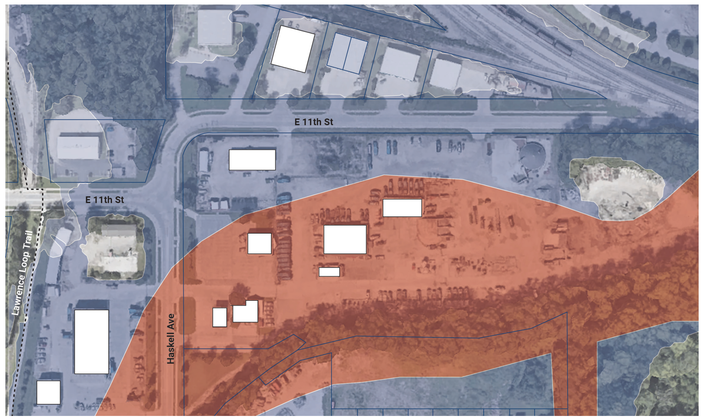
# CITY FIELD OPERATIONS EXISTING FACILITIES CONDITIONS





**Several existing facilities are located in the Floodway — which is designed to carry water and debris.**

**All current facilities are in need of major operational and safety improvements.**

**Most existing facilities are critically undersized for current and future needs.**

## Existing Facilities Needs Assessment Matrix

| | Divison | Major deferred maintenance needs | Critically undersized | Existing site size limitations | Floodway restictions |
|---|---|---|---|---|---|
| MSO | Streets | ● | ● | ● | ● |
| MSO | Stormwater | ● | ● | ● | ● |
| MSO | Traffic | ● | ● | ● | |
| MSO | Wastewater | ● | ● | ● | |
| MSO | Water Distribution | ● | ● | ● | |
| MSO | Inspections | ● | ● | ● | |
| MSO | Fuel Island | ● | ● | ● | ● |
| | Central Maintenance Garage | ● | ● | ● | ● |
| | Solid Waste | ● | ● | ● | ● |
| | Facility Maintenance | ● | | | |
| | Forestry | ● | ● | ● | |
| | Horticulture | ● | ● | ● | |
| | Household Hazardous Waste | | | | |

*Key*

● Immediate issue

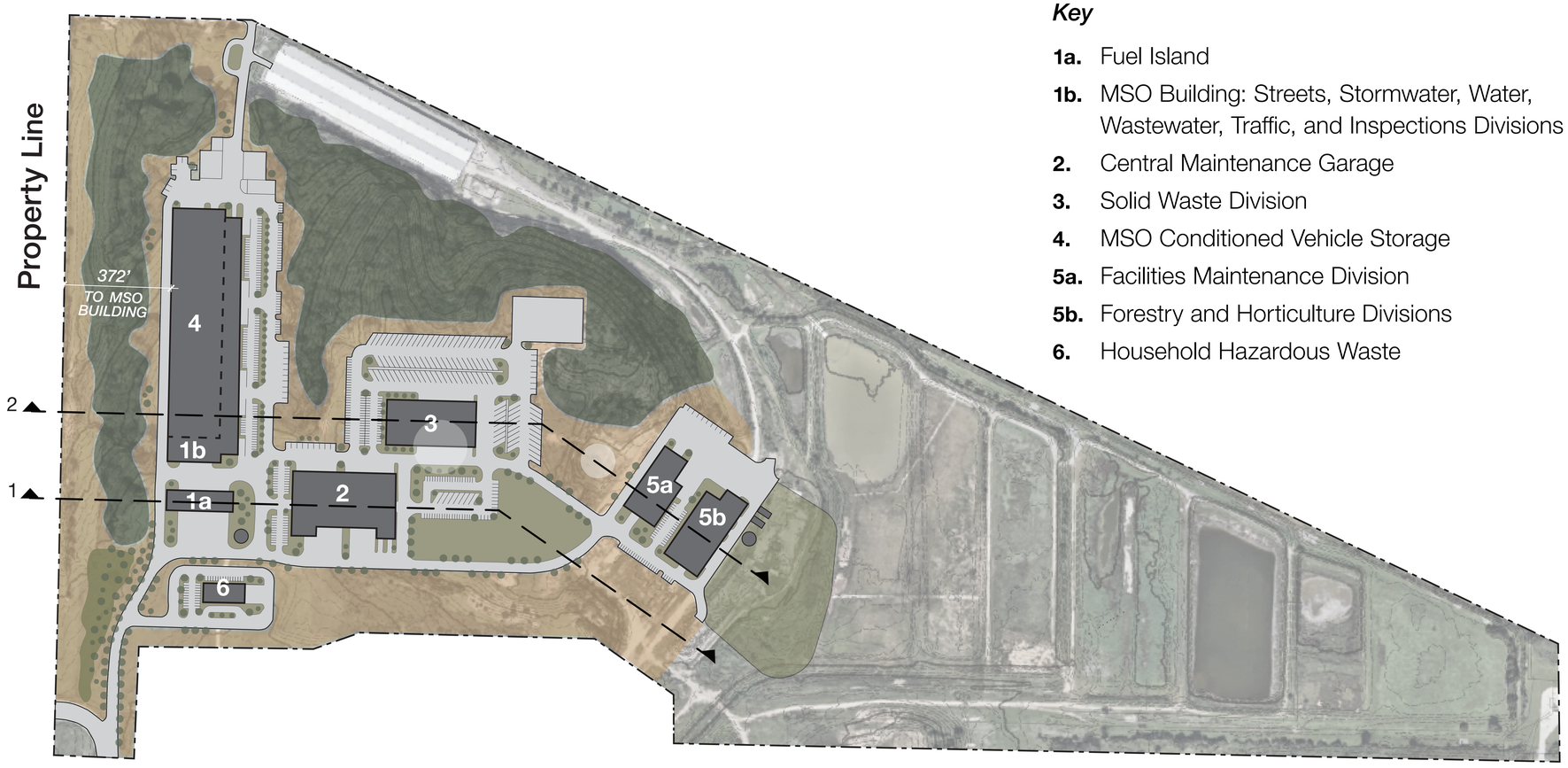
● Eventual issue

City of Lawrence KANSAS

# CITY FIELD OPERATIONS CAMPUS - OPTION A

City of Lawrence KANSAS

## Option A Farmland Master Plan




*Key*

**1a.** Fuel Island

**1b.** MSO Building: Streets, Stormwater, Water, Wastewater, Traffic, and Inspections Divisions

**2.** Central Maintenance Garage

**3.** Solid Waste Division

**4.** MSO Conditioned Vehicle Storage

**5a.** Facilities Maintenance Division

**5b.** Forestry and Horticulture Divisions

**6.** Household Hazardous Waste

## Features

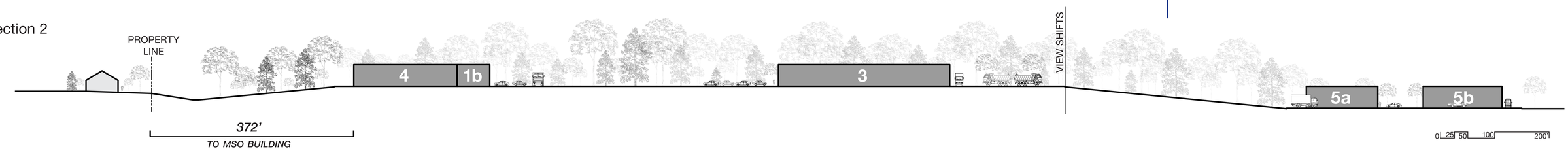
- 12 Divisions on single campus
- Work on the MSO Building (if included in Phase 1) could be started before remediation efforts are completed to the east.

## Neighborhood Concerns

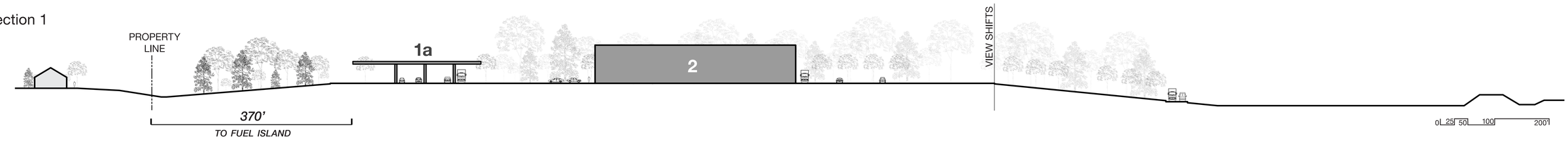
- Proximity to neighborhood
- Size of operation
- Unsightly views
- Noise disturbance
- Light pollution
- Traffic congestion
- Disruption of open space/ ecosystem
- Property value destabilization
- Odors
- Site contamination
- Hazardous materials

## Option A Farmland Site Sections

Section 2



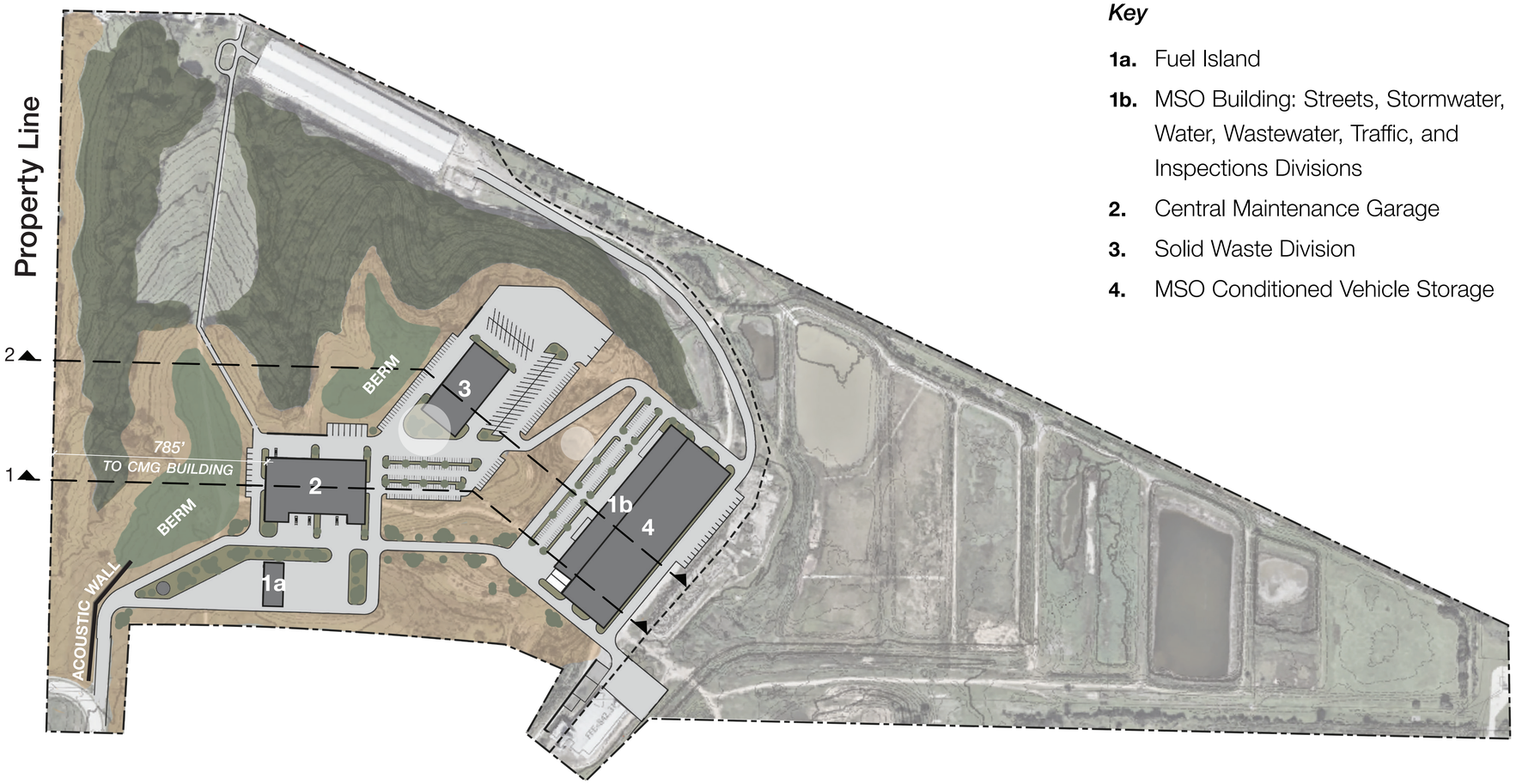

Section 1



# CITY FIELD OPERATIONS CAMPUS - OPTION B

City of Lawrence KANSAS

## Option B Farmland Master Plan




*Key*

**1a.** Fuel Island

**1b.** MSO Building: Streets, Stormwater, Water, Wastewater, Traffic, and Inspections Divisions

**2.** Central Maintenance Garage

**3.** Solid Waste Division

**4.** MSO Conditioned Vehicle Storage

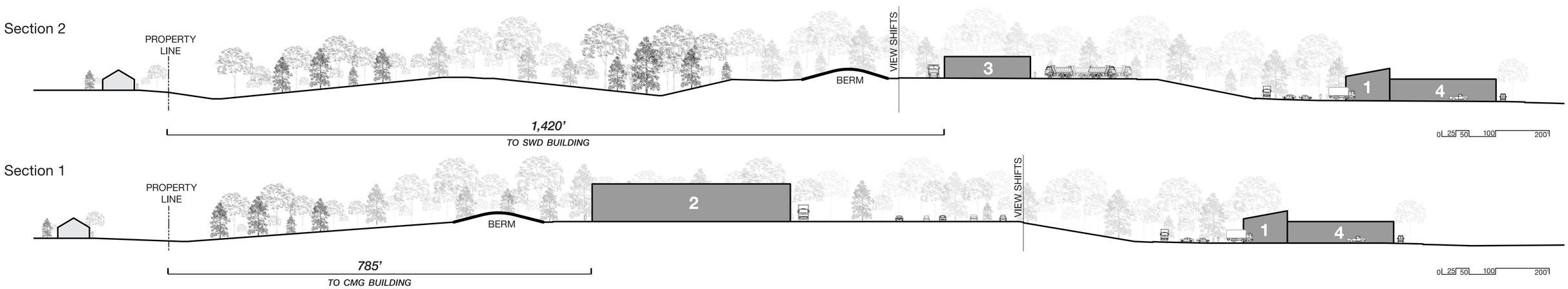
## Features

- Less dense campus with 8 Divisions benefiting most from close proximity located on site.
- Distance from property line to MSO increased by over 1,000 ft.
- Large earth berm and sound wall added to west side of CMG to assist in noise reduction.
- Large earth berm added to west side of Solid Waste to assist in noise reduction.
- Open space preserved at former location of MSO.

## Additional Considerations

- A separate strategy is needed for Forestry, Horticulture, and Facilities Divisions, located off-campus.
- Some remediation would need to occur before Phase 1 can begin.

## Option B Farmland Site Sections



# CITY FIELD OPERATIONS CAMPUS GOALS

City of Lawrence KANSAS

1. **Consolidate municipal operations onto a single campus.** Create a Master Plan for an efficient campus environment, encouraging spaces shared by multiple Divisions.

2. **Remediate the Farmland site through phased construction.** Develop a phasing strategy that allows for the site to be methodically remediated over time.

3. **Improve working conditions and safety.** Conditions in some existing facilities do not meet current standards with regard to operation, ventilation, safety and flood mitigation. It is imperative that the staff that provide critical services are allowed to work in an efficient safe facility.

5. **Embrace sustainable design.** Understand the implications of the baseline and 'code minimum' thinking and consider design strategies that prioritize resource efficiency, carbon reduction, ecosystem rehabilitation, and health/well-being of staff.

4. **Be a great neighbor.** Carefully study and design to control traffic, sound, visual and light impacts on the community given that the Farmland site is adjacent to a residential neighborhood.

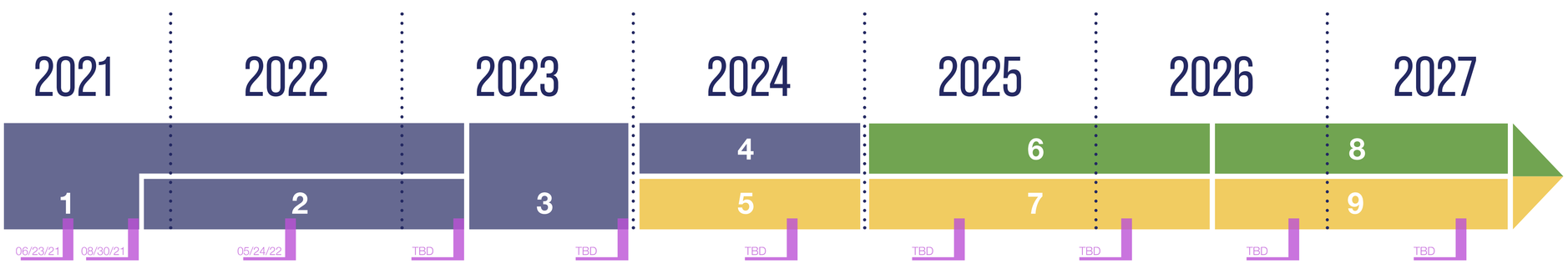
6. **Design for the present... and future.** Consider current needs in context of predicted future industry trends, and design to create facilities that are flexible enough to adapt. Use Life Cycle Analysis tools to balance initial construction costs with longer term operational costs.

7. **Promote the health and well being of staff.** Design facilities with an awareness that the staff are essential workers. Focus on glare-free daylighting, acoustic controls, access to ventilation and fresh air, soil vapor intrusion and other environmental components that contribute to workers feeling healthy and productive.

8. **Be resilient.** Design to maintain continuous operation in the midst of and aftermath of disasters. Design to adapt, should future emergencies dictate temporary uses for the project. Design to meet typical social distancing requirements for future pandemics.

9. **Align with Plan 2040.** Create a campus that balances development, level of service and quality of life goals outlined in Lawrence's Comprehensive Plan, adopted in 2019.

# PROPOSED SCHEDULE

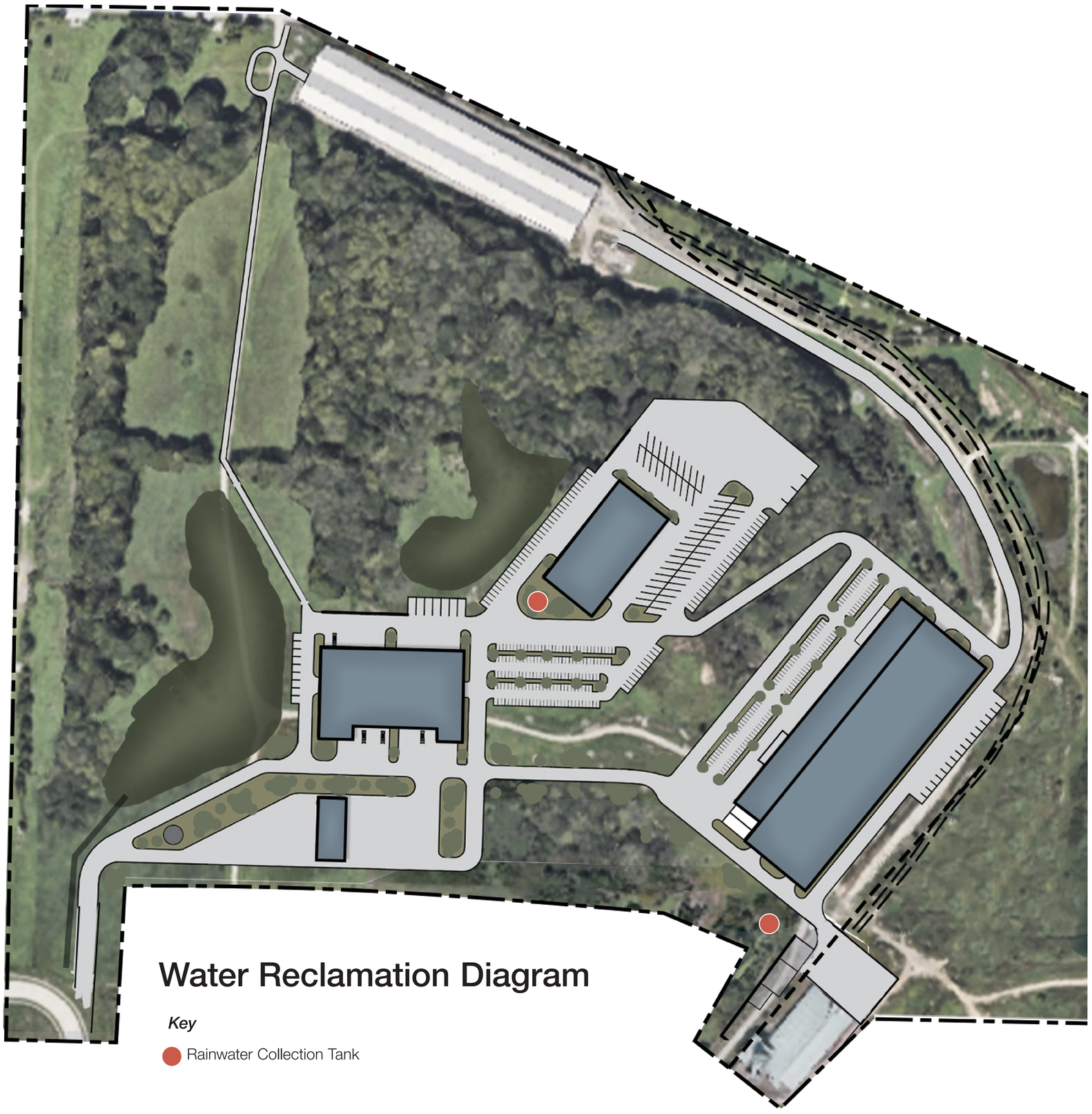



*Number Key*

1. Planning and Entitlements: including comprehensive plan amendment, rezoning, institutional development plan and minor subdivision.
2. Schematic Design to allow for informed Phase 1, 2 cost estimates.
3. Design Development – Phase 1
4. Construction Documents – Phase 1
5. Remediation/Sitework – Phase 1
6. Construction – Phase 1
7. Remediation/Sitework – Phase 2
8. Construction – Phase 2
9. Remediation/Sitework – Phase 3

Public meetings

# SUSTAINABILITY STRATEGY




## Design for Integration

The Design Team has been working throughout the Master Planning process to ensure that the City's sustainability goals are integrated into overall design goals for the Lawrence Field Operations Campus. During the sustainability workshop, the discussion around this category was centered around the high priority goals of designing for operational efficiencies as well as remediating site contamination. The reuse and repurposing of existing City facilities was also discussed.

## Design for Community

Due to its location adjacent to residential areas, the design team has been working with the City to ensure that the Lawrence Field Operations Campus integrates closely with the community. Sensitivity to the surrounding neighborhoods including: mindful traffic impacts, noise management and light pollution management were discussed and designated as high priority topics.

## Design for Ecology

Responding, connecting and contributing to the surrounding ecosystem have been important topics surrounding the overarching goal of remediating contaminants present on the Farmland Site. The proposed landscaping for the Campus Master Plan includes deep rooted native plants, which will assist in absorbing ground water before it reaches contaminated zones below the surface.

## Design for Water

Rainwater Management is a critical component in the remediation process. During the Sustainability Workshop, the importance of establishing a stormwater control plan, capturing and reusing rainwater, as well as reducing the amount of water used on site was discussed.

## Design for Economy

The consolidation of City Divisions onto a centralized campus will result in countless efficiencies related to time and expense. The importance of having an efficient layout without compromising pandemic response was discussed during the Workshop. In addition to the operational efficiencies that will come as a result of consolidating services, conducting a Life Cycle Analysis to ensure the longevity of the Campus was established as a high priority goal.

## Design for Energy

In an effort to align with the City's goal in transitioning to 100% renewable energy, the Lawrence Field Operations Campus Master Plan proposes the use of photovoltaic panels for the production of on-site renewable energy. Creating a phased solar plan was discussed to ensure that each building on Campus is solar ready.

## Design for Wellness

Enhancing working conditions to ensure employee health and wellness is an essential part of creating a consolidated Field Operations Campus. Natural daylight, air quality and ventilation were discussed as high priority topics during the sustainability workshop.

## Design For Resources

Decisions about materials, especially regarding their carbon footprint, can have a major impact on a project. Material durability was highlighted as a high priority goal during the Sustainability Workshop. The group also discussed on-site resources like the Bag Warehouse, as well as the large rubble pile and its potential to be crushed and reused as construction fill.

## Design for Change

The recent COVID-19 pandemic has sparked conversations about the resilience and flexibility of City owned buildings. City staff are considered essential workers, and their ability to continue work during times of crisis is critical. The group discussed the importance of moving essential workers out of their unsafe and inefficient facilities that are currently located in the floodway.

## Design for Discovery

The construction timeline for the Lawrence Field Operations Campus stretches over several years. During the Sustainability Workshop, the group discussed conducting a pre-occupancy and post-occupancy analysis after the construction of each building. This will allow for the documentation of how each building is functioning, and will provide the framework for any changes that need to be made moving forward.