



City of Lawrence
Douglas County
PLANNING & DEVELOPMENT SERVICES



Horizon 2020 Steering Committee
City Commission Room
4:00 – 6:00pm
February 9, 2015

AGENDA

- 1) Approve January 26, 2015 Meeting Notes**
- 2) Receive draft Mission/Vision text from Bill Ackerly**
- 3) Receive correspondence from Alex Delaney on Urban Sprawl/Growth Management**
- 4) Discussion of Mission/Vision Statement, Community Values, and Draft Document Framework**

**Horizon 2020 Steering Committee
January 26, 2015
Meeting Notes**

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

Members Absent: Scott Zaremba, John Gascon

Staff Present: Scott McCullough, Jeff Crick, Amy Miller, Dave Corliss

Others Present: Several members of the public were present.

Chairperson Amyx welcomed everyone.

The meeting notes from the January 12, 2015 meeting were discussed. Motioned by Harris and seconded by Britton to approve the January 12, 2015 notes. Motion passed 7-0

The committee then received correspondence from the North Lawrence Improvement Association.

(Kyra Martinez joined the meeting during the beginning of the following discussion item.)

The committee received a presentation from Scott McCullough regarding the process the committee will follow during the next few months. McCullough led the committee through a brainstorming session to identify general or broad items they wished to see incorporated into the updated plan.

(Marcel Harmon left the meeting at the end of the above discussion item.)

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

From: [Alex Delaney](#)
To: [Jeff Crick](#)
Cc: [David L. Corliss](#); [Scott McCullough](#)
Subject: Response to Suggestion of Urban Sprawl/Growth Management
Date: Thursday, February 05, 2015 12:39:30 PM

Members of the H2020 Steering Committee -

I am the Vice-Chair of the Community Development Advisory Committee - another advisory board appointed by the Lawrence City Commission. This is my third year serving on the board, and it has been my pleasure to learn more about the housing needs in the neighborhoods mentioned in Dr. Kirk McClure's letter to you dated 12/11/2014. I will tell you that each year our task becomes increasingly difficult to affect any significant change on this board as the need for affordable housing continues to grow, but the funding for it continues to shrink.

This is where I take issue with Dr. McClure's theory on Growth Management. To quote his paper: "To rectify the harm that has been done to older neighborhoods, the planning process should strive to keep the growth in supply below the growth in demand for a period of time so as to direct some portion of the growth back into the older neighborhoods restoring the population, investment and value previously lost. "

From what I gather, Dr. McClure's interest in applying this method to Lawrence is to increase investment in older neighborhoods and increase infill in the center of town. The justification for this opinion isn't covered in any depth in his paper. He lives in one of these neighborhoods, so he could be interested in protecting the investment in his home and neighborhood, which is a normal response. Unfortunately the problem with increasing the investment in these neighborhoods is that they are all defined as low/moderate income housing areas, and increasing their value makes them unaffordable to those members of our community that live around or below the poverty line. This is the very definition of gentrification. Following Dr. McClure's recommendation will result in taking communities of artists, single parent families, and first time home buyers out of their now unaffordable homes and pushing them where? To Ottawa, Baldwin City, or Eudora.

He specifically says we should keep supply BELOW demand in order to drive people into the center of town. This could have other effects though. If we follow the long-tail of his theory, this will not only increase the value of homes in the historical parts of town, but homes across all areas of Lawrence as supply drops. This will further exasperate an already difficult situation our city is dealing with in providing affordable housing to our low/moderate income citizens. Eventually even the middle class will no longer be able to afford to live in Lawrence, and our city will be populated by wealthy commuters. A working example of this theory can be found in Boulder, Colorado. Most of Pearl Street is filled with

chain retail stores and high end boutiques because they are the only tenants that can afford the lease rates; the average home value is nearly \$500,000, nearly doubling Lawrence's figure. Any chance of becoming a retirement community will vanish. Massachusetts Street will lose even more small businesses. Following this plan could not only stop any growth in Lawrence, but make the city contract.

I have the utmost respect for Dr. McClure as an educator. His theories are reasonable & sound, and he is a highly decorated member of the KU faculty. Unfortunately his theories are just that; he is not a highly decorated practitioner. We do not live in a vacuum or laboratory, and we should not run experiments on our city. I implore you to look past the ideas he presents and see how dramatically it will affect our communities.

Alex Delaney / (785) 393-6224 / alex@indepsys.com

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/Housing?

6. Managing Future Lawrence Growth

7. Better Protection of Natural Resources

8. Sidewalks/Trails/Walking Paths

9. Arts & Cultural Amenities

- 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**