

# Memorandum

## City of Lawrence-Douglas County Planning & Development Services

**TO:** David L. Corliss, City Manager

**FROM:** Scott McCullough, Planning and Development Services Director

**Date:** January 7, 2011

**RE:** 8<sup>th</sup> and Penn Development

This memo provides a brief summary of the status of what is commonly known as the 8<sup>th</sup> and Penn neighborhood redevelopment plan.

On December 19, 2006 the City Commission adopted ordinance no. 8053 creating the 8<sup>th</sup> and Pennsylvania Urban Conservation Overlay District. Design Guidelines (ordinance no. 8363) accompany the overlay district and regulate the use of land and redevelopment within the district (<http://www.lawrenceplanning.org/documents/8th&Penn.pdf>).



In addition to the Urban Conservation Overlay District, the former developer utilized the Neighborhood Revitalization Act to help finance necessary infrastructure and site improvements. The adopted development agreement sets out the required infrastructure and phasing for the redevelopment of the area. Major public and private infrastructure identified as needed in this area include constructing Delaware Street, improving other local streets, improving storm water and other utilities, and constructing parking lots.

Phase 1 of the development agreement, improving the site at the northeast corner of 9<sup>th</sup> and Delaware, appears to be substantially complete. Otherwise, no significant redevelopment has occurred within the overlay district. Access, parking and other site amenities and utility improvements necessary for the Poehler Building remain to be provided. In light of the status of the original project, the phasing of infrastructure may need to be reviewed and adjusted in order to spur redevelopment in this area.