

Horizon 2020 Steering Committee City Commission Room 4:00 – 6:00pm July 31, 2017

AGENDA

- 1) Approve September 12, 2016 and October 10, 2016 Meeting Notes
- 2) Receive Draft Comprehensive Plan Update (Presentation by Staff)
- 3) Steering Committee discusses draft plan in context of the <u>Issue Action</u>
 <u>Report</u> and provides Initial Comments on Draft Plan to staff
- 4) Discuss Public Input Process
- 5) Motion to Release Draft for Public Comment window

Horizon 2020 Steering Committee October 10, 2016 Meeting Notes

Members Present: Comm. Thellman, Mayor Amyx, Bill Ackerly, Clay Britton, Lisa Harris, John Gascon, Marcel Harmon, Patrick Kelly, Kyra Martinez

Members Absent: Scott Zaremba, Charlie Bryan (ex officio)

Staff Present: Scott McCullough, Sheila Stogsdill, Jeff Crick, Amy Miller, Diane

Stoddard

Others Present: Several members of the public were present.

Mayor Amyx welcomed everyone.

The meeting notes from the June 13, 2016 and the August 8, 2016 meetings were discussed. Motioned by Thellman and seconded by Harris to approve the June 13, 2016 and the August 8, 2016 notes. Motion passed 6-0.

The presentation from John Gascon did not take place.

(Patrick Kelly and Kyra Martinez arrived before the 4th item on the agenda.)

Amyx noted that communication was received from LAN regarding residential development.

McCullough introduced items 4, 5, and 6 on the agenda. Crick gave a brief presentation regarding quality neighborhoods and the group held a discussion on this item providing feedback to staff.

Crick gave a brief presentation regarding increasing height/density in appropriate locations. The group held a discussion regarding this item providing feedback to staff.

(Clay Britton arrived during the above item.)

Crick gave a presentation regarding creating employment opportunities and the group held a discussion regarding this item providing feedback to staff.

Motioned by Harmon and seconded by Kelly to adjourn the meeting at 3:55pm. Motion passed 9-0.

Horizon 2020 Steering Committee September 12, 2016 Meeting Notes

Members Present: Comm. Thellman, Mayor Amyx, Bill Ackerly, Clay Britton, Lisa Harris

Members Absent: Patrick Kelly, John Gascon, Kyra Martinez, Marcel Harmon, Scott Zaremba, Charlie Bryan (ex officio)

Staff Present: Scott McCullough, Sheila Stogsdill, Jeff Crick, Amy Miller, Diane Stoddard

Others Present: Several members of the public were present.

McCullough let the group know that there was a lack of quorum. The majority of the meeting's agenda was set to discuss policy issues and therefore that portion of the meeting will not take place.

McCullough stated that there was a question brought up on how the City Commission's strategic planning process related to the comprehensive plan and vice versa. McCullough gave a brief presentation on how the strategic planning process will work with the comprehensive planning process.

The meeting adjourned at 3:25.

Memorandum City of Lawrence/Douglas County Planning and Development Services

TO: Horizon 2020/Comprehensive Plan Update Steering Committee

FROM: Jeff Crick, AICP, Planner II

CC: Scott McCullough, Director; Amy Miller, Assistant Director

Date: 17 July 2017

RE: Public Input Process Draft Timeline

To help the Steering Committee establish a public comment process for the draft Comprehensive Plan, staff suggests the following timeline and framework for consideration.

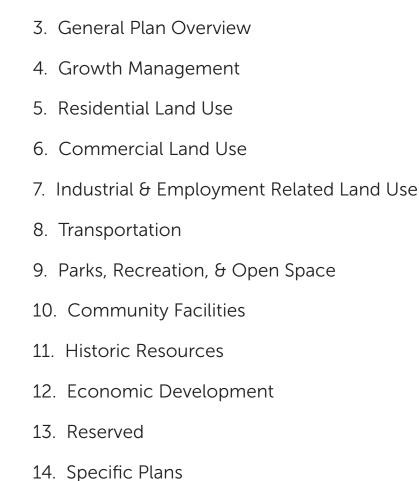
Establishing a comment method and defined time period allows staff to gather the various comments and suggestions for the document in an attributable way for the Steering Committee's consideration, while maintaining a concise timeline for the Comprehensive Plan's adoption.

Date	Action
July 31 st	Steering Committee receives presentation, provides initial comment on draft plan and finalizes public input process
August 1 st	 45 Day Public Comment Window Begins Public Input to be received in writing Public Relations Campaign to Include: City Manager report Email Subscription service Lawrence Journal World Notice to Advisory boards Press release/social media notices Public release options The Trading Post
September 15 th	45 Day Public Comment Window Closes
October	Steering Committee reviews public comment, reviews draft against the <u>Issue Action Report</u> , & finalizes comments on draft plan & releases it to Planning Commission & the Governing Bodies





Contents



15. Place Making Elements

16. Environment

17. Implementation

A. Introduction

B. Crosswalk Table

Horizon 2020 Chapters

2. Summary of Background Studies





Prepared by the Lawrence / Douglas County Planning Office

A. Introduction

Horizon 2020 was the first modern comprehensive plan that provided guidance for both the unincorporated portions of Douglas County and the City of Lawrence. It began in 1992 when governing bodies of Douglas County and the City of Lawrence appointed a 15 member steering committee to oversee the creation process. It was a citizen-based plan, drawing on public participation in defining the needs and concerns at that time.

Over the 20+ years that *Horizon 2020* provided guidance for our community, many aspects of our daily lives and the places we visit to live, learn, work, and play have changed. As significant changes occurred in our community, Horizon 2020 changed with them by incorporating over 50 amendments during its time.

In 2013, Douglas County & Lawrence came together again to begin updating & revising Horizon 2020, acknowledging that while it was preforming well, it could be updated and streamlined to continue changing with the times. This Update Guide provides a guick reference to show key changes that have been incorporated, where old sections have been realigned, and to provide a clear linkage from the former format to the new plan's design.

After undertaking a multi-faceted public input program, and with considerable discussion among the Horizon 2020 Steering Committee, Staff and the Steering Committee created the <u>Issue Action Report</u> and it was adopted by Joint Resolution 7143/15-27. Horizon 2020 provides clear and strong guidance on many of the issues that are priorities to the community today; however, several issues identified through the Steering Committee input process have little to no policy strength, or are in need of review due to the community's changing needs and desires.



Photo by A. Shafer Photography

HORIZON 2020

The Comprehensive Plan for Lawrence and Unincorporated Douglas County

12/13/2016 Amendment





Photo by A Shafer Photography



What are Intelligent Transportation Systems?

ITS applies technology and communication systems to improve the multi-modal movement.

It includes traffic conditions detection systems and cameras, dynamic message signs providing real time travel information, agency coordination, and a host of other technologies improving the transportation infrastructure.

Document Updates

One of the key issues in the Issue Action Report was to create a plan that is accessible and concise, with a widerange of availability. Creating a plan that is accessible in both content and delivery are paramount priorities of this update process.

Readability

From the beginning, the new Comprehensive Plan has been drafted to be more approachable in both appearance and readability. The plan has been reworked to choose fonts that are readable both in print and electronically.

Mission / Vision Statement

The Steering Committee identified creating a new mission & vision of the Comprehensive Plan as the key foundation for this new document. Both guide the goals, policies, and actions items throughout the new document, as well as lay out the community's vision for its future.

Syntax & Diction

Words within the plan have been carefully chosen in an effort to make it clear and readable. In order to make the plan accessible to all, technical terms have been avoided when possible. If a term or description couldn't be reduced, the term was defined in the side column, like the example for **Intelligent Transportation Systems**.

Interactive Mapping

One of the most significant changes since 1992 has been the advancement in geographic information systems and mapping abilities. In the past, every aspect of a plan required a separate map. Now we have an ability to combined different map layers into a single map pertaining to a particular section. We have combined different map layers into a single map related to the particular section. We have also linked the maps to our system ensuring they're always up-to-date in relation to items like city limits, addresses, and other infrastructure as it is developed. While the boundaries and districts in the map may change occasionally, much of the other day-to-day changes will be shown as they become available.

Digitally Enabled Publishing

While the Internet has evolved to become a key outlet for reading and searching for data, this was not the case when Horizon 2020 was first written. The new Comprehensive Plan is being created primarily for use as a digital document. The plan will contain links to other plans, maps, and websites that it references.

It also contains links within the text to jump immediately to the chapter, map, or section referenced within the text. The plan is also searchable, allowing people to look for keywords throughout the plan.

New Additions

Since 1998, many parts of our community have changed or have been developed. There are also some parts of Horizon 2020 that continue to be points of emphasis even today. Two new sections to the Comprehensive Plan are in Chapter 7: Community Resources. As part of the public input process, the community placed significant emphasis on the roles that Local Foods and Arts & Culture have in making Douglas County & Lawrence the unique and vibrant place we know today.

Another key new addition was the creation of Ch. 3: Neighborhoods & Housing. While this was present in Horizon 2020, the update makes an effort to focus on what makes the places we live unique, and to show the distinct role they play in creating the places we readily identify as being Douglas County & Lawrence.

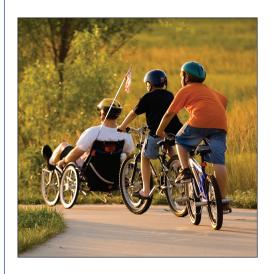
Renewed Emphasis

The Issue Action Report also identified portions of the old Comprehensive Plan that required continued attention as the new Comprehensive Plan was constructed. One of the key aspects from the Issue Action Report was the need to continue working to create employment opportunities. This, along with a need to continue studying & developing policies relating to height and density in appropriate locations, is re-emphasized throughout the new Comprehensive Plan.



oto by A. Shafer Photography





B. Crosswalk Table

This table provides a "map" from the old arrangement of *Horizon 2020* into the new Comprehensive Plan. The following pages summarize each chapter of Horizon 2020, note key revisions to the policies of each chapter, and reflect where in the updated Comprehensive Plan the policies can now be found.

Horizon 2020		Updated Comprehensive Plan		
Chapter	Title	Chapter	Title	
3	General Plan Overview		Growth & Development	
4	Growth Management			
5	Residential Land Use	2		
6	Commercial Land Use			
7	Industrial & Employ- ment Related Land Use			
15	Place Making	3	Neighborhoods & Housing	
8	Transportation	4	Transportation	
12	Economic Development	5	Economic Development	
16	Environment	6	Natural Resources	
9	Parks, Recreation, & Open Space			
10	Community Facilities	7	Community Resources	
11	Historic Resources			
2	Summary of Background Studies			
14	Specific Plans	8	Appendix	
17	Implementation			

2. Summary of Background Studies

Horizon 2020 Chapter Review

This chapter principally contained population and housing statistics from the 1990 Census. It also contained some information & maps that were disassociated from their chapters, such as Drainage Basins and Economic Development data.

Key Revisions in Updated Comprehensive Plan

- Demographics section updated to latest available Census figures
- Incorporation of the latest Planning Department Population Projections & Estimates for Lawrence

Updated Comprehensive Plan Alignment

- Ch. 2: Growth & Development
 Planning Area Boundary included into chapter
- Ch. 6: Natural Resources
 Drainage Basin Map incorporated
- Ch. 8: Appendix
 Demographics relocated

CHAPTER TWO - SUMMARY OF BACKGROUND STUDIES

PLANNING AREA

The land use component of the plan includes Lawrence and the unincorporated areas of Douglas County, the economic development component of the Plan has a countywide focus that also includes the incorporated cities of Eudora, Baldwin and Lecompton. The planning area is illustrated in Map 2-1, HORIZON 2020 Planning Area.

The area expected to become urbanized in the next 20 years is illustrated in Map 2-2, Urban Area Roundary. This urban area boundary is based on development trends and other factors, including physical constraints (e.g., floodplains) and the projected availability of urban services such as sewer and water. As with any plan, the urban area boundary is subject to change as conditions change. The Lawrence/Douglas County Metropolitan Planning Commission designated the current urban area boundary with the concurrence of the Kansas Department of Transportation (RODY) in 2013. The urban area, as defined by KODT standards, encompasses approximately 40 square miles and includes the proposed alignment of the South Lawrence Trafficiway (SLT). Changes in the assumed alignment of this circumferential route could affect the urban area boundary and assumptions in the Plan.

In addition to this urbanized area, the Plan identifies the Urban Growth Areas (UGA's) for the incorporated cities within the county. The UGA encompasses more area than the delineated urbanized area, so that "an area of influence" is identified in which additional standards for development are established because of the area's promiting to an urban area and the impacts development along the fining may have on future development.

ORIZON 2020 2-1 BACKGROUND STUDIES



CHAPTER THREE - GENERAL PLAN OVERVIEW

A Comprehensive Plan provides a guide for future land development decisions within the community. It identifies which areas should be utilized for residential, commercial, industrial, open space and public land use activities. The Plan also describes interrelationships between open space and public land use activities. The Plan also describes interrelationships betwee various land use areas, and the types of projects and improvements desirable within each area.

KEY FEATURES OF THE PLAN

Key features of the Plan are listed below. They provide the basic framework for specific land use recommendations found in the plan.

- The Plan supports infill development and redevelopment which provides a range
 of residential, commercial, office, industrial and public uses within these parcels,
 consistent and compatible with the established land use pattern in surrounding
- The Plan encompasses goals and policies which are representative of the community's desires for the future. It recognizes the numerous plans and projects that are either underway or pending and anticipates that the Plan will be reviewed when significant land use changes occur within the community.
- The Plan promotes development in the UGA through an adopted annexation policy which anticipates well-planned development of fringe areas.
- The Plan defines the urbanizing areas of the county and directs development to these areas.
- The Plan encourages the development of neighborhoods in a range of densities to provide a sense of community and to complement and preserve natural to provide a sense features in the area.
- The Plan recommends the protection and preservation of the extensive floodplains and riparian ways throughout the planning area. These resources often are a constraint to urban development.
- The Plan encourages the identification, protection and adaptive reuse of the wide the rain encourages are incumentation, protection and acquirect tested on the whet diversity of historic buildings, structures, sites and archeological sites that can be found in Lawrence and Douglas County. Considering historic preservation issues in combination with other land use decisions assues the preservation of historic resources but also fosters the image, identity and economic development goals labe Comprobation. Plans of the Comprobation of Plans of the Plans in the Comprehensive Plan.

 HORIZON 2020 3-1

RACKGROUND STUDIES

3. General Plan Overview

Horizon 2020 Chapter Review

This chapter provided a general overview of the major goals and aspects for all of Horizon 2020. It also contained Map 3.1: Lawrence Urban Growth Area, Service Areas & Future Land Use map, Map 3.2: Lawrence Future Land Use Map, and Map 3.3: Douglas County Urban Growth Areas.

Key Revisions in Updated Comprehensive Plan

- Service Areas revised & updated to Tiers
- Incorporate 3 maps into the condensed Chapter 2: Growth & Development
- GIS modeling to determine the timing and location of growth for Lawrence and other municipalities within the Plan's time horizon of 2040
- Repackages "Service Areas" and "Urban Growth Area" into the new Tiers to provide a concise and paired future development scope for Douglas County and Lawrence
- Aligned future growth to match existing adopted Sector Plans

Updated Comprehensive Plan Alignment

Plan-wide: Plan goals and Overviews relocated to each corresponding chapter

Ch 2. Growth & Development



4. Growth Management

Horizon 2020 Chapter Review

Chapter 4 defined the policies to direct growth in appropriate areas, and provided guidance on how to annex these areas into the City of Lawrence. This chapter also provided some guidance regarding growth within the rural areas of Douglas County. The overall intent of this chapter was to ensure adequate facilities and services were available or planned in conjunction with development.

Key Revisions in Updated Comprehensive Plan

- The major revision to this chapter is the introduction of Geographic Information System (GIS) modeling to predict & refine the potential timing and location of growth through this plan's time frame of 2040.
- Define the 3 Growth Tiers to fit with the overall vision of the Comprehensive Plan's goals
- Update Annexation policies and expectations to require demonstrating a need for growth and that a community benefit is provided
- Provides clearer definitions and expectations to define separation between Urban and Rural development patterns within the community
- More inclusive integration of the <u>SmartCode</u> into the Growth & Development chapter and not a standalone chapter
- Strengthens the connection between Capital Improvement Planning and supporting growth

Updated Comprehensive Plan Alignment

Ch. 2: Growth & Development

CHAPTER FOUR - GROWTH MANAGEMENT

Growth management is a fundamental tool for ensuring timely and orderly growth of Lawrence and unincorporated Douglas County. The recommended growth management policies do not seek to limit the amount of land for future development. Rather, the Plan directs development to growth areas and suggests that development occur when ceressary infrastructure is in place or planned to serve proposed uses, subject to the policies of the Plan.

The growth management policies seek to ensure that adequate facilities and services are provided or assured in connection with development. The policies also continue to require new development to bear its share of the costs for the extension and improvement of required facilities and services and to assure that the residents of Lawrence and unincorporated Douglas County are not unreasonably burdened by these costs.

STRATEGIES: GROWTH MANAGEMENT

The principal strategies for guiding and serving future growth and development are:

- Establish UGA's for all Douglas County cities. In the Lawrence UGA, ensure that staging, density and intensity of development corresponds with the availability of facilities and services.
- For Lawrence, establish urban service areas where adequate facilities and services already exist.
- For the Lawrence UGA, define conditions which development must meet to conform with the overall intent of the plan as identified in the Growth Management Element.

CITY OF LAWRENCE URBAN GROWTH AREA

Land within the Lawrence UGA is encouraged, over the planning period, to be annexed into Lawrence prior to urban densities of development, subject to the goals and policies for Growth Management indicated above and the Plan in general. Map 3-1, Lawrence Urban Growth Area Service Areas & Risture Land Use, Identifies four service areas of the overall UGA which have specific recommendations for growth and development. The Plan suggests establishing a range of development standards within these service areas.

Maps 4-1 & 4-2 illustrate graphically the different land use assessment criteria that are to be used in the evaluation of development requests for rural residential land divisions within the unincorporated areas of the Courty. Map 4-1 illustrates these criteria within the Urban Growth Area of the City of Lawrence. Prior to annexation, only development for agricultural purposes is permitted within Service Area 1. Rural residential development and other non-agricultural types of uses within Service Area 1 shall not proceed until the property: is annexed into the city, has access to public utilities and services, is platted and [coned] to a city zoning category.

DRIZON 2020 4-1 GROWTH MANAGEN



CHAPTER FIVE - RESIDENTIAL LAND USE

Lawrence and Douglas County have traditionally been strong and desirable residential communities. The Comprehensive Plan strives to strengthen and reinforce existing residential areas and promote quality new residential development in select areas. It includes strategies and general development policies for guiding improvement and development within residential areas, and specific recommendations for the type and location of new residential development.

STRATEGIES: RESIDENTIAL DEVELOPMENT

The principal strategies for approaching residential land use areas are:

- Requests for annexation shall be consistent with approved watershed/sub-basin sector, neighborhood, nodal, corridor, specific issue/district plans.
- Infill residential development should be considered prior to annexation of new
- A mixture of housing types, styles and economic levels should be encouraged for new residential and infill developments.
- Compatible densities and housing types should be encouraged in residential neighborhoods by providing appropriate transition zones between low density residential land uses and more intensive residential development, and between higher density residential uses and non-residential land uses.
- The character and appearance of existing residential neighborhoods should be protected and enhanced. Infill development, rehabilitation or reconstruction should reflect architectural qualities and styles of existing neighborhoods.
- Neighborhood plans, area development plans and sector plans should be developed or amended to reflect the Comprehensive Plan's goals and policies for residential development.
- Design, site improvements and infrastructure shall be consistent with adopted neighborhood plans, with the development of a neighborhood concept and with area plans and sector plans.
- New residential development in Douglas County should protect and enhance the rural character and quality of unincorporated portions of the County.
- Clustering of development shall be encouraged when considering residential development in the unincorporated portions of the county to preserve the rural character, protect environmentally sensitive areas and to more efficiently provide services.

HORIZON 2020 5-1 RESIDENTIAL

5. Residential Land Use

Horizon 2020 Chapter Review

Although this chapter mainly provided guidance for residential land uses, it also incorporated elements related to neighborhoods.

Key Revisions in Updated Comprehensive Plan

- Create a separate neighborhoods chapter addressing their specific concerns and issues
- Restructure the chapter to align with new Growth Tiers
- Density limit has been adjusted to provide more infill opportunities
- Incorporate the findings of the Affordable Housing Advisory Board

Updated Comprehensive Plan Alignment

Ch. 2: Growth & Development

Ch. 3: Neighborhoods & Housing



6. Commercial Land Use

Horizon 2020 Chapter Review

One of the most commonly referenced and amended elements within *Horizon 2020*, this chapter was reconstructed to streamline how information was organized, and to provide clarification and consistency. It also needed updating as a whole.

Key Revisions in Updated Comprehensive Plan

- Reconstructed the commercial districts to fit with economic and development realities
- Create the Commercial Criteria Table
- Combine information in Horizon 2020 together based on Commercial Intensity types
- Maintains the nodal development concept for new commercial areas
- Incorporating small/large neighborhood commercial into neighborhood design
- Rewrite intensity-specific site and design guidelines for each commercial district
- Protection of Sensitive Lands expanded to include Commercial uses

Updated Comprehensive Plan Alignment

Ch. 2: Growth & Development

CHAPTER SIX - COMMERCIAL LAND USE

The Plan's goal is to strengthen and reinforce the role and function of existing commercial areas within Lawrence and Douglas County and promote economically sound and architecturally attractive new commercial development and redevelopment in selected locations.

STRATEGIES: COMMERCIAL DEVELOPMENT

The principal strategies for the development and maintenance of commercial land use areas

- Support downtown Lawrence as the Regional Retail/Commercial/Office/Cultural Center with associated residential uses through the careful analysis of the number, scale, and location of other mixed-use commercial/retail developments in the community. Downtown Lawrence is the cultural and historical center for the community and shall be actively maintained through implementation of the adopted design guidelines that regulate the architectural and urban design character of this regional center.
- Establish and maintain a system of commercial development nodes at selected intersections which provide for the anticipated neighborhood, community and regional commercial development needs of the community throughout the planning period.
- Require commercial development to occur in "nodes", by avoiding continuous lineal and shallow lot depth commercial development along the city's street corridors and Douglas County roads.
- Encourage infill development and/or redevelopment of existing commercial areas with an emphasis on Downtown Lawrence and existing commercial gateways. Sensibitly in the form of site layout and design considerations shall be given to important architectural or historical elements in the review of development proposals.
- Improve the overall community image through development of site layout and accessibility plans that are compatible with the community's commercial and retail areas.
- Require new Commercial Centers in the unincorporated portion of Douglas County to be located at the intersection of two hard surfaced County Routes or the intersection of a hard surfaced county route and a state or federally designated highway and no closer than four miles to another Commercial Center in the unincorporated portion of Douglas County.

HORIZON 2020 6-1 COMMERCIAL



Photo by Harland J. Schuste

CHAPTER SEVEN

INDUSTRIAL AND EMPLOYMENT-RELATED LAND USE

Over time, the City of Lawrence and portions of unincorporated Douglas County have experienced business and industrial development and growth. In recent years, this growth and development has taken the form of new industrial and business development, as well as expansion of existing industries and businesses. As Douglas County continues to grow, and with more residents expected to communite outside of the community for employment, there is a recognized need that more industrial and business development is necessary to provide local job opportunities. Of particular interest to the community is the attraction of industries and employment-related uses that are based in biosciences, agriculture and natural resources, technology, and telecommunications.

Both Douglas County and the City of Lawrence consider a healthy natural environment, a diversified economy, and a fiscally stable government as being interdependent and further recognize that new industrial and employment-related land uses contribute to the local tax base and the creation of a full-service community where residents can live and work. Douglas County and the City of Lawrence are in the unique position of being plate to fulfill this vision by tying into the needs and services related to the various University of Kansas research programs and technological developments. It is also recognized that growth in the greater Kansas City and the control of the control

The ECO² Commission presented their report to both the City and County Commissions in 2007 that develops a long term plan of a public/private partnership for the advancement of industrial/business parks and open space preservation in Douglas County. This Comprehense Plan, in conjunction with the ECO² report, provides a methodology to weigh specific criteria to identify and recommend a number of new business and industrial development locations in the City of Lawrence and unincorporated Douglas County.

While industrial land uses and employment-related land uses share some similar characteristics, such as the need for large areas of land and the ability to provide employment opportunities, they also each have distinct characteristics, such as locational requirements within community in terms of compatibility with other land uses, as well as co-locational oriteria with the specific types of services/industries provided. For this reason, this chapter has been divided into two sections. The first section deals with industrial land uses and the second section deals with employment-related land uses.

STRATEGIES: INDUSTRIAL AND EMPLOYMENT-RELATED LAND USE

The principal strategies for the identification, development, and maintenance of industrial and employment-related areas are:

HORIZON 2020

7-1 INDUSTRIAL & EMPLOYMENT

7. Industrial & Employment Related Land Use

Horizon 2020 Chapter Review

Primarily focused on the land use aspects of Industrial & Employment uses, this chapter worked in conjunction with Horizon 2020's Chapter 12: Economic Development.

Key Revisions in Updated Comprehensive Plan

- Strengthens connections to Economic Development chapter
- Stronger emphasis on creating employment opportunities
- Protection of Sensitive Lands expanded to include Industrial uses

Updated Comprehensive Plan Alignment

Ch. 2: Growth & Development

Ch. 5: **Economic Development**



8. Transportation

Horizon 2020 Chapter Review

Horizon 2020 directly referenced <u>Transportation 2040</u>, our regional transportation plan, as the primary long-range transportation plan for the comprehensive plan.

Key Revisions in Updated Comprehensive Plan

- Strengthen focus on land use & transportation relationship
- Continue utilizing Transportation 2040 as the principal plan

Updated Comprehensive Plan Alignment

Ch. 3: Neighborhoods & Housing

Ch. 4: Transportation

Ch. 8: Appendix: Incorporated Plans

CHAPTER EIGHT - TRANSPORTATION

This chapter references the Metropolitan Transportation Plan (MTP) as the Transportation Chapter of Horizon 2020, reflects the goals of the MTP as adopted, and presents a brid explanation of the regional transportation planning process conducted in Douglas County by the Lawrence-Douglas County Metropolitan Planning Organization (L-DC MFO) and how that be supported to the property of the County of the Coun

METROPOLITAN TRANSPORTATION PLAN

The MTP, currently titled Transportation 2040 or T2040 is a document produced and approved by the L-DC MPO. The MTP sets regional transportation policies and it articulates goals and objectives for the creation of a multi-modal transportation system that complements land use plans, economic development plans, environmental plans, and other comprehensive plan elements for the region. The MTP assists state and local government agencies in improving the quality of life for area residents by developing a safe and efficient transportation system. The library of L-DC MPO documents, including the MTP, along with a description of the MPO process can be found on the web at https://www.lawrenceks.org/mpo/.

can be found on the web at http:///www.lawrenesks.org/impo.
In addition to the regional scale planning policies found in the MTP which show major transportation corridors and services in a systematic way, there are smaller scale planning and design issues that are also important to the safe and efficient development of a multi-most portation system. Although many of these detailed items are more traffic engineering many of these detailed items are more traffic engineering in the following traffic engineering the safe of the s

MPO PLANNING PROCESS

The MPO transportation planning process is designed to provide a regional forum for decisionmaking for the development and operation of a multi-modal transportation system designed to provide sefe and efficient mobility for all of the region's residents and businesses. Coordination and information sharing among jurisdictions are important elements of MPO activities. The LPO MPO covers the entirety of Dugles County including the three mailer cites (Badwin City, MPO covers the entirety of Dugles County including the three mailer cites (Badwin City, plan and may produce their own comprehensive plans.

EIZON 2020 8-1 TRANSPORTATIO



CHAPTER NINE – PARK, RECREATION, OPEN SPACE AREAS AND FACILITIES

Park, recreation, and open space areas and facilities play an important role in the everyday life of individuals and help increase the overall quality of life in a community. By addressing parks, recreation, and open space in a comprehensive plan, specific goals for meeting the outdoor and recreational needs of a community are identified. This Chapter complements the Lawrence Parks and Recreation Departments' Parks and Recreation Comprehensive Master Plan, or Parks and Recreation Departments' Parks and Recreation Comprehensive Master Plan, or Parks and Recreation Departments' Plan in a Modified on the plan of the Comprehensive Master Plan, or recreational opportunities for the residents of Lawrence and unincorporated Douglas County,

This Comprehensive Plan also encourages the development of a comprehensive network of open spaces that connects neighborhoods together, provides increased recreational opportunities, preserves natural ecological functions, and promotes an improved quality of life for the community. It is also important to note that drainageways or undevelopable land can be used as connections (i.e., greenways) to and from park, recreational, and open space facilities, but such areas may not be credited towards land dedication requirements if they do not meet the criteria for such facilities as set forth in this chapter, the PRCMP, and in the city/county land subdivision regulations.

This Comprehensive Plan recognizes that the City of Lawrence has four cornerstone natural areas in each quadrant of the community. This Plan further recognizes a need to emphasize these existing facilities and the connections to them by way of a genenbellygreemys ysstem, such as, along the Kaw, the Wakarusa, and the South Lawrence Trafficway. An example of such a greenway is the Wakarusa River floodplain and the Burroughs Creek Area Plan trail area. Specifically, these four showcase facilities include:

- Clinton Lake property, leased from the US Corps of Engineers (southwest);
- Haskell and Baker Wetlands (southeast);
- Riverfront Park and the Kansas River (northeast);
- Martin Park and undeveloped parklands (northwest).

This Comprehensive Plan further recognizes that opportunities exist in unincorporated Douglas County for parks, recreation, and open spaces. It is important that the County take an active role in preserving unique landscapes, open spaces, and historic sites that present recreational opportunities. It is also important that the County work in partnership with the communities of Badwin CRy, Licoton, Lumrence, and Lecompton to help create a regional park, recreation, and open and the control of the control open control ope

HORIZON 2020

9-1 PARKS, RECREATION, OPEN SPACE

9. Parks, Recreation, & Open Space

Horizon 2020 Chapter Review

Primarily based on the previous edition of the Lawrence Parks & Recreation Master Plan adopted in 2000, this chapter encouraged development of a comprehensive network of open spaces that connected neighborhoods, provided increased recreational opportunities, preserved natural ecological functions, and promoted an improved quality of life for the community.

Key Revisions in Updated Comprehensive Plan

- Incorporates the updated Parks & Recreation Master Plan
- Expands the scope to include a more county-wide focus
- Includes Agriculture as an Open Space use

Updated Comprehensive Plan Alignment

Ch. 7b: Community Facilities: Parks, Recreation, &

Open Space

Ch. 8c: Appendix: Incorporated Plans



10. Community Facilities

Horizon 2020 Chapter Review

This chapter mainly focused on the civic and utility roles of our local governments, such as schools, Fire/Medical, Police, Public Works, libraries and museums. Most of this section has been replaced by systems master plans such as the Stormwater Management Plan, Utilities master plans, and other various documents by those specific agencies. In essence, this chapter provides very broad & basic "best management" policies that were replicated either by other subject-matter plans or elsewhere within *Horizon 2020*.

Key Revisions in Updated Comprehensive Plan

 Incorporates stronger connections to the Capital Improvement Plans

Updated Comprehensive Plan Alignment

Ch. 2: Growth & Development

Ch. 7c: Community Resources: Community Facilities

Ch. 8c: Appendix: Incorporated Plans

CHAPTER TEN - COMMUNITY FACILITIES

The Comprehensive Plan includes a number of recommendations for new and existing public and uses. Public and semi-public land uses include municipal facilities, schools, universities parks, recreation and open space, and a range of institutions. Specific recommendations are provided below.

he need for public and semi-public land uses is difficult to project. One difficulty is that such scalibles are often monitored by jurisdictions over which the city and/or county has limited (or no) control. These entities are encouraged, through the Plan, to work with the city and county n identifying possible sites for their facilities.

he nature of public and semi-public uses and the fact that they are permitted in residential reas makes it difficult to identify all appropriate sites. The Plan therefore regards areas shown or the various residential categories as appropriate for many public and semi-public uses, provided access and buffering are considered in their location.

This section discusses public and semi-public land uses and facilities under three categories:

. EDUCATIONAL FACILITIES

chools, universities and other educational facilities are among the most important facilities in a redominantly residential community such as Lawrence and unincorporated Douglas County. hey not only provide educational services, but also play an important cultural, recreational and joid role as well.

STRATEGIES: EDUCATION

The following strategies express key elements of the Lawrence and unincorporated Douglas county approach to education:

- The Plan seeks cooperation by independent entities, such as local school districts, universities and municipalities, at all levels of decision-making and acknowledgement that actions of all agencies influence the overall character of the community.
- Educational and governmental institutions should meet regularly to discuss current needs and issues as well as pending plans and projects, with the intent to collaborate on joint solutions which meet the widest range of jurisdictional needs.

HORIZON 2020 10-1 COMMUNITY FACILITIES



CHAPTER ELEVEN - HISTORIC RESOURCES

Citizens of Lawrence and Douglas County recognize the importance of historic resources in the county. Understanding and preserving the past not only helps define a community's sense of place but provides a sense of direction for future development and growth. Citzens view historic resources with a sense of pride, community identity, and a respect for the physical and cultural heritage of the community.

The Comprehensive Plan encourages identification, protection, preservation and adaptive reuse of the wide diversity of historic buildings, structures, sites and archeological sites that can be found in Lawrence and Douglas County. The Plan seeks to balance historic preservation and land use issues when making planning decisions.

STRATEGIES: HISTORIC RESOURCES

The following statements summarize the goals and objectives of the city and county's overall approach for the protection, development and utilization of historic resources:

- Facilitate the identification, evaluation, designation and preservation of historic and archeological resources by developing and implementing a Comprehensive Historic Preservation Flan for Lawrence and the unincorporated portions of Douglas County. When practical, the plan should seek the involvement and cooperation of all municipalities within Douglas County.
- Integrate the identification, evaluation and designation of Lawrence's and Douglas County's significant historical and archeological resources into the planning process, including the funding of a comprehensive resources inventory program.
- Develop appropriate mechanisms for the identification, evaluation, designation
 and preservation of historic and archeological resources at all levels of municipal
 government. Efforts to maintain and strengthen preservation efforts among
 municipal, county, state and federal entities are strongly encouraged.
- Establish traditional and non-traditional economic incentives and adaptive reuse alternatives for historic resources.
- Increase awareness of historic preservation through development of public education programs, technical assistance programs and heritage tourism. Information regarding historic preservation and historic resources should be readily accessible in a variety of locations and mediums.
- Develop appropriate zoning and building code regulations to facilitate the preservation, renovation and rehabilitation of historic resources.

HORIZON 2020

11-1

HISTORIC RESOURCES

11. Historic Resources

Horizon 2020 Chapter Review

This particular chapter had both an adopted chapter, as well as a draft chapter that was never completed. As part of the update, these 2 chapters were evaluated ϑ incorporated into the new document.

Key Revisions in Updated Comprehensive Plan

- Incorporate the Draft Historic Resources Chapter
- Includes Douglas County preservation activities, such as the Heritage Conservation Council of Douglas County
- Stronger alignment with neighborhoods & historic preservation's role in creating a unique community

Updated Comprehensive Plan Alignment

Ch. 3: Neighborhoods & Housing

Ch. 7a: Community Facilities: Historic Resources



12. Economic Development

Horizon 2020 Chapter Review

Identified as one of the more important sections through the public input process, this section is seen as a key component of the updated Comprehensive Plan. While this chapter was initially added on to *Horizon 2020* late in the writing process, it was also identified as having high policy strength in the existing plan.

Key Revisions in Updated Comprehensive Plan

- Aligns with the Community's other economic development plans
- Stronger emphasis on job creation and development

Updated Comprehensive Plan Alignment

Ch. 2d: Growth & Development: Industrial

Ch. 5: **Economic Development**

CHAPTER TWELVE - ECONOMIC DEVELOPMENT

According to the International Economic Development Council, the definition of economic development is creating wealth in a community through job creation, job retention, quality of life improvement and tax base enhancement.

In order to understand the shared vision of the residents of Douglas County with regard to economic development, public hearings were conducted in Baldwin City, Eudora, Lawrence and Lecompton for the purpose of updating the Economic Development Element of the HORIZON 2020 Strategic Plan for Douglas County. The results of the public hearings are encompassed in the body of this document.

Douglas County has engaged in traditional marketing and business attraction as its primary tool for economic development. These efforts have been successful in the past, but differ little from those of competing communities. If the County is to maintain its distinctive and unique identity, a new and innovative approach for marketing and business attractions must be adopted. We must build on opportunities created by economic change and the need for value-added businesses with growing wages and employment.

This element of the <u>Strategic Economic Development Plan</u> has a countywide scope and includes the incorporated cities of Eudora, Baldwin City, Lawrence, and Lecompton in the overall recommendations, along with the unincorporated areas of Douglas County. In order to adhere to the format of HORIZON 2020, the strategies of the Economic Development Plan element are called "policies", and the promites are called "action priorities".

GOALS: ECONOMIC DEVELOPMENT

The following goals express key elements of the overall city and county approach to economic development.

Employment Growth

Jobs will grow at a rate greater than or above that of population and housing in pursuit of enhanced quality of life. Quality jobs with desirable incomes, benefits and career opportunities will be targeted.

Tax Base Growth

Increase tax base at a rate equal to or greater than the rate of population and housing growth in pursuit of an enhanced quality of life. The tax base will increase at a rate equal to or above the rate of tax-funded service demand. To achieve this goal, industrial and non-retail commercial growth must at least keep pace with population growth.

HORIZON 2020 12-1 ECONOMIC DEVELOPMENT



CHAPTER THIRTEEN – RESERVED

13. Reserved

Horizon 2020 Chapter Review

Reserved for future use in 2009 with the creation of Chapter 14: Specific Plans

Key Revisions in Updated Comprehensive Plan

• Removed from document

Updated Comprehensive Plan Alignment

None



14. Specific Plans

Horizon 2020 Chapter Review

One of the key evolutions within Horizon 2020 was the more focused planning analysis completed around Lawrence through the Sector Plans.

Sector Plans become part of the Comprehensive Plan, and the policies contained within them are then used in the determination of planning applications. The more tailored & smaller-area planning completed in these plans provides a more thorough analysis for these portions of our community.

Key Revisions in Updated Comprehensive Plan

- Stronger integration of the Sector Plans into the overall fabric of the Comprehensive Plan
- Utilizes Sector Plans as the foundation for the Future Land Use map & in the Growth Tiers creation and development.
- Incorporates Referenced Plans where they speak to land use policies

Updated Comprehensive Plan Alignment

Chapter 8b: Appendix: Land Use / Sector Plans

CHAPTER FOURTEEN - SPECIFIC PLANS

Purpose
Long-range planning in an area specific manner is an important aspect of the overall community.

The forward middance necessary for proper decision. Congressing penning in diffracts account feathers as an important expect or use overant continuing planning process. Specific plans provide the focused guidance necessary for proper decision making regarding an area's future. Chapter 14 references adopted specific plans and provide guidance, through the Hierarchy of Plans, for completing the proper type of plan for an area.

The plans referenced below have been adopted through a Comprehensive Plan process, as described on pages 17-8 and 17-9. As such, these plans are considered Comprehensive Plan policy and are an element of Hozozar 2020. The plans are separate documents from Hozozar 2020 and can be accessed online at http://www.buwencess.org/pds or copies can be obtained by contacting the Lawrence-Douglas County Planning Department.

Plans prepared for specific areas, whether they are areas within the City of Lawrence or areas within unincorporated Douglas County contain detailed policy guidance for those areas. The plans, when adopted through a Comprehensive Plan process, and referenced in this chapter, become the official Comprehensive Plan policy for the respective areas. The policy contained in the plans take precedence over other policy found in *Horizon 2020*, unless specifically stated otherwise in the Plans.

Plan Review
Plans can eventually lose their relevance to a specific area. Additionally, some plans will require review to confirm if policies are being followed, goals are being met, and implementation is occurring.

Therefore, it is necessary to ensure plans are reviewed on a regular basis to update them or to rotate them out of the Comprehensive Plan if they have lost their relevance. Each plan listed below has a date which will trigger a review of that plan. Planning Staff will review the plan to determine if it meets one of the following criteria and needs the required action:

1. Plan remains relevant—no action necessary.

- 2. Plan has been superseded by another plan remove from Chapter 14.
- 3. Plan is out of date and no longer relevant remove from Chapter 14.
- Plan requires updating staff will update and forward recommendations for Commission consideration.

Staff will report on the review of a specific plan to the Planning Commission along with a recommendation for action, if necessary. If an update is required, staff will provide the Planning Commission a plan to complete the update. A Comprehensive Plan Amendment will be required to remove a specific plan from Chapter 14 or to update a specific plan.

HORIZON 2020 14-1



CHAPTER FIFTEEN - PLACE MAKING

Complete neighborhoods require a mix of land uses (residential, retail, office, civic uses, etc.) and a mix of housing types and prices (single-family detached, townhouses, duplexes, paptriments, etc.) arranged to provide a variety of living and working options within walking distance of each other. Current zoning codes segregate uses, prohibiting the creation of complete neighborhoods. The SmartCode, a transect-based form—based code, is a tool that guides the form of greenfield or infill development into complete neighborhoods.

Complete neighborhoods depend on having a consistently good pedestrian experience. The prime determinant of the pedestrian experience is the quality of the streetscape: walkable streets are visually stimulating, while environments that are hostile or uninteresting immediately turn pedestrians away. Specifically, the most important element of a good streetscape is quality frontage – the manner in which the public realm of the street and sidewalk meet the private line of the building face. The SmartCode prioritizes the pedestrian experience and creates a harmonious urban streetscape by dosely regulating building frontages.

STRATEGIES: PLACE MAKING

The Place Making Chapter adds the following Land Use Categories to the Comprehensive Plan that are only applicable for land annexed by the City and for use with the Lawrence SmartCode. (See Sector Plan Map on page 15-7 for locations):

BY KSA 12-747						
LAND USE CATEGORY	GENERAL LOCATION	EXTENT & RELATIONSHIP OF LAND USES				
(0-1) Preserved Open Sector:	The Preserved Open Sector shall be assigned to open space that is protected from development in perpetuity. The Preserved Open Sector includes areas under environmental protection by law or regulation, as well as land acquired for conservation through purchase, by easement, or by past transfer of development rights.	The Preserved Open Sector shall consist of the aggregate of the following categories: a. Surface Water bodies b Protected Wetlands c. Protected Habitat d. Riparian Corridors e. Purchased Open Space f. Conservation Easements 9. Transportation Corridors h. Residual to Clustered Lan Developments (CLD)				

HORIZON 2020 15-1 PLACE MAKING

15. Place Making Elements

Horizon 2020 Chapter Review

This chapter was added to *Horizon 2020* with the creation of the <u>Lawrence SmartCode</u>. Principally, this chapter sought to allow for the creation of complete neighborhoods that have a mix of land uses, a mix of housing types and prices while provide a variety of living and working options within walking distance. This created an alternative to the Land Development Code for development options.

Key Revisions in Updated Comprehensive Plan

- Integrate into Ch. 3 Neighborhoods & Housing
- Align with the other codes for implementing the Comprehensive Plan

Updated Comprehensive Plan Alignment

Ch. 2: Growth & Development

Ch. 3: Neighborhoods & Housing



16. Environment

Horizon 2020 Chapter Review

This particular chapter was a later addition to *Horizon 2020*. Through the update process, segments of this chapter were better integrated throughout the plan instead of isolating them strictly into a single chapter. While the update contains a dedicated chapter, the update was written to thread sustainability and environmental protection throughout.

Key Revisions in Updated Comprehensive Plan

- Stronger integration of the original chapter's goals throughout the update.
- Expands definition of "Sensitive Lands"
- Strengthens Floodplain Development protections to prohibit development in regulatory floodplains for newly annexed properties

Updated Comprehensive Plan Alignment

Ch. 2: Growth & Development

Ch. 3: Neighborhoods & Housing

Ch. 6: Natural Resources

CHAPTER SIXTEEN - ENVIRONMENT

"The nation behaves well if it treats the natural resources as assets which it must turn over to the next generation increased, and not impaired, in value." —Theodore Roosevelt, 1907

OVERVIEW

Douglas County has a rich and valuable heritage that is characterized by a variety of environmental and natural conditions. Prairies, rivers, forests, wetlands, agricultural soils, and other natural features provide scenic beauty, recreation, natural habitats, flood protection, and opportunities for interpretation, appreciation, and education.

Protecting and enhancing Douglas County's environment, including its built environment, is the focus of this chapter. The recommendations are intended to foster a healthy environment that contributes to a growing economy and a livable community. This concept is in line with an overall goal of Horizon 2020 (see Chapter 1) regarding sustainability that states: "We will strive to ensure the sstatiability of our physical environment, both natural and built, the health of our economy and the efficient and effective functioning of our community."

Environmental quality and appropriate use of natural resources are essential elements of an areas livability and greatly enhance the quality of life for Douglas County residents. Protection or natural resources is an important component in planning for growth and development in Douglas County since all development activities create some level of impact on the air, water and land resources mentioned in this chapter. While land development is important to economic vitality, natural resources and climate protection are increasingly recognized as equally important to the health and vitality of the community and must be protected for future generations. The responsible way to achieve the mutual goals of environmental protection and planned growth is to develop in a sustainable manner, one that is capable of being continued with minimal long term effects on the environment.

There are already a few programs in place that aim to achieve some of the sustainability goals of this chapter, such as the county-wide ECO2 program which is a tool used to promote the dual goal of open space preservation and economic development. The program uses a concept of net equity that states an amount equal to a portion of the investment of public funds for industrial development be used for open space preservation. In addition, the City of Lawrence adopted a Land Development Code in 2006 which addresses some recommendations of this chapter, including standards for impervious surface coverage, open space requirements, and chapter, including standards for impervious surface coverage, open space requirements, and which include provisions for land divisions which contain environmentally sensitive features. The City of Lawrence also has multiple efforts currently undervay with similar goals as greented in this chapter, including work by the Sustainability Advisory Board, the Mayor's Climate Protection Task Force. These advisory boards review issues and make recommendations to the Lawrence City Commission. Douglas County has recently established a

RIZON 2020 16-1 ENVIRONMENT



Photo by A. Shafer Photography

CHAPTER SEVENTEEN - IMPLEMENTATION

This phase of the planning process in Lawrence and Douglas County is ongoing. In many ways, formal adoption of the Comprehensive Plan is the first step, not the last. Without continuing action to implement and update the Plan, efforts up to this point will have little lasting impact.

The Comprehensive Plan sets forth an agreed-upon "road map" for the next 20-25 years. It is the product of considerable effort on the part of the citzens of Lawrence and Douglas Country, the HORIZON 2005 Steering Committee, city and country operating bodies and staff. The Plan presents a strategy for retaining and enhancing those characteristics seen as most important to the community, including sound neighborhoods, a strong and valid downtown, a quality park and recreational system, continued economic development, good schools and a strong, positive physical identity. The Plan also promotes responsible growth and development to protect the city's investment in high quality community facilities and services.

This section presents several key actions which the city, county and others should undertake to implement the Plan. It should be noted that no attempt was made to document all actions that might be undertaken to implement the Plan. Since the "community" is not static and conditions will change over time, the Plan should be amended as needed to respond to changes in the local community, public policy, and citizen attitudes and intentions.

There are a number of actions which should be undertaken to implement the plan. Many of these actions are the responsibility of or require the leadership of Lawrence and Douglas County.

ADMINISTRATIVE ACTIONS

- Continue to fund and support the Planning Commission and the Lawrence/Douglas County Metropolitan Planning Office as a joint planning agency for the city and unincorporated Douglas County. The implementation and success of the Comprehensive Plan relies on this governing structure.
- Seek informal agreements and cooperation between Lawrence, Baldwin City, Eudora, Lecompton and Douglas County to utilize a standard budgetary format.
- Provide funding for additional technical, professional and enforcement personnel. Specifically, there is a need to:
 - Develop and implement a geographic information system.
 - Support the planning process in a manner that allows the Lawrence/Douglas County Metropolitan Planning staff and other local governmental agencies to be proactive, not reactive, with a constant focus on the long-range goals of this plan.
 - Develop a land use inventory and data base to be maintained by the Planning Office which should include:

HORIZON 2020 17-1 IMPLEMENTATION

17. Implementation

Horizon 2020 Chapter Review

This chapter provided guidance on next steps after the adoption of *Horizon 2020*, but it did not indicate progress or provide direct linkages to the text within the chapters. It also did not provide an indication of how and when these measures were completed.

Key Revisions in Updated Comprehensive Plan

- Cross-Referenced with text showing parts requiring implementing.
- Including "Status" indicators tracking progress of the document.

Updated Comprehensive Plan Alignment

Chapter 8d: Appendix: Implementation





"I love how



eclectic Lawrence is.

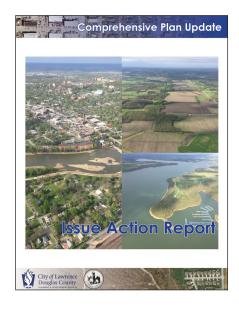


There's a spot for everybody."



- Lawrence, Inside Out









C. Issue Action Report Alignment

This list provides a "map" from the old arrangement of *Horizon 2020* into the new Comprehensive Plan.

Issue 1: Enhance Readability & Track Performance of the Plan

The design of the new plan prioritizes readability and interactivity throughout the document. The text has been streamlined and the syntax has been scrutinized to ensure the whole document is clear and concise.

Issue 2: Maintain a Strong & Stable Downtown

The role of Downtown Lawrence is emphasized beyond a commercial one, and now includes a greater role in employment development, arts & culture, and other aspects of the plan.

Issue 3: Address Quality Housing for All Incomes

With the Affordable Housing Advisory Board taking the lead role on this item, the Comprehensive Plan will incorporate their findings and recommendations from their forthcoming Housing Study.

Issue 4: Protect Natural Resources

Policies in this chapter were evaluated and revised to bolster new findings and plans, while ensuring the key findings and actions of the existing Chapter 16 were included.

Issue 5: Preserve Historic Buildings & Structures

Combining of the existing and draft chapters for Historic Resources, the new plan continues to encourage cataloging and recording, while setting a foundation to reuse historic places, as possible.

Issue 6: Create Quality Neighborhoods for All Ages

To help address this issue, a new chapter was created for Neighborhoods to address the unique issues and provide solutions.

Issue 7: Create Employment Opportunities

Policy language for green jobs, high-tech infrastructure, and recommendations to help with small-scale studies was included to fit this needs. Additional policies for recruitment and retention

were also included to mesh with the efforts under way by all organizations within the community.

Issue 8: Manage Future Lawrence Growth

A key concern throughout the public input phase, the Growth & Development chapter was created to combine management with the policies of the key drivers of urban development. This helps ensure less redundant and conflicting language, while also connecting growth in equal measure to population, development, and employment.

Issue 9: Plan For the Size & Location of Retail Development

General policies were included and revised to meet this need, including the adjustment of the existing commercial location criteria. This will be further incorporated as Sector Plans are revisited and new plans as they are adopted.

Issue 10: Provide Opportunities for Small Neighborhood Retail

Retooling the policies of the Comprehensive Plan helps set the framework to revise and update the Land Development Code. Policies focusing on incorporating commercial/retail opportunities into walkable neighborhoods is a key component of the new document.

Issue 11: Encourage Infill Development

The new plan prioritizes infill development opportunities, while allowing for expansion into Growth Areas based on stronger growth management policies focused on the community's ability to provide infrastructure and community expectations.

Issue 12: Consider Increasing Height/Density in Appropriate Locations

While the specifics of this issue will need further public input and analysis, the foundation for this work is incorporated throughout the Comprehensive Plan.

Issue 13: Enhance Agricultural Uses & Rural Character in Douglas County

A vital part of our identity and community, the plan works to provide greater protections for the rural areas, while also capitalizing on their role









as a valuable component of our economy and culture. The update seeks to provide protections for working farms and to enhance opportunities throughout our unincorporated areas.

Issue 14: Encourage/Support Local Food System Development

The Food Policy Council worked to develop the Food System Plan providing key subject matter expertise to help address this issue.

Issue 15: Enhance Sidewalks/Trails/Walking Paths By continuing to adopt *Transportation 2040* as the Transportation chapter for this plan, this continues to ensure a long-term expert analysis of these components of our community.

Issue 16: Plan For and Provide Arts & Cultural Amenities
With the adoption of the Lawrence Cultural Plan,
this revised Comprehensive Plan incorporates
those findings into the new Community Resources
chapter and into the rest of the document where
appropriate.

Issue 17: Enhance Bicycle & Pedestrian Safety The updated Comprehensive Plan strengthens the

linkage between *Transportation 2040* and other associated transportation plans addressing this aspect of our community.

Issue 18: Maintain a Strong System of Parks, Recreation, and Open Space

The new Comprehensive Plan incorporates the newly adopted Parks & Recreation Master Plan by reference into the Appendix.

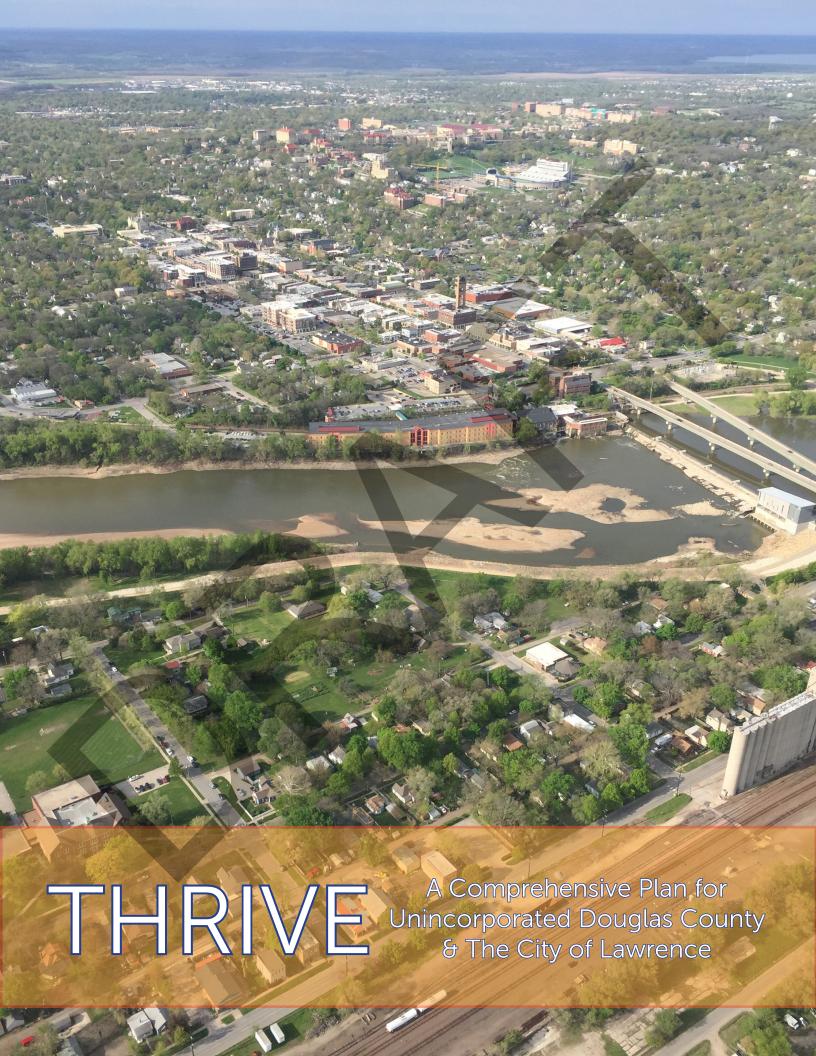
Issue 19: Enhance the Transportation Network

Continuing the linkage established with *Horizon* 2020, the new Comprehensive Plan directly incorporates *Transportation* 2040 as the key component of the Transportation chapter.









THRIVE

A Comprehensive Plan for Unincorporated Douglas County & The City of Lawrence

<DATE APPROVED>

Draft | Final | Amended





Adopted by:

Lawrence / Douglas County Metropolitan Planning Commission

<DATE>

Douglas County Board of County Commissioners

<DATE>

Lawrence City Commission

<DATE>

Joint Ordinance 0000 / Resolution 00-0

Prepared by the Lawrence / Douglas County Planning Office

Acknowledgments

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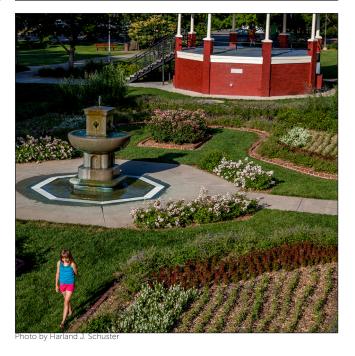
Lynne Braddock Zollner

Table of Contents

1.	Intr	oduction	2
2.	Gro	wth & Development	12
	Α.	Growth Management	12
	В.	Residential	15
	C.	Commercial	19
	D.	Industrial	26
3 .	Nei	ghborhoods & Housing	<i>32</i>
4.	Trai	nsportation	38
5.	Eco	nomic Development	44
6.	Nat	ural Resources	50
7.	Cor	nmunity Resources	58
	Α.	Historic Resources	58
	В.	Parks, Recreation, & Op	
		Space	61
	C.	Community Facilities	65
	D.	Arts & Culture	67
	E.	Local Foods	69
8.	App	pendix	72
	Α.	Community Profile	72







Maps

В.

C.

D.



Growth & Development

Reference Plans

Implementation

Specific Land Use Plans 82

85

92

Future Land Use

<u>Commercial</u>

Industrial

Natural Resources

Parks & Open Space

Amendments

Amendment 0: Revision to West of K-10 Plan, Future Land Use Map

County Resolution: 00-0 | City Ordinance: 0000

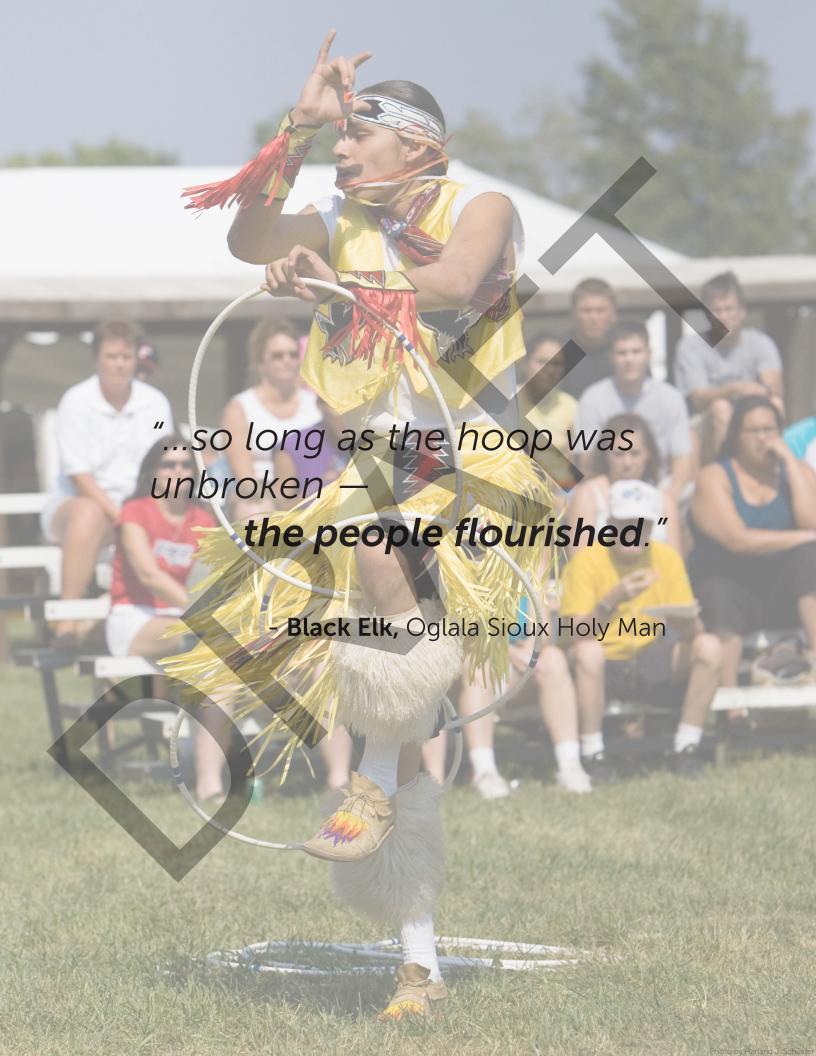
Planning Commission Recommendation

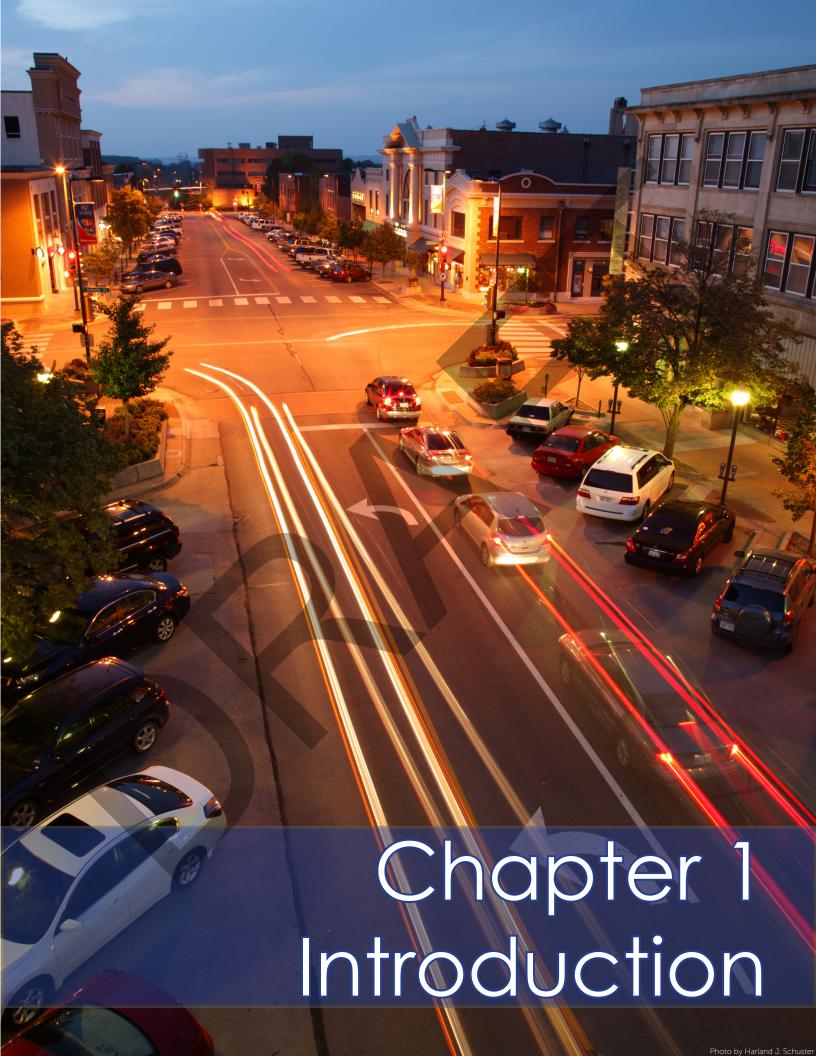
Lawrence City Commission

Douglas County Board of County Commissioners

00 January 0000 00 January 0000 00 January 0000







About Douglas County

Established:

1855

Population (2016)

110,826

Land Area

475 Square Miles

About Lawrence

Established:

1854

Population (2016)

97,948

Land Area

34 Square Miles



1. Introduction

The Comprehensive Plan provides a vision and expresses a community's desires about the future. It provides the foundation and framework for making future physical development and policy decisions. It is used as a policy guide that identifies the community's goals for directing future land use decisions. The Plan is also used by property owners to identify where and how development should occur; by residents to understand what the city and county anticipates for future land uses within the community; and by the city, county and other public agencies to plan for future improvements to serve the growing population of the community.

Specifically, the **City of Lawrence** and **Douglas County** use this plan to evaluate and coordinate development proposals; as the foundation for <u>specific land use plans</u>; project future service and facility needs; guide the establishment of regulations, and implement the community's desired future. The Comprehensive Plan is often employed as a tool to guide and assist the community's decision makers when evaluating development proposals. The comprehensive plan allows for a look at the entire community, and the effects of land use decisions on the community, to determine whether individual proposals are consistent with the overall community goals and vision.

Purpose of the Plan

THRIVE is a comprehensive guide that empowers our citizens to make our community vision a reality. It sets the foundation for the type of welcoming and sustainable community we truly want to be. THRIVE reflects resiliency in an ever-changing world (changes that are short term and multi-generational in nature), and recommends goals to promote a high quality of life in both urban and rural settings. It establishes policies that guide our future growth while carefully managing our natural resources, improving public health and safety, and bolstering our economic vitality. This plan is a product of substantial community input. It is intentionally flexible through the public amendment process to accommodate future development ideas and innovations that would help achieve the community vision. THRIVE directs growth in a manner that preserves and enhances the heritage and spirit of our community and creates unique places to live, work, learn and play.

Our Community Vision

The City of Lawrence and rural Douglas County is one of the most desirable places in the United States to call home. A well-educated community with a unique free state spirit, we are diverse, publicly engaged, and boldly innovative. We are prosperous, with full employment and a broad tax base.

Our development is human-scale and our vibrant and liveable neighborhoods allow people to age in place. We have ample choices for safe, efficient transportation including bicycling, walking and transit. The City's lively and historic downtown attracts residents and visitors for commerce and cultural arts. Our citizens value preserving and enhancing the natural environment for our enjoyment and for future generations. The proximity of rural and agricultural land to the city provides beauty and respite, and we enjoy the economic and health benefits of a robust local food system.

We make Lawrence and rural Douglas County a place where creativity thrives, sustainability is a way of life, and community pride is contagious.



Our Community

Population (2016)

118,053

Median Family Income

\$74,700

Median Age

282

College Educated (Bachelors +)

49.1% Source: U.S. Census



Online Maps

Douglas County City of Lawrence









Our Vision Will Create and Maintain:

。^{凸。} Live 针孔

- Places and neighborhoods that encourage healthy living for all ages.
- Neighborhoods that are compact, walkable, diverse, and connected, providing for all ages and incomes.
- A convenient and efficient multi-modal transportation system that provides for choice and flexibility and reduces automobile reliance.
- Growth in a fiscally and environmentally responsible manner with the goal of using existing infrastructure and in-fill opportunities before opening new areas for development.
- Preservation and celebration of our rich history, along with new places with unique character.



Work

- Investment in a growing population with diverse economic opportunities, including local businesses, new primary employers, and thriving creative arts and entrepreneurial communities.
- A robust agricultural sector valued for its economic, health, and cultural contribution, including the emerging local and regional food system.
- Integrated communications networking technology that supports local business, education and entrepreneurship, providing the opportunity to compete globally.

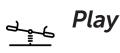


Learn

- World-class universities that are integrated into the cultural fabric of the local community.
- Strong network of public and private schools that strive for excellence in education and attract new residents to the community.
- Dedication and access to high-quality lifelong learning.
- Investment in alternative vocational and training opportunities, such as The Dwayne Peaslee Technical Training Center and the Lawrence College and Career Center.







- A thriving mix of activity centers, schools and parks/trails within walking and biking distance of residential uses.
- Conservation, preservation and measured use of our finite natural resources and open space.
- A historic downtown with diverse uses that is the cultural and commercial heart of the region.
- Creative arts and cultural heritage as integral components of community identity.





Douglas County Zoning Code

The comprehensive plan is implemented within unincorporated Douglas County through the <u>County Zoning Code</u>.



Lawrence Land Development Code

The comprehensive plan is implemented within the City of Lawrence through the <u>Land</u> <u>Development Code</u>.



Lawrence SmartCode

The comprehensive plan is also implemented within the City of Lawrence through the <u>Lawrence SmartCode</u>.



Joint Subdivision Regulations

The comprehensive plan is implemented within Lawrence and unincorporated Douglas County through the joint <u>Subdivision</u> <u>Regulations.</u>

Use

This plan is a binding document outlining the community's aspirations and expectations for our future growth and development. In this role, the plan serves in several key capacities:

- 1. Providing guidance for elected and appointed officials to evaluate need and make long-range decisions about the community's future.
- 2. Inform residents, owners, developers, and others our community's priorities, future intentions, and implementation of these priorities.
- 3. Promote continued coordination and collaboration with neighboring municipalities and other agencies that have significant roles in Douglas County.
- 4. Outline expectations and principles that the community values and strives to uphold for future generations.

Authority

The comprehensive plan is a binding land use document that outlines the general principles, goals, and policies the community of unincorporated Douglas County and the City of Lawrence value and expect within the community.

The comprehensive plan is implemented by the Land Development Code within the City of Lawrence, the Planning and Zoning Chapter of the Douglas County Code, and the Subdivision Regulations for Lawrence and the Unincorporated Areas of Douglas County, Kansas.

All development proposals must comply with the Comprehensive Plan. If a proposal does not comply with Comprehensive Plan requirements, then the applicant must pursue a plan amendment. In pursing an amendment, the applicant must show that the proposal is reasonable within the context of the entire Comprehensive Plan.



Amendments

A comprehensive plan by nature must be flexible given the 20 year time-frame that this plan is anticipated to cover. Rigid plans may not be able to accommodate and cope with the changes that occur over time. Amendments to this plan are expected to help ensure flexibility, allowing this plan to consider other variables that arise over time.

The Comprehensive Plan is not a static document, and the review process must be continuous. Amending the plan can result from many influences, but most frequently amendments are the result of emerging trends or changes in assumptions made at the time the Plan was adopted.

Proposing an amendment to the Comprehensive Plan can be brought forward at any time, but it should be considered in context to the whole of Douglas County and Lawrence, and the Lawrence/Douglas County Metropolitan Planning Commission should undertake a thorough review of any amendment at this scale. The following questions should be considered and evaluated as part of the amendment process.

Amendment Questions

- How does the proposed amendment address or result from changed circumstances or unforeseen conditions not understood or addressed at the time the plan was adopted?
- 2. How does the proposed amendment advance a clear public purpose?
- 3. How is the proposed amendment consistent with the long-range goals and policies of the plan?
- 4. How does the proposed amendment affect the adequacy of existing or planned facilities and services?
- 5. How does the proposed amendment result in reasonably compatible land use relationships?
- 6. How will the proposed amendment advance the interests of the citizens of Lawrence and Douglas County as a whole, not solely those having immediate interest in the affected area?



Who considers Amendments?

Amendments to the Comprehensive Plan are given a public hearing by the <u>Lawrence - Douglas Co.</u>
<u>Planning Commission</u> and approved by the respective governing body(ies).



Where is the Amendment Application?

The Amendment Application can be found on the <u>Lawrence/Douglas Co.</u> Planning Department website.



Capital Improvement Plan and the Comprehensive Plan

A CIP is a community planning and fiscal management tool used to coordinate the location, timing and financing of capital improvements over a multi-year period; usually 4-6 years.

The Comprehensive Plan is much longer in scope; 20+ years. The State of Kansas requires communities to have a Comprehensive Plan to authorize subdivision regulations and guide public spending decisions on infrastructure and facility projects.

- Douglas County CIP
- City of Lawrence CIP

How is the Plan Formatted?



Throughout this Plan, each element will follow the general outlines, with a vision for each element, goals to support the vision, and actions items to carry out those goals.

Below is a quick guide to the meaning of these terms.

VISION

Is a statement of the community's desired outcomes.

GOAL

An introductory paragraph contains some key highlights, and will contain a **bold general description** to highlight the keywords of the goal.

1. Goals are often broadly written and should be stated specifically enough to evaluate progress in achieving them.

ACTION ITEM

1.1 Are more specific statements providing measurable strategies. They can also be operational actions performed to meet vision and goals.

A Brief History of Comprehensive Planning

Both Lawrence and Douglas County have a long history with planning for the community's future. *Horizon 2020* was the first modern plan to combine planning for the urban Lawrence area and unincorporated Douglas County lands.

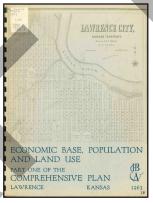
Below is the timeline of comprehensive plans for Douglas County & Lawrence.

1935

"A twenty-five year plan"
for Douglas County
and the
City of Lawrence

A report to the Kansas State Planning Board

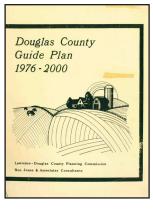
1963



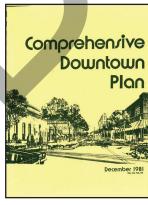
1977



1980

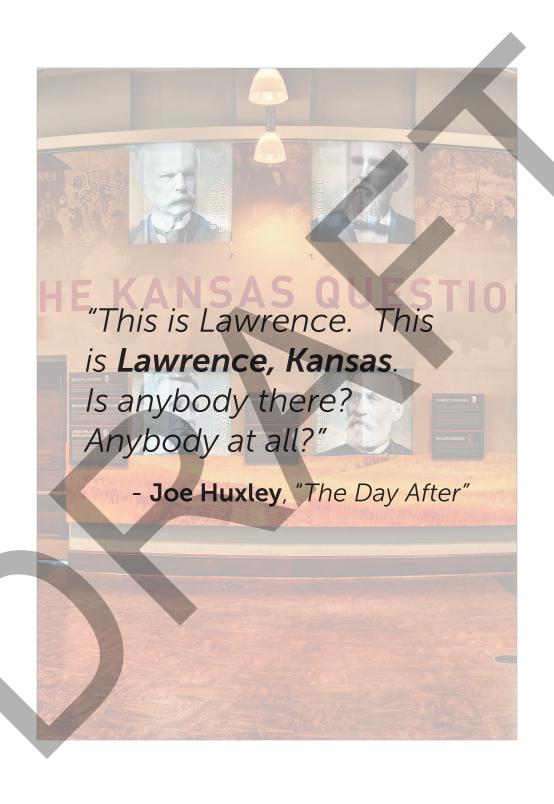


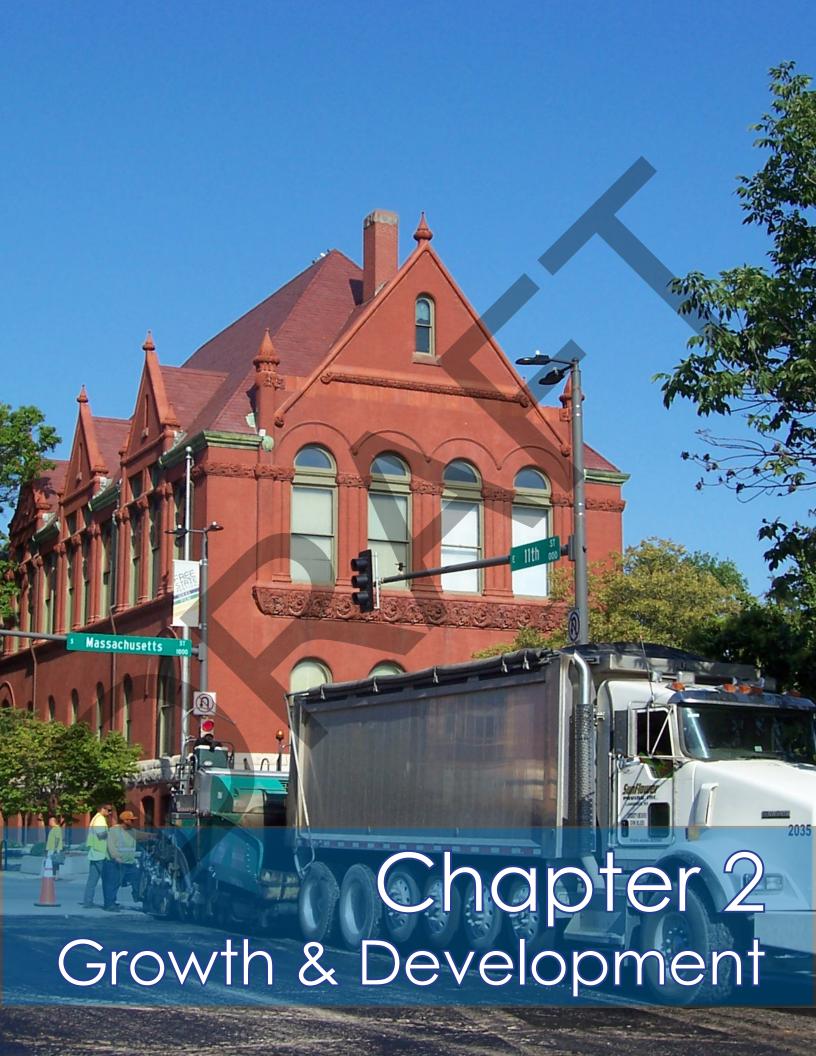
1984



1998.









Lawrence's Growth Tiers

This plan establishes 3 tiers of development potential for land that surrounds the City of Lawrence and are based on availability of infrastructure and utilities in order to develop in a sustainable, costeffective manner.

Tier 1

- Within Lawrence City Limits
- Readily serviceable with utilities (water, sewer, stormwater) with minor system enhancements
- Serviceable by fire with current infrastructure

Tier 2

- Within the Urban Growth Area and requires annexation
- Readily serviceable with utilities with minor system enhancements necessary for development
- Serviceable by fire with current infrastructure

Tier 3

- Within the Urban Growth Area and requires annexation
- Major utility system enhancements necessary for development
- Requires investment in fire infrastructure and personnel
- Is not expected to receive urban development within this plan's time horizon

2. Growth & Development

A. Growth Management

VISION

Our vision is to manage growth, capitalizing on in-fill opportunities and directing growth to new areas where infrastructure is planned to be cost-effective and sustainable, while maintaining existing residents' quality of life.

GOALS

Defining the potential areas for growth is key to ensuring efficient and adequate development takes place. Identifying **3 tiers of development** for land surrounding Lawrence is based on planned availability of infrastructure and utilities to develop in a sustainable, cost-effective manner.

- 1. Direct growth in alignment with planned infrastructure, prioritizing in-fill development before expansion through annexation, while ensuring community needs are met through benefits provided as Lawrence grows.
- 1.1 Tier 1 is prioritized for development at any time.
- 1.2 Tier 2 shall only be annexed if the need to accommodate demand is established, and if a community benefit is provided. Consider community land use Inventories, market sector health, and residential valuation to income ratio, among other factors when assessing need for annexation.
- 1.3 Tier 3 is not designated to be annexed within this plan's time horizon, unless the proposal is found to be the **only way** to address an identified community need and provide additional community benefits.

Retaining the rural character of Douglas County is vital for our community.

- 2. Protect and preserve rural character through compatible design, conservation, and strong growth management principles.
- 2.1 Conserve the visual distinction between urban and rural areas throughout Douglas County.
- 2.2 Seek conservation of identified natural resources that define Douglas County's rural character.
- 2.3 Maintain the existing rural character through

appropriate land divisions and development patterns.

Proposed annexations shall be considered when they are in the best interest of Douglas County and Lawrence residents. While growth is generally considered to be good because it expands the tax base, accommodate an increasing population and involves more people in the political processes, it can also have financial implications. The financial considerations of providing infrastructure and services to a new area could place an additional burden on existing municipal residents if it is not fully accounted for by the development.

- 3. Annexation into Lawrence shall be economical and efficient for all parties.
- 3.1 Lawrence should annex 'unincorporated islands' which are completely surrounded by the city and where infrastructure can be extended.
- 3.2 The City shall require that property owners annex to receive city water, sanitary sewer, and/or sanitation service.
- 3.3 Require development contiguous to city limits to annex and develop to urban standards when city services are reasonably available.
- 3.4 Annexations shall maximize the return on the City's infrastructure investments and business incentives, while protecting and expanding the tax base.
- 3.5 Annexations and service delivery shall align with the adopted Lawrence Capital Improvement Plan, Lawrence utility master plans, and adopted development policies.
- 3.6 Annexation requests shall identify the impact of growth on city services (Police, Fire/Med, transit, etc.) and must demonstrate how the project will address any effects.





What is a Community Benefit?

A community benefit may include:

Creation of permanently affordable housing, or provide land and donation to trust fund or partner for permanently affordable units.

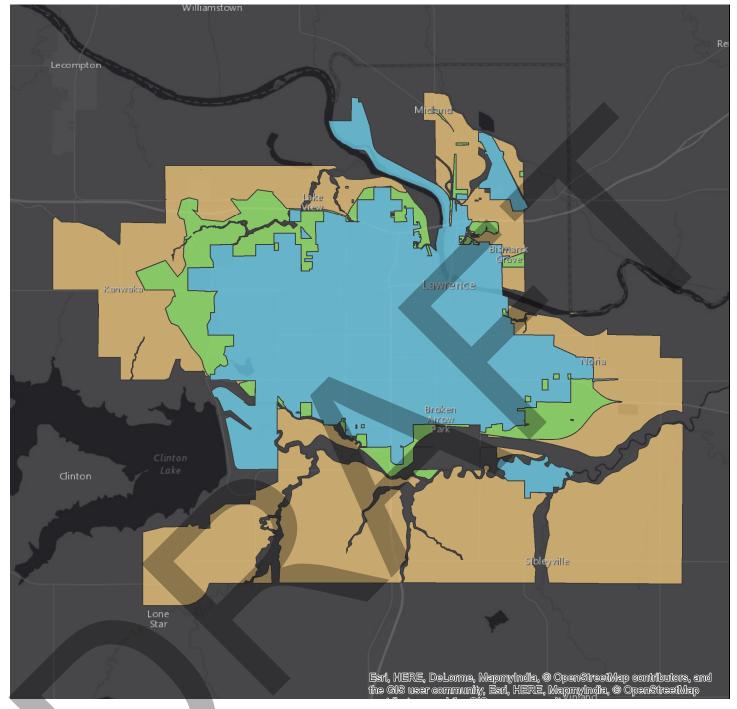
Provision of land, amenities, and/ or facilities for a public purpose, such as parks, public safety facilities, education facilities, cultural and arts amenities, utility enhancements, etc.

Preservation of significant amounts of environmentally sensitive lands.

Creation of primary employment opportunities.



Chapter 2 | Growth & Development



Map 2.1: Growth & Development / Future Land Use Map

What is the "Urban Growth Area"?

An area surrounding an existing urbanized area in which future urban development is anticipated within the scope of this plan, including Growth Tiers 1, 2, and 3.

B. Residential

VISION

Both Douglas County and Lawrence have been desirable residential locations. This plan promotes a balanced mix of housing throughout the community allowing for a wide range of housing types and residential densities based on the surrounding context.

The plan includes 4 residential density designations:

Plan Density	Dwelling Units	Geography
Very Low	0 - 1 per acre	Rural
Low	1 - 6 per acre	Suburban
Medium	7 - 15 per acre	Urban
High	16 + per acre	Urban

Unincorporated Douglas County (Outside the UGA)

GOAL

Ensure a variety of housing options in the rural areas to meet the needs of agriculture and the rural economy.

- 1. Provide housing opportunities, while conserving the overall rural character of Douglas County.
- 1.1 Maintain residential development regulations that conserve and enhance the rural character of Douglas County.
- 1.2 Maintain codes accommodating various types of housing to support agricultural uses.
- 1.3 Create zoning regulations to provide guidance and protection for the County's historic unincorporated towns.

Within Tier 3 (Beyond the Plan's time horizon)

Establish land uses patterns accommodating Lawrence's future growth and preserve infrastructure corridors for urban development.

- 2. Require cluster residential development in unincorporated areas in Tier 3 maximizing open space and to plan for growth beyond the plan's time horizon.
- 2.1 Preserve transportation and utility corridors as outlined in the Subdivision Regulations and plans incorporated by reference into this Comprehensive



Density	Zoning Districts
Very Low	County: A A-1 R-1 City: RS40 RS20
Low	City: RS10 RS7 RS5
Medium	City: RS5 RS3 RSO RM12 RM12D RM15 MU
High	City: RMO RM15 RM24 RM32 MU



What are Rural Areas?

Rural Areas are lands beyond the designated growth tiers where city services are not planned within this plan's time horizon.







Plan.

2.2 Protect and preserve natural environmental features and sensitive lands.

Within Tier 2 (Lawrence's Growth Area) GOAL

Tier 2 is **planned and expected to urbanize** within this time horizon requiring high levels of coordination to ensure sustainable, cost-efficient development.

- 3. Ensure an efficient and planned coordination of infrastructure to prepare the area for annexation and development.
- 3.1 Collaborate with state, local, and private entities to plan for and invest in infrastructure, such as roads, utilities, and fiber consistent with the Capital Improvement Plan.
- 3.2 Ensure that transportation plans, strategies, and investments are coordinated and support the City's land use objectives.
- 3.3 Encourage cluster residential development in unincorporated areas, except where infrastructure is reasonably available, maximizing open space and preparing for urban development.

Ensuring orderly and planned development is critical to clearly establish a boundary between the rural and urban parts of our community.

- 4. Identify suitable lands to accommodate residential growth facilitating orderly, planned development.
- 4.1 Utilize <u>Land Use Plans</u> for future land use locations and densities.
- 4.2 Ensure transition from rural residential neighborhoods is compatible with more intensive land uses.
- 4.3 Preserve <u>sensitive lands</u> through site planning, platting, and design.

Agriculture is a vital part of our identity and our economy. Ensuring it's viability within Tier 2 is critical for maintaining our way of life and productivity while allowing Lawrence to grow.

- 5. As Tier 2 develops, maintain an active and productive agricultural community.
- 5.1 Support interim agricultural use.
- 5.2 Protect and preserve natural environmental features

and sensitive lands.

- 5.3 Minimize changes to the natural topography.
- 5.4 Maintain regulations accommodating agricultural supported housing.
- 5.5 Driveway access to individual residential lots should be from a local roadway when possible.
- 5.6 Strengthen screening and landscaping requirements to utilize landscaping and existing natural vegetation, to integrate the natural landscape into the residential environment.

Within Tier 1 (Within Lawrence) GOAL

Tier 1 is **prioritized for growth and redevelopment** because infrastructure and services exist within this area making it the most **economical and sustainable** way to serve a growing population.

- 6. Maximize development opportunities within Lawrence before expanding into Tier 2.
- 6.1 Accommodate infill housing development in appropriate locations.
- 6.2 Increase the overall height and density of certain zoning districts in Lawrence to accommodate sustainable growth in areas that can take advantage of existing infrastructure.
- 6.3 Expand opportunities to create Accessory Dwelling Units in all Lawrence RS Zoning Districts.
- 6.4 Support Mixed Use development when contextually appropriate.

Ensuring **new developments maintain and enhance the unique character** that makes Lawrence special is a key priority for future generations.

- 7. Create a functional and aesthetically unique residential environment for Lawrence.
- 7.1 Encourage a variety of housing types, including single family residences, townhouses, zero-lot line homes, accessory dwellings, cluster housing, work/ live housing, apartments, retirement, and supportive housing.
- 7.2 Intersperse affordable housing throughout Lawrence.
- 7.3 Provide options throughout Lawrence for smaller residential development lots.



What is a Nodal Plan?

Nodal Plans and Development encompasses all corners of an intersection, although all corners do not need to be commercially developed.

The concept of nodal development is applied to the redevelopment of existing commercial areas when the redevelopment enlarges the existing commercial area.



What is a Mixed Use Development?

It's a project that integrates two or more different uses including residential, office, commercial, service, entertainment, or employment into a single site.

Mixed-use buildings are a common feature of older developments, such as Downtown Lawrence, where people live above ground-floor businesses, but they can take on many different shapes and styles.







- 7.4 Utilize appropriate access management standards in subdivision and residential development.
- 7.5 Include multiple points of access directing vehicles to higher capacity roadways in Residential developments and subdivisions.
- 7.6 Provide compatible transitions from residential neighborhoods to more intensive uses for both established and new neighborhood areas.
- 7.7 Accommodate pedestrian use and neighborhood interaction through pedestrian easements, trails/bicycle paths, and sidewalks in subdivision design.
- 7.8 Locate open space/recreation areas within walking distance of all residential areas, and provide planned access to parks and open spaces in subdivisions.
- 7.9 Encourage usable <u>open space</u> by clustering buildings to minimize creating marginal-use areas on development sites.
- 7.10 Adopt advanced parking strategies in transit-served areas and for compact, mixed-use developments.

Integrating higher-density residential development can become an asset to a neighborhood if designed to fit within the environment properly.

- 8. Encourage integration of higher-density residential developments through compatible design.
- 8.1 Site design shall be oriented so that less compatible facets, such as trash, loading and parking areas, are located in the interior of the development and not in close proximity to low-density uses.
- 8.2 Transition areas between different housing types shall be designed and planned to ensure compatibility of uses with the surrounding area.
- 8.3 Integrate compatible community facilities, such as schools and religious institutions, within developments and subdivisions, not at the edges.
- 8.4 Integrate higher-density housing types so that uses are compatible in density, scale, and are appropriately mixed into the larger neighborhood context.
- 8.5 Require developments to be located to maximize the use of existing infrastructure, and minimize the cost of expanding facilities and services.
- 8.6 Require design, planning, and maintenance of medium and higher density developments that are aesthetically integrated and functionally practical.

C. Commercial

VISION

Strengthen and reinforce the role of commercial areas within Douglas County and Lawrence, promote economically sound and architecturally attractive new commercial development and redevelopment in planned locations, and continue supporting Downtown Lawrence as the cultural and historical center of the community.

GOALS

Utilizing existing commercial centers and buildings helps create a continuity of place and maximizes our existing resources and infrastructure, and maintains vibrant neighborhoods.

- 1. Encourage the retention and redevelopment of the community's established commercial areas.
- 1.1 Emphasize Downtown Lawrence as the commercial, office, civic, and cultural center of the city.
- 1.2 Sustain and continue to develop Downtown Lawrence as a <u>Mixed Use</u> activity center.
- 1.3 Encourage development and redevelopment to consider proportions, building forms, massing, and materials with the surrounding area in accordance with the Community Design Manual or adopted design guidelines.
- 1.4 Encourage improvement and redevelopment of existing commercial areas, with emphasis on commercial gateways.
- 1.5 Encourage redevelopment and limited expansion of existing commercial areas in Unincorporated Douglas County on hard surfaced roads.

One key element to create compatible arrangements of differing land uses is to **carefully develop transitions** between commercial and other types of uses.

- 2. Require compatible transitions from commercial developments to other land uses.
- 2.1 Ensure compatible transitions from commercial land uses to other less intensive uses to mitigate impacts, which may include landscaping, transition yards, and open spaces.
- 2.2 Screen building services (loading docks, trash



What is the Community Design Manual?

The manual provides a vision for a different approach to commercial and industrial design that can be beneficial both to community and to developers. Design guidelines emphasize key concepts such as creating a unique sense of place within the development and along the streetscape, promoting pedestrian-scaled design and connectivity, and ensuring the aesthetic character of developments are compatible with the established neighborhood character.

Intensity	Zoning Districts
Rural	County: R-T B-1 B-2 B-3
Small Neighborhood	City: RSO RMO CN1
Large Neighborhood	City: CN1 CN2 CO
Mixed Use	City: MU
Community	City: CC IL
Regional	City: CD CR



How is Gateway Defined?

It's a point along a road or highway at which a person gains a sense of having entered the city. This impression can be imparted through such things as monuments, landscaping, a change to an identifiable urban development character, or a natural feature.



How is Retail Defined?

Retail is defined within the Land
Development Code as one whose
primary coding under the North
American Industrial Classification
System (NAICS) falls into at least one
of the following sectors:

Sector 44 - 55

'Retail Trade"

Subsector 722

"Food Service & Drinking Places"

Subsector 811

"Repair & Maintenance"

Subsector 812

"Personal and Laundry Services"

- enclosures, mechanical equipment, etc.) through appropriate landscaping and architectural methods.
- 2.3 Require site placement and design to orient buildings in a compatible and appropriate manner.
- 2.4 Buildings shall be located adjacent to public rightsof-way, with parking screened by the buildings from view.
- 2.5 Evaluate traffic impacts on the surrounding area, and minimize commercial traffic through residential neighborhoods.

Ensuring commercial sites are integrated within their surroundings is essential. Requiring **site design and architectural standards** ensures the quality and character of the overall community and incorporates elements familiar to the community's unique sense of place.

- 3. Utilize design standards for Commercial site development.
- 3.1 Commercial nodes shall occur at intersections depending on the commercial center type.
- 3.2 Limit the expansion of Commercial Strip development by directing new developments into nodes.
- 3.3 Commercial development shall avoid substantial disruption of natural vegetation and drainage.
- 3.4 Encourage commercial nodes to maximize use of infrastructure and services, minimize adverse impacts, and effectively serve the community.
- 3.5 Utilize the <u>Community Design Manual</u> for new and redeveloping commercial development to ensure they are designed to fit into the surroundings, encourage pedestrian movement, and create a unique definable Lawrence architecture.
- 3.6 Encourage mixed use projects that integrate residential and other uses.
- 3.7 Complete a <u>Land Use Plan</u> for any new commercial area with the potential to create more than 100,000 square feet of retail space.
- 3.8 Protect environmentally <u>sensitive lands</u> as new and existing areas develop.

Understanding how new and redeveloping large commercial areas change the landscape is vital for Lawrence, especially in how it impacts existing retail developments.

- 4. Proposals that will create more than 100,000 square feet of retail space within Lawrence shall be analyzed by staff to determine the market impact.
- 4.1 All market impact analysis shall comply with the requirements as outlines in the Land Development Code.
- 4.2 Ensure that any proposal will not create detrimental impacts to the existing market.

The intensity-specific site and design criteria below and in the Commercial Criteria Table are the means by which the community expresses its vision for the differing levels of commercial use and intensity throughout the community.



5. Commercial Development Design Criteria

Rural Commercial

- 5.1 Existing commercial areas at the intersection of a hard surfaced County route and designated highway may expand if utilities and infrastructure are available and compatible with surrounding uses.
- 5.2 Encourage new commercial developments to serve the rural communities, at an appropriate scale for the surrounding population, if utilities and infrastructure is available and compatible with surrounding uses.
- 5.3 Allow rural commercial development to occur, as indicated on the Commercial Map, where infrastructure can support the intensity of the development.

Small Neighborhood Commercial

- 5.4 Incorporate small neighborhood commercial options into Specific Land Use Plans to increase opportunities for walkable neighborhood services.
- 5.5 Encourage appropriate development and redevelopment of local commercial areas to serve the surrounding existing and future neighborhoods.
- 5.6 Utilize the Community Design Manual and appropriate design standards (multi-modal, pedestrian-scale, etc.), acknowledging that local commercial may require







Commercial Criteria Table

Commercial Type	Plan Level Required	Appropriate Site Location	Typical Site Size	Location Criteria	Maximum Retail Square Footage
Rural	Comprehensive Plan Policies	Rural	Context Sensitive	County route and designated highway	
Small Neighborhood	Comprehensive Plan Policies	Urban	1 to 3 acre		
Large Neighborhood	Nodal Plan per Policy 3.7	Urban	3 to 10 acres	Collector Street Frontage	
Commercial Strip	Comprehensive Plan Policies	Urban	Variable	Arterial Frontage	
CC 200	Nodal Plan	Urban	10 to 30 acres	Arterial Intersection	200,000
CC 400	Nodal Plan	Urban	20 to 80 acres	Arterial Intersection	400,000
CC 600	Nodal Plan	Urban	70 to 160 acres	2 State or Federal Highways	600,000
Regional	Nodal Plan	Urban	Variable	2 State or Federal Highways	
Mixed Use	Comprehensive Plan Policies	Urban	Variable		50% of development

- flexibility in design.
- 5.7 Encourage commercial uses to be integrated into residential areas.

Large Neighborhood Commercial

- 5.8 Integrate Large Neighborhood Commercial into the surrounding area with pedestrian access, transitional elements, open spaces, appropriate scale, when possible.
- 5.9 Prioritize pedestrian access and mobility in site design.
- 5.10 Permit expansion of Large Neighborhood commercial in ways that appropriately integrate into and respect the surrounding neighborhoods.

Commercial Strip Development

- 5.11 Expand commercial strip development only in limited instances along existing commercial corridors when compatible with surrounding zoning.
- 5.12 Coordinate access points and use cross-access easements as sites redevelop.
- 5.13 Require a <u>Land Use Plan</u> with any zoning application request.

Community Commercial Center (200, 400, 600)

Develop per Commercial Criteria Table

Regional Commercial

Develop per Commercial Criteria Table

Downtown Lawrence

- 5.14 Highlight Downtown as the community's activity center.
- 5.15 Promote a broad mix of uses and activities in Downtown.
- 5.16 Maintain and increase the core concentration of retail, office, civic, cultural, and recreational activities in Downtown.
- 5.17 Utilize the *Downtown Area Design Guidelines* to support the continued development of Downtown.
- 5.18 Enhance appropriate areas of the Kansas River as an urban amenity for the surrounding neighborhoods and Downtown Lawrence.



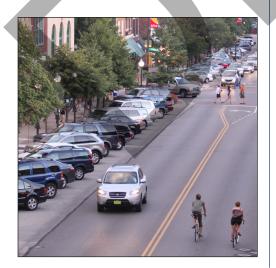




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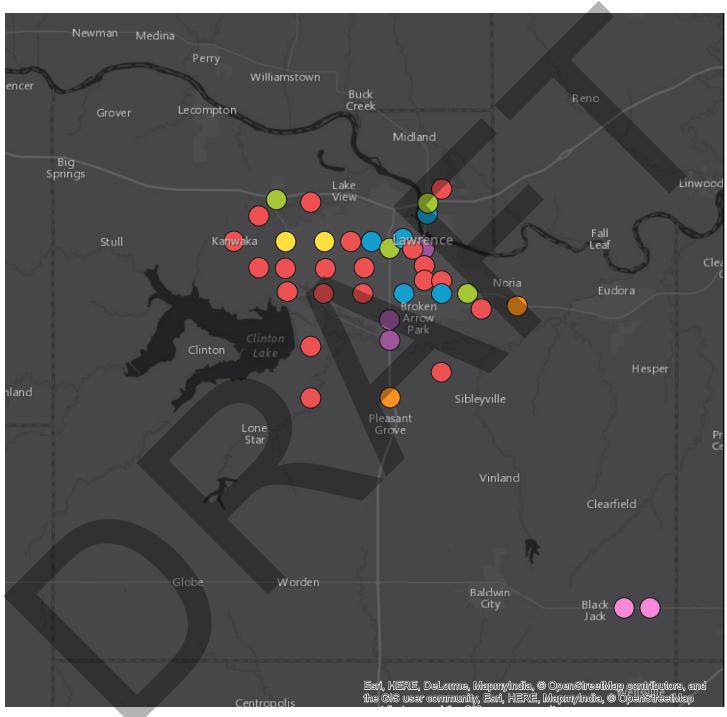
Photo by Harland J. Schuster

OUNCIDE STORY



Mixed Use

- 5.19 Require a development plan with any zoning application request.
- 5.20 Promote as an option where existing structures are underutilized, have a high turnover rate, or have been vacant for long periods of time.
- 5.21 Permit a mixture of uses within the development at a reasonable ratio of differing uses.
- 5.22 Incorporate existing structures and architecture when possible, and match the design, massing, placement, and other site design elements of the surrounding area to preserve the existing development context.



Map 2.2: Commercial Map



For more details on Economic Development

See <u>Chapter 5:</u> <u>Economic Development</u>

Intensity	Zoning Districts
Limited	County: I-1 City: IBP
Light	County: I-2 City: IL
Medium	City:
Heavy	County: I-3 I-4 City: IG

D. Industrial

VISION

Reinforce the role of industrial areas in order to strengthen our local economy and diversify employment opportunities by planning for new areas and supporting existing areas. Maintain a strong inventory of appropriate locations that are compatible with surrounding land uses.

GOAL

Support industrial growth and expansion through **integrated design and compatibility** with surrounding uses.

- 1. Industrial sites shall ensure integrated design and compatibility with surrounding uses by meeting the following criteria.
- 1.1 Sites shall have feasible access to Federal and State transportation networks.
- 1.2 Sites shall have adequate land size, generally over 40 acres.
- 1.3 Sites shall primarily be out of regulatory floodplains.
- 1.4 Sites shall contain minimal slopes.
- 1.5 Environmentally <u>sensitive lands</u> shall be preserved and maintained.
- 1.6 Natural stormwater management should be incorporated and designed into sites as appropriate.
- 1.7 Compatibility with existing and future land use patterns should be evaluated.
- 1.8 If adjacent to Lawrence, annexation shall occur prior to the submission of a development proposal.
- 1.9 Promote transportation linkages, including multimodal, providing adequate and clear access and movement throughout the site.
- 1.10 All industrial development within Lawrence shall comply with the <u>Community Design Manual</u>'s Industrial Development Design guidelines.

Protecting and enhancing existing developments helps retain the investment and jobs that are integral parts of our community today, and in the future.

- 2. Retain established developments, and encourage redevelopment and expansion of existing sites.
- 2.1 Encourage parcel consolidation to provide land for infill development and expansion opportunities.
- 2.2 Incentivize existing facility expansion and redevelopment of vacant buildings and lands.
- 2.3 Maintain an appropriate supply of industrially zoned sites to provide a variety of location and lot size options.
- 2.4 Upgrade infrastructure and services to support redevelopment opportunities.
- 2.5 Encourage partnerships for redevelopment opportunities.

Staying ahead of new trends and needs requires a **proactive** market response for new developments to a constantly changing environment.

- 3. Provide sites to meet the future needs of the community.
- 3.1 Develop existing planned industrial areas by annexing, platting, zoning, and extending infrastructure to enable immediate development.
- 3.1 Utilize appropriate locational criteria identified in Goal 1 for the use and site considerations for new or expanding areas.
- 3.2 Designate areas to support future industrial development needs.
- 3.3 Ensure developments are concentrated with similar compatible uses.
- 3.4 Monitor and maintain a site inventory to match a variety of potential users' needs that fit within our community goals.







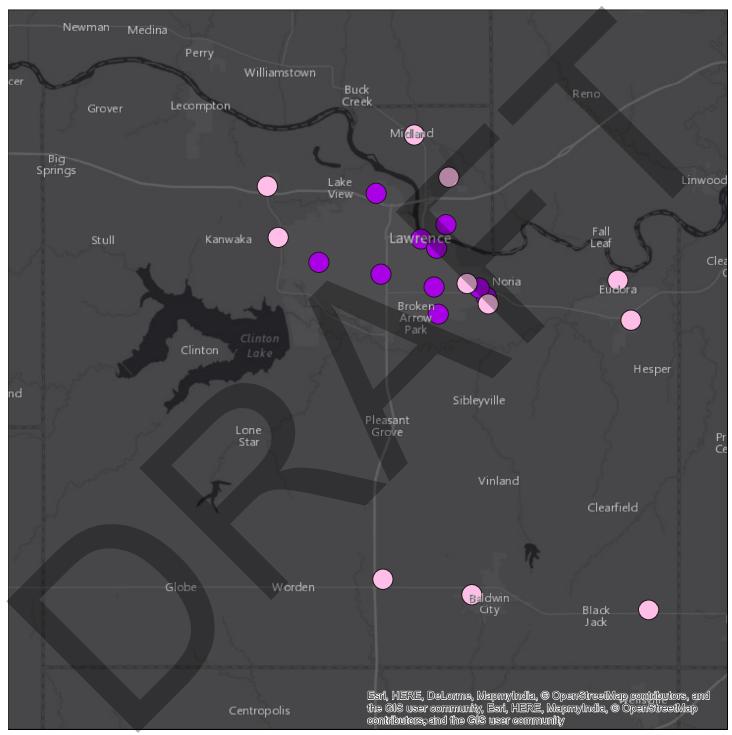


Designing and planning for redeveloping and new industrial sites is critical to their utility and integration into the larger community.

- 4. Ensure site design and architecture provide adequate separation and compatible development patterns.
- 4.1 Encourage facilities and structures that have a positive impact on neighboring uses.
- 4.2 Protect environmentally <u>sensitive lands</u> as new and existing areas develop.
- 4.3 Locate higher-intensity users and activities together in an industrial park.
- 4.4 Industrial development within Lawrence shall comply with the <u>Community Design Manual</u>'s Industrial Development Design guidelines.





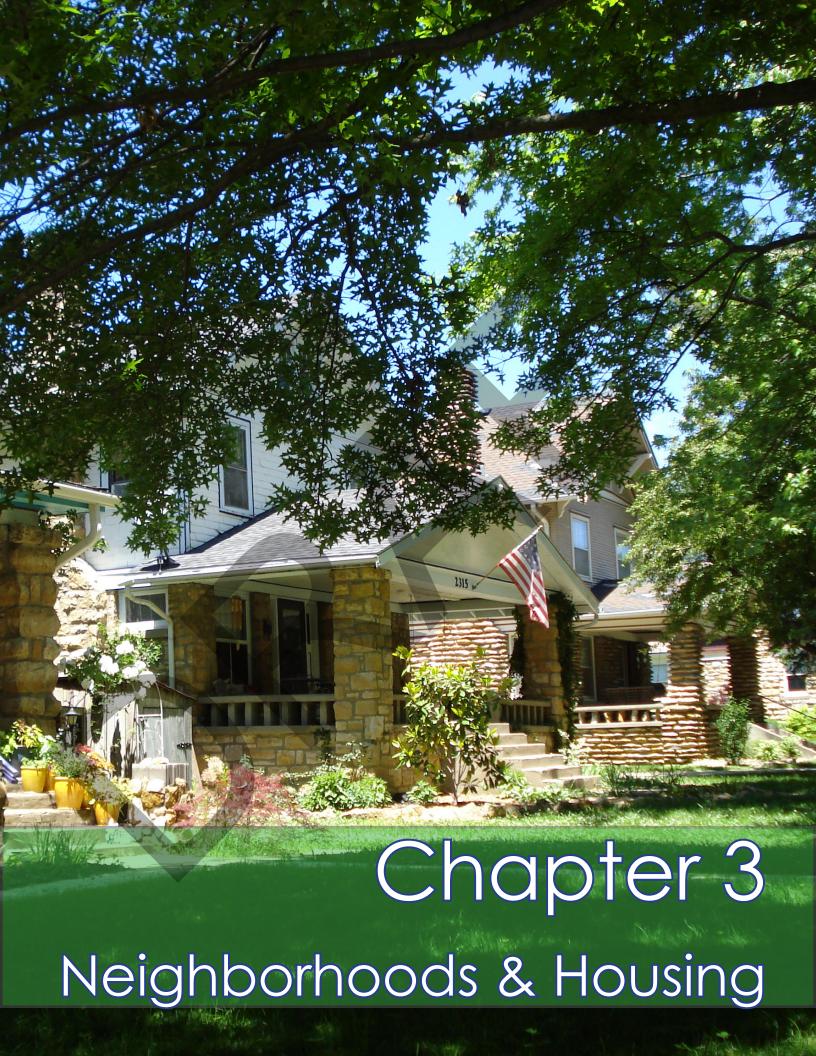


Map 2.3: Industrial Map

"There's no better place to coach, there's no better place to go to school, there's no better place to play.

- Former KU Head Coach Larry Brown

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ADVISORY BOARDS

- Affordable Housing Advisory Board
- Community Development Advisory Committee
- Homeless Issues Advisory Committee







For more on Historic Preservation

See <u>Chapter 7A</u> Historic Resources

3. Neighborhoods & Housing

VISION

Neighborhoods provide residents with a safe, functional and aesthetically unique environment where a sense of identity is created, historic features and cultural traditions are respected, attractive and affordable housing choices are offered, services are provided, and connections to a common past maintained.

GOALS

Lawrence is made up of many distinct neighborhoods, each with different characteristics. Neighborhoods are components of the larger whole, and should be **integrated into the larger community**.

- 1. Strengthen neighborhoods' ties to the larger Lawrence community.
- 1.1 Provide alternative routes via connective road patterns to ease traffic congestion and help limit the use of cul-de-sacs.
- 1.2 Utilize alleys and short blocks to maximize connectivity.
- 1.3 Orient buildings to reflect the predominant neighborhood pattern.
- 1.4 Use <u>open spaces</u>, greenbelts, and trails to provide linkages throughout the neighborhood.
- 1.5 Integrate non-motorized transportation options when possible.
- 1.6 Plan for neighborhoods within all future <u>Specific Land</u> <u>Use Plans</u>.

Lawrence has a remarkable heritage and unique history that **promotes the character of neighborhoods** throughout the city. Preserving the character of existing neighborhoods while encouraging creative and unique new neighborhoods will enhance Lawrence's identity.

- 2. Create and encourage vibrant neighborhoods that have distinctive identities that together make Lawrence unique.
- 2.1. Maintain the form and pattern of established neighborhoods.
- 2.2 Use innovative programs to minimize or eliminate conditions causing decline.
- 2.3 Create neighborhood identity through recognizing historic and cultural landmarks, integrating public art and wayfinding signs, programming arts and cultural, and supporting policies that create neighborhood cohesion.
- 2.4 Neighborhoods should have clearly defined edges by either natural or man made features.

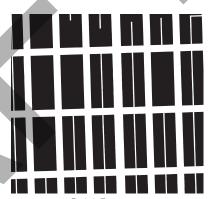
Conserving and enhancing the characteristics and structures that define our neighborhoods is critical to defining the uniqueness of Lawrence.

- 3. Preserve and enhance the character elements of existing neighborhoods.
- 3.1 Protect and improve the character and appearance of existing residential neighborhoods to sustain their values and enhance the quality of life.
- 3.2 Maintain historic structures and elements to help conserve the unique aspects of the neighborhood, as well as the whole community.
- 3.3 Define the character by highlighting places of meaning or unique value of each neighborhood.



What are Connective Road Patterns?

Connectivity in neighborhoods, as well as surrounding neighborhoods, is critical. Grid designs create an interconnected street system offering pedestrians and vehicles many choices in navigating through their neighborhood. Neighborhoods with limited connections force traffic onto collectors causing jams and access problems. Curvilinear streets should be avoided.



Grid Pattern



Disconnected Grid Pattern



Curvilinear Pattern



Lawrence Association of Neighborhoods Map





How is Affordable Housing Defined?

The Affordable Housing Advisory Board defines affordable housing generally as housing for which the occupants are paying no more than 30% of their income for gross housing costs, including utilities.

Renters

Housing units with monthly rent and utilities not exceeding 110% of the <u>HUD defined Fair Market</u> Rent, as determined yearly by the Lawrence Douglas County Housing Authority.

Owners

Housing units for those earning up to 80% of Median Family Income, as established yearly by HUD for the Lawrence, KS Metropolitan Statistical Area.

Redeveloping and new neighborhoods should be **designed to strengthen** the unique character that people associate with Lawrence.

- 4. Create a safe, functional, and aesthetically unique residential environment for new and redeveloping neighborhoods in Lawrence.
- 4.1 Create a place allowing neighborhood residents to gather ensuring that future neighborhoods are unmistakably Lawrence.
- 4.2 Incorporate a mixture of housing types, styles, densities, and price ranges.
- 4.3 Design neighborhoods to a human scale, including building elements, street design, and other design elements.
- 4.4 Include vehicular and non-vehicular connections within and to surrounding neighborhoods.
- 4.5 Incorporate safe routes to schools in neighborhood planning and design.
- 4.6 Create residential design guidelines to enhance the aesthetics of multi-dwelling development in neighborhoods.
- 4.7 Integrate small/large neighborhood commercial options into neighborhood designs.
- 4.8 Incorporate pocket parks and green spaces into new neighborhood developments.

Designing neighborhoods to allow residents to age in place provides a higher quality of life and more choices.

- 5. Create complete neighborhoods that mix compatible land uses, include varied housing types and prices, and provide services and amenities to residents of all ages.
- 5.1 Design neighborhoods to provide a variety of walkable live, work, learn, and play options.
- 5.2 Design neighborhoods to accommodate aging in place.
- 5.3 Create high-quality pedestrian spaces and networks connecting neighborhoods, prioritizing the pedestrian experience.
- 5.4 Identify and plan for service needs and resources for all residents of all ages and abilities.
- 5.5 Incorporate universal design into building codes.

Ensuring that our community has **affordable and safe housing** is paramount to the quality of life we all enjoy.

- 6. Provide affordable housing for all segments of our community.
- 6.1 Implement the policies of the Affordable Housing Advisory Board.
- 6.2 Encourage developments to account for all income ranges when creating new developments and subdivisions.
- 6.3 Promote partnerships to advance affordable and safe housing options.









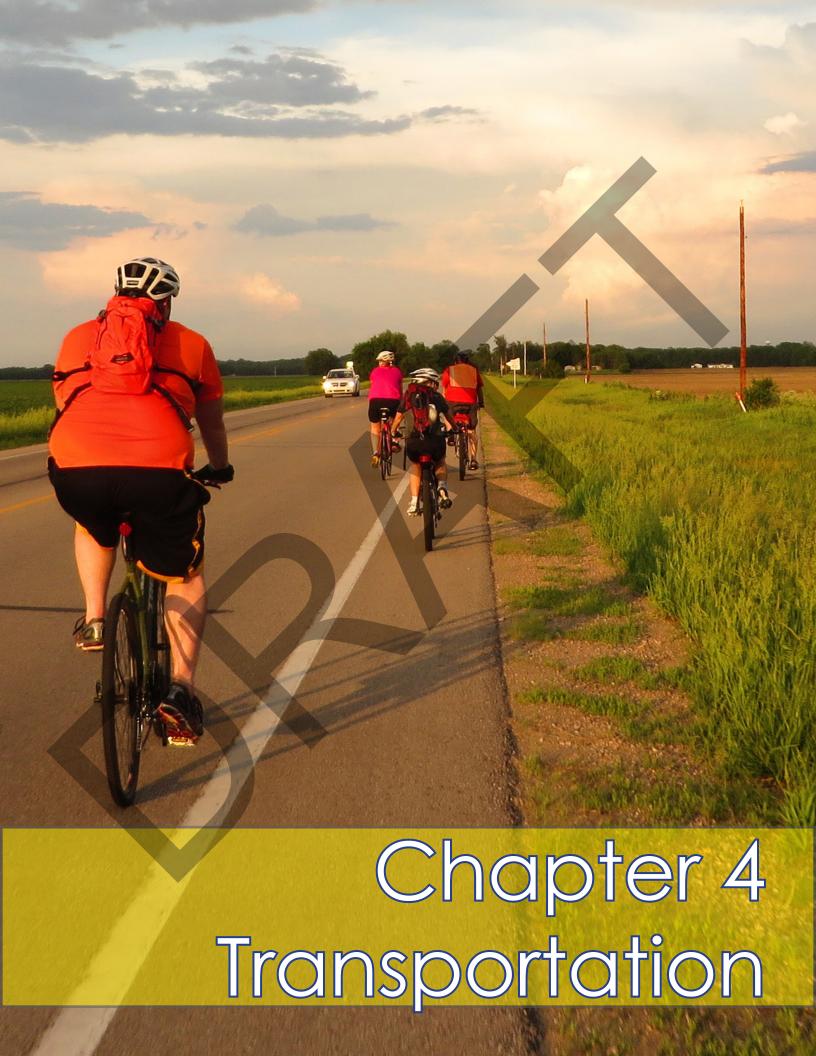


"Lawrence has a wonderful hill in it, with a university on top and the first time I ran away from home, I ran up the hill and looked across the world:

Kansas wheat fields and the Kaw River,

and I wanted to go some place, too."

-Langston Hughes





ADVISORY BOARDS

- Transportation Commission
- <u>Public Transit Advisory</u>
 Committee
- MPO Bicycle Advisory Committee



What is a MPO?

The <u>Metropolitan Planning</u>
<u>Organization</u> is a federally
designated agency responsible for
coordinating transportation planning
and programming in and for all
of Douglas County. The MPO's
mission is to provide planning and
programming services for the safe
and efficient movement of people
and goods consistent with the
region's overall goals.

Our region includes:

- Douglas Co.
- Lawrence
- Eudora
- <u>Lecompton</u>
- Baldwin City

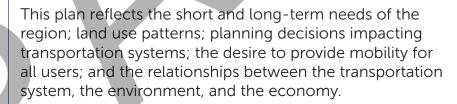
4. Transportation

Metropolitan Transportation Plan

Transportation 2040 sets regional transportation policies, and articulates goals and objectives for the creation of a multi-modal transportation system complimenting the comprehensive plan's land use plans, economic development plans, environmental plans, and other plans for the region. It assists state and local government agencies to improve the quality of life for our community.

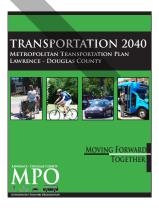
The creation of *Transportation* 2040 is supported by an open public participation process and the willingness of the local, state, and federal officials involved in developing this document to chart a

comprehensive regional transportation system.



This chapter references *Transportation 2040* as the key plan guiding our community's transportation network. This chapter reflects the goals of the transportation plan, and enhances key aspects related to unincorporated Douglas County and the City of Lawrence.







VISION

To maintain and enhance a complete, safe, and efficient multi-modal transportation system for users of all ages and abilities.

GOALS

While moving people is one of the paramount concerns of a transportation network, the **safety and security** of the people using it is one of the overarching concerns for all aspects.

- 1. Improve Safety and Security through design techniques and the application of the "4 E's" Engineering, Education, Enforcement, and Emergency response.
- 1.1 Develop criteria focusing on the safety aspect of transportation projects requiring that safety be addressed before a project is approved.
- 1.2 Review land development projects when projects are initially submitted for safety and design implications.
- 1.3 Set high priority areas for safety improvement through available data sources.
- 1.4 Facilitate, develop, and distribute safety education materials.
- 1.5 Design streets and subdivisions to enforce traffic laws for safe operation on the transportation network.
- 1.6 Use technology to improve travel times for emergency response.
- 1.7 Coordinate with local, state, and federal agencies to quickly respond during times of natural disasters, extreme accidents, or other emergencies.

One of the keys to good planning involves **efficiency and effectiveness** of the public investments in transportation to further transportation services and infrastructure that are consistent with the community's desires.

- 2. Focus efforts on system preservation and economic efficiency.
- 2.1 Monitor and inventory the transportation system's physical condition, for items such as asset management, pavement condition, sidewalk maintenance, Americans with Disabilities Act compliance, and other system aspects.







T2040 is the long range transportation plan for Douglas County. It is a vision for a healthy, safe, and efficient transportation system that adequately serves the region's future. The plan identifies transportation needs, investments, and recommends system improvements for all modes of transportation: automobile, public transit, bicycle, pedestrian, etc.





What are Intelligent Transportation Systems?

ITS applies technology and communication systems to improve the multi-modal movement.

It includes traffic conditions detection systems and cameras, dynamic message signs providing real time travel information, agency coordination, and a host of other technologies improving the transportation infrastructure.



- 2.2 Develop an inventory process to monitor the regional transportation system's physical condition.
- 2.3 Utilize techniques and technologies, such as Intelligent Transportation Systems, to maximize network capacity and improve the efficiencies.

Linking **transportation to land use planning** is critical because each aspect dictates the design of the other. Consideration of the **strong interrelation** of these two elements would produce positive impacts for residents.

- 3. Coordinate transportation improvements with future land uses to minimize infrastructure costs.
- 3.1 Improve project development processes between local, regional, state and federal agencies to reduce costs and increase project delivery time lines.
- 3.2 Improve multi-modal connectivity between existing employment centers, retail activity areas, and regional destinations to foster continued growth and vitality of those areas.
- 3.3 Build <u>Americans with Disabilities Act</u> (ADA) connections between rights-of-way and building entries, accessible transit stops, and implement the <u>transit amenities policy</u>.
- 3.4 Plan and establish a transit center within Lawrence.
- 3.5 Develop in accordance with the Major Thoroughfares street designations on the <u>Growth & Development Map</u>.

Planning must consider **all transportation users**, not just vehicles. Individuals who cannot or prefer not to drive should have equal access safe and efficient transportation choices as those offered to drivers. Considering all members of our community, including children and adults, must be part of the regional transportation planning process.

- 4. Further maximize accessibility of the transportation system, and increase the mobility options for all residents.
- 4.1 Provide viable transportation alternatives with stronger interconnectivity by considering transit, bikeway, and pedestrian details in site planning, and adhering to Complete Streets policies.
- 4.2 Create land development patterns and transportation designs allowing and encouraging people to use all transportation modes.

4.3 Enhance the coordinated transit system, such as providing special services for senior citizens and persons with disabilities, and their connections to regional commuter services.

One of the most important ways that transportation planning impacts our communities is in how we move about Lawrence and Douglas County. Minimizing issues is key to creating an **efficient and equitable** transportation system.

- 5. Minimize adverse social, economic, and environmental impacts created by the transportation system.
- 5.1 Create land development patterns that promote transportation efficiency, sustainability and livability through coordinated review of land use plans.
- 5.2 Strengthen linkages between transportation planning and environmental planning.
- 5.3 Strengthen linkages between transportation planning and public health planning.
- 5.4 Implement actions transitioning to the use of alternative transportation modes and low emissions vehicles.

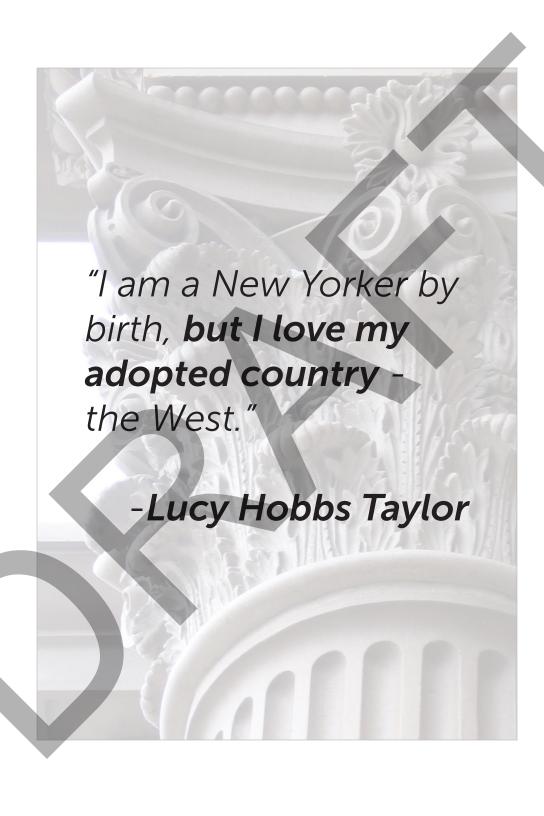




What is Environmental Justice?

The Environmental Protection Agency defines Environmental Justice as the fair treatment for people of all races, cultures, and incomes, regarding the development of environmental laws, regulations, and policies.

It requires that projects using Federal funds be selected and distributed fairly to all people regardless of income or race, and that all people have equal access to the benefits afforded by these projects, including equal access to the decision-making process for project selection.





Chapter 5
Economic Development



ADVISORY BOARDS

- <u>Joint Economic Development</u> Council
- <u>Public Incentives Review</u>
 <u>Committee</u>



What does Economic Development mean?

Economic development is the sustained, concerted efforts of a community and its policymakers to improve the standard of living and economic health of an area.

Implementing economic development involves targeting activities and programs that improve the economic well-being and quality of life of a community by building local wealth, diversifying the economy, creating and retaining jobs, and building the local tax base.





5. Economic Development

VISION

Create a diverse range of employment opportunities by capitalizing on our highly educated workforce, attracting new employers, retaining and growing existing business, and maximizing our potential through innovative technology sectors.

GOALS

Continuing to diversify the range of jobs and employers helps buffer our community from economic shifts, and provides greater opportunity for both employees and employers within Douglas County.

- 1. Diversify the community's economic base.
- 1.1 Identify strategies and pursue a dedicated funding source to attract, develop, and retain employers and jobs.
- 1.2 Enhance Downtown Lawrence as an employment destination.
- 1.3 Recruit and attract new and developing green/environmentally friendly jobs.
- 1.4 Capitalize on local resources, such as the University of Kansas <u>Small Business Development Center</u> and the <u>Bioscience and Technology Business Center at the University of Kansas</u>, to help nurture and attract small and start-up businesses.
- 1.5 Target career business attraction building on the existing economic and educational assets of Douglas County.

Encouraging discussions with local colleges and schools, employers, and our community's workers helps **continue workforce retention and development** for future economic development.

- 2. Expand the pool of quality jobs, workforce retention, and new job advancement.
- 2.1 Develop housing options to meet the needs and incomes of a diversified workforce.
- 2.2 Create quality working environments that foster a strong sense of place, and uniquely identify as being part of our community.

- 2.3 Foster educational partnerships with schools to help formalize career pathways throughout the community's job market.
- 2.4 Develop and expand educational facilities to provide job and skills training to the community's workforce.
- 2.5 Capitalize on Douglas County's educated workers to attract new and developing industries.

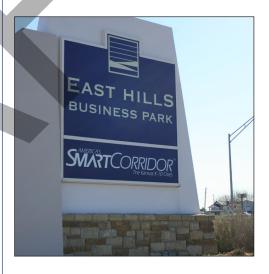
Strengthening the employment base and focusing on community development adds to the quality of life, attracts new opportunities to the community, and supports the employment base.

- 3. Strengthen and stabilize the tax base and existing businesses.
- 3.1 Evaluate existing available large-lot locations for large-scale primary employers, and pursue as necessary locations for new industrial parks.
- 3.2 Create a strategy to provide development-ready sites for large-scale primary jobs employers.
- 3.3 Retain and promote expansion of existing businesses within the community.
- 3.4 Establish initiatives designed to encourage retention of businesses and employment.
- 3.5 Support and grow small to medium sized businesses throughout our community.
- 3.6 Promote and support the redevelopment of underutilized employment sites.

Preparing for new technologies and innovations is key to growing our local economy and capitalizing on the existing advantages and resources that are here today and will develop in the future.

- 4. Pursue technology and advancements to expand our existing local economy, and attract new jobs and industries to our community.
- 4.1 Support the community's ability to capitalize on high tech infrastructure, such as fiber, and other emergent technologies.
- 4.2 Recruit and promote innovative technologies within industry sectors that foster the community's higher education institutions and industries, such as life sciences, information technology, engineering, math, software and communications, and others.





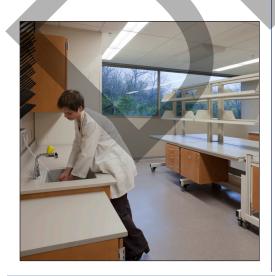




- 4.3 Consider providing seed and venture capital to high technology, start-up companies to establish operations in our community.
- 4.4 Identify and development partnerships filling capital market and employment gaps to help start-ups, retain existing technology sector employers, and expand job opportunities.
- 4.5 Support businesses transitioning to new green practices.



Photo by A. Shafer Photography



What are Economic Development Assistance Tools?

The City has a variety of economic development tools that can be implemented to achieve community goals. In most cases, the programs are implemented in a "pay-as-you-go" manner in which the property owner fronts the improvement expense and is reimbursed over time through project generated tax revenues.

The City also participates in other types of direct support such as assistance with infrastructure, relocation grants, employee training grants, etc. The primary "pay-as-you-go" tools include:

Industrial Revenue Bonds (IRB)

IRBs are a conduit financing tool used to obtain favorable rate financing for constructing or purchasing a facility or equipment, obtaining a sales tax exemption on project construction materials, or to get an exemption of real property taxes for business types that would not qualify for an EDX abatement.

Real Property Tax Abatement (EDX Abatement)

An EDX real property tax abatement provides an exemption of real property taxes on improvements to land and buildings for businesses primarily involved in manufacturing articles of commerce, conducting research & development, or warehousing and distribution of goods used in interstate commerce.

Neighborhood Revitalization Areas (NRA)

The NRA is a revitalization tool used to help eliminate blight, correct health and safety issues, preserve historic properties, correct legal issues with the property, or convert underproductive properties to more productive use. Funding is provided via a property tax rebate based on the incremental increase in property value resulting from project improvements.

Tax Increment Financing District (TIF)

A TIF district is used to assist project redevelopment in blighted or challenging development areas by pledging future gains in sales and/or property taxes generated within the TIF district to finance improvements which will result in those tax gains.

Transportation Development Districts (TDD)

TDDs are a funding tool used to support eligible, transportation-related improvements within a specified district through special assessments or a new transportation sales tax.

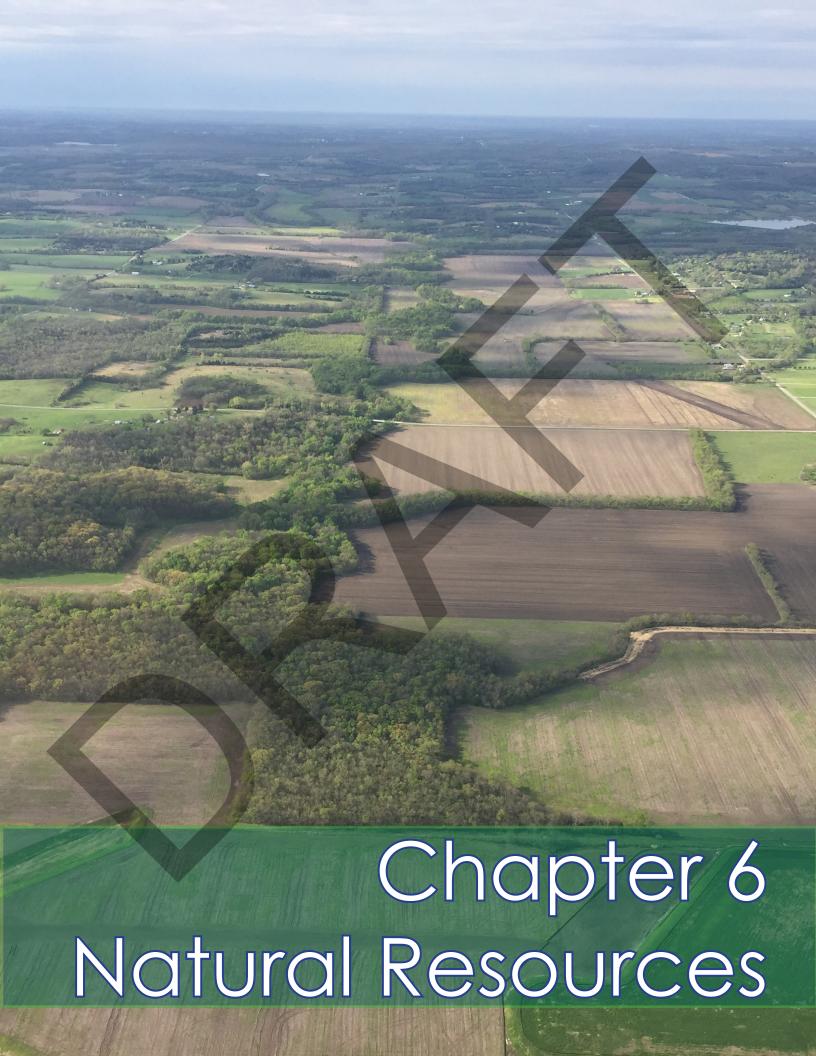
Community Improvement Districts (CID)

CIDs are an economic development tool designed to finance public or private facility improvements or services within a specified district through special assessments or a new district sales tax.

More can be found in the <u>City of Lawrence's Economic Development Policy</u>.

"I think I was the first to suggest your name for the city, although I have never urged it at all, as I wished every person to be satisfied in his own mind. From the time the name was proposed there has been, to appearance, no objection or opposition to it..."

-Charles Robinson to Amos Lawrence (1854)





ADVISORY BOARDS

- Sustainability Advisory Board
- Food Policy Council
- <u>Douglas County Conservation</u> <u>District</u>
- KSU Research & Extension:
 Douglas County
- Climate Protection Task Force
- Peak Oil Task Force





What are Watersheds?

A watershed is an area of land above a river or stream that contributes water to its flow. The entire watershed is drained by a river or stream to another river or lake

Watersheds are important because all of the water that falls on it or flows through it will ultimately drain to other bodies of water. It is essential to consider these downstream impacts when developing and implementing water quality protection and restoration actions

6. Natural Resources

VISION

To protect and enhance our rich natural heritage and environment. Lawrence and Douglas County shall strive to balance the needs of a vibrant economy, an equitable society, and a healthy environment.

GOALS

From recreation to drinking sources, **water** plays a vital role in both our natural and built environments. Managing water resources ensures that water quality is maintained for both drinking sources, as well as recreational purposes. It is also vital to help limit and mitigate flooding in areas throughout our community.

- Manage all water resources to protect natural habitats, mitigate hazards, and ensure water quality.
- 1.1 Evaluate development proposals for their impacts on critical water sources providing drinking water for Lawrence and Douglas County.
- 1.2 Implement watershed planning to mitigate development impacts.
- 1.3 Preserve and protect natural surface streams and rivers
- 1.4 Develop stream corridor buffers to preserve and enhance natural water features.
- 1.5 Encourage low-impact uses of riparian areas for parks and trail connections.
- 1.6 Encourage minimal and appropriate fertilizer use, pesticides, and other chemicals to reduce stormwater pollutants, maintaining water quality through watershed protection measures.
- 1.7 Identify, preserve, and protect wetlands.
- 1.8 Prohibit development in newly annexed <u>floodplain</u> areas.
- 1.9 Inventory and protect groundwater resources and their recharge lands.
- 1.10 Develop stormwater management policies for unincorporated Douglas County to limit runoff and protect water quality.
- 1.11 Accommodate voluntary water usage reductions and encourage site design best management practices.

Land resources, such as woodlands, prairies, and soils provide wildlife habitats and open space. Preserving and maintaining these resources provides both economic and quality of life benefits.

- 2. Manage land resources to maintain their natural functions and ensure their sustainability for the future.
- 2.1 Minimize grading and <u>steep slope</u> development when possible.
- 2.2 Preserve and sustain woodlands through the development of regulations and incentives providing protection.
- 2.3 Protect the urban tree canopy throughout Lawrence.
- 2.4 Develop guidelines and incentives to preserve native prairies, including utilizing conservation easements.
- 2.5 Identify important wildlife habitats and prioritize them for protection and conservation.
- 2.6 Link land resources to create a natural infrastructure and recreation area, when appropriate.
- 2.7 Protect high quality agricultural lands, as identified in Specific Land Use Plans, as the community develops to urban densities.
- 2.8 Protect high quality agricultural lands in rural areas



Sensitive Lands

Sensitive lands are part of the natural environment that provide habitat for wildlife, endangered ecosystems, or presently unique settings that are rare in Douglas County. By protecting these designated spaces we can protect natural habitats, provide recreation areas, and help minimize development impacts in sensitive areas.

These include:

- Endangered Species Habitats
- <u>Floodway</u> and <u>Floodplain</u>
- High Quality Agricultural Soils
- Native Prairies
- Rural Woodlands and Urban Forests
- Steep Slopes

"Through the reduction of local GHG (greenhouse gas) emissions, the City of Lawrence can recognize cost savings, attract environmentally friendly businesses to the area, and help Lawrence establish a leadership role in climate risk mitigation in Kansas."

Climate Protection Task Force: Climate Protection Plan, p. 4



Photo by Harland J. Schus

- that exist in significant, contiguous amounts for continued productive use in the future.
- 2.9 Protect native ecosystems by addressing invasive species.



What is Indoor Air Quality?

Many people associate air quality with emissions that are outside of buildings. However, indoor air quality can be equally as important.

Air quality has a profound effect on the environment and human health. If not addressed, poor air quality can lead to water and soil contamination, significant community health impacts, and increasing greenhouse gas emissions.

Indoor Air Quality includes:

- Control of airborne pollutants, such as secondhand smoke, radon, paint fumes, etc.
- Introducing and distributing outdoor air adequately
- Proper temperature and relative humidity

Air pollution has a profound impact on the environment and leads to water and soil contamination, community health impacts, and contributes to adding greenhouse gases to the environment.

- 3. Manage air quality in the community to limit outdoor air pollution, excessive greenhouse gases, and indoor air pollution.
- 3.1 Develop policies to reduce vehicle emissions by reducing the amount of vehicle miles traveled.
- 3.2 Develop land use regulations and incentives to reduce greenhouse gas emissions and encourage pedestrianscaled development.
- 3.3 Reduce toxic emissions in the community, and comply with regional, state, and federal clean air regulations.
- 3.4 Address sources of indoor air pollutants to improve community health.
- 3.5 Continue conducting the community-wide greenhouse gas inventory every 5 years.
- 3.6 Prioritize efforts to reduce greenhouse gas emissions in municipal operations.



Proper extraction and remediation of natural materials, such as sand, gravel, timber, oil, gas, and stone, are essential to sustainable development activity.

- 4. Properly manage natural resources to ensure sustainability, marketability, and environmental quality for the community.
- 4.1 Work with partner agencies to develop sustainable harvesting standards and effective reclamation procedures.
- 4.2 Recognize the need for the extraction of local natural resources to keep construction costs economically reasonable, while mitigating impacts to the environment and surrounding land uses in the evaluation of new extraction proposals.
- 4.3 Document and map active and suspended quarries, and analyze their environmental impacts as operational levels evolve at the sites.

Proper disposal of **daily, and hazardous, waste** can have dramatic impacts on the natural environment and community health, and can reduce numerous forms of pollution.

- 5. Reduce the amounts of waste sent to landfills.
- 5.1 Manage solid waste by emphasizing Reduce, Reuse, Recycle.
- 5.2 Support proper disposal of household hazardous waste with the <u>Lawrence</u> <u>Douglas County</u> <u>Household Hazardous Waste</u> Program.
- 5.3 Encourage recycling and composting efforts throughout Douglas County to reduce the amounts deposited in landfills.

Many of the factors that impact the natural environment are created by urban settings in Douglas County. Efforts to improve the **urban environment** can serve to protect and sustain our natural resources.

- 6. Strengthen environmental protection through sustainable development of the built/urban environment.
- 6.1 Adopt a climate change adaptation plan incorporating potential climate change scenarios and identifying specific actions to reduce risk and exposure from hazards.



What are High Quality Soils?

High Quality Soils are locations that have been graded as being the best land for agricultural production. This includes 2 classes:

Class 1: Soils in this class are best suited for cultivated crops, pasture, range, woodland, and wildlife. They are deep, generally well drained, easily worked, and less prone to erosion.

Class 2: They require careful management to prevent deterioration or to improve air and water relations when cultivated. The limitations are few and the necessary management is easy to apply. The soils may be used for cultivated crops, pasture, range, woodland, or wildlife food and cover.

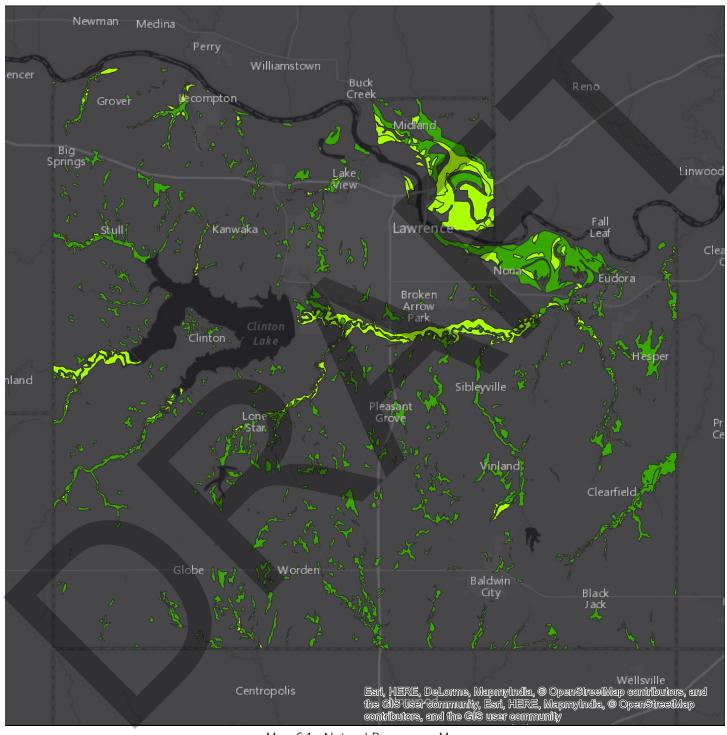




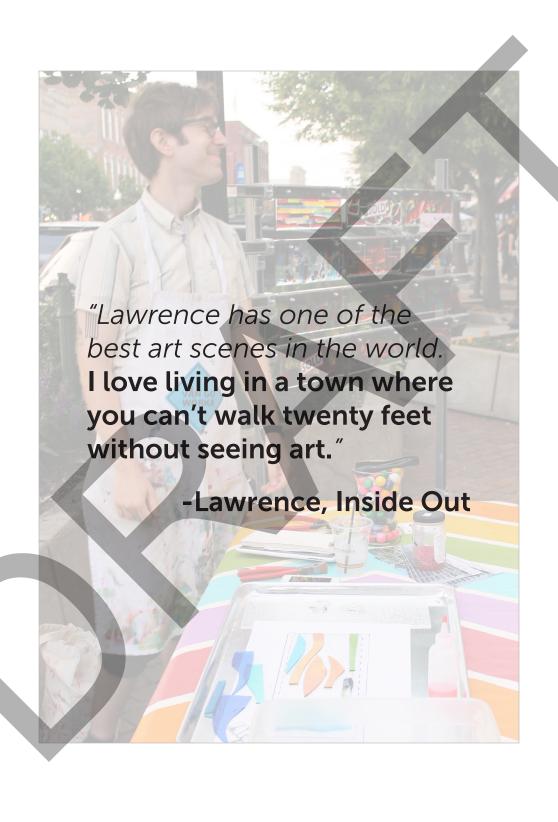


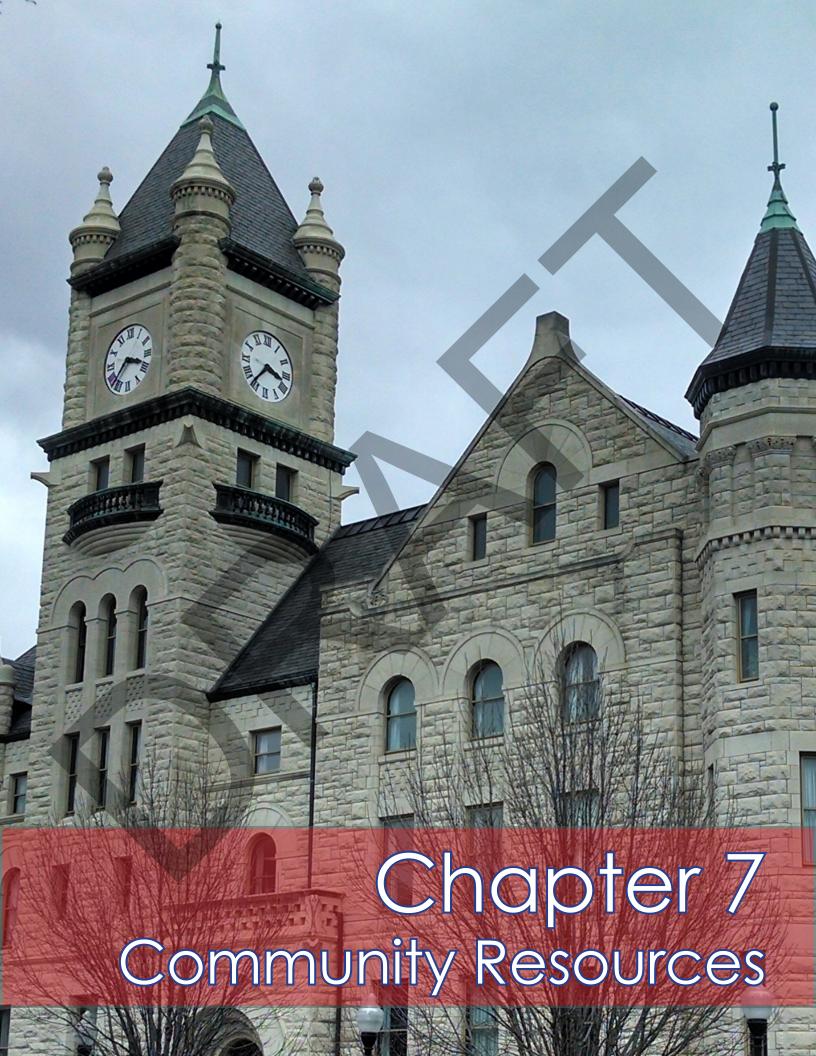
- 6.2 Mitigate impacts caused by noise and light pollution, and development activities.
- 6.3 Foster and encourage healthy lifestyle options through development and design of the built environment.
- 6.4 Develop a sustainable multi-modal transportation system.
- 6.5 Promote sustainable building practices by leading and promoting green building standards and practices and by creating incentives to improve opportunities for distributed generation of renewable energy sources.
- 6.6 Promote responsible use and conservation of energy and natural resources by enhancing current building codes to increase energy efficiency of new construction and significant remodels.
- 6.7 Continue developing <u>local food</u> programs and implement the Food System Plan throughout Douglas County and Lawrence.
- 6.8 Develop strategies for energy conservation and adaptive reuse of existing structures.





Map 6.1: Natural Resources Map







ADVISORY BOARDS

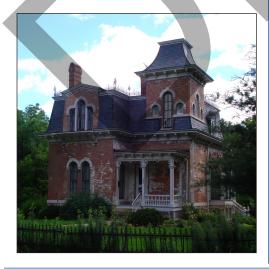
- Heritage Conservation Council of Douglas County
- Historic Resources Commission



Design Guidelines

Design guidelines convey general policies about the design of alterations to existing structures, additions, new construction and site work. They do not dictate solutions; instead, they define a range of appropriate responses to a variety of specific design issues. Lawrence has 3 sets of design guidelines tailored to specific areas of our community:

- <u>Downtown Area Design</u>
 Guidelines
- 8th & Penn Neighborhood Redevelopment Zone
- Oread Neighborhood Design Guidelines



7. Community Resources

A. Historic Resources

VISION

We honor the city's and county's vibrant history by protecting appropriate historical assets, which contributes to our sense of place. Future growth will complement our community's historical assets and enhance our unique character.

GOALS

Working to **locate and study historic resources** is a large undertaking. This necessary process ensures these resources are retained for future generations.

- 1. Identify, evaluate, designate, and preserve our community's historic resources.
- 1.1 Maintain Certified Local Government status for both Douglas County and the City of Lawrence.
- 1.2 Maintain and strengthen the local preservation ordinances for both Douglas County and the City of Lawrence.
- 1.3 Adopt a comprehensive historic resources preservation plan.
- 1.4 Integrate historic preservation elements in <u>Specific</u> <u>Land Use and Neighborhood</u> plans.
- 1.5 Create incentives to encourage adaptive reuse of historic structures.
- 1.6 Revise the <u>Land Development Code</u> to facilitate adaptive reuse of historic structures.
- 1.7 Continue locating, surveying, and assessing historic resources throughout unincorporated Douglas County.
- 1.8 Establish funding priorities for evaluation and protection efforts.
- 1.9 Document and evaluate all structures over 50 years old for consideration to be listed on the historic inventory.

While landmark structures and buildings are important in their own right, the **area and context** in which they sit also provides critical historical backing to fully illustrate their significance to the community.

2. Conserve and protect the visual context of historic resources.

- 2.1 Encourage infill development that is compatible with historic patterns and styles.
- 2.2 Create appropriate transition areas between historic districts and structures and adjacent development.
- 2.3 List eligible properties to the local, state, and national registers of historic places.
- 2.4 Expand the use of overlay districts and design guidelines to enhance unique places in our community.
- 2.5 Create conservation districts to protect historic environs.
- 2.6 Implement a demolition by neglect ordinance to protect significant historic structures from neglect.
- 2.7 Adopt rehabilitation building and fire codes.
- 2.8 Reuse and reinvest in existing structures to strengthen their longevity and use.
- 2.9 Develop historic district sustainability guidelines to encourage maintaining the historic fabric and resources invested in existing structures and site.

Some historic buildings and structures are owned and maintained by **local governments and agencies**. Ensuring the continued use and preservation provides longevity and character unique to these parts of our community.







What is Demolition by Neglect?

A term used to describe a situation where a property owner allows a historic structure to suffer severe deterioration, potentially beyond the point of repair, making demolition necessary to protect public health and safety, with the consequence of losing the historic asset.



What is a Certified Local Government?

The Certified Local Government Program is a partnership between local, state, and federal government to promote the preservation of a wide range of historic resources. Participants act independently to develop and maintain a preservation program, showing their commitment to conserving significant resources from the past for future generations.







3. Protect and maintain publicly owned historic resources.

- 3.1 Maintain, protect, and restore existing brick streets, sidewalks, and hitching posts within Lawrence.
- 3.2 Formalize a review process for all public improvements to determine potential effects on preservation efforts.
- 3.3 List community owned buildings to the historic registers and promote appropriate repairs and maintenance to ensure compatibility with listings.

Providing financial relief is one of the best methods to help owners protect and continue using the historic buildings and places that make our community unique.

4. Incentivize the preservation of historic resources.

- 4.1 Incorporate historic conservation and preservation in Lawrence's and Douglas County's economic development programs.
- 4.2 Promote the utilization of existing tax credits, exemptions, and investment programs.
- 4.3 Promote the <u>Historic Preservation Tax Incentives</u> program to promote compatible sustainability on historic structures and sites.
- 4.4 Create and promote tax incentives and abatements for the restoration, renovation, and re-use of historically designated buildings and structures.
- 4.5 Implement façade improvement grants and incentives for occupants of historic structures.
- 4.6 Implement incentives for conserving historically significant farming lands.
- 4.7 Incentivize environmental hazards abatement in significant historic structures.
- 4.8 Incentivize retaining and maintaining historically single-family residences to their intended use in historic and conservation districts.
- 4.9 Incentivize the appropriate reuse and revitalization of historic structures.
- 4.10 Maintain the Douglas County <u>Natural and Cultural</u> <u>Heritage Grant Program</u>.

B. Parks, Recreation, & Open Space

VISION

Create and maintain a variety of recreational opportunities and open spaces to increase options for residents of all ages to lead a healthy and active lifestyle.

GOALS

Throughout Douglas County and Lawrence, there has been a **strong**, **beneficial relationship** between the city, the county, the school districts, and other public agencies to help create, use, and maintain parks and open spaces throughout the greater community.

- Maintain coordinated and cooperative planning and development opportunities with community partners.
- 1.1 Establish park and open space standards for unincorporated Douglas County.
- 1.2 Coordinate recreational services and facilities to maximize resources and minimize community expense.
- 1.3 Coordinate park and open space standards between Douglas County and Lawrence.

One of the most important facets of parks and open spaces is being able to **locate new spaces** that best serve community use, and protect key aspects of our community.

- 2. Encourage innovative land acquisition and open space preservation.
- 2.1 Incentivize land dedications and other voluntary mechanisms to protect natural and historic areas of the community for public purposes.
- 2.2 Use easements, land owner agreements, and deed restrictions for multi-use trails and open spaces, especially key natural and historic areas.
- 2.3 Create awareness and education programs showing the benefits of key natural and historic areas.



ADVISORY BOARDS

Parks & Recreation Advisory
 Board





What are Open Spaces?

Open Spaces can take many forms, but generally, there are 3 types that are predominant in our community.

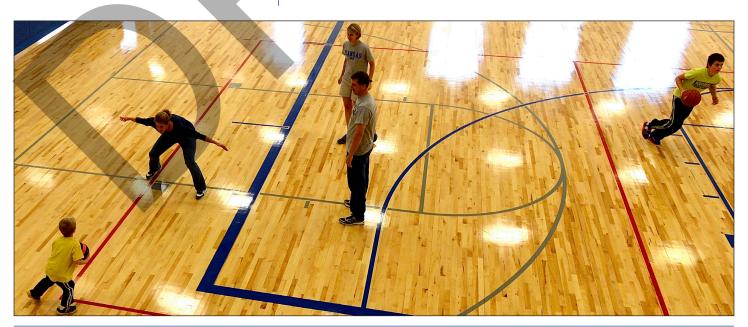
- Agricultural: Farm and pasture lands
- Active:
 Playgrounds, ballfields,
 recreation centers
- Passive:
 Trails, nature preserves,
 scenic overlooks





Creating parkland and open space areas as the community grows is necessary to maintain a key component of our quality of life.

- 3. Identify and expand existing park, recreation, and open space systems.
- 3.1 Ensure adequate access to park, recreation and open spaces to all community residents.
- 3.2 Locate and develop park, recreation, and open space locations consistent with Parks and Recreation Master Plan, and other Future Land Use plans.
- 3.3 Facilitate new park, recreation, and open space locations in conjunction with the growth and development of the community.
- 3.4 Locate park, recreation, and open space locations near other community facilities, such as schools, when possible to maximize resources and minimize expenses.
- 3.5 Utilize floodplains for low impact park, recreation, and open space uses, such as play fields, trails, and passive recreation.
- 3.6 Facilitate farmland and open space preservation by working with agricultural property owners.



Linkages are equally as important as having park, recreation, and open space land available to the community. **Improving these linkages** via trails, sidewalks, and paths, ensures accessibility to all residents to match transportation and recreation needs.

- 4. Connect and link parks, recreation, and open space locations.
- 4.1 Create connections throughout the community using existing and unique features to provide connections, such as parkways and boulevards, greenways, riparian corridors, and other methods.
- 4.2 Capitalize on street and utility improvement projects as opportunities to include sidewalks and trails.
- 4.3 Provide linkages within Lawrence and unincorporated Douglas County connecting park, recreation, and open space locations.
- 4.4 Connect lands providing continuity for floodplains, watercourses, and wildlife.

Some of the most valuable lands in our community are ones we don't build on. **Preserving natural features and areas** throughout Douglas County for the community's benefit and enjoyment is critical to preserving our natural spaces.

- 5. Preserve and enhance natural areas of the community.
- 5.1 Promote agricultural land retention through programs such as conservation easements.
- 5.2 Incorporate natural elements, such as floodplains, watercourses, wetlands, and steep slopes into development proposals as preserved features.
- 5.3 Design historic sites and historic ecosystems into spaces for conservation and enjoyment by future generations.





What is a Floodplain?

The land area susceptible to inundation by water as a result of the flood. This typically includes areas of low-lying ground adjacent to rivers or streams.



What is a Steep Slope?

Those areas of land characterized by a change in elevation of 15 percent.





Map 7.1: Parks & Open Space Map

C. Community Facilities

VISION

We will be a community with facilities to serve our residents and enhance the quality of life in a sustainable and efficient manner.

GOALS

Responsible government ensures that **existing facilities and structures are maintained** and upgraded to maximize the life of these assets.

- 1. Maintain and construct quality and sustainable community facilities.
- 1.1 Identify appropriate locations for new facilities, and maintain existing locations throughout the community.
- 1.2 Collaborate with community partners (schools, hospitals, universities, etc.) on future efforts, including siting facilities that can be shared to maximize public investment.
- 1.3 Encourage combining or creating multiple use facilities when appropriate, such as schools/ community centers, Fire/Police stations, to improve accessibility and efficiency.

Siting community facilities can be difficult and dependent on a variety of factors. **Using locational criteria** helps ensure a best for the use and the community.

- 2. Consider the following Locational Criteria when siting community facilities.
- 2.1 Locate and design sites to minimize impacts on adjacent areas.
- 2.2 Utilize innovative designs to enhance Lawrence and Douglas County.
- 2.3 Buffer potential nuisances by appropriate means.





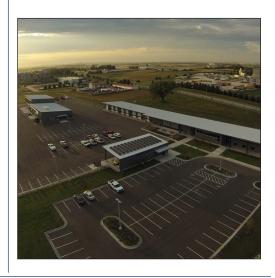












Photo by A. Shafer Photography



D. Arts & Culture

VISION

Promote and foster our community's pride and diversity through arts and culture to foster our sense of place, and reflect on our commitment to crafting our unique identity.

GOALS

With a strong foundation of work already completed in our community, continuing to **incorporate existing plans and studies** help to ensure our unique identity.

- 1. Integrate arts and culture into the built environment through the planning process.
- 1.1 Implement the goals of the <u>City-Wide Cultural Plan</u> in the development process.

With a well-developed community of artists and activities, **building on these existing assets** helps create a stronger vision and place for the arts in our community.

- 2. Build on existing assets our community enjoys to strengthen Lawrence's and Douglas County's unique arts atmosphere.
- 2.1 Develop strategies for public-private partnerships for arts and culture programming.

Weaving arts and culture elements cohesively into development is critical to retaining the distinctive qualities of older neighborhoods and fostering the emergence of cohesive identities for newer areas.

3. Expand the way that arts and cultural amenities can be incorporated and planned into our community.



ADVISORY BOARDS

• <u>Lawrence Cultural Arts</u> Commission







- 3.1 Develop strategies for incorporating public art in built projects.
- 3.2 Incorporate <u>public arts programming</u> into all eligible City of Lawrence projects.
- 3.2 Design, maintain, and complement infrastructure for creative, cultural, and celebratory activities throughout the community.



"The mission of the Citywide Cultural Plan is to engage the Lawrence community in expressing its collective creative capacity in order to support and sustain a vibrant and robust community."

Building on Lawrence's Creative Capital: A City-Wide Cultural Plan for Lawrence, KS, p. 19



Local Foods E.

VISION

Create a robust local food system that enriches producers and consumers and that bolsters our communities' health and resilience.

GOALS

Local foods are a large part of our culture and economy, including producing, buying, and consuming food products. Ensuring agriculture's role in our community helps signify its importance in our local economy and shapes our local identity.

- 1. Identify and encourage opportunities for growth in local agricultural employment, tax base, and income.
- 1.1 Plan in accordance with and implement the Douglas County Food Systems Plan.
- 1.2 Maintain working lands and prime soils for future generations.
- 1.3 Plan for the conservation and protection of high quality agricultural soils as part of Specific Land Use Plans.
- 1.4 Maintain funding for conservation easements.
- 1.5 Guide the expansion of local farmers markets throughout the community as feasible.

Providing support for local producers to build new markets helps promote healthy, local foods to consumers and spur entrepreneurial opportunities.

- 2. Identify and encourage opportunities for growth in local agricultural and entrepreneurial food sectors, including employment, tax base, and income.
- 2.1 Maintain economic development support for the development of regional food system infrastructure and value-added agricultural production.
- 2.2 Plan for equitable healthy, local food access throughout Douglas County.



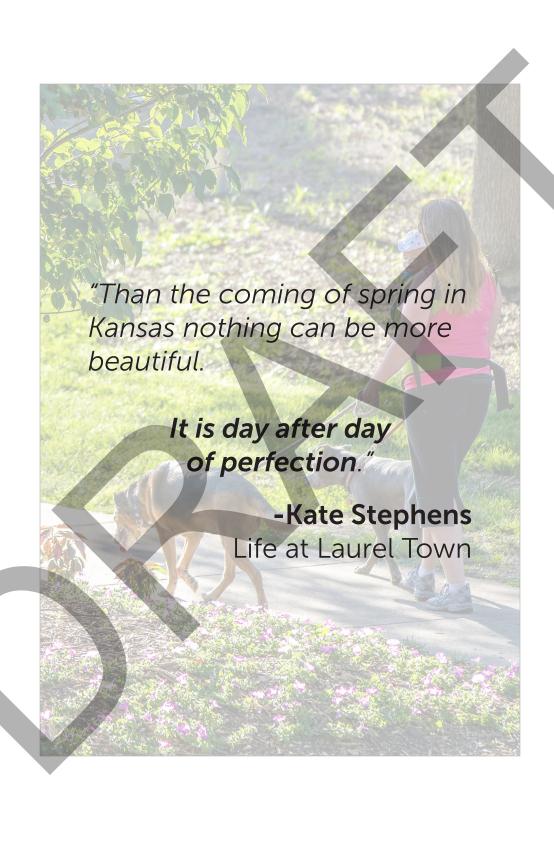


What are Local Foods?

Local food and eating locally means building new markets that connect area producers and consumers, keeping food dollars within our community.

This includes how we produce, buy, eat, and throw away food in Douglas County.









Key Numbers

(Source: U.S. Census Bureau)

Population (2015)

Douglas Co. 118,053 Lawrence 93,917

Population: Under 18 (2015)

Douglas Co. 21,735 Lawrence 15,793

Population: Over 65 (2015)

Douglas Co. 11,500 Lawrence 8,070

Median Household Income (2015)

Douglas Co. \$50,939 Lawrence \$46,406

Housing Tenure (2015)

Douglas Co.

Own: 52%/Rent:48%

Lawrence

Own: 46%/Rent:54%

Persons in Poverty (2015)

Douglas Co. 19.4% Lawrence 21.8%

Educational Attainment (2015)

High School graduate or higher

Douglas Co. 94.9% Lawrence 95.2%

Median Housing Value (2015)

Douglas Co. \$179,800 Lawrence \$176,300

Total Housing Units (2015)

Douglas Co. 47,812 Lawrence 38,189

Number of Companies (2012)

Douglas Co. 10,121 Lawrence 8,238

8. Appendix

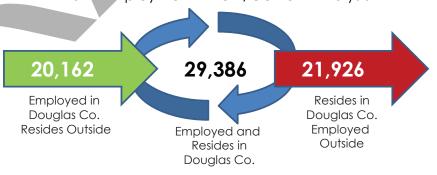
A. Community Profile

Both Douglas County and Lawrence have experienced considerable population growth since the 1950s. Understanding the people of our community has direct effects on how we plan for housing, jobs, transportation, and many other services.

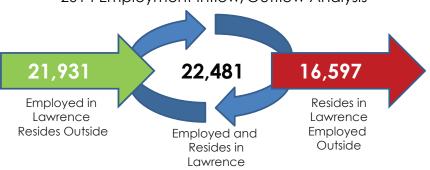
This portion of the comprehensive plan captures a snapshot of the key figures for population, housing, and economics within our community.

Applying the <u>2010 Census residence concept</u> means that people will not always be counted at the place where they happen to be staying on Thursday, April 1, 2010. People who live at more than one residence during the week, month, or year should be counted at the place where they live most of the time. College students living away from their parental home while attending college in the U.S. (living either oncampus or off-campus) are counted at the on-campus or off-campus residence where they live and sleep most of the time.





2014 Employment Inflow/Outflow Analysis



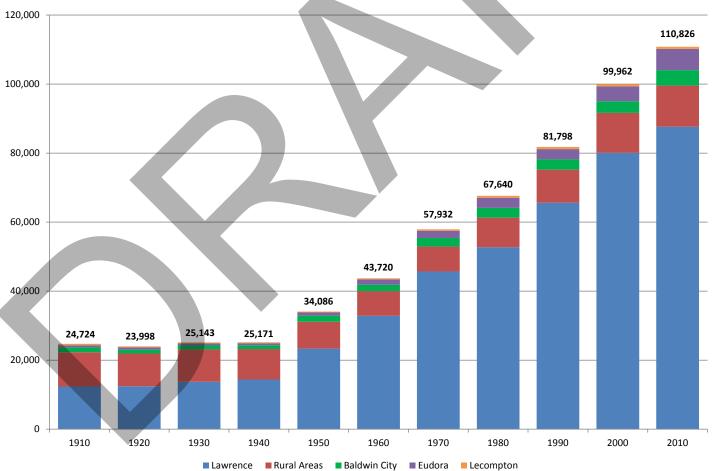
Source: U.S. Census

	1910	1920	1930	1940	1950	1960	1970	1980	1990	2000	2010
Douglas County	24,724	23,998	25,143	25,171	34,086	43,720	57,932	67,640	81,798	99,962	110,826
Baldwin City	1,386	1,137	1,127	1,096	1,741	1,877	2,520	2,829	2,961	3,400	4,515
Eudora	640	627	599	603	929	1,526	2,071	2,934	3,006	4,307	6,136
Lawrence	12,374	12,456	13,726	14,390	23,351	32,858	45,698	52,738	65,608	80,098	87,643
Lecompton	386	310	288	250	263	304	434	576	619	608	625
Rural Areas	9,938	9,468	9,403	8,832	7,802	7,155	7,209	8,563	9,604	11,549	11,907

Source: U.S. Census

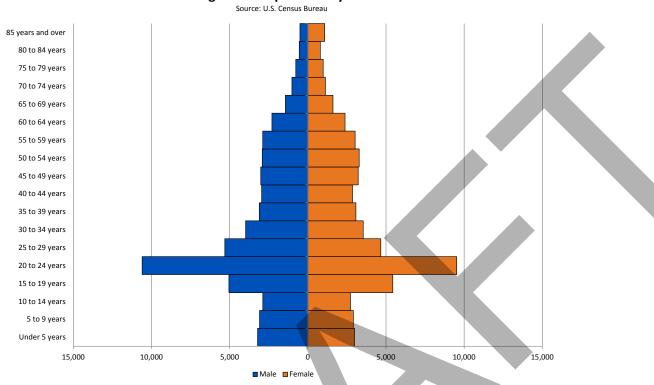
Decennial Population: Douglas County by Municipality

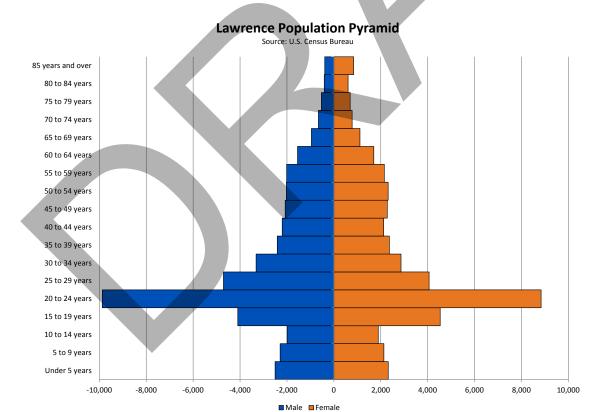
Source: U.S. Census Bureau



Population Pyramids







Population Projection

Population projections are means of providing a picture of Lawrence as it may develop in future years, under varying sets of real-world growth conditions. Population projection methods are primarily based on trend data, and the most accurate projections can only be completed every 10 years after sufficient trend data has been established.



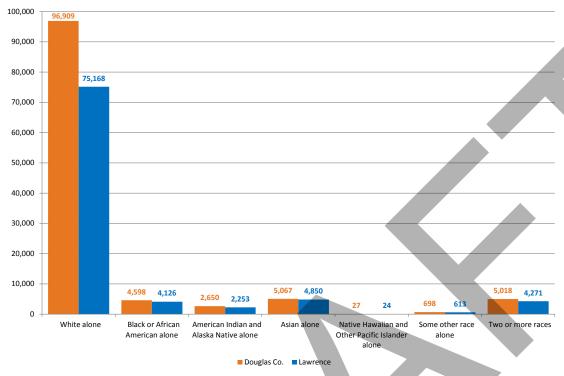


2011 Population Projections - City of Lawrence							
Projections	2020	2030	2040				
Low Average Growth Rate 2005 - 0.5%	97,469	102,454	107,693				
Medium Linear Regression 2000-2009	106,667	119,529	132,391				
High Average Growth Rate 2000-2005 - 1.9%	111,930	135,111	163,092				

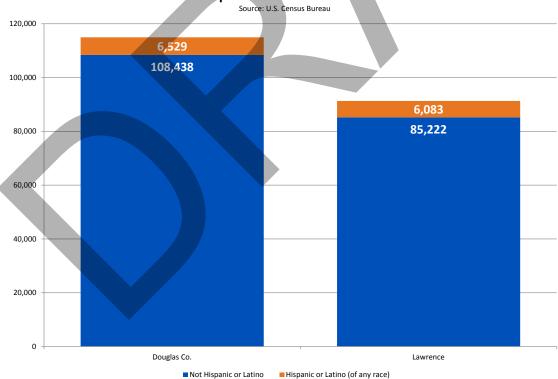
Demographics

Race: Total Population





Hispanic or Latino and Race



Population Trends

Decennial Population: Percent of Douglas County

Source: U.S. Census Bureau 90.0% 80.2% 80.1% 79.1% 80.0% 75.2% 68.5% 70.0% 60.0% 54.6% 51.9% 50.0% 40.0% 35.1% 30.0% 20.0% 16.4% 12.4% 12.7% 11.7% 11.6% 10.7% 10.0% 0.0% 1920 1930 1970 1980 1990 2000 2010 1910 1950 1960

Douglas County: Net Migration Decade Ending

Lawrence

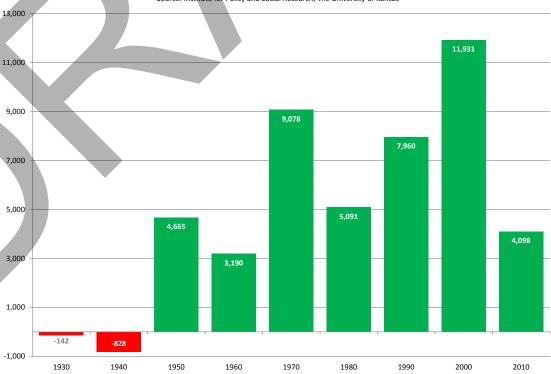
Lecompton

Rural Areas

Baldwin City

-Eudora

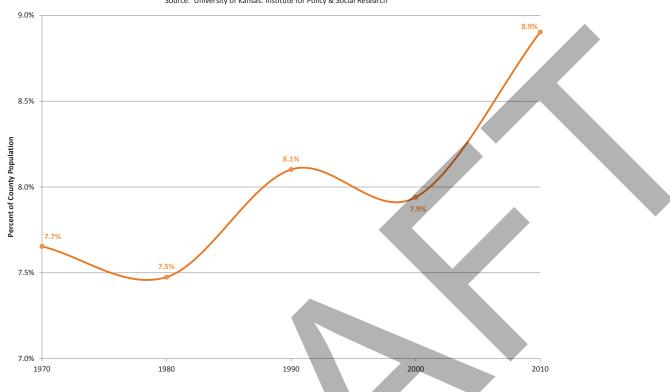
Source: Institute for Policy and Social Research, The University of Kansas

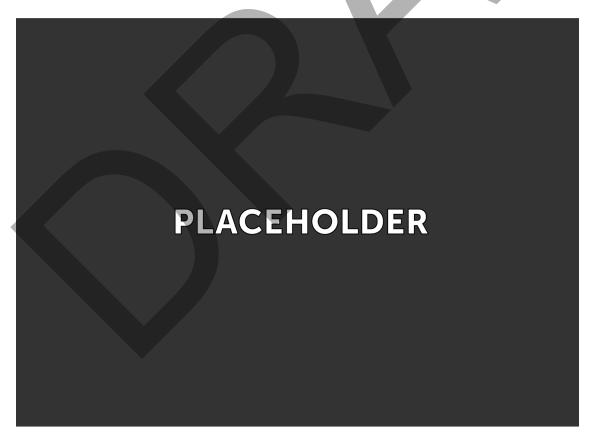


Demographics

Percent of Douglas Co. Population Aged 65+

Source: University of Kansas: Institute for Policy & Social Research





TITLE

PLACEHOLDER

PLACEHOLDER

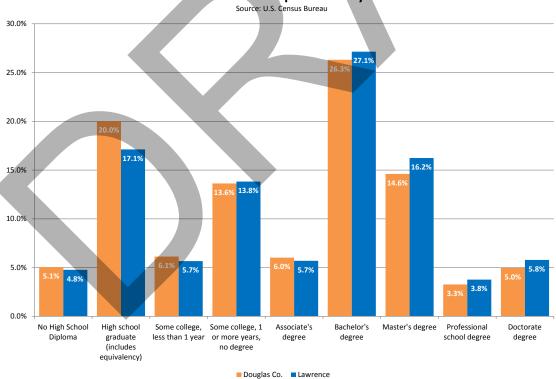
Education

Enrollment in Douglas Co. Colleges and Universities

Source: KU Institute for Policy & Social Research / Kansas Board of Regents



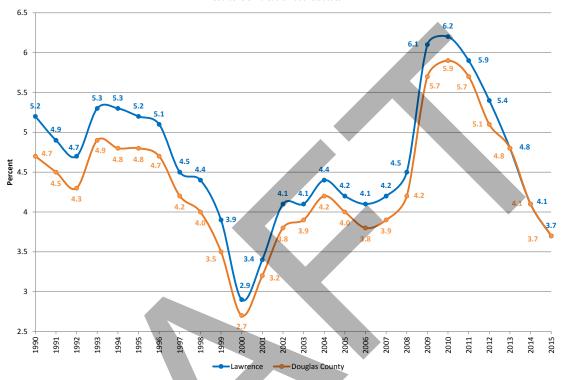
Educational Attainment: Population 25 years and over



Economics

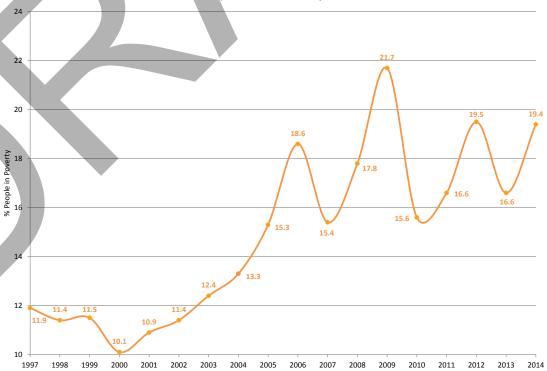
Local Area Unemployment Statistics (Not Seasonally Adjusted)

Source: U.S. Bureau of Labor Statistics



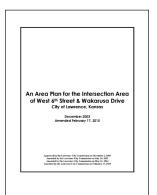
DouglasCounty: Estimate Percent of People in Poverty

Source: University of Kansas: Institute for Policy & Social Research



B. Specific Land Use Plans

Specific Land Use Plans provide a <u>detailed land use vision</u> for future development or redevelopment within a study area. The scope and area studied vary and utilize context-based data and public input to determine land use recommendations. When adopted, such plans become the primary guide for land use decisions. The following plans are hereby incorporated by reference.



An Area Plan for the Intersection of W. 6th Street and Wakarusa Drive Adopted: 2003 | Amended: 2015

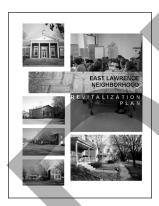
This small area plan ensures appropriate and compatible development of the W. 6th Street and Wakarusa Drive intersection. Initially anticipated to evolve into one of the more prominent commercial centers of the community, this intersection is recommended as most appropriate for commercial development.



Burroughs Creek Corridor Plan

Adopted: 2006

Until the 1960's, this portion of Lawrence was beyond the eastern most city limits. After the railroad line was abandoned in 1987, almost all of the industrial uses and zonings have remained. The purpose of this plan is to provide guidelines for using the abandoned railroad corridor as a linear park and recreational trail, emphasizing residential infill and neighborhood friendly redevelopment of existing industrial and commercial uses.



East Lawrence Neighborhood Revitalization Plan

Adopted: 2000

The East Lawrence Neighborhood Revitalization Plan includes initiatives in virtually every area of neighborhood life. This neighborhood revitalization plan is not a land use plan but a preservation and social action strategy to maintain features that are most important to the homeowners, property owners, business owners, and tenants.



Farmland Industries Redevelopment Plan

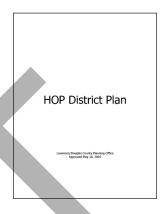
Adopted: 2008 | Amended: 2016

The former Farmland Nitrogen Manufacturing plant began operations in 1954 and closed in 2001. This plan brings together the community goals of creating additional employment and open space by providing a plan to redevelop an approximately 467 acres brownfield site into a community asset.

HOP District Plan

Adopted: 2005

The Hillcrest, Old West Lawrence and Pinckney Neighborhood Associations jointly requested this plan which includes portions of each neighborhood. This district plan was named the HOP (Hillcrest, Old West Lawrence, and Pinckney) District Plan. This plan provides direction for residential and commercial infill and redevelopment, while preserving the character of the area, its historic environs and properties.



Inverness Park District Plan

Adopted: 2013

The Inverness Park area began developing when annexation was approved in 1999. The Inverness Park District Plan is focusing on providing future land use guidance for the remaining undeveloped property within the planning area, acting as the official land use guide for the remaining undeveloped land within the planning area.



K-10 and Farmer's Turnpike Plan

Adopted: 2009 | Amended: 2016

Located northwest of Lawrence and southeast of Lecompton, this planning area is anticipated to develop with a wide range of uses and intensities extending from very low-density residential to industrial uses as Lawrence grows into this planning area.



Northeast Sector Plan

Adopted: 2003 | Amended: 2015

The dominant character of this portion of Douglas County is rural, although there are a variety of uses within the area. This area is agriculturally used throughout the majority of the planning area, which is not anticipated to urbanize in the foreseeable future.





Oread Neighborhood Plan

Adopted: 2010

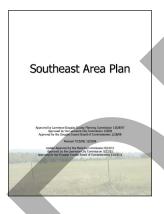
Today this planning area is primarily residential, with a variety of housing types to accommodate the diversity of people calling the neighborhood home. Addressing compatibility, maintaining housing variety, and continuing neighborhood-scale commercial areas are addressed by this plan. Creative solutions to address crime, owner occupants, landlords and structural neglect are recommended.



Revised Southern Development Plan

Adopted: 2007 | Amended: 2013

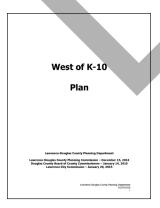
The original Southern Development Plan was adopted in 1994, at a time when this part of the community was principally agriculture. As Lawrence grew south and west, a development guide was needed. Growth did not develop to the extent that the original plan anticipated; therefore, this revision updates the boundary, land use policies, and future land use maps to reflect the current conditions and community visions.



Southeast Area Plan

Adopted: 2008 | Amended: 2011

The development of a Southeast Area Plan began in 1997, with the primary issues at that time being the timing of development, the completion of the South Lawrence Trafficway, and extension of city utilities. This area is anticipated to develop with a wide range of uses with more intensive industrial and commercial use areas in close proximity to E. 23rd Street/K-10 Highway, and residential uses are generally located in the southern portion of the planning area.



West of K-10 Plan

Adopted: 2008 | Amended: 2015

This plan initially started with the W. 6th Street and K-10 Nodal Plan in 2003, but soon an expanded scope was needed for growth in this area. This revision supersedes the former plan, and provides guidance for urban density growth in the area west of K-10.

C. Reference Plans

The comprehensive plan establishes the overall future vision for the community; it can't match the subject detail or expertise that is found in specific community plans. Because of this, the comprehensive plan incorporates these plans by reference to provide land use guidance, where appropriate.

Affordable Housing / CHAT Update

Adopted: 0000

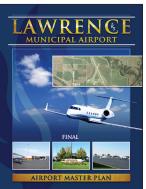
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Airport Master Plan

Adopted: 2012

The Airport Master Plan was undertaken to evaluate the airport's capabilities and role, to forecast future aviation demand, and to plan for the timely development of new or expanded facilities that may be required to meet that demand. The master plan is intended to be proactive in identifying and planning for future facility needs in advance of the actual need for the facilities.



Climate Protection Task Force Report

Adopted: 2009

Recognizing a need for action, Lawrence signed on to the U.S. Conference of Mayors Climate Protection Agreement in March 2006. This report developed a goal to reduce Lawrence's greenhouse gas emissions by 80% by 2050, establishing Lawrence as a leader in climate risk mitigation in Kansas.

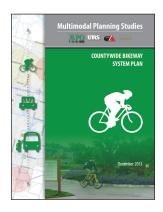


Coordinated Public Transit – Human Services Transportation Plan

Adopted: 2016

CPT-HSTP for Douglas County, is required by federal laws and regulations governing the MPO planning process. This plan outlines how providers can most efficiently and effectively work together to improve mobility for individuals with special transportation needs.





Countywide Bikeway Plan

Adopted: 2013

The Countywide Bikeway System Plan serves to update and expand the existing bikeway system planning initiated in T2040. This plan provides updates to the existing and planned T2040 bikeway network for Lawrence and proposes bikeway connections throughout Douglas County, including Eudora, Baldwin City, and Lecompton.

Lawrence Cultural Plan



Adopted: 2015

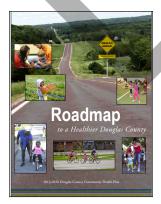
This plan calls on Lawrence to build on the multitude of assets the city enjoys and in ways that address challenges unique to Lawrence, some common among smaller cities. It also calls on the community's robust creative sector to contribute to the vision for Lawrence set forth in the City's comprehensive plan: to make Lawrence and Douglas County a place where creativity thrives, sustainability is a way of life, and community pride is contagious.



Douglas Co. All Hazards Mitigation Plan

Adopted: 2008

This plan identifies proactive mitigation planning at the local level that can help reduce the cost of disaster response and recovery to property owners and government by protecting critical community facilities, reducing liability exposure, and minimizing overall community impacts and disruption.



Community Health Plan

Adopted: 2013

The plan provides a comprehensive look at the health of our community through a process known as the Community Health Assessment. The findings of the assessment are used to create a five-year Community Health Plan that will be used to address community priorities and promote the health of residents throughout Douglas County.

East Ninth: A New Streetscape for the City of Lawrence

Adopted: 2016

Downtown Lawrence and East Lawrence have historically been a regional hub for arts and culture. Anchored by a strong business district, multiple significant cultural institutions and a rich arts history, these vital communities have long served as a cultural center for Lawrence. This plan identifies a right-of-way improvement project that includes integrated artworks and new multi-modal transportation strategies.



Food System Plan

Adopted: 0000

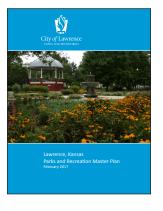
This plan provides strategic recommendations to help guide the development of the local food system and enhance agricultural uses and rural character in Douglas County. The plan develops a set of goals, objectives, and policies to ensure the master plan is fitting the true needs of the community for the next 10 years.



Parks and Recreation Master Plan

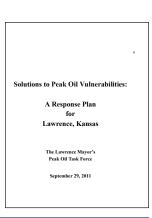
Adopted: 2017

For over 70 years, Lawrence Parks and Recreation has grown and developed programs, activities, parks, and its trail system to accommodate the growth and expanding needs of our community. With these factors in mind, a new master plan was critical to guide the department in its future development and assist in defining its role within the community.



Solutions to Peak Oil Vulnerabilities: A Response Plan for Lawrence Adopted: 2011

Peak oil does not mean the end of oil, but the end of cheap oil. This report anticipates the negative consequences and plans for energy conservation, identifies beneficial energy and related land use policies, and addresses peak oil-related threats to emergency preparedness. The plan recommends tactics both for a long-term and short-term time-frames.



Regional Pedestrian Plan



Adopted: 2016

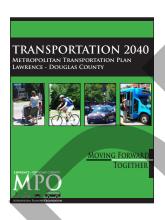
The Regional Pedestrian Plan presents a vision of safe and accessible pedestrian environments for all users. This plan aims to help guide the planning of our diverse communities so that they develop into places where people are allowed the choice to get to their destinations on foot. The plan recommends priorities for projects and programs to improve the regions' walkability.



Stormwater Master Plan

Adopted: 1996

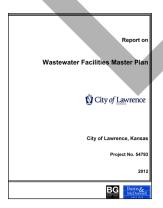
Initially completed in 1994, this plan presents the detailed report from studying the city's major drainage system completed by the 1993 Stormwater Task Force report. The report provides guidance on key capital improvements to be made throughout the stormwater system.



Transportation 2040

Adopted: 2013

T2040 is the long range transportation blueprint for our future transportation system; it envisions a healthy, safe, and efficient transportation system adequately serving our region into the future. The plan identifies transportation needs, investments, and improvement recommendations for all modes of transportation (automobile, public transit, bicycle, pedestrian, etc.). The plan is updated every 5 years.



Integrated Wastewater Utilities Plan

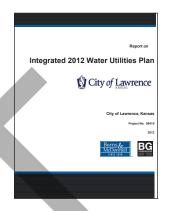
Adopted: 2012

The purpose of the master plan is to evaluate the wastewater treatment and collections systems for improvements to address regulatory requirements, system maintenance and improvements, and potential development planning through 2030. The City uses the master plan to guide decisions in construction, including timing, location, and size, based on these factors.

Integrated Water Utilities Plan

Adopted: 2012

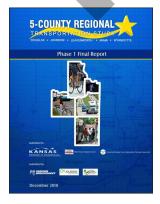
The purpose of the master plan is to evaluate the water treatment and collections systems for improvements to address regulatory requirements, system maintenance and improvements, and potential development planning through 2030. The City uses the master plan to guide decisions in construction, including timing, location, and size, based on these factors.



5-County Regional Transportation Planning Study

Adopted: 2013

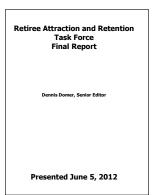
A 2-phase study was completed by the <u>Kansas Department of Transportation</u>, the <u>Mid-America Regional Council</u> and the Lawrence-Douglas County Metropolitan Planning Organization assessing the transportation needs in Douglas, Johnson, Leavenworth, Miami, and Wyandotte Counties. The study recommends strategies to improve the region's transportation system through 2040.



Retiree Attraction and Retention Task Force

Adopted: 2012

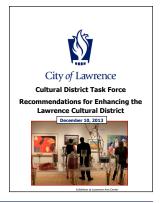
Created by Lawrence and Douglas County in July 2011, this report makes recommendations to assist efforts to retain and attract retirees to our community. The plan developed 3 immediate action steps and 5 near-term recommendations to consider.



Recommendations for Enhancing the Lawrence Cultural District

Adopted: 2013

The Cultural District Task Force was created by the City Commission by Resolution 7021 and charged with identifying 3 cultural arts district models to support improvements in cultural districts and make recommendations.



North Lawrence Watershed Drainage Study

Completed: 2005

North Lawrence Drainage Study

Adopted: 2005

The City of Lawrence embarked on a program to develop a stormwater management plan for the North Lawrence watershed, based on a recognized need to upgrade existing facilities, to modern design standards, and to provide coordinated facilities in developing areas. Lawrence-Douglas County Planning Commission proposed this study to address repeated concerns from residents of the North Lawrence area.















D. Implementation

A key to the Comprehensive Plan is how it will be implemented after adoption. Implementation translates a plan's vision, goals and actions into the <u>City Land</u> <u>Development Code</u>, <u>County Zoning Code</u>, <u>Joint Subdivision Regulations</u>, and other Planning documents.

This section provides direction and process for implementation and an on-going review of the Comprehensive Plan. Status for each Action Item will be updated as steps are taken outside of the Comprehensive Planning process.

Chapter 2: Growth & Development

A. Growth Management

B. Residential

1.3 Create zoning regulations to provide guidance and protection for the County's historic unincorporated towns. (P: 15)

STATUS: <Not initiated, Completed, In-Progress, Determined to not be pursued> | As of: 00 June 0000

5.6 Strengthen screening and landscaping requirements to utilize landscaping and existing natural vegetation, to integrate the natural landscape into the residential environment. (P: 17)

STATUS:

- 6.2 Increase the overall height and density of certain zoning districts in Lawrence to accommodate sustainable growth in areas that can take advantage of existing infrastructure. (P: 17)

 STATUS:
- 6.3 Expand opportunities to create Accessory Dwelling Units in all Lawrence RS Zoning Districts. (P: 17) STATUS:

7.10 Adopt advanced parking strategies in transit-served areas and for compact, mixed-use developments. (P: 18)

STATUS:

8.4 Integrate higher-density housing types so that uses are compatible in density, scale, and are appropriately mixed into the larger neighborhood context. (P: 18) STATUS:

C. Commercial

STATUS:

- 3.8 Protect environmentally sensitive lands as new and existing areas develop. (P: 20)
- 5.4 Incorporate small neighborhood commercial options into Specific Land Use Plans to increase opportunities for walkable neighborhood services. (P: 21) STATUS:
- 5.18 Enhance appropriate areas of the Kansas River as an urban amenity for the surrounding neighborhoods and Downtown Lawrence. (P: 23) STATUS:

D. Industrial

2.2 Incentivize existing facility expansion and redevelopment of vacant buildings and lands. (P: 27)

STATUS:

3.4 Monitor and maintain a site inventory to match a variety of potential users' needs that fit within our community goals. (P: 27)

STATUS:

4.2 Protect environmentally sensitive lands as new and existing areas develop. (P: 28) STATUS:













Chapter 3: Neighborhoods & Housing

2.2 Use innovative programs to minimize or eliminate conditions causing decline. (P: 33)STATUS:

4.6 Create residential design guidelines to enhance the aesthetics of multi-dwelling development in neighborhoods. (P: 34)
STATUS:

5.5 Incorporate universal design into building codes. (P: 34)

STATUS:

6.1 Implement the policies of the Affordable Housing Advisory Board. (P: 35)

STATUS:

Chapter 4: Transportation

1.1 Develop criteria focusing on the safety aspect of transportation projects requiring that safety be addressed before a project is approved. (P: 39) STATUS:

1.3 Set high priority areas for safety improvement through available data sources. (P: 39)
STATUS:

1.4 Facilitate, develop, and distribute safety education materials. (P: 39)STATUS:

3.2 Improve multi-modal connectivity between existing employment centers, retail activity areas, and regional destinations to foster continued growth and vitality of those areas. (P: 40)

STATUS:

- 4.3 Enhance the coordinated transit system, such as providing special services for senior citizens and persons with disabilities, and their connections to regional commuter services. (P: 41)

 STATUS:
- 5.2 Strengthen linkages between transportation planning and environmental planning. (P: 41)
 STATUS:
- 5.3 Strengthen linkages between transportation planning and public health planning. (P: 41)
 STATUS:
- 5.4 Implement actions transitioning to the use of alternative transportation modes and low emissions vehicles. (P: 41)

 STATUS:

Chapter 5: Economic Development

STATUS:

- 1.1 Identify strategies and pursue a dedicated funding source to attract, develop, and retain employers and jobs. (P: 44)
- 1.2 Enhance Downtown Lawrence as an employment destination. (P: 44)STATUS:
- 1.3 Recruit and attract new and developing green/ environmentally friendly jobs. (P: 44) STATUS:

Chapter 6: Natural Resources

1.1 Evaluate development proposals for their impacts on critical water sources providing drinking water for Lawrence and Douglas County. (P: 50)

STATUS:













- 1.2 Implement watershed planning to mitigate development impacts. (P: 50)STATUS:
- 1.4 Develop stream corridor buffers to preserve and enhance natural water features. (P: 50)STATUS:
- 1.5 Encourage low-impact uses of riparian areas for parks and trail connections. (P: 50)
 STATUS:
- 1.7 Identify, preserve, and protect wetlands. (P: 50) STATUS:
- 1.8 Prohibit development in newly annexed floodplain areas. (P: 50)
 STATUS:
- 1.9 Inventory and protect groundwater resources and their recharge lands. (P: 50)STATUS:
- 1.10 Develop stormwater management policies for unincorporated Douglas County to limit runoff and protect water quality. (P: 50)
- 1.11 Accommodate voluntary water usage reductions and encourage site design best management practices. (P: 50)

STATUS:

STATUS:

2.2 Preserve and sustain woodlands through the development of regulations and incentives providing protection. (P: 51)
STATUS:

2.3 Protect the urban tree canopy throughout Lawrence. (P: 51)

STATUS:

2.4 Develop guidelines and incentives to preserve native prairies, including utilizing conservation easements. (P: 51)

STATUS:

- 2.5 Identify important wildlife habitats and prioritize them for protection and conservation. (P: 51)
 STATUS:
- 2.7 Protect high quality agricultural lands, as identified in Specific Land Use Plans, as the community develops to urban densities. (P: 51)

STATUS:

- 2.8 Protect high quality agricultural lands in rural areas that exist in significant, contiguous amounts for continued productive use in the future. (P: 51) STATUS:
- 3.1 Develop policies to reduce vehicle emissions by reducing the amount of vehicle miles traveled. (P: 52)

STATUS:

3.2 Develop land use regulations and incentives to reduce greenhouse gas emissions and encourage pedestrianscaled development. (P: 52)

STATUS:

4.3 Document and map active and suspended quarries, and analyze their environmental impacts as operational levels evolve at the sites. (P: 53) STATUS:













6.1 Adopt a climate change adaptation plan incorporating potential climate change scenarios and identifying specific actions to reduce risk and exposure from hazards. (P: 53)

STATUS:

6.6 Promote responsible use and conservation of energy and natural resources by enhancing current building codes to increase energy efficiency of new construction and significant remodels. (P: 54) STATUS:

6.7 Continue developing local food programs and implement the Food System Plan throughout Douglas County and Lawrence. (P: 54)
STATUS:

6.8 Develop strategies for energy conservation and adaptive reuse of existing structures. (P: 54)
STATUS:

Chapter 7: Community Resources

- A. Historic Resources
- 1.2 Maintain and strengthen the local preservation ordinances for both Douglas County and the City of Lawrence. (P: 58)

STATUS:

1.3 Adopt a comprehensive historic resources preservation plan. (P: 58)STATUS:

1.5 Create incentives to encourage adaptive reuse of historic structures. (P: 58)STATUS:

1.6 Revise the Land Development Code to facilitate adaptive reuse of historic structures. (P: 58)
STATUS:

1.8 Establish funding priorities for evaluation and protection efforts. (P: 58)STATUS:

1.9 Document and evaluate all structures over 50 years old for consideration to be listed on the historic inventory. (P: 58)

STATUS:

2.4 Expand the use of overlay districts and design guidelines to enhance unique places in our community. (P: 59)

STATUS:

2.5 Create conservation districts to protect historic environs. (P: 59)

STATUS:

2.6 Implement a demolition by neglect ordinance to protect significant historic structures from neglect. (P: 59)

STATUS:

- 2.7 Adopt rehabilitation building and fire codes. (P: 59) STATUS:
- 2.9 Develop historic district sustainability guidelines to encourage maintaining the historic fabric and resources invested in existing structures and site. (P: 59)

STATUS:

3.2 Formalize a review process for all public improvements to determine potential effects on preservation efforts. (P: 60)
STATUS:













3.3 List community owned buildings to the historic registers and promote appropriate repairs and maintenance to ensure compatibility with listings. (P: 60)

STATUS:

4.1 Incorporate historic conservation and preservation in Lawrence's and Douglas County's economic development programs. (P: 60)
STATUS:

4.4 Create and promote tax incentives and abatements for the restoration, renovation, and re-use of historically designated buildings and structures. (P: 60)

STATUS:

4.5 Implement façade improvement grants and incentives for occupants of historic structures. (P: 60) STATUS:

4.6 Implement incentives for conserving historically significant farming lands. (P: 60)
STATUS:

4.7 Incentivize environmental hazards abatement in significant historic structures. (P: 60)
STATUS:

4.8 Incentivize retaining and maintaining historically single-family residences to their intended use in historic and conservation districts. (P: 60) STATUS:

4.9 Incentivize the appropriate reuse and revitalization of historic structures. (P: 60)STATUS:

B. Parks, Recreation, & Open Space

1.3 Coordinate park and open space standards between Douglas County and Lawrence. (P: 61)
STATUS:

(P: 61)

STATUS:

- 2.1 Incentivize land dedications and other voluntary mechanisms to protect natural and historic areas of the community for public purposes. (P: 61)
 STATUS:
- 2.3 Create awareness and education programs showing the benefits of key natural and historic areas. (P: 61)

STATUS:

5.1 Promote agricultural land retention through programs such as conservation easements. (P: 63)
STATUS:

C. Community Facilities

- 1.1 Identify appropriate locations for new facilities, and maintain existing locations throughout the community. (P: 65)

 STATUS:
- 1.3 Encourage combining or creating multiple use facilities when appropriate, such as schools/community centers, Fire/Police stations, to improve accessibility and efficiency. (P: 65)

 STATUS:

D. Arts & Culture

1.1 Implement the goals of the City-Wide Cultural Plan in the development process. (P: 67)
STATUS:











3.1 Develop strategies for incorporating public art in built projects. (P: 68)STATUS:

E. Local Foods

1.3 Plan for the conservation and protection of high quality agricultural soils as part of Specific Land Use Plans. (P: 69)
STATUS:





