

## SECTION D – ISSUES PRIORITIZATION (Workshop No. 2)

East Lawrence Neighborhood Revitalization Plan - Background Studies

### Preserve/Conserve existing physical neighborhood Landmarks

- Santa Fe Railroad Station (Endangered)
- Gazebo in South Park
- Turnverein Hall
- Social Service League
- Hobb's Park Stadium/ballpark
- Charlie's Bar
- St. Luke's AME
- New York Elementary School
- House at Northwest corner of 7<sup>th</sup> St. & Connecticut St.
- Barns/outbuildings/carriage houses in alleys
- Kansas River
- Pheoler Warehouse building
- Freeman's
- Friends Church
- Stone apartments
- Trinity Lutheran Church
- Old Church, now public works
- House at 900 block of Rhode Island St.
- Samuel Riggs House at 15<sup>th</sup> Street & Pennsylvania
- Landscaped Park at 15<sup>th</sup> Street.
- Elm Tree at 8<sup>th</sup> Street & Rhode Island St.
- Umbrella Tree, 732 Rhode Island St.
- Law Enforcement Center / Douglas County Courthouse
- 9<sup>th</sup> St. & New Jersey St. Commercial District
- Gas Station(ceramic store) 1000 block of New Hampshire St.
- Old Post Office
- Salvation Army
- Shalor Elridge Residence, 945 Rhode Island St.
- Old Warehouse at 8<sup>th</sup> St. & Pennsylvania St.
- SRS building
- Brick Commercial Buildings
- Pelathe Center
- Laundromat at 12<sup>th</sup> St. & Connecticut
- Freestate Glass
- Brook Creek Park
- E. Lawrence Recreation Center
- Historic industrial buildings
- Amtrak Station
- "Nice old Homes"; "houses are made for living in AND around (porches, sidewalks, small yards)"; "Houses with porches and front yards"
- "Retain the historical integrity of the neighborhood"
- "Older residential feel"
- "Conserve sense of place – older homes and trees"
- "Preserve original architecture and streets"
- "Stop signs as opposed to stop lights"
- "It's like what I was accustomed to in another city; same sort of old neighborhood"

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### Enhance Pedestrian and Automobile Routes

- Pedestrian Routes to be maintained/improved
  - Up 12<sup>th</sup> St. to South Park
  - Connecticut St.
  - Alleys
  - Rhode Island to Central Junior High School
  - Social Service League / Salvation Army areas
  - 10<sup>th</sup> & New Hampshire
  - Delaware between 9<sup>th</sup> and 11<sup>th</sup>
  - 10<sup>th</sup> Street & New Hampshire St. – 4-way stop
  - “Create a network of opposing one-way streets to discourage speeding”
  - “Don’t repair natural dips in road which act as effective speed bumps”
- Pedestrian Barriers to be reduced/removed
  - Connecticut St. ( Pace of Traffic)
    - 11<sup>th</sup> St. & Connecticut St. and 10<sup>th</sup> St. & Connecticut St.
    - “11<sup>th</sup> Street is used as a highway”
    - “Cars drive TOO fast”
    - 13<sup>th</sup> Street – cross walk or 4-way stop
  - Increase stop signs on 13<sup>th</sup> Street
  - Railroad
  - “Sidewalks passable for pedestrians and wheelchairs – no overhanging limbs, no invading bushes”
  - “Don’t pave the alleys so people can’t speed.”
  - “Support East Lawrence Trafficway to remove traffic from Connecticut”
  - “20 MPH speed limit”
- Designate Truck Routes to reduce impact of commercial traffic on neighborhood.
- Complete public works projects in a timely manner.

### Preserve/Retain/Improve Activity Centers

- South Park
- Central Junior High School
- East Lawrence Recreation Center
- Lawrence Community Theatre
- New York Elementary School (Varies over time)
- Green Space across from Douglas County Courthouse
- East Heights School
- Scattered small business/commercial centers on North & East
- “Old Home Depot”
- Social Service League
- 9<sup>th</sup> St. & New York St. Community Building (Northwest corner)
- “Neighborhood needs more community activities/spaces”
- “I support the Art Center relocation”
- “Develop school property at 14<sup>th</sup> & Rhode Island into school or community garden”

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### Improve Neighborhood Perceptions - Marketing

- Distribute an accurate picture of crime in East Lawrence relative to the rest of Lawrence.
  - ▢ Violent                      268 in East Lawrence  
                                     2,589 City Wide
  - ▢ Non-Violent              1,528 in East Lawrence  
                                     20,917 City Wide
  - ▢ "I worry about people breaking into my house even though it has not happened."
- Change the perception of East Lawrence
  - ▢ "People are friendly, concerned and not too snobbish"
  - ▢ "Recognize the unique characteristics of E. Lawrence and show respect rather than ignorance."

### Support Neighborhood Institutions

- Social Service League
- East Lawrence Neighborhood Association
- Active Participation of Churches
- Neighborhood Schools
- Mental Health Facility
- Salvation Army
- Provide "after school activities/clubs for kids"
- "Maximize E. Lawrence center for neighborhood kids (programming for all ages, safe space for play, "cool" spot for pre-teens)
- "Bring in library services (bookmobile)"
- "Neighborhood sponsored day-care"
- "Create parent programs and children's programs"
- "Elder care and activities"

### Support Neighborhood Programs

- KU Architectural Studio 804 Student Projects
- Affordable Housing
- Owner Occupied Single Family residences
- Van Go Mobile Arts Project
- Tenant to Homeowners – Non-profit housing organizations
- Habitat for Humanity
- "More alley clean-up days"
- "More emphasis on painting and repairing property and cleaning up trash"
- "Supply volunteer workers/materials to beautify/help fix homes and yards"
- "Encourage owners/tenants to keep alleys and yards clean and to promptly remove snow from sidewalks"
- "Provide handyman services to elderly/single homeowners"
- "Encourage paint schemes that highlight historic architectural detail"
- "Block parties"
- "Make Habitat for Humanity building historically sensitive structures, PLEASE"
- "Offer block "safe" houses for children"
- "Community gardens"
- "Neighborhood cleanup block adoption – by businesses, churches, etc."
- "Strong neighborhood association is the best asset"
- "Neighborhood contest for most improved house"
- "I like that there is an active neighborhood association."
- "Publish info on "who to call" for trash, codes, police, etc."

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- "More people need to get involved"

### Meet Public Infrastructure Needs

- Comprehensive rebuilding of brick streets
  - "repair brick streets"; "uncover brick streets as done in OWL"
- "Repair/restore brick sidewalks"
- "More street lighting needed" "Fix the sidewalks, light the alleys"
- "Sewage occasionally overflows"
- "Water pressure is very low and the pipes are always breaking"
- "Water quality is substandard"
- "Improve Storm sewers"

### Address Tenant/landlord Issues

- Landlords that are assets
- Illegal Apartments, safety and health issues on interior
- "keep landlords local"
- "Encourage sale to families who intend to occupy property"
- "Discourage "investment" in rental units"
- "Do not build apartment buildings"
- "Discourage student residents"
- "Discourage landlords from tearing down old houses and building flimsy new Section 8 housing."
- "Rental homes from 11<sup>th</sup> to 6<sup>th</sup> on Connecticut are an eyesore"
- "I wish there was some way to make the landlords more involved and to monitor the activity and behavior of their tenants"
- "Make sure landlords aren't slumlords"
- "Use some discretion in selection of tenants"

### Encourage Desirable Economic Development

- Retain and encourage to existing Diversity of Businesses
  - "Businesses are local and not snobbish"
  - "Develop a code for home-based businesses concerning parking, noise and trash removal"
  - "I like the little businesses that are tucked away, intermingled with the residential"
- Variety of Commercial & Light industrial
- Variety of Retail
  - "Add a mini hospital"
  - "we don't want to see any liquor stores or convenience stores"
  - "Allow zoning for a couple of convenience stores"
  - "Small retail or grocery store"
- Proximity / Connectivity – to downtown
  - "I support additional commercialization along New Hampshire St."
  - "Stop commercial development from expanding into residential East Lawrence – especially non-locally owned businesses)"
  - "Create a physical buffer between neighborhood and new development downtown"
- Artists / Writers
- Grocery store/Laundromat – need in neighborhood (Downtown 2000 project)
- Concrete company is a detraction
- "Limit noise from Allen Press"
- "Move bus depot"

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- Monitor new construction to limit adverse impacts of construction (large dumpsters, piles of materials)
- "Establish design guidelines for new construction"
- "Destroy the strip mall look at 9<sup>th</sup> and Connecticut"
- "Improve existing historic commercial structures"

### Develop Effective Code Enforcement

- Locally tailored building codes
  - ▢ "Provide incentives for historic preservation by enforcing and drafting historic housing codes"
  - ▢ "Develop a special building code for historic properties and offer subsidies for historic renovation"
  - ▢ "Strictly enforce codes on Section 8 inspections and rental properties"
- Outlaw Vertical Siding
- Relationship between city and Neighborhood improved – especially code enforcement
- Strict enforcement of building codes
  - ▢ Code not responding to local needs
  - ▢ More consistent enforcement
  - ▢ 808 New York St. in disrepair
  - ▢ 1307 New York St. in disrepair
  - ▢ "Older homes are allowed to deteriorate to the point of demolition being necessary"
  - ▢ "Deteriorated homes are a blight on the neighborhood"
  - ▢ Neighborhood needs to "inform city officials when blight or safety hazards are present"
  - ▢ "Quit tearing down all the older houses and help people remodel"
- Code more responsive to East Lawrence – regulation requirements vs. availability of funds
- Minimum Maintenance code – Personal conflict and support
  - ▢ "Enforce City Ordinances regarding junk cars, trash, etc. in yards and alleys"
  - ▢ Keep alleys free of trash and broken glass
  - ▢ "Enforce the Maintenance Code RIGOROUSLY"
  - ▢ "Enforce blight laws"
- Slum Landlords & Owner occupied Homeowners – non-compliance with codes
  - ▢ "Landlords should be held responsible for the upkeep and maintenance of the property"
- Too many individuals in Single family homes
  - ▢ Sewage backups
  - ▢ Parking on Grass
  - ▢ Parties / Trash
- Mowing of Railroad right of way
- Winter "Scruffiness" – Trash
  - "Remove snow from streets"
- "Patrol more often for loose pets"
- "I would like to see Animal Control LESS often – seems like they target E. Lawrence"
- "We do not like the empty, deteriorating properties"
- "Stop making it so hard to improve our properties"

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### Devote Time and Energy to Neighborhood Social Issues

- Promote Diversity of People in East Lawrence – Social & Economical
  - “Racial and socio-economic diversity seems high relative to the rest of the city, which is positive”
- Provide adequate and safe shelter for Homeless/Near Homeless
- Passive “Live and Let Live” attitude in neighborhoods to correct problems
- “A nice eclectic group of persons who ... are interested in having a nice quiet place to live”
- “Anything that can be done to encourage home ownership would be good”
- “People care about their block, look out for each other”
- “Believe that people and not low rents live in E. Lawrence”
- Kids are out way too late and noise is a problem”
- “I worry about how parents let their kids run around unsupervised”
- “Sense of community is an asset – including racial diversity and eclectic mix of residents”
- “People stay in the same house a long time”

### Protect/Enhance Neighborhood Greenspace & Streetscapes and other Physical Assets

- New Jersey St. between 7<sup>th</sup> & 9<sup>th</sup> Street
- Large Mature Trees
- Landscaped Areas
- Brick Streets, Limestone Curbs, and Hitching Posts
- Alleys – Barns, Carriage Houses, gardens
- Smaller Lots with small setbacks
- Variety of Housing stock – Historic or New
- Kansas River
- Rail Road right-of-way green space
- Pocket Parks
- Plant new trees to complement old trees
  - ⇒ “Plant more trees, trim ugly trees”
  - ⇒ “Get cut-rates on tree trimming for poor people”
- “Convert old “Sale Barn” lot next to Hobbs Park into additional park space with greenway leading to Brook Creek Park”
- “Parks in other parts of town seem be nicer with more flowers and better facilities”
- “Keep property cleaner, lawns mowed and brush cleared”
- “Encourage community gardens”
- “Most people’s houses and yards look very nice”
- “Keep undeveloped areas undeveloped! Nature is needed!”
- “Offer “haul-off” days for debris and junk other than regular trash pickup days”
- “Remove driveways with street access”
- “Pick-up after pets in park”
- “Create walking/bike path along RR tracks”
- “Reduce cars parked on streets”
- “Reduce threat of School District encroachment on Park near Connecticut and Central Jr. High”

### Stop Criminal Activity

- Crack Houses between 11<sup>th</sup> St. & 12<sup>th</sup> St. – Houses & Alleys
  - ⇒ “I worry about drug traffic and domestic violence”
- “Alleys are poorly patrolled”
- “Loitering adjacent to New Hampshire and near Salvation Army”
- “Establish neighborhood crime watch program or citizen crime watch patrol”
- Improve street and alley lighting



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- "Increase positive police presence in neighborhood" – "bike patrols and/or a neighborhood satellite station"
- "I would like to see police patrolling more often – checking on kids walking the streets"
- "The laundromat on 12<sup>th</sup> and Connecticut was closed due to vandalism – which is very regrettable"
- "More timely police response and presence at obvious crack houses and to domestic violence situations"
- "Run down apartment complexes add to the unsafe feeling in the neighborhood"
- "Limited street lighting exacerbates safety issues"
- "I don't feel real safe – especially at night!"

### Landuse & Zoning

- Survey of existing commercial property(landmarks) and return to residential zoning
- Existing commercial zoning within residential areas – Single family zoning (3<sup>rd</sup> building west of Rhode Island on 9<sup>th</sup> St.)
- "Special zoning for the Original Town Site recognizing smaller lots, architectural styles"
- "Ensure that the neighborhood stays residential"

### Housing Issues

- Rehabilitation work that eliminates affordable housing stock is/would be a problem
- Rental housing itself is not bad
- Need comprehensive overview of existing housing
- Trash burden from overuse of Single family properties
- Need to know who owns substandard property
- Distressed housing
  - ☐ "Rundown shack houses"
- "Some infill projects within residential neighborhoods are not compatible with existing older homes with respect to design, massing, architectural style."
- "Encourage owner-occupancy"
- "Establish design guidelines for new construction"
- "Subsidize the restoration of older homes"
- "Stop building ugly little low-income boxes"; "Nuke the neo-suburbia crap that keeps popping up"
- "Put more money into saving old houses instead of bulldozing and building new"
- "Building structures that are counter to "existing sense of place" (such as public house and KU class projects) is not helpful"
- "Offer financial assistance for painting and repairs instead of fines."
- "Encourage owner-occupied homes"
- "Fight push for condos and apartment complexes"
- "Do not build apartment buildings"
- "Ensure that the neighborhood stays residential"
- "Promote single-family home ownership with low-interest home improvement monies for low-income families"
- "Make it economically feasible to build housing that fits into the neighborhood and encourage rehabilitation of existing structures"
- "Preserve single family residences and affordable housing"
- "Replace apartment complexes with single-family housing"
- "Target improved use of city funds to match federal block grants – federal and city money should be used to improve rather than do routine maintenance"
- "Get information on subsidies for fix-ups to home owners"
- "I would like to see new construction deferred as much as possible in favor of restoration"

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### Unclassified Comments – mostly resources

- Habitat for Humanity – Social Service League
- No Liquor Store
- Community Development Grant Money
- HUD money to Rehabilitate
- Generosity of Downtown Merchants
- Housing trust fund – Community Development Grant
- Revolving fund for Housing code compliance
- Resource land ownership through the Internet
- Resources
  - ▢ SRS / Social Services organization and become better partners
  - ▢ Salvation Army not too connected to the Neighborhood
- Tennis courts that could be available
- New apartments in West Lawrence may help
- Photo inventory – Identify significant features
  - Exists for house 50+ years (~80% of stock, 1995)
- “Oppose KU classes using neighborhood as a cheap place to buy up property and build bright colored boxes that detract/destroy the older residential feel”
- “Make public transportation available and accessible”
- “Design Guidelines for all new construction”