

Memorandum
City of Lawrence
Planning Department

TO: Mike Wildgen
FROM: Comprehensive Plan Committee of the Lawrence/Douglas Co. Planning Commission
CC: David Corliss
Debbie Van Saun
Sheila Stogsdill
Date: January 5, 2005
RE: Critical Issues to be considered in the Southeast Area Plan

Please include the following item on the City Commission goal setting retreat agenda:

The Comprehensive Plan Committee of the Lawrence/Douglas County Planning Commission has identified the following issues as being critical to the successful development of the Southeast Area. With this in mind, we respectfully submit the following topics for consideration and resolution by the City Commission if it opts to engage a consultant and/or rely upon the Comprehensive Plan Committee for the development of the Southeast Area Plan.

1. Transportation

Major transportation routes need to be identified and developed to support any proposed development in the Southeast Area. If these routes are not identified or development of them is delayed, excessive pressure (i.e., traffic congestion, accident rates, maintenance requirements, and the like) on the existing road network in Southeast and East Lawrence will result. The Transportation Advisory Committee (TAC) is currently working to update Transportation 2025, Lawrence and Douglas County's Long Range Transportation Plan. This update is to be complete in 2007 and will address the concerns below. Among the critical transportation issues that need to be addressed are:

- a. The 31st Street corridor should be developed to move traffic to the west.
- b. The SLT or Eastern Bypass should be completed to move traffic through the Southeast Area.
- c. The status of Franklin Road interchange should be examined and resolved.
- d. A timeline for the road infrastructure improvements should be developed.
- e. The 6th, 11th and 23rd Street corridors should be protected from increased traffic flow caused by Southeast Lawrence development.

2. Farmland/Industrial Development

Development involving the Farmland site will play a critical role in the economic future of the community. Furthermore, Farmland site development will have a direct impact on what happens in Southeast and East Lawrence. Consequently, the following issues needed to be addressed:

- a. A timeline for development of the Farmland property should be prepared and adopted.

- b. The amount of industrial land required for economic development should be identified.
 - c. The time frame of when the industrial land is needed should be identified.
- 3. Affordable Housing
Lawrence/Douglas County is in critical need of affordable housing. Development of the Southeast Area in particular provides the opportunity to create and implement an affordable housing strategy.
- 4. City Services
There are several key issues involving City Services that need to be addressed, among them:
 - a. Wastewater. Issues to examine and resolve include:
 - i. Whether developers will pay for temporary, and eventually permanent, wastewater lines until the completion of the Wakarusa Wastewater Facility.
 - ii. Identification of the available wastewater system's capacity.
 - iii. Determination of what the current wastewater system can handle relating to the additional load from the Southeast Lawrence development.
 - b. Police and Fire Protection.
 - i. Whether the Community has the ability to provide police and fire protection to newly developed areas.
 - c. Public schools.
 - i. It has been determined that the Lawrence Public School District will not provide additional schools to support growth in this area.

The Comprehensive Plan Committee of the Lawrence/Douglas County Planning Commission is submitting this letter to the City Commission in response to the Commission's desire to move forward with the Southeast Area Plan. It is also our goal to see the successful completion of the Southeast Area Plan and the start of development in this area.

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