

HOP District Plan

Lawrence/Douglas County Planning Office
Approved May 10, 2005

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The City of Lawrence

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Executive Summary

In June of 2004, the Hillcrest, Old West Lawrence and Pinckney Neighborhood Associations jointly requested a plan for an 18 block section that includes a portion of each of the neighborhood associations. This district plan was named the HOP (Hillcrest, Old West Lawrence, and Pinckney) District Plan to acknowledge each of the neighborhood associations that jointly requested creation of the plan.

The boundaries of the HOP District are: W. 5th Street to the north, W. 7th Street to the south, California Street to the west, Alabama Street to the east including contiguous properties within 100' of such boundaries. [See Map 1-1] The district contains approximately 103 acres and was rezoned in 1966 as part of a new zoning ordinance. In early history, US Highway 40 was located one block to the south along W. 7th Street. In the 1950's the highway was realigned to W. 6th Street because of the evolving auto orientated businesses. As a result of this, the traffic volumes have continuously climbed, further feeding the auto orientated business development and increasing traveled speeds. Traffic has also increased with the city growing to the south and west. This has caused the district to be neglected and has rendered surrounding residential and historic neighborhoods increasingly fragile.

This district is in need of redevelopment. Property owners in the three neighborhoods would like to preserve and improve the eclectic and historic character by protecting and enhancing existing single-family residential neighborhoods, revitalizing commercial neighborhoods, encouraging compatible mixed-use development, improving the district as a gateway to the downtown, and emphasizing it as an entryway to Lawrence Memorial Hospital. As a background for this district plan, the neighborhood representatives have set goals and the planning staff has done an updated land use inventory for the area.

Recommendations

As the HOP District redevelops, the adjacent neighborhoods would like to see redevelopment projects designed to protect the eclectic and historic gateway character of the HOP District. In particular, the neighborhood would like to preserve existing single-family housing and revitalize the commercial W. 6th Street corridor. The neighborhoods would also like to see commercial property convert back to uses that would serve and enhance the surrounding neighborhood. They would like new uses to complement the medical uses that have developed near the hospital. Recommendations on how to implement these goals are presented below.

1. Design Guidelines to Protect and Enhance Eclectic and Historic Character

It is recommended that a task force be created. This task force would create design guidelines and an overlay district(s) for the HOP District similar to those created for the downtown. The design guidelines should include elements with specific guidance on: transitional design, landscaping, outdoor lighting, aesthetics, curb cuts (minimization), pedestrian connectivity, parking, massing, building type, site layout, building orientation, building setbacks, traffic generation and flow patterns, density caps and historic resources.

2. Zoning Update to Reflect Use

It is recommended that a task force be created to review and work with affected property owners in the three identified zoning areas. [See Map 4-1] The neighborhoods have identified the three areas because of the concerns regarding the compatibility of the existing outdated zoning with current character and uses, the preservation of single-family homes, and the application of zoning buffers between uses. The identified areas should be revised to reflect these issues where possible.

There is a predominance of single-family detached dwellings in multiple-family residential and commercial zoning districts. [See Table 2-5] Preservation of single-family detached dwellings in RS zoning districts is a high priority. Where possible and consistent with the plan's goals, properties abutting the commercial zones should be a form of mixed use, multiple-family residential, and office uses and zonings. This will provide a progression from low to medium density residential to the commercial uses. It is recommended that these examinations be done in collaboration with the affected property owners.

3. Promote District as a Medical Entryway and Promote District as a Gateway to Downtown

It is recommended that a task force be created to work with the promotion of the district as a medical entryway and to work to promote the district as a gateway to downtown.

Medical Entryway

The W. 6th Street corridor, within the HOP District, includes the main entryways (Maine and Michigan Streets) to Lawrence Memorial Hospital. This hospital campus and Maine Street corridor area supports medical offices, outpatient services, pharmacies, and medical supply businesses all within easy access of the hospital. Medical offices and facilities are a light to medium intensity commercial use. They also provide an acceptable buffer between medium density residential and higher density commercial uses.

The HOP District has a large amount of existing signage directing the public to Lawrence Memorial Hospital and the independent medical businesses around the hospital. However the current signage is largely ineffective because of the amount of information presented. The neighborhoods desire to work with the hospital to reduce the number of signs while creating improved new signage that is effective for patients and visitors. A sign containing a simple logo and direction could be more effective when located at both intersections (Maine and Michigan Streets) to direct traffic entering the HOP District to Lawrence Memorial Hospital.

Gateway to Downtown

Horizon 2020 identifies W. 6th Street as a gateway to downtown Lawrence. To extend the historic influence and appearance of downtown Lawrence along this gateway that runs through the HOP District, a variety of historical design and streetscape changes should be developed. These design and streetscape changes should include: emphasizing the pedestrian connections through wider walks and installation of street hardware (benches, sidewalk lighting, and trash receptacles) and landscaping.

W. 6th Street within the HOP District should be developed with wider (8'-10') sidewalks to be more pedestrian friendly and to provide the connecting link to downtown's pedestrian environment. New commercial buildings and redeveloped buildings should be built closer to the sidewalk with parking required to be located in the side yard and/or rear yard of the commercial sites. This "Urban Street" design allows businesses to have an equal orientation to motor vehicles and to pedestrian activity. Pedestrian scale features such as customized street and sidewalk lighting, benches, and trash receptacles should be incorporated. Landscaping between the sidewalks and roadways or large planters, where possible, is suggested to create transition between pedestrian and vehicle traffic. Landscaping will also add shade and greenscape to the neighborhood. Neighborhood identification, banners, and historical markers are recommended to identify different neighborhood characteristics. The intent of these is to create connectivity with the downtown while enhancing the individuality of the HOP District neighborhoods. These aesthetic changes should continue along W. 6th, Michigan and Maine Streets to discourage unwanted traffic from filtering through the residential portions of neighborhoods. Pedestrian-friendly lighting, sidewalks, and landscaped areas between the sidewalks and roadways or planters should be coordinated to emphasize the connectivity of the HOP District. By extending a few of the pedestrian elements through the entire district, it can enhance the walkability of the city from central neighborhoods to downtown and along the W. 6th Street commercial area.

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Chapter 1 : Introduction

In June of 2004, the Hillcrest, Old West Lawrence and Pinckney Neighborhood Associations jointly requested a plan for an 18 block section that includes a portion of each of the neighborhood associations. This district plan was named the HOP (Hillcrest, Old West Lawrence, and Pinckney) District Plan to acknowledge each of the neighborhood associations that jointly requested creation of the plan. Portions of the study area are included in existing, adopted neighborhood plans. The Pinckney Neighborhood has an adopted neighborhood plan dated July 1978, and the Old West Lawrence Neighborhood has an adopted plan dated October 1980. The Hillcrest Neighborhood does not have a neighborhood plan. In addition, there is a portion of the district that is not included in any neighborhood association.

The boundaries of the HOP District are: W. 5th Street to the north, W. 7th Street to the south, California Street to the west, Alabama Street to the east including contiguous properties within 100' of such boundaries. [See Map 1-1] The district contains approximately 103 acres and was rezoned in 1966 as part of a new zoning ordinance. In early history, US Highway 40 was located one block to the south along W. 7th Street. In the 1950's the highway was realigned to W. 6th Street because of the evolving auto orientated businesses and increasing traveled speeds. As a result of this, the traffic volumes have continuously climbed, further feeding the auto orientated business development. Traffic has also increased with the city growing to the south and west. This has caused the district to be neglected and has rendered surrounding residential and historic neighborhoods increasingly fragile.

This district is in need of redevelopment. Property owners in the three neighborhoods would like to preserve and improve the eclectic and historic character by protecting and enhancing existing single-family residential neighborhoods, revitalizing commercial neighborhoods, encouraging compatible mixed-use development, improving the district as a gateway to the downtown, and emphasizing it as an entryway to Lawrence Memorial Hospital. As a background for this district plan, the neighborhood representatives have set goals and the planning staff has done an updated land use inventory for the area.

PURPOSE OF THE PLAN

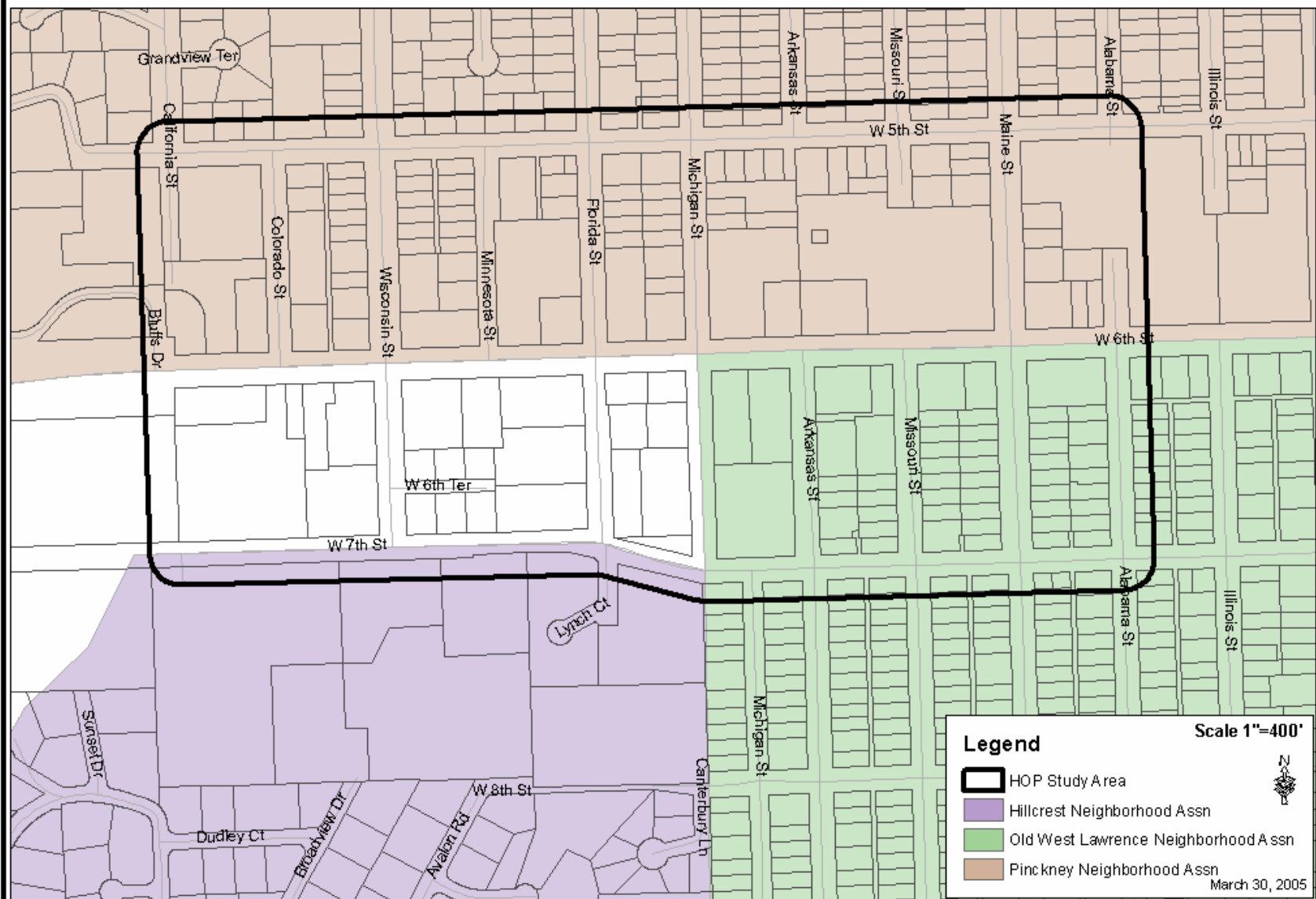
The purpose of the HOP District Plan is to provide direction for infill and redevelopment of residential and commercial properties while preserving the character of the district, its historic environs for the neighboring historic register district, and properties within the neighborhoods. This plan assesses existing conditions, goals for the district, and provides an implementation plan with land use recommendations to achieve these goals.

POLICY FRAMEWORK

Horizon 2020 serves as the overall planning guide and policy document for the district. In addition to Horizon 2020, guiding policy is also obtained in other adopted physical element plans. Together these plans serve as the general “umbrella” policies under which the HOP District Plan is developed. Listed, these plans are:

- Horizon 2020, the Comprehensive Plan for Lawrence and Unincorporated Douglas County, Lawrence-Douglas County Metropolitan Planning Office, 1998.
- Draft zoning changes in the Development Code of the City of Lawrence, Kansas, City of Lawrence, KS, to take effect in 2005.
- Old West Lawrence Neighborhood Plan, Lawrence-Douglas County Metropolitan Planning Office, October 22, 1980.
- The Pinckney Neighborhood Plan, Lawrence-Douglas County Metropolitan Planning Office, July 1978.
- Transportation 2025, Lawrence/Douglas County Long Range Transportation Plan, LSA Associates, Inc, April 5, 2001.
- Lawrence-Douglas County Bicycle Plan, Lawrence/ Douglas County Metropolitan Planning Office, May 2004.

HOP District Plan Study Area and Neighborhood Associations



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Chapter 2 : Existing Conditions Summary

Information about the district presented in this chapter is principally in graphic and tabular forms. The data collected was used to develop recommendations in Chapter 4. The information collected provides a baseline that can be compared with future land use surveys, should an update of this plan be undertaken, to track trends.

STRUCTURAL CONDITIONS

In July and August, 2004, the exteriors of all structures, residential and commercial, were surveyed to determine their condition. It should be noted that the rating of structures is based on visual inspection from public rights-of-way, and is to a large degree, subjective.

Condition of the structures was rated using three categories: good, needs work, or dilapidated. Each structure's rating was assessed based on specific criteria assigned to each particular category. The condition categories and their criteria are described more fully below:

Good

Buildings that provide a safe and adequate shelter, contains no structural defects and require only routine maintenance to preserve existing status.

Needs Work

Buildings have developed a few minor defects as a result of inadequate or postponed maintenance. Criteria used to determine "needs work": needs painting, caulking or other cosmetic work, not structural defects.

Dilapidated

Buildings that display apparent structural conditions such as: a leaning building, cracked foundation, loss of shingles, missing siding, broken windows, etc.

Results of the survey of structural conditions are presented in Table 2-1. Approximately 71% of the structures are classified in the good category, 26% of the structures are classified in the needs work category, 1% of the structures were classified in the dilapidated category, and 1% of the properties have no structures.

Table 2-1

Structural Conditions								
Good		Needs Work		Dilapidated		No Structure		TOTAL PROPERTIES
Number	Percent	Number	Percent	Number	Percent	Number	Percent	213
152	71%	56	26%	2	1%	3	1%	

Table 2-2 shows the type of structures on each property. The categories used are house, attached dwelling/duplex, townhome, apartment, commercial, public/institutional, and other. The other category was used as a "catchall" for an industrial use, a mixed use and vacant lots. Approximately 45% of the properties have a single-family detached house as their main structure, 18% have attached dwellings as their main structure, 1% have townhomes as their main structure, 13% have apartments as their main structure, 20% have a commercial building as their main structure, 1% have public or institutional uses as their main structure, and 2% are classified as other. (For inventory purposes, attached structures are structures with two dwelling units and apartments are for structures with three or more dwelling units.)

Table 2-2

Property Structure Use														
House		Attached Dwellings		Townhome		Apartment		Commercial		Public/ Institutional		Other		TOTAL PROPERTIES
No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	213
95	45%	38	18%	3	1%	27	13%	42	20%	3	1%	5	2%	

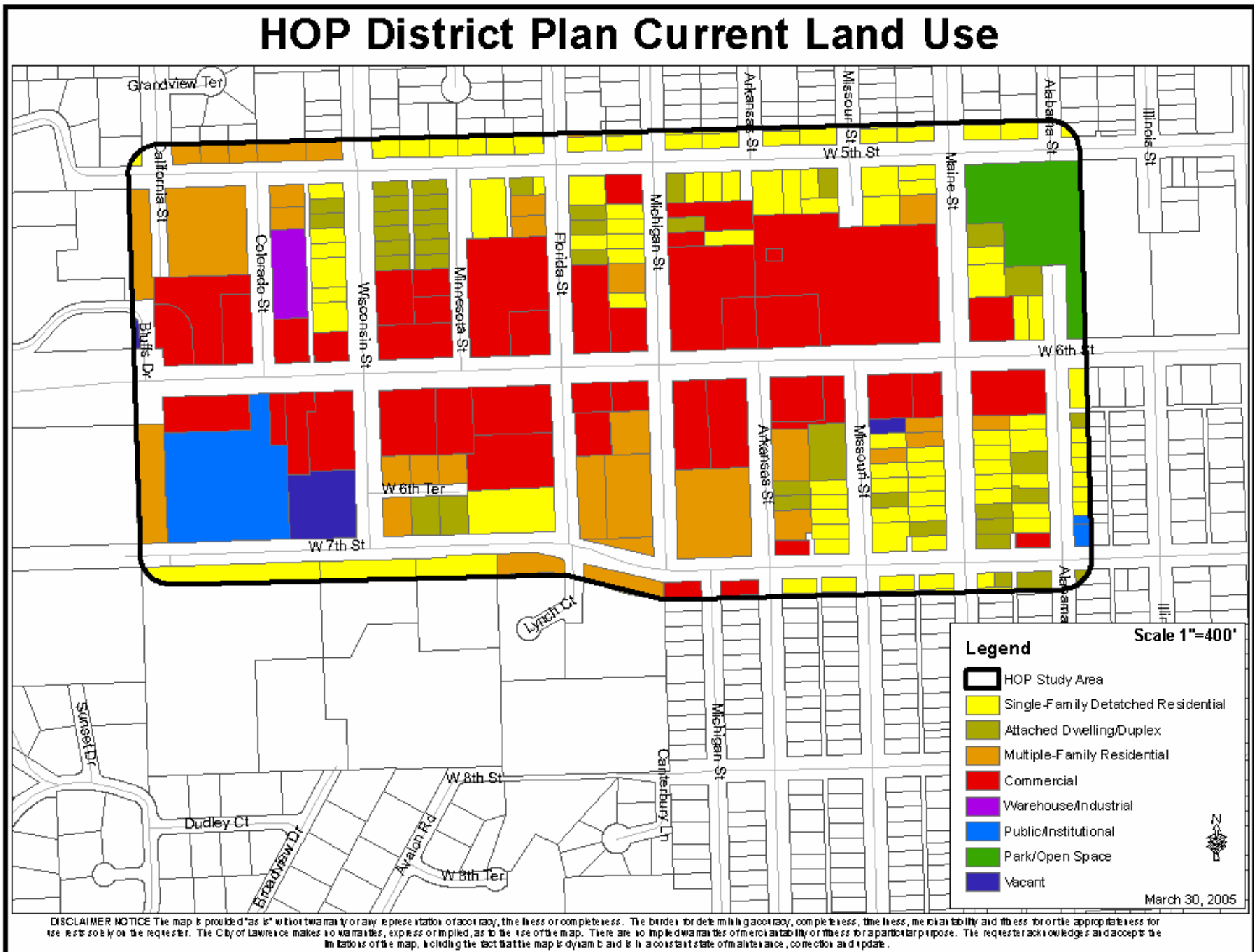
LAND USES

Land uses in the HOP District covers a range from single-family residences to commercial and retail establishments. The "Other" category was used for an industrial use, a mixed use, and vacant lots. The majority of the commercial land uses are within a band varying from 200' to 400' in width, located to the north and south of W. 6th Street with a few scattered commercial uses that extend along Michigan Street into the neighborhoods. Table 2-3 shows the percentage of land uses in the district. The district contains approximately 44% single-family homes, 33% multi-family homes (includes attached dwellings, townhomes and apartments), 20% commercial properties, 1% public or institutional use, and 2% other. [See Map 2-1]

Table 2-3

Property Type by Use										
Single-family		Multi-family		Commercial		Public/ Institutional		Other		TOTAL PROPERTIES
No.	%	No.	%	No.	%	No.	%	No.	%	213
94	44%	70	33%	42	20%	3	1%	4	2%	

Map 2-1



ZONING

The proposed Development Code for the City of Lawrence, Kansas is intended to implement goals and policies in Horizon 2020 and other applicable comprehensive plans adopted by the City Commission, in a manner that protects the health, safety, and general welfare of the citizens of Lawrence. The Development Code sets forth land use regulations for each zoning category that development must follow.

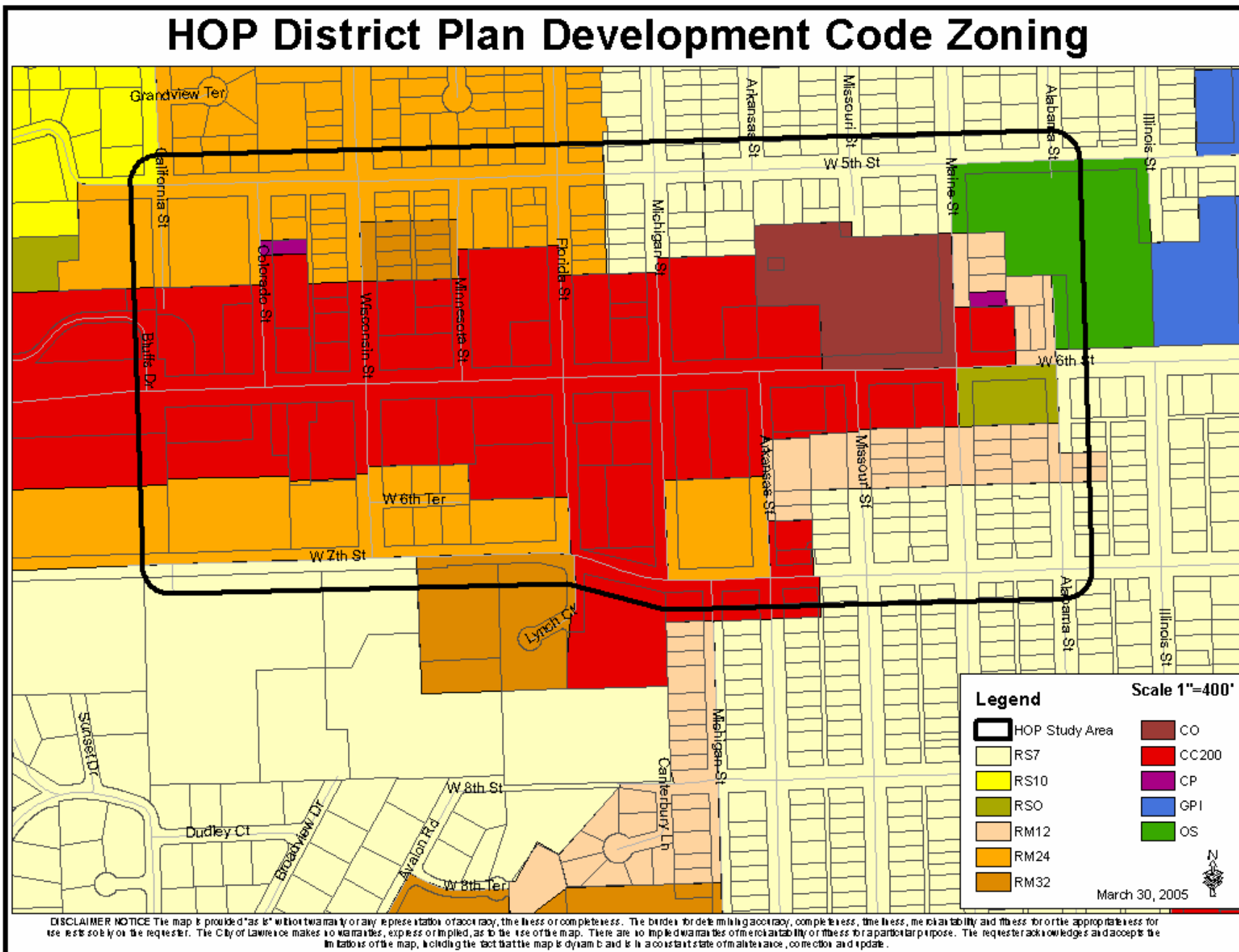
There are eleven different zoning districts represented in the HOP District. Three are single-family detached residential zones and three are multiple-family residential zones ranging from low, medium, and high density, and office and commercial zonings. The district descriptions are provided in Table 2-4 and shown on Map 2-2.

The area surrounding the HOP District was completely rezoned in 1966 as a map rezoning when the current zoning ordinance was adopted. As the result of little updating of the area's zonings, there are some lots where existing land uses do not coincide with permitted uses of a zoning district. These areas raise the issues of long-term incompatibility and a need for reassessment of zoning based on use. For example, some commercial uses exist in residentially zoned areas and some multiple-family residential uses exist in single-family detached residential-zoned areas. Map 2-3 shows the HOP District's current zoning overlaid with existing land uses. Table 2-5 identifies specific properties, by address, where the use of the property is not consistent with permitted use for the zoning district. There are also lots where the current use is a permitted use but is not consistent with the intended purpose of the zoning district it is located in. For example, there are some single-family detached residences in multiple-family residential zones and some multiple-family residential in commercial zones. These properties are identified in table 2-6.

Table 2-4

Zoning District Conversion from Existing Zoning to Proposed Development Code Description			
Existing Zoning	Proposed Zoning	District Name	Comprehensive Plan Designation
RS-2	RS7	Single-Dwelling Residential-7,000 sq. feet	Low Density
RS-1	RS10	Single-Dwelling Residential-10,000 sq. feet	Low Density
RO-2	RSO	Single-Dwelling Residential-Office-3,000 sq. feet	Low Density
RM-1	RM12	Multi-Dwelling Residential-12 d.u. per acre	Medium Density
RM-2	RM24	Multi-Dwelling Residential-24 d.u. per acre	High Density
RM-3	RM32	Multi-Dwelling Residential-32 d.u. per acre	High Density
O-1	CO	Office Commercial	Office or Office/Research
C-5	CC	Community Commercial	Community Commercial Centers
C-4	CC200	Community Commercial	Community Commercial Centers
-	OS	Open Space	N/A
-	GPI	General Public/ Institutional	N/A
CP	CP	Commercial Parking	N/A

Map 2-2



Map 2-3

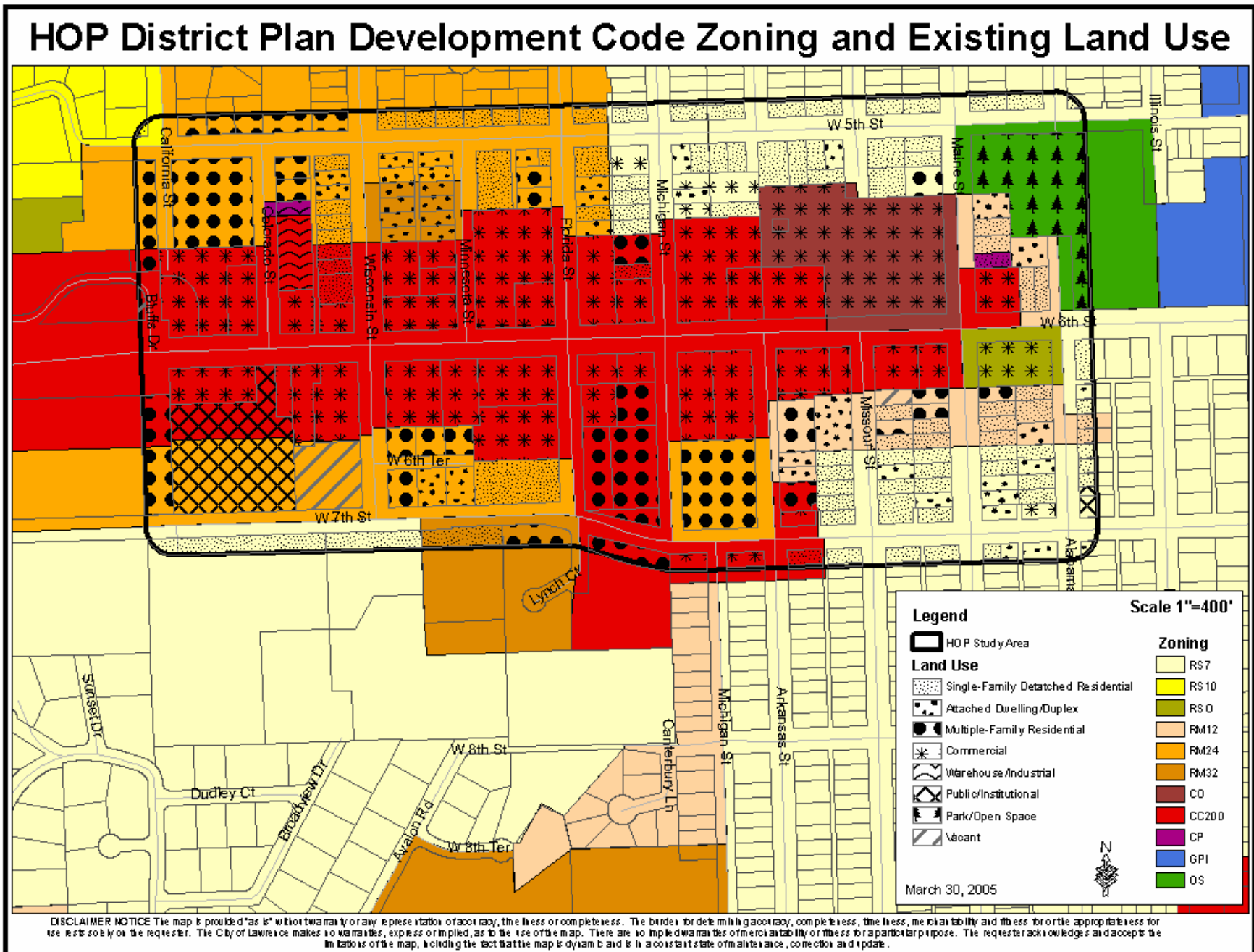


Table 2-5

Properties Where Current Use is Not Permitted in Development Code Zoning			
Property Address	Current Use	Development Code	Existing Zoning
1203 W. 5 th Street	Attached Dwellings	RS7	RS-2
1313 W. 5 th Street	Attached Dwellings	RS7	RS-2
1015 W. 6 th Street	Financial Institution	RSO	RO-2 (Permitted Use)
614 Alabama Street	Attached Dwellings	RS7	RS-2
631 Alabama Street	Attached Dwellings	RS7	RS-2
700 Alabama Street	Attached Dwellings	RS7	RS-2
701 Alabama Street	Attached Dwellings	RS7	RS-2
700 Arkansas Street	Single-Family Dwelling	CC200	C-5
700 Maine Street	Attached Dwelling	RS7	RS-2
507 Maine Street	Multiple-Family Dwelling	RS7	RS-2
636 Maine Street	Attached Dwellings	RS7	RS-2
640 Maine Street	Attached Dwellings	RS7	RS-2
641 Maine Street	Attached Dwellings	RS7	RS-2
646 Maine Street	Attached Dwellings	RS7	RS-2
501 Michigan Street	Automotive Repair	RS7	RS-2
508 Michigan Street	Fence Company	RS7	RS-2
528 Michigan Street	Attached Dwellings	RS7	RS-2
532 Michigan Street	Barber Shop	RS7	RS-2
543 Michigan Street	Single-Family Dwelling	CC200	C-5
632 Missouri Street	Attached Dwellings	RS7	RS-2
521 Wisconsin Street	Single-Family Dwelling	CC200	C-5
531 Wisconsin Street	Single-Family Dwelling	CC200	C-5

Table 2-6

Properties Where Current Use is a Permitted Use but a More Appropriate Zoning Would Apply

Property Address	Current Use	Zone Type	Property Address	Current Use	Zone Type
1508 W. 5 th Street	Single-Family Detached Residential	High Density Multiple-Family	616 Florida Street	Multiple-Family Residential	Community Commercial
1512 W. 5 th Street	Single-Family Detached Residential	High Density Multiple-Family	520 Maine Street	Single-Family Detached Residential	Medium Density Multiple-Family
1604 W. 5 th Street	Single-Family Detached Residential	High Density Multiple-Family	536 Maine Street	Single-Family Detached Residential	Medium Density Multiple-Family
1612 W. 5 th Street	Single-Family Detached Residential	High Density Multiple-Family	616 Maine Street	Single-Family Detached Residential	Medium Density Multiple-Family
1620 W. 5 th Street	Single-Family Detached Residential	High Density Multiple-Family	621 Maine Street	Single-Family Detached Residential	Medium Density Multiple-Family
1002 W. 6 th Street	Single-Family Detached Residential	Medium Density Multiple-Family	622 Maine Street	Single-Family Detached Residential	Medium Density Multiple-Family
2001 W. 6 th Street	Multiple-Family Residential	Community Commercial	623 Maine Street	Single-Family Detached Residential	Medium Density Multiple-Family
1407 W. 7 th Street	Multiple-Family Residential	Community Commercial	626 Maine Street	Single-Family Detached Residential	Medium Density Multiple-Family
1416 W. 7 th Street	Single-Family Detached Residential	High Density Multiple-Family	620 Missouri Street	Single-Family Detached Residential	Medium Density Multiple-Family
1515 W. 7 th Street	Single-Family Detached Residential	High Density Multiple-Family	628 Missouri Street	Single-Family Detached Residential	Medium Density Multiple-Family
547 Alabama Street	Single-Family Detached Residential	Medium Density Multiple-Family	541 Michigan Street	Multiple-Family Residential	Community Commercial
615 Alabama Street	Single-Family Detached Residential	Medium Density Multiple-Family	611 Michigan Street	Multiple-Family Residential	Community Commercial
619 Alabama Street	Single-Family Detached Residential	Medium Density Multiple-Family	615 Michigan Street	Multiple-Family Residential	Community Commercial
622 Alabama Street	Single-Family Detached Residential	Medium Density Multiple-Family	647 Michigan Street	Multiple-Family Residential	Community Commercial
624 Alabama Street	Single-Family Detached Residential	Medium Density Multiple-Family	508 Minnesota Street	Single-Family Detached Residential	High Density Multiple-Family
640 Arkansas Street	Townhomes	Community Commercial	501 Wisconsin Street	Single-Family Detached Residential	High Density Multiple-Family
446 Florida Street	Single-Family Detached Residential	High Density Multiple-Family	515 Wisconsin Street	Single-Family Detached Residential	High Density Multiple-Family
500 Florida Street	Single-Family Detached Residential	High Density Multiple-Family	517 Wisconsin Street	Single-Family Detached Residential	High Density Multiple-Family
516 Florida Street	Single-Family Detached Residential	High Density Multiple-Family			

TRANSPORTATION

Roadways

Transportation 2025 (T 2025) is the comprehensive, long-range transportation plan for the metropolitan area. T 2025 designates streets according to their functional classification or their primary purpose. [See Map 2-3] The classification system can be described as a hierarchy from the lowest order, local streets that serve to provide direct access to adjacent property; to collectors, which generally take traffic from local streets to higher order streets; to arterials, which carry traffic flow through the entire urban area. Freeways and expressways are the highest classified streets designed with limited access to provide the highest degree of mobility to serve large traffic volumes with long trip lengths.

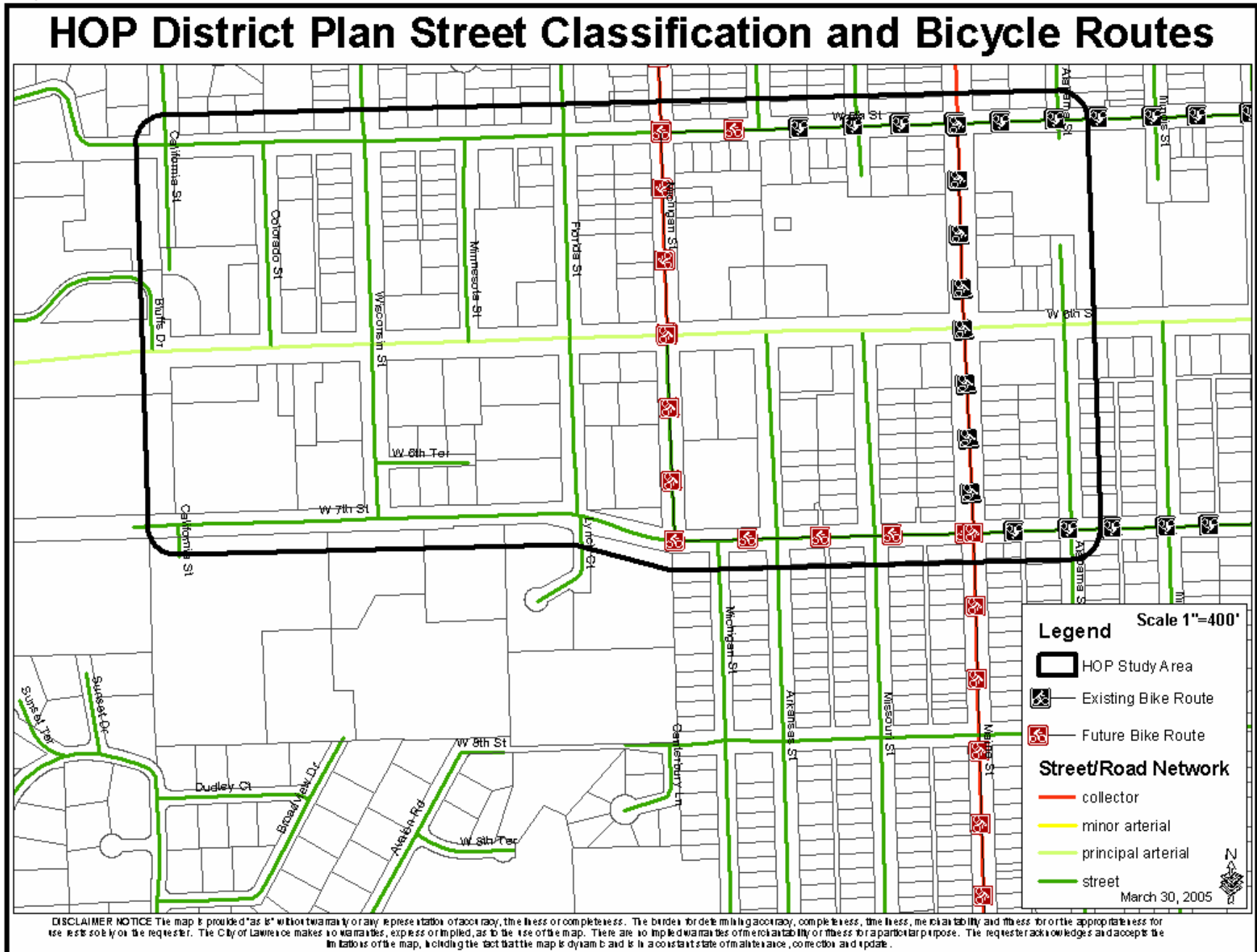
The streets in the HOP District are laid out in a traditional grid pattern. The district is bisected by a principal arterial, W. 6th Street/ US Hwy 40, and two collector streets, Maine Street, and the portion of Michigan Street that is north of W. 6th Street. The HOP District also includes many local streets that feed into W. 6th Street. W. 6th Street is recognized in the Transportation 2025 plan as: a major gateway into Lawrence, a truck route, and it also is classified as a congested road.

W. 6th Street is a four-lane street with parking on the south side of a portion of it. The City and KDOT are working together to make geometric improvements to W. 6th Street by adding a two-way center turn lane to accommodate the numerous street intersections created by the grid street patterns of neighborhoods adjoining this commercial and highway corridor. As a result of the grid pattern, there are multiple street intersections that provide the highest degree of accessibility, but that also allows cut-through traffic that travels at higher speeds along neighborhood streets. The frequency of intersections along W. 6th Street and the unregulated flow of traffic have lead to traffic management issues along this corridor. There are two light-controlled intersections along W. 6th Street, located at the intersections of W. 6th and Michigan Streets and Maine and W. 6th Streets.

Bicycle Routes

Portions of W. 5th Street, Maine Street and W. 7th Streets within the district are identified in the Transportation 2025 plan as bike routes and proposed bike routes. [See Map 2-3] A bicycle route (Bike Route), as defined in the Lawrence-Douglas County Bicycle Plan, is a network of streets to enable direct, convenient and safe access for bicyclists. In determining a design, volumes of motorized vehicles, speeds and physical characteristics of streets are analyzed. Bike Routes are designated with signs that indicate shared use for automobiles and bicycles.

Map 2-3



Pedestrian Traffic

Sidewalks are located throughout the HOP District. The sidewalks are generally on one side of the street, most constructed of concrete but some are brick, and some are in need of repair. Table 2-7 shows the street and locations of sidewalks in the HOP District. Area residents and City Commission have discussed the possibility of locating a pedestrian crossing light between Florida and Wisconsin Streets. This would allow pedestrians to cross W. 6th Street in the western half of the HOP District without walking east to one of the controlled intersections at Maine and W. 6th Streets and at Michigan and W. 6th Streets.

Table 2-7

Sidewalk Locations	
Street	Sidewalk location Along Street
W. 5 th	south side
W. 6 th	both sides
W. 7 th	portions of south side
Florida (South of W. 6 th)	portion on west; portion on east
Michigan (North of W. 6 th)	west side
Michigan (South of W. 6 th)	portion of west side
Arkansas (South of W. 6 th)	west side
Missouri	west side
Maine (North of W. 6 th)	west side; portion on east
Maine (South of W. 6 th)	both sides
Colorado (North of W. 6 th)	portion of west
California (north of W. 6 th)	west side
Alabama	west side

Public Transportation

Lawrence has a public transportation system (The "T") which operates within the city. This system allows people that do not live within walking distance of a neighborhood to utilize the neighborhood services without relying on an automobile. The T has two bus routes that travel through the HOP District. One of the T routes travels along W. 6th Street, turns north onto Maine Street and travels to W. 5th Street where it then turns north onto Michigan Street. The second bus route travels across the HOP District along W. 6th Street. There are two bus shelters that exist on the northeast and southwest corners of the intersection of W. 6th and Maine Streets.

Chapter 3 : Vision and Goals

The Hillcrest, Old West Lawrence and Pinckney neighborhood representatives involved with the development of the HOP District Plan met and discussed expectations, and developed goals for what they want the HOP District Plan to achieve. The results of the initial discussions concerning goals are located in the appendix section of this plan.

VISION

HOP District land owners envision the area's future as one that will protect existing single-family residential neighborhoods while also allowing for positive and compatible mixed use. HOP neighborhood envisions the W. 6th Street corridor as an area with great potential for redevelopment. This infill or redevelopment should be done in a manner that maintains and enhances the eclectic and historic character of the area. The W. 6th Street corridor redevelopment should protect the single-family neighborhood environment, highlight the community hospital and medical presence in Pinckney, and promote local and neighborhood-friendly businesses that can provide an appealing gateway to downtown Lawrence.

GOALS

1. Preserve and improve commercial urban core and adjacent historical residential neighborhoods by encouraging aesthetically appealing redevelopment through design standards.
 - a. Development and adoption of design standards for the district.
 - b. Design guidelines to implement these standards to address:
 - i. Building design
 - ii. Landscaping
 - iii. Traffic issues
 - iv. Pedestrian usage
 - v. Maintain building scale
 - vi. Preservation of historic buildings and uses
 - vii. Density cap

2. Encourage redevelopment and support compatible mixed-use development through:
 - a. Preserving residential use and character, which is predominantly single-family residential along edges of the district.
 - b. Updating zoning to reflect existing use wherever appropriate and consistent with plan goals.
 - c. Requiring reasonable transitions, wherever possible, through buffer uses and zonings between single-family residential and higher density uses.
3. Promote identification of the district as a gateway to downtown and as a medical entryway for community medical services by:
 - a. Incorporating pedestrian friendly design characteristics, similar to downtown, into HOP District.
 - b. Providing incentives for medical uses to locate in the district.
 - c. Supporting medical uses as acceptable buffers between commercial and residential uses through the district.

Chapter 4 : Recommendations

The HOP District has developed with predominately commercial uses along W. 6th Street and residential uses toward the study area's edges as the corridor transitions into the neighborhoods to the north and south. With the increase of automobile traffic and speeds, and development in the city moving to the west, the HOP District is redeveloping with little change to the zoning since 1966 when the last zoning ordinance was adopted. This area, a long time ago, had uses that served the surrounding neighborhoods (for example: a pharmacy, gas station, salon, and grocery store). Today the principal arterial running through the district, W. 6th Street, is one of the main arterials to the downtown and KTA. Increased traffic along W. 6th Street has changed the character of the businesses as they cater more to the automobile- orientated customer then to neighborhood needs. These are uses that consumers outside the adjacent neighborhood use (for example: the large grouping of medical facilities and the community hospital, retail stores, and fast food restaurants). Also, along with the business changes, housing types have changed. There is more multiple-family housing, and single-family detached homes are being converted into multiple-family housing as residential growth segments are redistributed across the city.

As the HOP District redevelops, the adjacent neighborhoods would like to see redevelopment projects designed to protect the eclectic and historic gateway character of the HOP District. In particular, the neighborhood would like to preserve existing single-family housing and revitalize the commercial W. 6th Street corridor. The neighborhoods would also like to see some commercial properties convert back to uses that would serve and enhance the surrounding neighborhood. They would like new uses to complement the medical uses that have developed near the hospital. Recommendations on how to implement these goals are presented below.

1. Design Guidelines to Protect and Enhance Eclectic and Historic Character

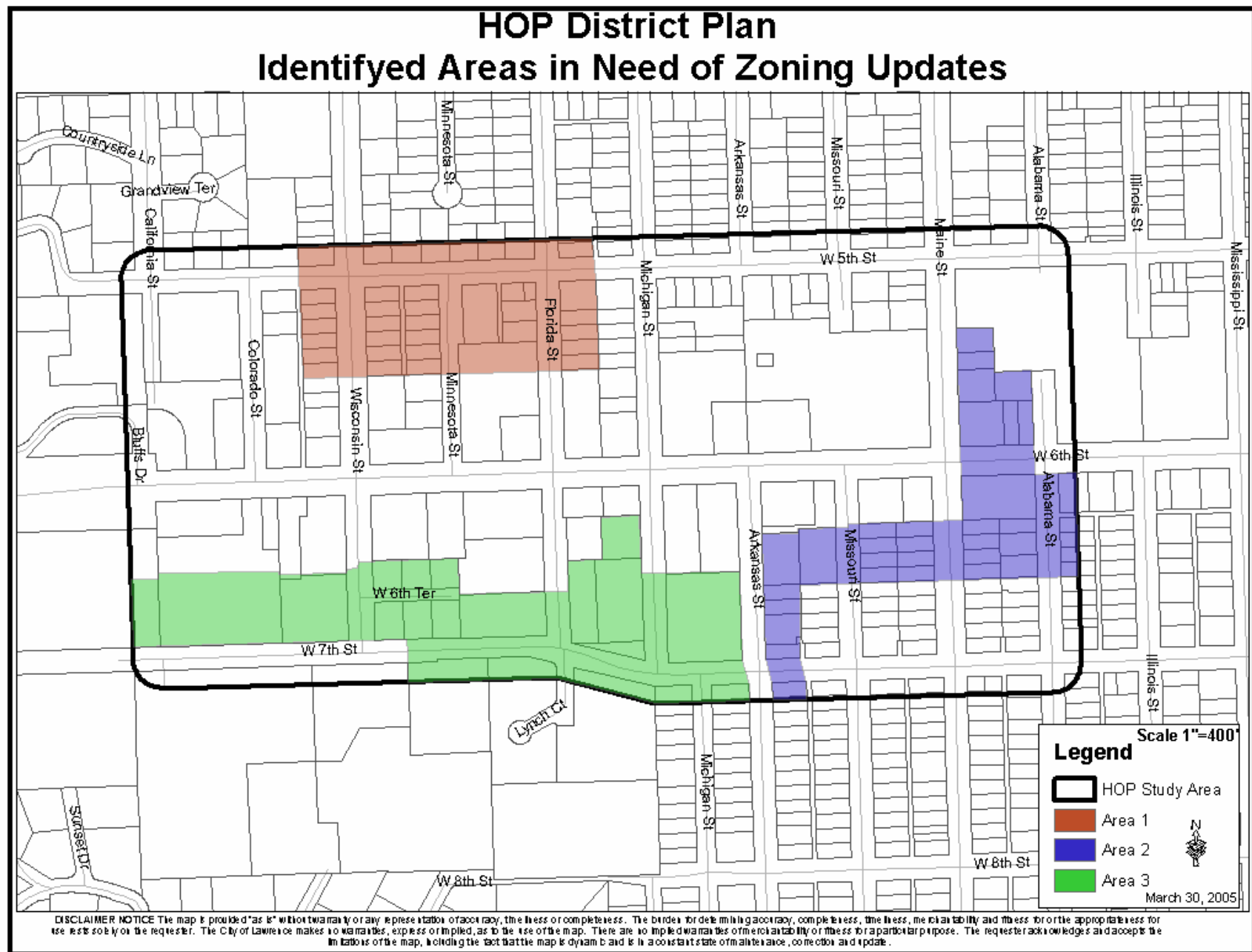
It is recommended that a task force be created. This task force would create design guidelines and an overlay district(s) for the HOP District similar to those created for the downtown. The design guidelines should include elements with specific guidance on: transitional design, landscaping, outdoor lighting, aesthetics, curb cuts (minimization), pedestrian connectivity, parking, massing, building type, site layout, building orientation, building setbacks, traffic generation and flow patterns, density caps and historic resources.

2. Zoning Update to Reflect Use

It is recommended that a task force be created to review and work with affected property owners in the three identified zoning areas. [See Map 4-1] The neighborhoods have identified the three areas because of the concerns regarding the compatibility of the existing outdated zoning with current character and uses, the preservation of single-family homes, and the application of zoning buffers between uses. The identified areas should be revised to reflect these issues where possible.

There is a predominance of single-family detached dwellings in multiple-family residential and commercial zoning districts. [See Table 2-5] Preservation of single-family detached dwellings in RS zoning districts is a high priority. Where possible and consistent with the plan's goals, properties abutting the commercial zones should be a form of mixed use, multiple-family residential, and office uses and zonings. This will provide a progression from low to medium density residential to the commercial uses. It is recommended that these examinations be done in collaboration with the affected property owners.

Map 4-1



3. Promote District as a Medical Entryway and Promote District as a Gateway to Downtown

It is recommended that a task force be created to work with the promotion of the district as a medical entryway and to work to promote the district as a gateway to downtown.

Medical Entryway

The W. 6th Street corridor, within the HOP District, includes the main entryways (Maine and Michigan Streets) to Lawrence Memorial Hospital. This hospital campus and Maine Street corridor area supports medical offices, outpatient services, pharmacies, and medical supply businesses all within easy access of the hospital. Medical offices and facilities are a light to medium intensity commercial use. They also provide an acceptable buffer between medium density residential and higher density commercial uses.

The HOP District has a large amount of existing signage directing the public to Lawrence Memorial Hospital and the independent medical businesses around the hospital. However the current signage is largely ineffective because of the amount of information presented. The neighborhoods desire to work with the hospital to reduce the number of signs while creating improved new signage that is effective for patients and visitors. A sign containing a simple logo and direction could be more effective when located at both intersections (Maine and Michigan Streets) to direct traffic entering the HOP District to Lawrence Memorial Hospital.

Gateway to Downtown

Horizon 2020 identifies W. 6th Street as a gateway to downtown Lawrence. To extend the historic influence and appearance of downtown Lawrence along this gateway that runs through the HOP District, a variety of historical design and streetscape changes should be developed. These design and streetscape changes should include: emphasizing the pedestrian connections through wider walks and installation of street hardware (benches, sidewalk lighting, trash receptacles) and landscaping.

W. 6th Street within the HOP District should be developed with wider (8'-10') sidewalks to be more pedestrian friendly and to provide the connecting link to downtown's pedestrian environment. New commercial buildings and redeveloped buildings should be built closer to the sidewalk with parking required to be located in the side yard and/or rear yard of the commercial sites. This "Urban Street" design allows businesses to have an equal orientation to motor vehicles and to pedestrian activity. Pedestrian scale features such as customized street and sidewalk lighting, benches, and trash receptacles should be incorporated. Landscaping between the sidewalks and roadways or large planters, where possible, is suggested to create transition between pedestrian and vehicle traffic. Landscaping will also add shade and greenscape to the neighborhood. Neighborhood identification, banners, and historical markers are recommended to identify different neighborhood characteristics. The intent of these is to create connectivity with the downtown while enhancing the individuality of the HOP District neighborhoods. These aesthetic changes should continue along W. 6th, Michigan and Maine Streets to discourage unwanted traffic from filtering through the residential portions of neighborhoods. Pedestrian-friendly lighting, sidewalks, and landscaped areas between the sidewalks and roadways or planters should be coordinated to emphasize the connectivity of the HOP District. By extending a few of the pedestrian elements through the entire district, it can enhance the walkability of the city from central neighborhoods to downtown and along the W. 6th Street commercial area.

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Chapter 5 : Action Plan and Timeline

GOAL 1		
Preserve and improve commercial urban core and adjacent historical residential neighborhoods by encouraging aesthetically appealing redevelopment through design standards.		
TASK		TIMEFRAME
1. Create design guideline task force. <ul style="list-style-type: none"> Group of 4-10 people 		2 Weeks
2. Establish design guidelines (Commercial and/or Residential). <ul style="list-style-type: none"> Research examples Create Draft to include (See complete list in Recommendation No. 1): <ul style="list-style-type: none"> Building design Landscaping Traffic issues Pedestrian usage Meetings with affected property owners (2-5) Adopt Guidelines Make available for the public <ul style="list-style-type: none"> Internet Hard copies 		6-12 Months
3. Create overlay zone(s). <ul style="list-style-type: none"> Identify overlay zone(s) boundaries Submit complete application to request rezoning 		90-120 Days

GOAL 2

Encourage redevelopment and support compatible mixed-use development.

TASK		TIMEFRAME
1. Create zoning task force. <ul style="list-style-type: none">• Group of 4-10 people		2 Weeks
2. Review identified areas for land use and zoning. <ul style="list-style-type: none">• Preserve single-family residential uses and zonings• Identify possible buffers• Update zoning to reflect use and plan goals		3-5 Months
3. Conduct meetings with affected property owners (2-5). <ul style="list-style-type: none">• Discuss proposed rezoning(s)• Make appropriate changes		
4. Rezoning(s) based on recommendations. <ul style="list-style-type: none">• Submit completed application		90-120 Days

GOAL 3

Promote identification of the district as a gateway to downtown and as a medical entryway for community medical services.

TASK	TIMEFRAME
1. Create identification task force. <ul style="list-style-type: none"> Group of 4-10 people 	2 Weeks
2. Contact LHM representatives regarding signage. <ul style="list-style-type: none"> Meet with LHM representative and affected property owners (2-5) <ul style="list-style-type: none"> Reduce amount of signage Simplify signage (design) Locations <ul style="list-style-type: none"> West of Michigan Street East of Maine Street 	2-4 Months
3. Incorporate streetscape items and pedestrian scale items into district <ul style="list-style-type: none"> Meet with property owners in the district to brainstorm ideas (2-4) <ul style="list-style-type: none"> Neighborhood identification banners Cement Planters Pedestrian-friendly elements <ul style="list-style-type: none"> Benches Lighting Trash receptacles Landscaping 8'-10' sidewalks Identify funding sources 	Phase in over 12-18 months
3. Promote the district as a medical campus (Cooperation with the Chamber of Commerce. <ul style="list-style-type: none"> Support medical offices as possible buffers while retaining single-family residential uses 	By 2007

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Appendix

BUILDING MORATORIUMS

ORDINANCE NO. 7803

AN ORDINANCE OF THE CITY OF LAWRENCE, KANSAS ESTABLISHING A TEMPORARY BUILDING PERMIT MORATORIUM

Whereas, the governing body of the City of Lawrence, Kansas is entrusted with the responsibility to establish reasonable laws, policies and regulations to further the general public health, safety and welfare of the community; and

Whereas, pursuant to this responsibility the City has adopted Zoning laws, Subdivision regulations, and a comprehensive plan pursuant to the provisions of Kansas law; and

Whereas, the City's comprehensive plan (*Horizon 2020*) and the City's laws provide for certain requirements and limitations on certain land uses in order to promote the general public health, safety and welfare of the community; and

Whereas, the governing body finds that the property bounded by 7th Street on the south, California on the west, 5th Street on the north, and Alabama Street on the east, including contiguous properties within one hundred (100) feet of such street boundaries (hereinafter "Temporary Moratorium Area") needs immediate planning, review, and study related to land uses, public infrastructure, community facilities and related issues to ensure the promotion of the general public health, safety and welfare of the Temporary Moratorium Area and the entire community; and

Whereas, to avoid the creation or installation of land uses or development that would be contrary to appropriate planning within the Temporary Moratorium Area, a limited and temporary building permit moratorium in the Temporary Moratorium Area is necessary and appropriate;

NOW, THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF LAWRENCE, KANSAS:

Section 1. The above recitals are incorporated by reference as if fully set forth herein.

Section 2. The governing body hereby establishes a temporary building permit moratorium for the real estate bounded by the Temporary Moratorium Area. No building permit shall be issued in the Temporary Moratorium Area until six (6) months from the effective date of this ordinance, or the repeal, or amendment of this ordinance. Provided, that otherwise valid building permits may be issued for any and all projects that have submitted to the City either a building permit application prior to June 29, 2004 or have submitted a request for development plan or site plan approval prior to June 29, 2004.

Provided, further that otherwise valid building permits may be issued for any and all projects in the Temporary Moratorium Area if the project does not increase the size or footprint of the existing building or structure, it-being the intent of this ordinance that building +permits for the repair or replacement of existing structures, or parts thereof, shall be allowed during the moratorium.

Section 3. Any person or entity with property interests in the Temporary Moratorium Area may seek exception or amendment to the provisions of this Ordinance by filing such request in writing with the Office of the City Clerk. Such request shall provide justification for the requested exception or amendment and shall be heard by the governing body

Within thirty (30) days of the receipt of the request by the City Clerk. In addition to other relevant issues, the City Commission shall consider whether denial of a building permit unlawfully denies vested rights or property rights of the property owner.

Adopted this 20th day of July 2004.

Passed:

Mike Rundle, Mayor

Attest:

Frank S. Reeb

Hereby certify that the foregoing is a
True and correct copy of the original
Ordinance: that said ordinance was passed
On the 20th day of July
2004, that the record of the final vote
On its passage is found on page ___ of
Journal _____ that it was published
In the Lawrence Daily Journal-World
On the 25th day of July, 2004.
Frank S. Reeb
City Clerk

ORDINANCE NO. 7853

AN ORDINANCE AMENDING ORDINANCE NO. 7803 EXTENDING THE TEMPORARY MORATORIUM FOR THE ISSUANCE OF BUILDING PERMITS WITHIN THE TEMPORARY MORATORIUM AREA UNTIL APRIL 25, 2005

BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF LAWRENCE, KANSAS:

Section The temporary building permit moratorium for the issuance of building permits within the temporary moratorium area, as defined and set forth in Ordinance No. 7803, is hereby extended until April 25, 2005, and Ordinance No 7803 is hereby amended to provide for such extension All other provisions of Ordinance No 7803 are hereby reaffirmed and shall remain in effect until April 25 2005 or until repealed

Section 2. This ordinance shall take effect and be in force from and after its adoption and publication as provided by law.

ADOPTED by the governing body this 25th day of January 2005

PASSED

Mike Rundle, Mayor

ATTEST:

Frank S. Reeb, City Clerk

NEIGHBORHOOD MEETING SUMMARIES

MEETING	DATE	ATTENDEES	DESCRIPTION
OWL neighborhood meeting	April 27, 2004	OWL neighborhood association; one representative from Hillcrest	Discussed concern about "no man's land" between Pinckney, Hillcrest and OWL and the need for the three neighborhoods to work together to preserve/enhance area.
Hillcrest neighborhood meeting	May 6, 2004	Hillcrest neighborhood association	Same as above.
LAN meeting	May 19, 2004	LAN	Same as above. Specifically discussed LAN's support for HOP's request for a plan.
Meeting with Marilyn Dobski, Bryan Dyer and Emily Hill	May, 2004	Dobski; Dyer; Hill	Discussed implications of a "moratorium" on commercial property owners in the area. Discussed need for commercial input into plan and how this would be solicited.
Public Forum, Commercial property owners	June 14, 2004	D. Slusser, E. Hill, Burke Griggs, D. Sabatini, several members of the City offices	Purpose was to solicit ideas from commercial property owners. Postcard sent to every commercial property owner within ½ block from the area. No property owners attended.
Brainstorming session	June 21, 2004	10-12 people from all three neighborhoods, e.g. D. Sabatini, M. Morley, Burdett and M. Loomis, R. Walter, D. Slusser, S. Tate, M. and S. Hill	Purpose was to generate interest/ideas regarding plan.
Public Forum, Residential property owners	June 22, 2004	Roughly 15 residential property owners	Purpose was to solicit ideas from residential property owners. Postcard sent to every residential property owner within ½ block from the area.
Brainstorming session	September 28	Roughly 8-10 people from all three neighborhoods, e.g. S.	Purpose was to generate ideas which would form basis for purpose statement/neighborhood vision.

		Williams, G. Klingenberg, E. Williams, L. Burger, E. Hill, D. Sabatini, D. Nimz	
Meeting with Marilyn Dobski	November 18	E. Hill, M. Dobski	Purpose was to update Marilyn on progress of plan; solicit further input/suggestions.
Working session	December 9	D. Slusser, D. Nimz, L. Burger, E. Hill	Purpose was to formulate actual vision statement/goals based on the previous brainstorming sessions and ideas generated through email discussions.
Working session	January 4, 2005	D. Slusser, M. Leininger, E. Hill	Purpose was to work on draft of plan/improve vision statement.
Public Meeting	January 19, 2005	Mi. Leininger, J. Carpenter, M. Goans, E. Hill, D. Slusser, R. Lewis, G. Klingenberg	Brainstorming of ways to meet plan goals.
Public Meeting-work session	February 2, 2005	M. Leininger, G. Klingenberg, G. Trottier, B. Springsteen, A. Wiechert, C. Robinson, W. Robinson, S. Tate, E. Hill, B. Griggs, M. Goans, D. Sabatini, S. Braswell, B. Hill, D. Slusser, L. James, R. Walter, S. Hill-Nelson,	Identified areas to recommend that the zoning be reviewed as a result of the plan.
Public Meeting-draft comments and suggestion session	March 29, 2005	M. Leininger, E. Hill, B. Griggs, S. Tate, M. Goans, D. Sabatini, B. Springsteen, S. Hill, M. Hill	Discussed suggestions and comments on the draft plan.

INITIAL BRAINSTORMING OF GOALS FROM THE NEIGHBORHOODS

1. The HOP district plan should encourage high-quality design along the Sixth Street corridor appropriate to its role as a "gateway" to downtown Lawrence.
 - Create design guidelines to improve aesthetic appeal
 - Preserve existing historic/retro structures
 - Update and improve infrastructure
 - Minimize curb cuts
 - Improve landscaping
 - Control traffic volume and speed
 - Avoid new strip malls and high-density apartment buildings that reduce the city's uniqueness
 - Encourage commercial development similar to that of Brookside (KC) or downtown Lawrence where possible
2. The HOP district plan should ensure that the W. 6th Street corridor function as a connector for three historic neighborhoods and acknowledge their residential character.
 - Mitigate traffic through neighborhood, e.g. minimize traffic on 5th and 7th streets in order to preserve their character as local side streets
 - Improve landscaping and streetscape
 - Improve pedestrian safety and livability of neighborhoods by slowing traffic
 - Include walkable crosswalks, pedestrian pathways, and bicycle access
3. The HOP district plan should feature Lawrence Memorial Hospital as a prime asset of our neighborhoods.
 - Provide incentives for LMH enhancement
 - Include complements to LMH as part of neighborhood design
 - Enhance of medical aspect
4. The HOP district plan should set appropriate boundaries between land uses in order to allow for positive "mixed use".
 - Ensure that current zoning reflects existing use
 - Define boundaries between uses and require appropriate buffers

5. The HOP district plan should make the W. 6th Street corridor an appealing place for a diverse range of businesses
 - Provide incentives to draw neighborhood-friendly and local businesses
 - Create a setting that will help revitalize the existing businesses and encourage reasonable growth
 - Promote mixed use and well-integrated commercial with residential (e.g. medical offices)
 - Emphasize and encourage neighborhood services, e.g. local markets
 - Encourage concentrated commerce (e.g. dry cleaning, movie rental, coffee shops, gas, convenience stores, bakery, dental, optometry, shoe repair, etc.)
 - Encourage shared parking
 - Discourage industrial development
 - Discourage “big box” high volume commercial development
6. The HOP district plan should preserve the historic fabric of the neighborhoods, as well as the mix of size and use of properties.
 - Promote human scale, intimate development with community feeling
 - Build on historic feel of neighborhoods by encouraging harmonious landscaping and development (e.g. restore the existing brick streets; faux brick at crosswalks)
 - Protect affordable housing; retain single-family dwellings. For example, protect the single-family portions of 600 blocks of Missouri, Maine, and Alabama and of 7th Street by rezoning to reflect existing single-family use. (Some of these houses will provide affordable housing if not allowed to convert to high density or commercial development.)
 - Organize the currently unorganized area between OWL, HNA, and PNA by folding it into an existing neighborhood association
 - Prevent high-density apartment buildings with large parking lots

Other:

[Sixth Street/HOP District Plan Commercial Corridor Design Guidelines (compare to Downtown Design Guidelines). Also consider a Sixth Street Corridor Conservation District.]

LAND USE FIELD WORK RESULTS

Address	STRUCTURES	Principal Building Type or Use:	Density	Occupancy	Condition of Structure	Work in Progress on Structure	Ancillary Structures	Density	Occupancy	Condition of Structure	Work in Progress on Structure	SIDEWALKS	Type of Construction	Condition	HISTORIC FEATURES	Stone Curb	Hitching Post	Historic Plaque	Lamp Post	FENCES	Wood or Iron	Retaining Wall	Chain Link
901 W 5th St.		Park	Pub/Inst		No Structure																		
1014 W 5th St.		House	SF	1	Good	No	0						NA	NA									Yes
1107 W 5th St.		House	SF	1	Good	No	0						Concrete	Even								Yes	
1203 W 5th St.		Attached Dwelling	MF	2	Good	No	1	Shed		Good			Concrete	Even									Yes
1207 W 5th St.		House	SF	1	Good	No	1	Shed		Good			Concrete	Even									Yes
1211 W 5th St.		House	SF	1	Good	No	1	Shed		Good			Concrete	Even								Yes	
1215 W 5th St.		House	SF	1	Good	No	0						Concrete	Even									
1301 W 5th St.		House	SF	1	Good	No	1	Garage		Good			Concrete	Even									Yes
1307 W 5th St.		House	SF	1	Good	No	1	Shed		Good			Concrete	Even									Yes
1311 W 5th St.		House	SF	1	Good	No	1	Shed		Good			Concrete	Uneven									Yes
1313/1315 W 5th St.		Attached Dwelling	MF	2	Good	No	1	Shed		Good			Concrete	Even									
1500 W 5th St.		House	SF	1	Needs Work	No	1	Garage		Needs Work													
1505/1507 W 5th St.		Attached Dwelling	MF	2	Needs Work	No	0						Concrete	Even									
1508 W 5th St.		House	SF	1	Needs Work	No	1	SF	1	Needs Work			NA	NA									
1512 W 5th St.		House	SF	1	Good	No	1	SF	1	Good			NA	NA								Yes	
1601 W 5th St.		Attached Dwelling	MF	2	Good	No	0						Concrete	Even									Yes
1604 W 5th St.		House	SF	1	Needs Work	No	1	SF	1	Needs Work			NA	NA								Yes	
1612 W 5th St.		House	SF	1	Needs Work	No	0						NA	NA									
1620 W 5th St.		House	SF	1	Good	No	1	Garage		Good			NA	NA								Yes	
1700 W 5th St.		Apt	MF	5	Good	No	0						Concrete	Even									
1708 W 5th St.		Apt	MF	30	Good	No	0						NA	NA									
1802 W 5th St.		Apt	MF	4	Needs Work	No	0						NA	NA									
1814 W 5th St.		Apt	MF	4	Needs Work	No	0						NA	NA								Yes	

Curb Conditions	Pavement Type	Condition	STREETS	Erosion from Pavement	Ponding Areas for Water	STORMWATER RUNOFF VISIBLE AREAS	Solid Fence on Lot Line Between (Condition)	Landscaping on Lot Line Between (Condition)	TRANSITION AREAS	Trash Receptacle Screened	Fence or Wall Around Lot	Shrubs Around Perimeter of Lot	Screening	Condition of Parking Lot or Driveway	# of HC spaces	# of spaces	OFF-STREET PARKING FOR APTS AND MF AREAS	Address
																		901 W 5th St.
							NA	Good	uses like SF and MF				No	Gravel				1014 W 5th St.
Good	Asphalt	Even	5th Street				Good	Good	Between dissimilar				No	Gravel				1107 W 5th St.
		General Comments					fair	fair	or residential and				No	NA				1203 W 5th St.
							fair	fair	commercial/office				No	Gravel				1207 W 5th St.
							fair	Trash everywhere					No	Concrete				1211 W 5th St.
							fair	fair					No	Gravel				1215 W 5th St.
							Good	Good					No	Gravel				1301 W 5th St.
							Good	Good					No	Gravel				1307 W 5th St.
							Good	Good					No	Gravel				1311 W 5th St.
							NA	fair		No			No	NA				1313/1315 W 5th St.
																		1500 W 5th St.
							fair	fair		No			No	Concrete	3			1505/1507 W 5th St.
							NA	Good					No	Gravel	4			1508 W 5th St.
							Good	Good					No	Gravel				1512 W 5th St.
							NA	fair					No	Concrete				1601 W 5th St.
							Good	Good					No	Paved	4			1604 W 5th St.
							fair	fair					No	Gravel				1612 W 5th St.
							fair	fair					No	Gravel				1620 W 5th St.
							NA	Good		Yes			No	Concrete	8	1		1700 W 5th St.
							NA	Good		No			No	Concrete	36			1708 W 5th St.
							NA	Needs Work		No			No	Paved	5			1802 W 5th St.
							NA	Needs Work		No			No	Paved	5			1814 W 5th St.

Address	STRUCTURES	Principal Building Type or Use:	Density	Occupancy	Condition of Structure	Work in Progress on Structure	Ancillary Structures	Density	Occupancy	Condition of Structure	Work in Progress on Structure	SIDEWALKS	Type of Construction	Condition	HISTORIC FEATURES	Stone Curb	Hitching Post	Historic Plaque	Lamp Post	FENCES	Wood or Iron	Retaining Wall	Chain Link
913 W. 6th St.		House	SF	1	Good	No	1	Garage		Good			Concrete	Even							Yes		
1002 W. 6th St.		House	SF	1	Needs Work	No	Porch	DP					Concrete	Uneven							Yes		
1006 W. 6th St.		Criticare	Com		Good	No	0						Concrete	Even									
1015 W. 6th St.		MR Credit Union	Com		Good	No	0						Concrete	Even									
1101 W. 6th St.		Taco John's	Com		Good	No	0						Concrete	Even									
1107 W. 6th St.		Burger King	Com		Good	Yes	0						Concrete	Even									
1112 W. 6th St.		Medical Center	Com		Good	No	1	Flag Pole		Good			Concrete	Even									
1215 W. 6th St.		Ray's Liquor	Com		Good	No	0						Concrete	Even							Yes		
1220 W. 6th St.		Taco Bell	Com		Good	No	0						Concrete	Even									
1300 W. 6th St.		Car Wash	Com		Good	No	0						Concrete	Even									
1309 W. 6th St.		McDonalds	Com		Good	No	0						Concrete	Even									
1312 W. 6th St.		Anderson Rentals	Com		Needs Work	No	0						Concrete	Even									Yes
1313 W. 6th St.		McD's Annex	Com		Good	No	0						Concrete	Even									
1400 W. 6th St.		Horizon Medical Plaza	Com		Good	No	0						Concrete	Cracked									
1401 W. 6th St.		Payday Loans	Com		Good	No	0						Concrete	Even								Yes	
1414 W. 6th St.		Conoco/ Dance Studio	Com		Good	No	1	Gas Pump	1	Good			Concrete	Even									
1415 W. 6th St.		Gas Station	Com		Good	No	1	Gas Pump	1	Good			Concrete	Even								Yes	
1500 W. 6th St.		Panda Garden	Com		Good	No	0						Concrete	Even									
1501 W. 6th St.		Movie Advance	Com		Good	No	0						Concrete	Even								Yes	
1516 W. 6th St.		Whelan's Lumber Yard	Com		Needs Work	No	1	Warehouse		Good			Concrete	Cracked									Yes
1525 W. 6th St.		CitiGroup	Com		Good	No	0						Concrete	Even								Yes	
1527 W. 6th St.		Quicks BBQ	Com		Good	No	0						Concrete	Even								Yes	
1530 W. 6th St.		Subway/ Nail Arts	Com		Good	No	0						Concrete	Even								Yes	
1703 W. 6th St.		College Motel	Com		Needs Work	No	1	Shed		Needs Work			Concrete	Even							Yes	Yes	
1711 W. 6th St.		Shepco Car Care	Com		Good	No	0						Concrete	Even								Yes	
1717 W. 6th St.		Enterprise Rental	Com		Good	No	0						Concrete	Even									
1803 W. 6th St.		Eagles Lounge	Pub/Inst		Needs Work	No	0						Concrete	Even								Yes	
1804 W. 6th St.		Jayhawk Pawn	Com		Needs Work	No	0						Concrete	Even							Yes	Yes	
1811 W. 6th St.		Dollar General	Com		Good	No	0						Concrete	Even							Yes	Yes	
1820 W. 6th St.		Real Estate	Com		Good	No	0						Concrete	Even							Yes	Yes	
1830 W. 6th St.		Carquest Auto Parts	Com		Good	No	0						Concrete	Even									
2001 W. 6th St.		Apt	MF		Needs Work																		

Address	OFF-STREET PARKING FOR APTS AND MF AREAS	# of spaces	# of HC spaces	Condition of Parking Lot or Driveway	Screening	Shrubs Around Perimeter of Lot	Fence or Wall Around Lot	Trash Receptacle Screened	TRANSITION AREAS	Landscaping on Lot Line Between (Condition)	Solid Fence on Lot Line Between (Condition)	STORMWATER RUNOFF VISIBLE AREAS	Ponding Areas for Water	Erosion from Pavement	STREETS	Condition	Pavement Type	Curb Conditions
913 W. 6th St.				Gravel	No					Good	Good				6th Street	Even	Asphalt	Beat up at Minnesota
1002 W. 6th St.				Gravel	No					Fair	Good					General Comments		
1006 W. 6th St.		12	0	Paved	No			No		Needs Work	NA							
1015 W. 6th St.		12	1	Concrete	No			Yes		Fair	NA							
1101 W. 6th St.		15	1	Paved	No			Yes		Fair	NA							
1107 W. 6th St.		30	2	Concrete	No			Yes		Good	NA							
1112 W. 6th St.		304	12	Concrete	No			Yes		Good	NA							
1215 W. 6th St.		32	0	Paved	No	Yes	Yes	Yes		Fair	NA							
1220 W. 6th St.		29	2	Concrete	No			Yes		Good	NA							
1300 W. 6th St.		5	0	Concrete	No	Yes	Yes	Yes		Needs Work	NA							
1309 W. 6th St.		38	2	Paved	No					Fair	NA							
1312 W. 6th St.		6	1	Paved	No					Needs Work	NA							
1313 W. 6th St.		36	3	Paved	No					Fair	NA							
1400 W. 6th St.		15	2	Paved	No			No		Good	NA							
1401 W. 6th St.		6	1	Concrete	No			Yes		Fair	NA							
1414 W. 6th St.		38	2	Concrete	No					Good	NA							
1415 W. 6th St.		4	0	Concrete	No			Yes		Fair	NA							
1500 W. 6th St.		20+	2	Paved	No			Yes		Fair	NA							
1501 W. 6th St.		49	3	Concrete	No			Yes		Fair	NA							
1516 W. 6th St.		20		Paved/ Gravel	No					Fair	NA							
1525 W. 6th St.		30	2	Concrete	No			Yes		Fair	NA							
1527 W. 6th St.		20+	0	Paved	No			Yes		Fair	NA							
1530 W. 6th St.		34	1	Concrete	No			Yes		Good	NA							
1703 W. 6th St.		25+	XX	Paved	No					Fair	NA							
1711 W. 6th St.		10+	XX	Paved	No					Fair	NA							
1717 W. 6th St.		15+	XX	Concrete	No			Yes		Fair	NA							
1803 W. 6th St.		50+	XX	Paved	No					Fair	NA							
1804 W. 6th St.		11		Paved	No					Fair	NA							
1811 W. 6th St.		40	2	Paved	No					Fair	NA							
1820 W. 6th St.		20+		Paved	No					Fair	NA							
1830 W. 6th St.		25+		Paved	No			No		Fair	NA							
2001 W. 6th St.																		

Address	STRUCTURES	Principal Building Type or Use:	Density	Occupancy	Condition of Structure	Work in Progress on Structure	Accessory Structures	Density	Occupancy	Condition of Structure	Work in Progress on Structure	SIDEWALKS	Type of Construction	Condition	HISTORIC FEATURES	Stone Curb	Hitching Post	Historic Plaque	Lamp Post	FENCES	Wood or Iron	Retaining Wall	Chain Link
446 Alabama St.		House	SF	1	Good	No	0						Concrete	Even							Yes	Yes	
521 Alabama St.		Apt	MF	4	Good	No	0						Concrete	Even							Yes		
547 Alabama St.		House	SF	1	Good	No	0						Concrete	Even							Yes		
614 Alabama St.		Attached Dwelling	MF	2	Good	No	1			Good	No		NA	NA									
615 Alabama St.		House	SF	1	Good	No	1			Good	No		Brick	Missing									Metal
619 Alabama St.		House	SF	1	Good	No	0				No		Brick	Uneven									
620 Alabama St.		House	SF	1	Needs Work	No	0						NA	NA									Yes
622 Alabama St.		House	SF	1	Good	No	2			Needs Work	No		NA	NA									Yes
623 Alabama St.		Attached Dwelling	MF	2	Good	No	2			Needs Work	No		Brick	Uneven									
624 Alabama St.		House	SF	1	Good	No	1			Good	No		NA	NA									Metal
626 Alabama St.		House	SF	1	Needs Work	No	1			Good	No		NA	NA									Metal
628 Alabama St.		House	SF	1	Good	No	1			Good	No		NA	NA									Yes
629 Alabama St.		House	SF	1	Good	No	1			Good			Concrete	Even							Yes		
631 Alabama St.		Attached Dwelling	MF	2	Good	No	1			Good	No		Concrete	Even							Yes		
633 Alabama St.		House	SF	1	Good	No	1			Good	No		Concrete	Even									
636 Alabama St.		House	SF	1	Good	No	1			Good	No		NA	NA									Yes
639 Alabama St..		House	SF	1	Good	No	1			Good			Brick	Uneven									
645 Alabama St.		Daycare	Com		Good	No	0				No		Brick	Uneven									Yes
646 Alabama St.		Church	Pub/Inst		Good	No	0						NA	NA									
700 Alabama St.		Attached Dwelling	MF	2	Needs Work	No	1			DP	No		Brick	Cracked & Overgrown									
701-3 Alabama St.		Attached Dwelling	MF	2	Good	No	1			DP	No		Brick	Even							Yes		
704 Alabama St.		House	SF	1	Needs Work	No	0			Needs Work			Brick	Cracked									

Address	OFF-STREET PARKING FOR APTS AND MF AREAS	# of spaces	# of HC spaces	Condition of Parking Lot or Driveway	Screening	Shrubs Around Perimeter of Lot	Fence or Wall Around Lot	Trash Receptacle Screened	TRANSITION AREAS	Landscaping on Lot Line Between (Condition)	Solid Fence on Lot Line Between (Condition)	STORMWATER RUNOFF VISIBLE AREAS	Ponding Areas for Water	Erosion from Pavement	STREETS	Condition	Pavement Type	Curb Conditions
446 Alabama St.				Gravel	No					Good grass	NA					Fire hydrant in park		
521 Alabama St.		6	1	Concrete	No			None/ Bad		NA	Wood Fence		Yes			Street light on corner		
547 Alabama St.				Gravel	No					driveway & Shrubs	Wood Fence							
614 Alabama St.		2	0	Gravel	No					mowed grass- Good	None							
615 Alabama St.				NA	No					NA	NA		Alley					
619 Alabama St.				NA	No					NA	NA							
620 Alabama St.				Gravel	No					Needs Work Driveway	Chain Link							
622 Alabama St.				Gravel	No					Gravel driveway	metal							
623 Alabama St.				NA	No					NA	NA							
624 Alabama St.				NA	No					NA	metal							
626 Alabama St.				Gravel	No					driveway & Shrubs	metal							
628 Alabama St.				Gravel	No					Needs Work Driveway	Chain Link							
629 Alabama St.				NA	No					NA	NA							
631 Alabama St.		4	0	Gravel	Yes		Yes			NA	NA							
633 Alabama St.				NA	No					NA	NA							
636 Alabama St.				NA	No					Good driveway	Chain Link							
639 Alabama St..				NA	No					NA	NA		Alley					
645 Alabama St.				NA	No					NA	NA		Alley					
646 Alabama St.		19	?	Paved	No					NA	None							
700 Alabama St.				Gravel	No					ok grass	None							
701-3 Alabama St.		2		Gravel	No					NA	NA		Alley					
704 Alabama St.				NA	No					DP - needs mowing	None							

Address	STRUCTURES	Principal Building Type or Use:	Density	Occupancy	Condition of Structure	Work in Progress on Structure	Ancillary Structures	Density	Occupancy	Condition of Structure	Work in Progress on Structure	SIDEWALKS	Type of Construction	Condition	HISTORIC FEATURES	Stone Curb	Hitching Post	Historic Plaque	Lamp Post	FENCES	Wood or Iron	Retaining Wall	Chain Link
441 Maine St.		House	SF	1	Good	No	1	Shed		Good	No		Brick	Uneven									
446 Maine St.		House	SF	1	Needs Work	No	1	Shed		Needs Work	No		NA	NA							Yes		Yes
447 Maine St.		House	SF	1	Good	No	0				No		Concrete	Uneven								Yes	Yes
505 Maine St.		House	SF	1	Good	No	0				No		Concrete	Cracked							Yes	Yes	
507/509 Maine St.		Apt	MF	3	Good	No	0				No		Concrete	Cracked							Yes		
512/514 Maine St.		Attached Dwelling	MF	2	Good	No	0				No		NA	NA									
520 Maine St.		House	SF	1	Needs Work	Yes	0				No		NA	NA									
536 Maine St.		House	SF	1	Needs Work	No	0				No		NA	NA									
608 Maine St.		Apt	MF	4	Good	No	1		0		No		Concrete	Even									
611/613 Maine St.		Townhome	MF	2	Good	No	0						Concrete	Even							Yes		
615/617 Maine St.		Townhome	MF	2	Good	No	0						Concrete	Even							Yes		
616 Maine St.		House	SF	1	Needs Work	No	0				No		Concrete	Even									
621 Maine St.		House	SF	1	Good	No	1		0	Good			Concrete	Even									Yes
622 Maine St.		House	SF	1	Good	No	0			Good	No		Concrete	Even									Yes
623 Maine St.		House	SF	1	Needs Work	No	1	SF	1	Good			Concrete	Cracked			Yes				Yes		
626 Maine St.		House	SF	1	Good	No	0			Good	No		Concrete	Even							Yes		
627 Maine St.		House	SF	1	Needs Work	No	0						Concrete	Cracked							Yes		
628 Maine St.		House	SF	1	Good	No	1		0		No		Concrete	Even							Yes		
632 Maine St.		House	SF	1	Good	No	2		0		No		Concrete	Even							Yes		
633 Maine St.		House	SF	1	Good	No	0						Concrete	Even			Yes						
635 Maine St.		House	SF	1	Good	No	1		0	Needs Work			Concrete	Even									Yes
636-38 Maine St.		Attached Dwelling	MF	2	Good	No	0			Good	No		Concrete	Even									
640-42 Maine St.		Attached Dwelling	MF	2	Good	No	1		0	Good	No		Concrete	Even									
641 Maine St.		Attached Dwelling	MF	2	Needs Work	No	1		0	DP			Concrete	Even									
645 Maine St.		House	SF	1	Needs Work	No	0						Concrete	Cracked									
646-48 Maine St.		Attached Dwelling	MF	2	Good	No	3		0		No		Concrete	Even									
700 Maine St.		Attached Dwelling	MF	2	Good	No	0				No		Concrete	Cracked							Yes		
701 Maine St.		House	SF	1	Good	No	0						Brick	Uneven							Yes		
702 Maine St.		House	SF	1	Good	No	0				No		Concrete	Uneven							Yes		Yes
704 Maine St.		House	SF	1	Good	No	0				No		concrete	uneven							Yes		Yes
705 Maine St.		House	SF	1	Good	No	0						Brick	Uneven									

Address	OFF-STREET PARKING FOR APTS AND MF AREAS	# of spaces	# of HC spaces	Condition of Parking Lot or Driveway	Screening	Shrubs Around Perimeter of Lot	Fence or Wall Around Lot	Trash Receptacle Screened	TRANSITION AREAS	Landscaping on Lot Line Between (Condition)	Solid Fence on Lot Line Between (Condition)	STORMWATER RUNOFF VISIBLE AREAS	Ponding Areas for Water	Erosion from Pavement	STREETS	Condition	Pavement Type	Curb Conditions
441 Maine St.				Concrete	No					Good	None					General Comments:		
446 Maine St.				Paved	No					Good	OK					Street lights on 5th & 6th		
447 Maine St.				Concrete	No					Good	None							
505 Maine St.				Concrete	No					Good	Good							
507/509 Maine St.		4		Gravel	No			No		Good	None							
512/514 Maine St.		6	0	Concrete	No			No		Lots of Trash	None							
520 Maine St.		0	0	Gravel	No					OK	OK							
536 Maine St.		2	0	Gravel	No			No		OK	None							
608 Maine St.		4	0	Paved	No					Good	Good							
611/613 Maine St.		5	0	Gravel	No					Good	Good							
615/617 Maine St.		5	0	Gravel	No					Good	Good							
616 Maine St.				NA	No					Good	Good							
621 Maine St.				NA	No					Good	Good							
622 Maine St.				NA	No					Good	Good							
623 Maine St.				NA	No					grass	Good							
626 Maine St.				NA	No					Good	Good							
627 Maine St.				NA	No					Needs Work - DP	Good							
628 Maine St.				NA	No					Good	Good							
632 Maine St.				NA	No					Good	Good							
633 Maine St.				NA	No					Good grass	None							
635 Maine St.				NA	No					Good	Good							
636-38 Maine St.		4	0	Paved	No					Good	Good							
640-42 Maine St.		0	0	NA	No					Good	Good							
641 Maine St.		2	0	Gravel	No					Needs Work	Good							
645 Maine St.				NA	No					Needs Work	None							
646-48 Maine St.		2	0	Gravel	No					Good	Good							
700 Maine St.				NA	No					Good	Good							
701 Maine St.				NA	No					Good	Good		Street					
702 Maine St.				NA	No					Good	Good							
704 Maine St.				NA	No					Good	Good							
705 Maine St.				NA	No					Good	None							

Address	STRUCTURES	Principal Building Type or Use:	Density	Occupancy	Condition of Structure	Work in Progress on Structure	Ancillary Structures	Density	Occupancy	Condition of Structure	Work in Progress on Structure	SIDEWALKS	Type of Construction	Condition	HISTORIC FEATURES	Stone Curb	Hitching Post	Historic Plaque	Lamp Post	FENCES	Wood or Iron	Retaining Wall	Chain Link
445 Missouri St.		House	SF	1	Needs Work	No	2	Sheds		Good	No		NA	NA							Yes		
500 Missouri St.		House	SF	1	Needs Work	No	0						NA	NA									
500 1/2 Missouri St.		House	SF	1	Needs Work	No	1																
509 Missouri St.		House	SF	1	Good	No	0				No		NA	NA								Yes	
600 Missouri St.		Empty Lot	Other		No Structure								NA	NA									
601 Missouri St.		Prudential Building	Com		Good		0				No		Concrete	Even									
620 Missouri St.		House	SF	1	Needs Work	No	1			Needs Work	No		NA	NA							Yes		
622-24 Missouri St.		Apt	MF	4	Good	No	0						NA	NA							Yes		
623 Missouri St.		Attached Dwelling	MF	2	Good		1			?	No		Concrete	Even							Yes		
628 Missouri St.		House	SF	1	Good	No	1			DP	No		NA	NA								Yes	
629 Missouri St.		House	SF	1	Needs Work	No	1						Concrete	Even									Wire
630 Missouri St.		House	SF	1	Needs Work	No	2			Good	No		NA	NA								Yes	
632 Missouri St.		Attached Dwelling	MF	2	Needs Work	No	0						NA	NA								Yes	
633 Missouri St.		House	SF	1	Good	No	0						Concrete	Uneven									
637 Missouri St.		House	SF	1	Good	No	0						Concrete	Even							Yes		
640 Missouri St.		House	SF	1	Good	No	0						NA	NA							Yes	Yes	
641 Missouri St.		House	SF	1	Good	No	1			?	No		Concrete	Even & Overgrown									
645 Missouri St.		House	SF	1	Good	No	1			?	No		Brick & Concrete	Even							Yes		
646-1/2 Missouri St.		House	SF	1	Good	No	2	SF	1	DP & Needs Work	No		NA	NA									
700 Missouri St.		House	SF	1	Good	No	2			Good	No		Brick & Concrete	Cracked & Overgrown									
701 Missouri St.		House	SF	1	Good	No	2			?	No		Brick & Concrete	Even							Yes		Yes
704 Missouri St.		House	SF	1	Good	No	1			Good	No		Brick	Overgrown									Yes
707 Missouri St.		House	SF	1	Good	No	1			?	No		Concrete	Even							Yes		

Address	OFF-STREET PARKING FOR APTS AND MF AREAS	# of spaces	# of HC spaces	Condition of Parking Lot or Driveway	Screening	Shrubs Around Perimeter of Lot	Fence or Wall Around Lot	Trash Receptacle Screened	TRANSITION AREAS	Landscaping on Lot Line Between (Condition)	Solid Fence on Lot Line Between (Condition)	STORMWATER RUNOFF VISIBLE AREAS	Ponding Areas for Water	Erosion from Pavement	STREETS	Condition	Pavement Type	Curb Conditions
445 Missouri St.				Concrete	No					Good	Good					General Comments:		
500 Missouri St.				Gravel	No					Fair	None					509 is behind the 1203 5th St		
500 1/2 Missouri St.																		
509 Missouri St.				Gravel	No					Good	None					Street light on 7th		
600 Missouri St.				NA	No					Good	Good							
601 Missouri St.		14		Concrete	No	Yes				Good	Good							
620 Missouri St.				Concrete	No					Fair	Fair							
622-24 Missouri St.		5+		Concrete	No		Yes			Fair	Fair							
623 Missouri St.				Concrete	No					Good	Good							
628 Missouri St.				Gravel	No					Good	Good							
629 Missouri St.				Gravel	No					Good	Good							
630 Missouri St.				Concrete	No					Good	NA							
632 Missouri St.		3		Gravel	No					Good	NA							
633 Missouri St.				Gravel	No					Good	NA							
637 Missouri St.				Concrete	No					Good	Good							
640 Missouri St.		4	0	Paved	No					Needs Work	Good							
641 Missouri St.				Gravel	No					Good	Good							
645 Missouri St.				Gravel	No					Good	Good							
646-1/2 Missouri St.		2	0	Gravel	No					Good	NA							
700 Missouri St.				Concrete	No					Need to mow	NA		Street					
701 Missouri St.				Concrete	No					Good	Good							
704 Missouri St.				Gravel	No					Needs Work	Needs Work							
707 Missouri St.				Concrete	No					Good	Good							

Address	STRUCTURES	Principal Building Type or Use:	Density	Occupancy	Condition of Structure	Work in Progress on Structure	Ancillary Structures	Density	Occupancy	Condition of Structure	Work in Progress on Structure	SIDEWALKS	Type of Construction	Condition	HISTORIC FEATURES	Stone Curb	Hitching Post	Historic Plaque	Lamp Post	FENCES	Wood or Iron	Retaining Wall	Chain Link
443 Arkansas St.		House	SF	1	Needs Work	No	1			Needs Work	Yes		NA	NA									Yes
445 Arkansas St.		House	SF	1	Needs Work	No	1	Garage		Good			NA	NA									Yes
446 Arkansas St.		House	SF	1	Good	No	1	Garage		Needs Work			NA	NA								Yes	
628 Arkansas St.		Manufactured Housing	MF	12	Needs Work		0				No		NA	NA							Yes		
630-32 Arkansas St.		Attached Dwelling	MF	2	Good	No	0						NA	NA									
634-36 Arkansas St.		Attached Dwelling	MF	2	Good	No	0						NA	NA								Yes	
640 Arkansas St.		Townhome	MF	8	Good	No	0						NA	NA								Yes	
700 Arkansas St.		House	SF	1	Good	No	1			?	No		Brick & Concrete	Uneven									
704-1/2 Arkansas St.		Attached Dwelling	MF	2	Good	No	0						Concrete	Uneven									Yes
705 Arkansas St.		Apt	MF	3	Good	No	0						Concrete	Even									

Address	OFF-STREET PARKING FOR APTS AND MF AREAS	# of spaces	# of HC spaces	Condition of Parking Lot or Driveway	Screening	Shrubs Around Perimeter of Lot	Fence or Wall Around Lot	Trash Receptacle Screened	TRANSITION AREAS	Landscaping on Lot Line Between (Condition)	Solid Fence on Lot Line Between (Condition)	STORMWATER RUNOFF VISIBLE AREAS	Ponding Areas for Water	Erosion from Pavement	STREETS	Condition	Pavement Type	Curb Conditions
443 Arkansas St.				Gravel	No					Lots of Trash	Good					General Comments:		
445 Arkansas St.				Gravel	No					Fair	Good					Street light on 7th		
446 Arkansas St.				Gravel	No					Fair	Fair					Fire Hydrant on 7th		
628 Arkansas St.		10+		Gravel	No					Needs Work	Needs Work							
630-32 Arkansas St.		4		Gravel	No					Good	Good							
634-36 Arkansas St.		4		Gravel	No					Good	Good							
640 Arkansas St.		12		Concrete	No					Good	Good							
700 Arkansas St.				Gravel	No					Good	Good							
704-1/2 Arkansas St.				NA	No					Good	Good							
705 Arkansas St.				NA	No					Good	Good							

Address	STRUCTURES	Principal Building Type or Use:	Density	Occupancy	Condition of Structure	Work in Progress on Structure	Ancillary Structures	Density	Occupancy	Condition of Structure	Work in Progress on Structure	SIDEWALKS	Type of Construction	Condition	HISTORIC FEATURES	Stone Curb	Hitching Post	Historic Plaque	Lamp Post	FENCES	Wood or Iron	Retaining Wall	Chain Link
442 Michigan St.		House	SF	1	Good	No	1			Good	No		NA	NA							Yes		
445 Michigan St.		House	SF	1	Good	No	1				No		Concrete	Cracked									
446 Michigan St.		House	SF	1	Good	No	1			Needs Work Roof	No		NA	NA							Yes		
501 Michigan St.		Westside Automotive	Com		Good	No	1	Shed		Needs Work	No		Concrete	Cracked							Yes		
508 Michigan St.		Apex Fence Co.	Com		Good	No	Multi	Sheds			No		NA	NA							Yes		
511 Michigan St.		House	SF	1	Good	No	0				No		Concrete	Uneven & Cracked							Yes		Yes
515 Michigan St.		House	SF	1	Needs Work	No	0	Shed		Good	No		Concrete	Uneven & Cracked							Yes		Yes
519 Michigan St.		House	SF	1	Good	No	0				No		Concrete	Cracked									Wire
525 Michigan St.		House	SF	1	Good	No	2	Shed & Garage		Good	No		Concrete	Cracked									Wire
528/530 Michigan St.		Attached Dwelling	MF	2	Good	No	0				No		NA	NA									
532 Michigan St.		Bud's Barber	Com		Needs Work	No	1	SF	1	Needs Work	No		NA	NA							Yes		
532 Michigan St.		House	SF	1	Good	No	0																
541 Michigan St.		Apt	MF	11	Needs Work	No	0				No		Concrete	Uneven & Cracked								Yes	
543 Michigan St.		House	SF	1	Good	No	1	Garage		Good	No		Concrete	Even			2				Yes		
611 Michigan St.		Apt	MF	16	Good		1	Covered Parking		Good	No		Concrete	Even									
615-39-45 Michigan St.		Apt	MF	12	Good	No	0						NA	NA									
630 Michigan St.		Apt	MF	40	Good	No	4			Good			Concrete	Even							Yes	es (2)	
647 Michigan St.		Apt	MF	3	Good	No	0				No		NA	NA									
701 Michigan St.		Animal HP	Com		Good	No	0						Concrete	Even							Yes		

Address	OFF-STREET PARKING FOR APTS AND MF AREAS	# of spaces	# of HC spaces	Condition of Parking Lot or Driveway	Screening	Shrubs Around Perimeter of Lot	Fence or Wall Around Lot	Trash Receptacle Screened	TRANSITION AREAS	Landscaping on Lot Line Between (Condition)	Solid Fence on Lot Line Between (Condition)	STORMWATER RUNOFF VISIBLE AREAS	Ponding Areas for Water	Erosion from Pavement	STREETS	Condition	Pavement Type	Curb Conditions
442 Michigan St.				Gravel	No					None	OK					General Comments:		
445 Michigan St.				Gravel	No					Good	None							
446 Michigan St.				Concrete & Gravel	No					Needs Work	Needs Work							
501 Michigan St.				Gravel	No		Yes			None	Needs Work		east side					
508 Michigan St.		4		Gravel	No		Yes			Good	Good							
511 Michigan St.		6		Concrete & Gravel	No					Good	Needs Work		driveway	Yes				
515 Michigan St.				Gravel	No					Needs Work	Needs Work		sidewalk					
519 Michigan St.				Paved	No					OK	OK							
525 Michigan St.				Concrete	No					OK	OK							
528/530 Michigan St.		4		Concrete & Gravel	No					Good	None							
532 Michigan St.		4		Gravel	No					Needs Work	Needs Work							
532 Michigan St.																		
541 Michigan St.		17	0	Paved	No	No	No	es-Fence		OK	None		sidewalk					
543 Michigan St.				Gravel	No					Great	None							
611 Michigan St.		23		Paved	Yes		Yes	Yes		Needs Mowing	Good							
615-39-45 Michigan St.				Gravel	No					Good	Good							
630 Michigan St.		63		Paved	Yes		Yes	Yes		NA	Good							
647 Michigan St.		9		Concrete	No					Good	Good							
701 Michigan St.		10	1	Paved	No					Good	Good							

Address	STRUCTURES	Principal Building Type or Use:	Density	Occupancy	Condition of Structure	Work in Progress on Structure	Ancillary Structures	Density	Occupancy	Condition of Structure	Work in Progress on Structure	SIDEWALKS	Type of Construction	Condition	HISTORIC FEATURES	Stone Curb	Hitching Post	Historic Plaque	Lamp Post	FENCES	Wood or Iron	Retaining Wall	Chain Link
446 Florida St.		House	SF	1	Needs Work	No	0						Concrete	Missing							Needs Work		
500 Florida St.		House	SF	1	DP	No	1	Shed		Needs Work			Concrete	Even							Needs Work		
501 Florida St.		House	SF	1	Needs Work	No	0						Concrete	Uneven									
508/510 Florida St.		Attached Dwelling	MF	2	Needs Work	No	0						NA	NA									
511/527 Florida St.		Apt	MF	8	Needs Work	No	0						NA	NA							Yes		
512/514 Florida St.		Attached Dwelling	MF	2	Needs Work	No	0						NA	NA									
516 Florida St.		House	SF	1	Needs Work	No	1	Shed		Needs Work			NA	NA									
522/524 Florida St.		Attached Dwelling	MF	2	Needs Work	No	1	Shed		Needs Work			NA	NA							Yes		
610 Florida St.		Bar	Com		Good	No	0						NA	NA							Yes	Yes	
611 Florida St.		Scotch Cleaners	Com		Good	No	0						Concrete	Even								Yes	
615 Florida St.		Barrister Books	Com		Good	No	0						Concrete	Even							Yes	Yes	
616/620/624 Florida St.		Apt	MF	25	Good	No	0						Concrete	Uneven							Yes	Yes	

Address	OFF-STREET PARKING FOR APTS AND MF AREAS	# of spaces	# of HC spaces	Condition of Parking Lot or Driveway	Screening	Shrubs Around Perimeter of Lot	Fence or Wall Around Lot	Trash Receptacle Screened	TRANSITION AREAS	Landscaping on Lot Line Between (Condition)	Solid Fence on Lot Line Between (Condition)	STORMWATER RUNOFF VISIBLE AREAS	Ponding Areas for Water	Erosion from Pavement	STREETS	Condition	Pavement Type	Curb Conditions
446 Florida St.				Gravel	No					Needs Work	Needs Work					General Comments:		
500 Florida St.				Gravel	No					Needs Work	Needs Work							
501 Florida St.				Gravel	No					Needs Work	NA							
508/510 Florida St.		2		Concrete & Large Cracks	Yes			No		Needs Work	Needs Work		Yes					
511/527 Florida St.				Concrete & Curbing	Yes		Yes	No		Needs Work	Good							
512/514 Florida St.		2		Concrete & Large Cracks	Yes			No		Needs Work	Needs Work							
516 Florida St.				Gravel	No					OK	OK							
522/524 Florida St.		5		Gravel & Large Cracks	No	Needs Work				NA	Needs Work		Yes					
610 Florida St.		25	?	Gravel w/ Holes in Lot & Large Cracks	No			No		NA	NA							
611 Florida St.		5+	1	Paved & Curbing	Yes			Yes		Good	NA							
615 Florida St.		7+	1	Paved & Curbing	Yes			Yes		NA	NA							
616/620/624 Florida St.		42		Paved & Curbing	Yes		Yes	Yes		Good	NA							

Chain Link	Retaining Wall	Wood or Iron	FENCES	Lamp Post	Historic Plaque	Hitching Post	Stone Curb	HISTORIC FEATURES	Condition	Type of Construction	SIDEWALKS	Work in Progress on Structure	Condition of Structure	Occupancy	Density	Ancillary Structures	Work in Progress on Structure	Condition of Structure	Occupancy	Density	Principal Building Type or Use:	STRUCTURES	Address
		Yes							NA	NA						0	No	Good	SF	1	House		508Minnesota St.
									NA	NA						0	No	Good	MF	2	Attached Dwelling		509/511 Minnesota St.
		Yes							NA	NA						0	No	DP	SF	1	House		512 Minnesota St.
									NA	NA						0	No	Good	MF	2	Attached Dwelling		513/515 Minnesota St.
									NA	NA						0	No	Good	MF	2	Attached Dwelling		517/519 Minnesota St.
									NA	NA						0	No	Good	MF	2	Attached Dwelling		521/523 Minnesota St.
		Yes							NA	NA						0	No	Good	Com		Ace Automotive		541 Minnesota St.
		Yes							NA	NA						0	No	Good	Com		Beau's Auto Shop		545 Minnesota St.

Curb Conditions	Pavement Type	Condition	STREETS	Erosion from Pavement	Ponding Areas for Water	STORMWATER RUNOFF VISIBLE AREAS	Solid Fence on Lot Line Between (Condition)	Landscaping on Lot Line Between (Condition)	TRANSITION AREAS	Trash Receptacle Screened	Fence or Wall Around Lot	Shrubs Around Perimeter of Lot	Screening	Condition of Parking Lot or Driveway	# of HC spaces	# of spaces	OFF-STREET PARKING FOR APTS AND MF AREAS	Address
	General Comments:						Good	fair					No	Gravel				508Minnesota St.
							None	None		No			No	Paved & Large Cracks	4			509/511 Minnesota St.
							None	None					No	Gravel				512 Minnesota St.
							None	None		No			No	Paved & Large Cracks	4			513/515 Minnesota St.
							None	None		No			No	Paved & Large Cracks	4			517/519 Minnesota St.
							None	None		No			No	Paved & Large Cracks	4			521/523 Minnesota St.
					Yes		None	None		No			No	Concrete	20+			541 Minnesota St.
					Yes		None	None		No			No	Concrete	20+			545 Minnesota St.

Address	STRUCTURES	Principal Building Type or Use:	Density	Occupancy	Condition of Structure	Work in Progress on Structure	Ancillary Structures	Density	Occupancy	Condition of Structure	Work in Progress on Structure	SIDEWALKS	Type of Construction	Condition	HISTORIC FEATURES	Stone Curb	Hitching Post	Historic Plaque	Lamp Post	FENCES	Wood or Iron	Retaining Wall	Chain Link
501 Wisconsin St.		House	SF	1	Good	No	0						Concrete	Even									
504/506 Wisconsin St.		Attached Dwelling	MF	2	Good	No	0						NA	NA									
505/507 Wisconsin St.		Attached Dwelling	MF	2	Good	No	0						NA	NA									
508/510 Wisconsin St.		Attached Dwelling	MF	2	Good	No	0						NA	NA									
509/511 Wisconsin St.		Attached Dwelling	MF	2	Good	No	0						NA	NA									
512/514 Wisconsin St.		Attached Dwelling	MF	2	Good	No	0						NA	NA									
515 Wisconsin St.		House	SF	1	Needs Work	No	0						NA	NA									
516/518 Wisconsin St.		Attached Dwelling	MF	2	Good	No	0						NA	NA									
517 Wisconsin St.		Attached Dwelling	MF	2	Good	No	1	Shed		Good	No		Concrete	Cracked									
520/522 Wisconsin St.		Attached Dwelling	MF	2	Good	No	0						NA	NA									
521 Wisconsin St.		House	SF	1	Good	No	0						Concrete	Cracked							Yes		
530 Wisconsin St.		Yacht Club	Com		Good	No	0						NA	NA							Yes		
531 Wisconsin St.		House	SF	1	Needs Work	No	0						Concrete	Cracked							Yes		
545 Wisconsin St.		Feed Store	Com		Needs Work	No	0						Concrete	Uneven							Yes	Yes	

Address	OFF-STREET PARKING FOR APTS AND MF AREAS	# of spaces	# of HC spaces	Condition of Parking Lot or Driveway	Screening	Shrubs Around Perimeter of Lot	Fence or Wall Around Lot	Trash Receptacle Screened	TRANSITION AREAS	Landscaping on Lot Line Between (Condition)	Solid Fence on Lot Line Between (Condition)	STORMWATER RUNOFF VISIBLE AREAS	Ponding Areas for Water	Erosion from Pavement	STREETS	Condition	Pavement Type	Curb Conditions
501 Wisconsin St.		3		Gravel	No					OK	None					General Comments:		
504/506 Wisconsin St.		6		Concrete	No					Good	None		Yes					
505/507 Wisconsin St.		2		Gravel	No					OK	None							
508/510 Wisconsin St.		6		Concrete & Gravel	No		Yes			Needs Work	None							
509/511 Wisconsin St.		2		Gravel	No					OK	None							
512/514 Wisconsin St.		6		Concrete & Gravel	No					Needs Work	None		Yes					
515 Wisconsin St.				Gravel	No					Mow Grass	None							
516/518 Wisconsin St.		6		Concrete & Gravel	No					Needs Work	None							
517 Wisconsin St.		4		Concrete	No					Good	None							
520/522 Wisconsin St.		6		Gravel	No					Needs Work	None							
521 Wisconsin St.				Gravel	No					Grass	None							
530 Wisconsin St.		38	2	Concrete	No	Yes		Yes		Good	None							
531 Wisconsin St.				Gravel	No					Grass	None							
545 Wisconsin St.		10+	0	Paved	No			No		Needs Work	None							

Address	STRUCTURES	Principal Building Type or Use:	Density	Occupancy	Condition of Structure	Work in Progress on Structure	Ancillary Structures	Density	Occupancy	Condition of Structure	Work in Progress on Structure	SIDEWALKS	Type of Construction	Condition	HISTORIC FEATURES	Stone Curb	Hitching Post	Historic Plaque	Lamp Post	FENCES	Wood or Iron	Retaining Wall	Chain Link
500 Colorado St.		Apt	MF	4	Good	No	0						Concrete	Even									Yes
501 Colorado St.		Apt	MF	33	Good	No	0						Concrete	Even									
506 Colorado St.		Apt	MF	4	Good	No	0						NA	NA									
530 Colorado St.		Private Warehouse	Ind.		Good	No	0						NA	NA								Yes	
542 Colorado St.		Car Lot	Com		Needs Work	No	0						Concrete	Even									
460 California St.		Apt	MF	4	Good	No	0						NA	NA								Yes	
1601/1603 W. 6th Terr.		Attached Dwelling	MF	2	Needs Work	No	0						NA	NA									Wire
1602/1604 1606/1608 W. 6th Terr.		Apt	MF	4	Needs Work	No	0						NA	NA							Yes	Yes	
1611/1613 W. 6th Terr.		Attached Dwelling	MF	2	Needs Work	No	0						NA	NA									
1610/1612 1614/1616 W. 6th Terr.		Apt	MF	4	Needs Work	No	0						NA	NA							Yes	Yes	
1617/1619 1623/1625 W. 6th Terr.		Apt	MF	4	Needs Work	No	0						NA	NA									
1618/1620 1622/1624 W. 6th Terr.		Apt	MF	4	Needs Work	No	0						NA	NA							Yes	Yes	

Address	OFF-STREET PARKING FOR APTS AND MF AREAS	# of spaces	# of HC spaces	Condition of Parking Lot or Driveway	Screening	Shrubs Around Perimeter of Lot	Fence or Wall Around Lot	Trash Receptacle Screened	TRANSITION AREAS	Landscaping on Lot Line Between (Condition)	Solid Fence on Lot Line Between (Condition)	STORMWATER RUNOFF VISIBLE AREAS	Ponding Areas for Water	Erosion from Pavement	STREETS	Condition	Pavement Type	Curb Conditions
500 Colorado St.		6		Concrete	No					Good	None							
501 Colorado St.		78		Concrete	No			Yes		Good	None							
506 Colorado St.		6		Concrete	No					Good	None							
530 Colorado St.				Concrete	No					OK	None							
542 Colorado St.				Gravel	No	Yes				Good	None							
460 California St.		6		Gravel	No					OK	None				California Street	Even	Asphalt	Good, Concrete
1601/1603 W. 6th Terr.				Gravel	No			Bad		Bad	Bad				W. 6th Terrace	Uneven	Gravel	None
1602/1604 1606/1608 W. 6th Terr.		4 + 2		Gravel	No			Bad		Bad	Bad					General Comments: Very Bad,		
1611/1613 W. 6th Terr.				Gravel	No			Bad		Bad	Bad					Dilapidated, Garbage Dumpster		
1610/1612 1614/1616 W. 6th Terr.		2+2		Gravel	No			Bad		Bad	Bad					Very bad		
1617/1619 1623/1625 W. 6th Terr.		6		Gravel	No			Bad		Bad	Bad							
1618/1620 1622/1624 W. 6th Terr.		6		Gravel	No			Bad		Bad	Bad							