

The existing East Lawrence Neighborhood Plan was adopted by the City of Lawrence on December 19, 1979. The existing plan is primarily a land use plan that has been used by the City as a guide document with regard to zoning issues. The neighborhood has been in transition over the past twenty-years. A number of changes have occurred including shifts in neighborhood demographics, zoning reclassifications, and public improvements.

The City of Lawrence, Kansas, in 1998, received a Community Capacity Building Grant from the Kansas Department Commerce and Housing. To facilitate the grant, the City Commission appointed a Steering Committee comprised of representatives of the East Lawrence Community: Mark Lehmann, Jean Ann Pike, Aimee Polson, Verdell Taylor, Julian Dahl, John Naramore, Ted Juneau, Sharen Steele, Margene Swarts, Carrie Lindsey, and Dennis Enslinger. The Steering Committee represented a cross section of neighborhood advocates/constituencies, provided excellent leadership to the project, guidance on local issues and invaluable assistance in increasing neighborhood participation throughout the workshop series. In addition, they gave of their time and talents in editing the plan document and continue to work with the City on implementation of the plan. The groups represented on the Steering Committee include: the Business Community, the East Lawrence Neighborhood Association, Neighborhood Churches, Neighborhood Residence and Property Owners, School District and City Staff. The consultants extend grateful appreciation to the Steering Committee members for their assistance throughout the project.

In September 1999, the City of Lawrence, and the East Lawrence Neighborhood Steering Committee selected a planning consultant team, headed by Sabatini and Associates, to facilitate the preparation of this document. The plan came to be known as the East Lawrence Neighborhood Revitalization Plan. The City selected the consultant team through a Request for Qualifications and interview process. In addition to the Sabatini firm, the consultant team included: Patti Banks and Associates; Historic Preservation Services, LLC; and Molly McGovern Consulting.

For the purposes of this project, the City used the existing East Lawrence Neighborhood boundaries as established in the East Lawrence Neighborhood 1979 Plan. Revisions to the existing neighborhood boundaries were not discussed during the process. The precise neighborhood boundaries are shown on the Boundary Map on Page 3 of this appendix

Public participation in the planning process included five neighborhood workshops, two interactive meetings with members of the East Lawrence business community, and two direct-mail surveys. The consultants also met regularly with the project steering committee. Direct mail, the neighborhood newsletter and public notice in the media invited residential, commercial, industrial and organizational property owners and tenants to attend and participate in each of the workshops. Using the East Lawrence



Neighborhood Association mailing list and City water department records, the City prepared a list of addresses for direct mailings.

### PROGRESS EVALUATION AND MONITORING

Any planning document is a snapshot in time. It is very important to review the goals on a regular basis as conditions change and the Task Forces implement the program. The East Lawrence Neighborhood Association and the East Lawrence Business Association in cooperation with the Lawrence/Douglas County Planning Office accept responsibility for evaluating and monitoring the progress of implementation.

The mechanism identified for formal review of progress is an abbreviated process consisting of a single Evaluation Workshop. In the workshop, task forces present their accomplishments, challenges and any changes necessary in the goals or schedules. The East Lawrence Neighborhood Association and Planning Office plan to host the Evaluation Workshop every 36 months through the identified ten year planning period. The product of the Evaluation Workshop is a technical memorandum issued as an addendum to the neighborhood revitalization plan stating progress, changes and identification of new issues as appropriate. Throughout each 36-month cycle, task forces also communicate their incremental progress through meetings of the East Lawrence Neighborhood Association and the quarterly newsletter.



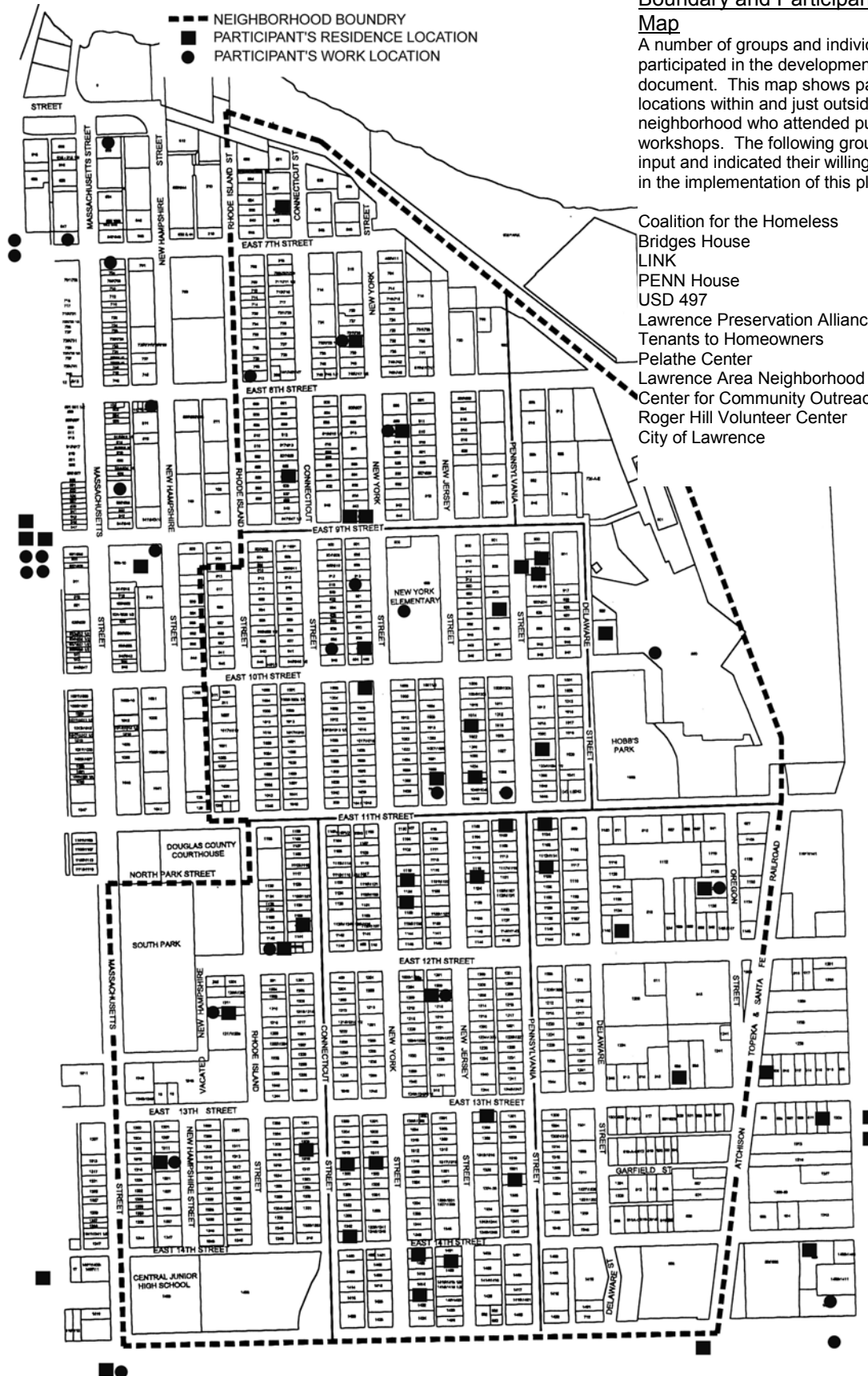
# APPENDIX A – METHODOLOGY/PROCESS

East Lawrence Neighborhood Revitalization Plan

## Boundary and Participant Locale Map

A number of groups and individuals participated in the development of this document. This map shows participant locations within and just outside of the neighborhood who attended public workshops. The following groups provided input and indicated their willingness to assist in the implementation of this plan:

Coalition for the Homeless  
Bridges House  
LINK  
PENN House  
USD 497  
Lawrence Preservation Alliance  
Tenants to Homeowners  
Pelathe Center  
Lawrence Area Neighborhood Association  
Center for Community Outreach  
Roger Hill Volunteer Center  
City of Lawrence



## PROCESS

The first workshop, a single session held on a Saturday morning, invited participants to “Sound Off” during a series of exercises designed to gauge their impressions of East Lawrence. The exercises included the identification of the neighborhood’s general condition (buildings, structures, paths, activity centers, edges and other features), assets (social, physical, etc.), and perceived weaknesses or detractors (“if I could change one thing”). (See *Community Perceptions, below, and “Background Studies”* Section A). Following these initial exercises, the consultants presented factual statistics about the neighborhood drawn from the most recent census (1990) and Police Department data. The final exercise in this workshop asked attendees to describe their neighborhood in terms of its overall condition. Divided into three groups, each examining a different section of the neighborhood, the attendees assigned a color ranking (orange, purple, green) to individual properties and blocks based on perceived condition. This exercise, although subjective, gave a good feel of how the homeowners, property owners, business owners and tenants see themselves.



Following the first workshop, the consultants and staff prepared a survey that the City mailed to all homeowners, property owners, business owners and tenants in the East Lawrence Neighborhood to give those unable to attend the meeting an opportunity to voice their opinions. A copy of the survey (Survey I) and the results, can be found in the “Background Studies” Section B and C respectively. The survey addressed many of the same issues covered during the first workshop in multiple-choice and essay format. The consultants tabulated the results of the survey and incorporated them into general areas of concern that became the foundation of the action strategies.



From the information generated at the first workshop and through the survey, the consultants and staff identified sixteen goals that addressed the expressed concerns and perceptions of the neighborhood participants. The sixteen general categories and specific feedback concerning these categories can be found in “Background Studies” Section D.



The second workshop consisted of three sessions held over the course of an afternoon/evening. At this session, participants used five dots to denote the five goals that they felt were most critical to a successful neighborhood plan. Attendees could also write in additional information to supplement a goal if they saw an omission. At the neighborhood’s request, the following goals, Develop Effective Code Enforcement-Landuse and Zoning-Housing Issues and Support Neighborhood Institutions-Support Neighborhood Programs-Retain and Improve Activity Centers, were combined because of overlapping issues. From the remaining list of 13 goals, the participants identified five as the most critical to the future of East Lawrence. The five goals selected include:



1. Develop Effective Code Enforcement -Landuse & Zoning-Housing Issues.
2. Preserve & Conserve Existing Physical Neighborhood Landmarks.
3. Protect/Enhance Neighborhood Greenspace, Streetscapes and other Physical Assets
4. Support Neighborhood Institutions- Support Neighborhood Programs- Preserve/Retain/Improve Activity Centers.
5. Enhance Pedestrian and Automobile Safety.



\*These goal statements were revised and refined during the public review process. The revised goals appear in the main body of the plan on page 6.

Concurrent with the second workshop the consultants and staff met with members of the business community. These attendees also discussed the neighborhood goals identified from the first workshop and survey. Their comments, recounted in "Background Studies" Section E, formed a sixth goal that addressed issues of particular concern to the business community.



The resulting **six primary goals** for the East Lawrence Neighborhood Revitalization Plan were:

1. Develop effective Code Enforcement, appropriate Land Use and Zoning and a true sensitivity to Housing Issues.
2. Preserve and Conserve existing Physical Neighborhood Landmarks.
3. Protect and Enhance Neighborhood Greenspace, Streetscapes and other Physical Assets.
4. Support Neighborhood Institutions and Programs, and preserve, retain and improve existing Activity Centers.
5. Enhance Pedestrian and Automobile Routes.
6. Protect and enhance the viability of Neighborhood Businesses by addressing their most serious concerns.



\*These goal statements were revised and refined during the public review process. The revised goals appear in the main body of the plan on page 6.

The consultants used these six goals as the focus of the final plan preparation (development of implementation tools and action strategies), with the understanding that the remaining eight goals should be addressed by the neighborhood over time.



The third workshop, like the first, was a single Saturday morning session. At this meeting, the consultants presented attendees with a series of implementation tools for each of the six primary goals. The consultants drew some of the tools from their previous planning experience, although many of the tools derived directly from comments/suggestions made by participants during the previous workshops and in the survey. Each broad goal included several general tools; themselves defined by sub-tools that are more specific. A complete listing of the implementation tools by goals can be found in Appendix C. To ensure that a maximum number of households and businesses voiced their opinions, the



City, consultants and Steering Committee developed a second survey that the City mailed to all homeowners, property owners, business owners and tenants. A sample of Survey II and a tabulation of the results are in “Background Studies” Section F and G respectively.

In addition to the six primary goals, one overriding issue emerged from the discussions and survey results: the neighborhood’s desire for development of design guidelines to maintain significant neighborhood attributes. At the third workshop and in the second survey the consultant team guided participants through an exercise to determine what specific issues the neighborhood desired guidelines to affect (new construction, demolition, changes to existing structures, changes to “historic” structures).

At the fourth workshop the consultants presented the action strategies with specific responsible parties assigned to each. The City and the steering committee assisted the consultants with the delegation of responsibilities. This step helped address the neighborhood’s concern that someone “own” each issue and that the implementation was secured. At the same session homeowners, property owners, business owners and tenants refined the framework of the design guidelines, which is discussed in greater detail in Appendix D.

Presentation of the draft plan was the focus of the fifth and final neighborhood workshop. At the fifth workshop, in two sessions, consultants presented the working draft. This plan includes the edits suggested in this review and the changes recommended by the neighborhood participants and Steering Committee members.

