

City Field Operations Campus

December 15th, 2022 Public Meeting

<https://lawrenceks.org/mso/field-ops-campus/>

Agenda

- 1** Public Comments: What We Heard
- 2** Campus Master Plan
- 3** Planning and Entitlements Submission
- 4** Sustainability Plan
- 5** Timeline and Next Steps
- 6** Q & A
- 7** Open House

We want to hear from you today! Please voice your opinions and communicate respectfully...

1 **Public Comments**

Public Comments:

What We Heard

Positive Feedback

- Appreciate separation between the neighborhood and the facilities
- Size of operation noticeably reduced
- Household Hazardous Waste off-site = No public access = less traffic
- Berming / acoustic wall strategy
- We're listening...translate into action via planning documents

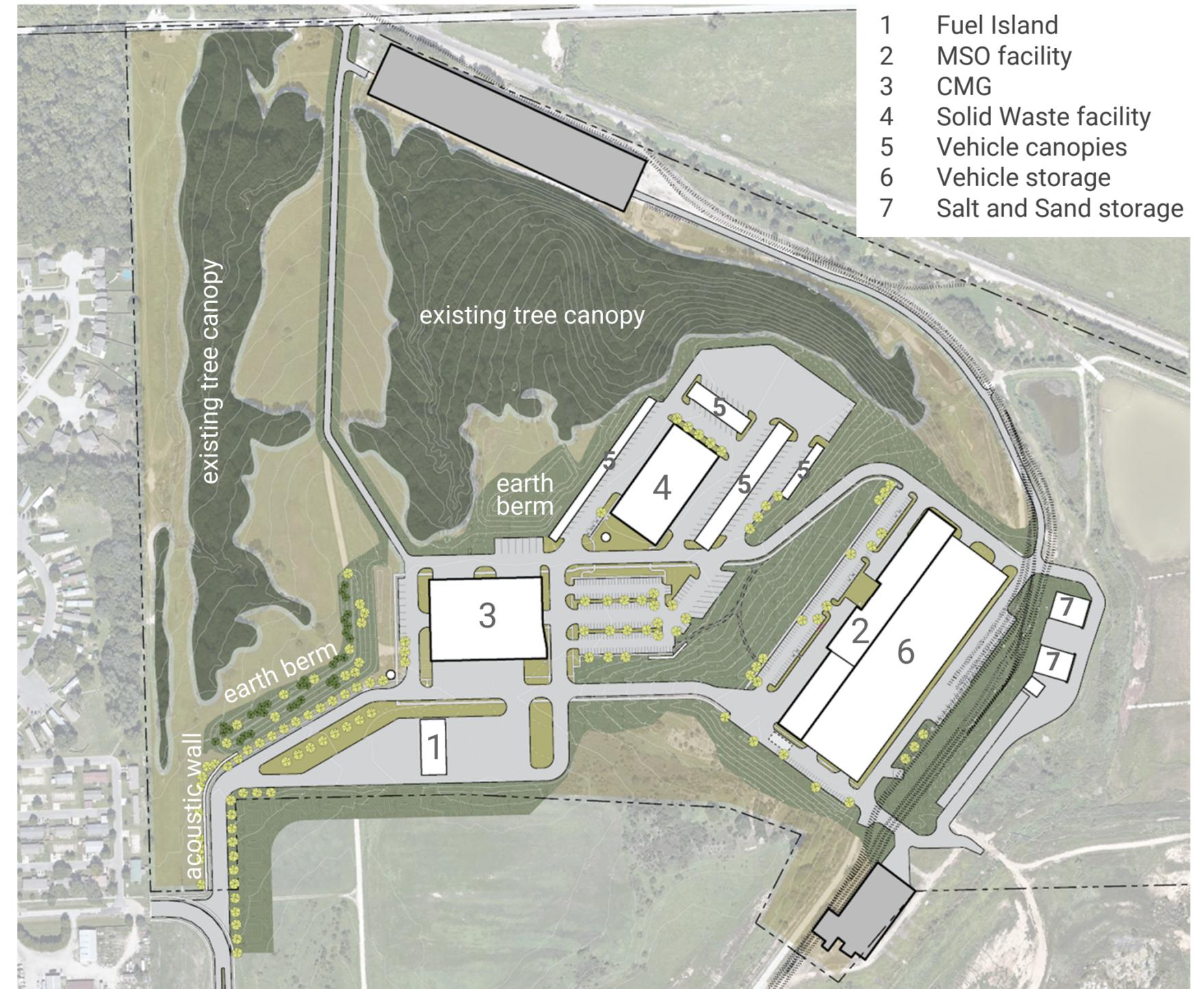
Concerns

- Unsightly views
- Noise disturbance
- Light pollution
- Property value destabilization
- Odors
- Site contamination
- Hazardous materials
- Follow-through

2 **Campus Master Plan**

Features and Considerations

- Distance from property line to Municipal Services and Operations (MSO) facility increased by over 1,000 ft.
- Acoustic wall to west side of access road to assist with noise reduction.
- Earth berms to west side of Central Maintenance Garage (CMG) and Solid Waste Division (SWD) facilities to assist with visual disturbance and noise reduction.
- Buffer zone between neighborhood and campus.
- Low spread, dimmable, dark sky-compliant site lighting with occupancy sensors.
- All water runoff to be handled on site.
- Some remediation would need to occur before construction begins.

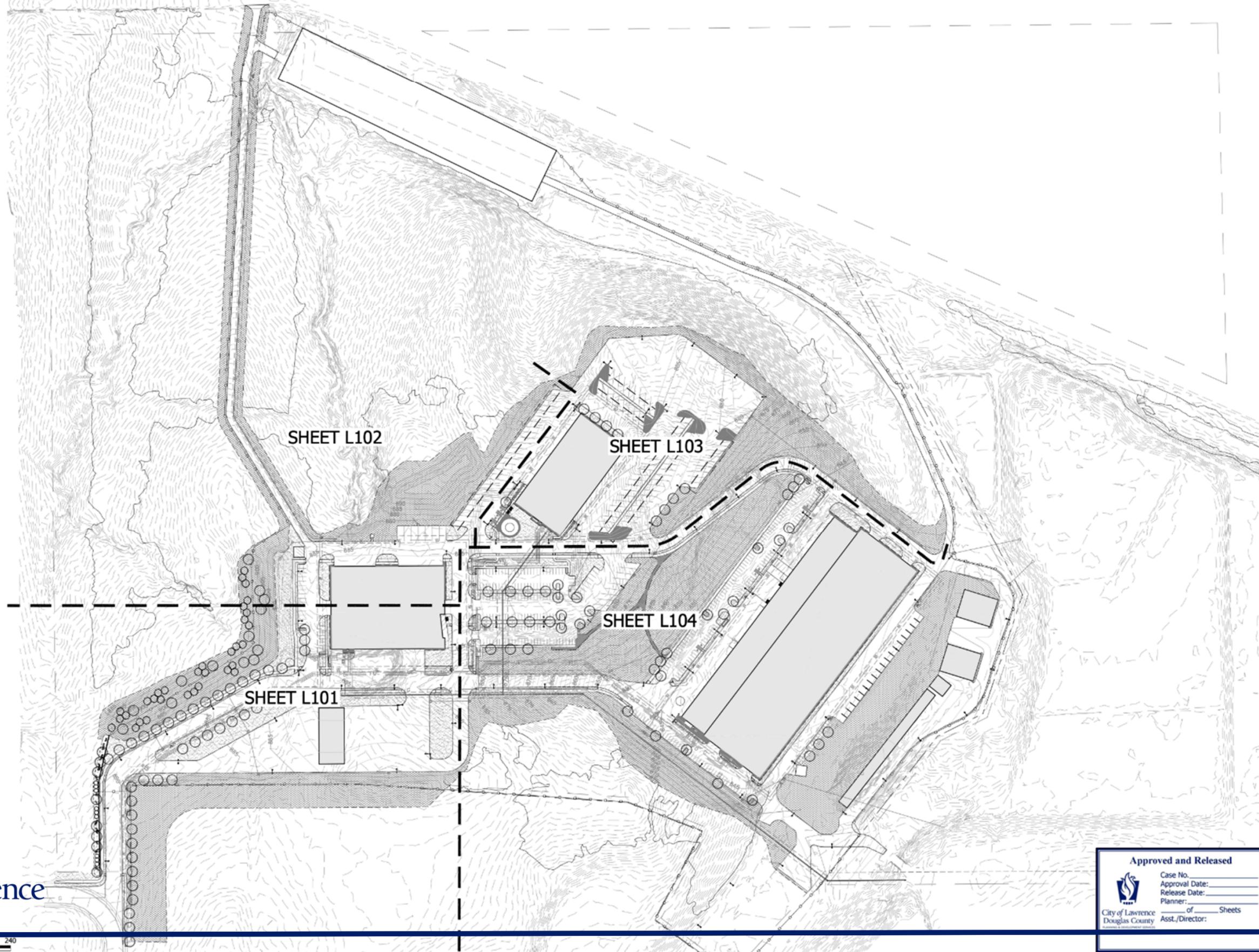


3 Planning and Entitlements Submission

Planning and Entitlements Documents

- Rezoning
- Special Use Permit
- Comprehensive Amendment Plan
- Downstream Sanitary Analysis
- Traffic Study
- Drainage Study
- Minor Subdivision
- Master Street Tree Plan
- Auto-Turn Templates
- Institutional Development Plan
 - General Layout
 - Grading Plan
 - Landscape Plan
 - Photometric Plan
 - Site Sections
 - Site Details
 - Building Elevations

Landscape Plan



Approved and Released
 Case No. _____
 Approval Date: _____
 Release Date: _____
 Planner: _____
 _____ of _____ Sheets
 Asst./Director:



NOT FOR CONSTRUCTION

Mark	Description	Date

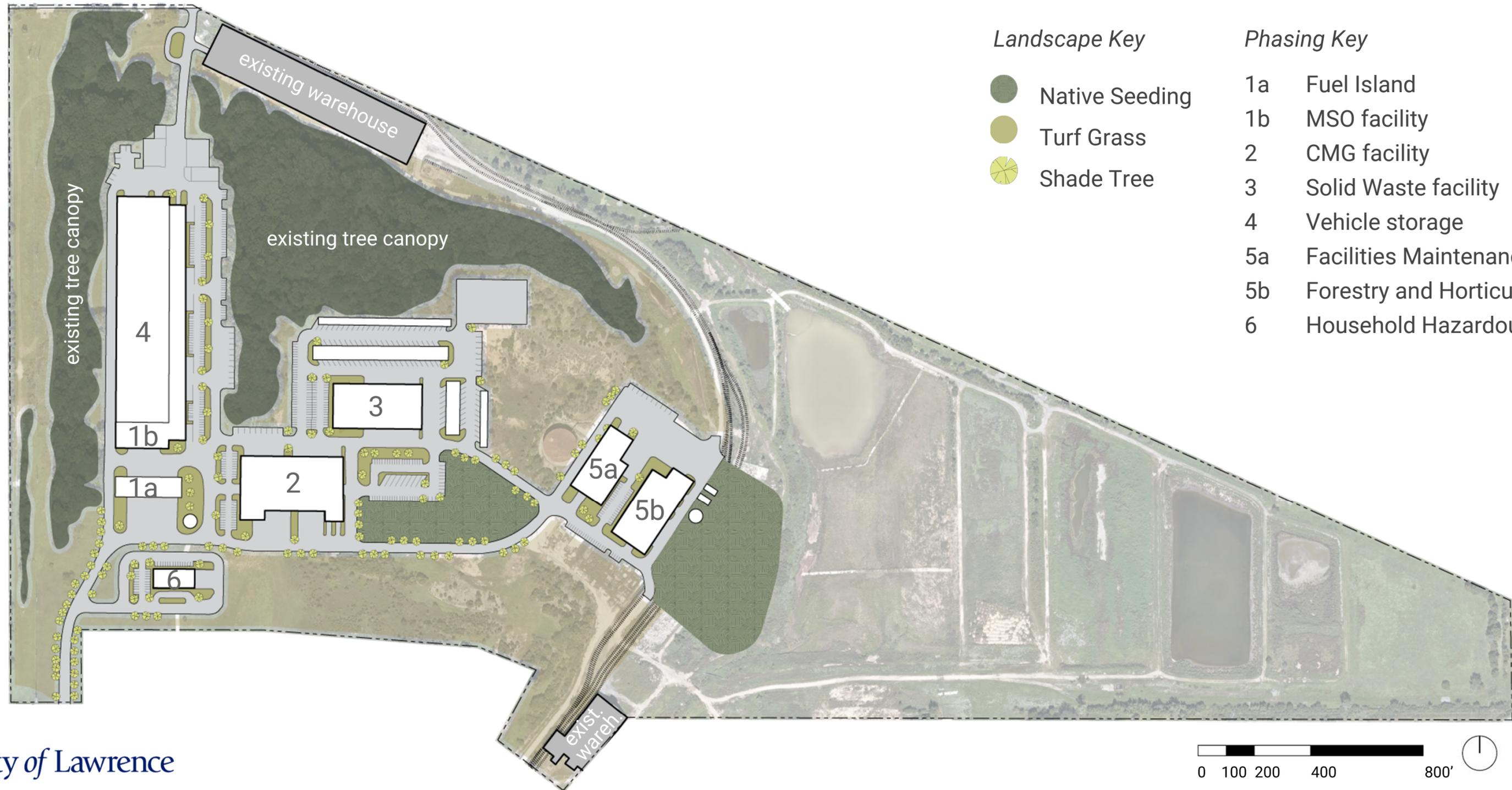
Discipline	Designed By	Drawn By	Checked By	Reviewed By	Date
Institutional Development Plan - SUP	BVN	BVN	KVE	KVE	11-21-22
	BVN	BVN	KVE	KVE	11/21/22
Overall Landscape Plan	AJC	AJC	N/A	N/A	11/21/22
	AJC	AJC	N/A	N/A	11/21/22

Field Operations Campus
 Lawrence, Kansas

Sheet reference number:
 L100
 Sheet of 25

4 Sustainability Plan

Previously Proposed Campus Site Plan



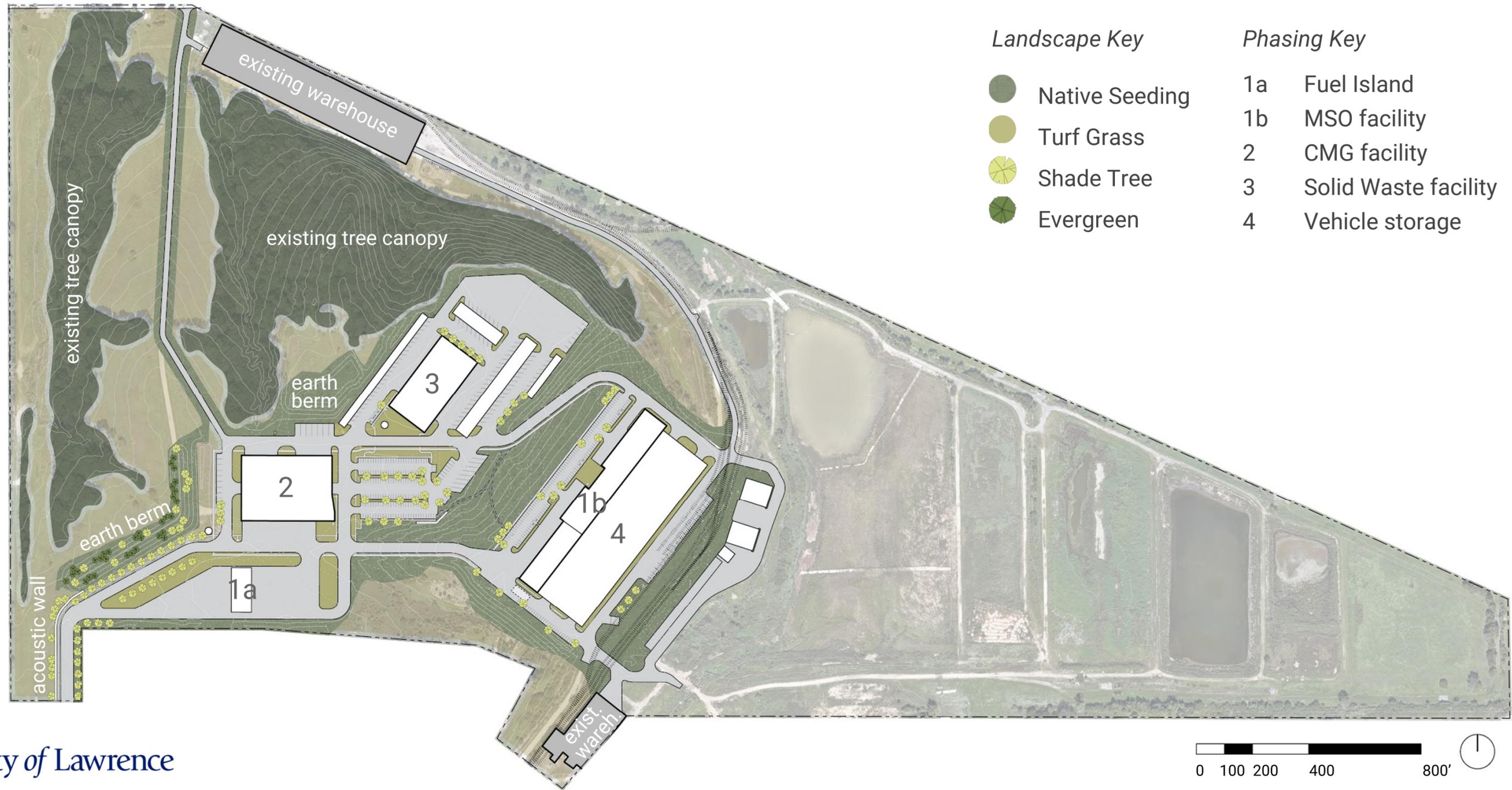
Landscape Key

- Native Seeding
- Turf Grass
- Shade Tree

Phasing Key

- 1a Fuel Island
- 1b MSO facility
- 2 CMG facility
- 3 Solid Waste facility
- 4 Vehicle storage
- 5a Facilities Maintenance
- 5b Forestry and Horticulture
- 6 Household Hazardous Waste

Currently Proposed Campus Site Plan



Farmland Site Aerial looking NW



Lawrence Field Operations Campus looking NW



Lawrence Field Operations Campus looking NW



Reducing light pollution.

Using high efficiency lighting with precise optics and dual-stage technology to reduce light impacts beyond the property line.



Lawrence Field Operations Campus looking NW



Reducing energy consumption.

Constructing PV arrays at each of the buildings to provide clean energy for day to day operation. Increasing insulation levels beyond code requirements. High efficiency HVAC systems beyond code requirements. Abundant glare-free daylighting.



Lawrence Field Operations Campus looking NW



Reducing water usage.

Capturing and reusing rainwater for washing vehicles through the use of storage tanks, filtering systems and pumps.



Lawrence Field Operations Campus looking NW



Designing for Well-being

Connecting to nature. Allowing building occupants to have easy access to natural systems during breaks through paths, patios and greenspaces, in addition to fitness rooms.



Farmland Site looking NE



Lawrence Field Operations Campus looking NE



Lawrence Field Operations Campus looking NE



Preserving the existing ecosystem

Responding, connecting and contributing to diverse natural systems. Maintaining open spaces and tree canopies and using native plants to heal the site and achieve both remediation and stormwater management goals.



Lawrence Field Operations Campus looking NE



Reducing noise impacts

Using earth berms and acoustically absorptive walls to reduce unwanted noise.



Transportation



Rail



Commercial



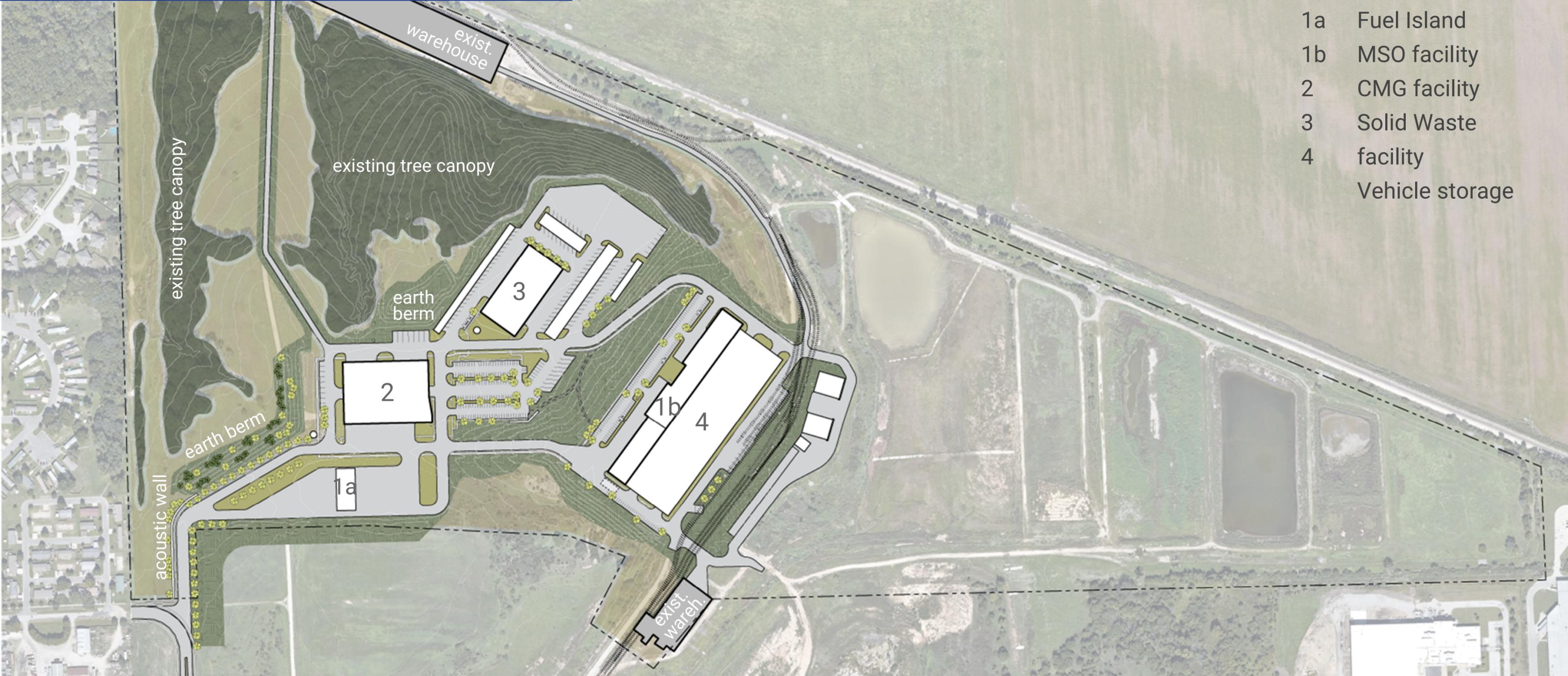
Industrial

5 **Timeline and Next Steps**

Campus Phasing Plan

Phasing Key

- 1a Fuel Island
- 1b MSO facility
- 2 CMG facility
- 3 Solid Waste
- 4 facility
- Vehicle storage



Full Campus Buildout

Campus Phasing Plan



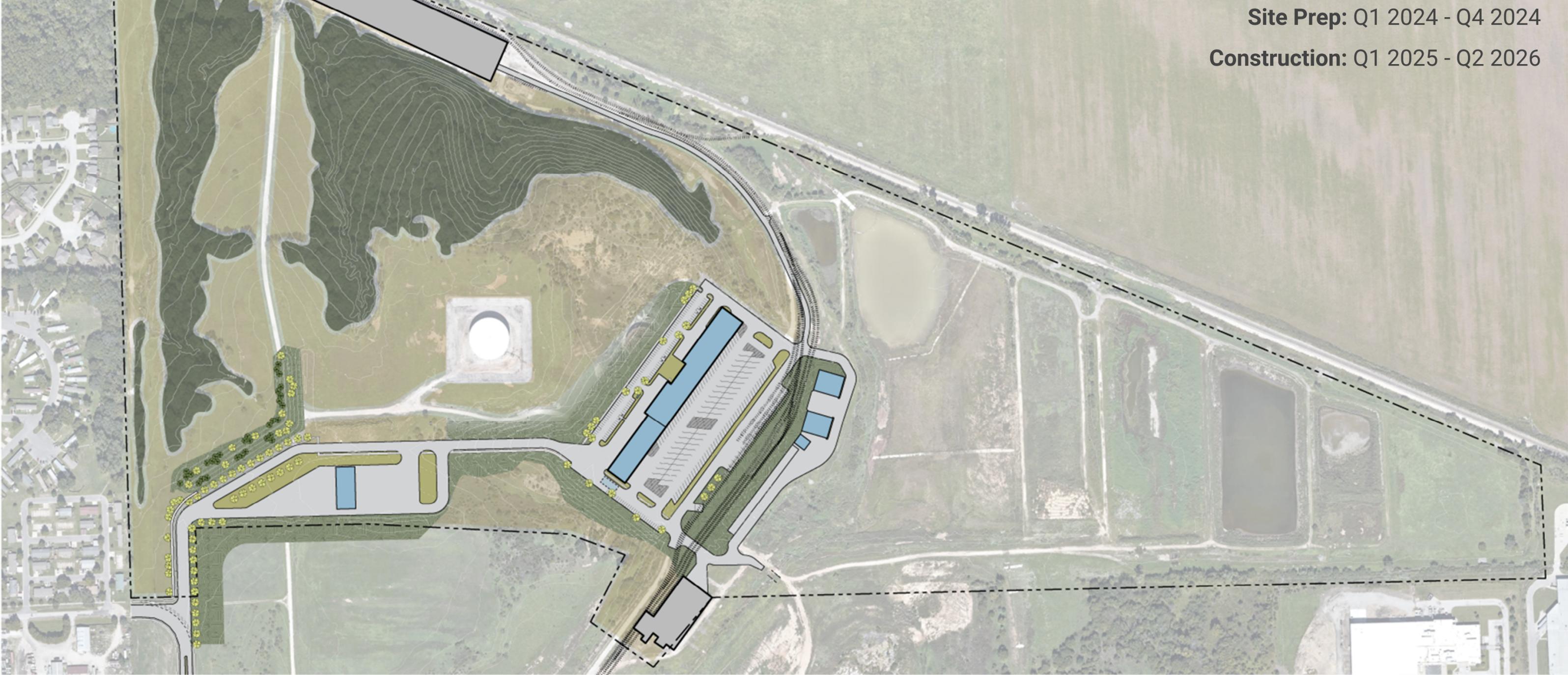
Existing Conditions

Campus Phasing Plan

Design: now - Q4 2024

Site Prep: Q1 2024 - Q4 2024

Construction: Q1 2025 - Q2 2026



Phase 1

Campus Phasing Plan

Design: Q1 2025 - Q2 2026

Site Prep: Q1 2025 - Q2 2026

Construction: Q3 2026 - Q4 2027



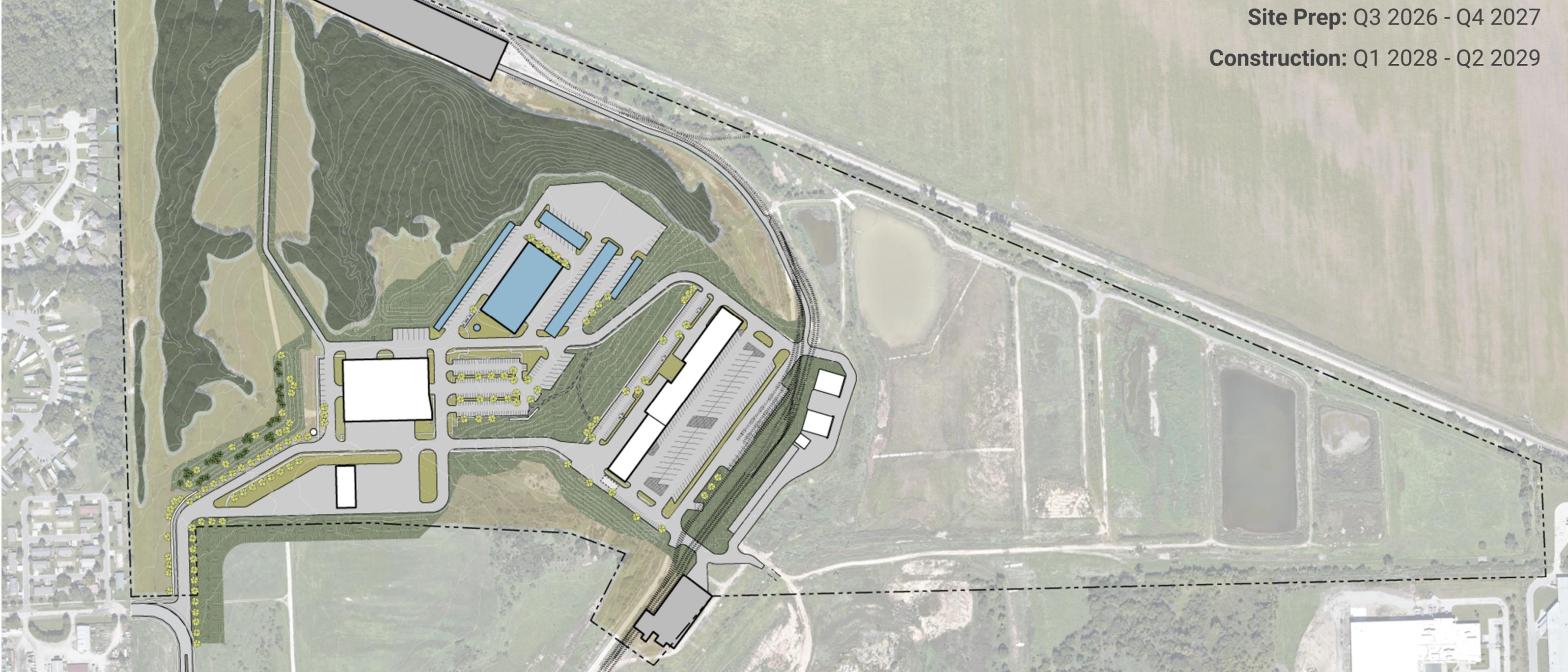
Phase 2

Campus Phasing Plan

Design: Q3 2026 - Q4 2027

Site Prep: Q3 2026 - Q4 2027

Construction: Q1 2028 - Q2 2029

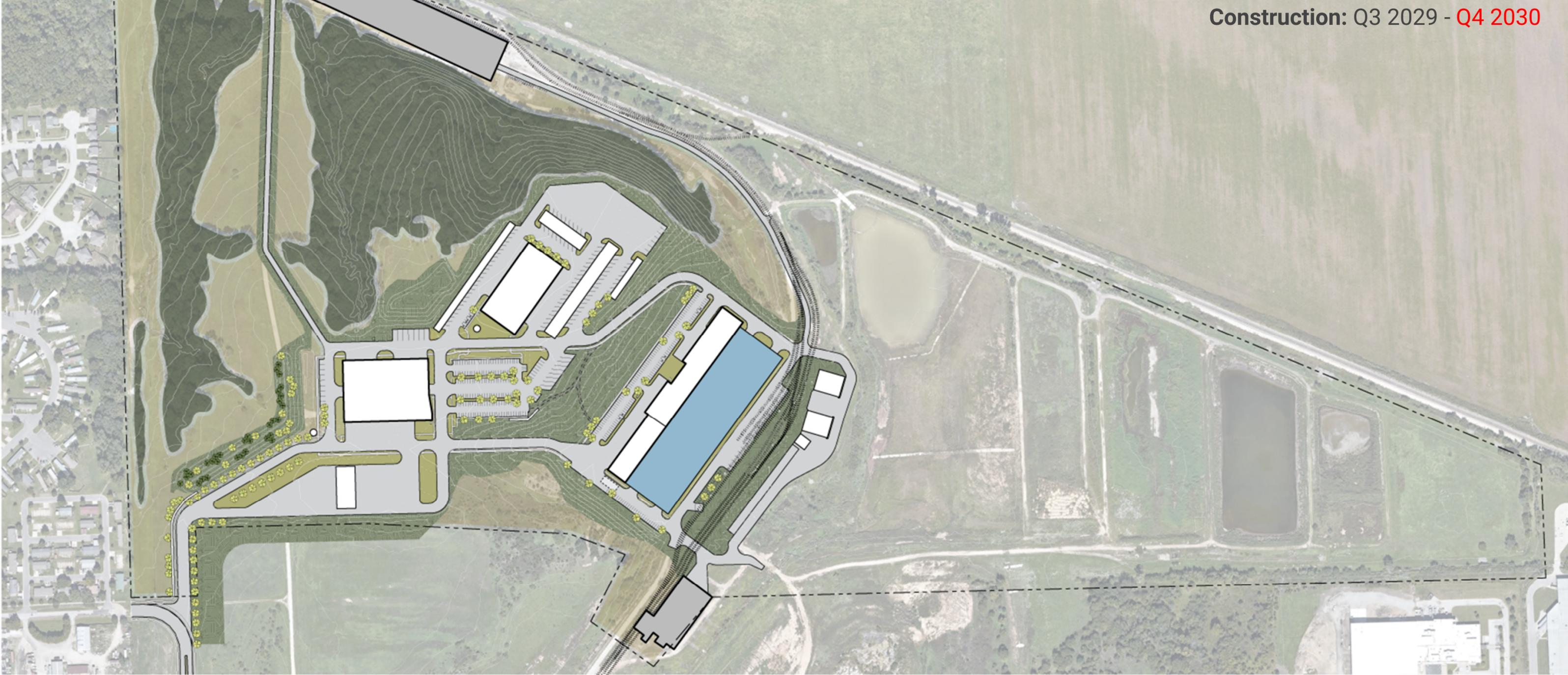


Phase 3

Campus Phasing Plan

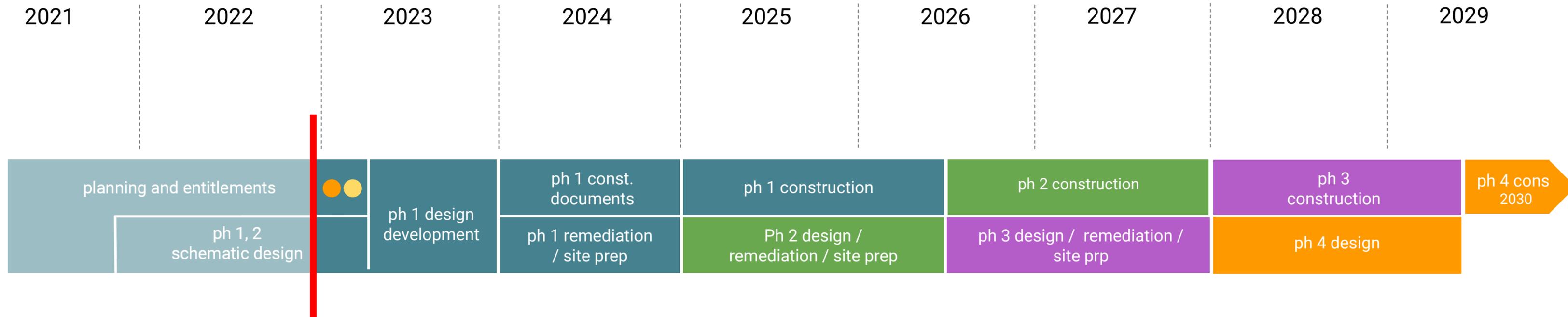
Design: Q1 2028 - Q2 2029

Construction: Q3 2029 - **Q4 2030**



Phase 4

Proposed Schedule



- January 23rd Planning commission meeting (w/ public comment)
- February 21st City commission meeting (w/ public comment)

Q AND A