



City of Lawrence
Douglas County
PLANNING & DEVELOPMENT SERVICES



Horizon 2020 Steering Committee
City Commission Room
4:00 – 6:00pm
February 23, 2015

AGENDA

- 1) Approve February 9, 2015 Meeting Notes**
- 2) Receive correspondence from the Lawrence Home Builders Association**
- 3) Discussion of the draft mission/vision statement text from Bill Ackerly**
- 4) Discussion of Mission/Vision Statement, Community Values, and Draft Document Framework**
- 5) Review Proposed Timeline for Issue Action Report**

**Horizon 2020 Steering Committee
February 9, 2015
Meeting Notes**

Members Present: Comm. Thellman, Mayor Amyx, Bill Ackerly, Clay Britton, John Gascon, Marcel Harmon, Patrick Kelly, Kyra Martinez, Scott Zaremba, Charlie Bryan (ex officio)

Members Absent: Lisa Harris

Staff Present: Scott McCullough, Jeff Crick, David Corliss

Others Present: Several members of the public were present.

Chairperson Amyx welcomed everyone.

The meeting notes from the January 26, 2015 meeting were discussed. Motioned by Ackerly and seconded by Britton to approve the January 26, 2015 notes. Motion passed 7-0.

(John Gascon joined the meeting at the end of the above discussion item.)

The committee then received correspondence from Bill Ackerly on a draft mission/vision statement. Mayor Amyx asked if the Committee would like to discuss the draft mission/vision as the first topic at their next meeting.

(Kyra Martinez joined the meeting during the above item.)

McCullough continued leading the committee through a brainstorming session to identify general or broad items they wished to see incorporated into the updated plan.

(Patrick Kelly and Charlie Bryan joined the meeting during the above item.)

(Marcel Harmon left the meeting during the above item.)

Motioned by Thellman and seconded by Gascon to adjourn the meeting. Meeting adjourned (8-0) at 5.45pm.



Lawrence Home Builders Association

February 10, 2015

Horizon 2020 Steering Committee
Mike Amyx and Nancy Thellman, Co-Chairs
6 E. 6th Street
Lawrence, KS 66044

Dear Mike, Nancy, and Committee,

The Lawrence Home Builders Association has reviewed the Horizon 2020 Comprehensive Plan Draft. Although this draft is in the initial stages of development, there are 16 value statements that have been identified. Among them is "Quality Housing for All Incomes". We would agree with the opening paragraph.

We value quality housing for all income levels and acknowledge an increase in affordable housing is a need in our community. Quality housing for all incomes should be integrated in an equitable fashion throughout the city.

However, the next two paragraphs in the draft plan suggest alternative policies which call for the establishment of inclusionary zoning – one with incentives and one without – but both are mandated with the option to pay an in lieu of fee. The LHBA objects to both these policies calling for the creation of mandatory inclusionary zoning in our community as they place a disproportionate burden on new home buyers. *Your action at the February 9th committee meeting to remove references to the alternative policies from Horizon 2020 draft was appropriate.*

This approach to increase affordable housing will actually have the opposite outcome. By mandating a percentage of housing in a development to be restricted to affordable housing, the cost of housing for the remaining lots will increase. This will occur because the costs of the subdivision will be redistributed to the remaining market-rate housing. Another outcome will be that less housing will be built. By constraining the supply of housing, the prices of market-rate housing will rise.

Access to an adequate supply of affordable housing is a community-wide problem. Successful solutions will not be found by passing on the costs of inclusionary zoning to other housing consumers. To the extent the community believes affordable housing is an important good, the whole community should participate in the solution.

Sincerely,

Bobbie Flory
Executive Director

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Introduction

The history of comprehensive planning in our area dates back almost a century since the adoption of Lawrence's first general plan in 1926. Since that time other plans, such as the Guide Plan, Plan 95 and Horizon 2020 have helped set out the course for the growth of our region. In the years since Horizon 2020 was adopted, Douglas County and Lawrence have seen a variety of changes not only physically and socially, but also economically and culturally.

Mission

Horizon 2035 is a comprehensive document that advances the proposition of Horizon 2020. It articulates the vision for the Unincorporated Area of Douglas County and the City of Lawrence and sets out the type of community we want to be. It provides goals, policies, and recommendations based on shared community values.

The primary mission of Lawrence and Douglas County is to provide basic services that protect public safety, strengthen public health and welfare, guide and enhance the built environment, and promote economic vitality.

Vision

The vision for Lawrence and Douglas County is to be an inclusive and resilient community where all ages can live, work, learn and play. Horizon 2035 focuses on a drive to create a community where civic engagement is valued, creativity and innovation thrive, and community pride and confidence are contagious.

- Accommodate a growing population with diverse economic opportunities
- Facilitate sustainable quality development with abundant recreational opportunities
- Promote the agricultural industry, institutions of higher education, and a downtown Lawrence that forms the foundation for the region's unique identity
- Honor the region's rich heritage while embracing the future
- Foster safe, walkable, bikable and friendly neighborhoods connected to each other and to thriving mixed use activity centers, schools and parks
- Support convenient transit service that provides a viable alternative to driving
- Encourage diverse and affordable housing available throughout the area

1. Name

- a. No date in title, but needs some date in 1st sentence

2. General/Readability

- a. Digital and paper format
- b. executive summary that is stand-alone and part of document
- c. easy to understand
- d. user functionality important
- e. searchable in digital format(user-friendly)
- f. layer maps in digital format (interactive mapping)
- g. optimized for multiple devices
- h. community understanding on how to use it
- i. way to submit questions/input from digital version of final product
- j. history section that also explains how it has changed over time (not just a list of amendment dates, but include a description as well)
- k. employ best technology to make it social media friendly)
- l. have a section that lists out major process for updating the plan based on a schedule (3/5-year review or annual mini-review, 10 year major review)

3. Create Downtown Employment Opportunities

- a. Entrepreneurship
- b. chamber's new strategic plan
- c. creative jobs (shared equipment, collaborative)
- d. Home Occupations
- e. infrastructure (fiber, incubator space, collaborative space, traditional infrastructure)
- f. Space for prototyping/limited manufacturing/production
- g. Zoning accommodations- allowing live/work, etc.
- h. help local businesses grow (expansion/retention)
- i. Study commuting patterns and pursue incentives?
- j. should we establish benchmark's?(maybe benchmarks without hard numbers, reference partner organizations)
- k. shifting to a different economy ("Share Economy")

- l. Balance all different kinds of employment
- m. jobs for everybody
- n. 3rd party subordinate plan references

4. Downtown Stability

- a. More parking/garages
- b. Riverfront opportunities – Open Space v. More Developed? Ratio?
- c. Incorporate Burcham Park or 9th Street Arts or other destinations into downtown
- d. Expansion? Up or out? What is the plan?
- e. Retail: better and more opportunities
- f. Understand or track residential units downtown (encourage more living units, including affordable housing)
- g. Preserving downtown
- h. Monitor, but not regulate with use restrictions in order to maintain good mix (maintain flexibility in zoning code)
- i. Strong statement about what our downtown should be for future generations is needed. (mixed use, focus on main level retail/services, public square, urban core) Recognize high-levels of prior investment to get to point today
- j. Pay attention to adjacent neighborhoods
- k. Include and pay attention to numbered and side streets
- l. Unique and evolving
- m. Continued commitment to uniqueness

5. Quality Housing for All Incomes

- a. Define
- b. Study supply/demand
- c. Determination options
- d. Agreement that it should be part of comprehensive plan
- e. Include all stakeholders
- f. Rural Living?
- g. Balance in housing types: e.g. apartments v. single-family housing
- h. Effects of policies on the cost of housing
- i. Retirement needs
- j. Downtown living

- k. Greater variety of structure types (including accessory dwelling units), including in the rural areas
- l. Multi-generational housing (mother-in-law quarters)
- m. Rural housing issues
- n. Per capita v. household incomes

6. Managing Future Lawrence Growth

- a. Focusing on in-fill development to utilize existing neighborhood schools, balance the class sizes
- b. Change in neighborhood population over the decades (household demographics)
- c. Impact to older/existing neighborhood
- d. Fiscal constraints (infrastructure, etc.)
- e. Incentivizing in-fill development
- f. Recognize the nuances of farmlands, some have more value than others
- g. Natural resources
- h. Manage growth to meet our community values
- i. Define "Growth Management" better for future generations understanding of the plan

7. Better Protection of Natural Resources

- a. Residential v. Commercial acreage breakdowns
- b. Focus on larger areas of sensitive lands
- c. Append – County Resource Survey when available
- d. Wonderful – Keep it up
- e. Implement the Environment Chapter items
- f. Connectivity to resources and to the rivers
- g. Revise ECO2 language

8. Sidewalks/Trails/Walking Paths

- a. List the current plans and committees that are addressing issues
- b. Revise/update trail master plan

9. Arts & Cultural Amenities

- a. List current City plans and committees that are addressing issues
- b. Rural cultural issues and support
- c. Recognize & emphasize cultural arts district, and be an economic driver for all

- d. Help with language for the Cultural Arts Commission
- 10. Bicycle & Pedestrian Safety**
- 11. Utilizing Existing Retail Space**
- 12. Small Neighborhood Retail**
- 13. Major In-Fill Redevelopment**
- 14. Increasing Height/Density**
- 15. Parks, Recreation, and Open Space**
- 16. Preserving Historic Buildings & Structures**
- 17. Expansion of Downtown Retail**
- 18. Maintaining Agricultural Uses in Douglas County**
- 19. Floodplain Considerations**
- 20. Maintaining Rural Character**
- 21. Local Food Systems**

Memorandum

City of Lawrence/Douglas County

Planning and Development Services

TO: Comprehensive Plan/*Horizon 2020* Steering Committee

FROM: Jeff Crick, AICP, Planner II

CC: Scott McCullough, Director, Planning and Development Services
Amy Miller, AICP, CFM, Assistant Director, Planning

Date: For February 23, 2015 Meeting

RE: Future Timeline for Issues Action Report

In an effort to help provide form for the upcoming Steering Committee schedule regarding prioritization and action steps, staff provides the following timeline for the Committee's consideration:

- **March 9, 2015:** Steering Committee completes their review/discussion of the issues and Mission/Vision Statement.
- **March 16, 2015:** Staff will post a draft Issue Action Report for the community's and committee's consideration.
- **March 23, 2015:** Steering Committee to hold a public comment meeting to allow the public to submit comments both in-person and in writing regarding the Issue Action Report.
- **April 13, 2015:** Steering Committee to comment and direct revisions on the draft Issue Action Report. Staff will then incorporate revisions as directed.
- **April 27, 2015:** Steering Committee receives revised Issue Action Report for their consideration and action, if appropriate.