



Neighborhood residents, property owners, tenants, business owners, and interested parties have identified the following priority issues upon which the East Lawrence Plan will be based:

- *Enhance Pedestrian and Automobile Routes.*
- *Support Neighborhood Institutions - Support Neighborhood Programs - Preserve/Retain Activity Centers;*
- *Develop Effective Code Enforcement - Land Use & Zoning - Housing Issues;*
- *Preserve & Conserve Existing Physical Neighborhood Landmarks;*
- *Protect/Enhance Neighborhood Greenspace, Streetscapes and Other Physical Assets;*

We need to confirm that these priority issues are on track and figure out how to accomplish these priority issues. To accomplish the priority issues the neighborhood must develop a specific list of actions - called "implementation tools". During Workshop #3, participants were given the opportunity to choose implementation tools they thought would best achieve the priority issues. The "implementation tools" - actions - listed on the white insert were the most popular actions selected. This survey is designed for you to determine if the most popular "implementation tools" reflect your opinions and to add any implementation tools which you feel are important in accomplishing the five priority issues.

Instructions on how YOU can help:

1. Take out the center survey section (printed on white paper).

The survey contains the "implementation tools" selected by the participants of Workshop #3. The "implementation tools" or actions to accomplish each of the priority issues are grouped under each issue heading. You should review the tools listed and decide if you agree with the tools/actions selected.

2. Review the implementation tools listed on the survey section and decide if you think the tools/actions are appropriate.

Place a check by the appropriate box - ☐ Appropriate action ☐ Not an appropriate action

3. Review the implementation tools on the following pages (1-3) and decide if these tools would be better in achieving the priority issues. The following pages contain a list of other possible implementation tools that might be used to accomplish the priority issues. If you feel a different implementation tool is a better way to accomplish a priority issue you should add the implementation tool under the corresponding priority issue.

4. Complete the Design Guidelines section of the survey.

5. And the most important part - Complete and Mail the survey back by January 20, 2000.

OTHER "IMPLEMENTATION TOOLS" - ACTIONS TO ACHIEVE PRIORITY ISSUES

PRIORITY ISSUE #1: Enhance Pedestrian and Automobile Routes

- A. Enact measures to slow and reduce through-traffic in East Lawrence
 - 1. Create a network of opposing one-way streets to discourage through-traffic.
 - 2. Add stop signs along 13th Street to slow traffic.
 - 3. Create a 4-way stop at 10th Street and New Hampshire.
 - 5. Expand school zone to include Connecticut.
 - 6. Add signalized crosswalks near schools, Social Service League, and Salvation Army.
- B. Improve and maintain infrastructure to enhance character of neighborhood.
 - 1. Develop a neighborhood transportation plan that customizes street and sidewalk dimensions, curb radii, set back requirements and other physical conditions that complement the character of East Lawrence.
 - 2. Require utilities to post bond when work impacts historic streets & sidewalks.
 - 3. Trim trees and bushes to make sidewalks passable.
 - 5. To maintain brick sidewalks, make surplus brick available to property owners.
 - 6. Define pedestrian routes and bike lanes.

**OTHER "IMPLEMENTATION TOOLS"
ARE THERE ANY YOU THINK SHOULD BE SELECTED**

**PRIORITY ISSUE #2: Support Neighborhood Institutions & Programs-
Preserve/Retain/Improve Activity Centers**

- A. Create & manage programs geared toward children, families, elders and other specific groups by identifying funding sources and partnerships in the community
 - 1. *Maximize children's programming at the East Lawrence Community Center.*
 - 2. *Open school libraries for after school use.*
 - 3. *Develop neighborhood-based day-care.*
 - 4. *Create programs that teach parenting skills.*
 - 5. *Create elder-care programs.*
- B. Develop partnerships and programs that encourage neighborhood beautification.
 - 1. *Hold semiannual alley/neighborhood clean-up days.*
 - 2. *Encourage businesses and institutions to "adopt-a-block" for regular clean-ups.*
 - 3. *Organize an annual "most improved house" contest to encourage renovation.*
- C. Initiate activities that foster neighborhood connection.
 - 1. *Hold annual block/alley parties.*
 - 2. *Establish a neighborhood business subcommittee to the neighborhood association.*
- D. Publish a neighborhood directory, including "who to call" for services at City Hall.

PRIORITY ISSUE #3: Protect/Enhance Neighborhood Greenspace, Streetscapes and Other Physical Assets

- A. Improve and maintain historic infrastructure to enhance character of neighborhood.
 - 1. *Preserve alleys and the historic outbuildings that front onto them.*
 - 2. *Require that the materials of off-street parking areas match street material.*
- B. Initiate measures that encourage maintenance and enhancement of existing streetscapes, ie. trees, limestone curbs, etc.
 - 1. *Establish a street-tree inspection and maintenance program that includes a schedule for annual tree-trimming and permitting system for tree removal.*
 - 2. *Plant new street trees to replace those that die.*
 - 3. *Offer treetrimming services to low-income property owners.*
 - 4. *Improve and maintain plantings (shrubs, perennials) in public easements and alleys.*
 - 5. *Encourage shared gardens and interior parks in backyards and along alleys.*
 - 6. *Improve greenspace buffers between residential areas and commercial and industrial areas.*
 - 7. *Provide dumpsters for semiannually disposal of yard waste/large household trash items.*
 - 8. *Encourage yard maintenance by increasing fees for City clean-up and mowing of lots.*
 - 9. *Designate qualified streetscapes as historic resources on the National, Kansas or Lawrence register of historic places.*
 - 10. *Enact a "pooper-scooper" law to encourage clean-up after pets.*
 - 11. *Eliminate on-street parking.*
- c. Enhance public and semi-public areas including greenspace.
 - 1. *Develop additional recreational facilities in public parks (such as tennis courts).*
 - 2. *Encourage a land set-aside program for new industrial development*

PRIORITY ISSUE #4: Develop Effective Code Enforcement – Land Use & Zoning - Housing Issues

- A. Tailor codes and zoning to recognize the unique character of East Lawrence.
 - 1. *Reevaluate property maintenance codes and develop enforcement guidelines specific to the neighborhood.*
 - 2. *Develop commercial and residential building and fire codes for East Lawrence buildings over fifty years of age based on models adopted in other communities.*
 - 3. *Develop model zoning and building codes that allow multiple uses.*
 - 4. *Tailor new subdivision regulations to mirror existing patterns in East Lawrence with regard to: required site improvements, minimum lot sizes, street width, provision of alleys.*
 - 5. *Encourage sensitive development of vacant parcels of land.*
 - 6. *Add historic restoration and rehabilitation to 804 Architectural Student Projects.*
- B. Identify resources for assisting property owners with code compliance prior to implementing/revising regulations.
- C. Offer low-income property owners grants and/or low-interest loans for minor home improvements in conjunction with inspections.
- D. Develop neighborhood resources to assist in minor home repair/rehabilitation projects.

ACTIONS TO ACHIEVE PRIORITY ISSUES IN ADDITION TO OR INSTEAD OF THOSE THAT WERE?

- E. Offer a free paint program.
- F. Provide additional time to correct code/maintenance problems.
 - 1. *Conduct a housing survey to document condition of properties in East Lawrence to provide information for targeting of incentive programs.*
 - 2. *Provide for large-item pick-up on a seasonal basis.*
 - 3. *Provide neighborhood trash cans and ensure they are emptied regularly.*
- G. Routinely inspect railroad right-of-way during mowing season and regularly notify and enforce compliance with Property Maintenance Code.
- H. Implement a "Community Code Enforcement" similar to Community Policing concept, particularly as it relates to enforcement personnel.
- I. Create a Code Enforcement Task Force that could involve all or some of the following individuals, the Police Department, Prosecutor/Municipal Judge, Code Enforcement Officers, Social Service Agencies, churches, and neighborhood representatives to review the current process for identification, citation and punishment of code violators; and to create a new process for increasing the number of contacts and compliance utilizing neighborhood resources to assist.
- J. Address neighborhood concerns about rental housing.
 - 1. *Develop financing mechanisms that encourage single-family home ownership, especially by low to moderate-income families/individuals.*
 - 2. *Create a neighborhood preservation overlay to encourage the retention of single-family uses and limit the conversion of single family homes into multi-family dwellings.*
 - 3. *Strictly enforce codes issues on rental properties.*
 - 4. *Develop a clear understanding of Section 8 guidelines and develop an inspection program.*
 - 5. *Implement a City Code for rental occupancy and provide regular inspections of rental property.*
- K. Develop measures that encourage the peaceful coexistence of different neighborhood uses (single-family, multi-family, institutional, commercial, and industrial).
 - 1. *Develop a model zoning ordinance and building codes that allow mixed uses.*
 - 2. *Define and preserve buffers around the residential areas of East Lawrence.*
 - 3. *Define areas suitable for new commercial uses in East Lawrence.*
 - 4. *Incorporate institutional and commercial development plans into the neighborhood plan.*
 - 5. *Develop incentives that make it attractive for artists to work and live in East Lawrence.*
 - 6. *Develop a code for home-based businesses concerning parking, noise and trash removal.*

PRIORITY ISSUE #5: Preserve/Conserve Existing Physical Neighborhood Landmarks

- A. Eliminate hindrances to rehabilitation.
 - 1. *Develop incentives to encourage occupancy of older buildings, such as tax incentives for owners who occupy or businesses that lease space in older buildings.*
 - 2. *Develop a lower fee for building permits for rehabilitation than for new construction.*
 - 3. *Exempt owners of properties that follow design guidelines from building permit fees.*
 - 4. *Offer owners incentives for renovating buildings in conformance with design guidelines.*
 - 5. *Promote shared off-street parking.*
 - 6. *Develop or adapt a building and maintenance code for older buildings based on proven models in other communities.*
 - 7. *Publish a newsletter to market older and historic properties.*
- C. Ensure the protection of significant neighborhood landmarks such as the AME Church, New York School, etc.
 - 1. *Pursue designation of significant neighborhood landmarks to the National, Kansas and/or Lawrence register of historic places*
 - 2. *Develop reuse strategies for significant neighborhood landmarks that are not being utilized.*
- D. Establish support programs for residential, commercial and institutional property owners.
 - 1. *Use the Main Street Model to assure commercial design is compatible with the historical character of the neighborhood.*
 - 2. *Assign a planning staff member to assist owners in developing financing strategies for rehabilitation and for codes compliance.*
 - 3. *Assemble a "tool kit" of existing federal, state and local funding and incentive programs that are applicable to East Lawrence; and provide funding for a neighborhood association coordinator with experience in developing financing strategies for rehabilitation and codes compliance using available incentives.*
- E. Encourage public agencies to occupy, rehabilitate and maintain historic buildings.
- F. Establish Design Guidelines to protect neighborhood character.



East Lawrence Neighborhood Plan
Lawrence/Douglas County Planning Office
P.O. Box 708
Lawrence, Kansas 66044-0708

Through survey results and public meeting results the process to date has concluded that the East Lawrence Plan should focus on these issues:

Develop Effective Code Enforcement - Land Use, Zoning & Housing Issues.

Preserve & Conserve Existing Physical Neighborhood Landmarks.

Protect/Enhance Neighborhood Green-space, Streetscapes and Other Physical Assets.

Support Neighborhood Institutions - Support Neighborhood Programs - Preserve/Retain Activity Centers.

Enhance Pedestrian and Automobile Routes.

Do you agree? How should these goals be accomplished? - **MAKE YOUR OPINIONS KNOWN- COMPLETE THE ENCLOSED SURVEY.**

**Nobody knows the neighborhood better than you. You are one of the experts.
We want the advice of experts. Tell us what you think.**

The East Lawrence Plan is close to being completed. But *we need your feedback* to try and make sure the plan meets the needs of all residents, property owners, business owners, and interested parties.

This mailing serves two functions:

- 1) Acts as a report to tell you what has been developed to date.
- 2) Acts as a survey to find out:
 - a) How you feel/react to what has been developed; and
 - b) To give you the opportunity to provide additional input into the East Lawrence Neighborhood Plan

Your help is very important.

The final document, The East Lawrence Neighborhood Plan, will be a guide for the future of the East Lawrence Neighborhood. It will assist the neighborhood, the City of Lawrence and neighborhood institutions in determining what should be kept as it is and what should be changed to make the neighborhood a better place.

COMPLETE THE ENCLOSED SURVEY:

*CONFIRM THE SURVEY AND WORKSHOP RESULTS,
DETERMINE HOW TO ACCOMPLISH THE PRIORITY ISSUES,
PROVIDE ADDITIONAL INPUT ON THE EAST LAWRENCE PLAN.*

PLEASE RETURN SURVEY RESPONSES BY JANUARY 20, 2000.



Workshop #3 participants defining priority issues.

EAST LAWRENCE SURVEY PRIORITY ISSUES AND “IMPLEMENTATION TOOLS” - ACTIONS

The following are the “implementation tools” or actions most commonly chosen to achieve the specific priority issue. If you believe that the implementation tool or action is an appropriate action to achieve the Priority Issue - then, check “☐ Appropriate action”. If you think the proposed tool is not appropriate action then check “☐ Not an appropriate action.” At the end of each issue section is space to include any additional tools you believe are important in achieving the priority issue.

PRIORITY ISSUE #1: Enhance Pedestrian and Automobile Routes

Most commonly chosen implementation tools to achieve priority issue.

Reduce the existing 30-MPH speed limit on residential streets to 20-MPH.

☐ Appropriate action ☐ Not an appropriate action

Identify streets and sidewalks to be restored to brick to serve as a transition to the neighborhood and a means to enhance neighborhood character.

☐ Appropriate action ☐ Not an appropriate action

Designate and sign a truck route to protect pedestrians and brick streets.

☐ Appropriate action ☐ Not an appropriate action

Increase street and alley lighting to make neighborhood more pedestrian friendly.

☐ Appropriate action ☐ Not an appropriate action

I believe that the following other tool(s) would better assist the neighborhood in meeting this priority issue.
See page 1 of the yellow flyer for additional tools/actions.

PRIORITY ISSUE #2: Support Neighborhood Institutions – Support Neighborhood Programs – Preserve/Retain/Improve Activity Centers

Most commonly chosen implementation tools to achieve priority issue.

Organize a group of volunteer workers and materials to help fix homes and yards of elderly and/or low-income homeowners.

☐ Appropriate action ☐ Not an appropriate action

Expand public/private temporary shelter and other programs for the homeless.

☐ Appropriate tool ☐ Not an appropriate action

I believe that the following other tools would better assist the neighborhood in meeting this priority issue. See page 2 of the yellow flyer for additional tools/actions.

PRIORITY ISSUE #3: Protect/Enhance Neighborhood Greenspace, Streetscapes and Other Physical Assets.

Most commonly chosen implementation tools to achieve priority issue.

Restore and maintain limestone curbs and hitching posts.

☐ Appropriate action ☐ Not an appropriate action

Create small parks from vacant lots. (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.)

☐ Appropriate action ☐ Not an appropriate action

Designate wildlife areas on undeveloped land to maintain natural character.

☐ Appropriate action ☐ Not an appropriate action

Develop one or more community gardens. ☐ Appropriate action ☐ Not an appropriate action

Identify private and public funding sources and develop a schedule for restoring brick streets and sidewalks.

☐ Appropriate action ☐ Not an appropriate action

Purchase the old Sale Barn lot and create a park connecting Hobbs Park with 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.

☐ Appropriate action ☐ Not an appropriate action

I believe that the following other tool(s) would better assist the neighborhood in meeting this priority issue.
See page 2 of the yellow flyer for additional tools/actions.

PRIORITY ISSUE #4: Develop Effective Code Enforcement – Land Use & Zoning –Housing Issues

Most commonly chosen implementation tools to achieve priority issue.

Identify problem property owners with multiple and repeat violations and require corrective action to be taken.

☐ Appropriate action ☐ Not an appropriate action

Develop special zoning for older portions of East Lawrence Neighborhood that will respect the original smaller lots and historic architectural styles.

☐ Appropriate action ☐ Not an appropriate action

Adopt a plan for affordable housing projects that requires remodeling and new construction to be compatible with existing housing in East Lawrence.

☐ Appropriate action ☐ Not an appropriate action

Implement a city code for rental properties that requires regular inspections to insure that proper maintenance and living conditions are being provided.

☐ Appropriate action ☐ Not an appropriate action

Pass measures to discourage demolition of historic buildings by neglect.

☐ Appropriate action ☐ Not an appropriate action

Reward property owners for reducing multi-family units when restoring property to single-family use.

☐ Appropriate action ☐ Not an appropriate action

I believe that the following other tool(s) would better assist the neighborhood in meeting this priority issue.
See page 2 and 3 of the yellow flyer for additional tools/actions.

PRIORITY ISSUE #5: Preserve & Conserve Existing Physical Neighborhood Landmarks

Most commonly chosen implementation tools to achieve priority issue.

Develop a building permit fee schedule that charges lower fees for remodeling projects than for new building construction.

☐ Appropriate action ☐ Not an appropriate action

Maximize financial incentives by combining them together to address the preservation, rehabilitation and

conservation of the character of East Lawrence:

- a. for rehabilitation of residential property
Examples: 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
- b. for rehabilitation of commercial properties
Examples: Tax increment financing, Rehabilitation Loan Corporation programs, Parking Benefit District, Commercial Façade Rebate Program, etc.
- c. for rehabilitation of institutional buildings such as AME Church, Social Service League, etc.
Example: Emergency Stabilization Loans, Federal Preservation Tax Credits, Federal Preservation Grant in Aid programs

☐ Appropriate action ☐ Not an appropriate action

Aim Federal block grants toward projects that improve and maintain the character of the neighborhood.

☐ Appropriate action ☐ Not an appropriate action

Revise appraisal policies for older properties in order to encourage rehabilitation (remodeling) and remove the incentive to neglect or demolish.

☐ Appropriate action ☐ Not an appropriate action

Establish a "Bureau of Home Improvement" to serve as a clearinghouse for expertise and equipment for home improvement activities.

☐ Appropriate action ☐ Not an appropriate action

I believe that the following other tool(s) would better assist the neighborhood in meeting this priority issue.
See page 3 of the yellow flyer for additional tools/actions.

**CHOOSE WHICH ELEMENTS OF DESIGN GUIDELINES WILL BEST PROTECT
THE UNIQUE CHARACTER OF THE EAST LAWRENCE NEIGHBORHOOD.**

In addition to the proceeding "implementation tools" - actions, participants identified one implementation tool more frequently than any other – the creation of Design Guidelines to help protect the unique character of East Lawrence.

The following are approaches to design guidelines that other communities have used.

Please place an "x" by as many of the items that you believe should be included any design guidelines for the East Lawrence Neighborhood.

- A. Design Guidelines should address one or more of the following:
 - Paint colors.
 - Landscaping.
 - Ensure compatibility of additions or alterations to the proportion, scale and size of the existing building.
 - Require when possible, repair rather than replacement of important architectural features. Replacement materials should match the original in composition, design, and texture.
 - Prohibit if possible the removal or alteration of distinctive architectural features or materials.
 - Respect changes that have taken place over time that are evidence of the development of the building/structure and environment.
 - Promote preservation of examples of skilled craftsmanship.
 - Ensure that new additions or alterations leave the essential form and integrity of the original building unimpaired.
- B. Regarding alterations and/or additions to buildings in East Lawrence over 50 years of age —
 - Design Guidelines should apply to all properties over 50 years in age.
 - Design Guidelines should only apply to properties or areas which are listed on or determined eligible for listing on the National Register of Historic Places.

- Design Guidelines should be advisory only.
 - Design Guidelines should be required for properties/property owners that receive incentives.
 - Design Guidelines should be legally binding (i.e. designated by ordinance for properties listed as a landmark, historic district, or conservation district) and be reviewed by city preservation staff.
 - Only if 50% of the property owners petition to have binding guidelines and review.
 - Only if 60% of the property owners petition to have binding guidelines and review.
 - Only if 75% of the property owners petition to have binding guidelines and review.
 - Design Guidelines should be legally binding (i.e. designated by ordinance for properties listed as a landmark, historic district or conservation district) and require review by the Lawrence Historic Resources Commission.
 - Only if 50% of the property owners petition to have binding guidelines and review.
 - Only if 60% of the property owners petition to have binding guidelines and review.
 - Only if 75% of the property owners petition to have binding guidelines and review.
 - Design guidelines should include city-owned property including structures and buildings, sidewalks, streets, landscape elements.
- C. For new construction in East Lawrence design guidelines should address the:
- Appropriateness of materials to what exists in the neighborhood.
 - Appropriateness of scale to adjacent buildings in the neighborhood.
 - Appropriateness of size to adjacent buildings in the neighborhood.
 - Appropriateness of height to adjacent buildings in the neighborhood.
 - Appropriateness of placement and relationship on a lot to existing buildings/structures.
- D. For demolition of buildings in East Lawrence over 50 years of age:
- Guidelines should approve only demolition that has minimal impact on the historic, architectural, cultural, and/ or economic character of the neighborhood.
 - Guidelines should allow demolition only when the cost of rehabilitation is documented to exceed the economic use of the property after rehabilitation, causing a significant hardship upon the owner.
 - Guidelines should not allow "demolition by neglect" i.e. demolition when the property owner has allowed the property to deteriorate and/or failed to meet building maintenance codes.

Thank you for completing the survey. Your opinions will help guide the East Lawrence Neighborhood and maintain its unique character. If you have any questions about the survey or the planning process call Dennis J. Enslinger, City/County Planner, at 785-832-3151.

Please mail response by January 20th. You may also drop the survey off at either the Lawrence Douglas County Planning Office (1st floor) in City Hall, 6 E. 6th Street or at Kansas Key Press, 9th and New Jersey.

TO MAIL BACK: Fold into thirds along the dotted line and tape to secure closed.

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