

EAST LAWRENCE

(302)

GENERAL DESCRIPTION

East Lawrence is bounded on the north by Ninth Street, on the east by Delaware Street and the Atchison-Topeka and Santa-Fe Railroad, on the south by fifteenth Street, and on the west by Massachusetts, New Hampshire, and Rhode Island Streets (See Figures 35-39). At present, East Lawrence has fifty-six per cent of its 193 acres in residential land use, with a mixture of commercial, industrial, public and quasi-public, vacant, and agricultural land uses making up the remaining forty-six per cent.

This neighborhood is bounded by the Central Business District, two industrial districts, and by residential areas. East Lawrence is cut, and bounded, by major north-south and east-west streets which, when viewed simultaneously with surrounding land uses, point up much of the non-residential character which is associated with the neighborhood.

NEGATIVE OR UNDESIRABLE ASPECTS OF EAST LAWRENCE

Table 15 reveals that only forty-three per cent of the seven-hundred and two residential structures in the area are classified as sound, fifty-two per cent are classified as deteriorated, and five per cent dilapidated. It is also important to note that many of the structures classified as deteriorated are in pockets (Figure 35). Of the thirty-seven non-residential structures in the neighborhood, sixty-two per cent are rated as not being sound. East Lawrence also contains four-hundred and thirty-five accessory structures, and of that number only fifteen per cent are classified as sound. In terms of structures, therefore, East Lawrence ranks as one of the city's major problems from the standpoint of actual, as well as impending blight.

In terms of vehicle and pedestrian traffic facilities, much of the alley mileage, sixty-seven per cent is rated as only fair. And, although East Lawrence contains more miles of sidewalks

than is required in terms of distance, not all of the streets which need sidewalks have them. Further, of the sidewalks in place, forty-six per cent are in poor condition. Due to heavy traffic generation in the area, including pedestrian traffic to and from schools and parks, and through traffic originating at commercial and industrial centers on the neighborhood perimeter, the absence, or poor condition, of sidewalks should be a matter for concern.

The blighted appearance of East Lawrence can be attributed as much to its environment, as to its structures. At the time of the survey the area contained one-hundred and eleven junk cars, eleven safety hazards, and two-hundred and fifteen piles of trash and debris. Figure 37 displays the distributions of junk cars, safety hazards, and trash and debris in East Lawrence. It reveals that this neighborhood has trash in most sections, but that there is a noticeable concentration between Ninth and Fourteenth from Connecticut to Delaware. Junk cars are found over most of the neighborhood, with concentrations east of New York School. In addition, thirty-one per cent of the ground cover is in wild growth and sixteen per cent is in dirt. On a relative basis, the East Lawrence neighborhood has many of the characteristics associated with blighted neighborhoods and gives every indication of further, rapid general deterioration.

In summary, East Lawrence has reached an advanced state of deterioration in terms of structures, transportation facilities, and environmental blight. Further deterioration at an increasing rate can only be averted by immediate remedial actions.

TREATMENT RECOMMENDATIONS FOR EAST LAWRENCE

A rehabilitation-redevelopment program is recommended for East Lawrence, due to the widespread, varied nature of blight in the area. In addition, a vigorous code enforcement program should be instituted to prevent further deterioration of the neighborhood to the point where even more renewal would become necessary.

TABLE 15  
NEIGHBORHOOD PROFILE

EAST LAWRENCE  
(302)

GENERAL DATA

Land Use in Acres .....	193.8	Population, 1970 <sup>1</sup> .....	1955
Residential .....	108.0	Male .....	967
Non-Residential .....	73.4	Female .....	988
Open .....	12.4	White .....	1479
Residential Density		Black .....	415
Structures/Acre .....	7.0	Other .....	61
Units/Acre .....	7.9	Neighborhood Density	
Persons/Acre .....	19.5	Persons/Acre .....	10.1

STRUCTURAL DATA

Total Units .....	828	Residential Structures	
Residential .....	790	Sound .....	300
Non-Residential .....	38	Deteriorated - Minor	224
Total Structures .....	1160	Deteriorated - Major	143
Residential .....	702	Dilapidated .....	35
Non-Residential .....	23	Non-Residential Structures	
Accessory .....	435	Sound .....	9
Accessory Structures		Deteriorated - Minor	6
Sound .....	66	Deteriorated - Major	6
Deteriorated - Minor	108	Dilapidated .....	2
Deteriorated - Major	143	Forced Rehabilitations <sup>2</sup>	37
Dilapidated .....	118	Forced Condemnations <sup>2</sup>	18

ENVIRONMENTAL DATA

Environmental Blight		Fire Runs <sup>3</sup>	
Junk Vehicles .....	111	Residential .....	20
Safety Hazards .....	12	Other .....	21
Trash and Debris ....	215		



TRANSPORTATION FACILITY DATA

Street Condition (in miles)		Sidewalks (in miles)	
Good .....	6.8	Required <sup>4</sup> .....	9.28
Fair .....	1.1	In Place .....	10.7
Poor .....	0	Condition	
Alley Condition (in miles)		Good .....	1.9
Good .....	0.9	Fair .....	3.9
Fair .....	2.4	Poor .....	4.9
Poor .....	0.3		

Off-Street Parking Spaces

Residential .....	550
Non-Residential .....	183

SOCIO-ECONOMIC DATA

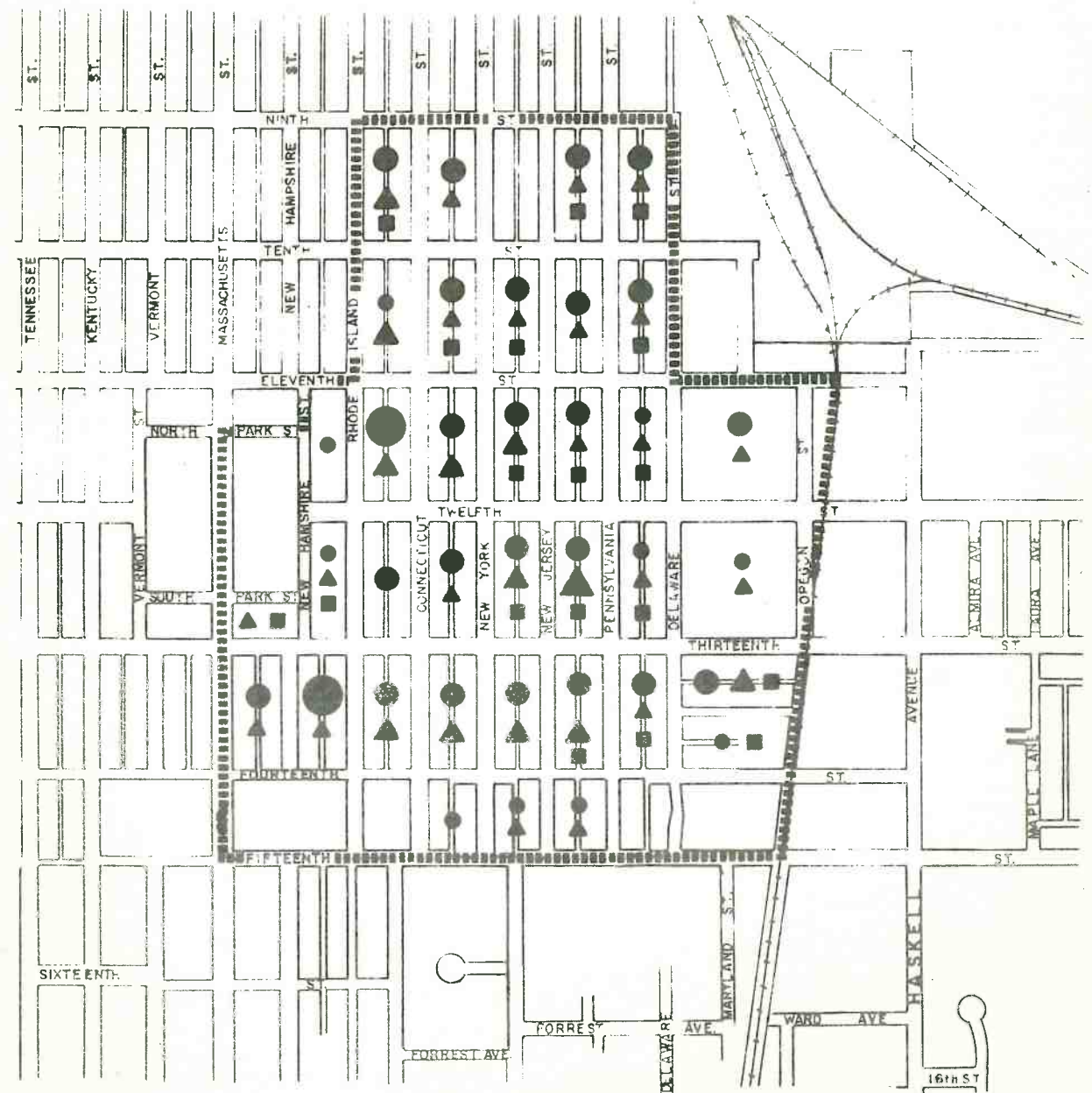
Employment

Persons Employed within Neighborhood <sup>5</sup> .....	182
Percentage of Study Area Employment .....	1.0
Unemployment Claims <sup>6</sup> .....	37
Percentage of Study Area Unemployment Claims .....	12.4

Public Assistance Cases<sup>8</sup>

Crimes <sup>7</sup>		Public Assistance Cases <sup>8</sup>	
Against Persons .....	15	Aid to Dependent Children .....	52
Against Property .....	72	Aid to the Disabled .....	10
Social Disorders <sup>7</sup> .....	178	General Assistance .....	16
		Medical Assistance .....	18
		Old Age Assistance .....	22

1. Source: United States Bureau of the Census, 1970 Census Reports.
2. Source: City of Lawrence Building Inspection Division - for period: April, 1966 to September, 1971.
3. Source: City of Lawrence Fire Department - for period: August 31, 1970 to September 1, 1971.
4. Based on City of Lawrence policy (See Table 6 footnotes).
5. Information obtained through telephone interviews with employers.
6. Source: State of Kansas, Labor Department, Employment Security Division, Lawrence Office - information dated: September 16, 1971.
7. Source: City of Lawrence Police Department - for period: September 30, 1970 to October 1, 1971.
8. Source: State of Kansas, Welfare Department - information dated: October 8, 1971.



**EAST LAWRENCE**

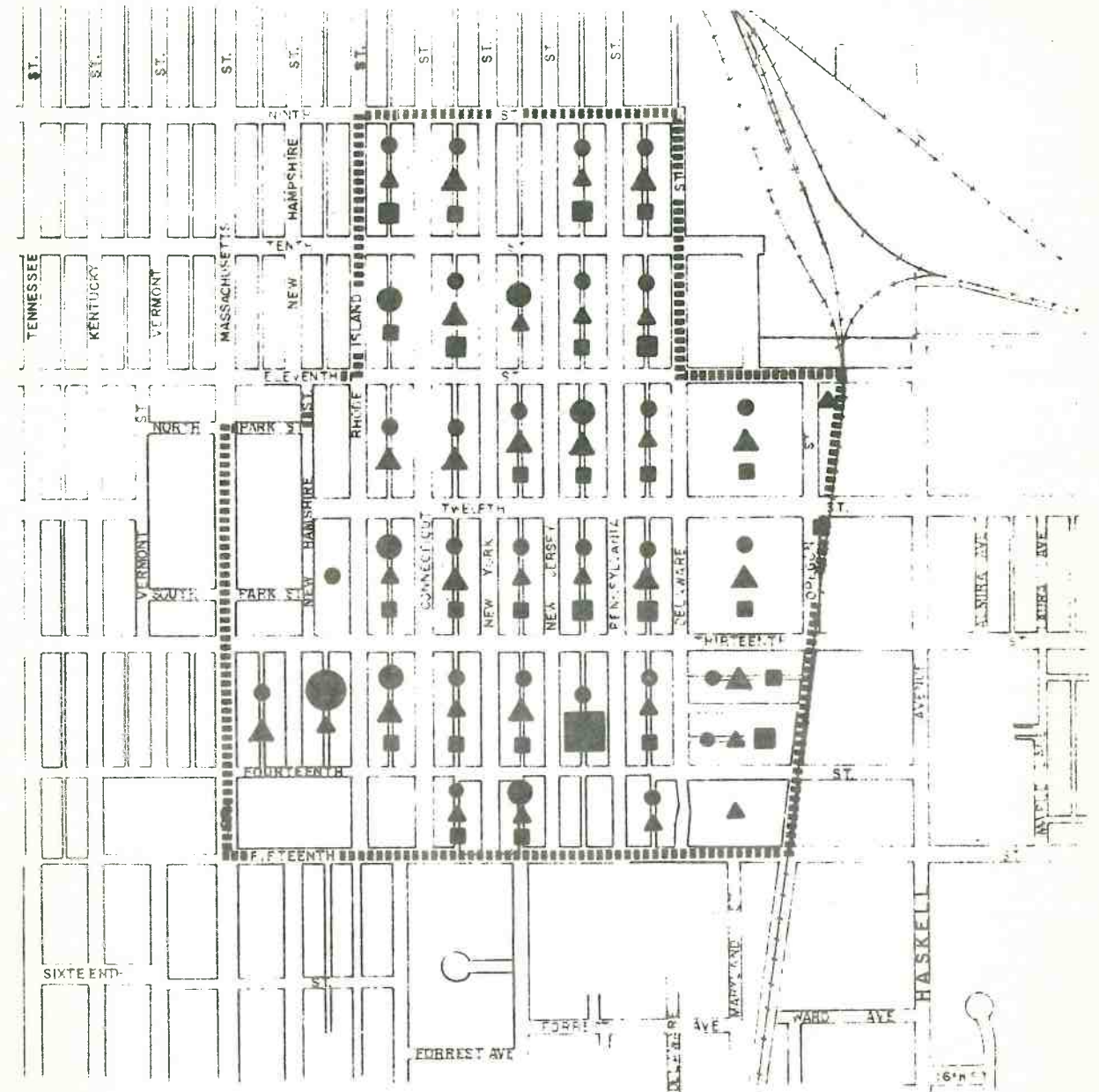
**RESIDENTIAL STRUCTURE CONDITION**

CONDITION CLASSIFICATION	NUMBER OF INCIDENCES		
	4 OR LESS	5-10	11 OR MORE
MINOR DETERIORATION	●	●	●
MAJOR DETERIORATION	▲	▲	▲
DILAPIDATED	■	■	■

LAWRENCE-DOUGLAS COUNTY PLANNING DEPARTMENT

SCALE 1"=800'

FIGURE 35



**EAST LAWRENCE**

**ACCESSORY STRUCTURE CONDITION**

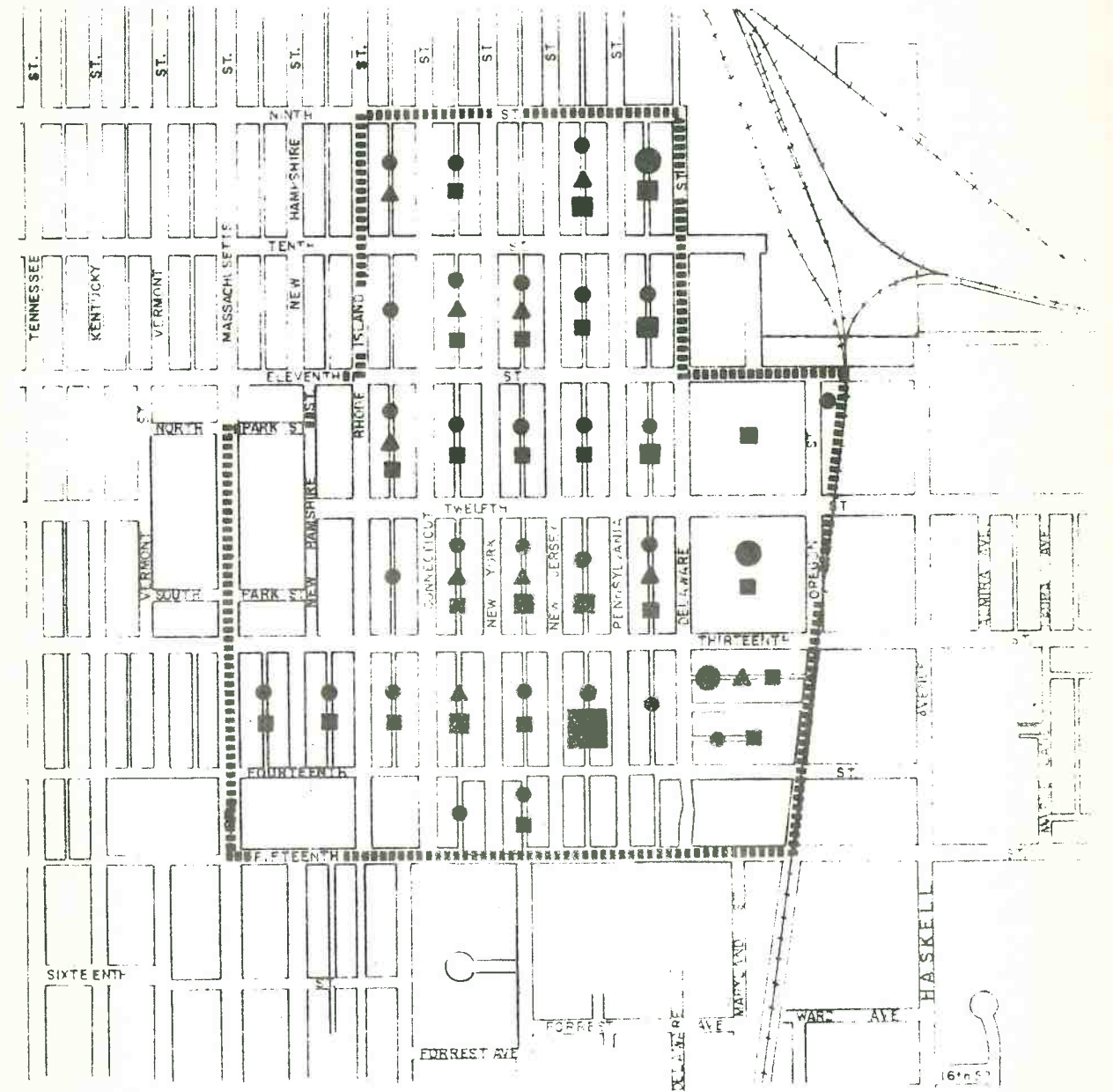
CONDITION CLASSIFICATION	NUMBER OF INCIDENCES		
	4 OR LESS	5-10	11 OR MORE
MINOR DETERIORATION	●	●	●
MAJOR DETERIORATION	▲	▲	▲
DILAPIDATED	■	■	■

LAWRENCE-DOUGLAS COUNTY PLANNING DEPARTMENT

SCALE 1"=800'

FIGURE 36





**EAST LAWRENCE**

**ENVIRONMENTAL BLIGHT**

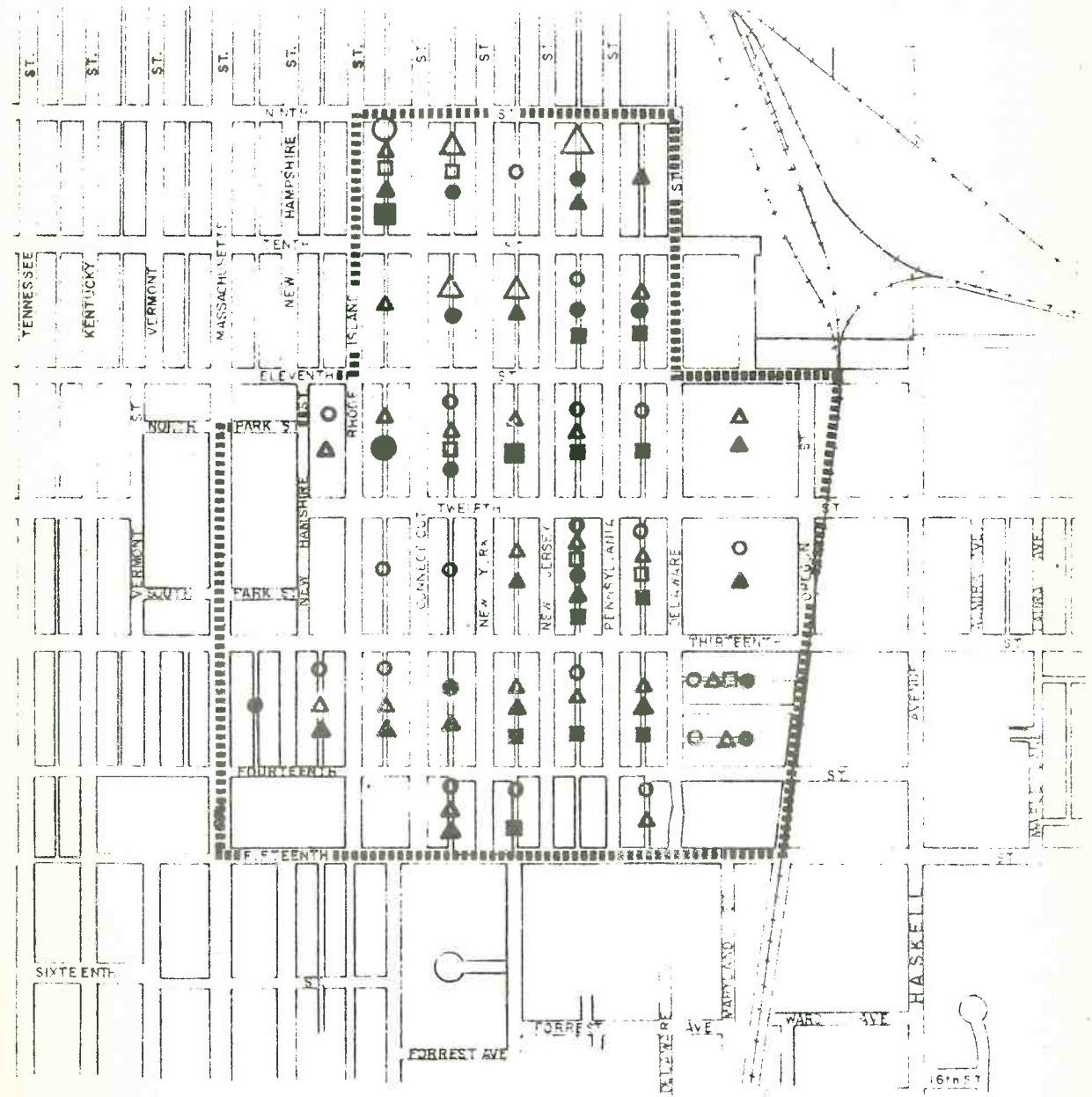
TYPE	NUMBER OF INCIDENCES			
	9 OR LESS	10-19	20-29	30 OR MORE
JUNK VEHICLES	●	●	●	●
SAFETY HAZARDS	▲	▲	▲	▲
TRASH & DEBRIS	■	■	■	■



LAWRENCE-DOUGLAS COUNTY PLANNING DEPARTMENT

SCALE 1" = 800'

FIGURE 37



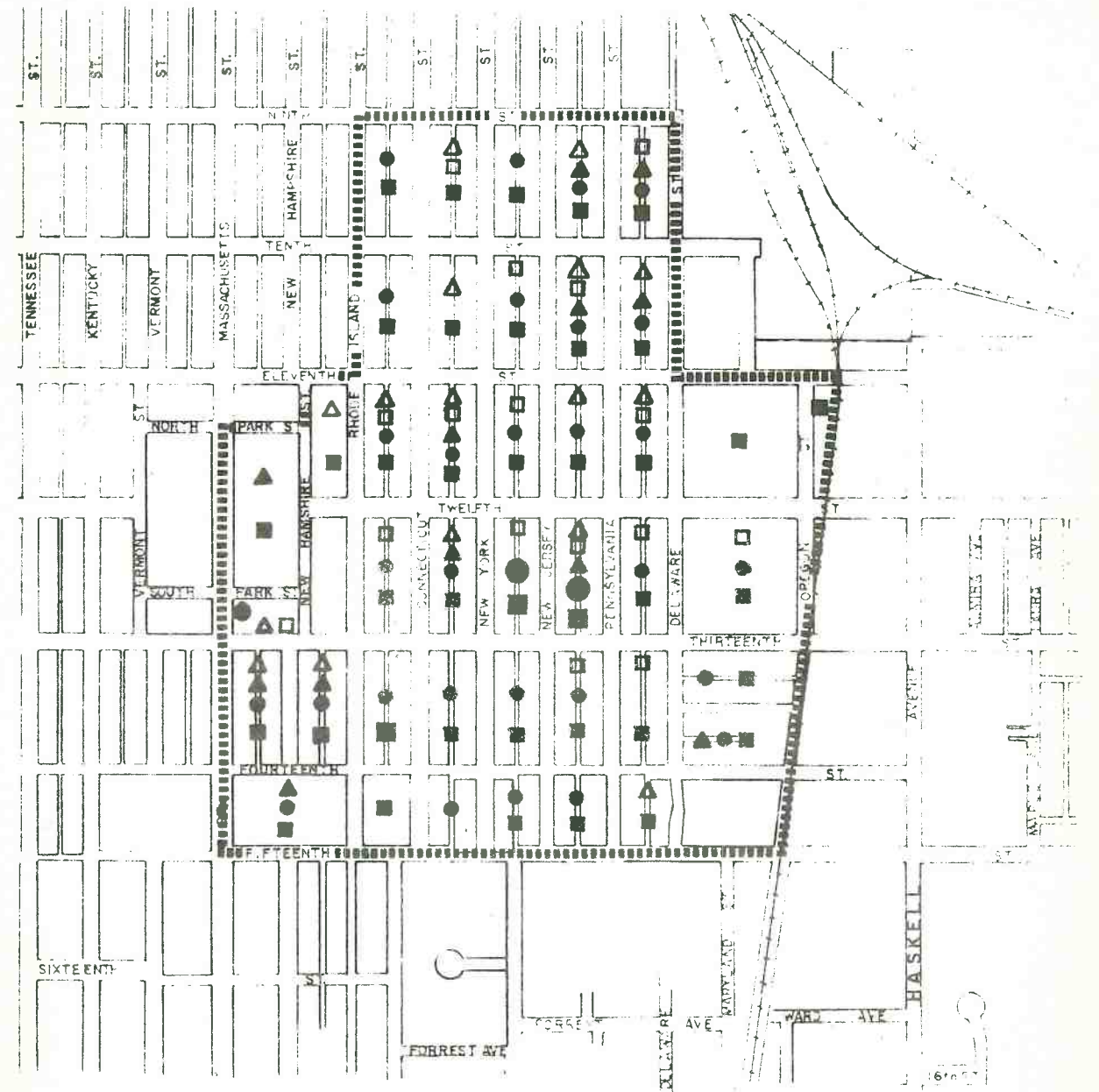
**EAST LAWRENCE**

**UNEMPLOYMENT AND PUBLIC ASSISTANCE PROGRAMS**

CATEGORY	NUMBER OF INCIDENTS			
	2 OR LESS	3-4	5-6	30-50
UNEMPLOYMENT	○	○	○	○
AID TO DEPENDENT CHILDREN	△	△	△	△
AID TO DISABLED	□	□	□	□
GENERAL ASSISTANCE	●	●	●	●
MEDICAL ASSISTANCE	▲	▲	▲	▲
OLD AGE ASSISTANCE	■	■	■	■



FIGURE 38



### EAST LAWRENCE

FIRE RUNS, CRIMES, & SOCIAL DISORDERS  
 CATEGORY NUMBER OF INCIDENTS

CATEGORY	NUMBER OF INCIDENTS			
	9 OR LESS	10-19	20-29	30-39
HOUSE FIRE RUNS	▲	△	△	△
OTHER FIRE RUNS	□	□	□	□
CRIMES AGAINST PERSONS	▲	▲	▲	▲
CRIMES AGAINST PROPERTY	●	●	●	●
SOCIAL DISORDERS	■	■	■	■



FIGURE 39