1392 ft ²
ADA STUDIO	352 ft ²
CIRCULATION	230 ft ²
STORAGE	716 ft ²
STUDIO	7394 ft ²
	11712 ft ²
FLOOR TOTAL	14653 ft ²
50 5th FLOOR (RESTAURANT)	
KITCHEN	597 ft ²
RESTAURANT	3916 ft ²
SUN DECK	5118 ft ²
	9632 ft ²
CIRCULATION	
CIRCULATION	1092 ft ²
STORAGE	50 ft ²
	1142 ft ²
FLOOR TOTAL	1142 ft ²
GRAND TOTAL	10773 ft ²
	78290 ft ²

GSF PER FLOOR	
Level	Area
00 PARKING LOWER	12241 ft ²
05 PARKING UPPER	23327 ft ²
15 STREET LEVEL	19246 ft ²
20 2nd FLOOR (HOTEL)	18476 ft ²
30 3rd FLOOR (HOTEL)	18345 ft ²
40 4th FLOOR (HOTEL)	15542 ft ²
50 5th FLOOR (RESTAURANT)	15290 ft ²
	122468 ft ²

PRELIMINARY PRICING
 DATE: May 27th, 2011
 Client Name: _____
 900 NH- Marriott TownePlace
 Lawrence, Kansas
 TREATANOR ARCHITECTS P.A.
 1501 W. 6th Street, Suite B
 Lawrence, Kansas 66044-1711
 Fax: 785.841.3738
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 FAX (785) 841-9738
 www.treanorarchitects.com
 Contact: Matt Murphy

STRUCTURAL ENGINEER

 Structural Engineers - Since 1957
 BOB D. CAMPBELL & CO., INC.
 4338 Belleview
 Kansas City, MO 64111
 (816) 531-4144
 FAX (816) 531-8572
 www.bdc-engrs.com
 Contact: Mike Falbe

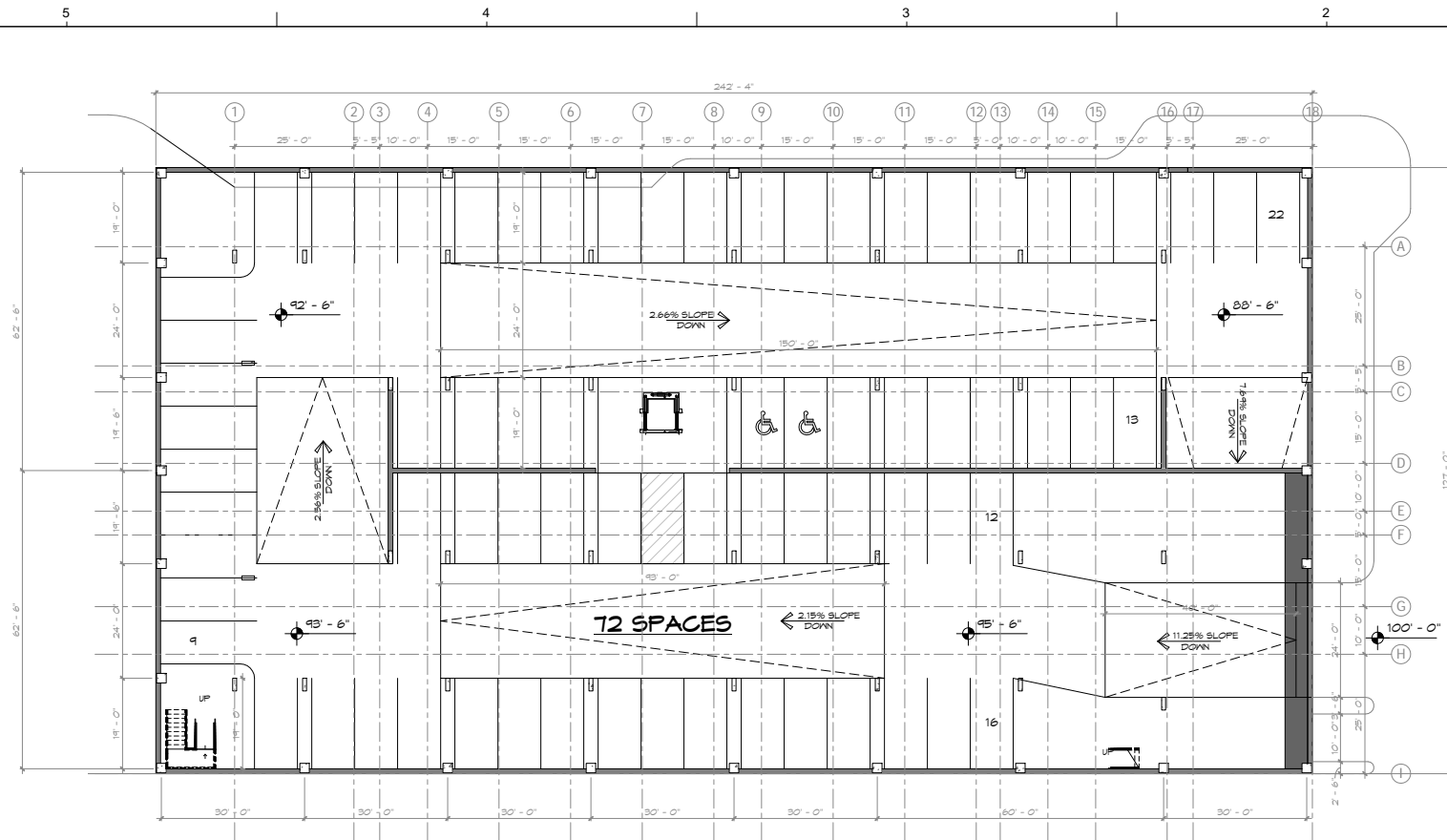
MECH. ENGINEER

 Latimer Sommers & Associates, P.A.
 3639 SW Summerfield Drive, Suite A
 Topeka, KS 66614
 (785) 233-3232
 FAX (785) 233-0647
 Contact: Dave Everhart

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 Contact: Micah Kimball

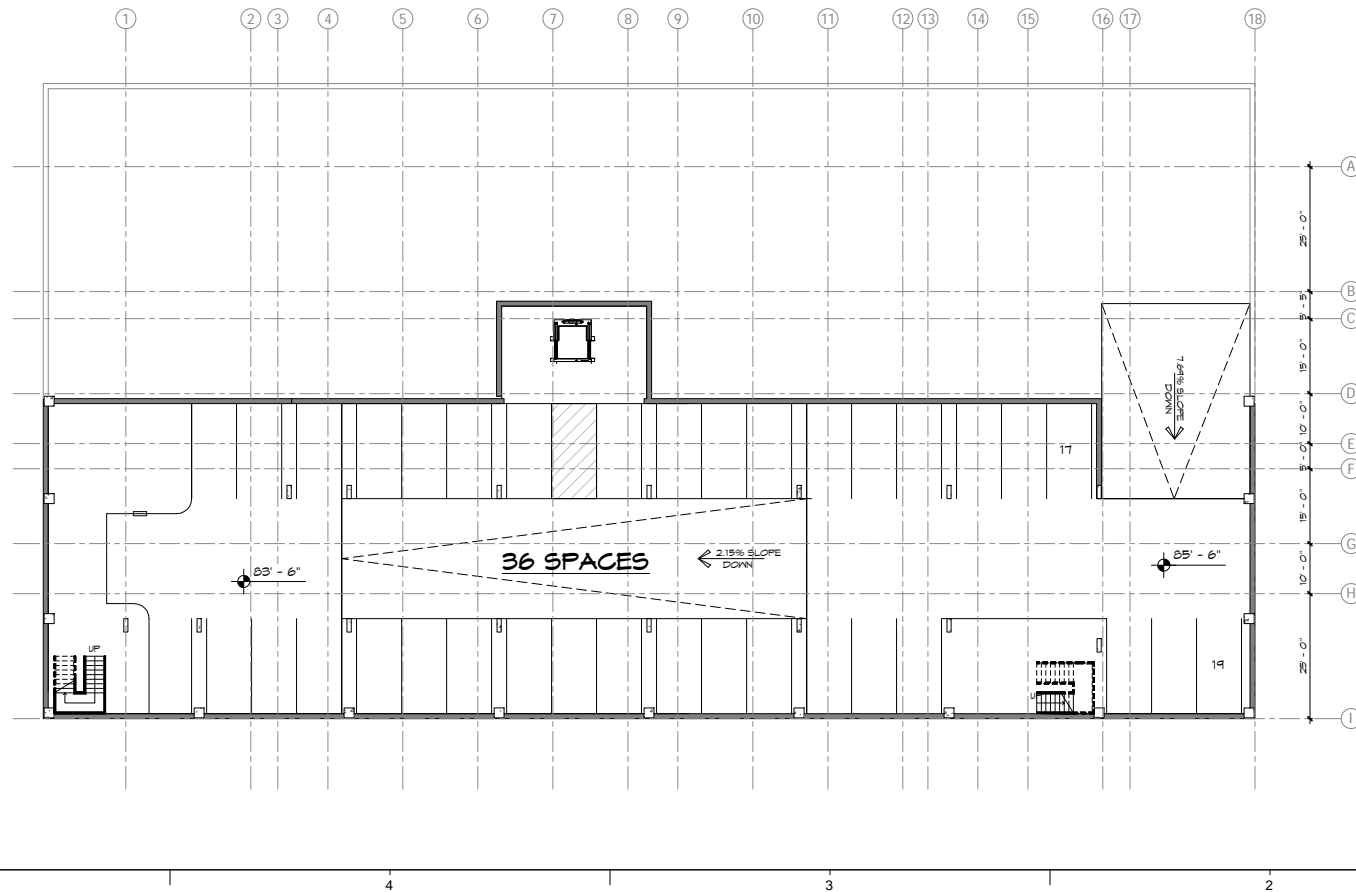
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PLAN KEY NOTES:

- 1 12" CAST IN PLACE FOUNDATION WALL W/ #5 REBAR @ 12" O.C. EA. WAY
- 2 60" Ø CONC. PIER TO AN ASSUMED DEPTH OF 15' BELOW SLAB (TYP. @ COLUMN LOCATIONS)
- 3 STEEL PAN STAIRS & WELDED STEEL GUARD RAIL
- 4 4,000 LB. SERVICE ELEVATOR (1 STOPS)
- 5 2,500 LB. PASSENGER ELEVATOR (4 STOPS @ APTS. 5 STOPS @ HOTEL)
- 6 PARKING GARAGE VENTILATION

05 PARKING UPPER A2
 1/16" = 1'-0"



PARKING ANALYSIS:

PARKING LOWER	36
PARKING UPPER	72
PARALLEL STREET PARKING	7
TOTAL	115 SPACES



00 PARKING LOWER A1
 1/16" = 1'-0"

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Client Name

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Lawrence, Kansas

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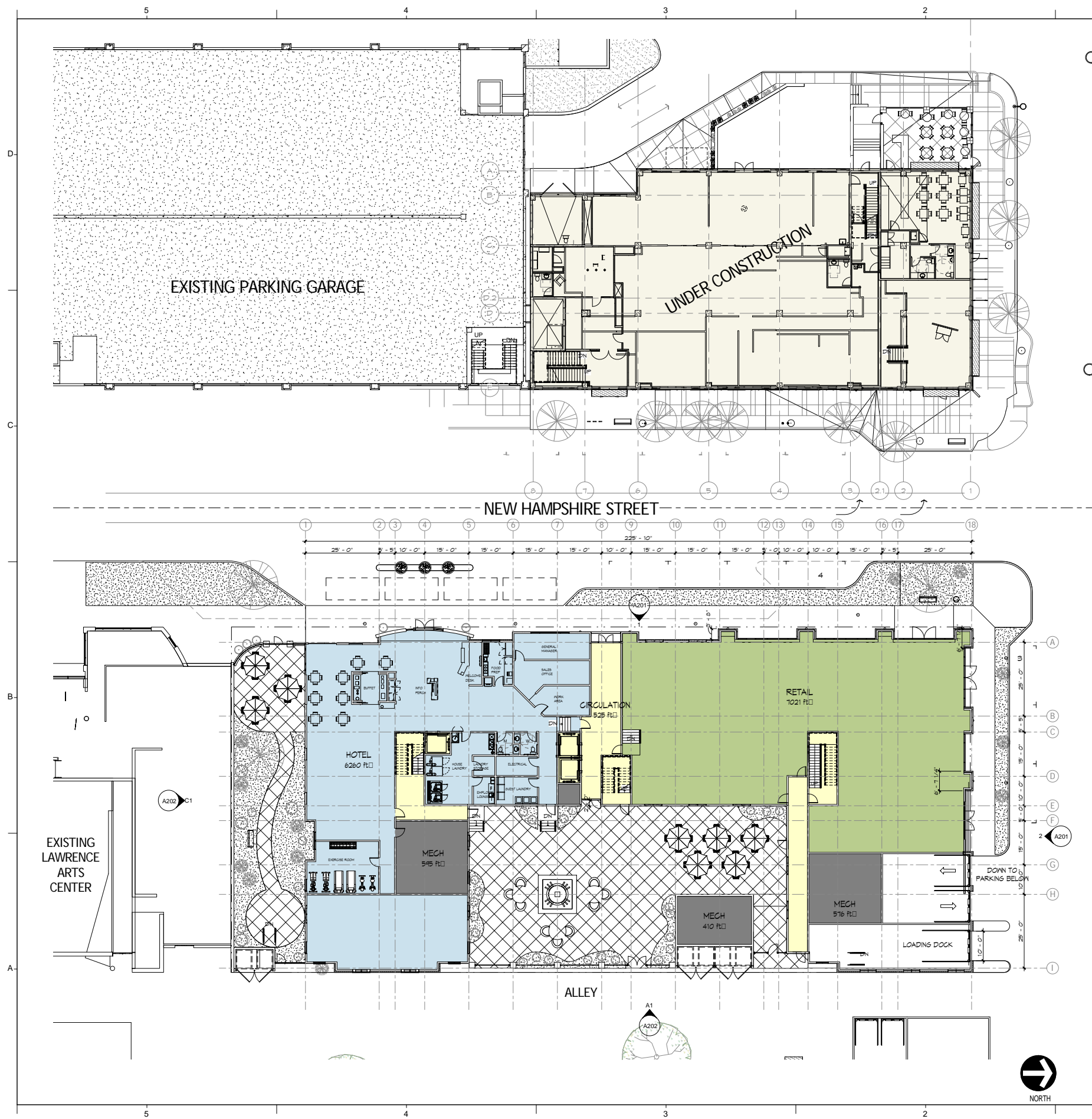
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A100

PARKING LEVELS

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- ROOM LEGEND**
- 1 BED
 - 2 BED
 - ADA STUDIO
 - CIRCULATION
 - HOTEL
 - MECH
 - RETAIL
 - STORAGE
 - STUDIO



15 STREET LEVEL **1**
 1/16" = 1'-0"

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A101
 STREET LEVEL
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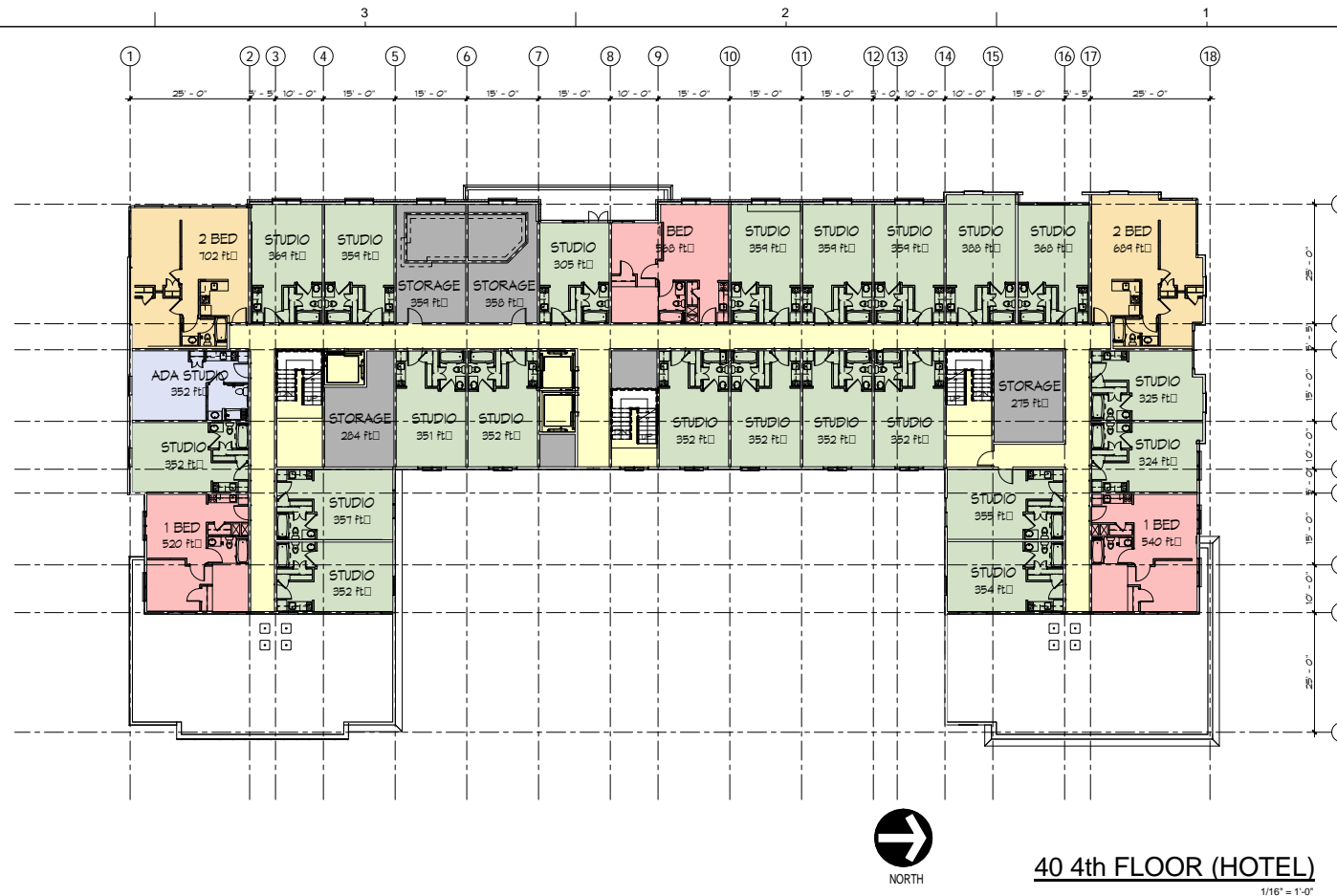
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ROOM LEGEND

- 1 BED
- 2 BED
- ADA STUDIO
- CIRCULATION
- STORAGE
- STUDIO

HOTEL:

- ADA STUDIO = 1
- STUDIO = 21
- 1 BEDS = 3
- 2 BEDS = 2
- TOTAL UNITS = 27**

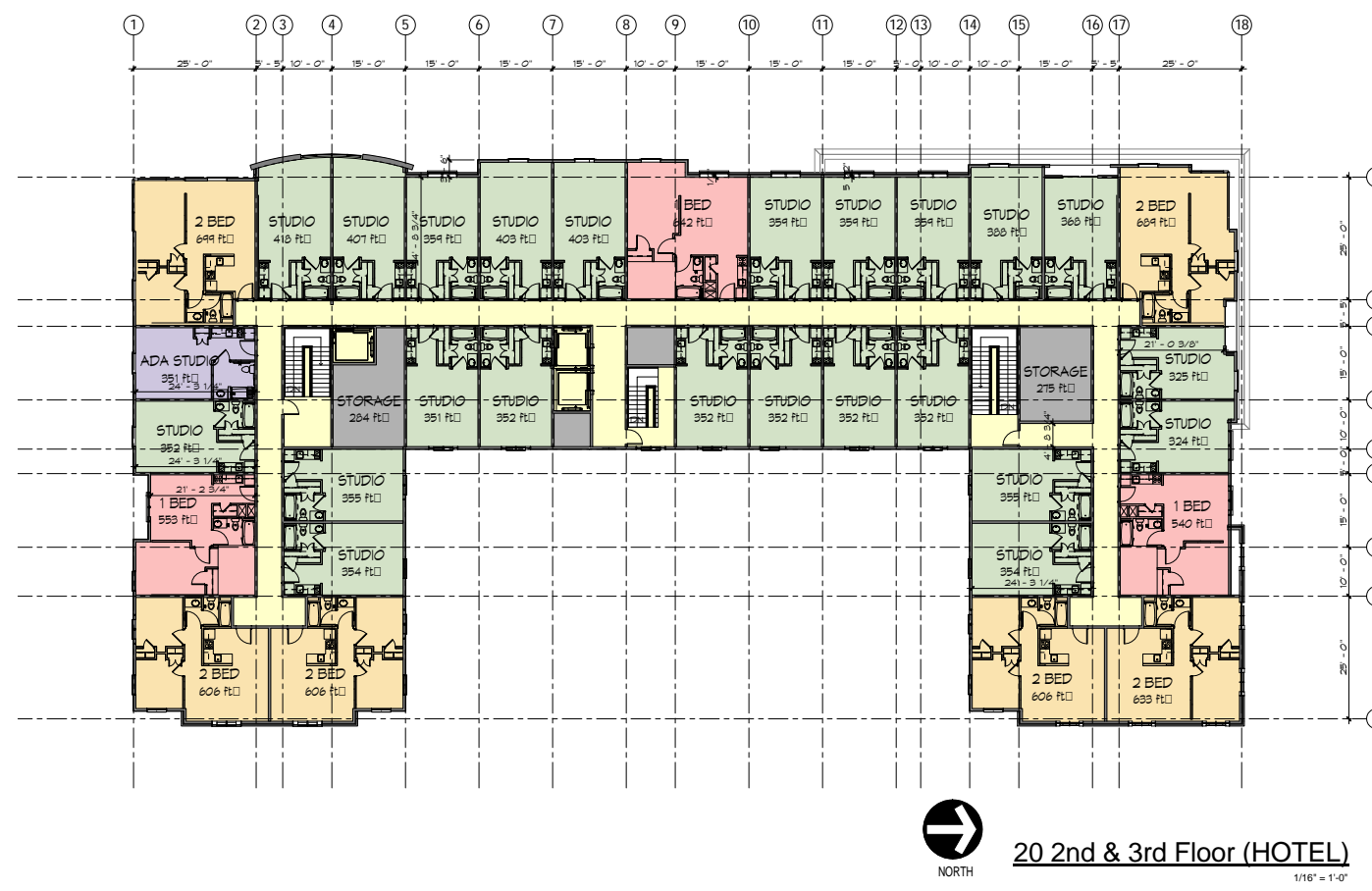


ROOM LEGEND

- 1 BED
- 2 BED
- ADA STUDIO
- CIRCULATION
- HOTEL
- MECH
- RETAIL
- STORAGE
- STUDIO

HOTEL:

- ADA STUDIO = 1
- STUDIO = 23
- 1 BEDS = 3
- 2 BEDS = 6
- TOTAL UNITS = 33**



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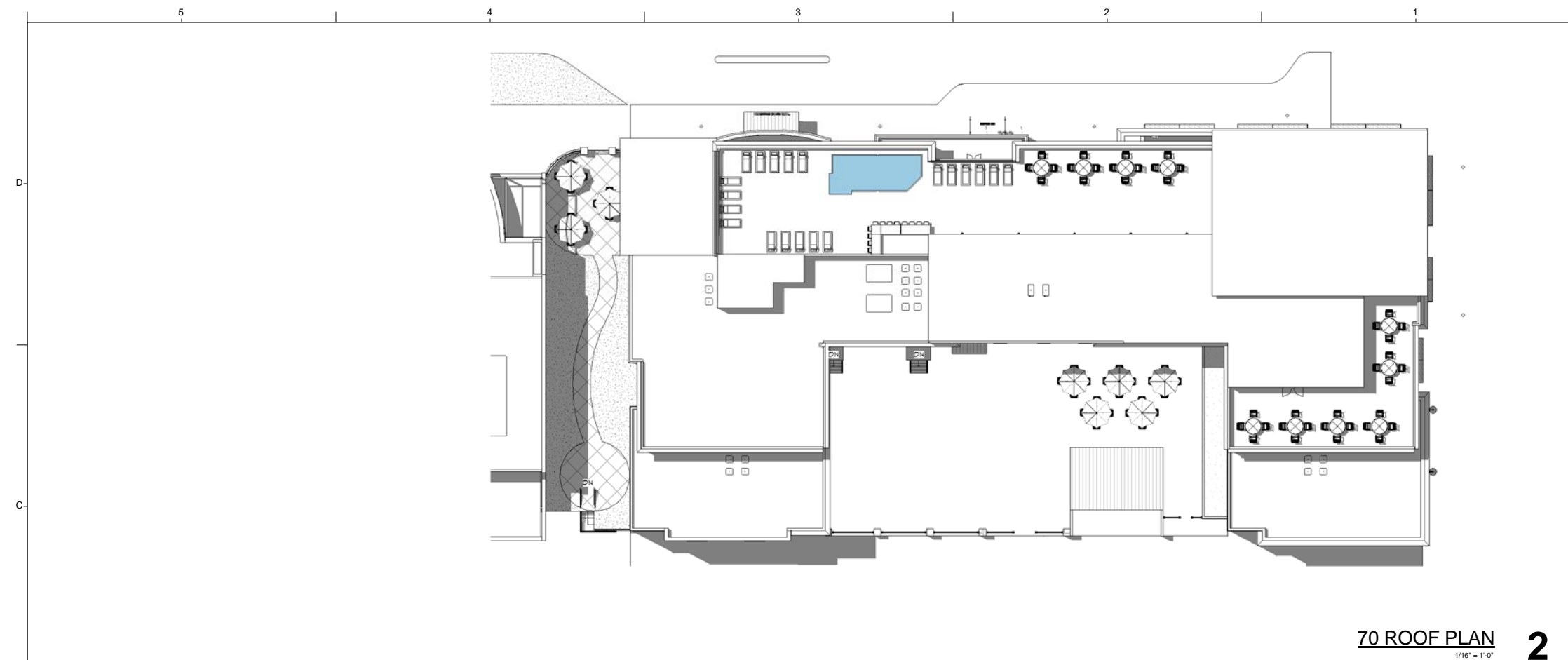
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A102

2nd-4th FLOORS

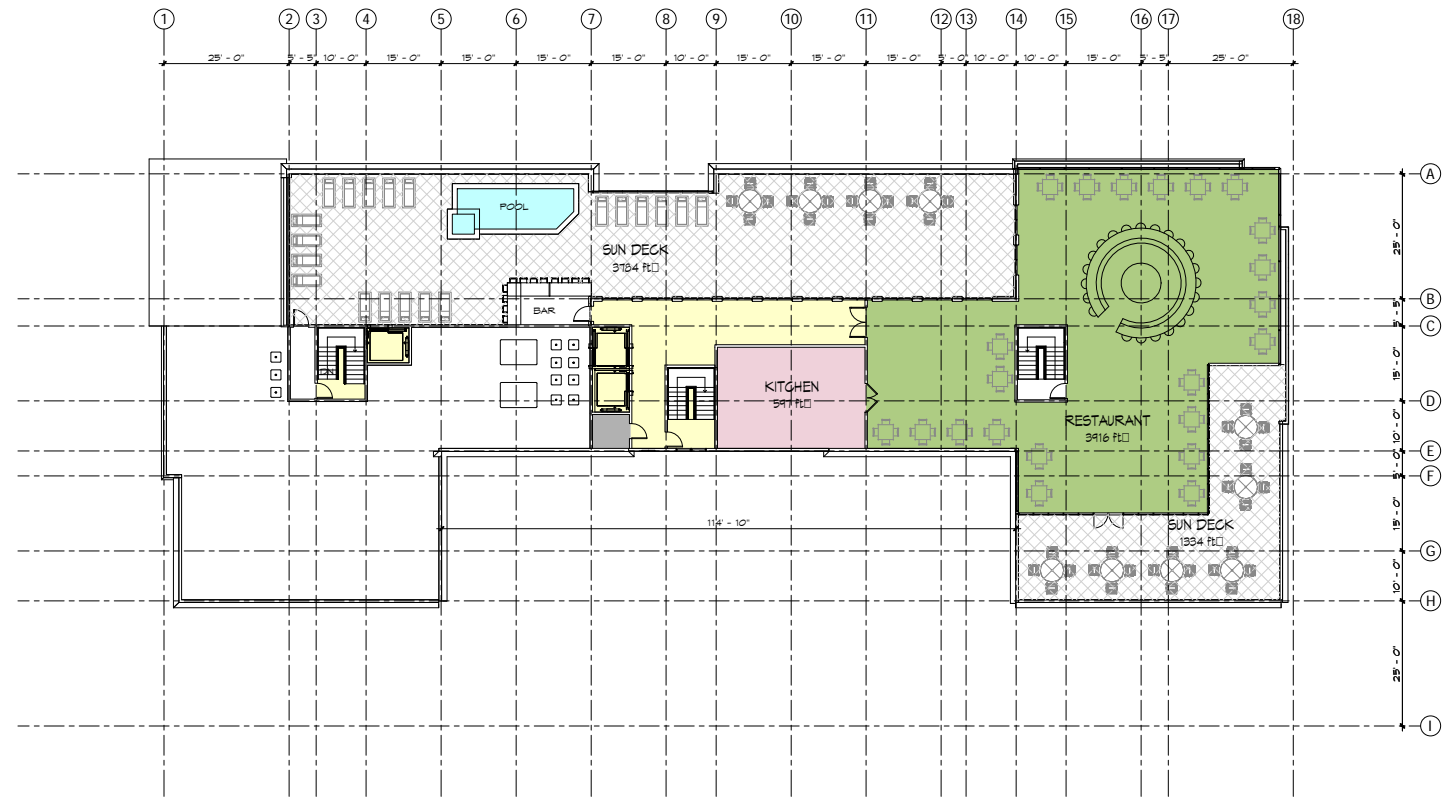
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70 ROOF PLAN
 1/16" = 1'-0" **2**

- ROOM LEGEND**
- CIRCULATION
 - KITCHEN
 - RESTAURANT
 - STORAGE
 - SUN DECK



50 5th FLOOR (RESTAURANT)
 1/16" = 1'-0" **1**

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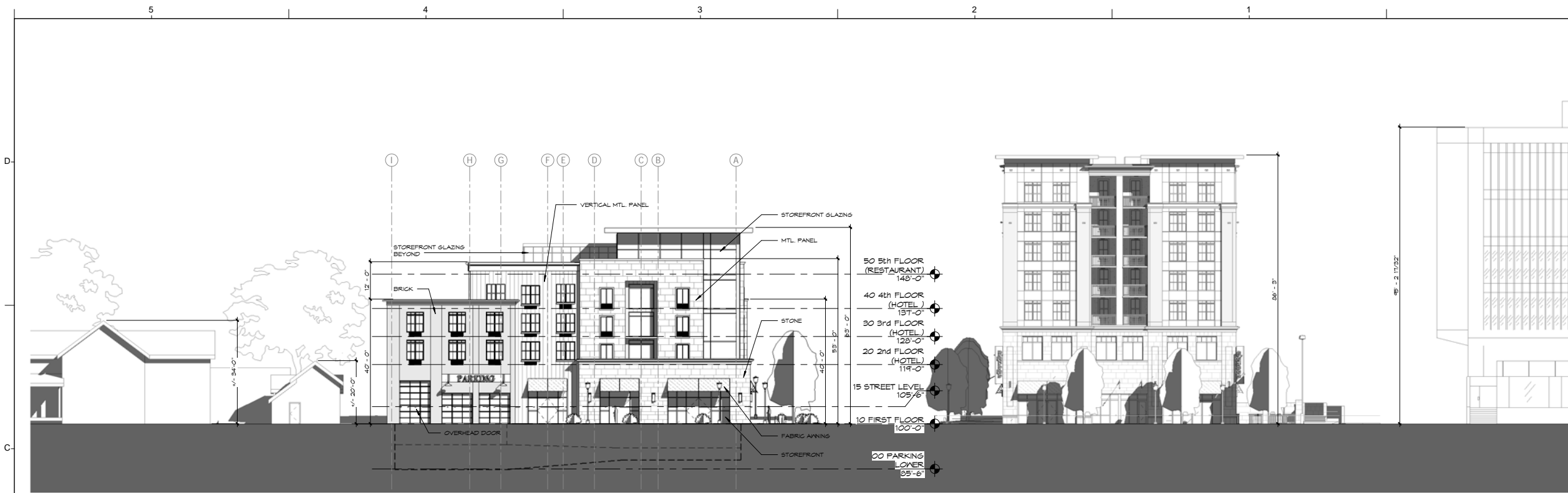
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A103
 5th-ROOF PLAN
 TREANOR NO. DV11.003.00B



9th STREET ELEVATION
1/16" = 1'-0"

2

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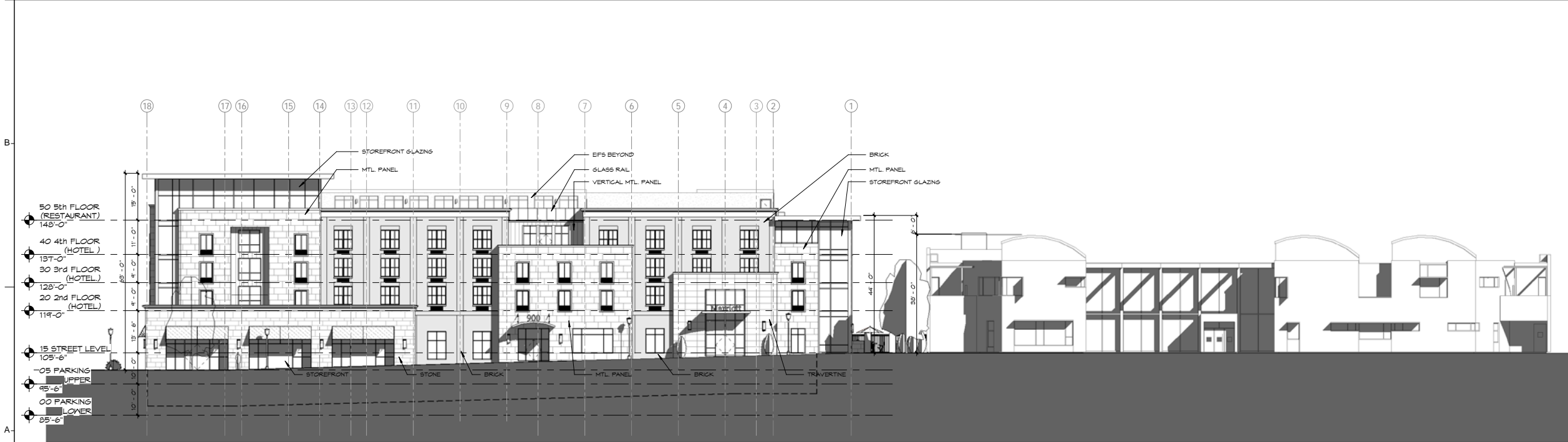
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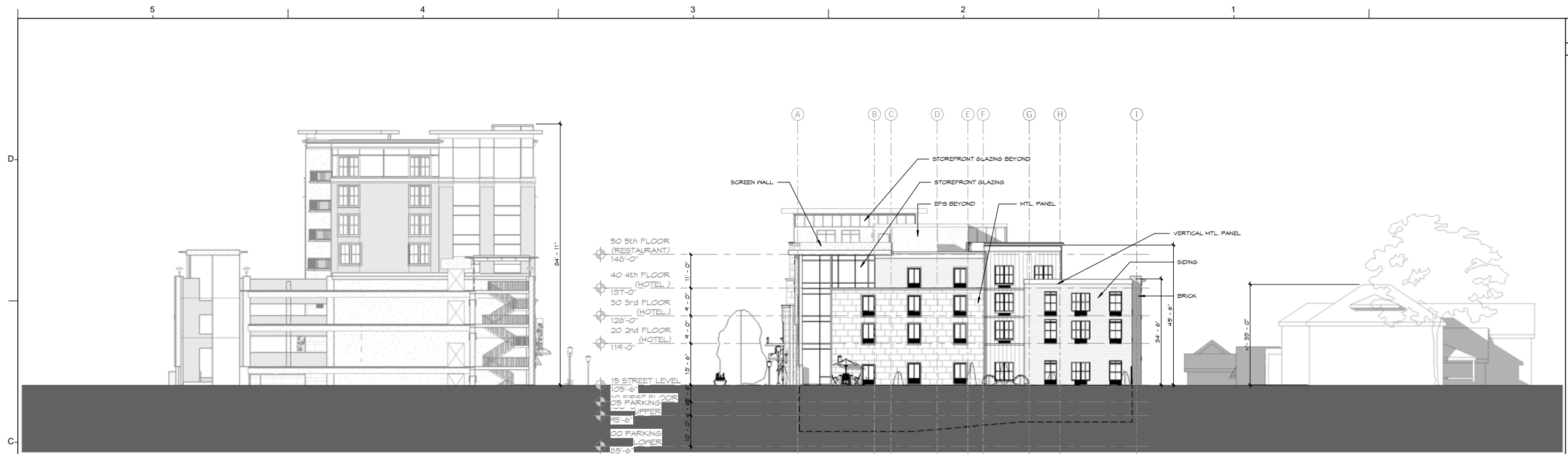
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ELEVATIONS
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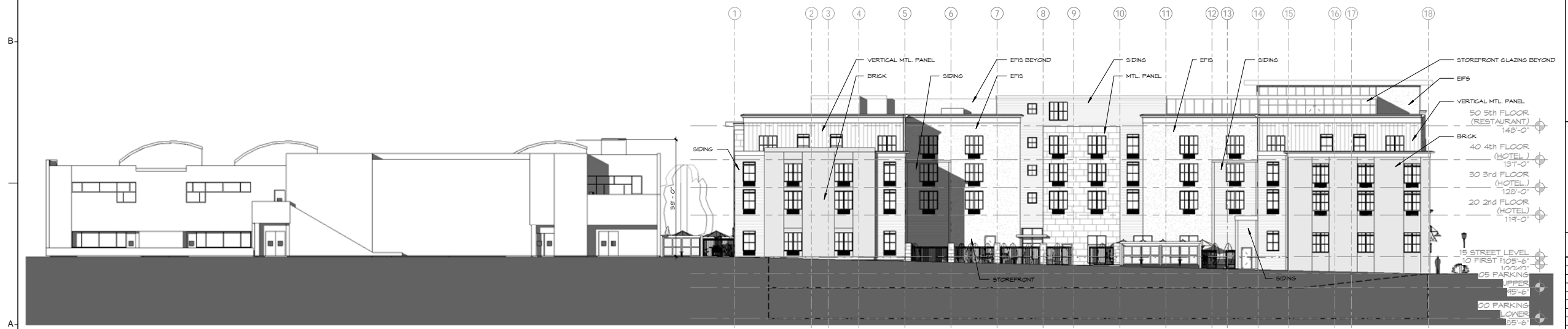


NEW HAMPSHIRE ST. ELEVATION
1/16" = 1'-0"

1



SOUTH ELEVATION C1
1/16" = 1'-0"



ALLEY ELEVATION A1
1/16" = 1'-0"

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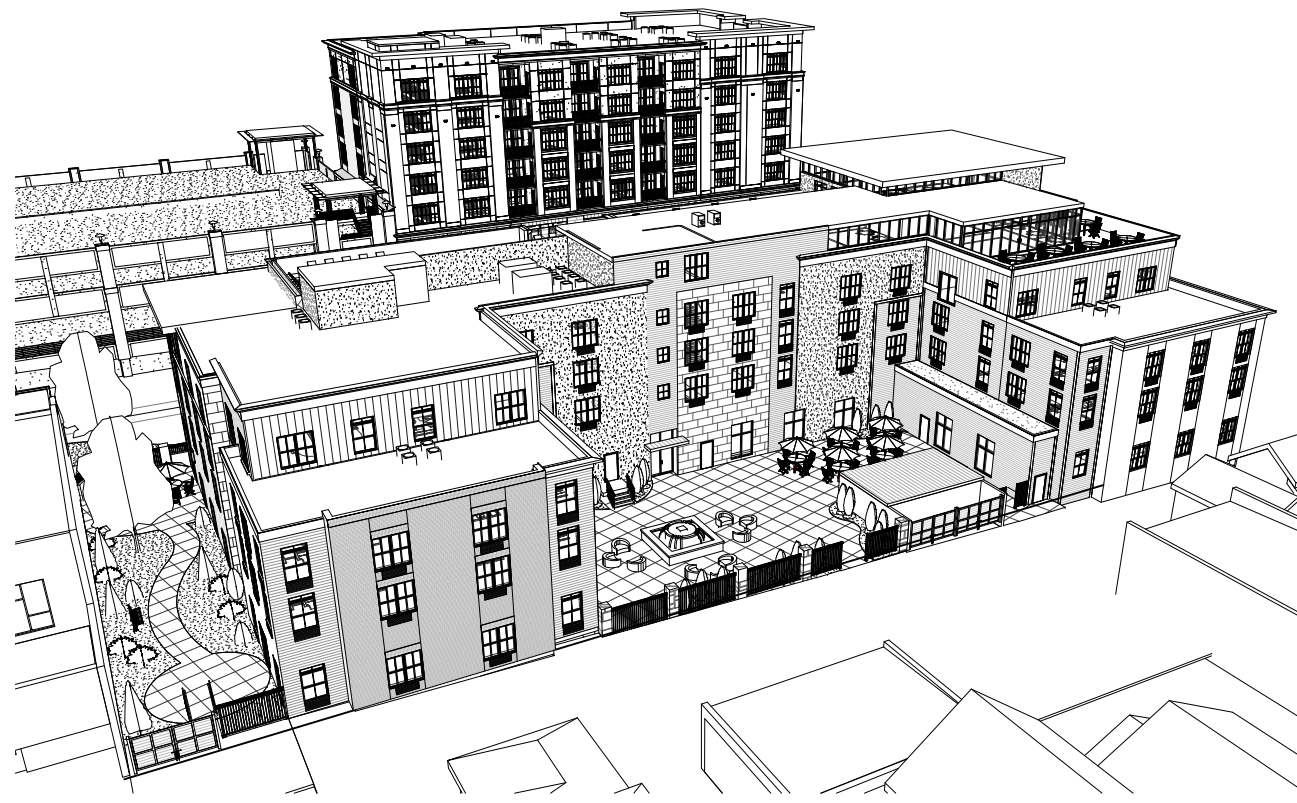
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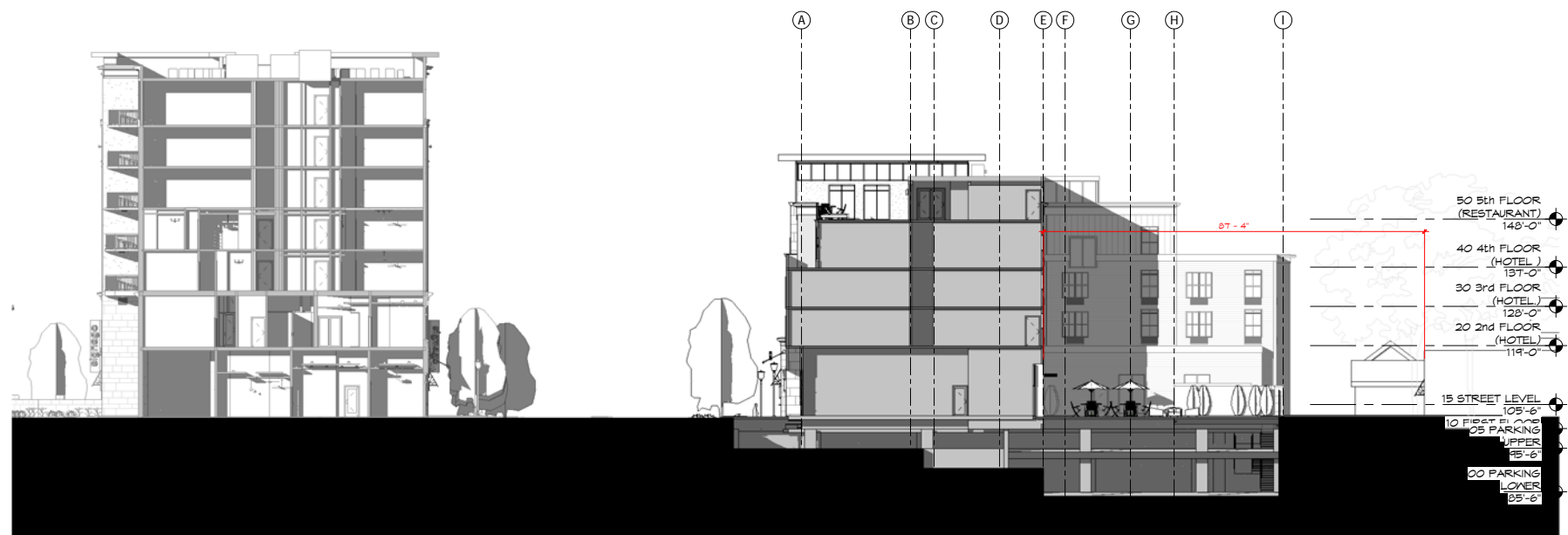
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ELEVATIONS
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5 4 3 2 1



NORTH EAST PERSPECTIVE **2**



- 50 5th FLOOR (RESTAURANT) 140'-0"
- 40 4th FLOOR (HOTEL) 137'-0"
- 30 3rd FLOOR (HOTEL) 120'-0"
- 20 2nd FLOOR (HOTEL) 119'-0"
- 15 STREET LEVEL 105'-5"
- 10 FIRST FLOOR 105'-5"
- 05 PARKING UPPER 103'-5"
- 00 PARKING LOWER 103'-5"

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A204
COURTYARD
TREANOR NO. DV11.003.00B

Section 1 **1**
1/16" = 1'-0"

5 4 3 2 1



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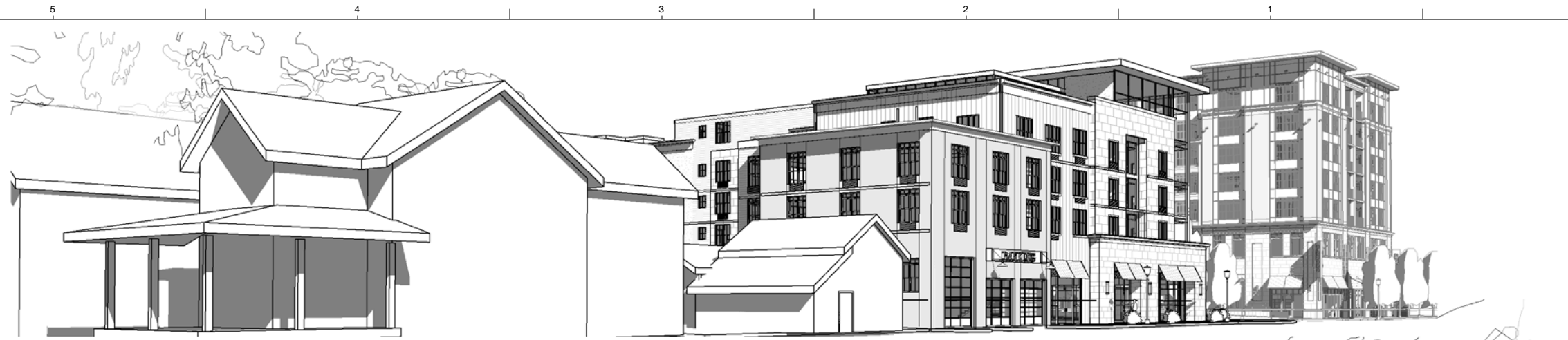
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A205

PERSPECTIVES

TRENOR NO. DV11.003.00B



SOUTH WEST PERSPECTIVE 1

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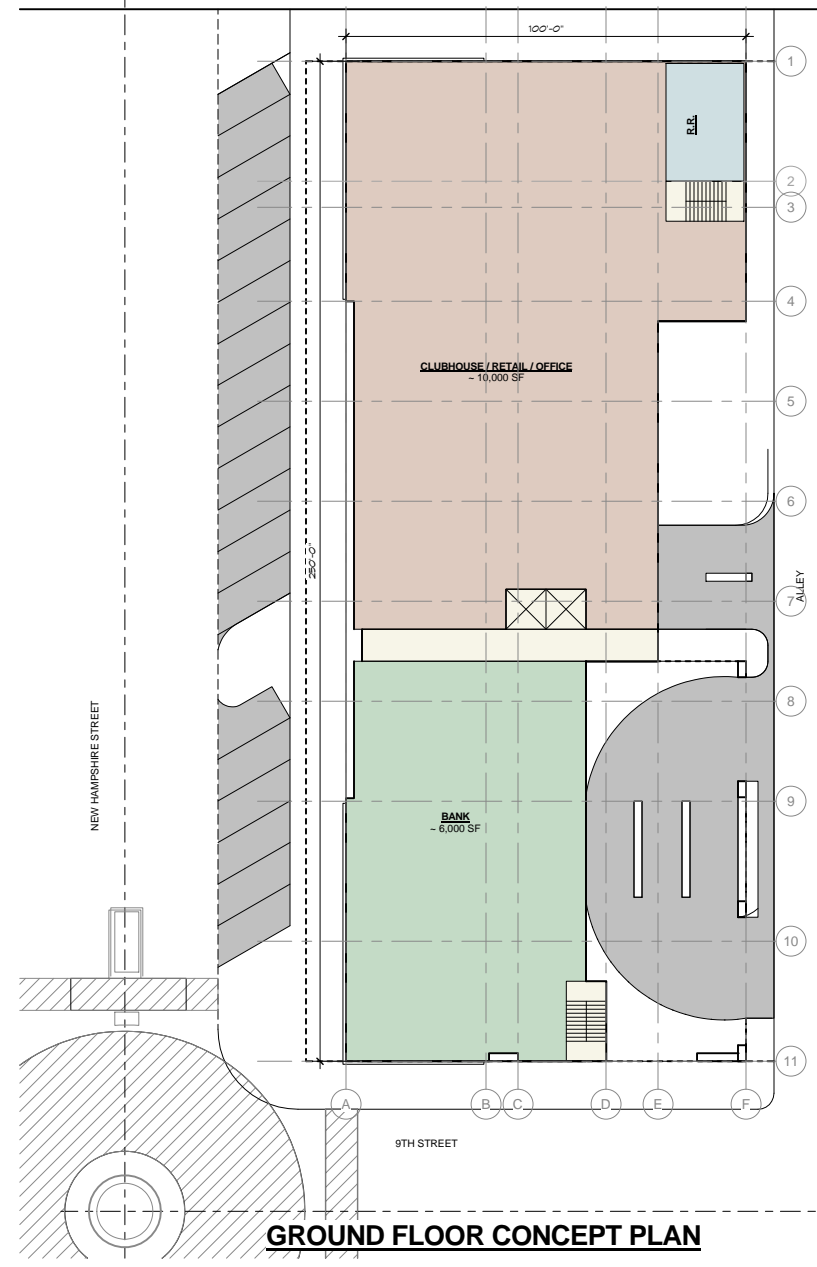
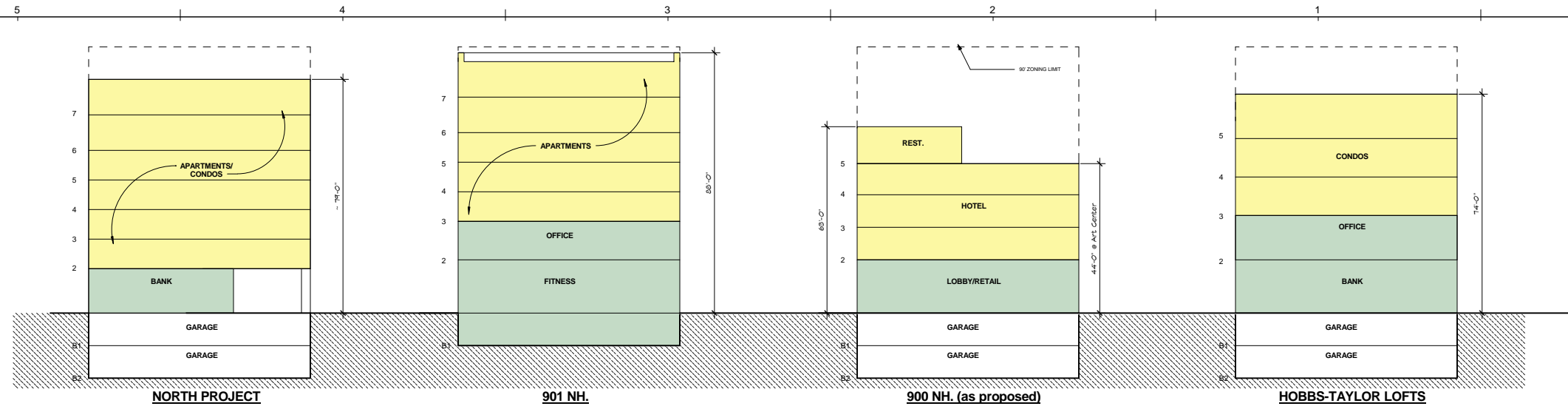
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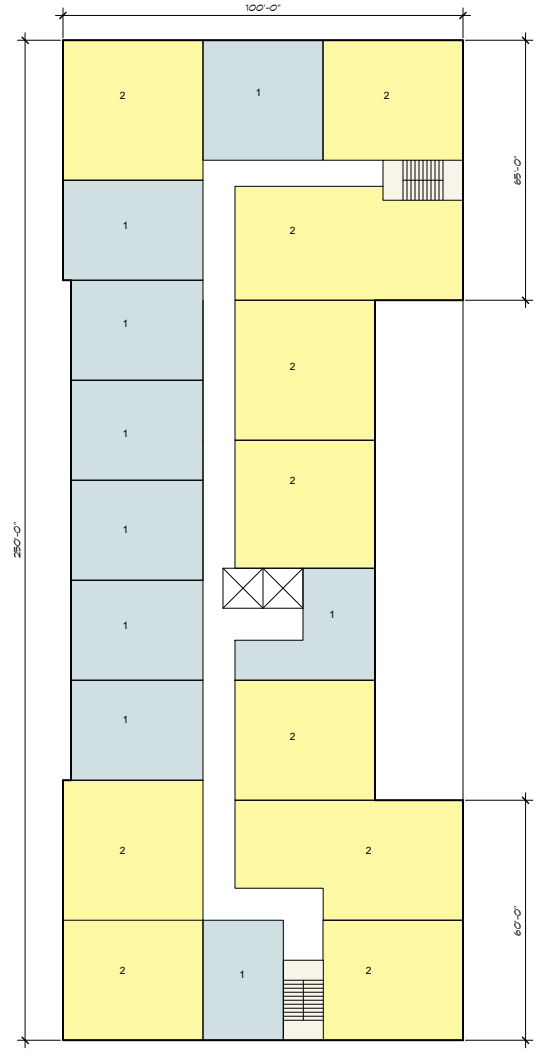
A206

PERSPECTIVES

TRENOR NO. DV11.003.00B



GROUND FLOOR CONCEPT PLAN



UPPER FLOOR CONCEPTUAL

Preliminary BUILDING ANALYSIS:

GROUND FLOOR- CLUBHOUSE	12,000 SF
BANK	6,000SF
TOTAL	22,000 SF +/-

TYPICAL UPPER FLOORS 2-7: 22,250 SF

TOTAL BUILDING AREA: approx. 153,500 GSF
(NOT INCLUDING GARAGE)

UNIT COUNT:

TYPICAL FLOOR:
Studios, 1 Bedrooms, 2 Bedrooms
Approx. 15 - 20 UNITS per floor

15 - 20 x 6 FLOORS = **Approx. 90 - 120 UNITS TOTAL**

NORTH PROJECT
Lawrence, Kansas



APPROVED BY:
Name: _____ Date: _____
Name: _____ Date: _____
Name: _____ Date: _____

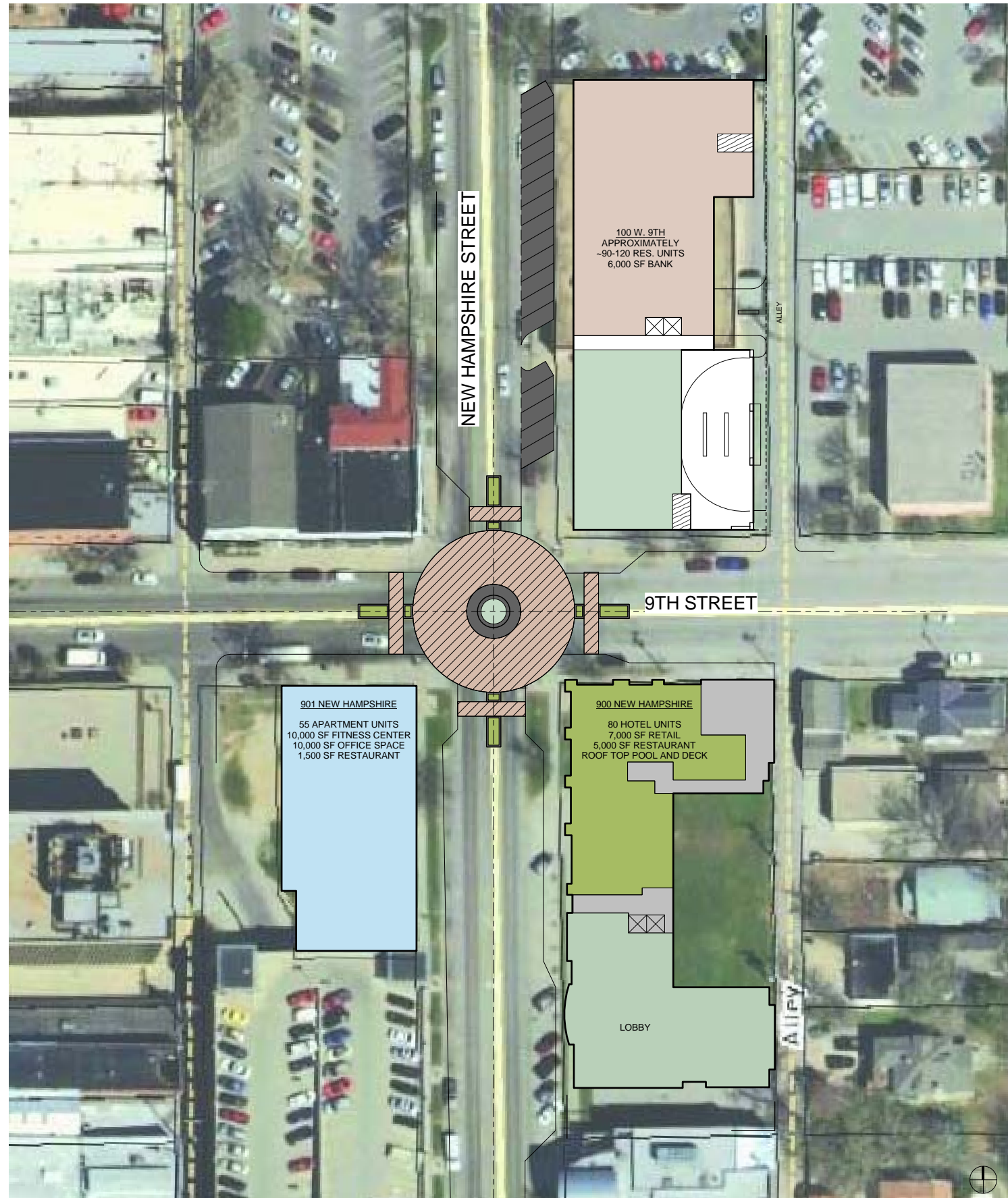


Comment:	
Date:	
Comment:	
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Date:	

Rel. Date: 04/23/12

A.1

CONCEPT LAYOUT



3 CORNERS SITE

1

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NORTH PROJECT
Lawrence, Kansas



APPROVED BY:

Name:	Approver	Date:
Name:	Approver	Date:
Name:	Approver	Date:



Comment:	
Date:	
Comment:	
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Date:	

Rel. Date: 04/23/12

A.2

9TH AND NEW HAMPSHIRE INTERSECTION.

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**900 NH: CURRENT WEST ELEVATION as presented to HRC 2.16.2021
Trenor Architects, P.A.**



**900 NH: REVISED WEST ELEVATION to be presented to HRC
Treanor Architects, P.A.**