



EAST LAWRENCE NEIGHBORHOOD



REVITALIZATION PLAN



ACKNOWLEDGEMENTS

East Lawrence Neighborhood Revitalization Plan

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East Lawrence is a special place. (See map on page 2 for East Lawrence Neighborhood Boundaries) It is diverse, complex, eclectic and even a little eccentric. Through the East Lawrence Neighborhood revitalization planning process, this extraordinary diversity of people came together to set a course of action to preserve the important features of their neighborhood and to set goals to improve it over time.



Neighborhood revitalization is no accident. To retain the character of an existing neighborhood takes commitment. The homeowners, property owners, business owners, and tenants clearly demonstrated their commitment through the development of this plan and associated action steps. The East Lawrence Neighborhood Revitalization Plan includes initiatives in virtually every area of neighborhood life. This neighborhood revitalization plan is not a land use plan but a preservation and social action strategy to maintain features that are most important to the homeowners, property owners, business owners, and tenants. The neighborhood identified six major goals that became the foundation of the action strategies set out in the plan.

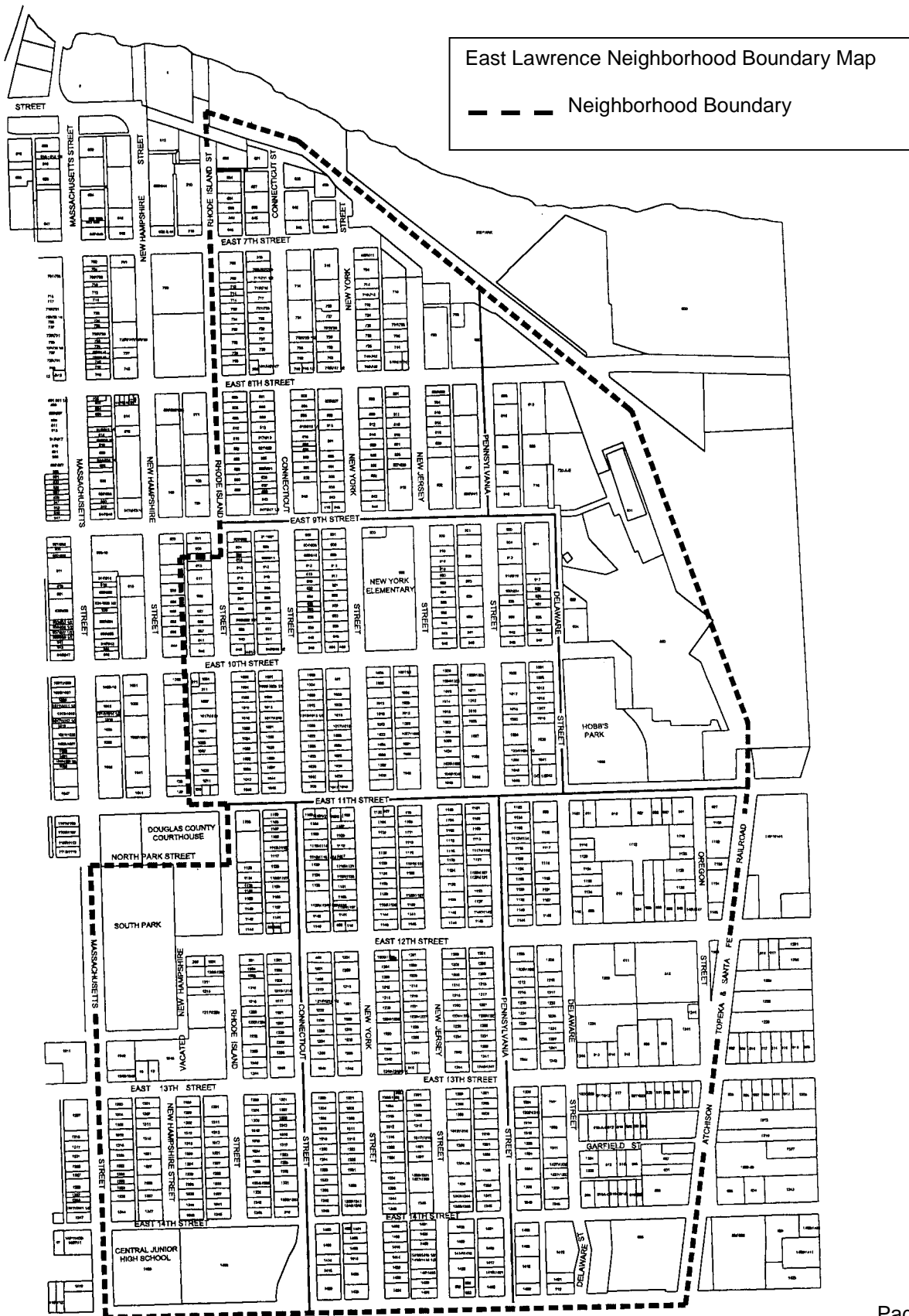


1. Encourage effective code enforcement, maintain appropriate land use and zoning and develop a true sensitivity to housing issues.
2. Preserve and conserve existing physical neighborhood landmarks.
3. Protect and enhance neighborhood greenspace, streetscapes and other physical assets.
4. Support neighborhood institutions and programs, and preserve, retain and improve existing activity centers.
5. Enhance pedestrian and automobile safety. Clearly demarcate commercial truck routes.
6. Protect and strengthen the viability of neighborhood businesses.



The organization of the plan document, as outlined in the Table of Contents, focuses on the findings related to Community Perceptions, Vision Statement and Primary Neighborhood Goals, Implementation Strategies and an Action Plan & Timeline. The Appendix section of the document contains additional information including the methodology process and the design guidelines study for the neighborhood. A companion document titled "Background Studies" includes more detailed information on the decision making process and a History of East Lawrence Neighborhood.





THE EAST LAWRENCE NEIGHBORHOOD REVITALIZATION PLAN AND THE PLANNING PROCESS

This East Lawrence Neighborhood Revitalization Plan, adopted by the City Commission on November 21, 2000, provides the neighborhood and the City with a guide to direct available human energy and financial resources to protect and enhance the qualities that make the East Lawrence Neighborhood unique.



The City of Lawrence currently uses Horizon 2020, the adopted comprehensive plan, as the foundation and framework for making physical development and policy decisions. It is the primary tool to assist the community's decision makers in evaluating the appropriateness of land development proposals. It is not the intention of this neighborhood revitalization plan to replace, amend, or supplement Horizon 2020, the current zoning designations within the East Lawrence Neighborhood, or the existing City ordinances that govern development; until or unless, the recommended changes in existing City ordinances have been approved through the legal processes and adopted by the City Commission. A document, used in the review of land use and zoning decisions that might affect the East Lawrence Neighborhood, is the East Lawrence Neighborhood Plan, adopted December 19, 1979.



One of the main qualities that makes the East Lawrence Neighborhood unique among Lawrence's neighborhoods is the variety of land uses contained within the neighborhood. It is not uncommon to find a flower shop or a printing shop operating next to a single-family residence. This interconnectivity between commercial uses and residential uses can be found throughout the neighborhood. The commercial/residential relationship is important not only for maintaining economic viability, but for defining the physical character of the neighborhood.



The East Lawrence Neighborhood also contains a number of industrial land uses that are important to the long-term viability of the neighborhood. The relationship of the industrial uses to the residential uses is different than the interwoven commercial uses found in the neighborhood. Industrial uses are typically found along the east boundary of the neighborhood adjacent to the railroad. For the most part, there is a separation between residential and industrial uses. For this reason, the focus of the majority of the East Lawrence Neighborhood Revitalization Plan is on the residential/commercial portions of the neighborhood.



While some of the elements of the plan, such as public facilities improvements, are relevant to both the residential/commercial portions and the industrial areas of the neighborhood, elements of the plan such as development of a conservation district are relevant only to the residential/commercial portions of the neighborhood.



PREFACE

Although the Community Capacity Building Grant Planning Standards recommend the development of strategies for the removal of heavy industrial/commercial areas, the neighborhood believes that these areas are integral to the character of the neighborhood and should be maintained and preserved. Finally, while the planning process identified the importance of the residential character of the neighborhood, this document does not recommend any changes in current zoning.



OVERVIEW & PURPOSE

East Lawrence is a special place. It is a complex, eclectic and even a little eccentric. Through the neighborhood revitalization planning process, this extraordinary diversity of people came together to set a course of action to preserve the important features of their neighborhood and to set goals to improve it over time.

Keeping a neighborhood viable is no accident. Retaining the character of an existing neighborhood takes commitment. The homeowners, property owners, business owners, and tenants clearly demonstrated their desire and commitment through the process of developing this plan and associated action steps. This neighborhood revitalization plan includes initiatives in virtually every area of neighborhood life. This neighborhood revitalization plan is not a land use plan but a preservation and social action strategy to maintain features that are most important to homeowners, property owners, business owners, and tenants

Developing a neighborhood revitalization plan allows homeowners, property owners, business owners, and tenants to maintain the focus of their efforts over time on the issues most important to them. It also serves as a guide for homeowners, property owners, business owners, tenants, and neighborhood organizations in partnership with the City to accomplish the identified objectives.

The information that follows defines the issues pertinent to the neighborhood and develops work plans for implementation. The Plan is unique in that it identifies, as specifically as possible, the actions needed and the parties who can most directly affect implementation.

While the plan is complete as of today, please remember that it is merely a snapshot in time. A neighborhood like East Lawrence is constantly changing, and the homeowners, property owners, business owners, and tenants should re-evaluate the conclusions reached in the plan on a regular basis, in order to ensure it remains relevant and timely.



EXECUTIVE SUMMARY

This document focuses on three areas: Primary Neighborhood Goals, Implementation Strategies, and an Action Plan & Task Force Timeline. A companion document titled "Background Studies" includes more detailed information on the process of developing the neighborhood revitalization plan and provides a history of the East Lawrence Neighborhood.



Primary Goals

The East Lawrence Neighborhood Revitalization Plan identifies six primary goals:

1. Encourage effective code enforcement, maintain appropriate land use and zoning and develop a true sensitivity to housing issues.
2. Preserve and conserve existing physical neighborhood landmarks.
3. Protect and enhance neighborhood greenspace, streetscapes and other physical assets.
4. Support neighborhood institutions and programs, and preserve, retain and improve existing activity centers.
5. Enhance pedestrian and automobile safety. Clearly demarcate commercial truck routes.
6. Protect and strengthen the viability of neighborhood businesses.



Pages 10-13 further define the goals and discuss issues that arose during the development of each of the primary goals.



Implementation Strategies

Since the East Lawrence Neighborhood Revitalization Plan is an action oriented plan, the bulk of the document focuses on implementation strategies and the establishment of issue-oriented task forces to achieve the six primary goals.



The issue-oriented task force concept was developed to assist the neighborhood by effectively focusing the efforts of a small group of participants on one area of a goal, for a specific period of time. This allows participants to select issues they believe are important, and provides an organizational framework to achieve the six primary goals.

Workshop and survey participants identified a list of implementation strategies or tasks to be used to achieve each of the primary goals. These tasks were then grouped into issue-oriented task forces. Because many of the primary goals are interconnected, some of the tasks may help to achieve more than one of the six primary goals.



Task Forces

This document identifies the following task forces:

- Conservation District Task Force
- Property Rehabilitation Task Force
- Volunteer Home Repair Task Force
- Open Space Task Force
- Pedestrian Safety Task Force
- Public Facilities and Services Task Force
- Planning and Design Standards Task Force
- Economic Development Task Force
- Brick Streets Task Force
- Code Enforcement Task Force
- Rental Occupancy Code Task Force
- Permitting and Fees Task Force
- Single-Family Strategies Task Force
- Homeless Housing Task Force

Each task force has a Lead Participant(s) responsible for the facilitation or implementation of each task. For example, the East Lawrence Neighborhood Association is the responsible party for the development of five task forces. Supporting groups are listed under the Lead Participant. These Support Participants are organizations/groups from which the Task Force should recruit active representatives. Resource Participants are listed below Support Participants. Representatives from these resource groups may be needed for the implementation of each task or may provide information or advice. The right-hand column outlines the tasks for each Task Force and identifies specific implementation tools and strategies. These Task Forces can be found on pages 16-45.

An Action Plan and Timeline for each task force is provided. Goals have been identified as short, mid and long range. These timeframes are presented merely as a guide to help Task Force participants. The Action Plan and Task Force Timeline can be found on pages 46-51.





EAST LAWRENCE NEIGHBORHOOD



REVITALIZATION PLAN

FINDINGS

FINDINGS – COMMUNITY PERCEPTIONS

Overall, East Lawrence homeowners, property owners, business owners, and tenants have a positive perception of their neighborhood. They recognize a wide variety of buildings, businesses, institutions and places as positive elements of the community. These range from the mid-19th century stone houses and remaining barns, to the many churches that dot the blocks, to parks and specific mature trees, to institutions such as the Social Service League, Pelathe Center, New York School and the Salvation Army. They view their connectivity to downtown, the diversity of businesses, the proliferation of artists, and the social and economic diversity of residents as positive assets that help define neighborhood character and distinguish East Lawrence from other neighborhoods.



People who live and work in East Lawrence recognize ways in which the neighborhood could improve. Better property maintenance, better recognition and protection of the significant architectural characteristics that define the neighborhood, improving the rate of homeowner occupancy, and reducing the number of problem property owners topped the wish list for improvements. While some individuals in East Lawrence have experienced non-violent crime and a small number of individuals have experienced violent crime, homeowners, property owners, business owners, and tenants feel that the *perception* of crime in East Lawrence by the larger community may be a factor limiting improvements in the neighborhood.



Section A of the “Background Studies” Document provides the complete workbook used in the Neighborhood Self-evaluation Workshop, which helps to define community and neighborhood perceptions.



Neighborhood homeowners, property owners, business owners, and tenants spent a good deal of time in the first workshop identifying visual neighborhood references and activity centers. The Visual Neighborhood References Map on Page 9 is a composite of their comments.



FINDINGS – COMMUNITY PERCEPTIONS



Visual Neighborhood References

Map:

The adjoining map identifies many of the neighborhood Visual Neighborhood References and Activity Centers that the homeowners, property owners, business owners, and tenants found contribute to the East Lawrence Neighborhood.

1. Old Post Office
2. Kansas River
3. House at Northwest corner of 7th St. & Connecticut St.
4. Santa Fe Railroad Station
5. Umbrella Tree, 732 Rhode Island St.
6. Elm Tree at 8th Street & Rhode Island St.
7. Poehler Warehouse building
8. Businesses along Pennsylvania
9. Brick buildings for commercial use
10. Charlie's Bar
11. St. Luke's AME Church
12. 9th St. & New Jersey St. Commercial District
13. Freestate Glass
14. Turnverein Hall
15. Social Service League
16. Salvation Army
17. Shalor Elridge Residence, 945 Rhode Island St.
18. Old Gas Station
19. New York Elementary School
20. Hobb's Park Stadium/ballpark
21. Freeman's
22. Laundromat at 12th St. & Connecticut
23. Law Enforcement Center / Douglas County Court House
24. Gazebo in South Park
25. Trinity Lutheran Church
26. Old Church, now public works
27. Central Junior High School
28. Landscaped Park at 15th Street.
29. Samuel Riggs House at 15th Street & Pennsylvania
30. SRS building
31. Pelathe Center
32. East Heights Elementary School
33. Brook Creek Park
34. E. Lawrence Recreation Center

The intent of this Visual Neighborhood References Map is not to indicate which buildings or sites are listed on or should be listed on the Lawrence Register of Historic Places, the Register of Kansas Historic Places, or the National Register of Historic Places. This list only identifies sites or buildings that participants use as visual references and believe contribute to the uniqueness of the East Lawrence Neighborhood.

FINDINGS – IMPLEMENTATION STRATEGIES

VISION STATEMENT

The neighborhood and business issues combine to create the following vision statement for the East Lawrence Neighborhood:

The East Lawrence Neighborhood is a distinct part of the City of Lawrence. The East Lawrence Neighborhood Revitalization Plan aims to provide the neighborhood with a guide for directing human energy and financial resources in a manner that both protects and enhances those qualities that make this neighborhood unique. This will be achieved through efforts that focus on six areas:

- Encourage effective code enforcement, maintain appropriate land use and zoning and develop a true sensitivity to housing issues.
- Preserve and conserve existing physical neighborhood landmarks.
- Protect and enhance neighborhood greenspace, streetscapes and other physical assets.
- Support neighborhood institutions and programs, and preserve, retain and improve existing activity centers.
- Enhance pedestrian and automobile safety. Clearly demarcate commercial truck routes.
- Protect and strengthen the viability of neighborhood businesses.



NEIGHBORHOOD ISSUES – SIX AVENUES FOR IMPROVEMENT

This section describes in more detail the six primary goals identified by the neighborhood. The goal pertaining to the business issues was separated for additional emphasis and is discussed in a separate portion of this section. In some cases there were significant discussion points or strong differences of opinion among neighborhood participants about a goal. These are noted in the summary.

The next section, Implementation Strategies, outlines a number of more detailed implementation strategies for each goal, and further defines the neighborhood's intent for each category.



FINDINGS – IMPLEMENTATION STRATEGIES

Goal 1

Encourage effective code enforcement, maintain appropriate land use and zoning and develop a true sensitivity to housing issues.

This goal addresses neighborhood concerns about maintenance and upkeep of property. In particular, there is a general impression that City building codes are insensitive to older buildings; that codes encourage demolition rather than repair of buildings; that new construction is often inappropriate in design; and that the property of absentee owners is often permitted to deteriorate to the detriment of the entire community.

One issue in particular, the idea of a rental occupancy code, generated a great deal of discussion during the Workshops. It is important that a proposed rental inspection program targets problem properties and does not become a burden to those landlords who do make an effort to maintain their properties. Homeowners, property owners, business owners, and tenants alike recognized a need to improve maintenance of problem properties.

Goal 2

Preserve and conserve existing physical neighborhood landmarks.

This goal addresses neighborhood concerns about protecting the distinctive character of East Lawrence's environment. Significant features that the neighborhood would like to see protected include the older, and sometimes historic, buildings, alleys and outbuildings, and brick streets and sidewalks. Homeowners, property owners, business owners, and tenants alike saw current zoning code and subdivision regulation requirements and appraisal/taxing practices as disincentives toward preserving existing structures.

Goal 3

Protect and enhance neighborhood greenspace, streetscapes and other physical assets.

This goal addresses neighborhood concerns about existing greenspace (natural areas or open, non-building areas). The neighborhood feels strongly that parks and street trees, together with landscaping of individual properties enhance the character of East Lawrence and that efforts to improve the amount of greenspace should be encouraged. The issue of creating pocket parks from vacant lots generated discussion.

There was some feeling that the reason people were interested in creating parks was a perceived lack of control over the design of infill development. However, it is clear that providing strategically located pocket parks is important to the neighborhood. From the City's perspective, it is important to consider maintenance of neighborhood parks along with their initial designation and improvement.

Current Parks and Recreation maintenance capacity does not address the care of smaller, neighborhood facilities. It may be more desirable to implement a public/private partnership to look at the creation and maintenance of pocket parks.



FINDINGS – IMPLEMENTATION STRATEGIES

Goal 4

Support neighborhood institutions and programs, and preserve, retain and improve existing activity centers.

This goal addresses the presence of the many social programs and activity centers in East Lawrence. The neighborhood feels strongly that these institutions make a positive contribution to the overall quality of life in East Lawrence and that efforts should be made to retain and strengthen their presence. There was a particular desire that the neighborhood continue to support and expand programs for the homeless and school-age children.

East Lawrence Neighborhood Activity Centers:

South Park
Central Junior High School
Lawrence Community Theatre
East Lawrence Recreation Center
New York Elementary School
Courthouse Greenspace
East Heights School
Business & Commercial Centers

East Lawrence Neighborhood Institutions:

Social Service League
Neighborhood Churches
Salvation Army
East Lawrence Neighborhood Association
Neighborhood Schools
Bert Nash Bridges to Independence

East Lawrence Neighborhood Programs:

KU Studio 804 Projects
Affordable Housing
CDBG Owner Occupied Comprehensive Rehabilitation
Van Go Mobile Arts Project
Homeowners Out of Tenants (HOOT)
Habitat for Humanity

Goal 5

Enhance pedestrian and automobile safety. Clearly demarcate commercial truck routes.

This goal addresses neighborhood concerns about traffic and pedestrian movement within and through the neighborhood. East Lawrence has a high level of pedestrian traffic due to the presence of social service organizations, its neighborhood schools, and because it is close to downtown. Consequently, the neighborhood feels strongly that additional controls on vehicular traffic and steps to enhance pedestrian traffic safety will benefit the neighborhood. Workshop participants and survey respondents highlighted the need for clearly marking truck routes. They also recommended the use of brick streets as a vehicle speed control measure. The primary concern is to slow traffic and to eliminate through truck traffic on residential streets.



FINDINGS – IMPLEMENTATION STRATEGIES

Goal 6

Protect and strengthen the viability of neighborhood businesses.

A continuing viable neighborhood business community is important to East Lawrence and a discussion of the neighborhood would be incomplete without consideration of its active and diverse business community.

The neighborhood's wish to have the businesses participate in the neighborhood revitalization planning process was expressed by the survey results and neighborhood meetings. In an effort to accommodate the time constraints of small businesses wishing to participate in planning efforts, the consultant team and staff met with neighborhood business representatives on two occasions during the lunch hour. This meeting schedule was to try and accommodate business representatives' schedules. Some business representatives chose to attend the evening workshops as well, which added their perspective to general neighborhood discussions. Businesses were also given the opportunity to participate via the surveys.

The first business session was designed to examine which neighborhood related issues affect business operations, such as, the condition of public infrastructure (good and bad), parking, traffic and pedestrian flow, zoning, relationships with city, county, and state, and future plans for expansion of neighborhood businesses. The participant identified issues were divided into the four general categories: Public Facilities, Public Services, Land Use and Regulatory Concerns, and Economic Development. These are detailed in Section D of the "Background Studies" Document.

After a review of the information the business participants prioritized the Issues List. The group selected the following six issues as being of top priority:

1. Correction of storm drainage problems.
2. Development and implementation of alternatives for improvement of trash collection.
3. Revision of construction and planning standards specifically for East Lawrence that will allow for the continuation of the neighborhood's unique physical characteristics of the neighborhood's businesses.
4. Protect the residential zoning, especially single family.
5. Create incentives for small business. Currently, all the advantages seem to be given to large, new businesses. Consideration should be extended to small business as well. (See Appendix C)
6. Create incentives for existing business. It is perceived that existing businesses are penalized for expansion under present codes and taxing practices. This serves as a disincentive to the rehabilitation (improvement) of older business properties. (See Appendix C)



FINDINGS – IMPLEMENTATION STRATEGIES

IMPLEMENTATION

The culmination of the neighborhood's work on goals and implementation strategies is summarized in the Implementation Strategies beginning on page 16. A task force is identified to achieve one or more of the neighborhood's goals. Each primary goal is followed by a series of tasks. In a task force, a leadership group is identified, as well as other groups who can provide support or resources to the effort. In some cases, the leadership involves a partnership of multiple agencies or institutions.

East Lawrence homeowners, property owners, business owners, and tenants and neighborhood organizations such as the East Lawrence Neighborhood Association and the East Lawrence Business Association will need to play key roles in the implementation of this plan. It is important that these groups meet together to find their common mission and create task force groups to address common goals and interests.

It is strongly recommended that the East Lawrence Neighborhood Association expand its ranks and its mission to include the business community. This may be done through a sub-committee of the East Lawrence Neighborhood Association dedicated specifically to business issues. In any event, to gain business involvement the East Lawrence Neighborhood Association must address the needs of neighborhood businesses.

THE TASK FORCE CONCEPT

The Task Force model will effectively focus the efforts of a small group of participants on one area for a specific period of time. The work should be accomplished as efficiently as possible, so the participants will see an end to the process. Homeowners, property owners, business owners, and tenants can select the issues on which they are most interested in developing. The East Lawrence Neighborhood newsletter becomes one of the progress reporting mechanisms.

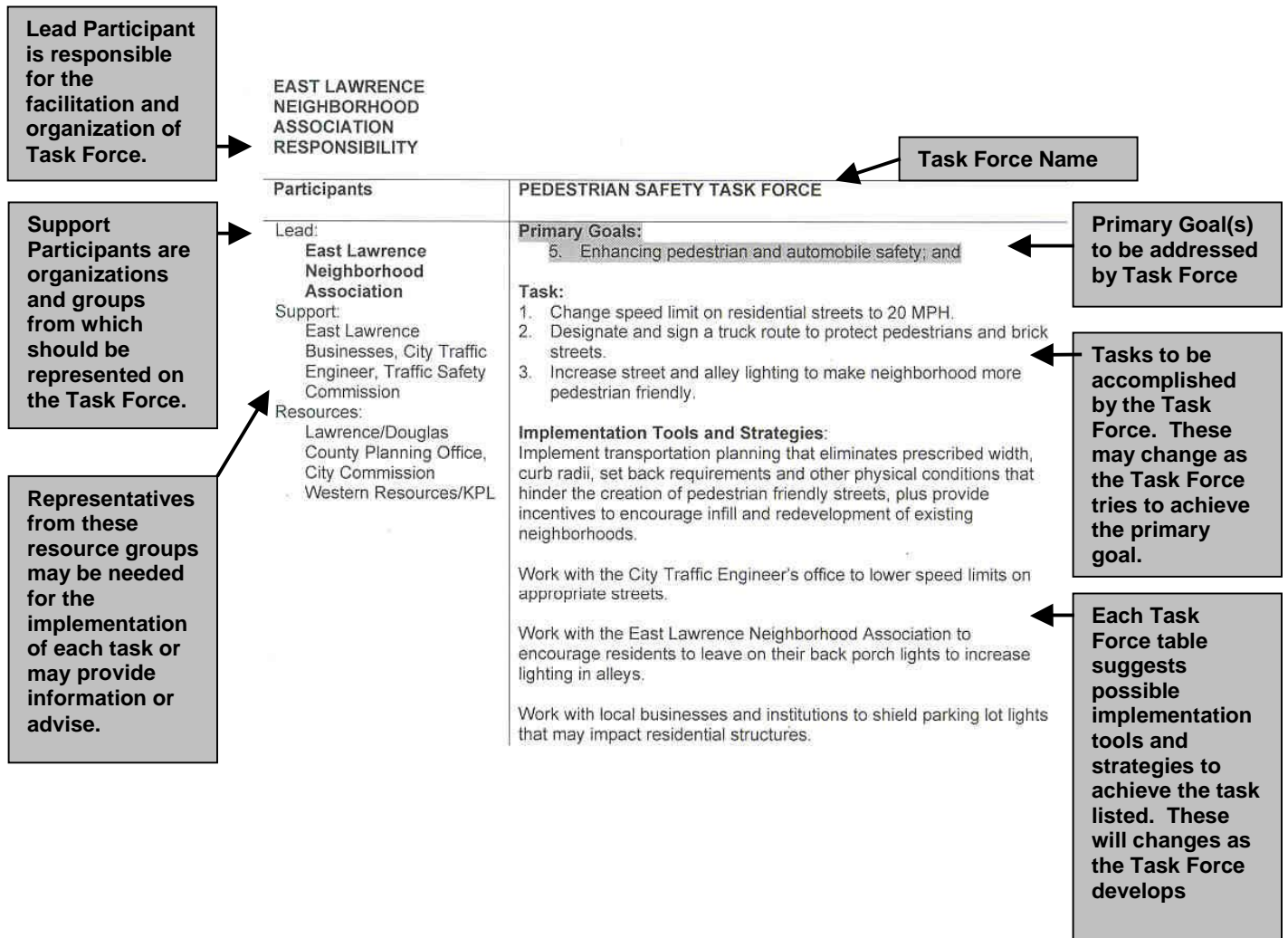


FINDINGS – IMPLEMENTATION STRATEGIES

READING THE TASK FORCE MATRIX

In the example below, the East Lawrence Neighborhood Association is the responsible party for the pedestrian safety task force.

- Supporting groups are listed under the lead agency/partnership. These are organizations from which the Task Force should recruit active representatives.
- Below the supporters, the matrix lists other resource groups. Representatives from these resource groups may or may not attend all sessions of the Task Force but are needed for implementation. They may be pulled in at specific points in the process for information or advice.
- The right-hand column outlines the tasks of each task force as well as specific implementation tools and strategies.



FINDINGS – IMPLEMENTATION STRATEGIES

<p>EAST LAWRENCE NEIGHBORHOOD ASSOCIATION RESPONSIBILITY</p>

Participants	CONSERVATION DISTRICT TASK FORCE
<p><u>Lead:</u> <u>East Lawrence Neighborhood Association, Lawrence/Douglas County Planning Office, East Lawrence Business Association Partnership</u></p> <p><u>Support:</u> East Lawrence Businesses, Zoning/Codes Advisory Committee, Landlord's Association, Lawrence Preservation Alliance, Historic Resource Commission, City Engineer, Tenants to Homeowners, Lawrence/Douglas County Planning Commission</p> <p><u>Resources:</u> City Utilities, Other Utilities, Neighborhood Resources, School District, Lawrence Association of Neighborhoods, Local Banks.</p>	<p>Primary Goals:</p> <ol style="list-style-type: none"> 2. Preserve and conserve existing physical neighborhood landmarks. 3. Protect and enhance neighborhood greenspace, streetscapes and other physical assets. <p>Task:</p> <ol style="list-style-type: none"> 1. Develop or establish a conservation overlay zoning district for applicable portions of the East Lawrence Neighborhood that will facilitate the development of the original smaller lots and existing architectural patterns. 2. Tailor development standards to the neighborhood. 3. Consider development of design guidelines to protect neighborhood character (conservation districts/historic districts) to be recommended to the Historic Resources Commission for their consideration and/or recommendation to the Lawrence-Douglas County Planning Commission for consideration by the City Commission. 4. Pass measures that discourage demolition by neglect of historic buildings. 5. Establish guidelines for restoration and maintenance of limestone curbs and hitching posts. 6. Identify streets and sidewalks that may be restored to brick. Recognizing the sensitivity of this issue, efforts should be made to notify adjoining property owners. <p>This Task Force will work closely with Brick Streets Task Force led by the Historic Resources Commission.</p> <p>Implementation Tools and Strategies:</p> <p>Through the initiation of a cultural resource survey of East Lawrence, the City has taken the first step in developing conservation and historic districts in East Lawrence by identifying historic contexts and significant properties.</p> <p>The next step is to amend the zoning and other relevant ordinances to create overlay zoning and the ability to create conservation districts. After new/amended enabling ordinances are in place, property owners can petition the city to create conservation and/or historic districts with provisions that meet the minimal standards set forth in the city ordinances for these types of designations and with additional guidelines tailored to the design issues of the proposed district.</p>

FINDINGS – IMPLEMENTATION STRATEGIES

East Lawrence Neighborhood Revitalization Plan

A number of city agencies and boards are working on projects affecting zoning and land use issues. Coordination of efforts specific to East Lawrence with these entities is essential to amending city ordinances and developing overlay zoning creating conservation districts.

Resources: In addition to a number of development and planning grants available, the Kansas State Historical Society's Historic Preservation Fund Grants use federal funds to support activities that will assist in planning for the preservation of historic structures and archaeological sites. Eligible activities include surveys of historic and prehistoric sites, preparation of nominations to the National Register of Historic Places, preparation of historic preservation plans and educational activities that inform the public about local historic resources and historic preservation issues and techniques. Grants to develop ordinances would qualify for funding as part of developing and implementing a preservation plan for East Lawrence.

FINDINGS – IMPLEMENTATION STRATEGIES

<p>EAST LAWRENCE NEIGHBORHOOD ASSOCIATION RESPONSIBILITY</p>

Participants	PROPERTY REHABILITATION TASK FORCE
<p><u>Lead:</u> <u>East Lawrence Neighborhood Association, Neighborhood Resources, Lawrence/Douglas County Planning Office Partnership</u></p> <p>Support: East Lawrence Businesses, Landlord's Association, Codes Enforcement Division, Tenants to Homeowners, East Lawrence Business Association</p> <p>Resources: Lawrence Preservation Alliance, Historic Resource Commission, Lawrence Association of Neighborhoods, Local Banks, School District</p>	<p>Primary Goals:</p> <ol style="list-style-type: none"> 1. Encourage effective code enforcement, maintain appropriate land use and zoning and develop a true sensitivity to housing issues. 2. Preserve and conserve existing physical neighborhood landmarks. 3. Protect and enhance neighborhood greenspace, streetscapes and other physical assets. 6. Protecting and enhancing the viability of neighborhood businesses. <p>Task:</p> <ol style="list-style-type: none"> 1. Target Federal block grants toward projects that improve and maintain the character of the neighborhood. 2. Maximize incentives by combining them into tool kits that address preservation, rehabilitation and conservation in the context of East Lawrence for rehabilitation of residential property, for rehabilitation of commercial properties, and/or for rehabilitation of institutional buildings. 3. Adopt a rehabilitation and new construction plan for affordable housing projects compatible with the housing designs and forms of East Lawrence. <p>The work of this task force may be closely tied with that of the Volunteer Task Force, especially as it relates to residential rehabilitation.</p> <p>Implementation Tools and Strategies: Create "KAN-STEP" program – a self-help program that relies on citizen-driven initiative to solve local problems. Emphasis is on reducing the cost of the project to make it affordable, and utilizing creative means to complete the project, including volunteer labor, materials and supplies donated or available at a reduced cost, and lots of community support. Consider the allocation of Community Development Block Grant funds based on the amount of citizen initiative to make a project happen.</p> <p>Target limited resources in ways that are most effective in curbing decline; Community Development Block Grant supported activities; consolidate resources to accomplish the big issues.</p> <p>IWW (Incentives Without Walls Fund) -- directs financial support to Main Street Communities to stimulate private investment in the designated areas.</p>

FINDINGS – IMPLEMENTATION STRATEGIES

East Lawrence Neighborhood Revitalization Plan

RESIDENTIAL INCENTIVE Examples for applicability to East Lawrence: Property Tax Abatement, Community Development Block Grant Funds, Revolving Loan Fund for Housing Code Compliance, Revolving Loan Fund for Rehabilitation and Sale of Problem Properties, Emergency Stabilization Loans, Design Assistance, State/Federal Housing and Tax Credit Programs, State Housing Trust Fund to create homeownership, rental housing using gap financing, loans, and grants combinations.

Programs to help moderate-income families buy a home and build credit worthiness.

Expand programs designed to increase and support homeownership.

Reverse Mortgage Program to enable the Elderly to stay in their homes and borrow equity out of their homes with no repayment as long as they live in their homes. This may be used to pay off existing mortgage or other debts, improve their standard of living, make needed repairs, or help pay the cost of health care.

Research the following:

COMMERCIAL INCENTIVE Examples for applicability to East Lawrence: Tax Increment Financing, Rehabilitation Loan Corporation programs, Parking Benefit District, Commercial Façade Rebate Program, etc.

Attract artists to “main street” and neighborhoods with cultural tourism potential through creation of “incubator” live/work/sales spaces and incentives that make it attractive for artists to own and reside in this area – stimulate revitalization, adaptive reuse of historic and/or significant buildings, create cluster of activity.

Create tax exemption modeled after the State of Rhode Island, which provides a tax exemption for both real and personal property to encourage live/work space, by artists. Property must be within designated zone and work must fit into one of the following categories – books, play or performance of play, musical composition or performance, painting, sculpture, traditional and fine crafts, film creation or acting, dance creation or performance. The program also includes sales tax exemption from sales and use taxes for writers, composers, and artists.

Encourage value added businesses – Downtown has ideal incubator spaces for locally grown businesses. Identify underutilized local resources. Brainstorm for possible ways to add value; develop a work plan from these ideas for business expansion/recruitment opportunities.

Creation of Gallery 37 Model program – an internationally recognized program for young people providing job training in the arts, opportunities for arts-related employment, and mentoring relationships with professional artists. Professional artists train apprentices, who are paid an hourly wage and learn responsible work

FINDINGS – IMPLEMENTATION STRATEGIES

East Lawrence Neighborhood Revitalization Plan

habits. While learning, the apprentices work on public art projects, produce commissioned artwork and fill retail stores with their artistry. Mediums include printmaking, playwriting and performance, theater, mural, architecture, dance, puppets, creative writing, ceramics, etc.

Communicate the economic impact of performing and visual arts, museums, historic sites, and special attractions on Lawrence.

Use Bank CDC – Community Development Corporation owned in full or in part by a bank or banks, provided the primary purpose is community development for the benefit of low and moderate-income families. Banks may invest up to five percent of their capital in a CDC. A community development bank would, thus, include a federally insured bank and a CDC. Bank CDC's can make investments not normally permitted by federal banking regulators, such as equity investments in real estate and small businesses, if there are public benefits involved – such as affordable housing, economic development, or small business financing. These loans or investments are considered favorably toward meeting Community Reinvestment Act (CRA) requirements. They represent formal bank-community partnerships.

The Neighborhood Revitalization Act (NRA) allows for the creation of areas in which property owners qualify for targeted property tax rebates. For further explanation see K.S.A. 12-17,114.

INSTITUTIONAL INCENTIVES Example: Emergency Stabilization Loans, Federal Preservation Tax Credits, Federal Preservation Grant in Aid programs.

Develop tax abatement and tax credit programs for rehabilitation of registered properties: Provide incentives to businesses to occupy space in historic buildings: Create newsletter to market historic properties and assist buyers to find property.

Participate in the “Great American Station Foundation” to support Santa Fe Railroad Station renovation and consideration of reuse strategies.

* Other Business incentives appear in Appendix C.

**EAST LAWRENCE
NEIGHBORHOOD
ASSOCIATION
RESPONSIBILITY**

Participants	VOLUNTEER HOME REPAIR TASK FORCE
<p><u>Lead:</u> <u>East Lawrence Neighborhood Association</u></p> <p>Support: Historic Resources Commission, Neighborhood Resources, Codes Enforcement Division, Social Service League, Center for Community Outreach, Roger Hill Volunteer Center</p> <p>Resources: Lawrence Preservation Alliance, Lawrence Association of Neighborhoods, Community Service Workers, KU Sororities and Fraternities, Local Churches</p>	<p>Primary Goals:</p> <ol style="list-style-type: none"> 1. Encourage effective code enforcement, maintain appropriate land use and zoning and develop a true sensitivity to housing issues. 2. Preserve and conserve existing physical neighborhood landmarks. 3. Protect and enhance neighborhood greenspace, streetscapes and other physical assets. <p>Task:</p> <ol style="list-style-type: none"> 1. Organize a corps of volunteer workers and materials to help fix homes and yards of elderly and/or low-income homeowners. 2. Establish a “Bureau of Home Improvement” to serve as a clearinghouse for expertise and equipment for home improvement activities. <p>Implementation Tools and Strategies: Create Neighborhood Corp that will match work projects with volunteer labor. Neighborhood Corp could assist with code enforcement effort including initial contact to help property owners develop plan of action and/or contract for work or provide funds and labor to correct violations.</p> <p>AmeriCorps is a national service program that engages thousands of Americans of all ages and backgrounds in community initiatives that address pressing civic needs.</p> <p>Form Lawrence Building Blocks – CDC. Family Services agency works with residents to rebuild civic involvement block by block. With the help of community organizers, neighbors meet in the privacy of their homes and develop action plans to bring about desired changes. The Local Initiatives Support Corporation (LISC) a national intermediary for community development corporations funds the program. Community Organizers are trained by the Consensus Organizing Institute of Pittsburgh to build consensus around commonalities with residents and resources internal and external to their neighborhoods. Before they initiate conversations with citizens, organizers first meet with city departments, community development corporations, social service agencies, and other similar groups. That partnership ensures that the targeted areas would get priority city services and an improved system for quick turnaround on requests such as minor home repairs, weatherization and paint programs. The unlikely partners in this collaboration of resources are absentee landlords. Rather than blame, make demands of, or attack these</p>

property owners, the residents of several blocks often establish working relationships with those whose houses are below code standards and/or occupied by drug dealers. With the help of the police and county prosecutor's office, the partners have closed the drug houses and either found more acceptable occupants, or rehabilitated and sold the houses to new owners. No two block plans are alike, renters and property owners are encouraged to participate in the planning process. To be eligible for the priority city programs and services that LBB targeted blocks would receive, 51 percent of a block's occupied residences must "sign off" indicating their commitment.

Evaluate the Kansas Community Service Tax Credit Program that enables businesses to receive a tax credit (50%) for cash contributions made to approved community service organizations – categories are community services, disadvantaged children and their families; crime prevention.

Investigate possibilities for partnering with Coalition for Healthier Cities and Communities – Network of community partnerships working to improve the health and quality of life of the country's communities. They also manage a database of people, organizations, and initiative dedicated to the sustenance of healthy communities around the nation. (Library of materials, tools, and resources; press releases).

Explore the formation of Community Foundations within the city or county as a central fundraising arm with a 501c3 designation. The Community Foundation can be created to solely raise funds for specific or ongoing projects and may or may not consolidate other existing charitable efforts. Leadership Programs can be developed to assist Community Foundations in the development of new programs, raising money, and taking a leadership role in the local community.

**EAST LAWRENCE
NEIGHBORHOOD
ASSOCIATION
RESPONSIBILITY**

Participants	OPEN SPACE TASK FORCE
<p><u>Lead:</u> <u>East Lawrence Neighborhood Association</u></p> <p>Support: Neighborhood Resources, Lawrence Parks and Recreation, Grassroots Neighborhood, Pelathe Community Resource Center, School District, Parent Teacher Organization</p> <p>Resources: Kansas Land Trust</p>	<p>Primary Goals:</p> <ol style="list-style-type: none"> 3. Protect and enhance neighborhood greenspace, streetscapes and other physical assets. <p>Task:</p> <ol style="list-style-type: none"> 1. Investigate the creation of pocket parks. 2. Designate wildlife areas in undeveloped land to maintain natural character. 3. Develop one or more community gardens. 4. Investigate the creation of neighborhood parks with possible connections between existing City parks. <p>Implementation Tools and Strategies: Pursue Federal funds to enhance parks and recreational space – Local Landmark Park Program, Enhancement Funds, Community Development Block Grants, Storm Water funding, Recreational funding.</p> <p>Grant conservation easement(s) to maintain riparian woodlands east of mall as natural and open space to be used as wildlife habitat, scenic and/or park recreational purpose.</p>

**EAST LAWRENCE
NEIGHBORHOOD
ASSOCIATION
RESPONSIBILITY**

Participants	PEDESTRIAN SAFETY TASK FORCE
<p><u>Lead:</u> <u>East Lawrence Neighborhood Association, East Lawrence Business Association Partnership</u></p> <p>Support: East Lawrence Businesses, City Traffic Engineer, Traffic Safety Commission</p> <p>Resources: Lawrence/Douglas County Planning Office, City Commission Western Resources/KPL</p>	<p>Primary Goals:</p> <ol style="list-style-type: none"> 5. Enhance pedestrian and automobile safety. Clearly demarcate commercial truck routes. <p>Task:</p> <ol style="list-style-type: none"> 1. Study whether the City should reduce the speed limit to 20 mph on some or all local streets within the East Lawrence Neighborhood and make a recommendation/request to the Traffic Safety Commission and/or the City Commission. 2. Identify, by signage, the existing truck route to protect pedestrians and brick streets. 3. Increase street and alley lighting to make neighborhood more pedestrian friendly. <p>Implementation Tools and Strategies:</p> <p>Implement transportation planning that eliminates prescribed width, curb radii, set back requirements and other physical conditions that hinder the creation of pedestrian friendly streets, plus provide incentives to encourage infill and redevelopment of existing neighborhoods.</p> <p>Work with the City Traffic Engineer’s office to lower speed limits on appropriate streets.</p> <p>Work with the East Lawrence Neighborhood Association to encourage residents to leave on their back porch lights to increase lighting in alleys.</p> <p>Work with local businesses and institutions to shield parking lot lights that may impact residential structures.</p>

**EAST LAWRENCE
BUSINESS
RESPONSIBILITY**

<p>Participants</p>	<p>PUBLIC FACILITIES AND SERVICES TASK FORCE</p>
<p><u>Lead:</u> <u>East Lawrence Businesses, East Lawrence Business Association Partnership</u></p> <p>Support: East Lawrence Neighborhood Association, Lawrence Public Works Department, City Stormwater Engineer</p> <p>Resources: City Commission</p>	<p>Primary Goals:</p> <ol style="list-style-type: none"> 1. Encourage effective code enforcement, maintain appropriate land use and zoning and develop a true sensitivity to housing issues. 2. Preserve and conserve existing physical neighborhood landmarks. 6. Protect and strengthen the viability of neighborhood businesses. <p>Task:</p> <ol style="list-style-type: none"> 1. Correct identified Storm Drainage problems. Storm Drainage improvements are needed at a number of locations, primarily at intersections. Locations specifically mentioned include: 8th & Delaware, 9th & Delaware, 9th & New Jersey, 8th & New Jersey, 8th & Pennsylvania, 9th & Connecticut, Connecticut Street, east and west from 720 E. 9th. 2. Develop and implement Trash Collection alternatives. 3. Study whether the City should increase the street corner radii along the truck route and make a recommendation to the Traffic Safety Commission and/or City Commission. 4. Develop and implement alternative curb cut widths for commercial and industrial uses. <p>Implementation Tools and Strategies:</p> <p><u>Storm Drainage</u> - Correction of storm drainage problems usually requires some form of capital expenditure. The initiation of projects occurs through the City Stormwater Engineer's office and the Public Works Department. The neighborhood business community, working through a newly organized business task force of the East Lawrence Neighborhood Association or a separate group of their own, should research the programs identified below and approach the identified City departments with the tools they think will be most workable. The group must also continue communication with appropriate City representatives to assure adequate local funding for projects as appropriate.</p> <p><u>Trash Collection</u> - Neighborhood Businesses consider trash collection service poor. They are concerned that the frequency of collection has dropped from twice a week to once a week and that the City is the only service provider. There is a great deal of interest in establishing a business-recycling program. Also, the need was expressed for a public dumpster in the neighborhood, recognizing it will require serious management to make sure it does not become a problem for the neighborhood.</p>

Evaluate the potential of the following:

- KSA 12-1781 permits the establishment of business improvement districts to promote economic vitality through the financing of beautification, transportation, or other public service projects.
- KSA 12-1795 allows the creation self-supported municipal improvement districts from which the property taxes can be used to make improvements for storm drainage.
- Community Development Block Grant (CDBG) funds provided to the City of Lawrence are distributed based on local priorities, including construction projects. Storm drainage improvements are eligible for funding.
- EPA Urban Stormwater Program. Grants are available for up to 50% of the cost of preparing an urban stormwater management plan, to a maximum amount.
- Kansas Partnership Fund provides financial assistance to Kansas cities and counties by making low-interest loans for infrastructure projects needed to encourage and assist in the creation of new jobs either through the relocation of new businesses or the expansion of existing businesses. This is a revolving loan fund, available to all cities and counties throughout the State.

Business recycling is on the City Commission's agenda for the year 2000. By working with the Public Works Department and the City Commission, the East Lawrence Neighborhood Business community will ensure the best chance of this program meeting everyone's expectations.

The City may want to revisit opportunities to privatize portions of the trash collection service. KSA 12-5501 permits the privatization of public services including the collection, transportation, processing, recycling or disposal of solid wastes. All real and personal property used for the performance of a public service may be exempt from ad valorem taxation to the extent such property is used exclusively for the performance of such public service. Any direct revenue of the private contractor used to reduce payments required of the municipality, such as may occur in the sale of recycled materials, shall be considered as a payment from the municipality.

EAST LAWRENCE BUSINESS RESPONSIBILITY
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Participants	PLANNING AND DESIGN STANDARDS TASK FORCE
<p><u>Lead:</u> <u>East Lawrence Businesses</u></p> <p>Support: Lawrence/Douglas County Planning Office, City Engineer, Codes Enforcement Division, East Lawrence Neighborhood Association, East Lawrence Business Association.</p> <p>Resources: City Commission</p>	<p>Primary Goals:</p> <ol style="list-style-type: none"> 1. Encourage effective code enforcement, maintain appropriate land use and zoning and develop a true sensitivity to housing issues. 3. Protect and enhance neighborhood greenspace, streetscapes and other physical assets. 6. Protect and strengthen the viability of neighborhood businesses. <p>Task:</p> <ol style="list-style-type: none"> 1. Revise construction and planning standards to more clearly reflect the unique character of the East Lawrence neighborhood. 2. Protect Residential Zoning, especially single family. <p>Implementation Tools and Strategies: Work with the City through formal revision of applicable standards including development of:</p> <ul style="list-style-type: none"> • Parking lot design standards that reflect the character of East Lawrence. • Internal landscaping requirements suited to parking lots in urban areas, especially on small neighborhood business sites. • Building codes for rehabilitation that respect the historic character of the buildings and construction within urbanized areas. • Setback requirements that respect older, East Lawrence development patterns. • Standards as incentives for rehabilitation of older buildings. <p>Develop Design Guidelines tailored to the East Lawrence Neighborhood. The implementation of Design Guidelines goes a long way toward tailoring development standards to East Lawrence. Appendix D outlines the framework for Design Guidelines, as discussed in the Workshops, in more detail. The Task Force will provide input from the business community toward the development of the Design Guidelines.</p>

EAST LAWRENCE BUSINESS RESPONSIBILITY
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Participants	ECONOMIC DEVELOPMENT TASK FORCE
<p><u>Lead:</u> <u>East Lawrence Businesses</u></p> <p><u>Support:</u> Lawrence Chamber of Commerce, Lawrence/Douglas County Planning Office, East Lawrence Business Association.</p> <p><u>Resources:</u> City Commission, Small Business Development Center, Kansas Innovation Corporation, Wakarusa Valley Development Inc.</p>	<p>Primary Goal:</p> <ol style="list-style-type: none"> 6. Protect and strengthen the viability of neighborhood businesses. <p>Task:</p> <ol style="list-style-type: none"> 1. Create incentives for Small Business. 2. Create incentives for Existing Business. <p>This Task Force should work with the Lawrence Chamber of Commerce researching and implementing incentive programs for small and existing business. The business group felt that all the inducements for expansion are given to large new businesses rather than to small local companies who also make up a significant share of the local economy. They also feel existing businesses are penalized for expansion under the present codes and taxing practices, which serve as disincentives to rehabilitation of older properties. The group recognized that these are largely state-sponsored programs and any changes require some patience.</p> <p>Implementation Tools and Strategies: Appendix C of this document includes a full listing of Business programs, tools and strategies.</p> <p>Evaluate the programs, tools and strategies to find those that fit the needs of the neighborhood business community best.</p> <p>Assemble the information related to each selected program and update the information on a regular basis.</p> <p>Develop mechanisms for informing local businesses of programs available. One method for staying current on what is available is for the Task Force of the Business Community and the East Lawrence Neighborhood Association to host periodic information sessions where agency representatives share their latest products. In addition to learning the most current information, the participating businesses develop a relationship with the agency staff and know better whom to call for what purpose.</p>

**HISTORIC RESOURCES
COMMISSION RESPONSIBILITY**

Participants	BRICK STREETS TASK FORCE
<p><u>Lead:</u> <u>Historic Resources Commission</u></p> <p><u>Support:</u> East Lawrence Neighborhood Association, City Engineer, Neighborhood Resources, Lawrence/Douglas County Planning Office</p> <p><u>Resources:</u> East Lawrence Businesses, Lawrence Association of Neighborhoods, Lawrence Preservation Alliance, City Utilities, Other Utilities</p>	<p>Primary Goals:</p> <ol style="list-style-type: none"> 2. Preserve and conserve existing physical neighborhood landmarks. 3. Protect and enhance neighborhood greenspace, streetscapes and other physical assets. <p>Task:</p> <ol style="list-style-type: none"> 1. Identify streets and sidewalks to be restored to brick to serve as a transition to the neighborhood from surrounding areas and to enhance the character of the neighborhood. Streets that are designated as an arterial, collector or truck route should be excluded from consideration. Recognizing the sensitivity of this issue, efforts should be made to notify adjoining property owners. 2. Restore and maintain limestone curbs and hitching posts. 3. Identify private and public funding sources, and develop a schedule for restoring and a system of maintaining brick streets and sidewalks. <p>This Task Force will work closely with the Conservation District Task Force led by the East Lawrence Neighborhood Association.</p> <p>Implementation Tools and Strategies:</p> <ul style="list-style-type: none"> • Work with the Public Works Department and private utility companies to require repair of brick streets and sidewalks rather than replacement with concrete. Develop effective permit standards for private utility companies that require the brick streets and sidewalks to be replaced in kind when their work requires damage to existing brick pavement.

**NEIGHBORHOOD
RESOURCES
RESPONSIBILITY**

Participants	CODE ENFORCEMENT TASK FORCE
<p><u>Lead:</u> <u>Neighborhood Resources</u></p> <p>Support: East Lawrence Neighborhood Association, East Lawrence Business Association, Landlord's Association,</p> <p>Resources: City Commission, Lawrence Association of Neighborhoods</p>	<p>Primary Goal:</p> <ol style="list-style-type: none"> 1. Encourage effective code enforcement, maintain appropriate land use and zoning and develop a true sensitivity to housing issues. <p>Task:</p> <ol style="list-style-type: none"> 1. Identify problem property owners with multiple and repeat violations and require effective corrective action to be taken. <p>Implementation Tools and Strategies:</p> <p>Create Code Enforcement Task Force involving: Police Department, Prosecutor/Municipal Judge, Code Enforcement Officers, Social Service Agency, church representatives, and Inspectors.</p> <p>Review the current process for identification, citation and punishment of violators and create a new process for increasing the number of contacts and compliance, utilizing neighborhood resources to assist with compliance when an extenuating circumstance exists. (Building Codes, Trash/Debris, Junk Cars, Design Codes, Zoning/Property Use, Animal Control, Dangerous Buildings).</p> <p>Identify property owners who contribute to neighborhood decay – list all violations (police calls, dilapidated property, code violations, dog leash violations, unpaid taxes and utility bills) and build a short list of property owners who should provide action plans for the correction of these repeated negative contacts; develop a probation program to ensure future contacts are minimized – This list is for Repeat Offenders of a variety of city codes who are collectively the biggest problem in the community.</p> <p>Consider developing a program similar to NeighborWorks Network. NWN promotes the creation of healthy communities through affordable housing, home ownership and investment in neighborhood revitalization through local partnerships of residents, nonprofits, lenders, business community and local government. Extensive information is available about a range of programs, coalitions, and organizations, including the Neighborhood Reinvestment Corp., the Neighborhood Housing Services of America, and the Rural NeighborWorks Alliance.</p>

<p>LAWRENCE ASSOCIATION OF NEIGHBORHOODS RESPONSIBILITY</p>
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<p>Participants</p>	<p>RENTAL OCCUPANCY CODE TASK FORCE (or appropriate existing name of study committee)</p>
<p><u>Lead:</u> City Manager's Office</p> <p>Support: Neighborhood Resources, East Lawrence Neighborhood Association, Landlord's Association, Lawrence Association of Neighborhoods, East Lawrence Business Association</p> <p>Resources: City Commission</p>	<p>Primary Goals:</p> <ol style="list-style-type: none"> 1. Encourage effective code enforcement, maintain appropriate land use and zoning and develop a true sensitivity to housing issues. <p>Task:</p> <ol style="list-style-type: none"> 1. Implement a city code for rental properties that requires targeted inspections for problem properties to insure proper maintenance and living conditions are being provided. <p>Implementation Tools and Strategies: Continue efforts of Lawrence Association of Neighborhoods.</p> <p>Ensure that inspection programs are targeted to problem properties.</p>

CODES ENFORCEMENT DIVISION RESPONSIBILITY
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Participants	PERMITTING AND FEES TASK FORCE
<p><u>Lead:</u> <u>Codes Enforcement Division</u></p> <p>Support: Lawrence/Douglas County Planning Office, Historic Resource Commission, Lawrence Preservation Alliance</p> <p>Resources: City Commission, East Lawrence Businesses, East Lawrence Neighborhood Association</p>	<p>Primary Goals:</p> <ol style="list-style-type: none"> 1. Encourage effective code enforcement, maintain appropriate land use and zoning and develop a true sensitivity to housing issues. 2. Preserve and conserve existing physical neighborhood landmarks. 6. Protect and strengthen the viability of neighborhood businesses. <p>Task:</p> <ol style="list-style-type: none"> 1. Develop a building permit fee schedule that charges lower fees for remodeling projects than for new construction. <p>Implementation Tools and Strategies: Research practices of other communities. Work with East Lawrence Businesses and the East Lawrence Neighborhood Association to tailor most appropriate plan to East Lawrence.</p>

<p>LAWRENCE/DOUGLAS COUNTY PLANNING OFFICE RESPONSIBILITY</p>
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<p>Participants</p>	<p>SINGLE FAMILY STRATEGIES TASK FORCE</p>
<p><u>Lead:</u> <u>Lawrence/Douglas County Planning Office</u></p> <p>Support: Neighborhood Resources, East Lawrence Neighborhood Association, Historic Resource Commission, Lawrence Preservation Alliance, Tenants to Homeowners, Landlord’s Association</p> <p>Resources: Local Banks, Lawrence Housing Authority</p>	<p>Primary Goals:</p> <ol style="list-style-type: none"> 1. Encourage effective code enforcement, maintain appropriate land use and zoning and develop a true sensitivity to housing issues. 6. Protect and strengthen the viability of neighborhood businesses. <p>Task:</p> <ol style="list-style-type: none"> 1. Reward property owners for reducing multi-family units when restoring property to single-family use. <p>Implementation Tools and Strategies: Work with the Zoning/Codes Advisory Committee (ZAC) and/or Planning Commission to develop mechanisms to limit the illegal conversion of single-family units into multi-family housing in single-family zoning districts. It is not the intention of this task force to directly or indirectly recommend rezoning of existing multiple-family zoned areas of the neighborhood.</p> <p>Consider implementation of programs similar to those sponsored by NeighborWorks Network. NWN promotes the creation of healthy communities through affordable housing, home ownership and investment in neighborhood revitalization through local partnerships of residents, nonprofits, lenders, business community and local government. Extensive information is available about a range of programs, coalitions, and organizations, including the Neighborhood Reinvestment Corp., the Neighborhood Housing Services of America, and the Rural NeighborWorks Alliance.</p>

<p>SALVATION ARMY RESPONSIBILITY</p>

Participants	HOMELESS HOUSING TASK FORCE
<p><u>Lead:</u> Salvation Army</p> <p>Support: Social Service League, Penn House, Local Churches, HAND, Food not Bombs, Community Mental Health (Bert Nash), Coalition for the Homeless, LINK</p> <p>Resources: City Commission</p>	<p>Primary Goal:</p> <ol style="list-style-type: none"> 4. Supporting neighborhood institutions and programs and preserving, retaining and improving existing activity centers. <p>Task:</p> <ol style="list-style-type: none"> 1. Expand public/private temporary shelter and other programs for the homeless. <p>Implementation Tools and Strategies:</p> <p>Create task force to promote existing public and private resources and programs. In addition, identify and assist in the development of a long-range plan for current and future program needs.</p> <p>Examine existing programs used in other communities to provide additional funding for homeless shelters, soup kitchens, and food pantries.</p>



ACTION PLAN & TASK FORCE TIMELINE

ACTION PLAN & TIMELINE

TASK FORCE	LEADERSHIP GROUP									TIMEFRAME		
	East Lawrence Neighborhood Association	East Lawrence Businesses	Historic Resources Commission	Neighborhood Resources	City Manager's Office	Codes Enforcement Division	Lawrence/Douglas City. Planning Office	Lawrence Parks and Recreation	Salvation Army	Short Range 2000-2003	Mid Range 2003-2007	Long Range 2007-2010
CONSERVATION DISTRICT TASK FORCE	●						●					
1. Develop or establish a conservation overlay zoning district for applicable portions of the East Lawrence Neighborhood that will facilitate the development of the original smaller lots and existing architectural patterns.											●	
2. Tailor development standards to the neighborhood.											●	
3. Consider development of design guidelines to protect neighborhood character (conservation/historic districts) to be recommended to the Historic Resources Commission for their consideration and/or recommendation to the Lawrence-Douglas County Planning Commission for consideration by the City Commission.										●		
4. Pass measures that discourage demolition by neglect of historic buildings.										●		
5. Establish guidelines for restoration and maintenance of limestone curbs and hitching posts.										●		
6. Identify streets and sidewalks that may be restored to brick. Recognizing the sensitivity of this issue, efforts should be made to notify adjoining property owners.										●		

ACTION PLAN & TIMELINE

TASK FORCE	LEADERSHIP GROUP									TIMEFRAME		
	East Lawrence Neighborhood Association	East Lawrence Businesses	Historic Resources Commission	Neighborhood Resources	City Manager's Office	Codes Enforcement Division	Lawrence/Douglas City. Planning Office	Lawrence Parks and Recreation	Salvation Army	Short Range 2000-2003	Mid Range 2003-2007	Long Range 2007-2010
PROPERTY REHABILITATION TASK FORCE	●			●			●					
1. Target Federal block grants toward projects that improve and maintain the character of the neighborhood.										●		
2. Maximize incentives by combining them into tool kits that address preservation, rehabilitation and conservation in the context of East Lawrence for rehabilitation of residential property, for rehabilitation of commercial properties, and/or for rehabilitation of institutional buildings.											●	●
3. Adopt a rehabilitation and new construction plan for affordable housing projects compatible with the housing designs and forms of East Lawrence.										●		
VOLUNTEER HOME REPAIR TASK FORCE	●											
1. Organize a corps of volunteer workers and materials to help fix homes and yards of elderly and/or low-income homeowners.										●		
2. Establish a "Bureau of Home Improvement" to serve as a clearinghouse for expertise and equipment for home improvement activities.										●		

ACTION PLAN & TIMELINE

TASK FORCE	LEADERSHIP GROUP									TIMEFRAME		
	East Lawrence Neighborhood Association	East Lawrence Businesses	Historic Resources Commission	Neighborhood Resources	City Manager's Office	Codes Enforcement Division	Lawrence/Douglas City, Planning Office	Lawrence Parks and Recreation	Salvation Army	Short Range 2000-2003	Mid Range 2003-2007	Long Range 2007-2010
OPEN SPACE TASK FORCE	●											
1. Investigate the creation of pocket parks.											●	
2. Designate wildlife areas in undeveloped land to maintain natural character.											●	
3. Develop one or more community gardens.										●		
4. Investigate the creation of neighborhood parks with possible connections between existing City parks.												●
PEDESTRIAN SAFETY TASK FORCE	●											
1. Study whether the City should reduce the speed limit to 20 mph on some or all local streets within the East Lawrence Neighborhood and make a recommendation/request to the Traffic Safety Commission and/or the City Commission.											●	
2. Identify, by signage, the existing truck route to protect pedestrians and brick streets.											●	
3. Increase street and alley lighting to make neighborhood more pedestrian friendly.											●	

ACTION PLAN & TIMELINE

TASK FORCE	LEADERSHIP GROUP									TIMEFRAME		
	East Lawrence Neighborhood Association	East Lawrence Businesses	Historic Resources Commission	Neighborhood Resources	City Manager's Office	Codes Enforcement Division	Lawrence/Douglas City. Planning Office	Lawrence Parks and Recreation	Salvation Army	Short Range 2000-2003	Mid Range 2003-2007	Long Range 2007-2010
PUBLIC FACILITIES & SERVICES TASK FORCE		●										
1. Correct identified Storm Drainage problems: 8th & Delaware, 9th & Delaware, 9th & New Jersey, 8th & New Jersey, 8th & Pennsylvania, 9th & Connecticut, Connecticut Street east and west from 720 East 9th.												●
2. Development and implementation of alternatives to improve Trash Collection - Neighborhood businesses consider trash collection services poor. Frequency of collection has dropped to once a week and the City is the only service provider. There is interest in a business recycling program and the placement of a public dumpster.											●	
3. Study whether the City should increase the street corner radii along the truck route and make a recommendation to the Traffic Safety Commission and/or City Commission.											●	
4. Develop and implement alternative curb cut widths for commercial and industrial uses.											●	
PLANNING AND DESIGN STANDARDS TASK FORCE		●										
1. Revise construction and planning standards to more clearly reflect the unique character of the East Lawrence neighborhood.											●	
2. Protect Residential Zoning, especially single family.									●	●	●	

ACTION PLAN & TIMELINE

TASK FORCE	LEADERSHIP GROUP									TIMEFRAME		
	East Lawrence Neighborhood Association	East Lawrence Businesses	Historic Resources Commission	Neighborhood Resources	City Manager's Office	Codes Enforcement Division	Lawrence/Douglas City Planning Office	Lawrence Parks and Recreation	Salvation Army	Short Range 2000-2003	Mid Range 2003-2007	Long Range 2007-2010
ECONOMIC DEVELOPMENT TASK FORCE		●										
1. Create incentives for Small Business.										●		
2. Create incentives for Existing Business.										●		
BRICK STREETS TASK FORCE			●									
1. Identify streets and sidewalks to be restored to brick to serve as a transition to the neighborhood from surrounding areas and to enhance the character of the neighborhood. Streets that are designated as an arterial, collector or truck route should be excluded from consideration. Recognizing the sensitivity of this issue, efforts should be made to notify adjoining property owners.										●		
2. Restore and maintain limestone curbs and hitching posts.											●	
3. Identify private and public funding sources and develop a schedule for restoring and a system of maintaining brick streets and sidewalks.										●		

ACTION PLAN & TIMELINE

TASK FORCE	LEADERSHIP GROUP									TIMEFRAME		
	East Lawrence Neighborhood Association	East Lawrence Businesses	Historic Resources Commission	Neighborhood Resources	City Manager's Office	Codes Enforcement Division	Lawrence/Douglas City Planning Office	Lawrence Parks and Recreation	Salvation Army	Short Range 2000-2003	Mid Range 2003-2007	Long Range 2007-2010
CODE ENFORCEMENT TASK FORCE				●								
1. Identify problem property owners with multiple and repeat violations and require effective corrective action to be taken.										●		
RENTAL OCCUPANCY CODE TASK FORCE					●							
1. Implement a city code for rental properties that requires targeted inspections for problem properties to insure proper maintenance and living conditions are being provided.											●	
PERMITTING AND FEES TASK FORCE						●						
1. Develop a building permit fee schedule that charges lower fees for remodeling projects than for new construction.											●	
SINGLE FAMILY STRATEGIES TASK FORCE							●					
1. Reward property owners for reducing multi-family units when restoring property to single family use.										●		
HOMELESS HOUSING TASK FORCE								●				
1. Expand public/private temporary shelter and other programs for the homeless.											●	●



EAST LAWRENCE NEIGHBORHOOD

REVITALIZATION PLAN

APPENDIX A

APPENDIX A – METHODOLOGY/PROCESS

The existing East Lawrence Neighborhood Plan was adopted by the City of Lawrence on December 19, 1979. The existing plan is primarily a land use plan that has been used by the City as a guide document with regard to zoning issues. The neighborhood has been in transition over the past twenty-years. A number of changes have occurred including shifts in neighborhood demographics, zoning reclassifications, and public improvements.

The City of Lawrence, Kansas, in 1998, received a Community Capacity Building Grant from the Kansas Department Commerce and Housing. To facilitate the grant, the City Commission appointed a Steering Committee comprised of representatives of the East Lawrence Community: Mark Lehmann, Jean Ann Pike, Aimee Polson, Verdell Taylor, Julian Dahl, John Naramore, Ted Juneau, Sharen Steele, Margene Swarts, Carrie Lindsey, and Dennis Enslinger. The Steering Committee represented a cross section of neighborhood advocates/constituencies, provided excellent leadership to the project, guidance on local issues and invaluable assistance in increasing neighborhood participation throughout the workshop series. In addition, they gave of their time and talents in editing the plan document and continue to work with the City on implementation of the plan. The groups represented on the Steering Committee include: the Business Community, the East Lawrence Neighborhood Association, Neighborhood Churches, Neighborhood Residence and Property Owners, School District and City Staff. The consultants extend grateful appreciation to the Steering Committee members for their assistance throughout the project.

In September 1999, the City of Lawrence, and the East Lawrence Neighborhood Steering Committee selected a planning consultant team, headed by Sabatini and Associates, to facilitate the preparation of this document. The plan came to be known as the East Lawrence Neighborhood Revitalization Plan. The City selected the consultant team through a Request for Qualifications and interview process. In addition to the Sabatini firm, the consultant team included: Patti Banks and Associates; Historic Preservation Services, LLC; and Molly McGovern Consulting.

For the purposes of this project, the City used the existing East Lawrence Neighborhood boundaries as established in the East Lawrence Neighborhood 1979 Plan. Revisions to the existing neighborhood boundaries were not discussed during the process. The precise neighborhood boundaries are shown on the Boundary Map on Page 3 of this appendix

Public participation in the planning process included five neighborhood workshops, two interactive meetings with members of the East Lawrence business community, and two direct-mail surveys. The consultants also met regularly with the project steering committee. Direct mail, the neighborhood newsletter and public notice in the media invited residential, commercial, industrial and organizational property owners and tenants to attend and participate in each of the workshops. Using the East Lawrence



Neighborhood Association mailing list and City water department records, the City prepared a list of addresses for direct mailings.

PROGRESS EVALUATION AND MONITORING

Any planning document is a snapshot in time. It is very important to review the goals on a regular basis as conditions change and the Task Forces implement the program. The East Lawrence Neighborhood Association and the East Lawrence Business Association in cooperation with the Lawrence/Douglas County Planning Office accept responsibility for evaluating and monitoring the progress of implementation.

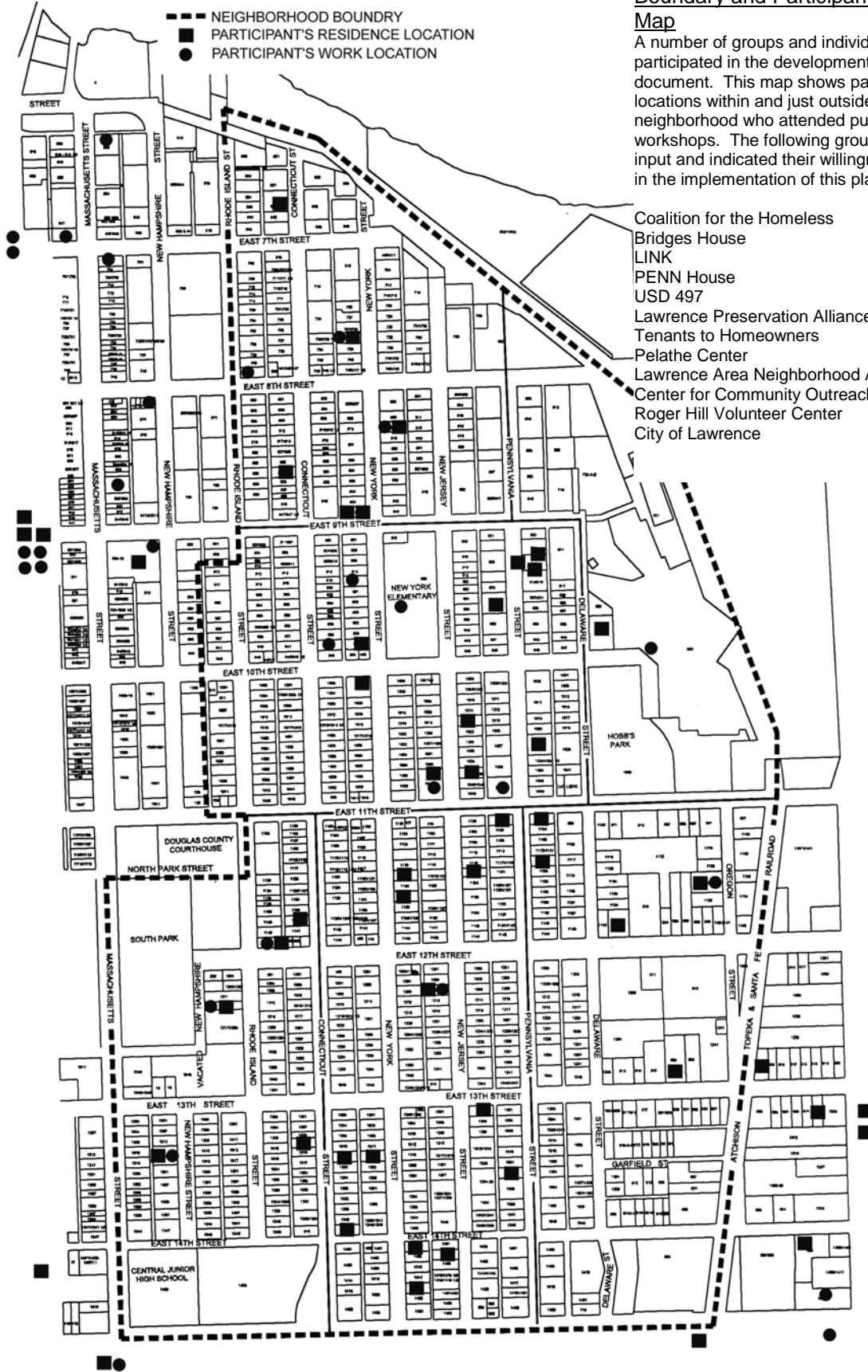
The mechanism identified for formal review of progress is an abbreviated process consisting of a single Evaluation Workshop. In the workshop, task forces present their accomplishments, challenges and any changes necessary in the goals or schedules. The East Lawrence Neighborhood Association and Planning Office plan to host the Evaluation Workshop every 36 months through the identified ten year planning period. The product of the Evaluation Workshop is a technical memorandum issued as an addendum to the neighborhood revitalization plan stating progress, changes and identification of new issues as appropriate. Throughout each 36-month cycle, task forces also communicate their incremental progress through meetings of the East Lawrence Neighborhood Association and the quarterly newsletter.



Boundary and Participant Locale Map

A number of groups and individuals participated in the development of this document. This map shows participant locations within and just outside of the neighborhood who attended public workshops. The following groups provided input and indicated their willingness to assist in the implementation of this plan:

- Coalition for the Homeless
- Bridges House
- LINK
- PENN House
- USD 497
- Lawrence Preservation Alliance
- Tenants to Homeowners
- Pelathe Center
- Lawrence Area Neighborhood Association
- Center for Community Outreach
- Roger Hill Volunteer Center
- City of Lawrence



PROCESS

The first workshop, a single session held on a Saturday morning, invited participants to “Sound Off” during a series of exercises designed to gauge their impressions of East Lawrence. The exercises included the identification of the neighborhood’s general condition (buildings, structures, paths, activity centers, edges and other features), assets (social, physical, etc.), and perceived weaknesses or detractors (“if I could change one thing”). (See *Community Perceptions, below, and “Background Studies”* Section A). Following these initial exercises, the consultants presented factual statistics about the neighborhood drawn from the most recent census (1990) and Police Department data. The final exercise in this workshop asked attendees to describe their neighborhood in terms of its overall condition. Divided into three groups, each examining a different section of the neighborhood, the attendees assigned a color ranking (orange, purple, green) to individual properties and blocks based on perceived condition. This exercise, although subjective, gave a good feel of how the homeowners, property owners, business owners and tenants see themselves.



Following the first workshop, the consultants and staff prepared a survey that the City mailed to all homeowners, property owners, business owners and tenants in the East Lawrence Neighborhood to give those unable to attend the meeting an opportunity to voice their opinions. A copy of the survey (Survey I) and the results, can be found in the “Background Studies” Section B and C respectively. The survey addressed many of the same issues covered during the first workshop in multiple-choice and essay format. The consultants tabulated the results of the survey and incorporated them into general areas of concern that became the foundation of the action strategies.



From the information generated at the first workshop and through the survey, the consultants and staff identified sixteen goals that addressed the expressed concerns and perceptions of the neighborhood participants. The sixteen general categories and specific feedback concerning these categories can be found in “Background Studies” Section D.



The second workshop consisted of three sessions held over the course of an afternoon/evening. At this session, participants used five dots to denote the five goals that they felt were most critical to a successful neighborhood plan. Attendees could also write in additional information to supplement a goal if they saw an omission. At the neighborhood’s request, the following goals, Develop Effective Code Enforcement-Landuse and Zoning-Housing Issues and Support Neighborhood Institutions-Support Neighborhood Programs-Retain and Improve Activity Centers, were combined because of overlapping issues. From the remaining list of 13 goals, the participants identified five as the most critical to the future of East Lawrence. The five goals selected include:



1. Develop Effective Code Enforcement -Landuse & Zoning-Housing Issues.
2. Preserve & Conserve Existing Physical Neighborhood Landmarks.
3. Protect/Enhance Neighborhood Greenspace, Streetscapes and other Physical Assets
4. Support Neighborhood Institutions- Support Neighborhood Programs- Preserve/Retain/Improve Activity Centers.
5. Enhance Pedestrian and Automobile Safety.



*These goal statements were revised and refined during the public review process. The revised goals appear in the main body of the plan on page 6.

Concurrent with the second workshop the consultants and staff met with members of the business community. These attendees also discussed the neighborhood goals identified from the first workshop and survey. Their comments, recounted in "Background Studies" Section E, formed a sixth goal that addressed issues of particular concern to the business community.



The resulting **six primary goals** for the East Lawrence Neighborhood Revitalization Plan were:

1. Develop effective Code Enforcement, appropriate Land Use and Zoning and a true sensitivity to Housing Issues.
2. Preserve and Conserve existing Physical Neighborhood Landmarks.
3. Protect and Enhance Neighborhood Greenspace, Streetscapes and other Physical Assets.
4. Support Neighborhood Institutions and Programs, and preserve, retain and improve existing Activity Centers.
5. Enhance Pedestrian and Automobile Routes.
6. Protect and enhance the viability of Neighborhood Businesses by addressing their most serious concerns.



*These goal statements were revised and refined during the public review process. The revised goals appear in the main body of the plan on page 6.

The consultants used these six goals as the focus of the final plan preparation (development of implementation tools and action strategies), with the understanding that the remaining eight goals should be addressed by the neighborhood over time.



The third workshop, like the first, was a single Saturday morning session. At this meeting, the consultants presented attendees with a series of implementation tools for each of the six primary goals. The consultants drew some of the tools from their previous planning experience, although many of the tools derived directly from comments/suggestions made by participants during the previous workshops and in the survey. Each broad goal included several general tools; themselves defined by sub-tools that are more specific. A complete listing of the implementation tools by goals can be found in Appendix C. To ensure that a maximum number of households and businesses voiced their opinions, the



City, consultants and Steering Committee developed a second survey that the City mailed to all homeowners, property owners, business owners and tenants. A sample of Survey II and a tabulation of the results are in “Background Studies” Section F and G respectively.

In addition to the six primary goals, one overriding issue emerged from the discussions and survey results: the neighborhood’s desire for development of design guidelines to maintain significant neighborhood attributes. At the third workshop and in the second survey the consultant team guided participants through an exercise to determine what specific issues the neighborhood desired guidelines to affect (new construction, demolition, changes to existing structures, changes to “historic” structures).

At the fourth workshop the consultants presented the action strategies with specific responsible parties assigned to each. The City and the steering committee assisted the consultants with the delegation of responsibilities. This step helped address the neighborhood’s concern that someone “own” each issue and that the implementation was secured. At the same session homeowners, property owners, business owners and tenants refined the framework of the design guidelines, which is discussed in greater detail in Appendix D.

Presentation of the draft plan was the focus of the fifth and final neighborhood workshop. At the fifth workshop, in two sessions, consultants presented the working draft. This plan includes the edits suggested in this review and the changes recommended by the neighborhood participants and Steering Committee members.





APPENDIX B

These tools were selected by Workshop #3 participants as those most appropriate for the East Lawrence Neighborhood.

**Develop Effective Code Enforcement –
Landuse & Zoning - Housing Issues**

1. *Identify problem property owners with multiple and repeat violations and require effective corrective action to be taken.*
2. *Develop special zoning for East Lawrence Neighborhood that will respect the original smaller lots and historic architectural styles.*
3. *Adopt a plan for affordable housing projects that requires remodeling and new construction to be compatible with existing housing in East Lawrence.*
4. *Implement a city code for rental properties that requires targeted inspections to insure proper maintenance and living conditions are being provided.*
5. *Pass measures that discourage demolition of historic buildings by neglect.*
6. *Reward property owners for reducing multi-family units when restoring property to single-family use***.*

Preserve & Conserve Existing Physical Neighborhood Landmarks

1. *Develop a building permit fee schedule that charges lower fees for remodeling projects than for new building construction.*
2. *Maximize incentives by combining them together to address preservation, rehabilitation and conservation the character of East Lawrence.*
 - *for rehabilitation of residential property.*
Examples: State Housing Trust Fund, Property Tax Reduction or Abatement, Community Development Block Grant Funds, Revolving Loan Fund for Housing Code Compliance, Revolving Loan Fund for Rehabilitation and Sale of problem properties, Emergency Stabilization Loans, Design Assistance, State/Federal Housing and Tax Credit Programs.
 - *for rehabilitation of commercial properties.*
Examples: Tax increment financing, Rehabilitation Loan Corporation programs, Parking Benefit District, Commercial Façade Rebate Program, Enhancement Funds, Preservation Tax Credit.
 - *for rehabilitation of institutional buildings.*
Example: Emergency Stabilization Loans, Federal Preservation Tax Credits, Federal Preservation Grant in Aid programs.
3. *Aim Federal block grants toward priority projects that improve the neighborhood and maintain East Lawrence’s unique character.*
4. *Revise appraisal polices for older properties in order to encourage rehabilitation (remodeling) and remove the incentive to neglect or demolish.*
5. *Establish a “Bureau of Home Improvement” to serve as a clearinghouse for expertise and equipment for home improvement activities. ****

Protect/Enhance Neighborhood Greenspace, Streetscapes and Other Physical Assets

1. *Restore and maintain limestone curbs and hitching posts.*
2. *Create small parks from vacant lots. (note)*
3. *Designate wildlife areas in undeveloped land to maintain natural character.*
4. *Develop one or more community gardens.*
5. *Identify private and public funding sources and develop a schedule for restoring and a system for maintaining brick streets and sidewalks. ****
6. *Create a park on the old Sale Barn lot with a trail leading to Brook Creek Park – This is the three acre parcel which is adjacent to Hobbs Park on 11th St. It is currently listed for sale as an industrial site.****

(note): There was some feeling that the interest in pocket parks stems from the mistrust of those who would develop houses on the lots to do it in a way that would enhance the neighborhood. Design guidelines may help this situation.

Support Neighborhood Institutions – Support Neighborhood Programs – Preserve/Retain/Improve Activity Centers

1. *Organize a group of volunteer workers and materials to help fix homes and yards of elderly and/or low-income homeowners.*
2. *Expand public/private temporary shelter and other programs for the homeless.*

Enhance Pedestrian and Automobile Routes

1. *Reduce the existing 30-MPH speed limit on residential streets to 20-MPH.*
2. *Identify streets and sidewalks to be restored to brick to serve as a transition to the neighborhood and a means to enhance neighborhood character.*
3. *Update, designate and sign a truck route to protect pedestrians and brick streets.*
4. *Increase street and alley lighting to make neighborhood more pedestrian friendly and increase pedestrian safety.****

*** Items that someone felt strongly about that did not get included in the group rankings. These items were also highly ranked in the second survey. This designation is used throughout the matrix

Priority Business Issues

1. *Storm Drainage – There are a number of storm drainage problems, primarily located at intersections. Solutions to these need to be found.*
2. *Trash Collection – The trash collection service is poor and the frequency of collection has dropped from twice a week to once a week and the City is the only service provider. There is a great deal of interest in establishing a business recycling program and the need was expressed for a public dumpster in the neighborhood, recognizing it would require serious management.*
3. *Revise Standards – Current City standards do not reflect the existing character of East Lawrence. The development standards should be tailored to the neighborhood.*
 - *Parking lot design standards currently reflect designs desirable in suburban development.*
 - *Internal landscaping requirements for parking lots are excessive in “urbanized” areas.*
 - *Building codes for rehab are desirable, and should respect the historic character of the buildings and construction within “urbanized” areas.*
 - *Setback requirements do not respect older/East Lawrence development patterns.*
5. *Protect Residential Zoning, especially single family.*
6. *Incentives for Small Business – Currently, all the advantages are given to large, new businesses. Consideration should be extended to small business as well.*
7. *Incentives for Existing Business – It seems as though existing business is penalized for expansion given the present codes and taxing practices. These serve as disincentives to rehabilitation of older properties.*



EAST LAWRENCE NEIGHBORHOOD

REVITALIZATION PLAN



APPENDIX C

APPENDIX C – BUSINESS INCENTIVE PROJECT

East Lawrence Neighborhood Revitalization Plan

KSA 12-17,107 permits cities to create enterprise zones to offer financial incentives to encourage development of business and industry within certain areas of the city. Information pertaining to and applications for the creation of enterprise zones are available through the Kansas Department of Commerce & Housing. The type and amount of the available incentive is dependent on 1) the location of the business; 2) the type of business, i.e. retail, manufacturing, or non-manufacturing; and 3) the net number of new jobs created through a qualified building, expansion, or renovation project. Businesses throughout the state may be eligible for 1) a Sales Tax Exemption on the personal property, materials, and services associated with the project; 2) a Job Creation Tax Credit; and 3) an Investment Tax Credit. Tax credits may be used to offset up to 50% of the business' annual Kansas income tax liability. Unused credits may be carried forward indefinitely.

KSA 12-1740 permits the issuance of revenue bonds to pay part (or all) of the cost of purchasing, acquiring, constructing, equipping, enlarging, or repairing facilities for agricultural, commercial, hospital, industrial, natural resources, recreational development, and manufacturing purposes. Sales tax and property tax incentives may also be offered.

KTEC Programs

Access to Capital Electronic Network (ACE-Net) is a national Internet listing service that gives small growing companies an opportunity to have their offerings viewed by accredited investors.

Applied Research Matching Fund – KTEC provides royalty-based funding through the ARMF program. The purpose is to develop prototype or “near-prototype” market-driven products that create jobs and long-term economic growth in Kansas. The program emphasizes applied research and development that leads to marketable products or processes.

The Centers of Excellence are university-based research centers, each with its own technology specialization. The five Centers conduct innovative research and provide technical assistance with the overlapping aims of creating new companies, strengthening existing companies, and serving as expert resources to other KTEC programs.

The Innovation and Commercialization Corporations (ICCs) provide business development and pre-seed financing to start-up, technology-based businesses. Each ICC is structured as a tax-exempt 501c3 company whose for-profit management company also manages a for-profit seed capital fund.

The Mid-America Manufacturing Technology Center helps small and medium sized manufacturers improve their competitiveness by assisting them in modernizing their operations and adopting appropriate technologies, as well as management, marketing and business practices.

Special Projects – Some good ideas that come to KTEC do not fit with the guidelines of a specific KTEC program. The flexibility of the Special Projects fund allows KTEC to take advantage of opportunities that present themselves throughout the year.

Kansas Business Development Programs

Job Expansion and Investment Tax Credit Act of 1976 – Allows an income tax credit for a period of 10 years on up to 50% of a business' Kansas income tax liability. The credit is re-computed each year during the 10-year period to reflect any changes in the number of qualifying jobs. Unused credits cannot be carried forward. The Job Expansion Tax Credit is \$100 for each qualified business facility employee. The Investment Tax Credit is \$100 for each \$100,000 in qualified investment.

High Performance Incentive Program (HPIP) provides incentives to qualified companies that make significant investment in employee training and pay higher than average wages. To qualify, a for-profit business must: 1) pay higher than average wages; and 2) invest at least 2% of its total payroll costs in employee training or participate in the state's KIT/KIR/SKILL work force training programs. Non-manufacturing businesses must generate more than half of revenues from out-of-state businesses, government agencies, or Kansas manufacturers. Farming, mining, construction, retail,

APPENDIX C – BUSINESS INCENTIVE PROJECT

East Lawrence Neighborhood Revitalization Plan

and wholesales/distribution businesses are generally not eligible. Incentives include: 1) a Sales Tax Exemption; 2) a potentially substantial Training Tax Credit; 3) a generous Investment Tax Credit; and 4) priority consideration for other business assistance programs offered through KDOC&H, KTEC, and MAMTC. Tax credits may be used to offset 100% of the business' annual Kansas income tax liability. Unused investment tax credits may be carried forward and must be used within a 10-year time frame.

Kansas Economic Opportunity Initiatives Fund (KEOIF) and Kansas Existing Industries Expansion Program (KEIEP) provide the state with a funding mechanism to address the creation/retention of jobs presented by unique opportunities or emergencies. The funds have a higher level of flexibility than do many of the other state financing programs and allow the state to participate as a funding source when other options have been exhausted.

Private Activity Bonds (PABs). The State has the authority, under the Federal Tax Code, to provide local units of government the ability to issue tax-exempt bonds (IRB's) for facility and equipment financing for qualifying manufacturers and processors. The reduced financing costs generated through these bonds are passed through to the company. The Kansas Department of Commerce & Housing administers the tax-exempt PAB authority, available to finance Kansas projects.

Tax Exemptions in connection with the usage of industrial revenue bonds. Property financed with the proceeds of an IRB issue can be exempt from property taxation for a period of 10 years. In addition, the cost of building materials and permanently installed equipment are exempt from state and local taxes.

Property Tax exemptions can be made available by the governing body of a city or county for up to ten years. The exemptions apply to land, building, machinery, and equipment for new or expanding businesses. Qualification guidelines vary from entity to entity.

Economic Development Tax Abatement Assistance Program. This program, administered by the Business Development Division, provides technical application assistance as well as consulting services to companies and communities applying for economic development and/or industrial revenue bond (IRB) tax exemptions. The Assistance Program serves as liaison between the applicant and the Board of Tax Appeals to ensure quality service and enhance approval success. Any entity needing assistance may contact: Bill Cowgill of KDOC&H – Business Development Division, 700 SW Harrison, Suite 1300, Topeka, KS 66603-3712; 785-291-3260 or bhowgill@kdoch.state.ks.us

Sales Tax Exemption on Manufacturing Machinery & Equipment - used directly and primarily for the purposes of manufacturing, assembling, processing, finishing, storing, warehousing, or distributing articles of tangible personal property intended for resale are exempt from sales tax.

Child Day Care Tax Credits are available to businesses that pay for or provide, child day-care services to their employees. The credit is 30% of the annual cost of providing the service, not to exceed \$30,000 total credit. A credit of up to 50%, not to exceed \$45,000, may be earned during the first year on the costs of establishing a child day care facility. Multiple taxpayers may work together to establish such a facility.

Kansas Small Business Development Centers (SBDC's) provide support to help small businesses succeed through free professional consultation services and low-cost seminars. The centers provide assistance in a variety of business management areas including accounting, business planning, market analysis, personnel, and procurement. Randee Brady, Regional Director, 734 Vermont, Suite 104, Lawrence, KS 66044; 785-843-8844

Venture Capital & Seed Capital Programs were instituted to increase the availability of risk capital in Kansas. These programs make use of income tax credits to encourage investment in venture and

APPENDIX C – BUSINESS INCENTIVE PROJECT

seed capital pools as a source of early stage financing for small businesses. Businesses demonstrating strong growth potential but lacking the financial strength to obtain conventional financing are the most likely candidates for risk capital funding. The Business Development Division has in operation and continues to develop a network of venture capital resources to assist qualified small businesses in locating potential sources of venture capital financing.

Certified Development Companies (CDCs). A network of Certified Development Companies throughout the state provides financial packaging services to businesses, utilizing state, Small Business Administration, and private financial sources. Although the SBA certified these organizations to package loans for the SBA 504 program, most CDCs are familiar with available financing sources and have experience utilizing a variety and mix of financing tools. The state provides supplemental funding to these organizations in recognition of the service they provide. Wakarusa Valley Development, Inc., Debi Moore, 734 Vermont, Suite 101, Lawrence, KS 66044; 785-865-4425.

Kansas Business First. The Business Development Division is involved in a cooperative effort with the Kansas Center for Community Economic Development to develop a community-based business retention and expansion program. Drawing from the existing KDOC&H business retention and expansion instrument, this new survey software program will assist communities of any size in establishing a customized local retention and expansion program.

Offered to Kansas Communities and counties who wish to sustain existing industry, support its modernization and competitiveness, foster its expansion and provide an environment that encourages new industry creation and recruitment. The Department works with community leaders and volunteers to conduct on-site surveys of local businesses. The information gathered is then analyzed and the results are used to solve immediate short-term problems, as well as to develop long-term local retention and expansion strategies.

Kansas Industrial Training Program provides training assistance primarily to manufacturing, distribution and regional or national service firms in the process of adding five or more new jobs to a new or existing Kansas facility. KIT will pay the negotiated cost of pre-employment, on-the-job and classroom training expenses that include instructor salaries, travel expenses, minor equipment, training aids, supplies and materials, and curriculum planning and development.

Investments in Major Projects and Comprehensive Training (IMPACT) is a funding mechanism designed to respond to the training and capital requirements of major business expansions and locations in the state. IMPACT has two major components: SKILL (State of Kansas Investments in Lifelong Learning); and MPI (Major Project Investment). SKILL funds may be used to pay for expenses related to training a new work force. MPI funds may be used for other expenses related to the project such as the purchase or relocation of equipment, labor recruitment, or building costs. To be eligible for MPI, an employer must spend more than 2% of payroll on work force training or utilize funds from SKILL for employee education and training. While there is no statutory limit on the percentage of an individual project's IMPACT funds that may be utilized for MPI, these investment funds are limited to 10% of the total funding available under the IMPACT program. IMPACT costs are financed through tax exempt, public purpose bonds issued by the Kansas Development Finance Authority. These bonds are retired through the revenue received from statewide employer withholding taxes. Individual bond size may not exceed 90% of the withholding taxes received from the new jobs over a 10-year period. The maximum amount of assistance for which a company qualifies is directly tied to the number of new jobs created and taxable wages of those jobs over 10 years. If the company is unable to create jobs in sufficient numbers to generate withholding tax revenue according to its annual projections, the business may be required to repay a portion of the funds on a shared basis with the state. If the company leaves the state before the bonds are retired, the full cost must be repaid, less any withholding tax contributions collected prior to the company's departure.

APPENDIX C – BUSINESS INCENTIVE PROJECT

East Lawrence Neighborhood Revitalization Plan

Training Equipment Grants provide area technical schools and community colleges an opportunity to acquire instructional equipment to train or re-train Kansas workers. The Kansas Department of Commerce & Housing distributes the grants on a competitive basis. Awards are based on the condition of existing equipment and the potential for stimulating economic growth and enhancing employment opportunities within the state. The grants require a local match and are designed to develop partnerships between the educational institutions and businesses throughout the state. The goal of the Training Equipment Grant program is to respond to the changing technical skill needs of the Kansas work force.

Kansas Job Training Partnership Act (JTPA) is the federally funded work force training program administered by the Kansas Department of Human Resources. JTPA is primarily targeted toward economically disadvantaged workers, dislocated workers, and workers facing sever barriers to employment. Local Private Industry Councils (PIC) certify the eligibility of potential trainees, but your company retains full control over the interviewing and hiring process. JTPA funds may be used to pay for skill training either in the classroom or in the work place. JTPA can reimburse you up to 50% of the employee's wages during training. JTPA may be used together with the KIT or IMPACT programs.



EAST LAWRENCE NEIGHBORHOOD



REVITALIZATION PLAN

APPENDIX D

DESIGN GUIDELINES STUDY

The desire to establish design guidelines to protect and enhance neighborhood character arose during the determination and prioritization of goals and action strategies. The purpose of design guidelines is to protect the character defining qualities of a given area. Design guidelines are a set of uniform criteria that are used to evaluate the appropriateness of proposed changes to existing buildings and new construction in a defined area or “district.” Design guidelines are a part of a longstanding tradition in American land use law, which balances the welfare of the general public and the interests of individual property owners. They are not intended to prevent property owners from making changes to their property or from erecting new buildings. Instead, they are intended to ensure that those changes enhance and maintain the architectural qualities that make an area unique.

The right to influence visual quality through design guidelines is established by local ordinance. Participants in the East Lawrence planning process favored a strategy that utilizes two different levels of protection – conservation districts and historic districts -- as tools to protect the diverse character of their neighborhood. The City of Lawrence currently has an ordinance, *Conservation of Historic Resources Code (Chapter 22)*, which establishes the process for designation of the East Lawrence Neighborhood as a historic district. Although portions of the East Lawrence Neighborhood would qualify for listing as a historic district on the local, state or National Registers, sufficient neighborhood support for listing was not found at this time.

Given the desire of the East Lawrence Neighborhood to establish design guidelines to protect and enhance the neighborhood character and the lack of support of historic district designation, the development a conservation district with associated design guidelines is the best approach to achieve the goals outlined in this plan.

GOALS AND GENERAL ISSUES ADDRESSED BY THE ESTABLISHMENT OF DESIGN GUIDELINES

The planning process initially identified the need to establish design guidelines to protect neighborhood character as one strategy to achieve the goal: “Preserve/Conserve Existing Physical Neighborhood Landmarks.” In addition, a variety of strategies identified in the workshops and surveys for achieving other goals can be either partially or fully implemented through the implementation of design guidelines. These issues coupled with the overwhelming support from the East Lawrence Neighborhood Revitalization Plan participants for design guidelines with an adequate degree of specificity to address the variety of architecture and streetscapes found in East Lawrence, led to treat the creation of design guidelines as an additional “Goal.”



APPENDIX D – DESIGN GUIDELINES STUDY

In addition to addressing the Goal of “Preserve/Conserve Existing Physical neighborhood Landmarks,” design guidelines address the following goals:

Goal 1: Encourage effective code enforcement, maintain appropriate land use and zoning and develop a true sensitivity to housing issues.

- Develop special zoning for East Lawrence neighborhood that will respect the original smaller lots and historic architectural styles.
- Pass measures that discourage demolition of historic buildings by neglect.

Goal 3: Protect and enhance neighborhood greenspace, streetscapes and other physical assets.

- Guidelines for restoration and maintenance of limestone curbs and hitching posts.
- Develop guidelines for the restoration and maintenance guidelines for brick streets.

Goal 5: Enhance pedestrian and automobile safety. Clearly demarcate commercial truck routes.

- Identify streets and sidewalks to be restored to brick.

Goal 6: Protect and strengthen the viability of neighborhood businesses.

- Revise Standards – Current City standards do not reflect the existing character of East Lawrence. The development standards should be tailored to the neighborhood.

In response to these goals and implementations strategies, survey respondents in the planning process identified the following general issues that should be addressed in both Conservation and Historic district guidelines:

Conservation and Historic district overlay zoning should be enacted only when 60% of the property owners and owners of 60% of the square footage in the proposed district petition the city for designation.

Generally, design guidelines should address rehabilitation/maintenance, new construction/demolition, and streetscape/signage.

Design Guidelines should be comprehensive enough to avoid the need for variances addressing where appropriate, lot size, alleys, streetscapes, older buildings, historically significant buildings, alterations, additions, new construction and demolition.



APPENDIX D – DESIGN GUIDELINES STUDY

Design review ordinances should include review of changes to city-owned property including structures and buildings, sidewalks, streets, and landscape elements.

Design review ordinances should include review of city initiated programs and/or projects receiving city incentives for impact on historic properties and streetscapes and mitigation of adverse impacts.

Design Guidelines should **not** address color and landscaping.

Design guidelines should reflect the specific needs and appearance of an identifiable area.

In general, design review ordinances should discourage demolition unless it will have a minimal impact on the historic, architectural, cultural and/or economic character of the neighborhood.

Design review ordinances should discourage “demolition by neglect” by possibly placing a moratorium on issuing a building permit when a property has not been maintained to city code prior to demolition.

Ordinances establishing design guidelines should recognize and establish a criteria for economic hardship.

IMPLEMENTATION STRATEGY

The ability to create a local conservation district in East Lawrence as outlined in this plan will require amending the city zoning ordinance and possibly the historic preservation ordinance. Currently the city has an ordinance relating to the creation of and design review in historic districts, *Conservation of Historic Resources Code (Chapter 22)*. The city ordinances do not currently provide for the creation of conservation districts and their management. Furthermore, the type of neighborhood input plan participants desire is different from the existing design review processes.

Through the initiation of a cultural resource survey of East Lawrence, the City has taken the first step in developing conservation and historic districts in East Lawrence by identifying historic contexts and significant properties. The next step is to identifying boundaries for a potential conservation district and being securing property owner support in the identified area. The East Lawrence Neighborhood Association will need to take an active role in the education of property owners and tenants.

One tool the East Lawrence Neighborhood Association should use to educate property owners and tenants is the “Block Party” concept. A “Block Party” is an informal meeting hosted by a



APPENDIX D – DESIGN GUIDELINES STUDY

resident, business owner, or property owner of a particular block during which other property owners and tenants on that block are introduced to the concept of a conservation district, presented with design guideline issues and allowed to ask questions about the review process. This informal “Block Party” allows individuals to ask questions and will give the Neighborhood Association an indication of how many property owners are willing to support the development of a conservation district.



If there is adequate neighborhood support, the next step is to amend the zoning and other relevant ordinances to allow for the creation of conservation overlay zoning. After new/amended enabling ordinances are in place, property owners could then petition the city to create a conservation district with provisions that meet the minimal standards set forth in the city ordinances for these types of designations.



Additional guidelines tailored to the design issues of a proposed East Lawrence Neighborhood Conservation District would need to be developed as part of the petition process. Proposed criteria for designation of conservation districts, design issues that should be addressed in design guidelines, and recommendations on ordinance revisions have been outlined in the following section.



APPENDIX D – DESIGN GUIDELINES STUDY

Criteria for Designation of Conservation Districts

Conservation Districts should meet at least one of the following criteria:

Contain a majority of buildings that are at least 50 years in age and retain architectural and historical characteristics that are worthy of conservation, but which have less historical, architectural and/or cultural significance and architectural integrity than those found in a Historic District; or,

Have recognized neighborhood identity and character by virtue that they possess distinctive, unifying elements of either exterior features and/or environmental characteristics, and moderate to good architectural integrity and thus, visually communicate identifiable settings, character, and/or associations; or,

Have a visual and physical relationship to an identifiable historic area/district where preservation of this relationship is determined to be critical to the protection of said historic area; or,

Have the potential to be upgraded to a historic district if physical and architectural integrity issues are successfully addressed.



Design Guidelines for Conservation Districts

Height - The height of any proposed addition or new infill construction should be compatible with the styles and character of the surrounding structures in the Conservation District.



The addition on the right is inappropriate because the height of the addition does not reflect the pattern of the original stone structure.



The addition on the left and rear is an appropriate response to the existing structure's height by matching the roof line.



The new infill house on the far right is an appropriate response to the height of the surrounding structures.

APPENDIX D – DESIGN GUIDELINES STUDY

Scale – The scale of the building/structure after alteration, construction, or partial demolition should be compatible with its architectural style and character and with surrounding structures in the Conservation District.



The addition on the right is inappropriate because scale of the addition does not respond to that of the original stone structure.

The new infill dwelling is an appropriate response to the “Scale” of the surrounding structures.



The scale of the structure on the right is too large in relationship to the adjacent structure seen in the background . Therefore it is an inappropriate response to the surrounding structures.



These structures are appropriate examples of scale and show the relationship between two different architectural styles.

Relationship of Building Masses and Spaces - The setback and relationship of a structure within a district to the open space between it and adjoining structures should be compatible in the Conservation District.



The structure on the left is an inappropriate response to “*Building Masses and Spaces*” because it is significantly setback further from the street than adjoining structures.



The new infill dwelling on the far right is an appropriate response to the mass and space by maintaining proper setback from the street.



While maintaining appropriate scale and massing, the structure on the left is an inappropriate response to “*Building Masses and Spaces*” because it is setback further from the street than adjoining structures.



The older commercial structures have a zero setback from the property line, which is typical and appropriate.



These structures maintain an appropriate setback from the street.

Proportions of Windows and Doors - The proportions and relationships between doors and windows should be compatible with the architectural style and character of the surrounding structures in the Conservation District.



The lack of proper proportioned windows and doors on the front of this structure is an inappropriate response to character of the surrounding structures.



These structures are good examples of appropriate windows and doors because of their vertical proportions.



The new horizontal windows are an inappropriate response to the character of the existing house and surrounding structures.



This new infill dwelling uses vertical windows that are appropriate in proportion to the surrounding structures.

Roof Shape - The design of the roof should be compatible with the architectural style and character of the existing building and/or with surrounding structures in the Conservation District.



Both of these structures are inappropriate response to “*Roof Shape*” because the roof pitch is too flat.



A variety of roof forms can be found in the East Lawrence Neighborhood. Steep pitched roofs, such as those found on these older structures are more compatible than shallow pitched roofs.



Many of the older commercial structures have flat roofs with a parapet along the perimeter. New business structures should respect these roof patterns.

Directional Expression – Building Facades in the designated conservation should blend with other structures with regard to directional expression. (Structures in a district should be compatible with the dominant horizontal or vertical pattern of surrounding structures.) The directional expression of a building in a district after alteration, construction, or partial demolition should be compatible with its original architectural style.



The lack of porches, entry doors, and windows and gable ends on the structure to the left are common elements that produce an inappropriate “*Directional Expression*.”



As shown above, porches, entry door, vertical oriented windows and gable ends are common elements that create an appropriate “*Directional Expression*.”



This infill dwelling is an example of an inappropriate “*Directional Expression*” because of the lack of a front door, porch and/or windows.



Business structures provide street facing entry doors and large areas of glass on the first floor which produces an appropriate “*Directional Expression*.”

APPENDIX D – DESIGN GUIDELINES STUDY

Recommended Ordinance Revisions to Allow for Conservation Districts Overlay Zoning Districts

A number of city agencies and boards work on projects affecting zoning and land use issues. Coordination of efforts specific to East Lawrence with these entities is essential to amending city ordinances and developing conservation overlay zoning districts.

The consultants recommend consideration of the following revisions to fulfill the priorities established in the East Lawrence Neighborhood Revitalization Plan as they relate to neighborhood conservation and historic preservation:

- I. Amendment of Zoning Ordinances to include conservation district zoning overlay and historic districts.

Lawrence's Historic Resources Commission is the proper vehicle to initiate actions to provide overlay zoning to historic districts and conservation districts. The Commission has the power to review the City's zoning code and to recommend to the Lawrence-Douglas County Planning commission and the City Commission any amendments appropriate for the protection and continued use of landmarks or property and structures within historic districts. The Planning Commission can then recommend the issue be incorporated into any special sub-committees or agencies currently working on zoning regulations. [Article 2, Historic Resources Commission, "Powers and Duties" 22-205 (20)]

- II. Amendment of the preservation component of the Comprehensive Plan to include use of Conservation Districts in older neighborhoods.
- III. Amendment of Chapter XXII. Conservation of Historic Resources Code of the City of Lawrence, Kansas (Ord. 5950, Sec. 1) to include designation of Conservation Districts. This would include amendment of:
 - A. Article 1, "General Provisions" - Add Conservation District to 22-104 "Definitions".
 - B. Article 2, "Historic Resources Commission, 22-205, "Powers and Duties" Amend to include appeals from citizens of denial of Certificate of Appropriateness applications in Conservation Districts.
 - C. Article 3, "Surveys and Inventory" 22-301. Insert language relating to Conservation Districts where applicable.
 - D. Article 4. Add a section for "Conservation District



APPENDIX D – DESIGN GUIDELINES STUDY

“Designations” and insert “Conservation District” where appropriate throughout article. Specifically add the following:

1. Provision for Conservation Districts where applicable in 22-402, change “Nomination of Landmarks, and Historic Districts’ to “Nomination of Landmarks, Historic Districts, and Conservation Districts.”
 2. Criteria for designation for Conservation Districts where applicable in 22-403.
 3. Section relating to Conservation Districts in 22-404.1
- E. Article 5. Add a section referencing Conservation Districts for the following:
1. Application for Certificate of Appropriateness for Conservation Districts such as is found in section 22-502 for historic districts and landmarks.
 2. Determination of Certificate of Appropriateness for Conservation Districts by city staff and appeal of denial to the Historic Resources Commission such as is found in 22-503 and 22-504 for historic districts and landmarks.
 3. Standards for review and design guidelines for property changes in Conservation Districts such as is found in 22-505 and 22-506 including issues addressed previously in this plan relating to design guidelines for Conservation Districts.
- F. Article 8. Reference Conservation Districts in 22-801 (c).
- G. Article 9. Duties of Administrator in 22-902:
1. Insert section to include review of all Certificates of Appropriateness in Conservation Districts.
 2. Include responsibility to prepare reports of issuance of Certificate of Appropriateness for the Historic Resources Commission.
 3. Insert language outlining an appeals process to the Historic Resources Commission when a Certificate of Appropriateness in a Conservation District is denied.



APPENDIX D – DESIGN GUIDELINES STUDY

East Lawrence Neighborhood Revitalization Plan

- H. Article 10. Incentives and Easements.
 - 1. Include Conservation Districts in section 22-1001 "Special Use Permit"
 - 2. Include Conservation Districts in 22-1003, "Exceptions."
- I. Article 11. Amend to include Conservation Districts in section 221101 "Fees/"
- J. Article 12. Amend to include Conservation Districts in 22-1201 "Minimum Maintenance Requirement."
- K. Article 13. Amend to include Conservation Districts in 22-1301 "Criminal Action" and 22-1302 "Civil Action."





EAST LAWRENCE NEIGHBORHOOD



REVITALIZATION PLAN

APPENDIX E

Adaptive Use – The process of converting a building to a use other than that for which it was designed.

Alteration - Any act or process that changes one or more historic, architectural or physical feature of an area, site, landscape, place and/or structure, including, but not limited to the erection, construction, reconstruction, or removal of any structure; the expansion or significant modification of agricultural activities; and clearing, grading or other modification of an area, site, or landscape that changes its current condition.

Amenity – A building, object area or landscape feature that makes an aesthetic contribution to the environment, rather than one that is purely utilitarian.

Code Enforcement – Local regulation of building practices and enforcement of safety and housing code provisions, a principal tool to ensure neighborhood upkeep.

Community Development Block Grant (CDBG) – A federal funding program that provides annual funding to eligible local governments for housing and community revitalization and development programs and for social services, particularly in low-and moderate-income areas.

Conservation District – An area designated and defined by city ordinance. It may possess lesser historic significance and/or historic architectural integrity than a historic district but it retains sufficient historical and/or architectural visual character to interpret areas of special historic, architectural and/or cultural significance.

Construction - The act of adding an addition to an existing structure or the erection of a new principal or accessory structure on a lot or property.

Cultural Resources - Districts, sites, structures, objects and evidence of some importance to a culture, a subculture, or a community for scientific, engineering, art, traditional, religious or other reasons, significant in providing resource and environmental data necessary for the study and interpretation of past lifeways and for interpreting human behavior.

Demolition - Any act or process which removes or destroys in part or in whole a building, structure, object or site.

Demolition by Neglect – The destruction of a building through abandonment or lack of maintenance or an act or process which threatens to destroy a building, structure, object of by failure to maintain it in a condition of good repair and maintenance.

Design Guideline - A standard of appropriate activity that guides rehabilitation and new construction efforts that preserve and enhance the historic, architectural, scenic or aesthetic character of an area.

Design Review - The process of ascertaining whether modifications to historic and other structures, settings, and districts meet established legal standards of appropriateness.

Enabling Legislation - Federal and state laws that authorize governing bodies within their jurisdictions to enact particular measures or delegate powers such as enactment of local landmarks historic and conservation district ordinances, zoning and taxation.

Exterior Architectural Appearance - The architectural character and general composition on the outside of a building, structure, object or site, including but not limited to the kind, color and texture of the building material and the type, design and character of windows, doors, light fixtures, signs, and appurtenant elements.

APPENDIX E – GLOSSARY

East Lawrence Neighborhood Revitalization Plan

Greenspace – Land not available for construction and designated for conservation, preservation, recreation or landscaping.

Historic District - An area designated as a "historic district" by city ordinance, State Register or National Register listing, which may include individual Landmarks as well as other properties or structures which, while not of such historic and or architectural significance individually, contribute to the overall visual characteristics and historical significance of a Historic District.

Historic significance - Character, interest or value as part of the development, heritage, or culture of the community, county, state or country; as the location of an important local, county, state or national event; or through identification with a person or persons who made an important contribution to the development of the community, county, state or country.

Incentives – Inducements provided by government such as tax abatement, tax reduction, loan and grant programs to encourage behavior that is in the public interest.

Landmark – A site, structure or object designated as a landmark by Ordinance of the City Commission, pursuant to procedures prescribed by the Historic Resources Code that were worthy of rehabilitation, restoration, and preservation because of its historic and/or architectural significance to the City.

Landscape – The totality of the built or human-influenced habitat experienced at any one place. Dominant features are topography, plant cover, buildings or other structures and their patterns.

Ordinary Maintenance - Any work for which a building permit is not required by municipal ordinance; where the purpose and effect of such work is to correct any deterioration or decay of or damage to a structure or any part thereof; and to restore the same, as nearly as may be practical, to its condition prior to the occurrence of such deterioration, decay or damage; and that does not involve change to materials or form.

Overlay Zoning – The creation of a special zoning classification, which is added to existing zoning in a specific geographic area. The new zoning adds new provisions to existing zoning while still retaining the original zoning requirements.

Preservation – Generally saving from destruction or deterioration old and historic buildings, sites, structures and objects and providing for their continued use by means of restoration, rehabilitation or adaptive use. Specifically, “ the act or process of applying measures to sustain the existing form, integrity and material of a building, site, structure or object.

Property Maintenance Code – Part of a city’s code of ordinances that sets standards for the maintenance and rehabilitation of properties to ensure public health safety and welfare and to upgrade neighborhoods.

Public Improvement Project - An action by a government entity and any of its departments or agencies involving major modification or replacement of streets, sidewalks, curbs, street lights, street or sidewalk furniture, landscaping, parking, or other portions of the public infrastructure servicing commercial, residential, recreational or industrial development; or any undertakings effecting city parks or city owned structures.

Rehabilitation – The act or process of returning a property to a state of utility through repair or alteration which makes possible an efficient contemporary use while preserving those portions or features of the property which are significant to its historical, architectural and cultural values.

Rehabilitation Tax Incentive – A tax reduction designed to encourage private investment in historic preservation and rehabilitation projects.

APPENDIX E – GLOSSARY

East Lawrence Neighborhood Revitalization Plan

Removal - Any relocation of a structure, object or artifact on its site or to another site.

Renovation – Modernization of an old or historic building that may or may not produce inappropriate alterations or eliminate important features and details.

Repair - Any change that is not construction, alteration, demolition or removal and is necessary or useful for continuing normal maintenance and upkeep.

Restoration – The act or process of accurately recovering the form and details of a property and its setting as it appeared at a particular period in time by means of the removal of later work and/or by the replacement of missing earlier work.

Revitalization – To give new life or vigor to an area either by introducing new uses or upgrading the infrastructure and physical conditions of buildings.

Sense of Place – The sum of attributes of a locality, neighborhood or property that give it a unique and distinctive character.

Streetscape – The distinguishing character of a particular street as created by its width, degree of curvature, paving materials, design of the street furniture and forms of surrounding buildings.

Structure - Anything constructed or erected, the use of which requires permanent or temporary location on or in the ground, including, but without limiting the generality of the foregoing, buildings, fences, gazebos, advertising signs, billboards, backstops for tennis courts, radio and television antennae and towers, and swimming pools.



BACKGROUND STUDIES

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BACKGROUND STUDIES (COMPANION DOCUMENT)

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Section A: Self-Evaluation



EAST LAWRENCE

Neighborhood Self-Evaluation Workshop

The Neighborhood Self-Evaluation Workshop is an open public meeting in which members of the community identify assets, issues and priorities for improvements in their neighborhood.

This workbook is designed to:

- ◆ Provide you with basic information about your neighborhood, and
- ◆ Help you move through the steps of the workshop.

Agenda

- ◆ Welcome
- ◆ Introductions
- ◆ Purpose
 - ◆ *STEP 1: My Neighborhood Is*
 - ◆ *STEP 2: If I Could Fix One Thing*
 - ◆ *STEP 3: Neighborhood's Assets*
 - ◆ *STEP 4: Facts About My Neighborhood*
 - ◆ *STEP 5: Describing My Neighborhood*
 - ◆ *STEP 6: Making My Neighborhood Better*
- ◆ Regroup for Reporting Back
- ◆ Closing/Next Steps

During the workshop, you will be asked to participate in each step. Please use this workbook to record your ideas. We are interested in your feedback, so please speak what's on your mind.

**Welcome
to the
EAST LAWRENCE
Neighborhood Self-Evaluation
Workshop**

Thank you for coming to this workshop! While you are waiting for the workshop to start, here are a couple of things you can do to “warm-up” for today’s exercises:

- ◆ On the large East Lawrence Neighborhood map near the sign-in area, please place a red dot where you live, and a blue dot where you work. If the location of your home or work doesn’t show on the map, please mark it on the edge that is closest to your home or work.
- ◆ Please take a moment to look at the charts around the room and on pages 7-17 of this workbook. Some of the information may be very new to you, and other information may be very familiar. Please answer the following questions:

What surprised you the most? _____

What surprised you the least? _____

What did you learn the most about? _____

Workshop Ground Rules:

- ◆ Respect others and their ideas
- ◆ Try to keep your responses short so everyone has a chance to contribute.
- ◆ Participate openly: everyone's ideas are important.
- ◆ Try to come up with as many ideas as you can.

SECTION A – SELF EVALUATION

STEP 3: My Neighborhood's Assets

On this page, please identify assets you think add value to your neighborhood. An asset can be a place, group, organization, equipment, skill, ability, and any other thing that adds value to your neighborhood.

Groups, Clubs, Organizations	Places, Features, Buildings

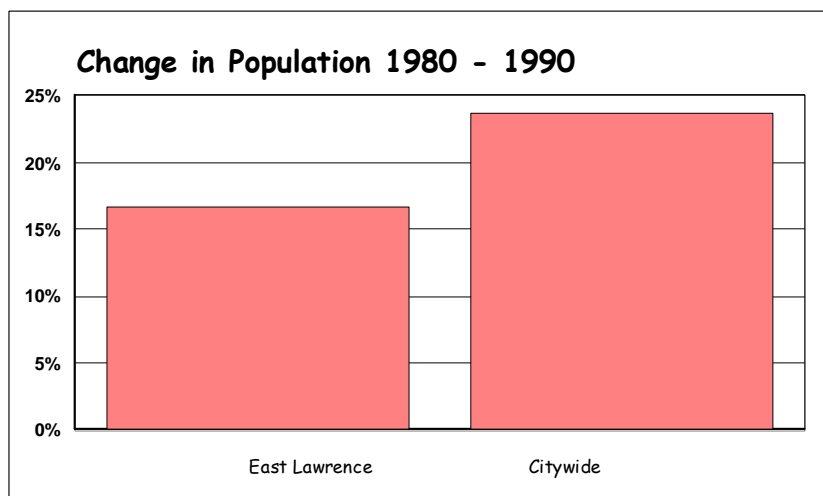
Skills, Equipment, Knowledge	Resources, Funding

Other assets in your neighborhood:

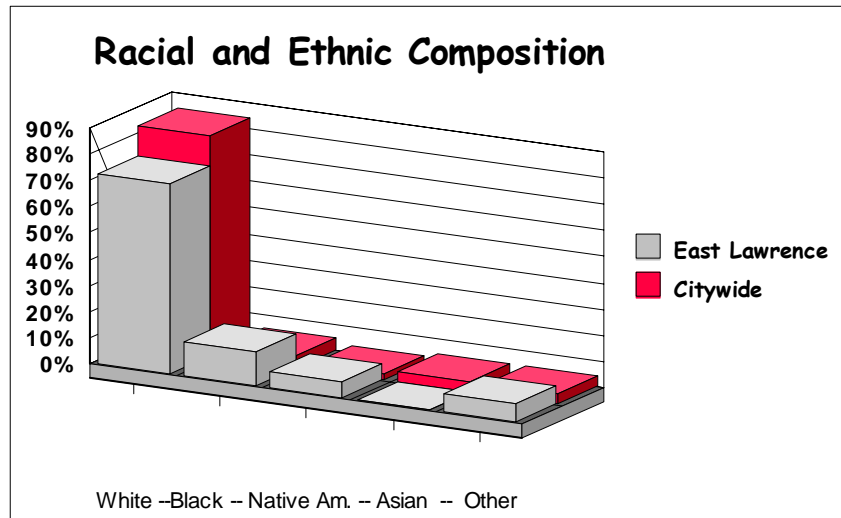
STEP 4: Facts about my Neighborhood

The following statistics and information are from the 1980 and 1990 U.S. Census and from information from the Lawrence, Kansas Police Department. These graphs and charts reflect data for the East Lawrence Neighborhood and the city as a whole.

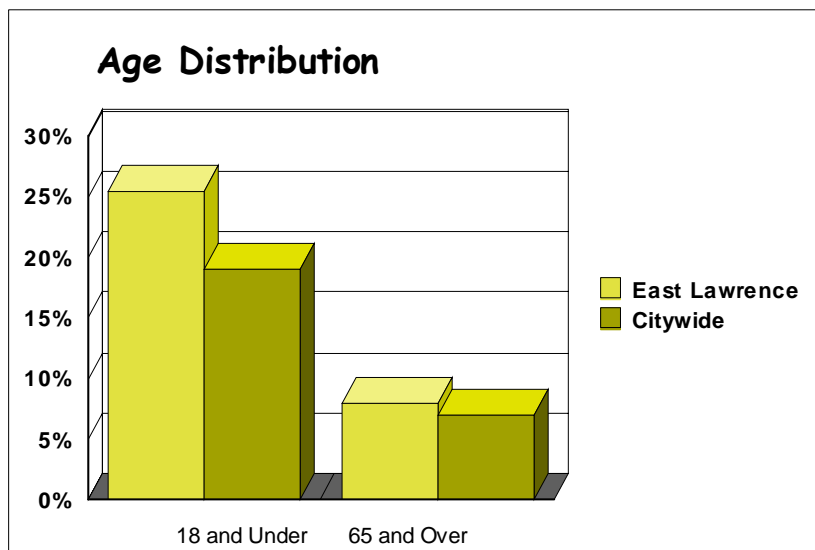
POPULATION



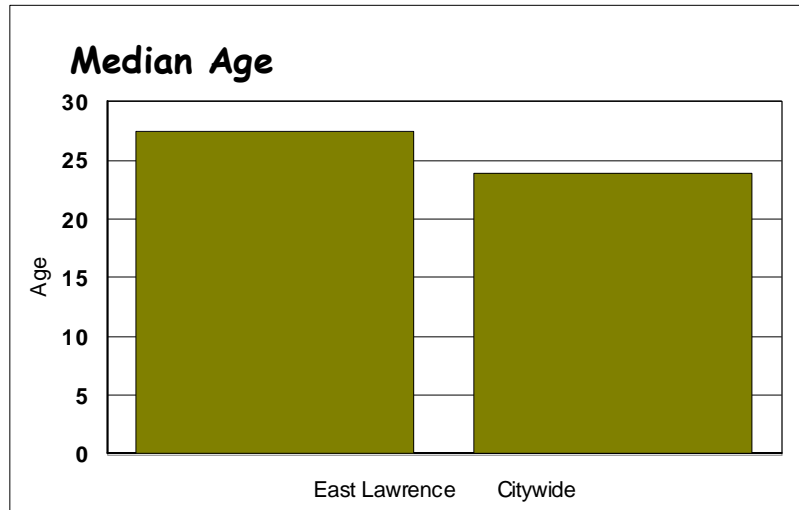
In 1990, there were 2,295 persons living in your neighborhood. Between 1980 and 1990, the population in your neighborhood increased by 17% and the population citywide increased by 24%.



The racial and ethnic composition of your neighborhood is 74% White, 13% Black, 6% Native American, and 7% Other races. By comparison, the citywide racial and ethnic composition is 84% White, 5% Black, 3% Native American, 4% Asian, and 4% other races.



The percentage of people under age 18 in your neighborhood is 24.9% and the percentage of persons over age 65 is 8.2%. By comparison, the percentage of persons under age 18 citywide is 18.9% and the percentage of people over age 65 is 7%.



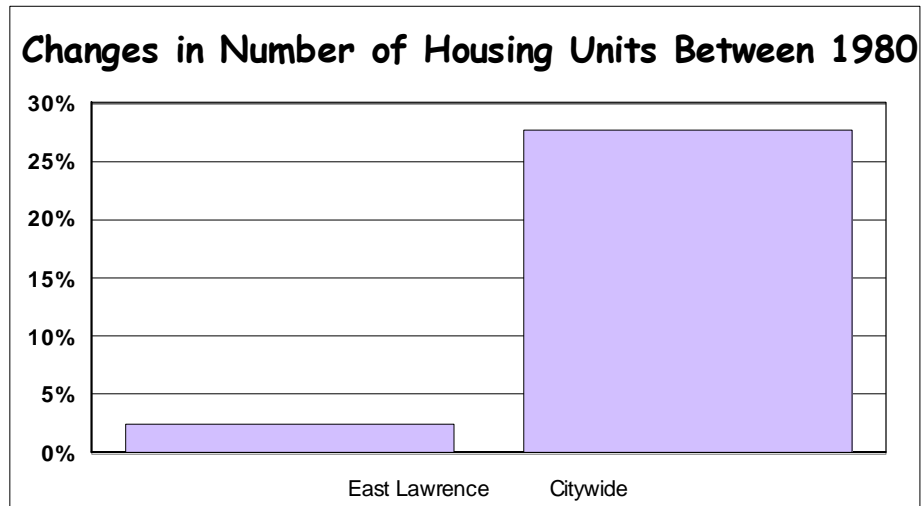
In your neighborhood, the median age is 28, which means that half of the people in your neighborhood are younger than 28, and half are older than 28. Citywide the median age is 24.

Single Parent Households (with children under 18 years of age)

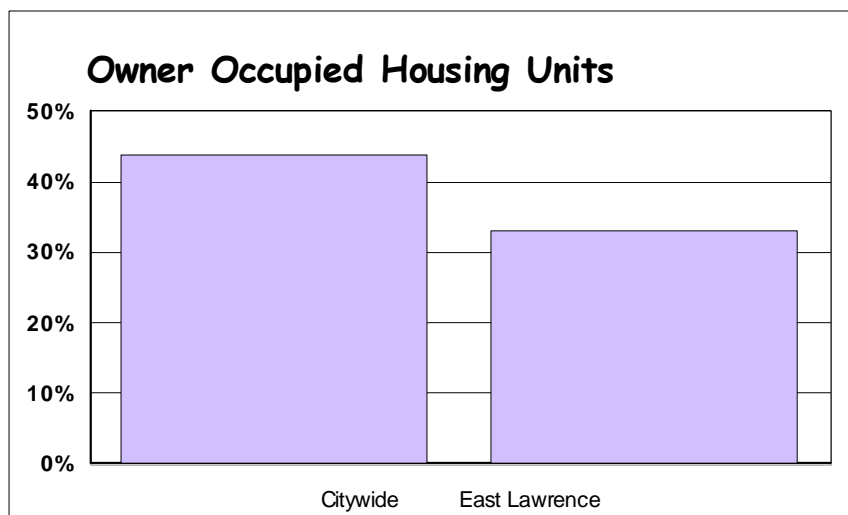
- ◆ *We don't have specific neighborhood data on this category, what is your impression?*

HOUSING

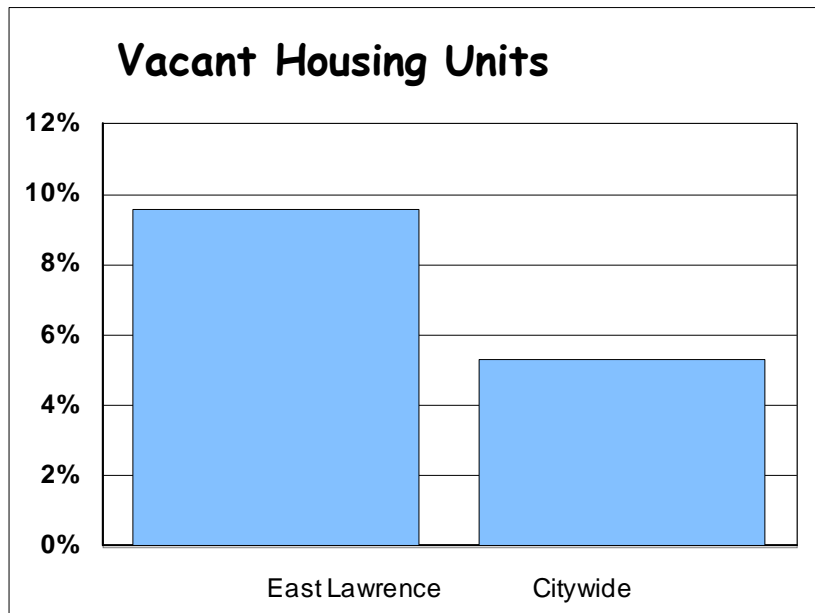
A housing unit is a single-family dwelling, apartment or condominium.



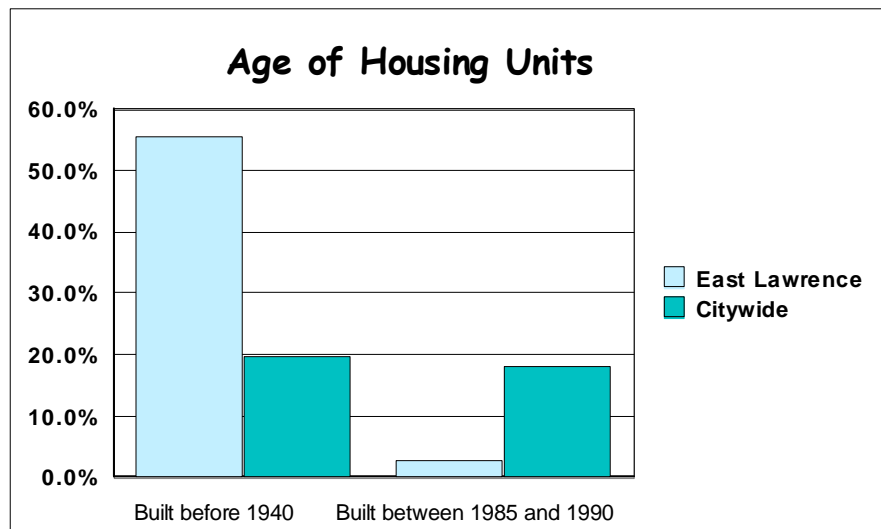
In 1990, there were 1,001 housing units in your neighborhood. Between 1980 and 1990, the number housing units in your neighborhood increased by 2.5%. By comparison, the number of housing units increased by 28% citywide.



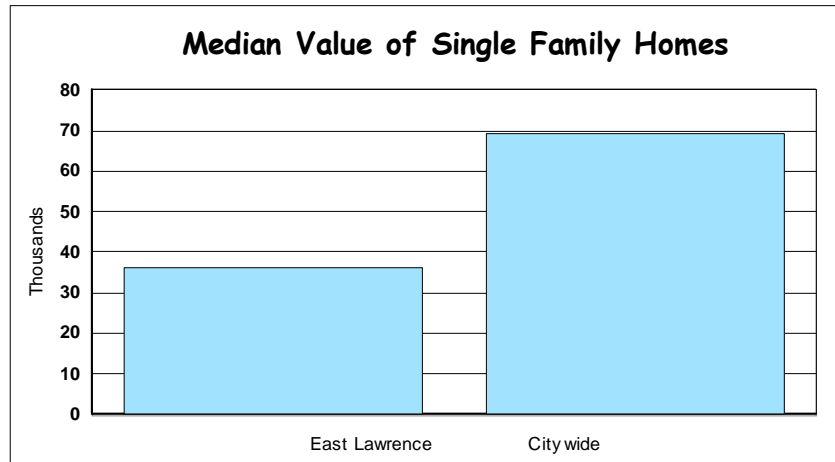
The percentage of owner occupied housing units in your neighborhood is 35.4%. This compares to 44% citywide.



The percentage of vacant housing units in your neighborhood is 9.6%. The percentage of vacant housing units citywide is 5.3%.

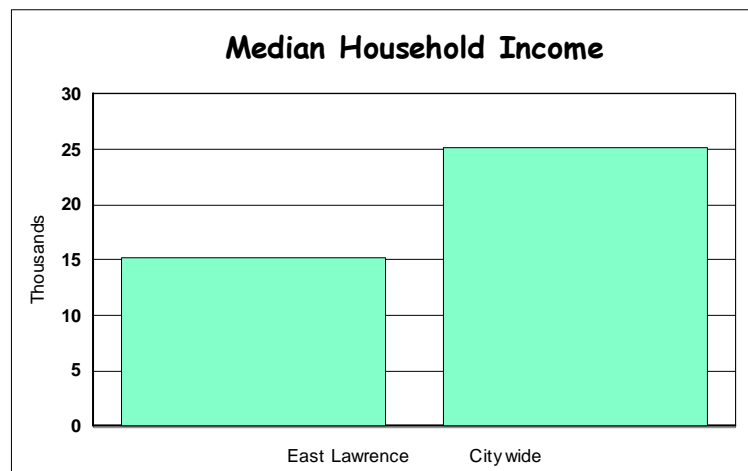


The percentage of housing units built before 1940 in your neighborhood is 55.6%. This compares to 19.8% citywide. In addition, the percentage of housing units built between 1985 and 1990 in your neighborhood is 2.9%, compared to 18.2% citywide.



In 1990, in your neighborhood, the median value of a single family home was \$36,382. This means that half of the single-family homes in your neighborhood were valued at more than \$36,382 and the other half were valued at less than \$36,382. Median value of single family homes were \$69,400 citywide.

INCOME AND EMPLOYMENT

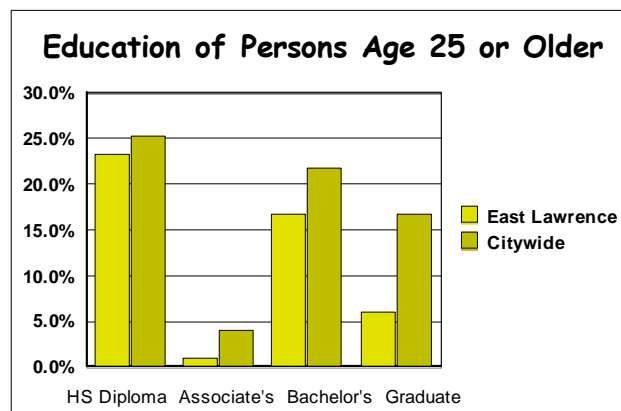


The median household income in your neighborhood was \$15,350 in 1990, which means that half of the households in your neighborhood have incomes of more than \$15,350 and the other half have income less than \$15,350. This compares with median household incomes of \$25,244 citywide.

Persons Below Poverty Level

- ◆ *We don't have any specific neighborhood data on this - what do you think?*

EDUCATIONAL ATTAINMENT AND SCHOOL ENROLLMENT



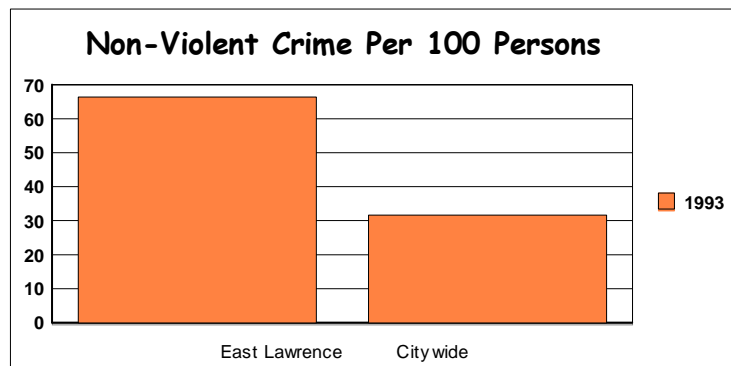
Of all persons 25 years of age or older living in your neighborhood, 23% have a high school diploma (or equivalent) as the highest level of education completed. Citywide, 25.2% of the persons over 25 have received their high school diploma.

CRIME

Information about crime in your neighborhood is presented so that it can be compared to activity in the city as a whole. The following graphs show the crime rate for 1993 as measured by the number of crimes per 100 persons.

Non-Violent Crime Per 100 Persons

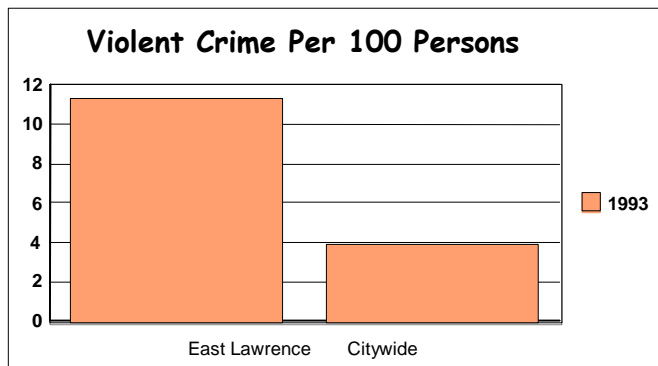
Non-violent crimes include such acts as residential and non-residential burglary, larceny, theft, fraud, prostitution, embezzlement and vandalism



The non-violent crime rate in your neighborhood for 1993 describing incidents per 100 persons).

Violent Crime Per 100 Persons

Violent crime includes such acts as homicide, manslaughter, strong-arm robbery and aggravated assault.



In your neighborhood, the violent crime rate in 1993 describing incidents per 100 persons.

ZONING

Information about zoning patterns will enable you to get a better idea of the overall development pattern and characteristics of your neighborhood, as well as help you understand your neighborhood's development potential. The map on the wall illustrates existing zoning.

STEP 5: Describing My Neighborhood

Below are descriptions of three different types of neighborhoods: Orange, Purple and Green. Please read along silently or listen to the reader as she or he relates the following descriptions of the three neighborhood types.



My neighborhood has been developed for some time. Established businesses and institutions are located in the neighborhood. Places of worship, schools, recreational and entertainment facilities, and businesses provide many opportunities near my home.

Tree-lined streets, historic structures or qualities, public art and/or other amenities characterize the neighborhood and give it a sense of place. Most of the houses are occupied. Little demolition has occurred here and vacant land is scarce.

It appears that both public and private areas are well-maintained, although a house or business periodically falls into disrepair from a lack of routine maintenance (painting, yard upkeep, awning repair, etc.). Some infrastructure repairs may be needed to keep the neighborhood attractive. Generally the problems that do come up can be addressed by our neighborhood association, by a call to the City, or through neighbors getting together to help one another.



My neighborhood has been developed for some time. Several of the businesses and institutions located in the neighborhood may be changing, either recently expanding, scaling back services, just moved into the neighborhood or considering moving to another location outside the neighborhood. Places of worship, schools, recreational and entertainment facilities, and businesses provide opportunities near my home.

Tree-lined streets, historic structures or qualities, public art and/or other amenities characterize the neighborhood and give it a sense of place. Due to age, several of the streets and sidewalks need repair or replacement and the water and sewer services may also need to be upgraded. Many houses, businesses, and public areas appear to lack routine maintenance (painting, yard upkeep, tree trimming, awning repair, etc.) or are vacant. Such conditions are impacting the value of my property and I don't know if I want to invest more money in the property.

Problems are starting to add up and are becoming harder to fix through our neighborhood association, a call to the City, or neighbors getting together to help one another. There are good aspects to the neighborhood but there are also problems that need to be addressed if the neighborhood is going to continue to be a place I want to live.



I have watched my neighborhood decline for many years now. No longer are the commercial areas as vibrant with activities as they used to be. Many residents, businesses and institutions have moved away. Many owners do not bother or cannot afford to maintain their property. The vacant houses and properties are really noticeable.

The area is already served by public improvements such as water, sewer, and roads and would be a good opportunity to attract new businesses or homes and some of the older homes and businesses could be rehabilitated. Better maintenance or public areas, roads, and sidewalks would help.

Problems are hard to fix through our neighborhood association, a call to the City, or neighbors getting together to help one another. It will take a strong commitment from the residents as well as others in the community to help strengthen this neighborhood, but it can be viable again.



Section B: Survey I

SECTION B – SURVEY I

EAST LAWRENCE ~~SOUND OFF~~ NEIGHBORHOOD SURVEY
Sponsored by The City of Lawrence, Kansas Planning and Development

Plan Committee

Dennis Enslinger, City of Lawrence, Kansas
Julian Dahl , Ted Juneau , Mark Lahmann, Carrie Lindsey, John Narrimore,
Jean Ann Pike, Sharon Steele, Marjene Swarts, Verdell Taylor

Planning Team

Dan Sabatini, Sabatini Associates Architects
Patti Banks, Patti Banks Associates
Sally Schwenk, Elizabeth Rosin, Historic Preservation Services
Molly McGovern, Molly McGovern Consulting
~~Tim Keller, Keller Associates~~

This public survey is a means for you to express your concerns and help identify issues related to the planning of your neighborhood. Your response will assist the study team in understanding public concerns and assist them in developing strategies to address these concerns. Thank you for you assistance.

EAST LAWRENCE ~~SOUND OFF~~ NEIGHBORHOOD SURVEY
City of Lawrence
P.O. Box
Lawrence, KS. 66044

EAST LAWRENCE NEIGHBORHOOD SURVEY

NEIGHBORHOOD ASSETS

Reasons for Living in East Lawrence

On a scale of 1-5 with “1” signifying little or no influence and “5” representing very important, please rate the importance of the following statements in your choice to live in East Lawrence.

The people in the neighborhood	1	2	3	4	5
The cost of rent/or affordable home ownership	1	2	3	4	5
It is near Downtown Lawrence.	1	2	3	4	5
It is near public facilities (parks, gov’t offices, library, etc.).	1	2	3	4	5
The unique older buildings and housing stock	1	2	3	4	5
The neighborhood schools	1	2	3	4	5
It is close to where I work	1	2	3	4	5
Because I have always lived in East Lawrence	1	2	3	4	5
Because I previously lived in an area like East Lawrence	1	2	3	4	5

LAND USE

Using the East Lawrence Neighborhood Map on page 3, Please Circle One or More Areas.

In which location(s) are you most concerned about deterioration?	1	2	3	4	5	6
In which location(s) are you most concerned about new construction ?	1	2	3	4	5	6
In which location(s) would you like to see limited commercial development?	1	2	3	4	5	6
Which location(s) should include zoning for single family?	1	2	3	4	5	6
Which location(s) should include zoning for duplexes?	1	2	3	4	5	6
Which location(s) should include zoning for multi-family housing?	1	2	3	4	5	6
Which location(s) should include zoning for retail/commercial uses?	1	2	3	4	5	6
Which location(s) should include zoning for industrial use?	1	2	3	4	5	6
Which location(s) should include buffer areas between commercial and residential uses?	1	2	3	4	5	6

Quality of Housing

Please rate your view of the current housing mix in East Lawrence on a scale of 1 to 5, “1” meaning there is not enough of a particular type of housing and “5” signifying there is too much of a particular type of housing.

Single-Family Houses	1	2	3	4	5
Duplexes	1	2	3	4	5
Townhouses/Condominiums	1	2	3	4	5
Apartment Buildings	1	2	3	4	5
Apartments in Older Houses	1	2	3	4	5
Subsidized Low Income Housing	1	2	3	4	5

SOUND OFF GENERAL COMMENTS SOUND OFF

List Neighborhood Assets -- What would you like to keep and protect that contributes to East Lawrence’s unique “Sense of Place.” Things you like about living in the East Lawrence Neighborhood such as groups, clubs, organizations, institutions, places, physical features, buildings, etc.:

List significant physical objects, barriers, buildings, features, and/or areas that you would like to remove, change or improve.

List health and safety issues in the neighborhood.

List things the City or other public agencies could do to strengthen the neighborhood.

List things neighbors and special interest groups could do to improve the neighborhood.

List things the neighborhood in partnership with the city could do to improve the neighborhood.

Please rate the following statements

The general condition of the East Lawrence Neighborhood is excellent.	Yes	Uncertain	No
The condition of the home or building I am living in is excellent.	Yes	Uncertain	No
Owner-occupancy needs to be encouraged.	Yes	Uncertain	No
Landlords maintain their rental properties as well as owner-occupants.	Yes	Uncertain	No
In houses designed for single families, the number of rental units should be limited.	Yes	Uncertain	No
I feel that renters care about the neighborhood.	Yes	Uncertain	No
I feel that homeowners care about the neighborhood.	Yes	Uncertain	No
It is important to protect certain historic buildings and streetscapes.	Yes	Uncertain	No
It is important to have some controls over the appearance of the neighborhood.	Yes	Uncertain	No
It is important that new construction be compatible with surrounding properties.	Yes	Uncertain	No
I think historic preservation should be encouraged through incentives.	Yes	Uncertain	No
I think historic preservation should be encouraged through controlling demolition.	Yes	Uncertain	No
A few basic design guidelines would help to protect significant buildings & streets.	Yes	Uncertain	No
I would like to have neighborhood shopping (groceries, restaurants, specialty shops).	Yes	Uncertain	No
I favor expansion of Downtown Lawrence businesses into East Lawrence.	Yes	Uncertain	No
I think that zoning (land use) should be changed in certain parts of the neighborhood.	Yes	Uncertain	No
I think existing vacant ground should be developed.	Yes	Uncertain	No
I think existing vacant ground should be kept as open spaces and park land.	Yes	Uncertain	No
I think building and maintenance codes should be different for older neighborhoods.	Yes	Uncertain	No
I think it is unsafe to live in East Lawrence compared to other parts of town.	Yes	Uncertain	No

NEIGHBORHOOD FACILITIES AND SERVICES

Rate the Following Services -- PF (poor/fair), AG (adequate/good) E (excellent)

_____ Sidewalks/Streets	_____ Lighting	_____ Police Protection
_____ Water Supply	_____ Traffic Control	_____ Off-Street parking
_____ Public Transportation	_____ Trash Service	_____ Fire Protection
_____ Storm Drainage/Sanitary Sewers	_____ Snow Removal	_____ Animal Control
_____ School Facilities	_____ Parks & Recreation	_____ Neighborhood Shopping
_____ Maintenance Code Enforcement (building condition, trash, weeds)	_____ Available Housing	_____ Zoning Codes Enforcement (land use, ie. Commercial, residential, number of residents – single, multi-family)
_____ Building Codes Enforcement (new construction, alterations, rehabilitation)		

TRANSPORTATION

Do you think development of bike paths/lanes is important?	yes	uncertain	no
Do you support designated truck routes in the neighborhood?	yes	uncertain	no
How frequently do us use the following:			
Car or Truck	Never/seldom	Sometimes	Usually/Always
Bus/public transit	Never/seldom	Sometimes	Usually/Always
Bicycle	Never/seldom	Sometimes	Usually/Always
Taxi	Never/seldom	Sometimes	Usually/Always
Walking	Never/seldom	Sometimes	Usually/Always
Motorcycle	Never/seldom	Sometimes	Usually/Always

INFORMATION ABOUT YOU

I reside in the East Lawrence Neighborhood	yes	no
I work in the East Lawrence Neighborhood	yes	no
I am a residential property owner in the East Lawrence Neighborhood	yes	no
I am a residential tenant in the East Lawrence Neighborhood	yes	no
I am a landlord in the East Lawrence Neighborhood	yes	no
I am a business owner in the East Lawrence Neighborhood	yes	no
I am a business tenant in the East Lawrence Neighborhood.	yes	no

Based on the numbered areas on the map on page 3, in which area do you live _____, own property _____, and/or work _____?

What is your age group 15-24 25-34 35-44 45-54 55-64 65-74 75 and older

How long have you occupied or owned the present address? Less than a year 1-5 yrs. over 5 yrs.

How much longer do you plan to live in E. Lawrence? Less than a year 1-5 yrs. over 5 yrs.

If you rent, how much is your monthly rent, including utilities?

Under \$100.	\$100-\$200	\$201-\$300	\$301-\$400	\$401-\$500	Over \$500.
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If you own your home, how much is your monthly mortgage payment, including property taxes and insurance?

Own outright	Under \$200	\$200-\$300	\$301-\$400	\$401-\$500	Over \$500.
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What is your occupation?

Professional	Owner/proprietor	Managerial	Union	Homemaker
Clerical	Sales	Skilled	Student	Disabled/unable to work
Factory worker	Retired	Unemployed		

The following information is optional, but would be helpful if you would like to be contacted for follow-up.

Name	Phone.	Address
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Section C: Survey I Results

SECTION C – SURVEY I RESULTS

EAST LAWRENCE NEIGHBORHOOD SURVEY

NEIGHBORHOOD ASSETS (Percent of Responses)

Reasons for Living in East Lawrence

On a scale of 1-5 with 1 signifying little or no influence and 5 representing very important, please rate the importance of the following statements in your choice to live in East Lawrence.

	1	2	3	4	5	
The people in the neighborhood	18	19	20	27	16	%
The cost of rent/or affordable home ownership	06	06	11	23	54	%
It is near Downtown Lawrence	05	04	16	30	36	%
It is near public facilities (parks, gov't offices, library, etc.)	09	12	19	41	19	%
The unique older buildings and housing stock	14	07	18	26	35	%
The neighborhood schools	49	08	15	14	14	%
To live close to where I work	44	09	20	14	13	%
Because I have always lived in East Lawrence	75	04	08	05	08	%
Because I previously lived in an area like East Lawrence	58	14	15	08	05	%

LAND USE (Multiple Responses) Totals Only

Using the East Lawrence Neighborhood Map, please circle one or more of the areas.	1	2	3	4	5	6
In which locations are you most concerned about deterioration?	44	46	11	18	49	23
In which locations are you most concerned about new construction ?	37	23	17	22	23	27
In which locations would you like to see limited commercial development.	40	48	18	32	34	28
Which location(s) should include zoning for single family	61	65	60	60	63	53
Which location(s) should include zoning for duplexes	30	33	23	26	25	32
Which locations should include zoning for multi-family housing	30	22	15	19	16	26
Which locations should include zoning for retail/commercial uses	31	17	25	14	06	20
Which locations should include zoning for industrial use	30	28	20	17	14	19
In Which locations should include buffer areas between commercial and residential uses?	46	44	34	25	22	31

Please rate the following statements (Percentage of Responses

	Yes	Uncertain	No
The general condition of the East Lawrence neighborhood is excellent	12 %	20%	68%
The condition of the home or building I am living in is excellent	51	09	40
Owner-occupancy needs to be encouraged	71	14	15
Landlords maintain their rental properties as well as owner-occupants	25	18	57
There should be a limit to the number of rental units in houses originally designed as single family residences	67	17	16
I feel that renters care about the neighborhood	30	25	45
I feel that homeowners care about the neighborhood	74	16	10
It is important to keep and protect certain historic buildings and streetscapes	86	09	5
It is important to have some controls over the appearance of the neighborhood	79	15	6
It is important that new construction be compatible with surrounding properties	83	11	6
I think historic preservation should be encouraged through incentives	82	14	4
I think historic preservation should be encouraged through controlling demolition	63	25	12

SECTION C – SURVEY I RESULTS

I think some basic design guidelines would help to protect significant buildings and streetscapes	63	31	6
I would like to have neighborhood shopping (groceries, restaurants, specialty shops)	54	21	25
I favor expansion of Downtown Lawrence businesses into East Lawrence.	21	36	43
I think that zoning should be changed in certain parts of the neighborhood.	28	56	16
I think existing vacant ground should be developed.	30	42	28
I think existing vacant ground should be kept as open spaces and park land.	58	30	12
I think building and Maintenance codes should be different for older neighborhoods	36	38	26
I think it is unsafe to live in East Lawrence compared to other parts of town	32	16	52

Quality of Housing (Percent of Responses)

Please rate your view of the current housing mix in East Lawrence on a scale of 1 to 5, "1" meaning there is not enough of a particular type of housing and 5 signifying there is too much of a particular type of housing.

	<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	<u>5</u>	
Single-Family Houses	37	19	34	05	05	%
Duplexes	09	13	42	16	20	%
Townhouses/Condominiums	13	12	36	13	26	%
Apartment Buildings	04	04	27	14	51	%
Apartments in Older Houses	06	10	29	22	33	%
Subsidized Low Income Housing	0	15	30	16	29	%

NEIGHBORHOOD FACILITIES AND SERVICES (Percent of Responses)

Rate the Following Services --	PF (poor/fair),	AG (adequate/good)	E (excellent
Sidewalks/Streets	63 %	34 %	03 %
Water Supply	19	64	17
Public Transportation	68	30	02
Storm Drainage/Sanitary Sewer	50	44	06
School Facilities	11	75	14
Maintenance Code	60	36	04
Building Codes	39	56	05
Lighting	52	45	03
Traffic Control	36	57	07
Trash Service	06	58	36
Snow Removal	26	60	14
Parks & Recreation	14	57	29
Available Housing	20	68	12
Police Protection	16	64	21
Off-Street parking	35	51	14
Fire Protection	01	68	31
Animal Control	33	53	14
Neighborhood Shopping	53	30	17
Zoning Codes Enforcement	36	57	07

SECTION C – SURVEY I RESULTS

TRANSPORTATION (Percent of Responses)

	<u>yes</u>	<u>uncertain</u>	<u>no</u>
Do you think development of bike paths/lanes is important?	68 %	11 %	21 %
Do you support designated truck routes in the neighborhood?	55	23	22

How frequently do us use the following;	<u>Never/seldom</u>	<u>Sometimes</u>	<u>Usually/Always</u>
Car or Truck	02 %	13 %	85 %
Bus/public transit	88	10	02
Bicycle	44	50	06
Taxi	91	09	00
Walking	06	74	20
Motorcycle	91	09	00

INFORMATION ABOUT YOU (Percentage of Responses)

	<u>yes</u>	<u>no</u>					
I reside in the East Lawrence Neighborhood	88 %	12 %					
I work in the East Lawrence Neighborhood	27	73					
I am a residential property owner in the East Lawrence Neighborhood	58	42					
I am a residential tenant in the East Lawrence Neighborhood	38	62					
I am a landlord in the East Lawrence Neighborhood	22	78					
I am a business owner in the East Lawrence Neighborhood	08	92					
I am a business tenant in the East Lawrence Neighborhood.	02	98					
Based on the area map in this survey, in which area do you live, own property, or work	<u>1</u> 14 % 13 10	<u>2</u> 20 % 36 38	<u>3</u> 11 % 09	<u>4</u> 35 % 29	<u>5</u> 20 % 13 48	<u>6</u> 04	
What is your age group	<u>15-24</u> 07 %	<u>25-34</u> 28 %	<u>35-44</u> 25 %	<u>45-54</u> 15 %	<u>55-64</u> 15 %	<u>65-74</u> 06 %	<u>75 +</u> 04 %
How long have you occupied or owned the present address?	<u>Less than a year</u> 15 %	<u>1-5 yrs.</u> 41 %	<u>over 5 yrs.</u> 44 %				
How much longer do you plan to live in E. Lawrence?	<u>Less than a year</u> 07 %	<u>1-5 yrs.</u> 34 %	<u>over 5 yrs.</u> 59 %				

SECTION C – SURVEY I RESULTS

If you rent, how much is your monthly rent, including utilities?

<u>Under \$100.</u>	<u>\$100-\$200</u>	<u>\$201-\$300</u>	<u>\$301-\$400</u>	<u>\$401-\$500</u>	<u>Over \$500.</u>
03 %		03 %	12 %	21 %	61 %

If you own your home, how much is your monthly mortgage payment, including property taxes and insurance?

<u>Own outright</u>	<u>Under \$200</u>	<u>\$200-\$300</u>	<u>\$301-\$400</u>	<u>\$401-\$500</u>	<u>Over \$500.</u>
19 %		02 %	17 %	21 %	41 %

What is your occupation?

Professional	37 %	Owner/proprietor	08 %	Managerial	07 %	Union	01 %
Homemaker	03 %	Clerical	07 %	Sales	06 %	Skilled	07 %
Student	07 %	Disabled/unable to work	04 %	Factory worker	02 %	Retired	11 %
Unemployed	00 %						



Section D: Issue Prioritization

SECTION D – ISSUES PRIORITIZATION (Workshop No. 2)

East Lawrence Neighborhood Revitalization Plan - Background Studies

SECTION D – ISSUES PRIORITIZATION (Workshop No. 2)

East Lawrence Neighborhood Revitalization Plan - Background Studies

Preserve/Conserve existing physical neighborhood Landmarks

- Santa Fe Railroad Station (Endangered)
- Gazebo in South Park
- Turnverein Hall
- Social Service League
- Hobb's Park Stadium/ballpark
- Charlie's Bar
- St. Luke's AME
- New York Elementary School
- House at Northwest corner of 7th St. & Connecticut St.
- Barns/outbuildings/carriage houses in alleys
- Kansas River
- Pheoler Warehouse building
- Freeman's
- Friends Church
- Stone apartments
- Trinity Lutheran Church
- Old Church, now public works
- House at 900 block of Rhode Island St.
- Samuel Riggs House at 15th Street & Pennsylvania
- Landscaped Park at 15th Street.
- Elm Tree at 8th Street & Rhode Island St.
- Umbrella Tree, 732 Rhode Island St.
- Law Enforcement Center / Douglas County Courthouse
- 9th St. & New Jersey St. Commercial District
- Gas Station(ceramic store) 1000 block of New Hampshire St.
- Old Post Office
- Salvation Army
- Shalor Elridge Residence, 945 Rhode Island St.
- Old Warehouse at 8th St. & Pennsylvania St.
- SRS building
- Brick Commercial Buildings
- Pelathe Center
- Laundromat at 12th St. & Connecticut
- Freestate Glass
- Brook Creek Park
- E. Lawrence Recreation Center
- Historic industrial buildings
- Amtrak Station
- "Nice old Homes"; "houses are made for living in AND around (porches, sidewalks, small yards)"; "Houses with porches and front yards"
- "Retain the historical integrity of the neighborhood"
- "Older residential feel"
- "Conserve sense of place – older homes and trees"
- "Preserve original architecture and streets"
- "Stop signs as opposed to stop lights"
- "It's like what I was accustomed to in another city; same sort of old neighborhood"

SECTION D – ISSUES PRIORITIZATION (Workshop No. 2)

Enhance Pedestrian and Automobile Routes

- Pedestrian Routes to be maintained/improved
 - Up 12th St. to South Park
 - Connecticut St.
 - Alleys
 - Rhode Island to Central Junior High School
 - Social Service League / Salvation Army areas
 - 10th & New Hampshire
 - Delaware between 9th and 11th
 - 10th Street & New Hampshire St. – 4-way stop
 - “Create a network of opposing one-way streets to discourage speeding”
 - “Don’t repair natural dips in road which act as effective speed bumps”
- Pedestrian Barriers to be reduced/removed
 - Connecticut St. (Pace of Traffic)
 - 11th St. & Connecticut St. and 10th St. & Connecticut St.
 - “11th Street is used as a highway”
 - “Cars drive TOO fast”
 - 13th Street – cross walk or 4-way stop
 - Increase stop signs on 13th Street
 - Railroad
 - “Sidewalks passable for pedestrians and wheelchairs – no overhanging limbs, no invading bushes”
 - “Don’t pave the alleys so people can’t speed.”
 - “Support East Lawrence Trafficway to remove traffic from Connecticut”
 - “20 MPH speed limit”
- Designate Truck Routes to reduce impact of commercial traffic on neighborhood.
- Complete public works projects in a timely manner.

Preserve/Retain/Improve Activity Centers

- South Park
- Central Junior High School
- East Lawrence Recreation Center
- Lawrence Community Theatre
- New York Elementary School (Varies over time)
- Green Space across from Douglas County Courthouse
- East Heights School
- Scattered small business/commercial centers on North & East
- “Old Home Depot”
- Social Service League
- 9th St. & New York St. Community Building (Northwest corner)
- “Neighborhood needs more community activities/spaces”
- “I support the Art Center relocation”
- “Develop school property at 14th & Rhode Island into school or community garden”

SECTION D – ISSUES PRIORITIZATION (Workshop No. 2)

Improve Neighborhood Perceptions - Marketing

- Distribute an accurate picture of crime in East Lawrence relative to the rest of Lawrence.
 - Violent 268 in East Lawrence
 2,589 City Wide
 - Non-Violent 1,528 in East Lawrence
 20,917 City Wide
 - "I worry about people breaking into my house even though it has not happened."
- Change the perception of East Lawrence
 - "People are friendly, concerned and not too snobbish"
 - "Recognize the unique characteristics of E. Lawrence and show respect rather than ignorance."

Support Neighborhood Institutions

- Social Service League
- East Lawrence Neighborhood Association
- Active Participation of Churches
- Neighborhood Schools
- Mental Health Facility
- Salvation Army
- Provide "after school activities/clubs for kids"
- "Maximize E. Lawrence center for neighborhood kids (programming for all ages, safe space for play, "cool" spot for pre-teens)
- "Bring in library services (bookmobile)"
- "Neighborhood sponsored day-care"
- "Create parent programs and children's programs"
- "Elder care and activities"

Support Neighborhood Programs

- KU Architectural Studio 804 Student Projects
- Affordable Housing
- Owner Occupied Single Family residences
- Van Go Mobile Arts Project
- Tenant to Homeowners – Non-profit housing organizations
- Habitat for Humanity
- "More alley clean-up days"
- "More emphasis on painting and repairing property and cleaning up trash"
- "Supply volunteer workers/materials to beautify/help fix homes and yards"
- "Encourage owners/tenants to keep alleys and yards clean and to promptly remove snow from sidewalks"
- "Provide handyman services to elderly/single homeowners"
- "Encourage paint schemes that highlight historic architectural detail"
- "Block parties"
- "Make Habitat for Humanity building historically sensitive structures, PLEASE"
- "Offer block "safe" houses for children"
- "Community gardens"
- "Neighborhood cleanup block adoption – by businesses, churches, etc."
- "Strong neighborhood association is the best asset"
- "Neighborhood contest for most improved house"
- "I like that there is an active neighborhood association."
- "Publish info on "who to call" for trash, codes, police, etc."

SECTION D – ISSUES PRIORITIZATION (Workshop No. 2)

East Lawrence Neighborhood Revitalization Plan - Background Studies

- “More people need to get involved”

Meet Public Infrastructure Needs

- Comprehensive rebuilding of brick streets
 - “repair brick streets”; “uncover brick streets as done in OWL”
- “Repair/restore brick sidewalks”
- “More street lighting needed” “Fix the sidewalks, light the alleys”
- “Sewage occasionally overflows”
- “Water pressure is very low and the pipes are always breaking”
- “Water quality is substandard”
- “Improve Storm sewers”

Address Tenant/landlord Issues

- Landlords that are assets
- Illegal Apartments, safety and health issues on interior
- “keep landlords local”
- “Encourage sale to families who intend to occupy property”
- “Discourage “investment” in rental units”
- “Do not build apartment buildings”
- “Discourage student residents”
- “Discourage landlords from tearing down old houses and building flimsy new Section 8 housing.”
- “Rental homes from 11th to 6th on Connecticut are an eyesore”
- “I wish there was some way to make the landlords more involved and to monitor the activity and behavior of their tenants”
- “Make sure landlords aren’t slumlords”
- “Use some discretion in selection of tenants”

Encourage Desirable Economic Development

- Retain and encourage to existing Diversity of Businesses
 - “Businesses are local and not snobbish”
 - “Develop a code for home-based businesses concerning parking, noise and trash removal”
 - “I like the little businesses that are tucked away, intermingled with the residential”
- Variety of Commercial & Light industrial
- Variety of Retail
 - “Add a mini hospital”
 - “we don’t want to see any liquor stores or convenience stores”
 - “Allow zoning for a couple of convenience stores”
 - “Small retail or grocery store”
- Proximity / Connectivity – to downtown
 - “I support additional commercialization along New Hampshire St.”
 - “Stop commercial development from expanding into residential East Lawrence – especially non-locally owned businesses)”
 - “Create a physical buffer between neighborhood and new development downtown”
- Artists / Writers
- Grocery store/Laundromat – need in neighborhood (Downtown 2000 project)
- Concrete company is a detraction
- “Limit noise from Allen Press”
- “Move bus depot”

SECTION D – ISSUES PRIORITIZATION (Workshop No. 2)

East Lawrence Neighborhood Revitalization Plan - Background Studies

- Monitor new construction to limit adverse impacts of construction (large dumpsters, piles of materials)
- “Establish design guidelines for new construction”
- “Destroy the strip mall look at 9th and Connecticut”
- “Improve existing historic commercial structures”

Develop Effective Code Enforcement

- Locally tailored building codes
 - “Provide incentives for historic preservation by enforcing and drafting historic housing codes”
 - “Develop a special building code for historic properties and offer subsidies for historic renovation”
 - “Strictly enforce codes on Section 8 inspections and rental properties”
- Outlaw Vertical Siding
- Relationship between city and Neighborhood improved – especially code enforcement
- Strict enforcement of building codes
 - Code not responding to local needs
 - More consistent enforcement
 - 808 New York St. in disrepair
 - 1307 New York St. in disrepair
 - “Older homes are allowed to deteriorate to the point of demolition being necessary”
 - “Deteriorated homes are a blight on the neighborhood”
 - Neighborhood needs to “inform city officials when blight or safety hazards are present”
 - “Quit tearing down all the older houses and help people remodel”
- Code more responsive to East Lawrence – regulation requirements vs. availability of funds
- Minimum Maintenance code – Personal conflict and support
 - “Enforce City Ordinances regarding junk cars, trash, etc. in yards and alleys
 - Keep alleys free of trash and broken glass
 - “Enforce the Maintenance Code RIGOROUSLY”
 - “Enforce blight laws”
- Slum Landlords & Owner occupied Homeowners – non-compliance with codes
 - “Landlords should be held responsible for the upkeep and maintenance of the property”
- Too many individuals in Single family homes
 - Sewage backups
 - Parking on Grass
 - Parties / Trash
- Mowing of Railroad right of way
- Winter “Scruffiness” – Trash
 - “Remove snow from streets”
- “Patrol more often for loose pets”
- “I would like to see Animal Control LESS often – seems like they target E. Lawrence”
- “We do not like the empty, deteriorating properties”
- “Stop making it so hard to improve our properties”

SECTION D – ISSUES PRIORITIZATION (Workshop No. 2)

East Lawrence Neighborhood Revitalization Plan - Background Studies

Devote Time and Energy to Neighborhood Social Issues

- Promote Diversity of People in East Lawrence – Social & Economical
 - “Racial and socio-economic diversity seems high relative to the rest of the city, which is positive”
- Provide adequate and safe shelter for Homeless/Near Homeless
- Passive “Live and Let Live” attitude in neighborhoods to correct problems
- “A nice eclectic group of persons who ... are interested in having a nice quiet place to live”
- “Anything that can be done to encourage home ownership would be good”
- “People care about their block, look out for each other”
- “Believe that people and not low rents live in E. Lawrence”
- Kids are out way too late and noise is a problem”
- “I worry about how parents let their kids run around unsupervised”
- “Sense of community is an asset – including racial diversity and eclectic mix of residents”
- “People stay in the same house a long time”

Protect/Enhance Neighborhood Greenspace & Streetscapes and other Physical Assets

- New Jersey St. between 7th & 9th Street
- Large Mature Trees
- Landscaped Areas
- Brick Streets, Limestone Curbs, and Hitching Posts
- Alleys – Barns, Carriage Houses, gardens
- Smaller Lots with small setbacks
- Variety of Housing stock – Historic or New
- Kansas River
- Rail Road right-of-way green space
- Pocket Parks
- Plant new trees to complement old trees
 - ◻ “Plant more trees, trim ugly trees”
 - ◻ “Get cut-rates on tree trimming for poor people”
- “Convert old “Sale Barn” lot next to Hobbs Park into additional park space with greenway leading to Brook Creek Park”
- “Parks in other parts of town seem be nicer with more flowers and better facilities”
- “Keep property cleaner, lawns mowed and brush cleared”
- “Encourage community gardens”
- “Most people’s houses and yards look very nice”
- “Keep undeveloped areas undeveloped! Nature is needed!”
- “Offer “haul-off” days for debris and junk other than regular trash pickup days”
- “Remove driveways with street access”
- “Pick-up after pets in park”
- “Create walking/bike path along RR tracks”
- “Reduce cars parked on streets”
- “Reduce threat of School District encroachment on Park near Connecticut and Central Jr. High”

Stop Criminal Activity

- Crack Houses between 11th St. & 12th St. – Houses & Alleys
 - ◻ “I worry about drug traffic and domestic violence”
- “Alleys are poorly patrolled”
- “Loitering adjacent to New Hampshire and near Salvation Army”
- “Establish neighborhood crime watch program or citizen crime watch patrol”
- Improve street and alley lighting

SECTION D – ISSUES PRIORITIZATION (Workshop No. 2)

East Lawrence Neighborhood Revitalization Plan - Background Studies

- “Increase positive police presence in neighborhood” – “bike patrols and/or a neighborhood satellite station”
- “I would like to see police patrolling more often – checking on kids walking the streets”
- “The laundromat on 12th and Connecticut was closed due to vandalism – which is very regrettable”
- “More timely police response and presence at obvious crack houses and to domestic violence situations”
- “Run down apartment complexes add to the unsafe feeling in the neighborhood”
- “Limited street lighting exacerbates safety issues”
- “I don’t feel real safe – especially at night!”

Landuse & Zoning

- Survey of existing commercial property(landmarks) and return to residential zoning
- Existing commercial zoning within residential areas – Single family zoning (3rd building west of Rhode Island on 9th St.)
- “Special zoning for the Original Town Site recognizing smaller lots, architectural styles”
- “Ensure that the neighborhood stays residential”

Housing Issues

- Rehabilitation work that eliminates affordable housing stock is/would be a problem
- Rental housing itself is not bad
- Need comprehensive overview of existing housing
- Trash burden from overuse of Single family properties
- Need to know who owns substandard property
- Distressed housing
 - ◻ “Rundown shack houses”
- “Some infill projects within residential neighborhoods are not compatible with existing older homes with respect to design, massing, architectural style.”
- “Encourage owner-occupancy”
- “Establish design guidelines for new construction”
- “Subsidize the restoration of older homes”
- “Stop building ugly little low-income boxes”; “Nuke the neo-suburbia crap that keeps popping up”
- “Put more money into saving old houses instead of bulldozing and building new”
- “Building structures that are counter to “existing sense of place” (such as public house and KU class projects) is not helpful”
- “Offer financial assistance for painting and repairs instead of fines.”
- “Encourage owner-occupied homes”
- “Fight push for condos and apartment complexes”
- “Do not build apartment buildings”
- “Ensure that the neighborhood stays residential”
- “Promote single-family home ownership with low-interest home improvement monies for low-income families”
- “Make it economically feasible to build housing that fits into the neighborhood and encourage rehabilitation of existing structures”
- “Preserve single family residences and affordable housing”
- “Replace apartment complexes with single-family housing”
- “Target improved use of city funds to match federal block grants – federal and city money should be used to improve rather than do routine maintenance”
- “Get information on subsidies for fix-ups to home owners”
- “I would like to see new construction deferred as much as possible in favor of restoration”

SECTION D – ISSUES PRIORITIZATION (Workshop No. 2)

Unclassified Comments – mostly resources

- Habitat for Humanity – Social Service League
- No Liquor Store
- Community Development Grant Money
- HUD money to Rehabilitate
- Generosity of Downtown Merchants
- Housing trust fund – Community Development Grant
- Revolving fund for Housing code compliance
- Resource land ownership through the Internet
- Resources
 - SRS / Social Services organization and become better partners
 - Salvation Army not too connected to the Neighborhood
- Tennis courts that could be available
- New apartments in West Lawrence may help
- Photo inventory – Identify significant features
 - Exists for house 50+ years (~80% of stock, 1995)
- “Oppose KU classes using neighborhood as a cheap place to buy up property and build bright colored boxes that detract/destroy the older residential feel”
- “Make public transportation available and accessible”
- “Design Guidelines for all new construction”



Section E: Priority Business Issues

SECTION E - PRIORITY BUSINESS ISSUES

East Lawrence Neighborhood Revitalization Plan - Background Studies

PRIORITY BUSINESS ISSUES - Protect and enhance the viability of Neighborhood Businesses by addressing their most serious concerns

A discussion of the East Lawrence neighborhood would be incomplete without a close look at the neighborhood's active and diverse business community. In an effort to accommodate the time constraints of small businesses wishing to participate in planning efforts, the consultant team met with neighborhood representatives on two occasions during the lunch hour. Some business representatives chose to attend the evening workshops as well, which added their perspective to general neighborhood discussions.

The first business session was designed to examine which issues affect business development, such as existing neighborhood assets, public infrastructure condition (good and bad), parking, traffic and pedestrian flow, zoning, relationships with city, county, and state, and future plans for expansion of neighborhood businesses. Participants identified the following issues, which fall into the four general categories of Public Facilities, Public Services, Land Use and Regulatory Concerns and Economic Development:

- **Public Facilities**
 1. Storm Drainage
 2. Water Quality
 3. Retain and expand brick streets
- **Public Services**
 1. Trash Collection
 2. Snow Removal
 3. Increased Code Enforcement specifically related to trash and debris
- **Land Use and Regulatory Issues**
 1. City Composting Operation
 2. Driveway widths
 3. Revise Zoning/Development Standards
 4. Code and Plan Review Process Concerns
 5. Protect Residential Zoning
 6. Enforce/establish truck routes and control vehicle speeds
- **Economic Development**
 1. Provide incentives for Small Business
 2. Provide incentives for Existing Business
 3. Encourage more artist studio development within East Lawrence

At the second session, after a review of the information the group prioritized the Issues List. A member of the City Commission attended the session and shared progress on a number of the issues identified. The group selected the following six issues as being of top priority:

- Correction of identified Storm Drainage problems.
- Development and implementation of Trash Collection alternatives.
- Revision of Construction and Planning Standards to more clearly reflect the unique character of the East Lawrence neighborhood. The neighborhood workshops also identified this issue as a priority for residential properties. Areas of specific concern are:
 1. Parking lot design standards currently reflect designs desirable in suburban development, not what fits in East Lawrence
 2. Internal landscaping requirements for parking lots are excessive in urban areas, especially on small neighborhood business sites.
 3. Building codes for rehabilitation are desirable and should respect the historic character of the buildings as well as construction within urbanized areas.
 4. Setback requirements do not respect older, East Lawrence development patterns.
 5. Standards should be revised to provide incentives for rehabilitation of older buildings.

SECTION E - PRIORITY BUSINESS ISSUES

- **Protect Residential Zoning**, especially single family.
- **Create incentives for Small Business.** Currently, all the advantages are given to large, new businesses. Consideration should be extended to small business as well.
- **Create incentives for Existing Business.** It is perceived that existing businesses are penalized for expansion under present codes and taxing practices. This serves as a disincentive to the rehabilitation of older properties

NEIGHBORHOOD BUSINESS IMPELMENTATION STRATEGIES

For each of the priority issues identified above the consultants worked with the Steering Committee and City staff to develop implementation strategies and assign responsibilities for implementation as specifically as possible. The issues of neighborhood businesses relate primarily to three City Departments: Public Works and Planning. The consultants suggest the formation of three Business Task Forces to work with the City in finding solutions. Also the business community must continue to lobby their City Commission members to ensure that East Lawrence priorities remain on the community agenda.



Section F: Survey II

SECTION G – SURVEY II



Neighborhood residents, property owners, tenants, business owners, and interested parties have identified the following priority issues upon which the East Lawrence Plan will be based:

- *Enhance Pedestrian and Automobile Routes.*
- *Support Neighborhood Institutions - Support Neighborhood Programs - Preserve/Retain Activity Centers;*
- *Develop Effective Code Enforcement - Land Use & Zoning - Housing Issues;*
- *Preserve & Conserve Existing Physical Neighborhood Landmarks;*
- *Protect/Enhance Neighborhood Greenspace, Streetscapes and Other Physical Assets;*

We need to confirm that these priority issues are on track and figure out how to accomplish these priority issues. To accomplish the priority issues the neighborhood must develop a specific list of actions - called "implementation tools". During Workshop #3, participants were given the opportunity to choose implementation tools they thought would best achieve the priority issues. The "implementation tools" - actions - listed on the white insert were the most popular actions selected. This survey is designed for you to determine if the most popular "implementation tools" reflect your opinions and to add any implementation tools which you feel are important in accomplishing the five priority issues.

Instructions on how YOU can help:

1. Take out the center survey section (printed on white paper).

The survey contains the "implementation tools" selected by the participants of Workshop #3. The "implementation tools" or actions to accomplish each of the priority issues are grouped under each issue heading. You should review the tools listed and decide if you agree with the tools/actions selected.

2. Review the implementation tools listed on the survey section and decide if you think the tools/actions are appropriate.

Place a check by the appropriate box - Appropriate action Not an appropriate action

3. Review the implementation tools on the following pages (1-3) and decide if these tools would be better in achieving the priority issues. The following pages contain a list of other possible implementation tools that might be used to accomplish the priority issues. If you feel a different implementation tool is a better way to accomplish a priority issue you should add the implementation tool under the corresponding priority issue.

4. Complete the Design Guidelines section of the survey.

5. And the most important part - Complete and Mail the survey back by January 20, 2000.

OTHER "IMPLEMENTATION TOOLS" - ACTIONS TO ACHIEVE PRIORITY ISSUES

PRIORITY ISSUE #1: Enhance Pedestrian and Automobile Routes

- A. Enact measures to slow and reduce through-traffic in East Lawrence
1. *Create a network of opposing one-way streets to discourage through-traffic.*
 2. *Add stop signs along 13th Street to slow traffic.*
 3. *Create a 4-way stop at 10th Street and New Hampshire.*
 5. *Expand school zone to include Connecticut.*
 6. *Add signalized crosswalks near schools, Social Service League, and Salvation Army.*
- B. Improve and maintain infrastructure to enhance character of neighborhood.
1. *Develop a neighborhood transportation plan that customizes street and sidewalk dimensions, curb radii, set back requirements and other physical conditions that complement the character of East Lawrence.*
 2. *Require utilities to post bond when work impacts historic streets & sidewalks.*
 3. *Trim trees and bushes to make sidewalks passable.*
 5. *To maintain brick sidewalks, make surplus brick available to property owners,*
 6. *Define pedestrian routes and bike lanes.*

**OTHER "IMPLEMENTATION TOOLS"
ARE THERE ANY YOU THINK SHOULD BE SELECTED**

**PRIORITY ISSUE #2: Support Neighborhood Institutions & Programs-
Preserve/Retain/Improve Activity Centers**

- A. Create & manage programs geared toward children, families, elders and other specific groups by identifying funding sources and partnerships in the community
 1. *Maximize children's programming at the East Lawrence Community Center.*
 2. *Open school libraries for after school use.*
 3. *Develop neighborhood-based day-care.*
 4. *Create programs that teach parenting skills.*
 5. *Create elder-care programs.*
- B. Develop partnerships and programs that encourage neighborhood beautification.
 1. *Hold semiannual alley/neighborhood clean-up days.*
 2. *Encourage businesses and institutions to "adopt-a-block" for regular clean-ups.*
 3. *Organize an annual "most improved house" contest to encourage renovation.*
- C. Initiate activities that foster neighborhood connection.
 1. *Hold annual block/alley parties.*
 2. *Establish a neighborhood business subcommittee to the neighborhood association.*
- D. Publish a neighborhood directory, including "who to call" for services at City Hall.

PRIORITY ISSUE #3: Protect/Enhance Neighborhood Greenspace, Streetscapes and Other Physical Assets

- A. Improve and maintain historic infrastructure to enhance character of neighborhood.
 1. *Preserve alleys and the historic outbuildings that front onto them.*
 2. *Require that the materials of off-street parking areas match street material.*
- B. Initiate measures that encourage maintenance and enhancement of existing streetscapes, ie. trees, limestone curbs, etc.
 1. *Establish a street-tree inspection and maintenance program that includes a schedule for annual tree-trimming and permitting system for tree removal.*
 2. *Plant new street trees to replace those that die.*
 3. *Offer treetrimming services to low-income property owners.*
 4. *Improve and maintain plantings (shrubs, perennials) in public easements and alleys.*
 5. *Encourage shared gardens and interior parks in backyards and along alleys.*
 6. *Improve greenspace buffers between residential areas and commercial and industrial areas.*
 7. *Provide dumpsters for semiannually disposal of yard waste/large household trash items.*
 8. *Encourage yard maintenance by increasing fees for City clean-up and mowing of lots.*
 9. *Designate qualified streetscapes as historic resources on the National, Kansas or Lawrence register of historic places.*
 10. *Enact a "pooper-scooper" law to encourage clean-up after pets.*
 11. *Eliminate on-street parking.*
- c. Enhance public and semi-public areas including greenspace.
 1. *Develop additional recreational facilities in public parks (such as tennis courts).*
 2. *Encourage a land set-aside program for new industrial development*

PRIORITY ISSUE #4: Develop Effective Code Enforcement – Land Use & Zoning - Housing Issues

- A. Tailor codes and zoning to recognize the unique character of East Lawrence.
 1. *Reevaluate property maintenance codes and develop enforcement guidelines specific to the neighborhood.*
 2. *Develop commercial and residential building and fire codes for East Lawrence buildings over fifty years of age based on models adopted in other communities.*
 3. *Develop model zoning and building codes that allow multiple uses.*
 4. *Tailor new subdivision regulations to mirror existing patterns in East Lawrence with regard to: required site improvements, minimum lot sizes, street width, provision of alleys.*
 5. *Encourage sensitive development of vacant parcels of land.*
 6. *Add historic restoration and rehabilitation to 304 Architectural Student Projects.*
- B. Identify resources for assisting property owners with code compliance prior to implementing/revising regulations.
- C. Offer low-income property owners grants and/or low-interest loans for minor home improvements in conjunction with inspections.
- D. Develop neighborhood resources to assist in minor home repair/rehabilitation projects.

**ACTIONS TO ACHIEVE PRIORITY ISSUES
IN ADDITION TO OR INSTEAD OF THOSE THAT WERE?**

- E. Offer a free paint program.
 - F. Provide additional time to correct code/maintenance problems.
 - 1. *Conduct a housing survey to document condition of properties in East Lawrence to provide information for targeting of incentive programs.*
 - 2. *Provide for large-item pick-up on a seasonal basis.*
 - 3. *Provide neighborhood trash cans and ensure they are emptied regularly.*
 - G. Routinely inspect railroad right-of-way during mowing season and regularly notify and enforce compliance with Property Maintenance Code.
 - H. Implement a "Community Code Enforcement" similar to Community Policing concept, particularly as it relates to enforcement personnel.
 - I. Create a Code Enforcement Task Force that could involve all or some of the following individuals, the Police Department, Prosecutor/Municipal Judge, Code Enforcement Officers, Social Service Agencies, churches, and neighborhood representatives to review the current process for identification, citation and punishment of code violators; and to create a new process for increasing the number of contacts and compliance utilizing neighborhood resources to assist.
 - J. Address neighborhood concerns about rental housing.
 - 1. *Develop financing mechanisms that encourage single-family home ownership, especially by low to moderate-income families/individuals.*
 - 2. *Create a neighborhood preservation overlay to encourage the retention of single-family uses and limit the conversion of single family homes into multi-family dwellings.*
 - 3. *Strictly enforce codes issues on rental properties.*
 - 4. *Develop a clear understanding of Section 8 guidelines and develop an inspection program.*
 - 5. *Implement a City Code for rental occupancy and provide regular inspections of rental property.*
 - K. Develop measures that encourage the peaceful coexistence of different neighborhood uses (single-family, multi-family, institutional, commercial, and industrial).
 - 1. *Develop a model zoning ordinance and building codes that allow mixed uses.*
 - 2. *Define and preserve buffers around the residential areas of East Lawrence.*
 - 3. *Define areas suitable for new commercial uses in East Lawrence.*
 - 4. *Incorporate institutional and commercial development plans into the neighborhood plan.*
 - 5. *Develop incentives that make it attractive for artists to work and live in East Lawrence.*
 - 6. *Develop a code for home-based businesses concerning parking, noise and trash removal.*
- PRIORITY ISSUE #5: Preserve/Conserve Existing Physical Neighborhood Landmarks**
- A. Eliminate hindrances to rehabilitation.
 - 1. *Develop incentives to encourage occupancy of older buildings, such as tax incentives for owners who occupy or businesses that lease space in older buildings.*
 - 2. *Develop a lower fee for building permits for rehabilitation than for new construction.*
 - 3. *Exempt owners of properties that follow design guidelines from building permit fees.*
 - 4. *Offer owners incentives for renovating buildings in conformance with design guidelines.*
 - 5. *Promote shared off-street parking.*
 - 6. *Develop or adapt a building and maintenance code for older buildings based on proven models in other communities.*
 - 7. *Publish a newsletter to market older and historic properties.*
 - C. Ensure the protection of significant neighborhood landmarks such as the AME Church, New York School, etc.
 - 1. *Pursue designation of significant neighborhood landmarks to the National, Kansas and/or Lawrence register of historic places*
 - 2. *Develop reuse strategies for significant neighborhood landmarks that are not being utilized.*
 - D. Establish support programs for residential, commercial and institutional property owners.
 - 1. *Use the Main Street Model to assure commercial design is compatible with the historical character of the neighborhood.*
 - 2. *Assign a planning staff member to assist owners in developing financing strategies for rehabilitation and for codes compliance.*
 - 3. *Assemble a "tool kit" of existing federal, state and local funding and incentive programs that are applicable to East Lawrence; and provide funding for a neighborhood association coordinator with experience in developing financing strategies for rehabilitation and codes compliance using available incentives.*
 - E. Encourage public agencies to occupy, rehabilitate and maintain historic buildings.
 - F. Establish Design Guidelines to protect neighborhood character.



East Lawrence Neighborhood Plan
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Lawrence, Kansas 66044-0708

Through survey results and public meeting results the process to date has concluded that the East Lawrence Plan should focus on these issues:

Develop Effective Code Enforcement - Land Use, Zoning & Housing Issues.

Preserve & Conserve Existing Physical Neighborhood Landmarks.

Protect/Enhance Neighborhood Green-space, Streetscapes and Other Physical Assets.

Support Neighborhood Institutions - Support Neighborhood Programs - Preserve/Retain Activity Centers.

Enhance Pedestrian and Automobile Routes.

Do you agree? How should these goals be accomplished? - **MAKE YOUR OPINIONS KNOWN- COMPLETE THE ENCLOSED SURVEY.**

Nobody knows the neighborhood better than you. You are one of the experts. We want the advice of experts. Tell us what you think.

The East Lawrence Plan is close to being completed. But *we need your feedback* to try and make sure the plan meets the needs of all residents, property owners, business owners, and interested parties.

This mailing serves two functions:

- 1) Acts as a report to tell you what has been developed to date.
- 2) Acts as a survey to find out:
 - a) How you feel/react to what has been developed; and
 - b) To give you the opportunity to provide additional input into the East Lawrence Neighborhood Plan



Workshop #3 participants defining priority issues.

Your help is very important.

The final document, The East Lawrence Neighborhood Plan, will be a guide for the future of the East Lawrence Neighborhood. It will assist the neighborhood, the City of Lawrence and neighborhood institutions in determining what should be kept as it is and what should be changed to make the neighborhood a better place.

COMPLETE THE ENCLOSED SURVEY:

*CONFIRM THE SURVEY AND WORKSHOP RESULTS,
DETERMINE HOW TO ACCOMPLISH THE PRIORITY ISSUES,
PROVIDE ADDITIONAL INPUT ON THE EAST LAWRENCE PLAN.*

PLEASE RETURN SURVEY RESPONSES BY JANUARY 20, 2000.

**EAST LAWRENCE SURVEY
PRIORITY ISSUES AND “IMPLEMENTATION TOOLS” - ACTIONS**

The following are the “implementation tools” or actions most commonly chosen to achieve the specific priority issue. If you believe that the implementation tool or action is an appropriate action to achieve the Priority Issue - then, check “ Appropriate action” . If you think the proposed tool is not appropriate action then check “ Not an appropriate action.” At the end of each issue section is space to include any additional tools you believe are important in achieving the priority issue.

PRIORITY ISSUE #1: Enhance Pedestrian and Automobile Routes

Most commonly chosen implementation tools to achieve priority issue.

Reduce the existing 30-MPH speed limit on residential streets to 20-MPH.

- Appropriate action Not an appropriate action

Identify streets and sidewalks to be restored to brick to serve as a transition to the neighborhood and a means to enhance neighborhood character.

- Appropriate action Not an appropriate action

Designate and sign a truck route to protect pedestrians and brick streets.

- Appropriate action Not an appropriate action

Increase street and alley lighting to make neighborhood more pedestrian friendly.

- Appropriate action Not an appropriate action

I believe that the following other tool(s) would better assist the neighborhood in meeting this priority issue. See page 1 of the yellow flyer for additional tools/actions.

**PRIORITY ISSUE #2: Support Neighborhood Institutions – Support Neighborhood Programs –
Preserve/Retain/Improve Activity Centers**

Most commonly chosen implementation tools to achieve priority issue.

Organize a group of volunteer workers and materials to help fix homes and yards of elderly and/or low-income homeowners.

- Appropriate action Not an appropriate action

Expand public/private temporary shelter and other programs for the homeless.

- Appropriate tool Not an appropriate action

I believe that the following other tools would better assist the neighborhood in meeting this priority issue. See page 2 of the yellow flyer for additional tools/actions.

PRIORITY ISSUE #3: Protect/Enhance Neighborhood Greenspace, Streetscapes and Other Physical Assets.

Most commonly chosen implementation tools to achieve priority issue.

Restore and maintain limestone curbs and hitching posts.

- Appropriate action Not an appropriate action

Create small parks from vacant lots. (Note): There was some feeling that the interest in pocket parks stems from the mistrust of those who would develop houses on the lots to do it in a way that would enhance the neighborhood. Design guidelines may help this situation.)

- Appropriate action Not an appropriate action

Designate wildlife areas on undeveloped land to maintain natural character.

- Appropriate action Not an appropriate action

Develop one or more community gardens. Appropriate action Not an appropriate action

Identify private and public funding sources and develop a schedule for restoring brick streets and sidewalks.

- Appropriate action Not an appropriate action

Purchase the old Sale Barn lot and create a park connecting Hobbs Park with Brook Creek Park – This is the three acre parcel which is adjacent to Hobbs Park on 11th st. It is currently listed for sale as an industrial site.

- Appropriate action Not an appropriate action

I believe that the following other tool(s) would better assist the neighborhood in meeting this priority issue. See page 2 of the yellow flyer for additional tools/actions.

PRIORITY ISSUE #4: Develop Effective Code Enforcement – Land Use & Zoning –Housing Issues

Most commonly chosen implementation tools to achieve priority issue.

Identify problem property owners with multiple and repeat violations and require corrective action to be taken.

- Appropriate action Not an appropriate action

Develop special zoning for older portions of East Lawrence Neighborhood that will respect the original smaller lots and historic architectural styles. Appropriate action Not an appropriate action

Adopt a plan for affordable housing projects that requires remodeling and new construction to be compatible with existing housing in East Lawrence. Appropriate action Not an appropriate action

Implement a city code for rental properties that requires regular inspections to insure that proper maintenance and living conditions are being provided. Appropriate action Not an appropriate action

Pass measures to discourage demolition of historic buildings by neglect.

- Appropriate action Not an appropriate action

Reward property owners for reducing multi-family units when restoring property to single-family use.

- Appropriate action Not an appropriate action

I believe that the following other tool(s) would better assist the neighborhood in meeting this priority issue. See page 2 and 3 of the yellow flyer for additional tools/actions.

PRIORITY ISSUE #5: Preserve & Conserve Existing Physical Neighborhood Landmarks

Most commonly chosen implementation tools to achieve priority issue.

Develop a building permit fee schedule that charges lower fees for remodeling projects than for new building construction. Appropriate action Not an appropriate action

Maximize financial incentives by combining them together to address the preservation, rehabilitation and



conservation of the character of East Lawrence:

- a. for rehabilitation of residential property
Examples: Property Tax Reduction or Abatement, Community Development Block Grant Funds, Revolving Loan Fund for Housing Code Compliance, Revolving Loan Fund for Rehabilitation and Sale of problem properties, Emergency Stabilization Loans, Design Assistance, State/Federal Housing and Tax Credit Programs
- b. for rehabilitation of commercial properties
Examples: Tax increment financing, Rehabilitation Loan Corporation programs, Parking Benefit District, Commercial Façade Rebate Program, etc.
- c. for rehabilitation of institutional buildings such as AME Church, Social Service League, etc.
Example: Emergency Stabilization Loans, Federal Preservation Tax Credits, Federal Preservation Grant in Aid programs

Appropriate action Not an appropriate action

Aim Federal block grants toward projects that improve and maintain the character of the neighborhood.

Appropriate action Not an appropriate action

Revise appraisal policies for older properties in order to encourage rehabilitation (remodeling) and remove the incentive to neglect or demolish.

Appropriate action Not an appropriate action

Establish a "Bureau of Home Improvement" to serve as a clearinghouse for expertise and equipment for home improvement activities.

Appropriate action Not an appropriate action

I believe that the following other tool(s) would better assist the neighborhood in meeting this priority issue. See page 3 of the yellow flyer for additional tools/actions.

CHOOSE WHICH ELEMENTS OF DESIGN GUIDELINES WILL BEST PROTECT THE UNIQUE CHARACTER OF THE EAST LAWRENCE NEIGHBORHOOD.

In addition to the preceding "implementation tools" - actions, participants identified one implementation tool more frequently than any other – the creation of Design Guidelines to help protect the unique character of East Lawrence.

The following are approaches to design guidelines that other communities have used.

Please place an "x" by as many of the items that you believe should be included any design guidelines for the East Lawrence Neighborhood.

- A. Design Guidelines should address one or more of the following:
 - Paint colors.
 - Landscaping.
 - Ensure compatibility of additions or alterations to the proportion, scale and size of the existing building.
 - Require when possible, repair rather than replacement of important architectural features. Replacement materials should match the original in composition, design, and texture.
 - Prohibit if possible the removal or alteration of distinctive architectural features or materials.
 - Respect changes that have taken place over time that are evidence of the development of the building/structure and environment.
 - Promote preservation of examples of skilled craftsmanship.
 - Ensure that new additions or alterations leave the essential form and integrity of the original building unimpaired.
- B. Regarding alterations and/or additions to buildings in East Lawrence over 50 years of age —
 - Design Guidelines should apply to all properties over 50 years in age.
 - Design Guidelines should only apply to properties or areas which are listed on or determined eligible for listing on the National Register of Historic Places.

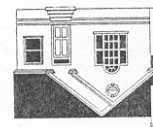
- Design Guidelines should be advisory only.
 - Design Guidelines should be required for properties/property owners that receive incentives.
 - Design Guidelines should be legally binding (i.e. designated by ordinance for properties listed as a landmark, historic district, or conservation district) and be reviewed by city preservation staff.
 - Only if 50% of the property owners petition to have binding guidelines and review.
 - Only if 60% of the property owners petition to have binding guidelines and review.
 - Only if 75% of the property owners petition to have binding guidelines and review.
 - Design Guidelines should be legally binding (i.e. designated by ordinance for properties listed as a landmark, historic district or conservation district) and require review by the Lawrence Historic Resources Commission.
 - Only if 50% of the property owners petition to have binding guidelines and review.
 - Only if 60% of the property owners petition to have binding guidelines and review.
 - Only if 75% of the property owners petition to have binding guidelines and review.
 - Design guidelines should include city-owned property including structures and buildings, sidewalks, streets, landscape elements.
- C. For new construction in East Lawrence design guidelines should address the:
- Appropriateness of materials to what exists in the neighborhood.
 - Appropriateness of scale to adjacent buildings in the neighborhood.
 - Appropriateness of size to adjacent buildings in the neighborhood.
 - Appropriateness of height to adjacent buildings in the neighborhood.
 - Appropriateness of placement and relationship on a lot to existing buildings/structures.
- D. For demolition of buildings in East Lawrence over 50 years of age:
- Guidelines should approve only demolition that has minimal impact on the historic, architectural, cultural, and/ or economic character of the neighborhood.
 - Guidelines should allow demolition only when the cost of rehabilitation is documented to exceed the economic use of the property after rehabilitation, causing a significant hardship upon the owner.
 - Guidelines should not allow "demolition by neglect" i.e. demolition when the property owner has allowed the property to deteriorate and/or failed to meet building maintenance codes.

Thank you for completing the survey. Your opinions will help guide the East Lawrence Neighborhood and maintain its unique character. If you have any questions about the survey or the planning process call Dennis J. Enslinger, City/County Planner, at 785-832-3151.

Please mail response by January 20th. You may also drop the survey off at either the Lawrence Douglas County Planning Office (1st floor) in City Hall, 6 E. 6th Street or at Kansas Key Press, 9th and New Jersey.

TO MAIL BACK: Fold into thirds along the dotted line and tape to secure closed.

East Lawrence Neighborhood Plan
 Lawrence/Douglas County Planning Office
 P.O. Box 708
 Lawrence, Kansas 66044-0708





Section G: Survey II Results

SECTION G – SURVEY II RESULTS

East Lawrence Neighborhood Revitalization Plan - Background Studies

RESPONSE STATISTICS

There were a total of 98 Surveys Returned. The number after each priority issue is the total number of individuals who responded the question.

PRIORITY ISSUE #1: Enhance Pedestrian and Automobile Routes

Most commonly chosen implementation tools to achieve priority issue.

Reduce the existing 30-MPH speed limit on residential streets to 20-MPH. 96

66 stated it was an Appropriate action – 69%

30 stated it was an Not an appropriate action – 31%

Identify streets and sidewalks to be restored to brick to serve as a transition to the neighborhood and a means to enhance neighborhood character. 91

69 stated it was an Appropriate action – 76%

22 stated it was an Not an appropriate action – 24%

Designate and sign a truck route to protect pedestrians and brick streets. 94

58 stated it was an Appropriate action – 87%

9 stated it was an Not an appropriate action – 13%

Increase street and alley lighting to make neighborhood more pedestrian friendly. 91

49 stated it was an Appropriate action – 78%

17 stated it was an Not an appropriate action – 22%

PRIORITY ISSUE #2: Support Neighborhood Institutions – Support Neighborhood Programs – Preserve/Retain/Improve Activity Centers

Most commonly chosen implementation tools to achieve priority issue.

Organize a group of volunteer workers and materials to help fix homes and yards of elderly and/or low-income homeowners. 95

64 stated it was an Appropriate action – 95%

5 stated it was an Not an appropriate action – 5%

Expand public/private temporary shelter and other programs for the homeless. 84

42 stated it was an Appropriate tool – 68%

20 stated it was an Not an appropriate action – 32%

PRIORITY ISSUE #3: Protect/Enhance Neighborhood Greenspace, Streetscapes and Other Physical Assets.

Most commonly chosen implementation tools to achieve priority issue.

Restore and maintain limestone curbs and hitching posts. 86

49 stated it was an Appropriate action – 76%

13 stated it was an Not an appropriate action – 24%

Create small parks from vacant lots. (Note): There was some feeling that the interest in pocket parks stems from the mistrust of those who would develop houses on the lots to do it in a way that would enhance the neighborhood. Design guidelines may help this situation.) 88

47 stated it was an Appropriate action – 69%

17 stated it was an Not an appropriate action – 31%

Designate wildlife areas on undeveloped land to maintain natural character. 91

51 stated it was an Appropriate action – 78%

14 stated it was an Not an appropriate action – 22%

Develop one or more community gardens. 87

58 stated it was an Appropriate action – 87%

5 stated it was an Not an appropriate action – 13%

Identify private and public funding sources and develop a schedule for restoring brick streets and sidewalks. 90

54 stated it was an Appropriate action – 82%

10 stated it was an Not an appropriate action – 17%

Purchase the old Sale Barn lot and create a park connecting Hobbs Park with Brook Creek Park – This is the three acre parcel which is adjacent to Hobbs Park on 11th St. It is currently listed for sale as an industrial site. 90

58 stated it was an Appropriate action – 86%

8 stated it was an Not an appropriate action – 13%

PRIORITY ISSUE #4: Develop Effective Code Enforcement – Land Use & Zoning –Housing Issues

Most commonly chosen implementation tools to achieve priority issue.

Identify problem property owners with multiple and repeat violations and require corrective action to be taken. 98

65 stated it was an Appropriate action – 90%

7 stated it was an Not an appropriate action – 10%

Develop special zoning for older portions of East Lawrence Neighborhood that will respect the original smaller lots and historic architectural styles. 89

57 stated it was an Appropriate action – 89%

6 stated it was an Not an appropriate action – 11%

Adopt a plan for affordable housing projects that requires remodeling and new construction to be compatible with existing housing in East Lawrence. 92

55 stated it was an Appropriate action – 83%

12 stated it was an Not an appropriate action – 17%

Implement a city code for rental properties that requires regular inspections to insure that proper maintenance and living conditions are being provided. 95

54 stated it was an Appropriate action – 76%
14 stated it was an Not an appropriate action – 24%

Pass measures to discourage demolition of historic buildings by neglect. 92

56 stated it was an Appropriate action – 82%
11 stated it was an Not an appropriate action – 18%

Reward property owners for reducing multi-family units when restoring property to single-family use. 84

47 stated it was an Appropriate action – 82%
11 stated it was an Not an appropriate action – 18%

PRIORITY ISSUE #5: Preserve & Conserve Existing Physical Neighborhood Landmarks

Most commonly chosen implementation tools to achieve priority issue.

Develop a building permit fee schedule that charges lower fees for remodeling projects than for new building construction. 92

60 stated it was an Appropriate action – 88%
8 stated it was an Not an appropriate action – 12%

Maximize financial incentives by combining them together to address the preservation, rehabilitation and conservation of the character of East Lawrence: 80

- a. for rehabilitation of residential property
Examples: Property Tax Reduction or Abatement, Community Development Block Grant Funds, Revolving Loan Fund for Housing Code Compliance, Revolving Loan Fund for Rehabilitation and Sale of problem properties, Emergency Stabilization Loans, Design Assistance, State/Federal Housing and Tax Credit Programs
- b. for rehabilitation of commercial properties
Examples: Tax increment financing, Rehabilitation Loan Corporation programs, Parking Benefit District, Commercial Façade Rebate Program, etc.
- c. for rehabilitation of institutional buildings such as AME Church, Social Service League, etc. Example: Emergency Stabilization Loans, Federal Preservation Tax Credits, Federal Preservation Grant in Aid programs

54 stated it was an Appropriate action – 99%
0 stated it was an Not an appropriate action – 1%

Aim Federal block grants toward projects that improve and maintain the character of the neighborhood. 96

64 stated it was an Appropriate action – 91%
6 stated it was an Not an appropriate action – 9%

Revise appraisal policies for older properties in order to encourage rehabilitation (remodeling) and remove the incentive to neglect or demolish. 96

65 stated it was an Appropriate action – 91%
5 stated it was an Not an appropriate action – 9%

Establish a “Bureau of Home Improvement” to serve as a clearinghouse for expertise and equipment for home improvement activities. 87

51 stated it was an Appropriate action – 78%
13 stated it was an Not an appropriate action – 22%

DESIGN GUIDELINES SURVEY RESPONSES.

80 individuals completed the Design Guidelines section of the survey.

- A. Design Guidelines should address one or more of the following:
- Paint colors. - 6
 - Landscaping. - 21
 - Ensure compatibility of additions or alterations to the proportion, scale and size of the existing building. - 44
 - Require when possible, repair rather than replacement of important architectural features. Replacement materials should match the original in composition, design, and texture. - 43
 - Prohibit if possible the removal or alteration of distinctive architectural features or materials. - 46
 - Respect changes that have taken place over time that are evidence of the development of the building structure and environment. - 34
 - Promote preservation of examples of skilled craftsmanship. -54
 - Ensure that new additions or alterations leave the essential form and integrity of the original building unimpaired. -38
- B. Regarding alterations and/or additions to buildings in East Lawrence over 50 years of age —
-
- Design Guidelines should apply to all properties over 50 years in age. - 26
 - Design Guidelines should only apply to properties or areas which are listed on or determined eligible for listing on the National Register of Historic Places. - 29
 - Design Guidelines should be advisory only. -23
 - Design Guidelines should be required for properties/property owners that receive incentives. - 25
 - Design Guidelines should be legally binding (i.e. designated by ordinance for properties listed as a landmark, historic district, or conservation district) and be reviewed by city preservation staff. - 34
 - Only if 50% of the property owners petition to have binding guidelines and review. - 9
 - Only if 60% of the property owners petition to have binding guidelines and review. - 6
 - Only if 75% of the property owners petition to have binding guidelines and review. - 13
 - Design Guidelines should be legally binding (i.e. designated by ordinance for properties listed as a landmark, historic district or conservation district) and require review by the Lawrence Historic Resources Commission. - 25
 - Only if 50% of the property owners petition to have binding guidelines and review. - 7
 - Only if 60% of the property owners petition to have binding guidelines and review. -4
 - Only if 75% of the property owners petition to have binding guidelines and review. - 11
 - Design guidelines should include city-owned property including structures and buildings, sidewalks, streets, landscape elements. - 35
- C. For new construction in East Lawrence design guidelines should address the:
- Appropriateness of materials to what exists in the neighborhood. - 49
 - Appropriateness of scale to adjacent buildings in the neighborhood. - 47
 - Appropriateness of size to adjacent buildings in the neighborhood. - 48
 - Appropriateness of height to adjacent buildings in the neighborhood. - 47
 - Appropriateness of placement and relationship on a lot to existing buildings/structures. - 47

SECTION G – SURVEY II RESULTS

- D. For demolition of buildings in East Lawrence over 50 years of age:
- Guidelines should approve only demolition that has minimal impact on the historic, architectural, cultural, and/ or economic character of the neighborhood. - 33
 - Guidelines should allow demolition only when the cost of rehabilitation is documented to exceed the economic use of the property after rehabilitation, causing a significant hardship upon the owner. - 35
-
- Guidelines should not allow “demolition by neglect” i.e. demolition when the property owner has allowed the property to deteriorate and/or failed to meet building maintenance codes. -39
-

INDIVIDUALS WHO RESPONDED TO THE SURVEY ALSO INDICATED THE FOLLOWING ACTION TOOLS SHOULD BE USED TO ACHIEVE THE PRIORITY ISSUE

PRIORITY ISSUE #1: Enhance Pedestrian and Automobile Routes

- A. Enact measures to slow and reduce through-traffic in East Lawrence
1. *Create a network of opposing one-way streets to discourage through-traffic.* - 2
 2. *Add stop signs along 13th Street to slow traffic.* -6
 3. *Create a 4-way stop at 10th Street and New Hampshire.* - 11
 5. *Expand school zone to include Connecticut.* - 6
 6. *Add signalized crosswalks near schools, Social Service League, and Salvation Army.* - 6
- B. Improve and maintain infrastructure to enhance character of neighborhood.
1. *Develop a neighborhood transportation plan that customizes street and sidewalk dimensions, curb radii, set back requirements and other physical conditions that complement the character of East Lawrence.* - 2
 2. *Require utilities to post bond when work impacts historic streets & sidewalks.* - 5
 3. *Trim trees and bushes to make sidewalks passable.* - 12
 5. *To maintain brick sidewalks, make surplus brick available to property owners.* - 9
 6. *Define pedestrian routes and bike lanes.* - 7

PRIORITY ISSUE #2: Support Neighborhood Institutions & Programs-Preserve/Retain/Improve Activity Centers

- A. Create & manage programs geared toward children, families, elders and other specific groups by identifying funding sources and partnerships in the community
1. *Maximize children’s programming at the East Lawrence Community Center.* - 11
 2. *Open school libraries for after school use.* - 10
 3. *Develop neighborhood-based day-care.* - 6
 4. *Create programs that teach parenting skills.* - 8
 5. *Create eldercare programs.* - 8
- B. Develop partnerships and programs that encourage neighborhood beautification.
1. *Hold semiannual alley/neighborhood clean-up days.* - 12
 2. *Encourage businesses and institutions to “adopt-a-block” for regular clean-ups.* - 9
 3. *Organize an annual “most improved house” contest to encourage renovation.* - 9
- C. Initiate activities that foster neighborhood connection.
1. *Hold annual block/alley parties.* - 13
 2. *Establish a neighborhood business subcommittee to the neighborhood association.* - 2
- D. Publish a neighborhood directory, including “who to call” for services at City Hall. - 9

SECTION G – SURVEY II RESULTS

PRIORITY ISSUE #3; Protect/Enhance Neighborhood Greenspace, Streetscapes and Other Physical Assets

-
- A. Improve and maintain historic infrastructure to enhance character of neighborhood.
 - 1. *Preserve alleys and the historic outbuildings that front onto them.* - 5
 - 2. *Require that the materials of off-street parking areas match street material.* - 0
 - B. Initiate measures that encourage maintenance and enhancement of existing streetscapes, i.e. trees, limestone curbs, etc.
 - 1. *Establish a street-tree inspection and maintenance program that includes a schedule for annual tree-trimming and permitting system for tree removal.* - 9
 - 2. *Plant new street trees to replace those that die.* - 12
-
- 3. *Offer tree-trimming services to low-income property owners.* - 13
 - 4. *Improve and maintain plantings (shrubs, perennials) in public easements and alleys.* -10
-
- 5. *Encourage shared gardens and interior parks in backyards and along alleys.* - 5
 - 6. *Improve greenspace buffers between residential areas and commercial and industrial areas.* - 7
 - 7. *Provide dumpsters for semiannually disposal of yard waste/large household trash items.* - 8
 - 8. *Encourage yard maintenance by increasing fees for City clean-up and mowing of lots.* - 7
 - 9. *Designate qualified streetscapes as historic resources on the National, Kansas or Lawrence register of historic places.* - 9
 - 10. *Enact a “pooper-scooper” law to encourage clean-up after pets.* - 8
 - 11. *Eliminate on-street parking.* -4
- c. Enhance public and semi-public areas including greenspace.
 - 1. *Develop additional recreational facilities in public parks (such as tennis courts).* -1
 - 2. *Encourage a land set-aside program for new industrial development.* -3

PRIORITY ISSUE #4: Develop Effective Code Enforcement – Land Use & Zoning - Housing Issues

- A. Tailor codes and zoning to recognize the unique character of East Lawrence.
 - 1. *Reevaluate property maintenance codes and develop enforcement guidelines specific to the neighborhood.* -4
 - 2. *Develop commercial and residential building and fire codes for East Lawrence buildings over fifty years of age based on models adopted in other communities.* - 4
 - 3. *Develop model zoning and building codes that allow multiple uses.* - 3
 - 4. *Tailor new subdivision regulations to mirror existing patterns in East Lawrence with regard to required site improvements, minimum lot sizes, street width, provision of alleys.* - 3
 - 5. *Encourage sensitive development of vacant parcels of land.* - 5
 - 6. *Add historic restoration and rehabilitation to 804 Architectural Student Projects.* - 7
- B. Identify resources for assisting property owners with code compliance prior to implementing/revising regulations. - 3
- C. Offer low-income property owners grants and/or low-interest loans for minor home improvements in conjunction with inspections. - 10
- D. Develop neighborhood resources to assist in minor home repair/rehabilitation projects. - 12
- E. Offer a free paint program. - 6
- F. Provide additional time to correct code/maintenance problems.
 - 1. *Conduct a housing survey to document condition of properties in East Lawrence to provide information for targeting of incentive programs.* - 4
 - 2. *Provide for large-item pick-up on a seasonal basis.* - 6
 - 3. *Provide neighborhood trash cans and ensure they are emptied regularly.* - 3
- G. Routinely inspect railroad right-of-way during mowing season and regularly notify and enforce compliance with Property Maintenance Code. - 2
- H. Implement a “Community Code Enforcement” similar to Community Policing concept, particularly as it relates to enforcement personnel. - 1
- I. Create a Code Enforcement Task Force that could involve all or some of the following individuals, the Police Department, Prosecutor/Municipal Judge, Code Enforcement Officers, Social Service

SECTION G – SURVEY II RESULTS

Agencies, churches, and neighborhood representatives to review the current process for identification, citation and punishment of code violators; and to create a new process for increasing the number of contacts and compliance utilizing neighborhood resources to assist. - 1

- J. Address neighborhood concerns about rental housing.
 - 1. *Develop financing mechanisms that encourage single-family home ownership, especially by low to moderate-income families/individuals.* - 8
 - 2. *Create a neighborhood preservation overlay to encourage the retention of single-family uses and limit the conversion of single-family homes into multi-family dwellings.* - 5
 - 3. *Strictly enforce codes issues on rental properties.* - 4
 - 4. *Develop a clear understanding of Section 8 guidelines and develop an inspection program.* - 2
 - 5. *Implement a City Code for rental occupancy and provide regular inspections of rental property.* - 5
- K. Develop measures that encourage the peaceful coexistence of different neighborhood uses (single-family, multi-family, institutional, commercial, and industrial).
 - 1. *Develop a model zoning ordinance and building codes that allow mixed uses.* - 4
 - 2. *Define and preserve buffers around the residential areas of East Lawrence.* - 3
 - 3. *Define areas suitable for new commercial uses in East Lawrence.* - 3
 - 4. *Incorporate institutional and commercial development plans into the neighborhood plan.* - 3
 - 5. *Develop incentives that make it attractive for artists to work and live in East Lawrence.* - 2
 - 6. *Develop a code for home-based businesses concerning parking, noise and trash removal.* - 2

PRIORITY ISSUE #5: Preserve/Conserve Existing Physical Neighborhood Landmarks

- A. Eliminate hindrances to rehabilitation.
 - 1. *Develop incentives to encourage occupancy of older buildings, such as tax incentives for owners who occupy or businesses that lease space in older buildings.* - 7
 - 2. *Develop a lower fee for building permits for rehabilitation than for new construction.* - 7
 - 3. *Exempt owners of properties that follow design guidelines from building permit fees.* - 4
 - 4. *Offer owners incentives for renovating buildings in conformance with design guidelines.* - 5
 - 5. *Promote shared off-street parking.* - 5
 - 6. *Develop or adapt a building and maintenance code for older buildings based on proven models in other communities.* - 4
 - 7. *Publish a newsletter to market older and historic properties.* - 3
- C. Ensure the protection of significant neighborhood landmarks such as the AME Church, New York School, etc.
 - 1. *Pursue designation of significant neighborhood landmarks to the National, Kansas and/or Lawrence register of historic places.* - 9
 - 2. *Develop reuse strategies for significant neighborhood landmarks that are not being utilized.* - 6
- D. Establish support programs for residential, commercial and institutional property owners.
 - 1. *Use the Main Street Model to assure commercial design is compatible with the historical character of the neighborhood.* - 6
 - 2. *Assign a planning staff member to assist owners in developing financing strategies for rehabilitation and for codes compliance.* - 5
 - 3. *Assemble a "tool kit" of existing federal, state and local funding and incentive programs that are applicable to East Lawrence; and provide funding for a neighborhood association coordinator with experience in developing financing strategies for rehabilitation and codes compliance using available incentives.* - 6
- E. Encourage public agencies to occupy, rehabilitate and maintain historic buildings. - 5
- F. Establish Design Guidelines to protect neighborhood character. -6

The following are comments were received from survey respondents.

Priority Issue # 1 Comments: Enhance Pedestrian and Automobile Routes.

- Reduce speed on selected residential streets. Leave Connecticut at 30 mph.
- A whole neighborhood transportation plan for streets seems necessary.
- See people drive more carefully.
- Don't put truck route down the smaller roads – Keep it on Connecticut, Haskell, 13th etc.
- Look at traffic calming ideas along Connecticut Street. This would be better than 4-way stops.
- Add stop signs to Connecticut Street.
- Need street-light at the corner of 10th and NJ near New York School.
- Sometimes wreckers and City trucks drive to fast.
- Trucks need access to businesses and to residences (eg. Trash trucks. Postal and delivery vans). Efforts to make streets unfriendly to vehicles are counter-productive and unnecessarily costly.
- Clearly mark truck routes.
- Truck routes need to be decided with neighborhood input.
- The large digital speed indicator helps to slow people down.
- I also think those accountable for impassible sidewalks should be held accountable.
- Brick sidewalks need repair work and maintenance.
- Repair sidewalks and ramps to make it easier to walk and push strollers.
- Use brick streets to slow down traffic.
- Repair and maintain existing alley ways
- Repair streets and potholes.
- Do not restore brick streets. (4)
- Improve concrete sidewalks. (3)
- Connect sidewalks that dead-end (like the NE corner of 15th and New York.)
- Repair gutters and curbs.
- Need better crosswalks and markings especially on Connecticut Street.
- Leave streets paved.
- No additional lighting. We like to see the stars and the sky.
- Build East Lawrence By-Pass. (2)
- Safety and security are much more important than brick streets. I do not want any of my money going to brick streets.
- Use traffic calming techniques.
- Alley lighting would encroach on my personal space.
- Fix brick streets for “speed control.”
- Fix houses to make neighbor's appearance look better.
- Remove weeds from existing brick sidewalks.

Priority Issue #2 Comments: Support Neighborhood Institutions & Programs – Reserve/Retain/Improve Activity Centers.

- Sponsor neighborhood garage sale.
- Would like to see an activity center for neighborhood children.
- Daytime programs and areas for preschool aged children at Recreation Center or other locations.
- Get a city-wide curbside recycling program.
- No one in town should homeless. Anyone can get a job and low income housing.
- We own our houses so if they are dangerous than it is not anyones concern but ours.
- Keep schools open longer and use for other activities. (3)

SECTION G – SURVEY II RESULTS

- Employ homeless in implementing tools for advancing specific priority issues.
- Employ homeless in implementing tools for advancing specific priority issues.
- I would like to concentrate energies on other issues (other than expanding public/private temporary shelter programs for the homeless). This should be a city issue.
- Although homelessness may need to be addressed – I don't think this the appropriate forum. I would rather see the promotion of youth activities after school, block parties, etc.
- Do not close local schools – invest in improving schools to the same level as newer Lawrence Schools.
- ELIA should work with community to encourage social services all over town.]
- Find a way to inspire and encourage residents to take pride in their yards and make necessary improvements.

Priority Issue #3 Comments: Protect/Enhance Neighborhood Greenspace, Streetscapes and other Physical Assets.

- Lots of green- nature is always good.
- More Greenspace.
- Yes: more open space, gardens, parks, natural areas.
- Greenspace needs to be preserved.
- Encourage landscaping and planting both along streets and alleys.
- Parks in this part of town are nice. Maybe more landscaping could be done.
- Neighborhood youth groups could utilize empty lots for gardening projects – they could raise plants/produce for sale or home use. My maintaining a garden plot the youth would learn life skills as well as a sense of pride of ownership in the neighborhood.
- Promote the exchange of flowering plants and shrubs throughout neighborhood where excess plants occur through regular gardening maintenance. ie. Thinning of bushes and bulbs.
- Offer gardening/landscaping workshops.
- Believe we should have individuals/groups to take care of some of the green space areas and create blooming areas such as an All American Rose Garden.
- Yes: single-family housing, preserve historic architecture.
- Stop Tree Cutting.
- Do not eliminate on-street parking.

Priority Issue #4 Comments: Develop Effective Code Enforcement – Land Use & Zoning Housing Issues.

- I believe that implementing a code for rental properties would reduce the availability of low-cost housing.
- Enforcement of signage needs improvement.
- Rental properties definitely need to be addressed through inspections, or fines. Many houses are in terrible condition.
- Stronger enforcement of littering would improve appearances.
- Too many laws will harm your freedom to do and live as you wish.
- Have someone who is designated to be the person you can call to make a complaint (anonymous) about a neighbor's living that is disturbing you. Designated complaint caller: DCC)
- Actions listed under Issue #4 are aimed at punishing landlords and in some cases homeowners. The last item suggest a reward yet by reducing multi-family to single the reward will be less return. One possible incentive would be to have a property tax frozen for say 5 years, not reduced but fixed, for property improvements that comply with design guidelines.
- Please try not to be too heavy handed regarding code enforcement.
- Remove unsightly signage.

SECTION G – SURVEY II RESULTS

- We also need better enforcement of existing laws.
- We need to request enforcement of the Noise Ordinance.
- Noisy neighbors force families to move and lead to neglect.
- Better inform residents of housing maintenance and improvement programs available – May require door to door/ person to person contact.
- I oppose any new codes specific to East Lawrence.
- Most critical is to encourage return of properties to owner-occupancy.
- Add historic restoration and rehabilitation to 804 Architecture Design Studio projects.
- New yellow/orange house should not have been built. It does not fit in with the rest of the neighborhood. It is an eyesore.
- No more regulations or intrusions upon property owners. Please encourage, advise, or assist with volunteers.

Priority Issue #5 Comments: Preserve & Conserve Existing Physical Neighborhood.

- "Bureau of Home Improvement" would need to know more on this, who is involved not just another job assigned to overworked neighborhood association.
- License landlords and enforce ordinance.

Miscellaneous Comments:

- Have a space in the newsletter where people can write about improvements they have made to their house.
- Don't move house in 900 block of Pennsylvania to Hobbs Park.
- No design guidelines. (2)
- Why should there be a fee for remodeling?
- Property owners should not be penalized by taxation for improving their properties.
- Appreciate all of your work.



Section H: East Lawrence History

SECTION H - HISTORY OF EAST LAWRENCE

East Lawrence Neighborhood Revitalization Plan - Background Studies

SECTION H - HISTORY OF EAST LAWRENCE

Adapted from the *Draft Old Town East Lawrence Neighborhood Plan* presented to the Lawrence/Douglas County Planing Commission, September 25, 1995.

In the 1930s the Federal Writers Project of the Works Progress Administration described Lawrence as "having the atmosphere of a nineteenth century New England town with brick paved streets, low retaining walls, broad landscaped lawns and old mansions of brick and stone." Unfortunately, this popular image is deceptive, ignoring a history that is far more diverse and significant than that of a colonial American culture transferred to the Kansas plains.¹

Lawrence's oldest, most ethnically and economically diverse neighborhood is East Lawrence. Representing the residential development from the settlement period to the middle of the twentieth century, East Lawrence is filled with readily identifiable examples of the city's social, economic, political and cultural history. Its unique and vernacular historic architecture, much of which dates to the late nineteenth century reflects that of a predominantly working class, ethnically diverse neighborhood. Early residents were the carpenters, craftsmen, laborers who built the houses and business places in East Lawrence, Downtown, old West Lawrence and other neighborhoods. World famous poet and author Langston Hughes resided in East Lawrence for a significant portion of his childhood. The neighborhood contains one of the city's oldest extant houses, the Eldridge Residence at 945 Rhode Island built in 1857, as well as many other surviving structures of the infamous raid by Quantrill's bushwhackers in 1863.

Today, East Lawrence continues to reflect its past and is recognized as a historic neighborhood containing a unique collection of architectural and cultural landscape resources. It is a vibrant neighborhood with growing community pride and is unique among Lawrence neighborhoods for its ethnic and economic diversity. Unfortunately, deteriorating housing stock and infrastructure and encroaching development threaten the neighborhood's future. The neighborhood and the city face a unique challenge to merge the past with the future. As a diverse neighborhood containing a variety of historic resources, conservation, renovation and preservation of the existing building stock, streetscapes and character defining elements is a goal supported by a large percentage of neighborhood residents. At the same time, the thriving Downtown business area, that remains the heart of the city, borders the neighborhood. Residents and property owners of East Lawrence find themselves in the delicate position of preserving the neighborhood's history and quality of residential life while supporting the inevitable changes necessary to keep the neighborhood and the city a healthy, thriving community.

Settlement Period (1854-1863)

Established in September 1854, the town of Lawrence grew rapidly during its first decade. The first settlers came from the Border States north of the Ohio River, Europe, New England, and joined native Americans and African Americans.

East Lawrence's strategic location made it one of the principle districts of development during Lawrence's early history. Despite being surrounded by major transportation routes—Massachusetts on the west, the river to the north and the railroad to the east—East Lawrence's early residential, commercial and industrial development did not become established until after the Civil and Border wars ended in 1864. Also influencing building patters was the Lane-Jenkins Claim dispute that limited the ability to purchase land with a clear title.

The lack of sewers, poor sanitation habits and elevation of the original townsite, earned East Lawrence its first name "The Bottoms." Residents perceived East Lawrence as unhealthy to live in,

1 Ambler, Cathy. "Identity formation in the East Lawrence Neighborhood," Lawrence, Kansas: University of Kansas. 1991), p. 15.

SECTION H - HISTORY OF EAST LAWRENCE

and lacking a safe water supply. Additionally, Quantrill's raiders murdered a significant portion of East Lawrence residents along with residents of the rest of Lawrence, reducing the population of the neighborhood. The route of the raid and infamous sacking of Lawrence that August day in 1863, can still be physically traced through East Lawrence to the other historic neighborhoods, including Downtown, Old West Lawrence, Pinckney, and Oread. The settlement problems and physical characteristics that contributed to East Lawrence's early identity are clearly reflected in the 1865 tax records: vacant land was valued at \$2 per lot in East Lawrence and \$5 per lot in West Lawrence.

City Building Period (1864-1873)

The post-war era marked by the establishment of a railroad line to Lawrence in 1864 ushered in a period of robust growth. This brief period in the city's history began with the completion of the rail line and the rebuilding of the town after Quantrill's raid. The era ended with the national economic panic of 1873. The advent of the railroad, development of agriculture in the surrounding region, and commercial growth typified the town during this period.

This period of development is the most significant in terms of establishing the image of East Lawrence as a mixed-ethnic, working-class neighborhood. Lawrence's increase in population from 1,645 in 1860 to 8,320 in 1870, and its designation as the "Head City" (freight terminal for goods going west), combined to aid Lawrence's development as a significant manufacturing center. Because of its strategic location near river and rail lines, almost all of the major manufacturing facilities located in the what is today the of East Lawrence neighborhood. Among the industries that located in the neighborhood were shirt, chemical, plow, carriage and wagon, soap, basket and furniture factories along with woolen and flourmills.

The location of the manufacturing facilities in East Lawrence secured its identity as a working-class neighborhood. Men and women could easily walk from their homes and boarding houses to their jobs on Massachusetts Street and the booming industrial area along the river's edge. As noted by local historian Paul Caviness, most individuals lived no more than three to four blocks from their employment.ⁱ The pedestrian nature of the neighborhood proved inviting to small grocery stores and local social institutions and churches.

A good indicator of the number and variety of ethnic groups which resided in East Lawrence can be found in the variety of church and social institutions formed during this period. By 1873, the city directory lists the following churches: German Evangelical, Swedish Lutheran, English Lutheran and African Methodist Episcopal. In addition, the Turnverein Hall, a German-American social club and gymnasium, remains one of the monumental structures in the neighborhood.

As historian Cathy Ambler notes, this ethnic and working class background did not ennoble East Lawrence's image to residents of other neighborhoods of Lawrence with social and economic aspirations. The newspapers also played a role in fostering a disparaging image of East Lawrence. While members of the local press constantly make recommendations for improvements in West Lawrence, the newspapers usually focused on the poor living conditions, problems with ethnic groups and the lower standard of living when addressing the needs of East Lawrence. The cultural prejudices towards ethnic populations as well as the perception of East Lawrence as an inferior middle- and working class neighborhood, continued in subsequent decades.

Agricultural and Manufacturing Period (1874-1899)

Rapid growth in Lawrence came to a halt with the nationwide recession, known as the Panic of 1873. Because of its dependence on the rail lines Lawrence felt the effect of the collapse of the railroad bond market. The residents of East Lawrence who depended on regional transportation of manufacture goods and supplied the labor for manufacturing and shipping concerns, in particular felt the effects of the market's collapse. Adding to the economic decline was the decay and eventual demolition of the main railroad bridge across the Kaw River (the LLG Bridge) in the 1880s. Many of the manufacturing plants vital to the neighborhood went out of business, including the largest

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employer, the Consolidated Barbed Wire Company. Closing in 1899, Consolidated Barbed Wire, founded in 1878, established Lawrence as the "Barb Wire Capital of the West" and employed over 375 individuals. , Although a few smaller manufacturing firms provided some degree of stability, the lack of employment opportunities led many residents to leave East Lawrence for more secure communities or new opportunities. Many residential structures became vacant and began to decay. By 1899 Lawrence's business community and residents abandoned their dream of establishing Lawrence as a great industrial city.

University Town Period (1900-1945)

As the city's economic focus changed to support the growing University of Kansas, West Lawrence saw an influx of population and investment, while East Lawrence saw little or no investment. Two major neighborhood investment initiatives came toward the end of this period with the construction of a new New York School facility in 1934 and the construction of a German prisoner-of-war camp in 1944.

The detrimental image of East Lawrence as a deteriorating and economically unstable area continued to plague the neighborhood. The perception can be documented in both the *Lawrence Social Survey* (1917) and the *1930 City Plan*, which again defined East Lawrence as the "Bottoms." The movement from the neighborhood to other areas of town reinforced negative perceptions. In 1936, the Social Service League moved its thrift store to its present location on Rhode Island Street. As older immigrants began to die and new residents joined the first settler's children, the social activities and shared cultural ties of the previously close knit East Lawrence community disappeared

Post-War Period (1945-1970) From the 1940s through the 1960s, while the rest of Lawrence grew, changed and prospered, East Lawrence remained essentially the same. The only major civic investment in the neighborhood was the construction of the municipal baseball park at 11th and Delaware streets in 1948 in the futile hope of attracting minor league baseball team to Lawrence. The perception of East Lawrence as the "bottoms" continued well into the 1970s. The *Lawrence Area Neighborhood Analysis* (1972) ranked East Lawrence as one of the City's major areas of blight.

A number of elements contributed to the increasing decline of the neighborhood, including the City's lack of maintenance of existing infrastructure. However, the establishment of multi-family zoning, despite the overwhelming single-family use up to 1966, and the decrease in the number of owner-occupied dwellings were the major contributors to the steeper decline of the neighborhood.

Rebirth (1970-1999)

The last 25 years of East Lawrence's history brought change to the neighborhood's self-image and community spirit. As long-time residents died, the lower cost of housing encouraged both an influx of younger residents and rental-housing investors, causing a decline in the owner-occupancy rate from 1979 to the present. The social and political changes of the late 1960s and the early 1970s, the Civil Rights movement, the anti-war movement and increased community activism involved many East Lawrence residents. Activists established Afro-House (946 ½ Rhode Island), a safe haven for African-Americans working for civil rights in Lawrence, on East 10th Street. Galvanized by a proposal to develop a major transportation loop through the heart of the neighborhood (the Haskell Loop), residents reformed the neighborhood association (the East Lawrence Improvement Association), founded Penn House and the East Side Community Grocery. These new organizations together with the neighborhood's commitment to improving the neighborhood created a renewed sense of community.

The Present (2000)

Today, East Lawrence continues to seek an increase in community spirit and in the quality of neighborhood life. The neighborhoods distinct identity and preservation are beginning to be recognized as vital to the further well being of the rest of the city. A walk through the streets of East Lawrence is a step back in time – homes that survived Quantrill's Raid, the mansions of Lawrence's

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East Lawrence Neighborhood Revitalization Plan - Background Studies

late nineteenth industrial magnates, the quiet streets of an early-twentieth-century university town, the effects of the post-war boom -- all within walking distance of the equally historic Downtown and Old West Lawrence neighborhoods. East Lawrence's physical and historical heritage is a valuable resource of Lawrence, joining the city's other historic neighborhoods, its natural beauty, infrastructure and people as assets to be protected and nurtured. The City must recognize this economic and cultural asset and work with the property owners and residents to develop a plan to strengthen, preserve and enhance the neighborhood as a unique element that enhances the economic and cultural diversity of all of Lawrence.
