

These tools were selected by Workshop #3 participants as those most appropriate for the East Lawrence Neighborhood.

Develop Effective Code Enforcement – Landuse & Zoning - Housing Issues

1. *Identify problem property owners with multiple and repeat violations and require effective corrective action to be taken.*
2. *Develop special zoning for East Lawrence Neighborhood that will respect the original smaller lots and historic architectural styles.*
3. *Adopt a plan for affordable housing projects that requires remodeling and new construction to be compatible with existing housing in East Lawrence.*
4. *Implement a city code for rental properties that requires targeted inspections to insure proper maintenance and living conditions are being provided.*
5. *Pass measures that discourage demolition of historic buildings by neglect.*
6. *Reward property owners for reducing multi-family units when restoring property to single-family use***.*

Preserve & Conserve Existing Physical Neighborhood Landmarks

1. *Develop a building permit fee schedule that charges lower fees for remodeling projects than for new building construction.*
2. *Maximize incentives by combining them together to address preservation, rehabilitation and conservation the character of East Lawrence.*
 - *for rehabilitation of residential property.*
Examples: State Housing Trust Fund, Property Tax Reduction or Abatement, Community Development Block Grant Funds, Revolving Loan Fund for Housing Code Compliance, Revolving Loan Fund for Rehabilitation and Sale of problem properties, Emergency Stabilization Loans, Design Assistance, State/Federal Housing and Tax Credit Programs.
 - *for rehabilitation of commercial properties.*
Examples: Tax increment financing, Rehabilitation Loan Corporation programs, Parking Benefit District, Commercial Façade Rebate Program, Enhancement Funds, Preservation Tax Credit.
 - *for rehabilitation of institutional buildings.*
Example: Emergency Stabilization Loans, Federal Preservation Tax Credits, Federal Preservation Grant in Aid programs.
3. *Aim Federal block grants toward priority projects that improve the neighborhood and maintain East Lawrence's unique character.*
4. *Revise appraisal polices for older properties in order to encourage rehabilitation (remodeling) and remove the incentive to neglect or demolish.*
5. *Establish a "Bureau of Home Improvement" to serve as a clearinghouse for expertise and equipment for home improvement activities. ****

Protect/Enhance Neighborhood Greenspace, Streetscapes and Other Physical Assets

1. *Restore and maintain limestone curbs and hitching posts.*
2. *Create small parks from vacant lots. (note)*
3. *Designate wildlife areas in undeveloped land to maintain natural character.*
4. *Develop one or more community gardens.*
5. *Identify private and public funding sources and develop a schedule for restoring and a system for maintaining brick streets and sidewalks.****
6. *Create a park on the old Sale Barn lot with a trail leading to Brook Creek Park – This is the three acre parcel which is adjacent to Hobbs Park on 11th St. It is currently listed for sale as an industrial site.****

(note): There was some feeling that the interest in pocket parks stems from the mistrust of those who would develop houses on the lots to do it in a way that would enhance the neighborhood. Design guidelines may help this situation.

Support Neighborhood Institutions – Support Neighborhood Programs – Preserve/Retain/Improve Activity Centers

1. *Organize a group of volunteer workers and materials to help fix homes and yards of elderly and/or low-income homeowners.*
2. *Expand public/private temporary shelter and other programs for the homeless.*

Enhance Pedestrian and Automobile Routes

1. *Reduce the existing 30-MPH speed limit on residential streets to 20-MPH.*
2. *Identify streets and sidewalks to be restored to brick to serve as a transition to the neighborhood and a means to enhance neighborhood character.*
3. *Update, designate and sign a truck route to protect pedestrians and brick streets.*
4. *Increase street and alley lighting to make neighborhood more pedestrian friendly and increase pedestrian safety.****

*** Items that someone felt strongly about that did not get included in the group rankings. These items were also highly ranked in the second survey. This designation is used throughout the matrix

Priority Business Issues

1. *Storm Drainage – There are a number of storm drainage problems, primarily located at intersections. Solutions to these need to be found.*
2. *Trash Collection – The trash collection service is poor and the frequency of collection has dropped from twice a week to once a week and the City is the only service provider. There is a great deal of interest in establishing a business recycling program and the need was expressed for a public dumpster in the neighborhood, recognizing it would require serious management.*
3. *Revise Standards – Current City standards do not reflect the existing character of East Lawrence. The development standards should be tailored to the neighborhood.*
 - *Parking lot design standards currently reflect designs desirable in suburban development.*
 - *Internal landscaping requirements for parking lots are excessive in “urbanized” areas.*
 - *Building codes for rehab are desirable, and should respect the historic character of the buildings and construction within “urbanized” areas.*
 - *Setback requirements do not respect older/East Lawrence development patterns.*
5. *Protect Residential Zoning, especially single family.*
6. *Incentives for Small Business – Currently, all the advantages are given to large, new businesses. Consideration should be extended to small business as well.*
7. *Incentives for Existing Business – It seems as though existing business is penalized for expansion given the present codes and taxing practices. These serve as disincentives to rehabilitation of older properties.*