



City of Lawrence
Douglas County

PLANNING & DEVELOPMENT SERVICES

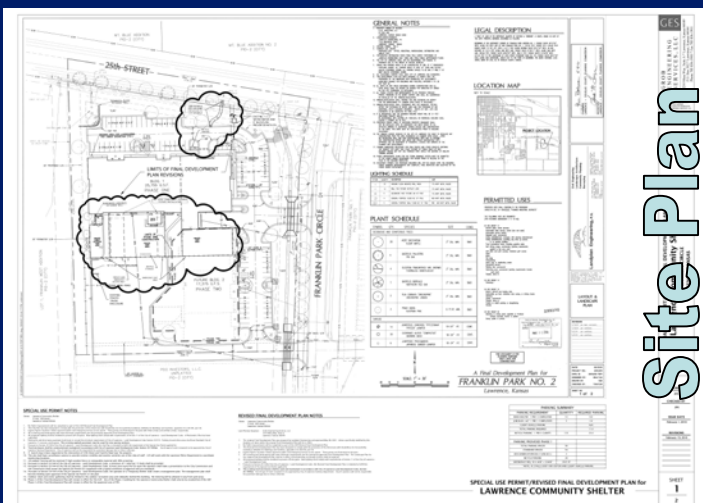
SUP-01-03-10

Lawrence Community Shelter

3701 Franklin Park Circle



Introduction – Plan Elements



LAWRENCE COMMUNITY SHELTER, INC. (LCS)

MANAGEMENT PLAN

JANUARY 2010

PROGRAMS FOR A POSITIVE FUTURE

Lawrence Community Shelter, Inc. (LCS) MANAGEMENT PLAN 2176 East 23rd Street, Lawrence, Kansas 66046

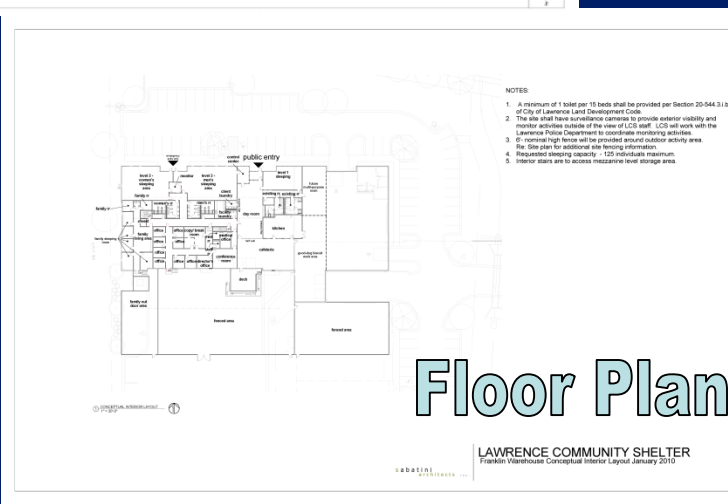
Statement of purpose: The Lawrence Community Shelter (LCS) Management Plan is an operational document always under review and reshaping to fit changes and growth of the LCS programs. The Management Plan describes how LCS is implementing its role in Vision for Housing the Homeless as developed by the Community Commission on Homelessness. Emergency shelter is the first step in the Vision and links to other stages of housing and other resources to move families and individuals out of homelessness and into permanent housing.

1. Narrative description of the nature and characteristics of the use

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 - case management covering the LCS programs of **housing**, **employment** (Back-to-Work job counseling and the Joseph Project, Good Dog! Biscuits and Treats and related work training, piece work, and skills building employment), **benefits**, and **intervention** (mental illness and addiction)
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Floor Plan

LAWRENCE COMMUNITY SHELTER
Franklin Vlahopoulos Conceptual Interior Layout January 2010



Community Facilities

(1) Temporary Shelter

A building operated by a public, publicly funded, nonprofit, charitable organization, or religious institution that provides day and/or overnight shelter to one or more persons who lack a fixed, regular, and adequate nighttime residence.

The Temporary Shelter may provide accessory food services, social services, counseling, medical services, personal hygiene, life skills training, employment training and assistance, educational assistance, mail or delivery services, telephone or computer services, storage of personal belongings, and a workplace for shelter occupants that may consist of any use permitted by the zoning district in which it is located.



Proposed Uses

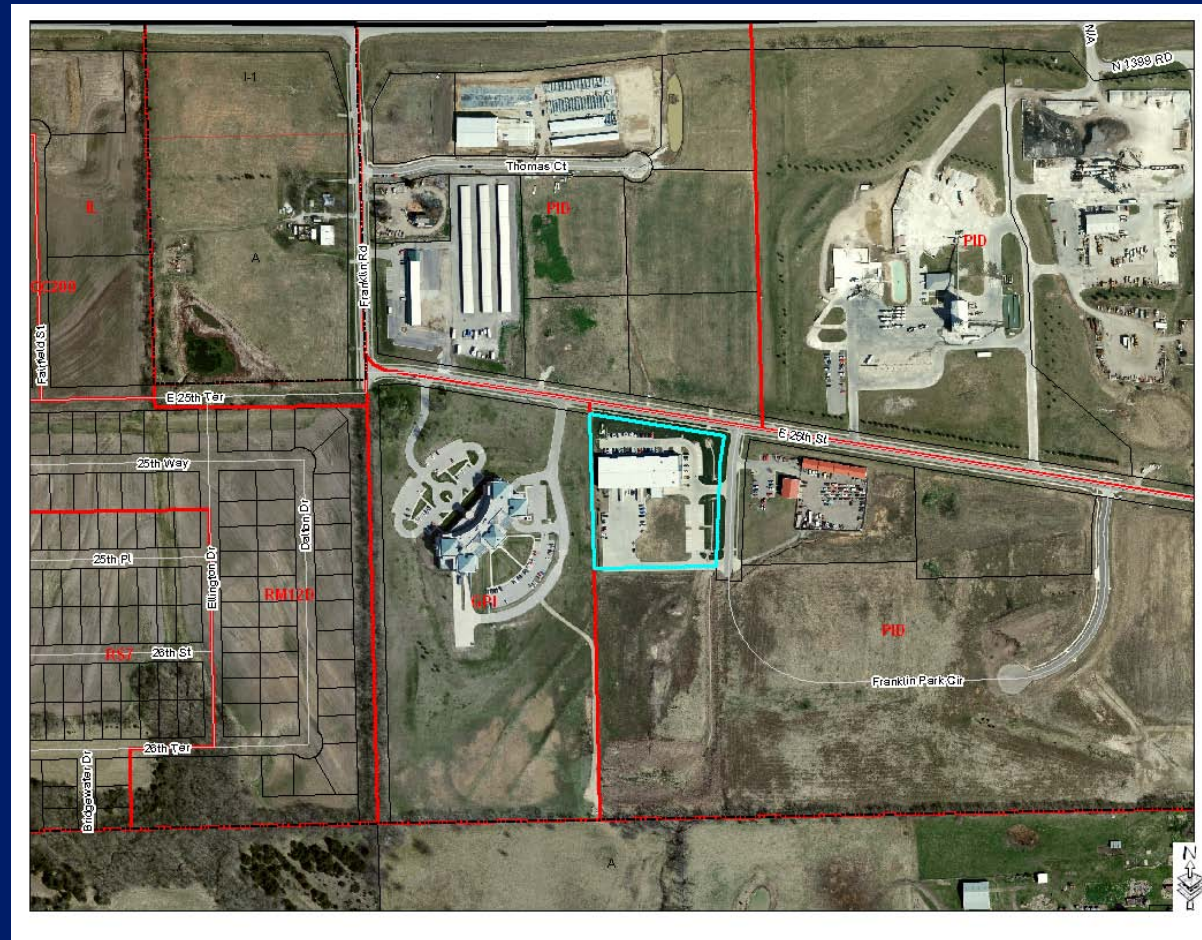
LCS Proposes:

- Full service 24/7 facility [*housing, meals, and services*]
 - Case management for: housing, employment, work training, benefits, intervention
 - Laundry services
 - Telephone, mail service, storage
 - Personal hygiene
 - 3 meals per day to residents of shelter
 - Night sleeping



Surrounding Uses

- Douglas County Jail
- Hillcrest Wrecker & Garage
- Storage companies
- Concrete/asphalt plants
- Undeveloped Parcels

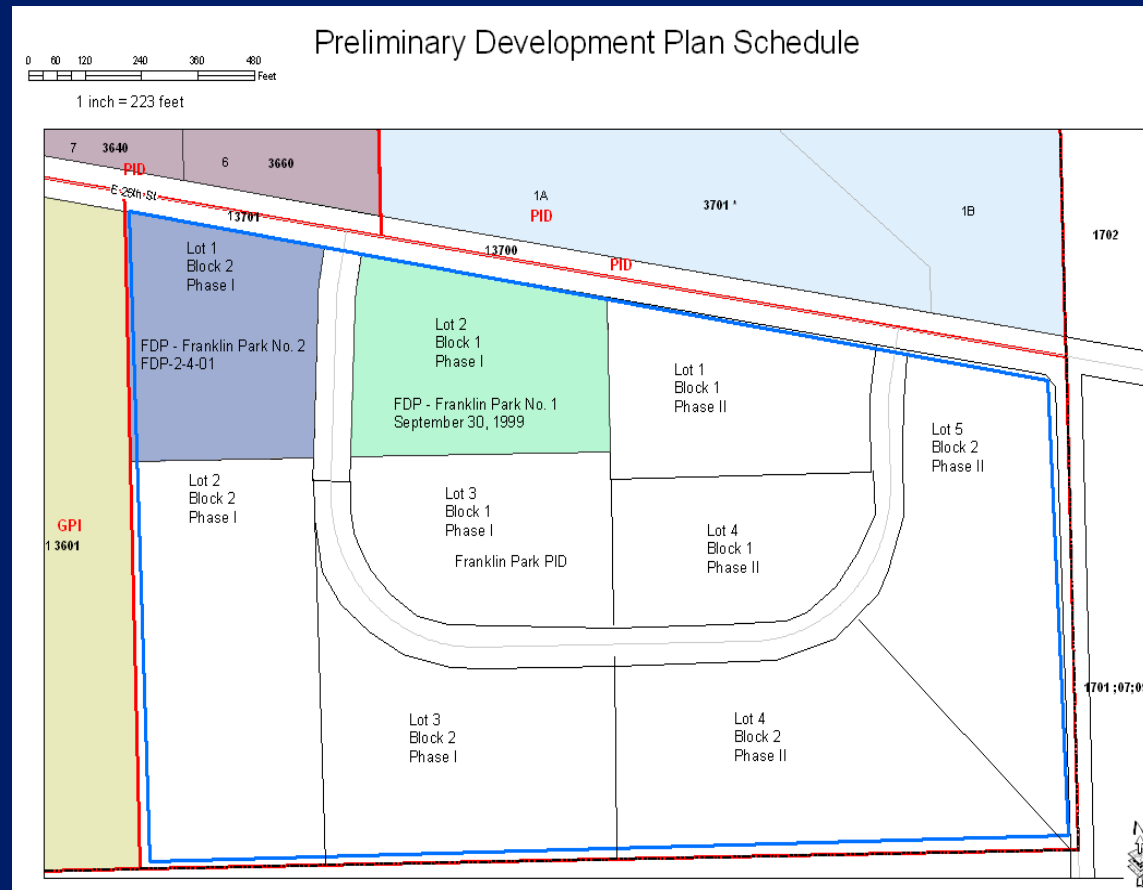




Existing Zoning Planned Industrial District (PID)

Franklin Park PID

- Approved uses:
 - Community Facilities
 - Professional Offices
 - Limited Services
 - Auto Services & Retail uses
 - Manufacturing
 - Research Testing
 - Industrial Medium Nuisances
 - Industrial – High Nuisance.

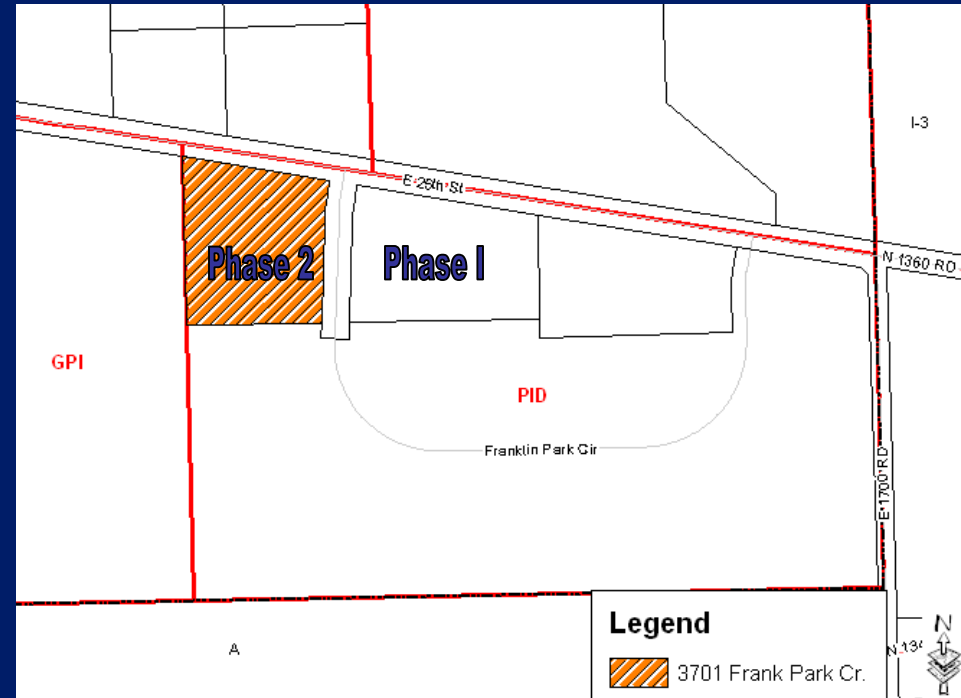




Existing Zoning Franklin Park PID

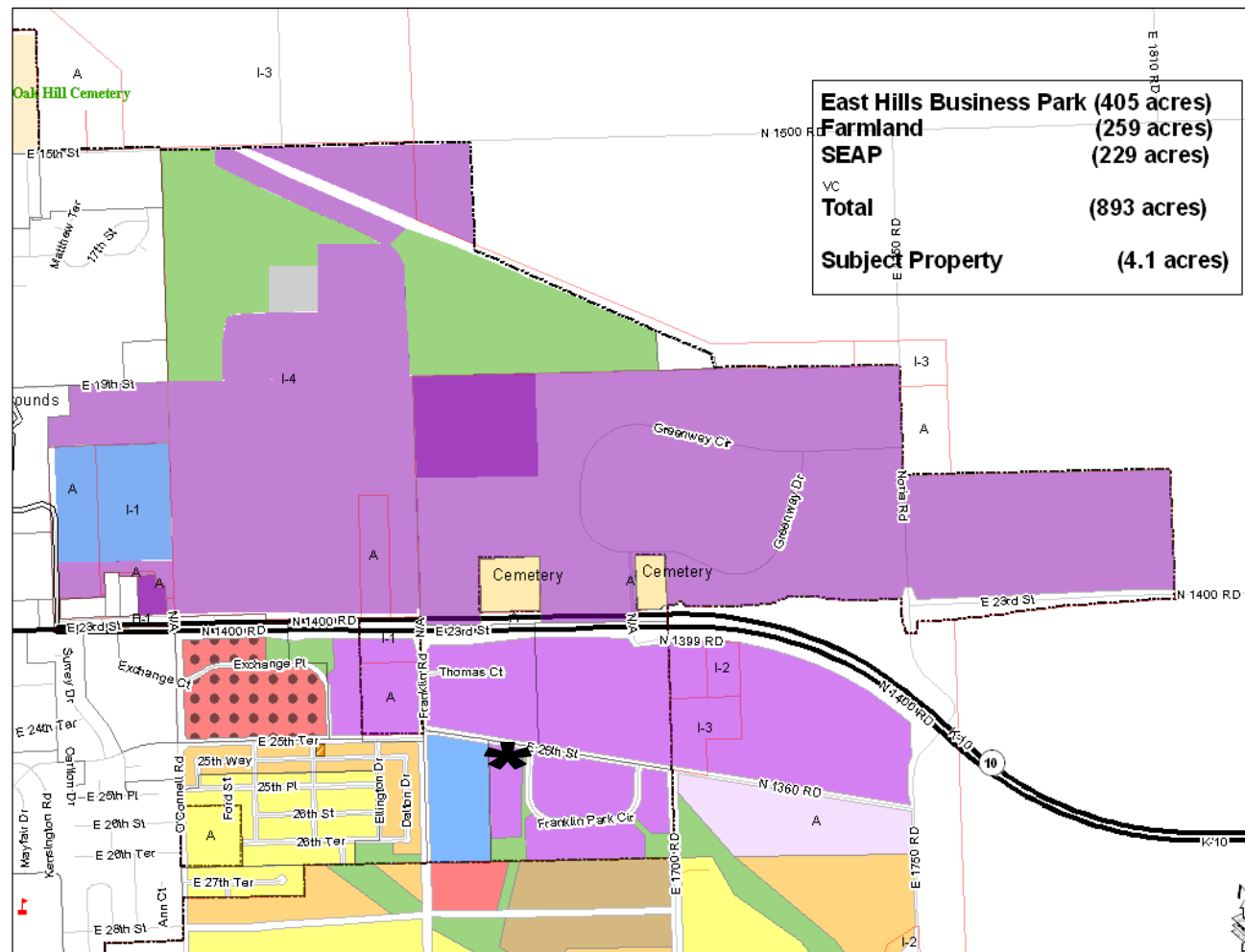
52 acres Total PID

- Existing – Hillcrest Wrecker and Spec Building (print shop)
- Remaining Phases – 40 acres + or –
- Private covenants and restrictions exist





Analysis of Industrial Land

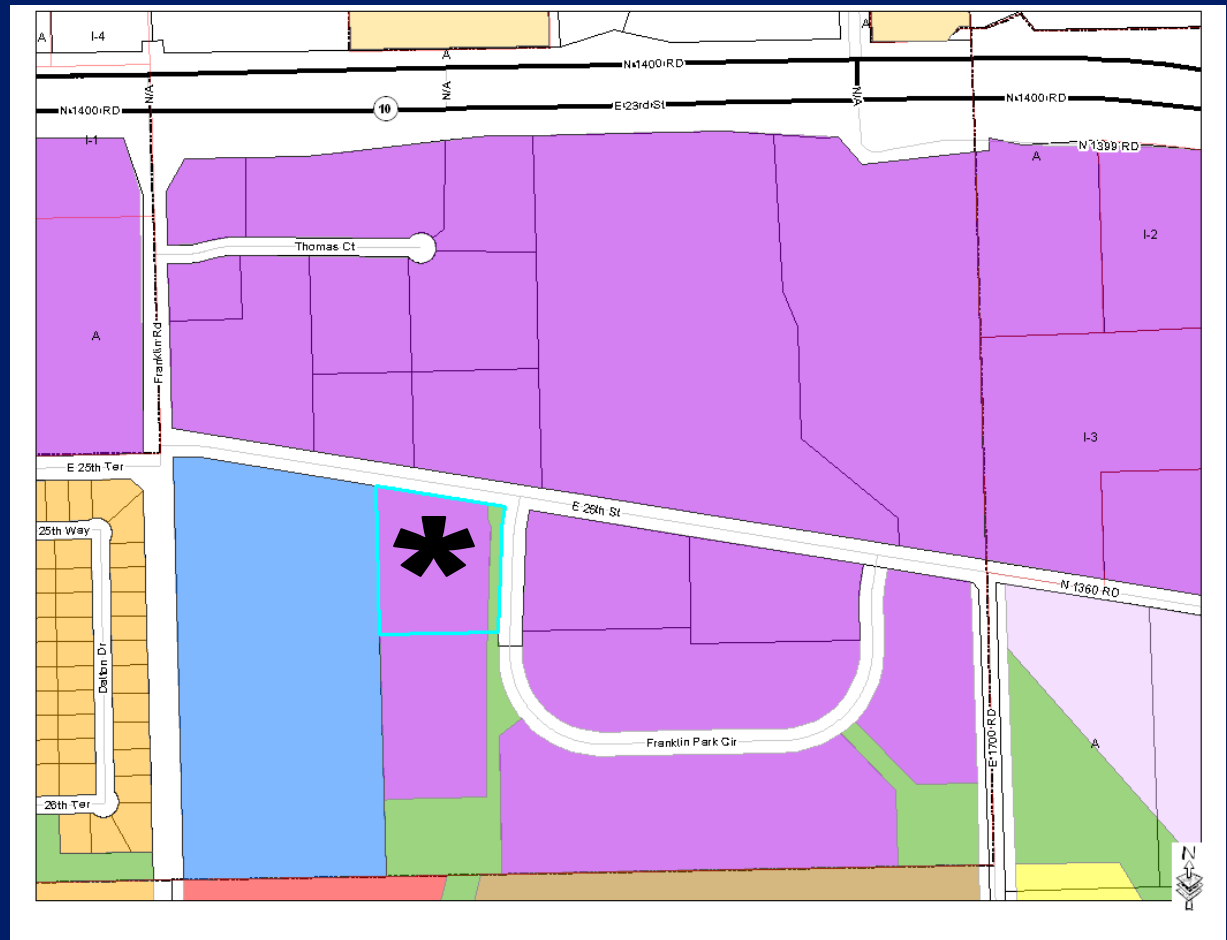




Industrial Area - SEAP

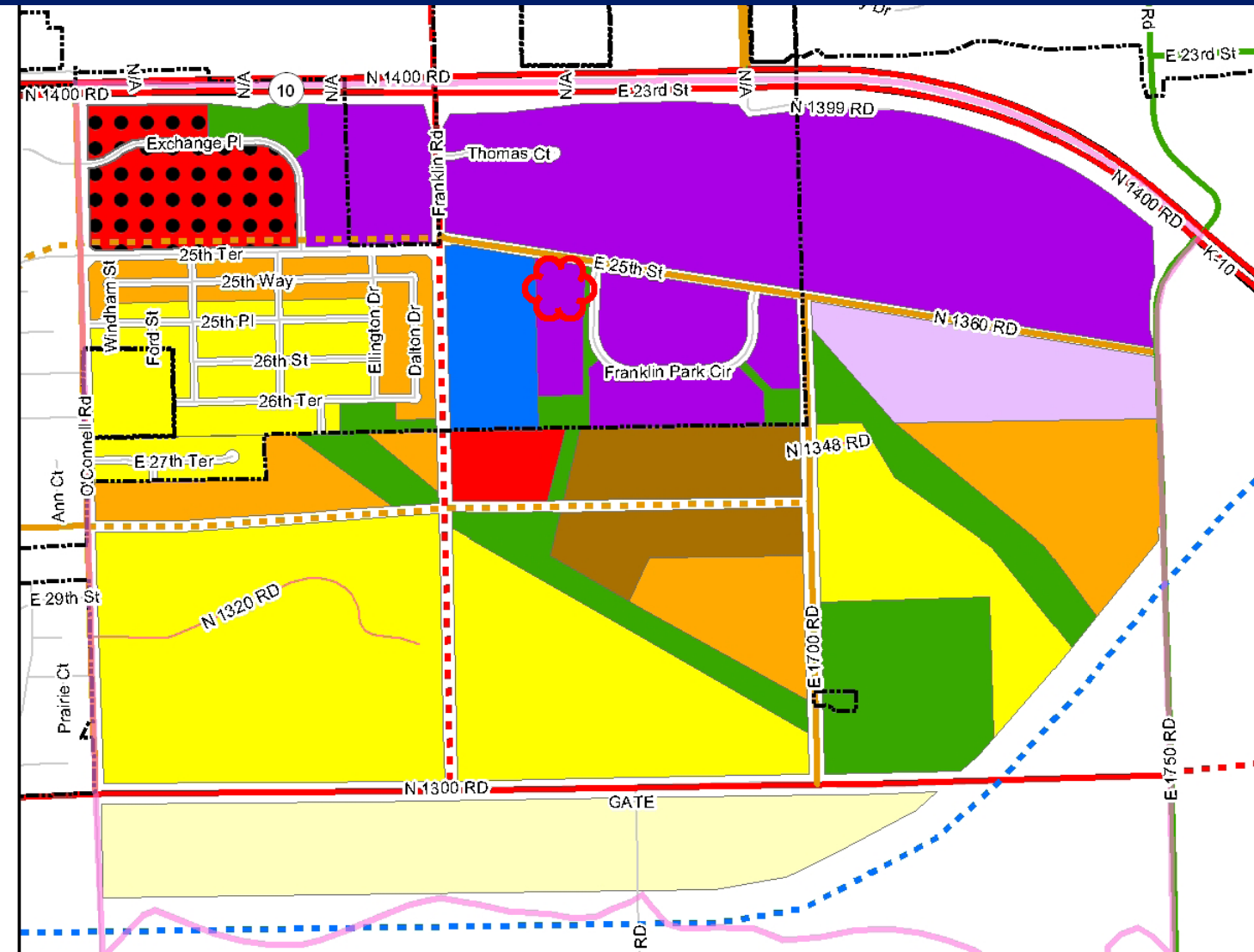
- Franklin Park – 53 acres
- LRM – 41 acres
- MT. Blue -- 28 acres

Subject property 4.15 acres





Southeast Area Plan

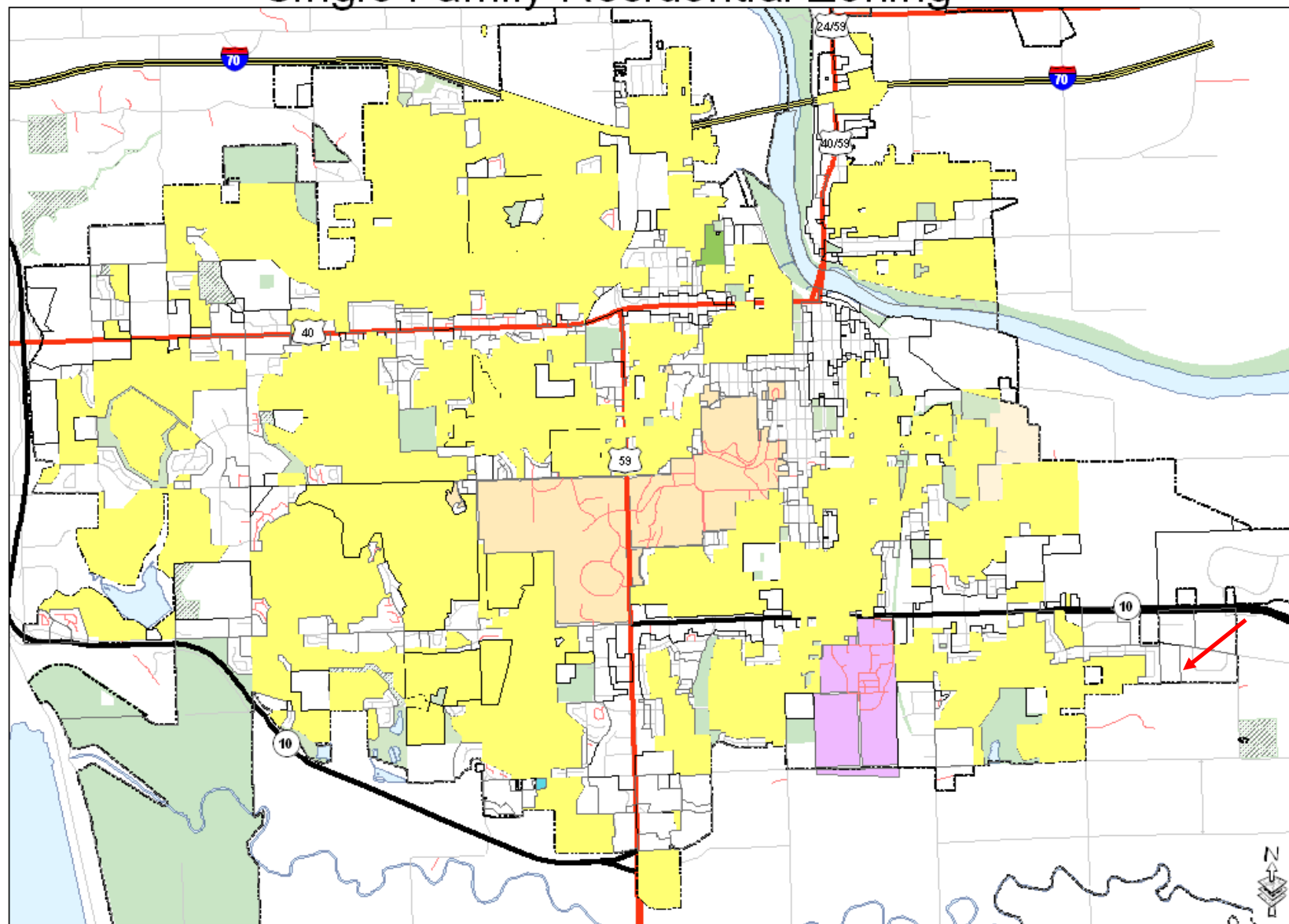




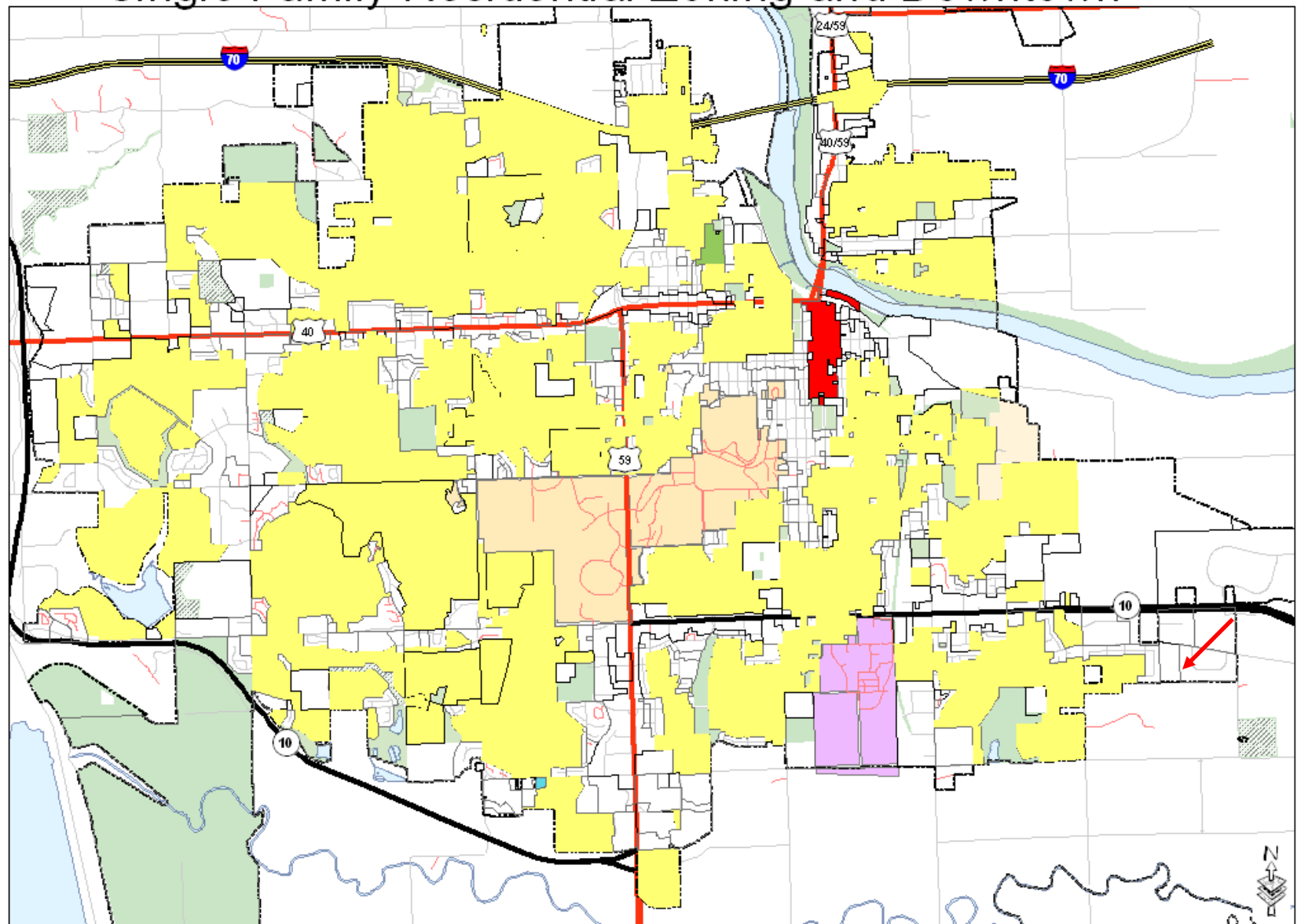
Analysis of Land Development Pattern



Single Family Residential Zoning

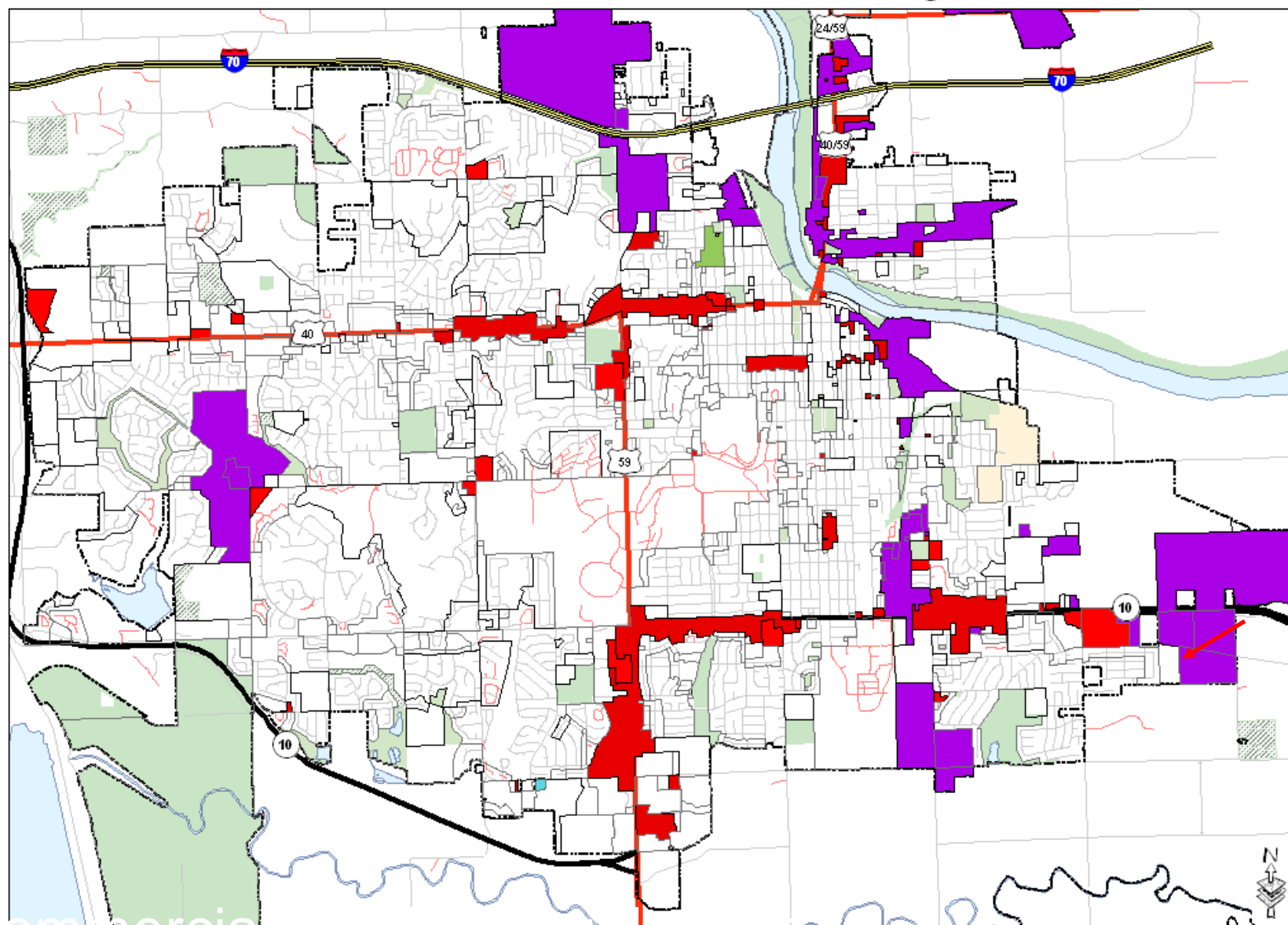


Single Family Residential Zoning and Downtown





Commercial/Industrial Zoning





Community Commission on Homelessness

- August 23, 2005 City Commission established CCH
 - Purpose:
 - Review implementation of Homeless Services Plan,
 - Evaluate progress towards goals,
 - Develop plan to end chronic homelessness, and
 - Facilitate communication.
- June 26, 2007 Adoption of the Housing Vision



Community Commission on Homelessness

- City Commission adoption June 2007

HOUSING VISION CHART (6/14/2007; Updated by CCH 10/13/2009)

Emergency Housing Options				
Shelter	Temporary Housing	Transitional Housing (TBRA)	Permanent Supportive Housing	Permanent Housing
*75 **125 (one facility)	*100 new	*35 new	*22 new	
Transients (10 – outreach worker estimate) – may or may not seek shelter. Chronically homeless (32 – PIT count) - may or may not seek shelter, may or may not be interested in permanent ETH, TH or PSH.	Single Homeless and Families without Children (70 PIT count) – likely will seek shelter; 35% will move into TH; some will need PSH and others will need private housing. Homeless Families with Children (45) – likely will seek shelter; many will move into TH; some will need private housing.	Single Homeless, Families Without Children and Families with Children (35 HA estimate) – likely will qualify for TH immediately if vouchers are made available.	Single Homeless, Disabled and/or Chronic (22 estimate) - assuming not ALL disabled will need PSH and not all chronically homeless will pursue PSH.	



Site Plan Review

Floor Plan Review

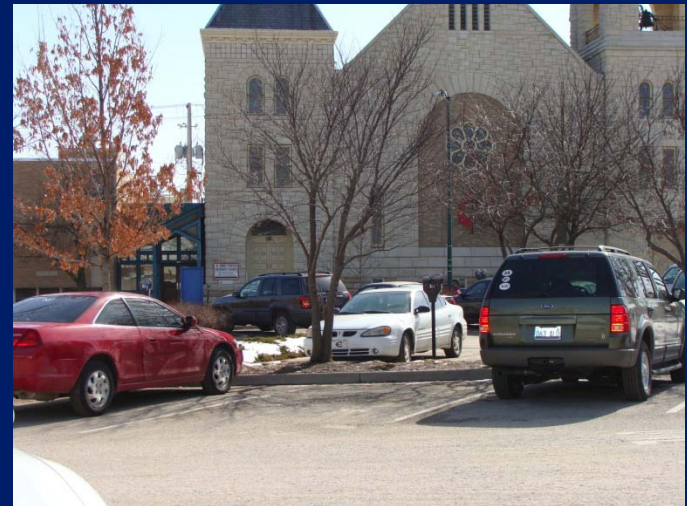


Comparison of facilities

- 944 Kentucky Street
 - 0.270 acres total
 - RMO (base zoning)
 - .93 miles from LMH
 - 1.5 miles from SRS
 - Downtown District
- 3701 Franklin Park Circle
 - 4.15 acres
 - Planned Industrial District
 - 3.24 miles from LMH
 - 1.6 miles from SRS
 - 23rd Street Corridor



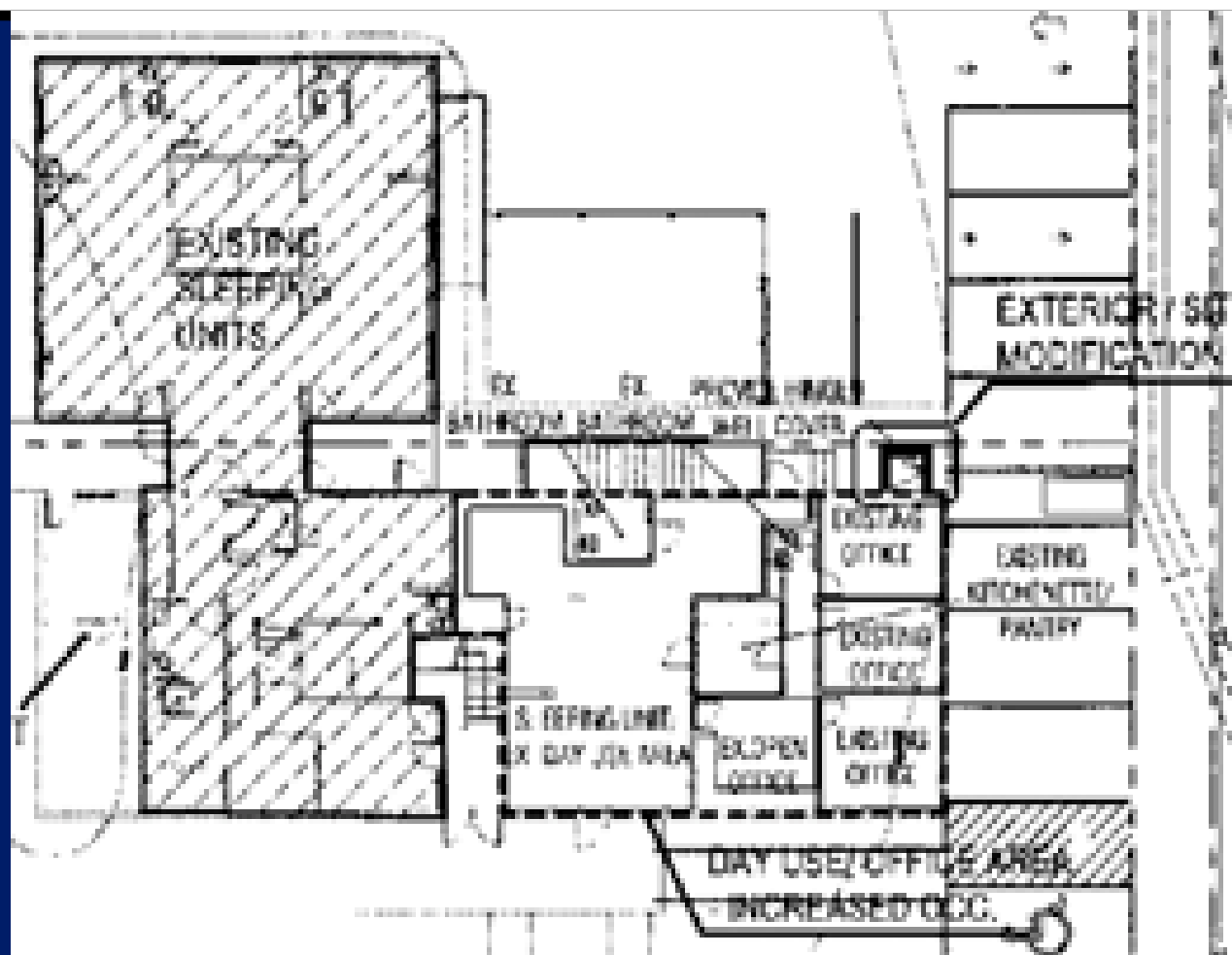
944 Kentucky





944 Kentucky

- 4,033 NSF
1st floor
- 2,352 SF
basement





3701 Franklin Park Circle





3701 Franklin Park Circle





Designated Outdoor Area

- 6' high wood fence
- 90% view reducing
- Separate family yard area at west end
- Loitering prohibited on site except in designated yard area

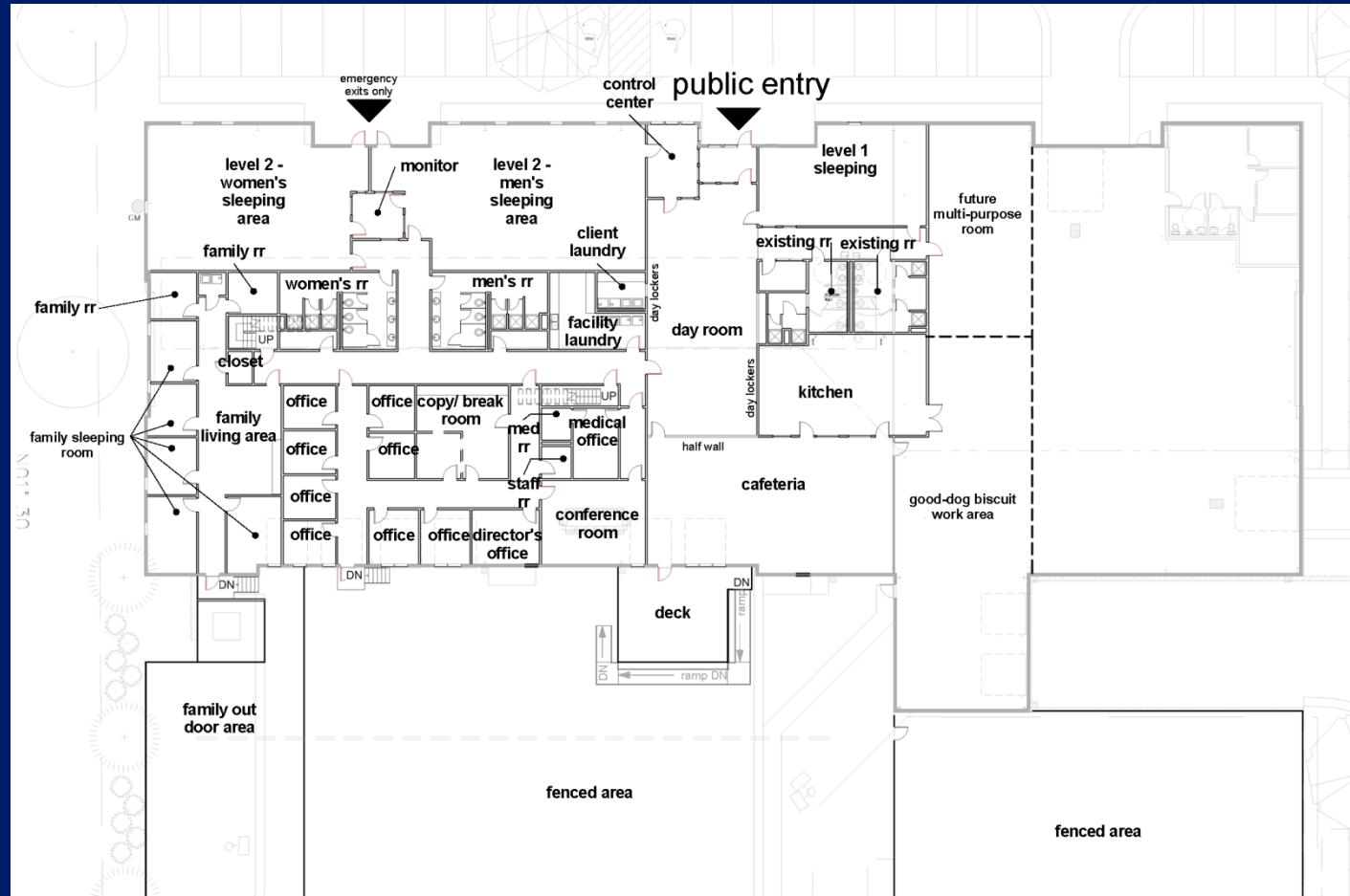




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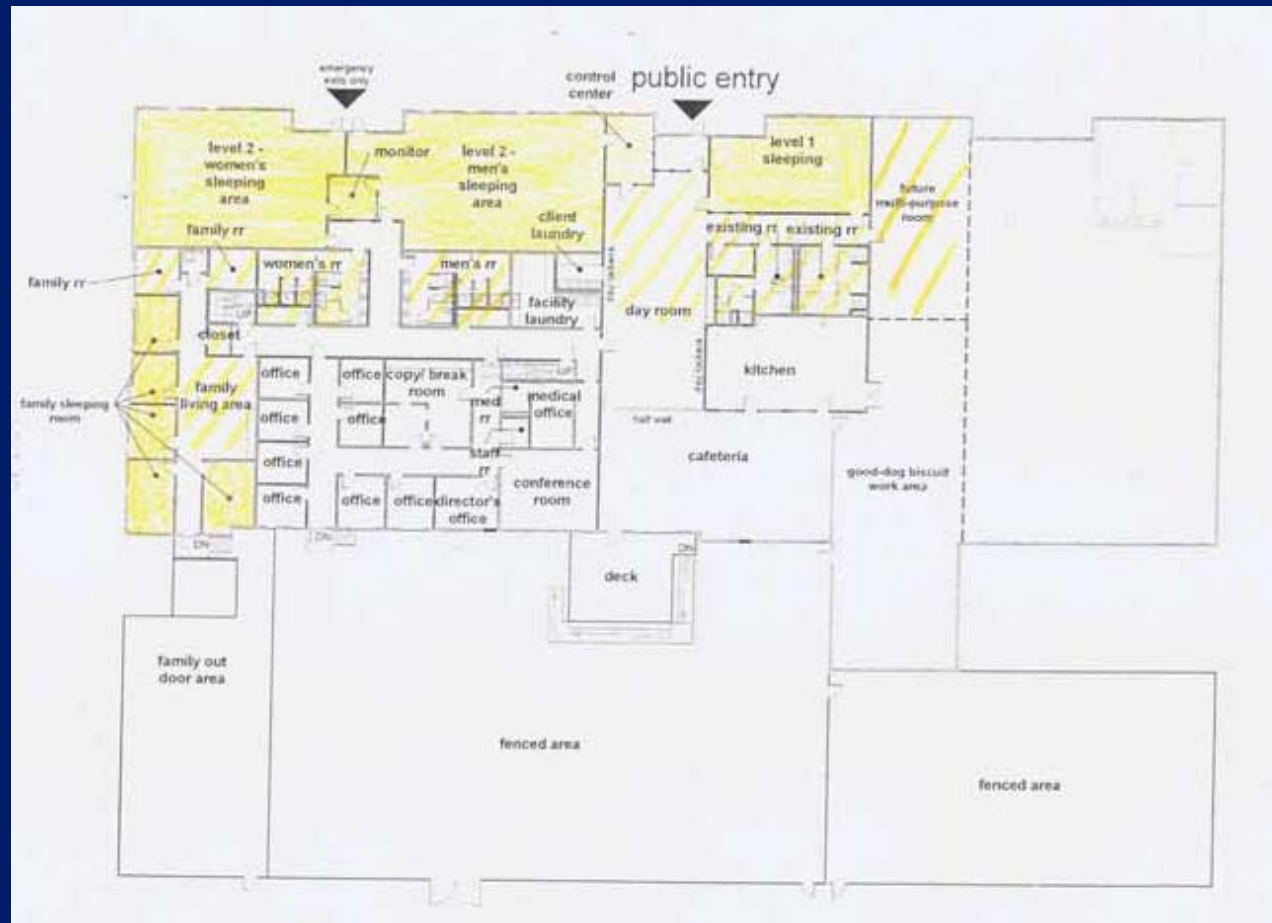
- 5,650 SF (sleeping)
- 3,550 SF (office)
- 2,400 SF (day room)
- 2,400 SF (kitchen/dining)
- 2,000 SF (jobs program)
- 5,400 SF (un-programmed)

TOTAL
25,755 SF
14,000 SF Shelter



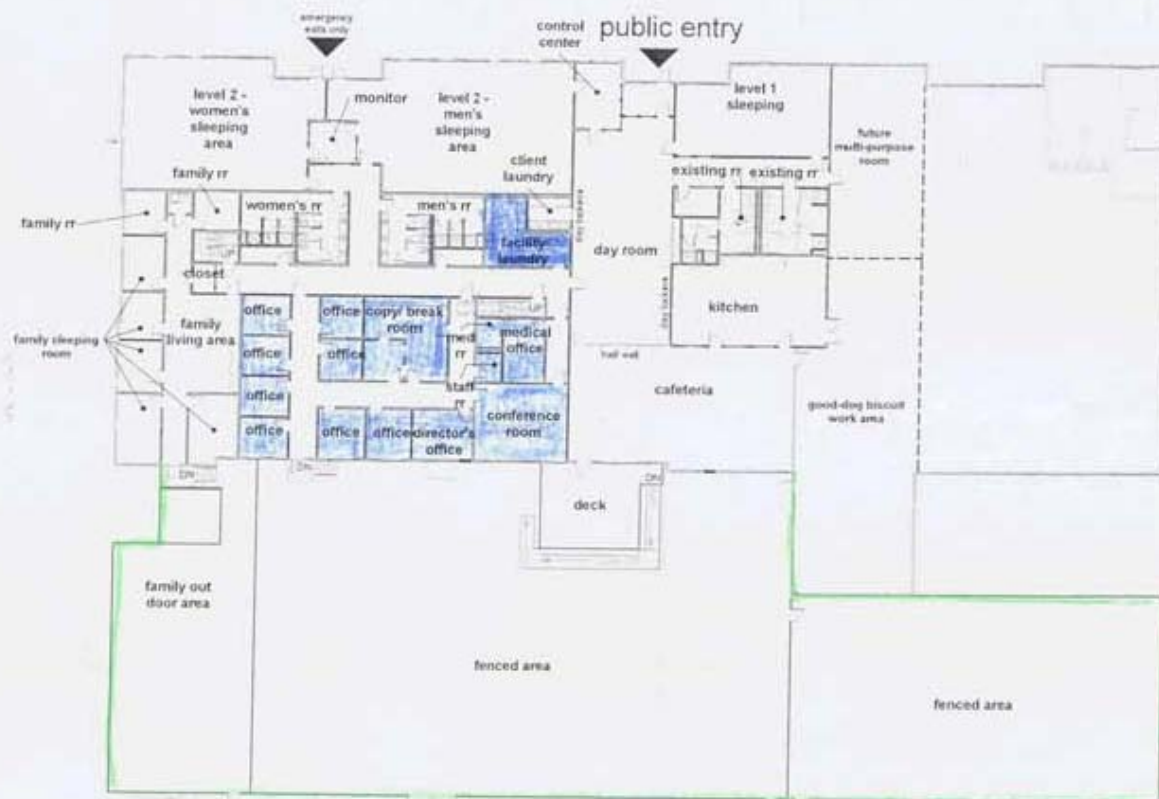


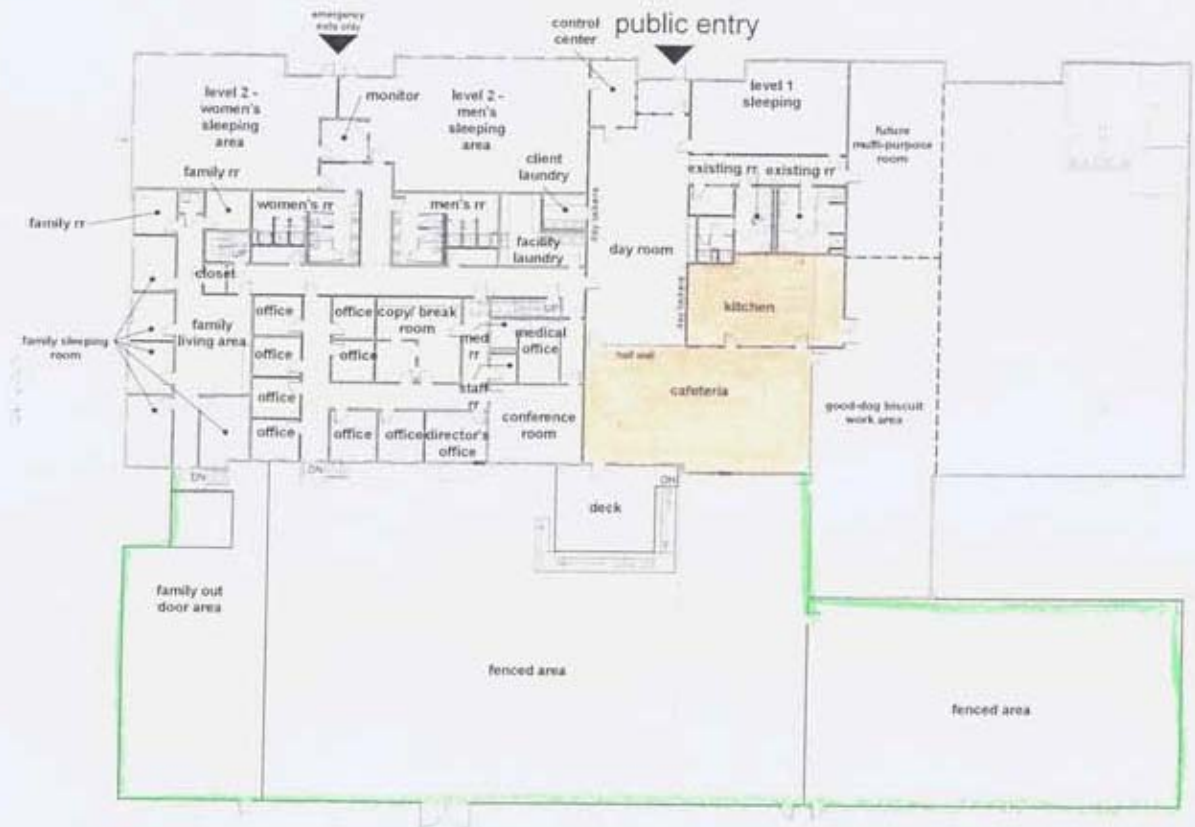
Sleeping accommodations for 125 people





Collaborative Office space and Laundry facilities







Management Plan

**LAWRENCE
COMMUNITY
SHELTER, INC.
(LCS)**

MANAGEMENT PLAN

**JANUARY 2010
3701 Franklin Park Circle**

PROGRAMS FOR A POSITIVE FUTURE



Lawrence Community Shelter, Inc. (LCS) MANAGEMENT PLAN

3701 Franklin Park Circle, Lawrence, Kansas 66044

- Highlights
 - Meals served only to guests staying at the shelter
 - Drop-in program eliminated
 - Dry Shelter as defined in Management Plan

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(Page 1 Management Plan)



Transportation (Transit)

- Route does not currently serve the site
- A route could serve the site, but additional information is needed to determine details of service
- Planning Commission recommendation requires service prior to occupancy



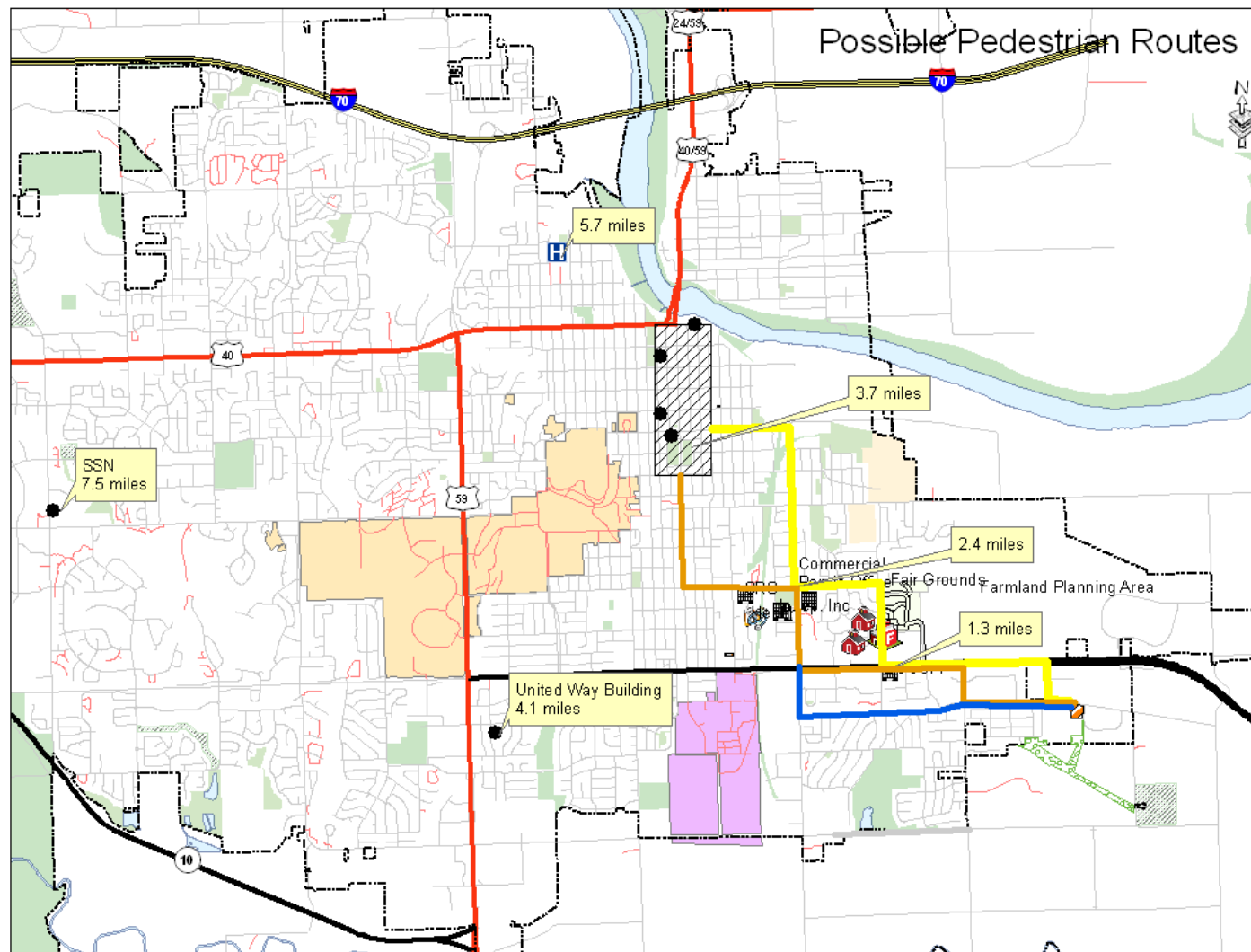
Pedestrian Circulation

Services

- DCCCA – 1.3 miles
- SRS – 2.4 miles
- LMH – 5.7 miles
- Downtown -3.7 miles
- United Way – 5 miles

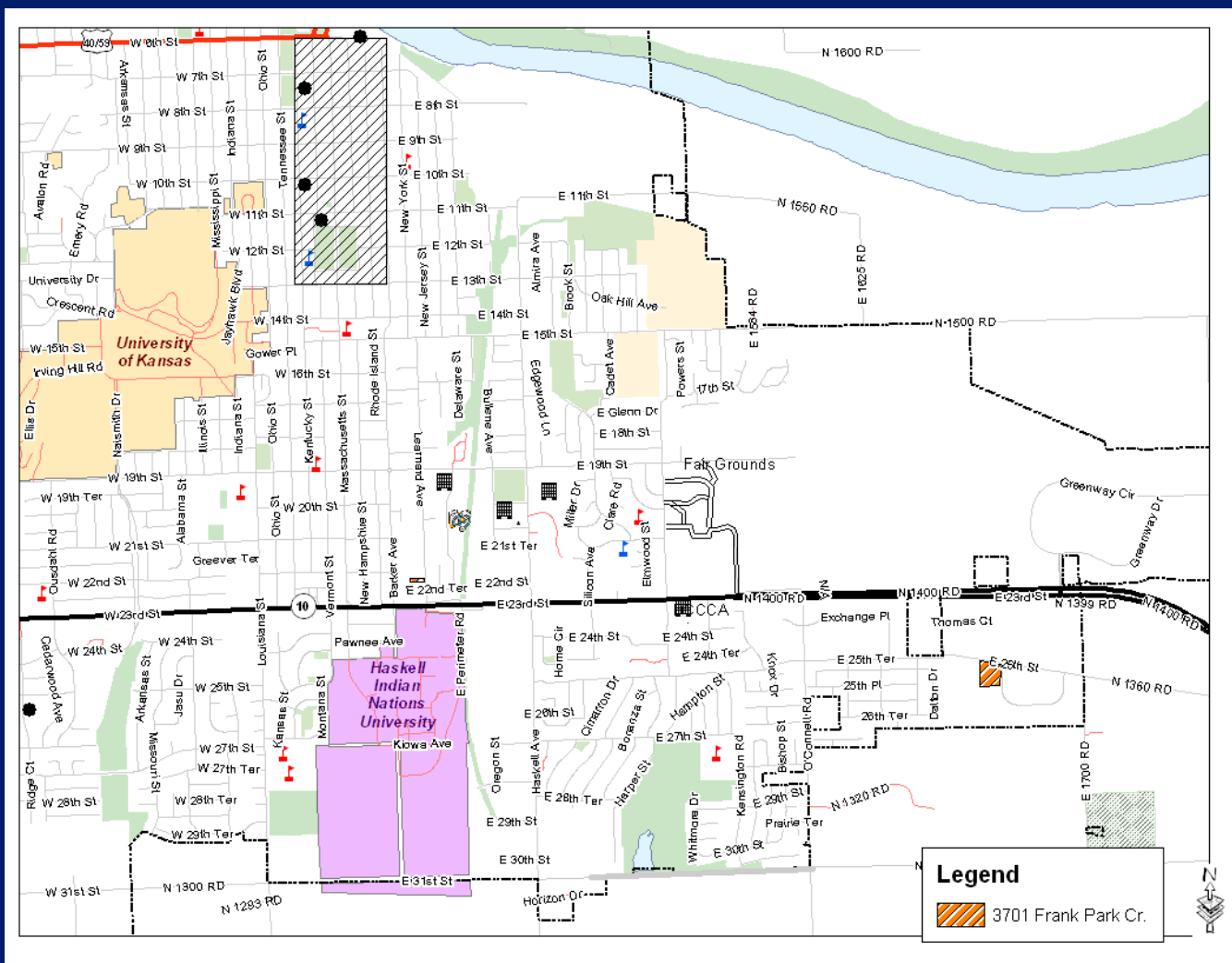
Pedstrain Travel Route







Proximity to Schools and Parks





Conditions of Approval:

1. Publication of an ordinance per Section 20-1306(j).
2. Revised site plan to include the following notes and changes:
 - Replace missing or diseased landscape prior to occupancy.
 - Note that states maximum sleeping capacity shall not exceed 125 individuals.
3. Submittal of an annual report to the City Commission within the first calendar quarter of each year.

The report shall include:

 - number of guests who obtain jobs and housing,
 - number of guests who utilize the day and nighttime services,
 - update on the on-going commitment to communicate with the surrounding neighborhood,
 - Statement of compliance with conditions, site plan, and management plan.
4. A signed Site Plan Performance Agreement shall be submitted to the Planning Office.



Planning Commission Action

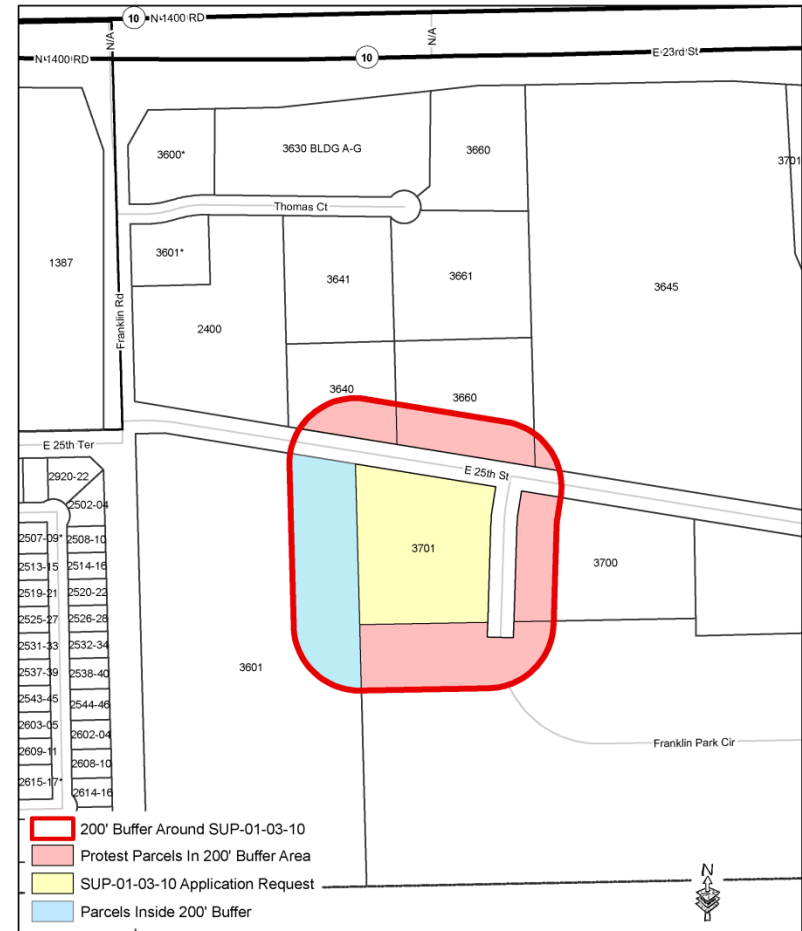
- March 22, 2010
- Planning commission voted 5 to 2 to recommend approval with an additional condition:
 5. Contingent upon a bus stop being within a reasonable distance prior to occupancy



Protest Petition

- 20% required for valid protest
- 63.7% real property protested
- SUP requires 4/5 vote to approve

SUP-01-03-10 Protest Petition



DISCLAIMER/NOTICE
The map is provided "as is" without warranty or representation of accuracy, completeness or reliability. The burden for determining accuracy, completeness, timeliness, reliability and fitness for use is on the user. The City of Lawrence makes no warranty, representation or obligation of any kind, including the use of the map, for any purpose. The user acknowledges and accepts the legal consequences of any use of the map, including the use of the map for any purpose, and is responsible for any and all consequences, including any and all damages, arising from any use of the map.

City of Lawrence, Kansas
Planning and Development Services Department
April 6, 2010



ACTION: Approve Special Use Permit (SUP-1-3-10) for Lawrence Community Shelter located at 3701 Franklin Park Circle, and adopt on first reading, Ordinance No. 8500, if appropriate.