paulwerner
ARCHITECTS

September 8, 2015

City of Lawrence, Kansas
Attn: Mr. Mark Thiel
6 East 6th Street
Lawrence, Kansas 66044
mthiel@lawrenceks.org

*Re: Eldridge Hotel Expansion Project (the "**Project**")*
Construction Access Plan

Mr. Thiel:

I am pleased to submit this request for approval of access and control plans, in connection with the construction of the Project. The Project will expand the existing Eldridge Hotel (the "**Hotel**") by developing the vacant parcel located south of the Hotel. The Project will add approximately 54 new guest rooms and provide approximately 7,000 square feet for additional meeting/banquet room space and a new restaurant. Please refer to the following exhibits, attached to and incorporated in this proposal by reference:

Exhibit A - *Construction Access Plan* (the "**Access Plan**") prepared by Paul Werner Architects.

Exhibit B - Spreadsheet detailing the results of a parking study of the City's parking garage located adjacent to the Public Library (the "**Parking Study**").

Once available, this request will be supplemented by the following additional plans:

Exhibit C - *MUTCD Pedestrian Detour Plan* (the "**Pedestrian Plan**") prepared by C-Hawkk Construction, Inc. and Paul Werner Architects.

Exhibit D - *Traffic Control Plan* (the "**Traffic Plan**") prepared by C-Hawkk Construction, Inc.

We request that the City Commission approve these plans, to enable the Project to commence as soon as possible. The projected completion date of the Project is December 2016.

CONSTRUCTION ACCESS PLAN SUMMARY

Lease agreement $8,000/month

1. **Parking Lot Closure**. Construction will necessitate the closure of the City's 28-space parking lot (the "**City Lot**), located immediately west of the Hotel, and 1 space on 7th Street immediately north of the City Lot. ~~The Project proposes to mitigate such lost parking by payment of $6,887.50 to the City,[1] which enables the City, in its discretion, to offer additional~~ 2-hour free parking in the parking garage adjacent to the Lawrence Public Library (the "**Parking Garage**") at 707 Vermont Street, and by utilizing presently available space in the Parking Garage.

a. Parking Garage. There are 314 available spaces in the Parking Garage. As set forth in the Parking Study, based on 992 parking counts conducted between February 3 and August 29, 2015, the Parking Garage has capacity to accommodate all parking affected by construction of the Project.

b. Hotel Employee Parking. Hotel employees will continue to park in public parking lots in the downtown area.

c. Construction Employee Parking. Construction parking will either be on the City Lot or off-site.

See pedestrian detour plan

~~2. **Pedestrian Plan**. The sidewalk in front of the Hotel will be closed, as shown on the Access Plan. A solid wood wall with sidewalk closed signage will be constructed on the south end of the affected sidewalk, and similar signage will be placed at the north end of the sidewalk on Massachusetts Street and also on the south sidewalk on 7th Street, all as set forth in the Pedestrian Plan.~~

3. **Fencing and Gates**. During the construction of the Project, the Owner proposes to erect certain fences and gates, as follows:

a. Massachusetts Street. A movable chain link fence with vinyl or similar cover will enclose the area shown on the Access Plan, but will be moved to the edge of parking spaces to accommodate any approved downtown events (e.g., parades), or upon the City's request with fourteen (14) days prior notice.

b. City Parking Lot. A chain link fence with a minimum height of eight (8) feet will be erected and maintained during the construction period, as shown on the Access Plan. The fence will have gates as needed and will provide signage directing parking traffic to the Parking Garage.

c. Project Site. The southern boundary of the Project site will be fenced as shown on the Access Plan.

d. Gates. The alley behind the Hotel and the Project site will be gated at the north and south entry points. All gates will be equipped with quick access locks by The Knox Company ("**Knox Locks**") to provide emergency

access for fire and medical.

4. **Repairs**. After completion of construction, the Project will repair all damage to the City Lot to the condition that existed on October 1, 2015, reasonable wear and tear excepted. The Project will reconstruct those portions of the alley enclosed by construction fencing and gates, as shown on the Plan, to City standards.

5. **City Work**. Prior to construction, the City will remove five lamp posts, as shown on the Plan.

6. **Traffic Plan**. Two way traffic on Massachusetts Street will be provided at all times via traffic lanes at least ~~13~~ 12' wide in each direction, as shown on the Traffic Plan. Vehicular traffic will be addressed in accordance with the Traffic Plan.

7. **Timeline**. Construction will commence as soon as possible, with a targeted completion of December 2016. Intermediate milestones will be as set forth in filed plans and permit applications.

8. **Work Schedule**. Work will commence at sunrise and cease at sunset, up to 7 days a week.

9. **Fire and Medical Access**. Knox Locks will provide emergency access to the alley. The Hotel's emergency exit to Massachusetts Street, located on the east side of the Hotel, shall be maintained at all times.

10. **Notice to Property Owners**. The Project is in the process of notifying all businesses and residences located on Massachusetts Street and Vermont Street, from 6th Street to 8th Street, and they will receive a copy of the Access Plan.

11. **Deliveries**. Alley deliveries to businesses on Vermont and Massachusetts Streets will continue during construction. The Project will coordinate deliveries as shown on the Access Plan. Front door deliveries in the north half of the 700 block of Massachusetts Street (e.g., UPS, FedEx, etc.) may be made from the south half of the 700 block of Massachusetts Street or on 7th Street.

12. **Construction Traffic**. All construction traffic will be routed to their destinations as noted in the Access Plan.

13. **Overhead Electric**. The Project has coordinated with Westar to relocate overhead power lines during construction.

Very truly yours,

Paul Werner

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