



**City of Lawrence
Douglas County**
PLANNING & DEVELOPMENT SERVICES



Horizon 2020 Steering Committee
City Commission Room
4:00 – 6:00pm
November 27, 2017

AGENDA

- 1) Approve the July 31, 2017 Meeting Notes**
- 2) Receive Written Public Comment**
- 3) Discussion on Updates to Draft Plan**
- 4) Consider submitting Revised Draft Plan to the Lawrence-Douglas County Metropolitan Planning Commission and the Governing Bodies**

**Horizon 2020 Steering Committee
July 31, 2017
Meeting Notes**

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

Members Absent: John Gascon

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

Others Present: Several members of the public were present.

Commissioner Thellman welcomed everyone.

The meeting notes from the September 12, 2016 and the October 10, 2016 meetings were discussed. Motioned by Amyx and seconded by Ackerly to approve the September 12, 2016 and the October 10, 2016 notes. Motion passed 6-0.

McCullough introduced the next item which was to receive the Draft Comprehensive Plan Update and Crick gave a presentation on the draft plan.

(Patrick Kelly and Scott Zaremba arrived during the above item.)

The committee then held a discussion and provided initial comments on the draft plan.

McCullough presented the plan for the public input process.

Motioned by Amyx and seconded by Harris to release draft for public comment window based on the plan for the public input process with the extension of the input window to 60 days and adding local universities and youth to the public relations campaign. Motion passed 8-0.

Motioned by Thellman and seconded by Zaremba to adjourn the meeting at 5:30pm. Motion passed 8-0.

Memorandum

City of Lawrence/Douglas County

Planning and Development Services

TO: Comprehensive Plan Steering Committee

FROM: Jeff Crick, AICP, Planner II

CC:

Date: 17 November 2017

RE: Draft Comprehensive Plan Written Input

At the Steering Committee's July 31st, 2017 meeting, the Committee directed the release of the draft Comprehensive Plan for a 60-day public comment window, starting on August 22nd and closing on October 23rd, 2017.

The comments received include various terminology and grammatical suggestions, which Planning Staff would ask the Steering Committee's permission to make those adjustments in accordance with the overall document to maintain the syntax and continuity of the plan's style guide.

Given the varying degrees of input, Planning Staff reviewed the public comments to identify the larger policy topics in an effort to help guide the Steering Committee's discussion at this meeting.

Those topics include:

1. Growth Management / Tiers

Concerns regarding the loss of prime soils, infrastructure development, maintenance costs, and ensuring socially and economically responsible growth of the urban areas have been a theme throughout the update process. The means have varied, but throughout the public input process how Lawrence grows and how growth is guided has been a key concern for both city and county residents since the mid-1970s. With an additional 23,000 people anticipated to live in Lawrence by 2040, this is one aspect of the plan that will greatly change the appearance, environment, and expectations for our community in the coming years.

To help address the concerns and expectations heard from the community and the Steering Committee, the Growth Tiers were developed to help provide a spatial

and analytical foundation to the possibilities of how and where Lawrence could develop, and where growth could be accommodated with the various approved improvement plans, while protecting the landscapes and agricultural uses that offer the unique character and economic benefit to our community.

2. Environment / Climate Change

Horizon 2020's Environment chapter was the last major update completed to the comprehensive plan. As part of this update, many of the policies and action items were placed in this singular chapter, which fit *Horizon 2020's* preferred format. However, this did not match how people routinely use the plan.

Keeping all the Environment chapter policies in one location is helpful for some, but it also creates the potential of being overlooked by those who are only interested in certain other aspects of the Comprehensive Plan. Knowing how the plan is generally used by many people, staff worked to disperse the Environment chapter goals and actions items of the new Comprehensive Plan throughout the document where appropriate to integrate this community value within the plan's topics. This will help prevent oversights and make everyone aware, regardless of their interest, of our community's strong support for the protection of our environment and natural resources.

Due to the natural limitations of the comprehensive plan being primarily connected to land uses and the occasional inflexible nature of the document's purpose, staff worked to create a basis for future integration of a climate change adaptation plan (6.1, p. 53) in the Comprehensive Plan. This would permit the future plan to meet the wider scope and emphasize the topic deserves, while allowing it to remain flexible to meet the community's needs and expectations. Also, this furthers the overall intent of the draft Comprehensive Plan to defer to the subject matter experts on this overarching topic.

3. Economic Development

There has been a continuous emphasis on working to attract primary and secondary jobs to our community throughout the public input phases, during discussions of the Steering Committee, and the Issue Action Report. However, the decisions of individuals and businesses, which are influenced by government actions, ultimately drive market growth. This effort requires a sustained, concerted effort by many public and private partners throughout our community to foster and grow the long-term economy of our community.

Lawrence and Douglas County both play major roles in economic development by allocating land for industrial and commercial uses, ensuring utility connections, providing tax credits and incentives, and completing advance planning to accommodate growth. While ensuring adequate and advantageous locations within the community is key to helping grow employment opportunities, often the

best methods to attract, retain, and grow these opportunities occur through efforts beyond just land use planning.

The draft Comprehensive Plan works to align the various efforts that are currently working throughout the community while not unnecessarily duplicating the efforts of those various partners. The draft Comprehensive Plan is realigned to clarify the expectations of industrial land uses and how they should be integrated within the community, while supporting the plans and activities of those parties working daily to build on our economic strengths and unique advantages. Throughout the draft Comprehensive Plan, special attention is paid to ensure key civic services such as an efficient transportation system for all users, high quality schools and secondary education opportunities, affordable housing, and parks and recreational activities are provided to enhance Lawrence's & Douglas County's unique quality of life making it a desirable destination for new and expanding employers.

4. Affordable Housing

Through the research and expertise of the Affordable Housing Advisory Board, and a broad range of public comments, the draft Comprehensive Plan is created in a way to align itself with the comprehensive range of research and policies being vetted and recommended by the newly created advisory board. However, where possible, the draft Comprehensive Plan also works to help integrate a more varied placement and type of housing throughout the community. With demographics and community expectations changing, the draft Comprehensive Plan works to promote a stronger variety of housing types, styles, and placements to ensure a stronger variety of housing options exist to match what residents are seeking and will need in the future.

Possible Plan Names

The following names were suggested during the public input window. Names could be suggested via an online form that was placed on the top of the webpage for the draft Comprehensive Plan.

1. Horizon 2040
2. Forward 2050
3. Plan 2040
4. New Horizons
5. Our Exceptional Future
6. LPlan2040
7. Thrive

From: Rebecca Kramer
To: [Jeff Crick](#)
Subject: Input on Comprehensive Plan
Date: Wednesday, August 23, 2017 6:27:24 AM

Hello there,

I receive emails from the city to keep up with the goings on with the city. The last email I received was for input on the Comprehensive Plan. I understand this is more of an overview for major planning, but I do have a suggestion that is more of a traffic flow issue on K-10.

The YSC complex is very busy, and only has one point of access for all fields. The light that is currently in place would help in the flow of traffic if it were to become a 3 way light. The traffic gets backed up on 27th and Wakarusa when there are soccer, baseball, football and softball games. Many people run red lights because the lights have a short timer and do not allow for people turning east from Wakarusa as they wait for the longer flow of traffic as they are leaving the fields, and opposite when people are trying to get to the fields and need to wait for a turning car. If the light became a 3 way light, it would ease traffic and prevent accidents and near misses with traffic going one way at a time, instead of two.

Another issue with K-10 is the intersection of K-10 and Kasold. It would be very beneficial to have a luminary presence in that section of the road. It becomes very dark and is hard to see the reflective poles in the middle of the road, especially when cars are moving at high speeds over the bridge and do not see the narrowing of the road because of the speed that is allowed on that road. There should also be a warning about going to one lane and merging traffic after the bridge is crossed.

These are just observations that I see that may prevent future accidents in this area.

Thank you for your time.

Rebecca Kramer

From: Marvin Hunt
To: [Jeff Crick](#)
Subject: Peaslee Tech
Date: Wednesday, August 23, 2017 8:19:27 AM

Thanks for including me in the emails for the update to the comprehensive plan. My initial thoughts are to be sure and include recognition of Peaslee Tech in the sections on Educational Resources and the sections on Workforce Development. We play a critical role in both of those for skilled jobs for our community. As a non-profit, which has received operational funding from the city and includes the city assistant manager on our board, the city plays a critical role in supporting this community wide effort. That effort includes support (intellectual, financial, political, etc.) from the EDC, City, County, Chamber, and area business and industry. Our community now houses three higher education campuses: KU, Haskell Indian Nations Univeristy, and our campus with the College and Career Center (USD 497) and Peaslee Tech. Please let me know if you want further discussion about the most appropriate ways to incorporate information about Peaslee Tech.

Sincerely,

Marvin

Marvin Hunt
Executive Director
Peaslee Tech
2920 Haskell Ave., Suite 100
Lawrence, KS 66046
785-856-1831
www.peasleetech.org



From: Clark Coan
To: [Jeff Crick](#)
Subject: Comments on Draft Comprehensive Plan
Date: Monday, August 28, 2017 2:44:58 PM

Greetings!

Please accept these comments on the draft Comprehensive Plan. I strongly believe that a chapter should be devoted to the looming disruptions caused by Climate Change.

There should be stronger statements on preserving natural lands and prime farmland.

Also, a goal should be an inter-connected trail network within the city and county.

Thank you for paying attention to my comments.

Clark H. Coan
114 Pawnee Ave.
Lawrence, KS 66046

From: Clark Coan
To: [Jeff Crick](#)
Subject: Re: Automatic reply: Comments on Draft Comprehensive Plan
Date: Monday, August 28, 2017 2:50:25 PM

Jeff,

Also, the plan should have goal to make Lawrence energy self-reliant and that all electricity be derived from renewable energy sources. Plus, a goal to increase the percentage of trips by bicycle, foot or transit to 25% by 2050.

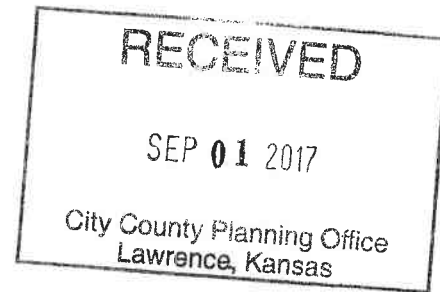
On Monday, August 28, 2017 2:45 PM, Jeff Crick <jcrick@lawrenceks.org> wrote:

I'm currently out of the office and will return on August 29th. I will respond to all emails as soon as possible. If you need immediate assistance please call the Planning Office at (785) 832.3150 or visit our website at www.lawrenceks.org/pds.

Thanks,
Jeff

Jeff Crick, AICP, Planner II – jcrick@lawrenceks.org
Planning and Development Services | [City of Lawrence, KS](#)
P.O. Box 708, Lawrence, KS 66044
Office (785).832.3163 | Fax (785).832.3160

Lawrence-Douglas County Planning Dept.
P.O. Box 708
Lawrence, KS, 66044



Dear Sir/Madam

Please accept these comments on the draft Comprehensive Plan. The plan would be enhanced with the addition of three goals:

1. Develop an inter-connected trail system in the city and county. People are more likely to recreate for health and fun if a recreational facility is close to home. Achievement of this goal will improve the physical and mental health of residents.
2. Obtain 100 percent of electricity in Lawrence from renewable sources by 2040. Several cities in America have set similar goals. Energy self-reliance will not only enhance the security of the community, but reduce the city's impact upon the Earth's climate.
3. Increase the number of trips in the city made by foot, bicycle and bus to 25 percent by 2040. This will not only reduce congestion and air pollution but reduce the city's impact upon the climate.

Most importantly a section should be added to the plan which addresses the impending disruptions caused by Climate Change. These could include heat waves, droughts, food insecurity, water shortages, and deluges. Adequate planning and mitigation will lessen the impact of these disruptions.

Thank you for paying attention to my comments.

Sincerely yours,

Clark H. Coan, MUP

From: Janice Raiteri
To: [Jeff Crick](#)
Subject: Input on Lawrence's City Plan
Date: Sunday, September 10, 2017 12:19:07 PM

Hello,

My husband and I moved to Lawrence 3 years ago, and since we observe the city with a new-comer's eye, I wanted to list several things that give Lawrence a less-than-cosmopolitan flavor. Here goes:

1. Refusal to enforce a noise ordinance. There are a number of vehicles (and not just motorcycles) that are souped up to an incredible loudness that shakes houses and wakes all sleeping babies. We've lived in much larger cities, and all were quieter than Lawrence. First, issue courtesy tickets, then tickets with fines. It's absurd that less than one percent of the population is allowed to force this stress-inducing noise on the other ninety-nine percent.
2. No restrictions enforced on landlords (or so it seems). If an owner wants to turn his/her lovely older home into a small college dormitory, fine. However, the owner should have to provide parking either beside the home, or in back. And, the owner should make sure that the house continues to uphold the character of the neighborhood. Clothes hanging over front porch rails, beer cans littering the front yard, large, loud parties, etc., should be prohibited. It's hardly fair to the home owners who actually live in their houses, not to mention the appearance it gives to tourists, future investors, and so on.
3. Do whatever it takes to fill the vacant buildings in the downtown area. Offer tax breaks, no-interest loans, whatever, just get activity bubbling. The overall mood these vacant buildings set is, "Oh no, this town is having problems."
4. Recycling containers in the parks.
5. A bus bench at every bus stop. With all the traffic problems in this city, public transportation should be encouraged. Lawrence has an excellent bus system -- promote it (for everyone!). We ride the bus regularly and can't believe the number of Lawrencians who have never even been on a bus here.
6. The bike/walking loop around Lawrence is wonderful, but people need to be able to walk/bike for daily errands, to school, commute to work, etc., and feel safe. Driver education about bikes and pedestrians is vital, as are bike/walk pathways throughout the town.
7. More murals all around town. As an artist myself, I know plenty of other artists who would

love to be paid a small fee to help paint colorful, meaningful murals. And, it's an inexpensive way to really brighten up an area and lift people's moods.

I hope these suggestions will be received in the caring mood in which they are offered.

I look forward to seeing Lawrence grow with the times, yet retain its character.

Regards,

Janice Nabors Raiteri

jraiteri@yahoo.com

2236 Massachusetts (66046)

From: "Daas, Mahesh" <mahesh@ku.edu>

Date: September 14, 2017 at 10:57:36 AM CDT

To: "baajayhawk@sunflower.com" <baajayhawk@sunflower.com>, "clay.britton@yahoo.com" <clay.britton@yahoo.com>, "john.gascon@edwardjones.com" <john.gascon@edwardjones.com>, "kmartinez@civitasllc.com" <kmartinez@civitasllc.com>, "lharris1540@gmail.com" <lharris1540@gmail.com>, "mharmon@usd497.org" <mharmon@usd497.org>, "mamyx@lawrenceks.org" <mamyx@lawrenceks.org>, "nthellman@douglas-county.com" <nthellman@douglas-county.com>, "pkelly@usd497.org" <pkelly@usd497.org>, "scott@zarcousa.com" <scott@zarcousa.com>

Cc: "Rashid, Mahbub" <mrashid@ku.edu>, "Peterson, Rebecca" <rmp1@ku.edu>

Subject: Horizon 2020

Dear Horizon 2020 committee members,

I have seen your [invitation to improve the comprehensive plan](#) and would like to reach out to be of service as a world-class School committed to serving as a think tank resource to our region.

One of our strategic goals (ref: attachment) is to be a partner and resource to our communities and help shape the future of our city and region.

There are many members of our faculty who are world-renowned practitioners and researchers on urban design issues. Associate Dean Mahbub Rashid, [who has recently published a book on cities](#), teaches a course on Urban Morphology, Design, and Planning in spring 2018. He would be happy to take up the proposed plan as a class project if you feel that will be helpful. He and other experts could also be of assistance outside of the class project framework.

Any other way we could partner on this or any other initiative, please let me know.

Sincerely,

Dr. Mahesh Daas, DPACSA

Dean and ACSA Distinguished Professor

The University of Kansas School of Architecture & Design (Arc/D)

Marvin Hall, 1465 Jayhawk Blvd., 206, Lawrence, KS 66045-7614

+(785) 864-3114. Twitter: [@deandaas](#)

President, Kansas City Design Center

Editorial Board, International Journal of Architectural Computing

<image003.jpg>

From: John More
To: [Jeff Crick](#)
Cc: johnmore@sprintmail.com
Subject: Comprehensive Plan Update
Date: Wednesday, September 20, 2017 3:48:06 PM

Hello,

Thank you for trying to plan for another 30 years.

As long as Comprehensive Plan is a subtitle any name is fine. Horizon 2050 makes sense.

The name of the pdf file is not spelled like it could be in the dictionary.

If Comprehensive Plan 2017 is to replace the Horizon 2020 or previous comprehensive plans, all future land use should be showed in Comprehensive Plan 2017 and detailed in Comprehensive Plan 2017 and in a specific land use plan.

All Future land use zoning districts should have zoning regulations. If zone district unspecified, current land use and future land use plan changes include a vote of all township or city residents.

Page 14 Map 2.1 Growth & Development / Future Use Map shows Tier 3 extending ½ mile east of 1900 Road and ½ mile south of 1000 Road. Tier 3 includes 1500 Road to 1900 Road.

There is no specific land use plan that covers the Eastern Tier 3. Northeast Sector Plan, Southeast and Revised Southern Development Plans do not cover. It fails to explain the future land use.

Eastern Tier 3 conflicts with City of Eudora Comprehensive Plan July 2005 Map 10 Future Land Use Map City of Eudora Planning Area. See <http://ks-eudora2.civicplus.com/DocumentCenter/View/650>. Consider Planning Area to be Urban Growth Area (UGA).

Resident at 1040 East 1901 Road prefers to be in City of Eudora Planning Area (UGA).

Page 25 Map 2.2 Commercial Map. I did not see a legend

Page 29 Map 2.3 Industrial Map. I did not see a legend

Page 64 Map 7.1 Parks & Open Space Map. I did not see a legend. It includes Eudora UGA and Baldwin City UGA. See <http://www.baldwincity.org/cms/images/Comprehensive-Plan-2008-Entire-Document.pdf> for Baldwin UGA appears as East 1475 to East 1925 and North 75th to North 550th

Thank you,

John More living in the Eudora Township

From: JoAnn F
To: [Jeff Crick](#)
Subject: Horizon 2020 update
Date: Wednesday, September 20, 2017 8:53:56 PM

Hi:

Recent attempts by Tyson Foods to locate a plant just 10 miles from Lawrence raises important issues for Lawrence and Douglas County planners to consider. As of this writing it is looking less likely that this plant will go in as planned -- but no doubt Tyson is already trying to find another location, within our general area. This means that Douglas County could be vulnerable to the construction of CAFO's (100+ may be built -- which need to be within an hour's drive of the slaughter plant so the chickens don't die from summer heat while being trucked to slaughter.)

There are many reasons to oppose having any type of industrial animal farming within Douglas County. Please see the page I put together outlining many of the problems to communities, workers, farmers and neighbors:

<http://joannfarb.weebly.com/tyson.html>

And while there may be a few farmers who would argue that preventing CAFO's from being in our community is anti-farming -- consider that CAFO's are also harmful to farmers -- just look at how rice farmers have been hurt by the poultry industry feeding arsenic to chickens all these years -- I know many people now who will no longer buy American grown rice -- it's too contaminated!

Given recent changes at the EPA, it is likely that going forward, there will be fewer constraints upon CAFO's, so Douglas County would be smart to create a plan that would protect residents from the harms that would occur, should a CAFO be established in our county.

We need to be protected from elected officials who value growth and economic development over everything else -- which is what just happened to Tonganoxie with the Tyson fiasco and happened here in Douglas County a few years back -- when city and county officials disregarded Horizon 2020 plans -- and island annexed and rezoned to heavy industrial a parcel of land that was outside the established area of growth -- the resulting lawsuit against the city and county by upset landowners who didn't want their rural residential neighborhood destroyed was a waste of taxpayer money -- a mess the city got into at the behest of developers and the Chamber of Commerce.

In retrospect, it is clear that had the rural landowners NOT fought the annexation and rezoning -- Lawrence, could have ended up with a Tyson Poultry plant on that land -- that would have ruined Lawrence, dropped property and tax values, and stressed all our social

services.

So please consider how to make sure Lawrence and Douglas County are protected from those who would trade our quality of life and clean environment for financial gains that would benefit only a very few.

Thank you,
JoAnn Farb

From: Carol
To: [Jeff Crick](#)
Subject: Comments on draft comprehensive plan
Date: Friday, September 22, 2017 5:36:12 PM

First, please remove my name, Carol Bowen, as a suggested name for the plan on the website!! Thank you!

I read the draft while traveling, so some of my thoughts may already be in the draft.

- I really liked the mission, vision, and goals statements. We needed those for focus. I did not check to see if each chapter's goals fell under the city's overall goals. They should fit without outliers.
- One of the things I've noticed over the years is that users of H2020 wear out the pages of certain chapters and never relate to other chapters. I'd like to suggest that threads of live, work, learn, and play be integrated across all the chapters. i.e., The relationship between neighborhoods and infill development, vehicle miles traveled (environmental) and transportation.
- On Neighborhood Commercial zones. Till now, Neighborhood Commercial zones were just an excuse to build commercial in residential areas. Neighborhood Commercial zones should compliment the neighborhood. Commercial businesses should serve the needs and uses of the neighborhood. Maybe, neighborhoods should review development proposals as part of the approval process.
- There should be a regional commercial zone for south Iowa and west 6th streets.
- Infrastructure should be planned for new and old areas of the city. H2020 development addresses only new areas - land use, multimodal transportation.
- Transportation infrastructure changes should not encroach and consequently downgrade the quality of a residential area. For example, the function of 19th Street is being dramatically expanded without a plan to maintain or promote the integrity of the abutting neighborhoods.
- Transportation modes should service land use areas, i.e., residential. It should not be difficult for auto, bicycle, or pedestrian traffic to enter or exit mainstream traffic.
- The use of parks leaned heavily towards historical, recreation, or environmental resources. There should be at least a nominal effort to provide visual relief in neighborhoods and along streets. Visual relief is a "calming device", very important as we infill.
- Community and commercial facilities should be ADA accessible. For example, City Hall is not accessible. Target (or any other store) is not accessible without negotiating parking lot traffic.
- On page 44, downtown is most certainly not an employment destination. I am

not sure what downtown is. It was retail and finance. Now, it functions more like an aggieville. What do we want? A cultural center? An art center? An entertainment center? Old town center? A tourism center?

- The H2020 discussions were all about green jobs. That effort gave us call centers. That's rather dead end employment. Broaden the scope to include health services, IT, financial, educational. What happened to the plan to promote Lawrence as a retirement community? See the Retiree Attraction and Retention task force report, May 2012.
- I looked for mention of seniors, young families, and disabled in the housing, economic, and transportation issues. It could be better.
- Somewhere I recall reading clear criteria for tax base growth - discourage residential and retail. Something like that. The thrust was to avoid development that costs the city more than it benefits.
- New/young businesses typically do not have employees. Nice to have, but they do not improve the job market.
- Permanent new money flow is economic growth if it surpasses costs. Perhaps economic growth and economic development should be defined. New permanent jobs are growth. New temporary jobs are development. Real estate is an industry, not economic development nor economic growth.
- The plan should address types of growth, especially residential growth. If we allow the current rate of residential growth to continue, we are defining our city as a bedroom community with all of its benefits and challenges. Is that what we want?

The document was an easy read. Well done. I did feel that the plan misses the imagination and creativity that a college town could have. The plan is appreciatively conservative like Lawrencians are supporting right now. I think there should be some nod to plans and solutions beyond tried and true practices and manuals. It would be nice to see "a first" once in a while - the courage to be different.

Thank you for your work. This plan is a major undertaking.

Carol Bowen

Notes from Thellman/Harris study session on H2020 Update:

Introduction

General comment: Set apart and highlight better the mission and the vision

Move Purpose (page 2) to inside front cover?

Should we call the purpose a mission? (Bill mentioned this at the last meeting)

Page 3 – Community vision...move last paragraph of the vision to top and bold it?

Change front page image – add the words Live, Work, Learn, Play... with photos to represent those words

Too many images of South Park gazebo. Add more images of people doing different kinds of things in the city and county.

Sioux image – Does not convey sense of future. Change to image of Native Americans with more contemporary dress. Not make it first? Replace with a Delaware Tribe quote?

Add an explanation of how comp plan is used in the planning process – “The Comp Plan in Action.” -- describe the whole process, adding some photos to illustrate. Commissions, planning staff, creating code... Mention state statute and Golden Factors. See San Marcos Plan. <http://www.sanmarcostx.gov/DocumentCenter/View/3199>. They devote several pages to the planning process and how residents engage with it.

Page 10 – Replace “Day After” movie quote on page 10 (negative association with Lawrence)

General comment: When a user clicks on a link in the Plan, you can’t back up to get back to where you were in the Plan. Please fix this.

Growth and Development Chapter

Page 14 – No color key on map and no roads for reference

Why switch order in growth of development? 1,2,3

General comment: Use of term “City of Lawrence and Unincorporated Douglas County” – any way to shorten this phrase? It’s a mouthful.

Page 19 – Intensity sidebar: Doesn’t go from less intense to more intense. Does not make sense without explanatory text. Perhaps change the word “Intensity” to “Types of Development” ?

Nodal development – no limit on developing at nodes? “Evaluate” sentence makes no mention of considering traffic congestion [I had this note but can’t find this in the Draft Plan now...]

Page 29 – Midland Bend is still shown as industrial. Wasn't this removed from the sector plan?

General comment: Maps need to show completed SLT.

Page 30 – Replace Larry Brown quote (dated) with maybe something on women's volleyball?

Neighborhoods and Housing Chapter

Page 34 – What is the definition of "redeveloping neighborhoods?"

Page 34 – 4.8, regarding pocked parks – add "and existing" neighborhoods... not just pocket parks for new neighborhoods.

Transportation Chapter

Page 37 – change photo to all bicyclists using the bike lane (with pedestrians also on a sidewalk, if possible)

General request for an addition to the comp plan, maybe not in Transportation Chapter: Add a primer on climate change and how it is anticipated to affect our community and its planning activities. See similar note in

Economic Development Chapter

Change emphasis from seeking heavy manufacturing to existing industry expansion and small business development

Page 45 – Renumber section 3 to underscore that our primary emphasis will be on strengthening existing businesses and small businesses rather than going after the large-lot industries. Change 3.1 and 3.2 change to 3.5 and 3.6 and move the rest up.

Suggestion for addition: City Economic Development Policy created during Rob Chesnut's tenure – mention that there are rules for granting incentives. Describe the process for that.

Page 47 – Tie the economic development assistance tools better to strategies in this chapter.

Natural Resources Chapter

General comment: Consider making bold headings for water, land, etc., sections in this chapter, so they are easier to find.

Page 50 – Section 1.8 – Do we need to change the floodplain regulations to match what this says?

Page 50 – Section 1.2 regarding watershed planning. What will this process look like? This is important to drainage districts. Example: the Sports Pavilion is creating flooding.

Page 51 – Sensitive Lands sidebar – alter definition to include agricultural

Page 51 – 2.6 – What does “natural infrastructure” mean? Natural drainage?

Page 51 – 2.7 – The link to Specific Land Use Plans requires too much looking around to find his quality soils.

Page 51 – 2.8 – The “rural areas” link goes to Page 50 in the draft. Seems to be an error.

Page 52 – Move 2.9 to the previous page so it is on the same page with 2.8

Page 53 – Add more scientific information on Class 1 soils. Have a good scientific definition that describes the micro-environment of the soil and living organisms. Mention that Class 1 soils are rare in the United States and they are an important asset in our county. Add mention of this to Page 51.

Page 51 -- 2.7 and 2.8 – Change “lands” to “soils”

Page 53 or 51 – Replace photo with quote by a soil scientist

Page 53 – Move soil sidebar to page 51

Page 52 -- 6.1 – Climate change – Have sidebar on why we’re anticipating in terms of climate change. What are we needing to plan for?

Page 55 – Add a key for this map

Community Resources Chapter

Page 58 – Add Heritage Conservation Council to list

Page 58 – 1.9 – All structures over 50 years old? That seems like a lot. Maybe change to significant structures of the period? Mention goal for this effort.

Page 58 – 2.5 – What is a conservation district?

Page 60 – 4.6 add and historically significant farming structures

Page 60 – 4.8 – Awkward sentence

Open Space Chapter

General comment: Climate mitigation and wildlife connectivity are helped by open space; there are more than human considerations. Revise the chapter to include these considerations.

Page 62 – 3.1 Change to “adequate and equitable access”

Page 69 – Add a strategy to create a permanent funding stream for preserving high quality soils

Page 69 – 1.5 – add a link to the county’s farmer’s market study

Page 69 –Goal 1 and Goal 2 sound similar. Change wording to clarify the difference between the two.

From: Carol
To: [Jeff Crick](#)
Cc: [Judy Wright](#)
Subject: Senior citizens
Date: Tuesday, September 26, 2017 11:48:52 PM

The senior population is growing. A few years ago, the city commission declared promoting Lawrence as a retirement community for economic development. If Lawrence attracts more seniors, community planning will become an issue. In my last set of comments, I briefly mentioned the need to include special populations, and I referenced the Retiree Attraction and Retention task force report, May 2012. Below is a more elaborate list of topics to consider incorporating into the new comprehensive plan.

- <!--[endif]-->Offer incentives for senior-friendly housing. (High rises landscaped with parking lots are not senior-friendly.) For tax incentives, require ADA accommodations, especially housing.
- <!--[endif]-->Coordinate senior services and resources in the county, the cities, and unincorporated areas.
- <!--[endif]-->Coordinate, improve, and expand transportation options
- <!--[endif]-->Market Lawrence as a retirement community as a strategy to enhance services. Promote transportation options to cultural and other events. Plan transportation infrastructure such as walk-able sidewalks, public transit, and other options. Also, plan options to airports, train stations, trips to K.C. - theater and shopping, etc.
- <!--[endif]-->Design the community that encourages aging in place.
- <!--[endif]-->Market seniors as a reliable and knowledgeable part-time employment pool.
- <!--[endif]-->Develop recreational facilities that service all age groups to promote intergenerational relationships.
- <!--[endif]-->Improve and expand health services.
- <!--[endif]-->Include Senior Resources representatives on economic and other pertinent boards

Many of these topics are in the task force report.

Carol Bowen
403 Dakota Street
Lawrence KS 66046
(785) 842-9082

*Aging is a pre-existing condition
everyone has.*

From: Barbara B
To: [Jeff Crick](#)
Subject: K 10
Date: Tuesday, October 17, 2017 7:40:20 AM

I think we need to spend Lawrence money on making K10 four-lane Highway I'm not sure if that's City and or state money. Thank you Barbara

Lawrence Preservation Alliance

P.O. BOX 1073 LAWRENCE, KANSAS 66044

Horizon 2020 Steering Committee

10-17-17

Re: Comp. Plan Updates

OCT 17 2017

City County Planning Office
Lawrence, Kansas

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MARCI FRANCISCO
EMERITUS

The Lawrence Preservation Alliance (LPA), as an organization that promotes historic preservation throughout the city of Lawrence, is pleased to see inclusion of *Chapter 7A: Historic Resources* in your draft of the Comprehensive Plan. Historic assets that contribute to our sense of place should play a key role in ensuring that future growth will enhance our community's unique character and heritage by recognizing and complementing those assets.

This planning process starts with identification, evaluation, designation and preservation of historic resources. As growth occurs, planning needs to be balanced to ensure that designated historic properties, and, to a lesser but still meaningful extent, their immediate context, are not adversely compromised by actions attributed to growth. Our city will perform best if growth occurs with preservation as an active participant in the process.

Planning tools that need inclusion in the Plan are the existing environs review code, systematically updating neighborhood plans, establishing additional historic districts, using the Neighborhood Revitalization Act (NRA) to encourage maintenance of existing properties, and creating additional conservation overlay districts with design guidelines. Stronger language within the preservation ordinance should be adopted to minimize the demolition of historic structures, and Planning Staff must adopt and enforce a demolition by neglect ordinance.

We appreciate your inclusion at the end of Chapter 7A of a goal to provide financial assistance to encourage owners, especially of limited means, to maintain their historic buildings. Existing examples of incentive policies the city could use as a blueprint can be found in rebate programs in Topeka, Atchison and Olathe, or in abatement and façade improvement programs common throughout the country.

Beyond Chapter 7A, and while noting that preservation is in several instances incorporated into *Chapter 3: Neighborhoods and Housing*, LPA strongly encourages adding some qualifying language regarding historic preservation to *Chapter 2: Growth and Development* when referring to infill development. While LPA would agree that encouraging infill in the Tier 1 area (pg. 16) before expanding beyond is an important goal, this is precisely where potential damages to core neighborhoods and historic resources can occur. It is our strong belief that infill proposals must be reviewed and guided so they are compatible with existing resources, and that larger projects bordering existing neighborhoods need to be planned to properly transition into the residential neighborhoods that they border.



Lawrence
Preservation
Alliance

Dennis J Brown

Dennis J Brown, President

From: [Mary Miller](#)
To: [Jeff Crick](#)
Subject: comments on draft comp plan update
Date: Thursday, October 19, 2017 5:36:29 AM
Attachments: [comments on draft updated comp plan.pdf](#)

I believe I sent an unreadable version of these comments earlier. Please disregard those comments.
Thanks.

Sent from [Mail](#) for Windows 10

COMMENTS ON DRAFT 2017 COMPREHENSIVE PLAN UPDATE

This plan is a huge improvement over our current plan. I love its readability, the fact that it isn't so repetitive, and the simplicity. While I have several comments/suggestions, I want to stress that I very much like this updated plan. My comments focus primarily on including additional language related to the rural portion of the county and on including agriculture as one of the county's industrial type uses, rather than listing it in the recreation and open space section.

My comments are in **bold**....text from the plan is in regular type, and recommended changes are shown in **red**.

CHAPTER 1 INTRODUCTION

Page 3: Community Vision

This page notes that the 'Community' is the City of Lawrence and rural Douglas County; however, the vision appears to be the City of Lawrence's alone. While this is a joint plan, the County's vision varies from the City's and should be stated separately...unless it could be incorporated. I recommend revising this section as:

The City of Lawrence and rural Douglas County are very desirable places ~~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 innovated. We are prosperous, with full employment and a broad tax base.

The next paragraph is completely urban-centric and only mentions the rural portion of the county in that it provides beauty and respite to the city and we enjoy the economic and health benefits of a robust local food system. No mention of the importance of agriculture as a major contributor to the county's economy or the worldwide importance of the commodities that are produced. The following language, or something similar, should be included:

Douglas County's rural countryside has thriving farms, rural neighborhoods and villages, protected open space, and historic sites. Agriculture, the principal land use in rural Douglas County, is a major contributor to the county's economy; providing both local foods for the area and commodities for world-wide use. Our citizens value preserving the agricultural lands to insure continued agricultural production and economic growth as well as maintaining the rural character of the county.

Page 5: Play

This section focuses on play within the city limits. It should also include:

Natural open space areas such as lakes, woodlands, and wetlands provide educational and recreational opportunities throughout the county.

CHAPTER 2 GROWTH & DEVELOPMENT

This section focuses entirely on growth and development within the City. I recommend the following changes:

Page 12 VISION:

Our vision is to manage growth within the city by, 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. Our vision is to manage growth within rural Douglas County by encouraging agricultural uses and accommodating the demand for non-farm housing while also protecting environmental resources and agricultural production.

I suggest adding a section for GROWTH MANAGEMENT: RURAL

GROWTH MANAGEMENT: RURAL

The preservation of agricultural land in Douglas County is important because agriculture is a vital part of the economic system, agricultural land is a nonrenewable resource, and the rural character, open space, and scenic attractiveness of agricultural areas are quality of life assets that attract businesses, industry, tourists and retirees to the area.

GOAL: Maintain Agriculture as the primary land use in rural Douglas County

- a. Minimize the conversion of agricultural land to other uses and preserve good farm and ranch land from the intrusion of non-agricultural or agricultural related uses, which affect the productivity and amenities of the agricultural area.
- b. Permit clustered residential development in the agricultural zoning districts, so that larger parcels of land can be set aside and designated as agricultural tracts.

This plan needs a chapter or a section in a chapter titled '**Agricultural Preservation and Rural Character**'
This section would

- a. loosely define Agriculture, note that soils are traditionally one of the best indicators of potential agricultural productivity and include the Natural Resources Conservation Service (NRCS) designations to reflect the soil characteristics; such as 'prime farmland' designates land having the best combination of physical and chemical characteristics for producing food, feed, forage, fiber and oilseed crops;
- b. Demographics could include agricultural statistics similar to this:

Average size of farms in State of Kansas:	Average size of farms in Douglas County:
As of XXX Douglas County had XXXX farms	average size XXXXX
As of XXX Douglas County had XXX farms	average size XXXXX
Total land in farms in Douglas County in XXXXX was XXXXX acres	
Total land in farms in Douglas County in XXXXX was XXXXX acres	

RESIDENTIAL PAGE 15

‘Rural’ should be its own density designation (1 du / 3 acres maximum)

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

This page notes that Rural Areas are lands beyond the designated growth tiers where city services are not planned within this plan’s time horizon. This page also notes that Tier 3 lies outside the plan’s horizon. This is a large area that is not being included in either term ‘rural’ or ‘urban’. It is in the unincorporated area and lies outside the plans timeframe. The term ‘rural’ has been used throughout the plan to reference land outside city limits. This term shouldn’t be used to identify future growth areas as well. I suggest using the following: **Tier 1: City Limits, Tier 2, City Urban Growth Area (rural area), Tier 3 future growth area(rural area)**. When discussing these areas we could refer to all land outside the city limits as ‘rural’ and specifically discuss Tier 2 and Tier 3.

Page 16,

Section just before Goal 5, notes that Agriculture is a vital part of our identify and our economy. Ensuring its 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 community.

All the steps within this goal should also be included for Tier 3, however, it should also state that non-agricultural or agriculturally related development in Tier 3 is to be limited, to maintain an active and productive agricultural community.

Should also include:

Encourage rural tourism and agri-tourism as means to protect and preserve the open natural space and agricultural lands within rural Douglas County.

Page 19 Commercial:

Goal 1.1 Downtown Lawrence is not ‘the’ commercial center of the city... this could be revised to:

Emphasize Downtown Lawrence as ~~the~~ a principal commercial, office, civic, and cultural center of the city.

Everything in Goal 2 is already included in Commercial Design guidelines. Rather than locking them into the Comprehensive Plan why not require commercial development building location, screening, and site design to comply with the City of Lawrence Commercial Design Standards? These standards have site specific flexibility built into them.

Page 20:

Goal 2.4 Requires buildings to be located adjacent to road right-of-way... this isn't possible due to the minimum setback requirements. Also, it may not be possible to locate all parking behind the building due to lot size or shape. This should be revised to: Buildings should be located as near the road right-of-way as possible, with parking (for the most part) screened by the buildings.

Goal 3 discusses the Commercial Design Standards...This should clarify that this applies only to **Urban Commercial Development**.

Goal 3.3 It is usually necessary to clear a site to construct a commercial building...how can they avoid substantial disruption of natural vegetation?

Goal 3.8 should apply to both rural and urban properties.

Page 21

Goal 4 is strictly urban

Goal 5.2, perhaps we should 'permit' rural commercial rather than 'encourage' it?

~~Encourage~~Permit new commercial developments to serve the rural communities, at an appropriate scale for the surrounding population, if utilities and infrastructure are available and the proposed development is compatible with surrounding uses.

Goal 5.3, Notes that rural commercial should occur as indicated on the map. It isn't always possible to predict where rural commercial uses will occur. Rural Tourism is intended to be integrated with the rural portion of the county and could be proposed anywhere. B3 (which will convert to the Lake District) is intended to be implemented near lakes within the county. This section should discuss each of the rural commercial types (Rural Tourism, Limited Business, Neighborhood Business, and General Business—or the proposed new districts: Rural Tourism, Lake Oriented Business, and General Business) . I suggest having locational criteria but not using the dots on a map for rural commercial. Unless you are showing particularly suitable sites and not limiting the commercial development to those areas.

Page 22

Expand the chart to note the various types of rural commercial, they have different locational criteria

Page 24, Mixed use

5.22 it may not be possible to match the design, massing, placement and other site design elements of the surrounding area when working with existing structures. This would be a good place to provide some flexibility for mixed uses using existing buildings in established, infill areas.

Page 25, map

Not all the commercially zoned property in the rural area is developed with commercial uses. These will be rezoned with the revised zoning regulations. This map should be updated when the regulations are revised, or only mark where commercial development is located.

Page 26, Industrial

Goal 1.2, requires a minimum site area of 40 acres, generally. Rural industrial and some light industrial uses would not require an area of this size. Perhaps using the term 'generally' provides enough latitude.

Goal 1.5 Environmentally sensitive lands shall be preserved and maintained. All of them, or a percentage of the development? Environmentally Sensitive Lands are identified in the side bar on Page 51. This should be expanded to include Stream Corridors and Wetlands.

Goal 1.8, If adjacent to Lawrence, annexation shall occur prior to the submission of a development proposal, if the proposed use is compliant with the adopted long range plan for that area and utilities and services are available.

Page 29 map

Is this a map of existing industrial development? I wouldn't think we'd want to limit the future industrial locations.

Page 44 Economic Development

Not sure where this would go, but this section should mention some of the rural/ag economic development: growing growers, the programs to help first time farm buyers, etc.

Page 50. Natural Resources

Goal 1.8 Why do we only prohibit development in newly annexed floodplain areas? Floodplain areas can develop prior to annexation, but any additional development cannot occur following annexation. Why would these properties ever agree to annex?

Page 51 Goals 2.7 and 2.8

Goal 2.7 notes that high quality agricultural lands should be protected as the community develops to urban densities and goal 2.8 notes that high quality ag lands should be protected in rural areas. Is the intent to preserve ag land following annexation? If not, could these goals be combined to prevent confusion?

Sensitive lands listed in the sidebar: I would include **Stream Corridor and Wetlands** in this list.

Page 61 Parks, Recreation & Open Space

This section discusses the need to maintain a variety of recreational opportunities and open spaces. Douglas County Lake, the Baker Woods fit into this section, but the privately owned agricultural lands do not. These lands are used for ag (an industrial use) and are not intended to provide pastoral views or recreational opportunities for nearby residences. The fact that they often do is a plus. Agriculture is an industry, including it in this chapter makes it seem like a recreational amenity.

Items in this chapter that I do not feel apply to Agricultural lands:

- Goals 1.1 and 1.3 Establish and coordinate open space standards (this would include standards for agricultural lands?)
- Goal 3.1: ensure adequate access to open spaces (ag lands) to all residents
- Locate and develop open space (ag land) consistent with a master plan
- Locate open space (ag land) near other community facilities,
- Goal 3.6 should be revised and located in a different section:
Facilitate farmland ~~and open space~~ preservation by working with agricultural property owners.
- Goal 4, Connect and Link parks, recreation , and open space.

Goal 5.1 should be moved to another chapter: with Goal 3.6:

Promote agricultural land retention through programs such as conservation easements. (move)

PLAN: A Comprehensive Plan for Unincorporated Douglas County and the City of Lawrence

Written Input from Douglas County Sustainability & Zoning & Codes Departments 10.19.17

Pg. 15

- 1.1 Maintain residential development regulations that conserve and enhance the rural character of Douglas County. Can we make the comment incorporating how to make it stronger in addition to maintaining?
- 1.2 Maintain codes accommodating various types of housing to support agricultural uses. Strengthen vs maintain.
- 1.3 Create zoning regulations to provide guidance and protection for the County's historical unincorporated towns, **maximize open space and protect sensitive lands.**
- 2.1 Preserve transportation and utility corridors as outlined in the Subdivision Regulations and plans incorporated by reference into this Comprehensive Plan. Could a plan for multi-modal transportation incorporated as well?

What are rural areas definition? Anyway to make rural definition more appealing and less an afterthought?

Pg 16

- 3.3 Encourage cluster residential development in unincorporated areas, except where infrastructure is reasonably available, maximizing open space and preparing for urban development. How does this relate to assets of open space for urbanized areas? Should this reference recreation? Why isn't it the same as 7.8 in Tier 1?
- 4.3 Preserve sensitive lands through site planning, platting and design. What is the policy to guide this process? Reference a buffer around these areas? Is this a good place to add: **Develop stream corridor buffers to preserve and enhance natural water features?**

Pg 18

- 7.9 Encourage open space by clustering building to minimize creating marginal-use areas on development sites. How does this speak to the connection of open space across clusters? Will the open space be protected? What will open space become after annexing? Promote vs encourage.

Pg 19

2. Require compatible transitions from commercial developments to other land uses. How will this be accomplished in the county? Very little commercial development is within commercial zoning.

Pg 20

3. Utilize design standards for Commercial site development. Does the county have commercial site standards?

Pg 21

5.2 Encourage new commercial developments that serve the rural communities that are; compatible with surrounding uses; **protect and preserve rural character**, at an appropriate scale for the surrounding population, if utilities and infrastructure **are** available ~~and compatible with surrounding uses~~, **all while maintaining existing residents' quality of life**. Allow vs. encourage? Non-agricultural uses interspersed throughout productive agricultural areas generally have a detrimental effect on the vitality of the agricultural economy.

5.3 Allow rural commercial development to occur, as indicated on the Commercial Map, where infrastructure can support the intensity of the development. Promote vs. allow?

Pg 25

Commercial Map means current commercial areas?

Pg 29

Industrial Map shows current industrial sites?

Pg 32

1.4 Use open spaces, greenbelts, and trails to provide linkages throughout the neighborhood. Is there a way to more strongly reference this need as new clusters and annexed areas become neighborhoods?

Pg 34

4.8 Incorporate pocket parks and green spaces into new neighborhood developments **that encourage connectivity and green corridors**.

Pg 50

1.7 Identify, preserve, and protect wetlands. Why isn't this identified as sensitive lands?

1.8 Prohibit development in newly annexed floodplain areas. Countywide, not just the city limits.

1.9 Inventory and protect groundwater resources and their recharge lands. Why isn't this a sensitive lands?

1.10 Develop storm water management policies for unincorporated Douglas County to limit runoff, protect water quality **and evaluate development proposals for their impacts, and limit and mitigate flooding areas throughout our community**.

1.11 Accommodate voluntary water usage reductions and encourage site design best management practices. Strengthen and promote vs accommodate.

Pg 51

2.2 Preserve and sustain woodlands through the development of regulations and incentives providing protection. Insert native woodlands? Many trees are diseased, invasive and not native. 2.2 vs 2.4, why different?

2.4 Develop guidelines and incentives to preserve native prairies **and promote restoration**, including utilizing conservation easements.

2.5 Identify important wildlife habitats and prioritize them for protection and **conservation while establishing connectivity corridors and maximizing continuity**.

2.8 Protect high quality agricultural lands in rural areas. How does this relate to Tier 2 reference in Chapter 2?

Pg 52

2.9 Protect native ecosystems by addressing invasive species. How does this relate to climate change?

Pg 53

6.1 Adopt a climate change adaptation plan incorporating potential climate change scenarios and identifying specific actions to reduce risk and exposure from hazards. This should be greater than just an urban focus.

Pg 54

6.8 Develop strategies for energy conservation and adaptive reuse of existing structures. County, rural element here too.

Pg 55

Natural Resources Map. Are these class 1 and 2 soils?

Pg 61

1.1 Establish park and open space standards for unincorporated Douglas County. With a master plan? Strategic Plan?

1.3 Coordinate park and open space standards between Douglas County and Lawrence. Neighborhood municipalities? Baldwin? Eudora? Etc?

2.1 Incentivize land dedications and other voluntary mechanisms to protect natural and historic **and open space and sensitive land areas** of the community for public purposes.

What are open spaces? Agricultural: Farm and pasture **and community gardens**

Pg 62

3.2 Locate and develop park, recreation, and open space locations consistent with Parks and Recreation Master Plan, and other Future Land Use plans. Develop a County future land use plan that focuses on areas outside the UGA? Clarify city of Lawrence for Parks and Rec.

3.3 Facilitate new park, recreation, and open space locations in conjunction with the growth and development of the community. Good echo of what we wanted added to Chapter2. Growth of Lawrence **and maintaining the rural character of Douglas County**.

3.6 Facilitate farmland and open space preservation by working with agricultural **and rural** property owners.

Pg 63

4. Connect and link parks, recreation, and open space locations. Can we reference this elsewhere as well and that this includes within the county?

5. Preserve and enhance natural **and sensitive land** areas of the community.

Pg 69

1.2 Maintain **and protect** working lands and prime soils for future generations.

1.3 Maintain funding and **identify permanent** conservation easements. Develop program?

From: Joy Rhea
To: [Jeff Crick](#)
Subject: Comments for Comp. Plan
Date: Friday, October 20, 2017 9:44:46 AM
Attachments: [Com...Plan Comments.pdf](#)

I've attached the comprehensive plan in a PDF format with comments shown. My comments focus on infill development and sensitive lands clarification. There are other comments sprinkled throughout, but these were the two issues that stood out in my mind.

Joy Rhea, RLA

Landscape Architect

paulwerner

A R C H I T E C T S

123 W. 8th St., Suite B2

Lawrence, KS 66044

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www.paulwernerarchitects.com



Photo by A. Sh... Photography

Our Vision Will Create and Maintain:



Live

- 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.

Summary of Comments on PLAN: A Comprehensive Plan for Unincorporated Douglas County

Page: 4

Author: Joy	Subject: Sticky Note	Date: 10/19/2017 8:50:54 AM
We need better incentives to encourage infill without clients paying consultants for hundreds of hours to fight new development guidelines		
Author: Joy	Subject: Underline	Date: 10/19/2017 8:49:43 AM

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.

Strategic Plan



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

1. 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 [Lawrence - Douglas Co. Planning Commission](#) and approved by the respective governing body(ies).



Where is the Amendment Application?

The Amendment Application can be found on the [Lawrence/Douglas Co. 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](#)

Page: 7

Author: Joy Subject: Rectangle Date: 10/19/2017 8:54:32 AM

Author: Joy Subject: Sticky Note Date: 10/19/2017 8:57:39 AM
Thrilled about the links and the easy access they provide, however I'm concerned at the ease of having them all work once the City website changes again.

Author: Joy Subject: Inserted Text Date: 10/19/2017 8:55:15 AM
Just stated at the top of the page it was a 20 year doc. Not 20 plus year doc.

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.

Page: 8

Author: Jay Subject: Sticky Note Date: 10/19/2017 9:04:52 AM
Element seems like the wrong word. Maybe "part", "Key point" or maybe just "chapter". The word element seems to add more confusion to something trying to be defined.

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.



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, cost-effective 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.

Page: 12

Author: Joy	Subject: Sticky Note	Date: 10/19/2017 2:17:48 PM
Infill:		
Owners/Developers are penalized for demolition in that once a building is demolished it is like starting from scratch on that site. Frequently design professionals end up working on buildings that we wish we could have demolished and started over – but the penalty is too great. It may be worthwhile in some cases to allow demolition and allow some existing conditions to go forward such as exiting parking lots, curb cuts, setbacks, etc....		
Author: Joy	Subject: Sticky Note	Date: 10/19/2017 9:08:02 AM
This is a great statement, but we need the tools to make this happen with much more ease.		
Author: Joy	Subject: Sticky Note	Date: 10/19/2017 9:14:31 AM
At some point we need to define in-fill for different land areas. Does this overall goal apply to ALL infill or do we need guidelines for 1 acre or less sites, 1-5 Ac. sites, 5+ Ac. sites.		
Author: Joy	Subject: Underline	Date: 10/19/2017 9:07:20 AM
Author: Joy	Subject: Highlight	Date: 10/19/2017 9:17:10 AM
Author: Joy	Subject: Sticky Note	Date: 10/19/2017 11:05:29 AM
Infill should be a priority. However, it doesn't seem that the LDC is in tune with this goal yet. The planning director and other staff members need the authority, and the support of applicable documents, to make in-fill easier. In the past we've written new requirements, i.e. landscaping, access management, storm water management policies, minor subdivision requirements, and then try to incorporate these into redeveloping sites that are 40 or 50 years old. Many items turn into 'waivers, variances, requests for relief, which takes time, money, and in several cases can make it actually harder than just starting from scratch.		
It would be nice to see some written waivers/assurances in the Development Code that could apply to infill development at the start of projects. Infill development should not be penalized for redeveloping and some guidelines to help this occur without writing letters upon letters or requesting lots of waivers, or being forced to have lots of meetings with staff to try and get some idea what the client MIGHT be looking at should they choose to move forward with an investment into an existing site.		
For Example: -A property with more than two curb cuts will be required to remove/consolidate curb cuts. Two curb cuts will be allowed to remain. -Infill properties may provide lesser landscaping if existing building and parking lot are to remain on site. -A 1 acres or less site may have bufferyard standards which can be 5' wide at a minimum. -Parking requirements may be reduced by 30% -Landscaping requirements may be reduced by 30%.		
Author: Joy	Subject: Highlight	Date: 10/19/2017 9:16:41 AM

- 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.



Photo by A. Shaler Photography



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.



Photo by A. Shaler Photography

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



Photo by A. Shaler Photography

Density	Zoning Districts
Very Low	County: A A-1 R-1 City: RS40 RS20
Low	City: RS10 RS7 RS5
Medium	City: RS5 RS3 RS0 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.

Page: 15

- Author: Joy Subject: Sticky Note Date: 10/19/2017 9:38:39 AM
Based on the BOLD (to bold in my opinion) opening statement on page 3 which states, "The City of Lawrence and rural Douglas County is one of the most desirable places in the United State to call home," it would seem "have been" should be replaced with "ARE". Otherwise it seems we are backpedaling
- Author: Joy Subject: Highlight Date: 10/19/2017 9:35:21 AM
- Author: Joy Subject: Highlight Date: 10/19/2017 9:50:30 AM
- Author: Joy Subject: Sticky Note Date: 10/19/2017 9:50:27 AM
Should RM15 be located in Medium and high density?
- Author: Joy Subject: Sticky Note Date: 10/19/2017 9:49:02 AM
Please revise to read, "Beyond the Plan's time horizon of 20 years."
- Author: Joy Subject: Highlight Date: 10/19/2017 9:49:10 AM
- Author: Joy Subject: Highlight Date: 10/19/2017 9:49:58 AM



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 [Land Use Plans](#) 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 [sensitive lands](#) 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

Page: 16

Author: Jay Subject: Sticky Note Date: 10/19/2017 9:56:48 AM
While I agree with preserving sensitive lands, I'm concerned about blanket statements such as this when it comes to sensitive lands. My concern is for a landowners who have already owned a piece of land for LONG periods of time in the correct zoning designation they'd like to develop it under. They bought the land years ago with assured densities. This land should still be allowed to develop as previously allowed or incentives should be offered should the choose to preserve sensitive lands as the new comp. plan requires.

I would think the new requirements of sensitive lands should come into to play when rezoning is occurring on that property.

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.

Page: 17

Author: Joy	Subject: Sticky Note	Date: 10/19/2017 10:12:00 AM
While I appreciate the general nature of this statement it's to unknown. Which is great if you plan favor what a developer WANTS to do.		
5.3 Minimize changes to the natural topography by preserving streams, existing water drainage paths and the general slope of the land prior to development.		
Author: Joy	Subject: Highlight	Date: 10/19/2017 10:06:57 AM
Author: Joy	Subject: Sticky Note	Date: 10/19/2017 1:13:17 PM
Nodal development does not apply to ONLY existing commercial areas. Do Nodal plans on existing areas go away with the new Comp. Plan?		
Author: Joy	Subject: Highlight	Date: 10/19/2017 10:12:55 AM
Author: Joy	Subject: Highlight	Date: 10/19/2017 10:24:43 AM
Author: Joy	Subject: Sticky Note	Date: 10/19/2017 10:26:36 AM
Need some automatic variance assurances and incentives for infill sites. See comments of Page 12		
Author: Joy	Subject: Sticky Note	Date: 10/19/2017 2:23:28 PM
Do we see this as a beneficial dwelling type moving forward? Has anyone built a zero-lot line house?		
Author: Joy	Subject: Highlight	Date: 10/19/2017 2:22:58 PM



- 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 open space 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.

Page: 18

- | Author | Subject | Date |
|--|-------------|------------------------|
| Joy | Sticky Note | 10/19/2017 10:29:26 AM |
| Does this statement refer to City Standards because it reads as a flexible statement and I have a feeling it's not flexible if you talk to the City Engineer. | | |
| Joy | Highlight | 10/19/2017 10:27:44 AM |
| Joy | Sticky Note | 10/19/2017 1:12:29 PM |
| Unless of course we are dealing with infill developments and access management standards which restrict access onto higher capacity roadways in which case the City Engineer will not appreciate the Comp. Plan undermining access management policy. | | |
| Joy | Sticky Note | 10/19/2017 10:38:01 AM |
| Advanced Parking strategies SHOULD be allowed. There should be more freedom that doesn't require a variance, should be able to be negotiated with planning. | | |
| Joy | Highlight | 10/19/2017 10:35:48 AM |
| Joy | Highlight | 10/19/2017 10:49:04 AM |
| Joy | Sticky Note | 10/19/2017 10:48:57 AM |
| I'm not sure what this statement is trying to get at. Did we have a bad experience this statement is suppose to fix? Plus - when you say the sentence like this, "Require maintenance of medium and higher density developments that is aesthetically integrated and functionally practical." It's a very confusing sentence and makes me think, "What are they talking about?" Please clarify or reword | | |

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 **Mixed Use** 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

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Author: Joy	Subject: Inserted Text and redeveloped commercial properties	Date: 10/19/2017 10:57:00 AM
Author: Joy	Subject: Cross-Out	Date: 10/19/2017 10:56:07 AM
Author: Joy	Subject: Sticky Note	Date: 10/19/2017 10:58:08 AM
Author: Joy	Subject: Sticky Note	Date: 10/19/2017 11:01:08 AM
Author: Joy	Subject: Highlight	Date: 10/19/2017 10:59:33 AM



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 rights-of-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 [Community Design Manual](#) 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 [Land Use Plan](#) for any new commercial area with the potential to create more than 100,000 square feet of retail space.
- 3.8 Protect environmentally [sensitive lands](#) as new and existing areas develop.

Page: 20

Author: Joy Subject: Sticky Note Date: 10/19/2017 11:38:53 AM
These two statements are conflicting with each other.

2.3 States in a compatible manner
2.4 States specifics about how they should be placed which seems to negate the 2.3 statement

Also - Could 2.4 simply be left out and addressed in the Community Design Manual?

Author: Joy Subject: Inserted Text Date: 10/19/2017 1:03:43 PM
per the Community Design Manual Residential Development section.

Author: Joy Subject: Sticky Note Date: 10/19/2017 1:11:10 PM
This statement reiterates the previous statement on sensitive lands.

If someone already owns land purchased before the sensitive lands policy was implemented they should be able to develop it as the code/comp plan read when they purchased the property.

Author: Joy Subject: Sticky Note Date: 10/19/2017 1:13:52 PM
Does this now replace the Nodal Plan?

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 [Land Use Plan](#) 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.



Page: 23



Author: Joy

Subject: Sticky Note

Date: 10/19/2017 1:25:26 PM

This should exclude infill development if the goal of the Comp. Plan is to encourage infill.

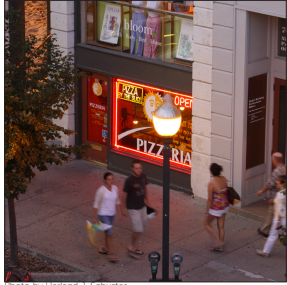






Photo by Harland J. Schuster



Mixed Use

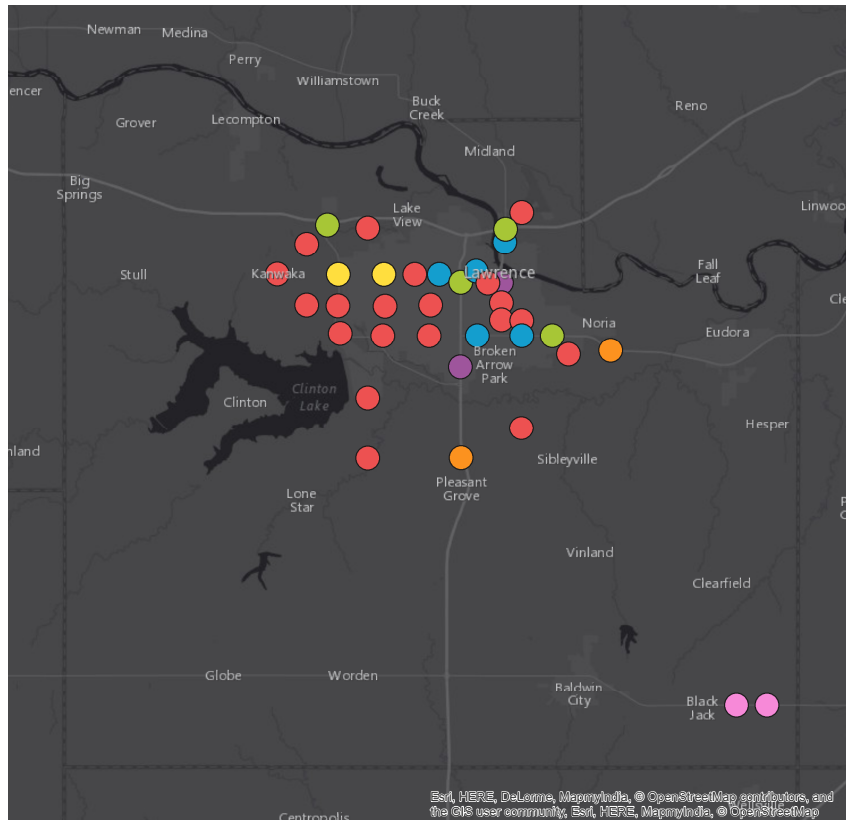
- 5.19 Require a development plan with any zoning application request. 
- 5.20 Promote as an option where existing structures are underutilized, have a high turnover rate, or have been vacant for long periods of time.
- 5.21 Permit a mixture of uses within the development at a reasonable ratio of differing 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.

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	Author: Joy	Subject: Sticky Note	Date: 10/19/2017 1:26:41 PM
	This seems to be a Dev. Code issue not a Comp. Plan level issue.		
	Author: Joy	Subject: Sticky Note	Date: 10/19/2017 1:28:04 PM
	This statement needs to be addressed with revision to the Land Dev. Code.		



There appear to be some Tier 3 areas adjacent to Tier 1 in north Lawrence that seem out of place?



Map 2.2: Commercial Map

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.



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.

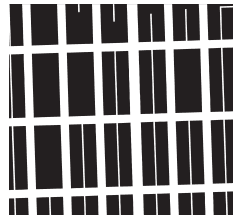
3. Preserve and enhance the character elements of existing neighborhoods.

- 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

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Author: Joy Subject: Highlight Date: 10/19/2017 1:29:06 PM

Author: Joy Subject: Sticky Note Date: 10/19/2017 1:30:30 PM

I would argue that if sensitive lands are to be preserved then curvilinear streets are necessary.

Maybe it should read Curvilinear streets should be avoided except when necessary to preserve sensitive lands.



[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 [HUD defined Fair Market 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.

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Author: Joy Subject: Sticky Note Date: 10/19/2017 2:20:20 PM
Maybe there should be some acknowledgment that density is, or should be, a function of the number of bedrooms in a unit as well.

Author: Joy Subject: Inserted Text Date: 10/19/2017 1:31:24 PM
walkable

Author: Joy Subject: Inserted Text Date: 10/19/2017 1:31:31 PM



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 [Americans with Disabilities Act \(ADA\)](#) connections between rights-of-way and building entries, accessible transit stops and implement the [transit amenities policy](#).
- 3.4 Plan and establish a transit center within Lawrence.
- 3.5 Develop in accordance with the Major Thoroughfares street designations on the [Growth & Development Map](#).

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.

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Author: Joy	Subject: Inserted Text	Date: 10/19/2017 1:33:46 PM
types		
Author: Joy	Subject: Inserted Text	Date: 10/19/2017 1:35:11 PM
,		
Author: Joy	Subject: Inserted Text	Date: 10/19/2017 1:35:21 PM
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Author: Joy	Subject: Inserted Text	Date: 10/19/2017 1:34:21 PM
to		
Author: Joy	Subject: Cross-Out	Date: 10/19/2017 1:35:51 PM
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Author: Joy	Subject: Inserted Text	Date: 10/19/2017 1:35:45 PM
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Author: Joy	Subject: Cross-Out	Date: 10/19/2017 1:36:44 PM
,		
Author: Joy	Subject: Inserted Text	Date: 10/19/2017 1:37:14 PM
elderly or disabled adults		



ADVISORY BOARDS

- [Joint Economic Development Council](#)
- [Public Incentives Review Committee](#)



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 [Small Business Development Center](#) and the [Bioscience and Technology Business Center at the University of Kansas](#), 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.

Page: 44

Author: Joy and	Subject: Inserted Text	Date: 10/19/2017 1:38:19 PM
Author: Joy S,	Subject: Inserted Text	Date: 10/19/2017 1:38:37 PM
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Author: Joy	Subject: Inserted Text	Date: 10/19/2017 1:39:30 PM
Author: Joy	Subject: Inserted Text	Date: 10/19/2017 1:39:41 PM

- 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.



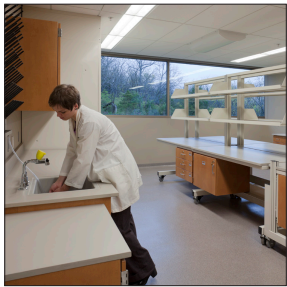
Page: 45

Author: Joy	Subject: Cross-Out	Date: 10/19/2017 1:40:42 PM
Author: Joy	Subject: Highlight	Date: 10/19/2017 1:42:04 PM
Author: Joy	Subject: Sticky Note	Date: 10/19/2017 1:41:41 PM

Dev. Code has to change to promote and offer incentives for infill.



Photo by A. Shaler Photography



- 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.



ADVISORY BOARDS

- [Sustainability Advisory Board](#)
- [Food Policy Council](#)
- [Douglas County Conservation District](#)
- [Heritage Conservation Council of Douglas County](#)
- [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.

1. 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 floodplain 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.

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Author: Joy	Subject: Inserted Text	Date: 10/19/2017 1:45:46 PM

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 **steep slope** 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
- **Floodway** and **Floodplain**
- **High Quality Agricultural Soils**
- Native Prairies
- Rural Woodlands and **Urban Forests**
- **Steep Slopes**

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Author: Joy	Subject: Highlight	Date: 10/19/2017 1:54:19 PM
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Author: Joy	Subject: Sticky Note	Date: 10/19/2017 9:33:01 AM
Author: Joy	Subject: Highlight	Date: 10/19/2017 9:28:29 AM
Author: Joy	Subject: Sticky Note	Date: 10/19/2017 9:31:16 AM
Author: Joy	Subject: Highlight	Date: 10/19/2017 9:28:34 AM

"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

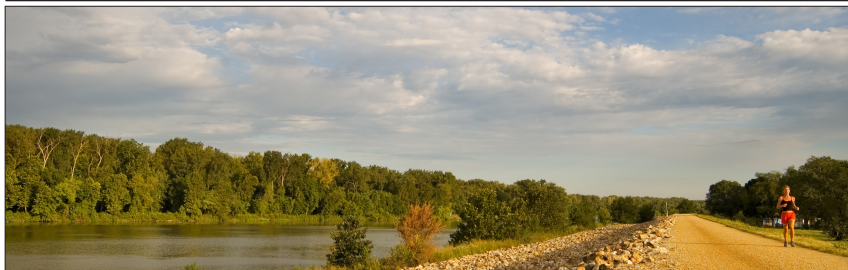


Photo by Harland J. Schuster



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

that exist in significant, contiguous amounts for continued productive use in the future.

- 2.9 Protect native ecosystems by addressing invasive species.

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 pedestrian-scaled 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.

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Author: Joy	Subject: Cross-Out	Date: 10/19/2017 1:57:13 PM
Author: Joy	Subject: Cross-Out	Date: 10/19/2017 1:55:52 PM
Author: Joy	Subject: Sticky Note	Date: 10/19/2017 1:57:08 PM
This seems a little on the dictatorship side of things.		
Author: Joy	Subject: Inserted Text	Date: 10/19/2017 1:55:41 PM
encourage reduction in		
Author: Joy	Subject: Oval	Date: 10/19/2017 2:03:05 PM
Author: Joy	Subject: Sticky Note	Date: 10/19/2017 2:04:07 PM
This statement does not flow well and almost seems like two separate thoughts and could probably be combined with 3.1.		
Author: Joy	Subject: Cross-Out	Date: 10/19/2017 2:02:33 PM



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.

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Offer incentives and

Author: Joy Subject: Inserted Text Date: 10/19/2017 2:07:10 PM
s



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 [Historic Preservation Tax Incentives 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 [Natural and Cultural Heritage Grant Program](#).

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 [City-Wide Cultural Plan](#) 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.**



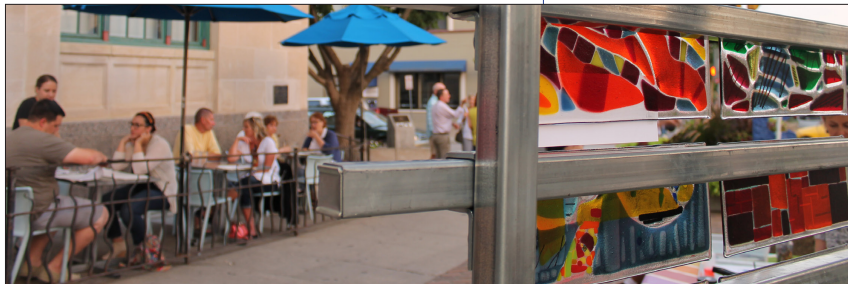
ADVISORY BOARDS

- [Lawrence Cultural Arts Commission](#)



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Author: Joy	Subject: Cross-Out	Date: 10/19/2017 2:09:24 PM
Author: Joy	Subject: Inserted Text , diversity and ethnicity	Date: 10/19/2017 2:09:14 PM
Author: Joy	Subject: Inserted Text inclusive	Date: 10/19/2017 2:09:49 PM
Author: Joy	Subject: Cross-Out	Date: 10/19/2017 2:10:06 PM
Author: Joy	Subject: Inserted Text ,	Date: 10/19/2017 2:09:59 PM
Author: Joy	Subject: Inserted Text and ethnicity	Date: 10/19/2017 2:10:20 PM



From: McClure, Kirk
To: [Jeff Crick](#)
Subject: Comments on the Comprehensive Plan Update
Date: Sunday, October 22, 2017 2:22:51 PM

Horizon 2020 Update Steering Committee:

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

Chapter 1 Introduction

Our Community Vision

The update states, "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." The draft plan seems to equate growth management with keeping the pace of growth of supply in line with the pace of growth of infrastructure. This is a very poor concept which is destined to hurt older neighborhoods.

The update uses the concept of growth management only in the context of directing the location of development but not the timing of development. Such an approach is outdated Euclidian zoning, not growth management. Growth management is keeping the growth of supply of space (housing, retail, office, etc.) in line with the pace of growth in demand for that space.

Chapter 2 Growth & Development

Vision

The update states, "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."

The Chapter is a significant improvement over past planning practice in that it promotes in-fill development. Again however, the issue of timing is omitted. If apartments are built faster than growth in renter households, it is damaging to older properties and the older neighborhoods where they are located. Similarly, if retail is built faster than the growth of retail spending, it is damaging to older stores and shopping centers. If subdivisions are built faster than the growth of owner households, it is damaging to older neighborhoods. Healthy growth management is much more than an infrastructure issue; it is an issue of keeping the pace of growth of supply in line with the pace of growth of demand. Lawrence failed to do this in the past and needs to not make the same mistake in the future.

The update states, “Maximize development opportunities within Lawrence before expanding into Tier 2.” Maximizing development opportunities runs counter to growth management. The goal should be to “Manage development opportunities so that development proceeds at a pace supportable by growth in demand within Lawrence and expanding into Tier 2 only when opportunities have been exhausted within Lawrence.”

Commercial

Vision

The update states, “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.”

For the commercial space to be “economically sound” and to “support Downtown,” the City needs to manage the pace of commercial, especially retail, development. If more square feet of space are added to the stock than can be supported, older space suffers. This has been the practice of Lawrence since 2000.

The update states, “Encourage improvement and redevelopment of existing commercial areas, with emphasis on commercial gateways.” The best way to encourage improvement and redevelopment commercial areas is to make sure that it does not have to compete with excessive amounts of new space. Growth management can serve this purpose.

The update states, “Complete a Land Use Plan for any new commercial area with the potential to create more than 100,000 square feet of retail space.” Market analysis should be an on-going process performed by the City independent of the size of a development. The planners should report frequently, whether a development is proposed or not, on the performance of the Planning Commission and the development community at keeping the pace of growth of stock in line with the pace of growth of demand. Without this reporting, the Planning Commission will not know whether it is overbuilt, underbuilt or on a good pace.

Chapter 3

Neighborhoods & Housing

The update states, “Create and encourage vibrant neighborhoods that have distinctive identities that together make Lawrence unique.”

This cannot be done if the City continues to permit the developers to set the pace of growth.

Chapter 5

Economic Development

This is chapter lacks substance. The chapter lists goals that are desirable. It lists tools for pursuing economic development with little guidance on their correct use. The practice of economic development continues to be guided by people who are business advocates (the Chamber of Commerce) with little or no knowledge of what succeeds and what fails. As a result, the successes of the City are few and the mistakes are many. The City needs to correct the implementation of economic development planning by professionalizing the process.

All the best,

Kirk

Kirk McClure, Ph.D.

Professor

Urban Planning Program

University of Kansas

1460 Jayhawk Blvd., 203 Snow Hall

Lawrence, Kansas 66045

785.864.3888

mcclure@ku.edu

From: Fox Run Wolf
To: [Scott McCullough](#); [Jeff Crick](#)
Subject: Comments on update of H-2020
Date: Monday, October 23, 2017 3:57:25 PM

I would like to offer the following comments regarding the Natural Resources/Environment chapter of the update Comprehensive Plan for Lawrence/Douglas County:

1 – Too often, as a newly annexed area is brought into the city and developed, all the trees are removed from the site, gathered into huge piles and then burned not just for hours, but several days. In particular, I remember this happening at the new development south and west of Langston Hughes School. We pass that way often and I was truly amazed at how long that pile of trees burned – releasing carbon dioxide and particulates into the atmosphere. Having lived in Minnesota for about 10 years before moving to Lawrence, I know for a fact that developments can avoid these kinds of loss of trees and the habitat that they provide to birds and other wildlife. One of the most popular apartment complexes in an area near where we lived in Burnsville, made a point of saving the trees and building around them. And to the best of my knowledge, there was never a vacancy at the complex. To be responsible stewards of our natural resources, I really do believe that instead of removing the trees, the developers should only taking a few trees, then instead of burning them, why not put them through a chipper and store the mulch on site for use for the new trees that will eventually need to be planted in the development?

2 – Another comment is that the new chapter has many fine ideas; however, they are very broad statements, with little or no specific guidelines for members of the planning commission to judge whether or not a proposal meets the requirements of the chapter. Thus, it will be open for each individual member to interpret if the proposal should be approved, amended, denied or reworked before being approved. I believe the public and developers alike would benefit by having the new chapter provide greater clarification on how best to preserve/protect Douglas County's natural resources.

Thank you for providing this opportunity to comment on the update of Horizon-2020.

Sincerely,

Joyce A. Wolf

1605 East 318 Road

Lecompton, KS 66050-4034

From: Jackie Carroll
To: [Jeff Crick](#)
Subject: Comp Plan Draft Feedback
Date: Monday, October 23, 2017 10:37:35 PM

Hello,

I took a look at a few sections of the comp plan draft. Feedback is below. Thank you for your work.

5. Economic Development:

- One of the sub-points of the first goal is to "Recruit and attract new and developing green/environmentally friendly jobs." Even though this is a high level plan, this should be more specific. What is an environmentally friendly job?
- A sub-point in the second goal lists "Create quality working environments that foster a strong sense of place, and uniquely identify as being part of our community." If the first part talks about bringing in green/environmentally friendly jobs, can we add a green/environmentally friendly qualifier to the workplaces too?
- Goal 4 is about preparing for new technologies and innovations. A sub-point states "Support businesses transitioning to new green practices." This should be more robust. Should also incentivize/attract green businesses, high-tech companies with business models that incorporate or even rely heavily upon green practices. Provide community resources/services to potential incoming employers. Not just the single facet of current businesses transitioning to new green practices.

8.D Implementation: This section is not needed and is just repeating any seemingly actionable point from the previous sections. Just add an action plan or progress status portion to each of these in their respective areas. Comments on implementation relegated to the end of the document make them easy to forget.

Perhaps most importantly, The City of Lawrence signed a letter of solidarity with Black Lives Matter. Let's be mindful of this in all aspects of our work and not put a photo of a visibly white person with dreads in this document. That would reinforce violence against our black community members. Happy to answer questions on this if necessary. **(page 93)**

Thank you,
Jackie Carroll
2136 Ohio St.

From: Marlin Bates
To: [Jeff Crick](#)
Subject: Comprehensive Plan Comments from Douglas County Food Policy Council
Date: Monday, October 23, 2017 4:00:12 PM
Attachments: [FPC Comp Plan Commet 10.23.17.pdf](#)

To Whom it May Concern:

At the October 16, 2017 meeting of the Douglas County Food Policy Council, considerable time was dedicated to creation of the attached document to provide comment on the drafted Comprehensive Plan. Please let me know if you have any questions or require clarification of any of this input. Thank you!

Marlin A. Bates
County Extension Director
K-State Research and Extension – Douglas County
2110 Harper St.
Lawrence, KS 66046
785-843-7058

October 23, 2017



Dear Comprehensive Plan Steering Committee,

On behalf of the Douglas County Food Policy Council, I write to express appreciation for a community-driven process and a draft for a strong new plan to lead Lawrence and rural Douglas County forward. Overall, **we complement you on the new Community Vision and Live/Work/Play bullet points at the beginning of the plan.**

The Douglas County Food System Plan we created over the last year and a half, adopted summer 2017, has already received state accolades and represents a new stage in the commitment our community has taken to build a stronger local food system that benefits all residents and our resilience. We thank you for taking trust in our members and staff to lead this planning process.

In reviewing the new draft document, we bring your attention to **several areas with the opportunity to refine and strengthen:**

- **Chapter 2: Growth / residential + agriculture**
 - Within Goal 5, we believe that integration of urban agriculture and agriculture-based cluster subdivisions could be more clearly evoked.
 - 5.1: What does “interim” mean? We wonder if this phrasing presents conflicts with the goal stated just above.
 - We suggest you **remove “interim”**
- **Chapter 6: Natural Resources**
 - Goal 5: Waste Reduction
 - Consider relating an action statement to Goal 5 of the Food System Plan, which focuses on waste in our food system
 - Integrate the word “food” into this goal and/or its actions, to acknowledge the specific issue of food waste.
 - Consider adding 5.4: Eliminate food waste in landfills
 - Goal 6: Sustainable Development
 - 6.1: We support creation of a Climate Adaptation Action Plan, and suggest that such a plan should encompass both urban and rural contexts. As a priority, any such plan should consider the adaptation needs of agricultural producers.
 - 6.3: Consider editing this action statement to mention community gardens.
 - 6.7: Thank you for evoking the Food System Plan here.
- **Chapter 7: Community Resources**
 - **Section B: Parks, Recreation, & Open Space**
 - Goal 2, page 61: We believe that the specificity of these action statements provide a good example of how Section E: Local Foods can be strengthened – specifically as it relates to the preservation of land for agricultural purposes.

- Open Space Definition: Include community gardens; review action statements to identify opportunity to reference expansion of both public (Common Ground) and private community gardening sites as City of Lawrence grows
- **Section E: Local Foods**
 - We strongly support inclusion of this section in Community Resources, and appreciate the recognition of the Steering Committee of food as essential to our future planning and community quality of life.
 - **Section title:** We suggest this section be called “Food Systems Development” instead of just “Local Foods”
 - **Section Structure:** Thanks to the Issue Action Report, our Council has spent over a year drafting a unifying set of goals to organize community objectives and actions in years to come. We encourage the Steering Committee to edit this section to more closely align with the structure and content of the Food System Plan.
 - For example, why is the Plan the sub-point to the first goal? Referencing the implementation of the Food System Plan as an overarching step in this section would more accurately and logically connect the two plans. We also encourage hyperlinking the full plan in-text, now that it is uploaded.
 - See **our Plan’s Quick Guide** for a reference of the structure, content, and opportunities for greater integration:
<https://www.douglascountyks.org/fpc/food-system-plan>
 - Goal 2, as written, should differentiate the economic development opportunities for entrepreneurs versus farmers.
 - **Healthy, Local Food Access:** We do not see why this subject is included as action 2.2—it could be strengthened if created as its own, stand-alone goal by creating a new, third section.
 - **Food Waste:** As mentioned before, we again draw attention to the lack of reference to food waste in the Plan. Goal 5 of the Food System Plan focuses on food waste, including opportunities for reduction, diversion, and composting. We encourage the Steering Committee to consider reference to food waste within this section.

As we have done throughout this process, **the Council welcomes further engagement and support as desired** to move the Comprehensive Plan from a draft to an adopted community guiding document. **We have already begun identifying and working on implementation priorities for the Food System Plan.** We look forward to community engagement and collaboration to similarly bring the new Comprehensive Plan to reality. **Thank you for serving our community and supporting a stronger local food system in Lawrence and Douglas County.**



Marlin Bates, Douglas County Food Policy Council Chair

Pennie von Achen
1346 E. 2350 Road
Eudora, Kansas 66025
Oct. 21, 2017

Dear Commissioners Thellman and Amyx, and the Horizon 2020 Steering Committee,

Horizon 2020 represents the aspirations of our citizens for our community and their vision for our future. It is a critical instrument guiding the decisions of planners and officials.

The graphics, straightforward organization and unambiguous explanations of the new draft make it easier to read and understand than its predecessor, especially for those new to the planning process. However, I do have a few concerns. These concerns pertain primarily to ch. 6, "Natural Resources", as that is the chapter with which I'm most familiar.

The current H2020 is a tool used by both the community as well as its decision makers. This is possible in part because it give specific goals, strategies and directions for implementation. Let me give an example:

Goal 2 in ch.16 ("Environment") of the current Plan is aimed at sustainable management of land resources, such as wildlife habitats. Policy 2.4 under that goal states:

- A. Identify and map areas of critical habitat, key habitats and wildlife corridors, including areas that could link together to increase connectivity throughout the City and County.
- B. Develop incentives to encourage on-site and off-site habitat connections and/or enhancement of natural areas as part of development projects.
- C. Develop regulations that permit only low-impact development with environmentally sensitive design in areas of "critical habitat".
- D. Increase awareness of the species and loss of habitat through educational and outreach programs.
- E. Treat areas identified as key habitats as high priority areas for preservation and protection in the development of regulations, protection standards and incentives.
- F. Develop regulations and incentive programs for the protection and maintenance of wildlife corridors and key habitat areas.
- G. Regulate the placement of roads, trails and utilities with development or infrastructure projects to minimize creation of fragmented natural areas.
- H. Develop a program to encourage and incentivize the connectivity of natural areas whether they are on a particular development site or off-site.
- I. Develop a combination of educational programs, incentives and development standards that recognize and promote sound management practices by private land owners to maintain the health of natural habitats on private property.

The corresponding section regarding wildlife habitats in the new draft, ch. 6, ("Natural Resources") states simply:

- 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.

(I have taken in to account that some of ch. 6 has been interspersed amongst other chapters)

As a planning commissioner I could look at our current Plan and know exactly what our goals and policies were and how we were to achieve them. The draft plan has removed many specific policies, strategies for implementation, and recommendations for incentives, regulations and education. It frequently presents instead, generalized goals with limited actions or directions to facilitate implementation.

In the process of updating our Comprehensive Plan, let's not make it so concise and non-specific that we loose its value as a planning tool.

Thank you for your service!
Pennie von Achen



October 23, 2017

Horizon 2020 Steering Committee
Scott McCullough, Director of Planning and Development Services
PO Box 708
Lawrence, KS 66044

Horizon 2020 Steering Committee,

Thank you for your continued service to the community as you work to update and improve our comprehensive planning document, Horizon 2020. The Chamber was supportive and appreciative of both the process you used and the final Issue Action Report you created in late 2015. The process was very thoughtful and methodical. The committee reviewed each chapter of the comprehensive plan independently and stakeholders had many opportunities to participate in the conversation. The process of creating the Issue Action Report took nearly two years to complete.

Given the complex and highly interpretive nature of our comprehensive plan, we anticipated that amendments to the plan would receive at least the same amount of consideration and input from the public and the Horizon 2020 Steering Committee as the development of the more general Issue Action Report. Frankly, we were surprised to see the entire document rewritten in one fell swoop with a brief window for written public comments. The changes to the document are so widespread that there is not even an accompanying redlined version for comparative purposes. This makes it very difficult to identify what has changed and what the potential consequences of those changes are.

The Chamber put a call out to its membership to solicit feedback on the new comprehensive plan. We have met with land-use attorneys, architects, engineers, commercial and residential realtors, homebuilders, and other members of the business community. After much research and discussion, we believe that the latest draft is fraught with contradictions and restrictive language, which will have negative unintended consequences. As an example, the mandated "community benefits" outlined in chapter two will increase the costs of housing. This is in direct conflict with the City's goal of reducing the costs of housing. The Chamber would like to see this critical update process slowed to the thoughtful pace that this committee employed in the creation of its Issue Action Report.

Attached, please find a list of specific issues of concern to begin discussions. The list is not exhaustive. The Chamber stands ready to assist the Horizon 2020 Steering Committee and City staff in addressing these concerns and drafting amendments that will be of benefit to our entire community. Thank you again for your time and dedication to this important community process.

Sincerely,

Hugh Carter
VP, External Affairs

DRAFT COMPREHENSIVE PLAN UPDATE

Comments

General Comments:

- Restrictive language should be avoided (e.g., use of “shall” or “require”).
- Vision statements should be drafted in a similar format. For example, Section A of Chapter 2 provides a full sentence structure (“Our vision is to...”), while Section C of Chapter 2 is a listing of items (“Strengthen and reinforce the role of commercial areas within Douglas County and Lawrence, promote economically sound and architecturally attractive new commercial development and redevelopment...”), and Chapter 4, for example, utilizes an entirely separate structure (“To maintain and enhance...”).
- Sentence structure and section formatting throughout the document is inconsistent. Some sections begin with an introduction, some begin with an incomplete sentence. Too many sentences that say nothing. All this makes it difficult for a first-time reader to comprehend.
- Maps require a legend or key for readability, especially if a reader decides to print out the plan rather than access it online.
- The plan needs to ensure links to resources referenced in-text are linked throughout the document. A reader may not read the plan from front to back; they should be able to pick up any chapter and access the necessary supplemental information. There also needs to be a process in place for updating the links when the referenced material itself is updated or amended.
- Foundation of the plan is flawed in that the statements on p. 2 are in direct conflict with the “Lawrence Growth Tiers” on p. 12. If everything is predicated on the existence and sufficiency of utilities (or other basic City services), then the PLAN is not our guide. We would need to spend all of our time and energy on the utility’s and other infrastructure’s masterplans and on each annual capital improvement budget as the “Tiers” are almost entirely based on where utilities are planned. This lets the utility systems pick winners and losers.
- The Wakarusa wastewater treatment plant was built to accommodate growth to the area south of Lawrence but this is not reflected in Tier 2. Tier 1 does not have the usable lots needed to meet demand through the life of the Draft Plan. This will result in a shortage of lots for housing, driving up housing costs.
- Incentives are a far better approach to affordable housing than mandates. Mandates will ultimately exacerbate the affordability issue.
- The plan should not be considered binding. It is a guide. This should be clarified in the plan.
- The Tier system will always be a moving target. For every extension of one utility, the lines change and what was once Tier 3 quickly becomes Tier 2 – or does it? If the Tier strategy is to match development with “planned” infrastructure, then why the prevalence of demands for infrastructure first as seen in goals for Tier 1 and Tier 3 (especially the introductory editorial comment found under the heading of “Proposed annexations” near the top of p. 13).
- The conflicting Tier’d system is not necessary for this to be a great plan.
- Too much hyperbole throughout the plan.
- Too many industry buzzwords (e.g., everything is sustainable).

Chapter 1:

- p. 2: Statistics in left-hand margin do not line up with text.
- p. 2: The Comprehensive Plan is described as “a policy guide” that “provides the foundation and framework for making future physical development and policy decisions.” Contrast with description as a “binding document” on page 6.

- p. 2: When you click the link to “specific land use plans,” there is no way to return to where you were reading. Makes readability more difficult. This problem is present throughout the document when accessing hyper-linked definitions or material.
- p. 2 (Purpose of Plan): The Comprehensive Plan “establishes policies” . . . and “directs growth” – No, the governing bodies establish policies, and the market/community directs growth.
- p. 2 (Purpose of Plan): “intentionally flexible”
- p. 3 (Our Community Vision): What does “full employment” mean? “We have ample choices for safe, efficient transportation” – Is this true?
- p. 4 (Live): 3rd bullet point - Use of “and”
- p. 4 (Live): 4th bullet point – May be too absolute to require use of existing infrastructure and in-fill opportunities before opening new areas for development. How does this affect housing costs?
- p. 5 (Play): 3rd bullet point – Downtown is not the “commercial” heart of the region. South Iowa is more appropriately designated as the commercial center.
- p. 6: Link to Douglas County Code brings you to page 334 of the PDF document. Link should start at the beginning of the Code.
- p. 6: Is there a plan to keep the links updated once the revised comprehensive plan is implemented? Otherwise, linking old information will only cause confusion. Have these links proven compatible with a variety of operating systems and devices (e.g., computers, tablets, smart phones)?
- p. 6 (Use): The Comprehensive Plan is described as a “binding document.” This contradicts earlier statements (see p. 2).
- p. 6 (Use): Verb in statement #1 does not match verbs for other list items (e.g., “Providing” vs. “Inform”)
- p. 6 (Authority): Again, described as a “binding land use document.”
- p. 7 (Amendments): Here, the Comprehensive Plan is described as “flexible” and “not a static document.” Contradictory to statements on previous page regarding the plan being a binding document.
- p. 7 (Amendments): Are the Amendment Questions new to this process? E.g., requirement of advancing a clear public purpose.
- p. 8: “each will follow the general outlines” – Bad grammar. Instead, “follow this general outline” ?
- p. 8: (Example Action Item 1.1) Add: “... to meet the vision and goals.”

Chapter 2:

- p. 12: (Lawrence’s Growth Tiers): What is the difference between minor system enhancements and major utility enhancements? If Tier 3 property is not expected to receive urban development within this plan’s timeframe, should the Urban Growth Area be reduced?
- P. 12 (Growth Management): The vision statement gives the impression that the City will decide/force businesses to locate in a manner that fits the City’s plan. Could see some problems with the City’s trying to manipulate or over manage this. If you dictate that business/industrial growth needs to happen in Area 1 to accommodate the City’s interests, while the market believes industrial/business growth should happen in Area 2 or another location, you have established a growth plan that might well result in no growth. Emphasis on Infrastructure costs, development plans and desired directional growth may be important but could be damaging if carried too far.
- p. 12 (Growth Management - Vision): Should the goal of the Comprehensive Plan be to “manage” growth, or to assist policy makers by providing guidance and direction on future growth opportunities?
- p. 12 (Growth Management – Goals): Grammatical error - “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.” Consider revising: “Three tiers of development for land surrounding Lawrence are identified based on planned availability...”

- p. 12 (1): Does prioritizing in-fill development before expansion through annexation actually raise housing costs?
- p. 12 (1.2): Use of “shall”
- p. 12 (1.2): Restrictive requirements on development within Tier 2. Must establish the need to accommodate demand and provide a community benefit.
- p. 12 (1.3): Why are Tier 3 lands within the UGA if not expected to be annexed in the next 20 years?
- p. 12 (2.2): Does conservation of identified natural resources conflict with an interest in job creation? What if a large employer is seeking to develop a large parcel within rural Douglas County?
- p. 13 (Growth Management - Proposed Annexations): Grammatical errors - “While growth is generally considered to be good because it expands the tax base, accommodates an increasing population, and involves more people in the political processes, it can also have financial implications.”
- p. 13 (3): Annexation is not always going to be economical and efficient for all parties.
- p. 13: Use of “shall” throughout this Section is too restrictive and mandatory for a plan that is self-described as “flexible.”
- p. 13: Was the concept of “Community Benefit” appropriately vetted through either the public process or through the Horizon 2020 Steering Committee before being fully implemented in this draft plan?
- p. 14 (Map 2.1): Visual aids need to be revised so that boundaries are clearly defined and identifiable. This map may be accessible to the online reader, who can go in and manipulate the settings, but if a reader wanted to print the plan out and read, it must also be readable. A key should be included regardless in order to identify the subject matter of the visual aid.
- p. 14: Should Tier 3 even be included in the UGA if not designated for annexation within this plan’s horizon?
- p. 15: Cluster residential development required in Tier 3, if development allowed.
- p. 16 (Within Tier 2): “within this time horizon” – Revise to: “within this plan’s horizon”?
- p. 16 (Within Tier 2 – 3.1): “... such as roads, utilities and fiber consistent with the Capital Improvement Plan” – Do you mean “fiber optic cable”? Use of “fiber” may not be clear to average reader.
- p. 16 (Within Tier 2 – 3.2): “... and support the City’s land use objectives.” - Should this be “the community’s land use objectives”?
- p. 16 (Within Tier 2): “Ensuring it’s viability” – Revise to: “Ensuring its viability” (no apostrophe)
- p. 17 (Within Tier 2 – 5.5): Overbroad statements are contrasted with this very specific statement requiring driveway access to individual residential lots from a local roadway.
- p. 17 (Within Tier 1 – 6.3): Include link or definition for “Accessory Dwelling Units.”
- p. 17 (Within Tier 1 – 7.1): Are a variety of housing types feasible in areas where Tier 1 development area could occur?
- p. 17 (Within Tier 1): Infill is not guaranteed to be “economic and sustainable”
- p. 17 specifically says there is no growth in Tier 2 until Tier 1 is “maximized”. Is this the intent? What does “maximized” mean?
- p. 18 (Within Tier 1 – 7.5): “Residential” should not be capitalized.
- p. 18 (Within Tier 1 – 7.8): Requires open space/recreation areas within walking distance of all residential areas.
- p. 18 (Within Tier 1 – 8.1): Use of “shall”

- p. 18 (Within Tier 1 – 8.2): Use of “shall”
- p. 18 (Within Tier 1 – 8.5): “Require developments to be located to maximize the use of existing infrastructure, and minimize the cost of expanding facilities and services.” Too restrictive?
- p. 19 (Commercial – 1.1): It is not feasible to emphasize Downtown Lawrence as the commercial and office center of the city. Yes, it may be the civic and cultural center, but can’t there be more than one?
- p. 19 (Commercial – 1.3): In addition to the Comprehensive Plan, commercial development must also comply with provisions of the Community Design Manual, further restricting or complicating development. Do the governing bodies adopt the Community Design Guidelines? If not, why not?
- p. 19 (Commercial – 2): “Require compatible transitions...”
- p. 19 (Commercial): The border narrative does not specifically say the guidelines must be followed (which is true for the Community Design Guidelines document). The reality is, however, the Community Design Guidelines are a de facto requirement because nothing will be approved if they are not followed. This assertion is supported by the comments in Commercial section that include the use of “shall”. This requirement needs to be made clear. Are the Community Design Guidelines required or not?
- p. 20 (Commercial – 2.4): Use of “shall”
- p. 20 (Commercial): 2.3 and 2.4 technically contradict each other
- p. 20 (Commercial): Instead of “[r]equiring site design and architectural standards,” consider: “Implementing appropriate site design and architectural standards”?
- p. 20 (Commercial – 3.1): Use of “shall”
- p. 20 (Commercial – 3.2): “Limiting the expansion of Commercial strip development where appropriate”
- p. 20 (Commercial – 3.3): Use of “shall”
- p. 21 (Commercial – 4.2): Who determines whether a proposal will create a “detrimental” impact to the existing market?
- p. 21 (Commercial – 5.2): Grammar - “... if utilities and infrastructure are available and compatible...”
- p. 23 (Commercial – 5.13): Is a Land Use Plan required in addition to a site plan for a zoning application request? Use of “require”
- p. 23 (Commercial – 5.14): Can there be more than one activity center?
- p. 23 (Commercial – 5.16): Is increasing office uses Downtown feasible?
- p. 24 (Commercial – 5.20): Revise to clarify – “Promote mixed use development as an option...”
- p. 24 (Commercial – 5.21): What is a “reasonable ratio” and who determines it?
- p. 25 (Map 2.2): Map requires a key for readability if not accessing the plan on a computer, etc.
- p. 26 (Industrial – 1): Use of “shall” throughout this Section.
- p. 26 (Industrial – 1.2): Do we have enough inventory to justify the requirement of 40+ acres?
- p. 26 (Industrial – 1.8): Restrictive requirement for annexation prior to development proposal.
- P.26 (Industrial): What is the definition of “maintain a strong inventory” of industrial properties?
- p. 27 (Industrial – 2.3): What about preserving environmentally sensitive lands and providing open space within walking distance of all residential developments? Does this action item conflict with other goals?
- p. 27 (Industrial – 3.1): What if industrial sites are located within Tier 3? Where are the “existing planned industrial areas”?
- p. 27 (Industrial – 3.3): What is wrong with a dis-similar compatible use?
- p. 28 (Industrial – 4.1): Examples of a “positive” impact? Is this referring to job creation?
- p. 28 (Industrial – 4.2): Development of industrial sites and protection of environmentally sensitive lands may be in direct conflict.

- *Note: No mention of existing industrial park developments such as Venture Park or East Hills Business Park.*
- p. 29 (Map 2.3): Map requires a key, and visual aid needs to be clearer.

Chapter 3:

- p. 32: Link to “Community Development Advisory Committee” does not work.
- p. 32: Grammar – “...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 are maintained.”
- p. 33 (Connective Road Patterns): “Curvilinear streets should be avoided.” Is this contradictory to most of the current residential developments?
- p. 33 (2.3): “...programming arts and cultural events...”?
- p. 34 (4.1): This may not be the proper document to utilize the catch phrase “unmistakably Lawrence.”
- p. 34 (4.2): “Encourage” instead of “Incorporate”?
- p. 34 (4.6): Creating additional restrictions/guidelines for multi-dwelling development may drive away development.
- p. 34 (Affordable Housing): What is the City decides to change its definition of “affordable housing”? For example, this may change following the proposed affordable housing study: (<http://www2.ljworld.com/news/2017/oct/16/lawrence-city-commission-consider-affordable-housi/>).
- p. 34 (5.2): Include link or definition for “aging in place” – not a commonly understood term.
- p. 35 (6.1): Policies of the AHAB must be adopted by the City Commission before implementation.
- p. 35 (6.2): Affordable housing is now the requirement?

Chapter 4:

- p. 38: Need to ensure that Transportation 2040, *or its successor*, are appropriately referenced.
- p. 39 (1.5): How is this going to be done?
- p. 39-40 (2.1 and 2.2): Both action items address an inventory of the transportation system’s physical condition. Redundant?
- p. 40 (2.3): “Intelligent Transportation Systems” requires a link to the definition in left-hand column.
- p. 40 (3.3): Consider revising language: “Implement the transit amenities policy, and build connections between rights-of-way and building entries, including accessible transit stops, that are compliant with the Americans with Disabilities Act (ADA).”
- p. 40 (3.5): Consider revising language: “Promote development in accordance with the Major Thoroughfares street designations on the Growth & Development Map”
- p. 41: Include link to EPA definition of “Environmental Justice”: (<https://www.epa.gov/environmentaljustice/>)?
- p. 41: We need definitions for “equitable” and “environmental planning” since they are introduced with no context.

Chapter 5:

- p. 44 (1.1): “... pursue a dedicated funding source...”?
- p. 44 (1.2): Is Downtown Lawrence an appropriate employment destination? What about East Hills Business Park and Venture Park?
- p. 44 (1.4): No reference to the Dwayne Peaslee Technical Training Center and other vocational workforce efforts?

- p. 44 (1.5): Consider moving to top of the action items list as a more generalized statement, then move to more specific. Confusing language, too.
- p. 45 (2.5): What is meant by “educated workers”?
- p. 45: Redundancy in Goal Statement: “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”
- p. 45 (3.1): Consider revising language: “Evaluate existing large-lot locations available for large-scale primary employers, and pursue locations for new industrial parks as needed.”
- p. 45 (3.2): Does this action item conflict with the emphasis on protecting environmentally sensitive lands? How much land is actually available to provide development-ready sites for large-scale primary employers?
- p. 45: Consider revising Goal Statement: “Preparing for new technologies and innovations, while also capitalizing on the existing and developing resources available to our community, is key to growing our local economy.”
- p. 47: Include links to the City’s general Economic Development page (<https://lawrenceks.org/ed/>), or various resolutions adopting the City’s TIF/NRA/CID policies?
- P. 47: Should the Catalyst program be added to the list of economic development tools or since Catalyst is established with a sunset and may or may not be extended through the greater life span of this plan, should it be excluded?

Chapter 6:

- p. 50: If links are included for some Advisory Boards, then links should be included for all. Consider including link to general website discussing origin of the Climate Protection Task Force and Peak Oil Task Force: <https://lawrenceks.org/sustainability/outreach/>
- p. 50 (Vision): Use of “shall”
- p. 50 (Goal): Use of “recreation to drinking sources,” then order is reversed in next sentence to “drinking sources, as well as recreational purposes.” Consider revising Goal Statement for clarity.
- p. 50 (1.2): Include link to defined term “watershed” in left-hand column.
- p. 50 (1.8): Property that is annexed within the floodplain is not desirable for development anyways.
- P. 50 (1.4): How do we propose to develop stream buffer corridors throughout Douglas County?
- p. 51 (2.5): Strong language for prioritizing conservation of wildlife habitats.
- p. 52 (3.1): How do you implement this (“by reducing the amount of vehicles miles traveled”)?
- p. 53: Remove excessive commas from Goal Statement: “Proper disposal of daily and hazardous waste...”
- p. 53 (5): Delete “s” on “amounts”: “Reduce the amount of waste sent to landfills”
- p. 53: This would be a good time to identify the locations of future sand and gravel extractions and preserve them so that they are available for future generations. We will always need sand and gravel.
- p. 54 (6.7): Include link to current Food System Plan: <https://www.douglascountyks.org/fpc/food-system-plan>
- p. 55 (Map 6.1): Map requires a key, and visual aid needs to be clearer.

Chapter 7:

- p. 58: Consider revising “retained” to “maintained” in Goal Statement.
- p. 58 (1.1): Include link to defined term “Certified Local Government” on page 59.

- p. 58 (1.5): Together with 1.6, this may be a significant action item. Is this economically feasible or desired? Does this conflict with the Comprehensive Plan's emphasis on creating affordable housing for all income levels?
- p. 59: Consider revising Goal Statement: "...the area and context in which they sit also provide critical historical backing to fully illustrate a landmark's significance to the community."
- p. 59: Which building is pictured in the top right-hand corner? If within Douglas County, may want to provide captions to historical structures pictured in Chapter 7 to identify them.
- p. 59 (2.6): Where did this action item originate out of? Did the Horizon 2020 Steering Committee discuss this and agree on this? Include link to defined term in right-hand column.
- p. 60 (3.2): Including an additional review process for development may in fact hinder future development due to additional barriers, time, and cost.
- p. 60 (4.6): How many historically significant farming lands are present in Douglas County?
- p. 60 (4.8): Does this action item contrast with the Comprehensive Plan's emphasis on promoting in-fill development? Couldn't this have a detrimental impact for purposes of re-developing East Lawrence, for example?
- p. 62 (3.2): Include link to "Parks and Recreation Master Plan" and "Future Land Use plans." Although there may be links in earlier Chapters, we must assume that anyone could pick up any Chapter of the plan at a time and be able to locate the appropriate resources.
- p. 62 (3.5): What are "play fields" and "passive recreation"?
- p. 63: Define "linkages"?
- p. 64 (Map 7.1): Map requires a key, and visual aid needs to be clearer.
- p. 65: Use of "will be" – Consider revising to "We will strive to be a community..."
- p. 65 (2): Define "Locational Criteria"?
- p. 67: Use of "cohesively" and "cohesive" twice in the last Goal Statement.
- p. 69 (1.1): Include link to Douglas County Food Systems Plan.
- p. 69 (1.2): What is a "prime soil"? Revise to "high quality soil"? If so, these action items 1.2 and 1.3 may be combined.
- p. 69: Goal Statement #2 is essentially identical to Goal Statement #1.

Chapter 8:

- p. 85: No link for Coordinated Public Transit – Human Services Transportation Plan.

**Sustainability
Action
Network**



Local Solutions
for Transition to
a Sustainable
Economy

P.O. Box 1064, Lawrence KS 66044
a Kansas 501(C)(3) not-for-profit

Comprehensive Plan Committee
C/O Jeff Crick, Planner
Lawrence Douglas County Planning Commission
6 East 6th St.
Lawrence KS 66044

23 October 2017

re: H2020 Update Draft, comments

Committee Members:

I do not find this draft document to be a plan as much as a vision statement and promotional piece. While it has the typical plan elements of vision and goals, it lacks the effective means to accomplish those goals. Unlike the existing Horizon 2020 which, for the most part, contains clear and detailed policies and protections to promote equitable development and avoid damaging consequences, this 2017 draft is heavy on generalities, which can readily be nuanced in ways that give a free hand to to do almost anything that land speculators choose to do.

For one thing, the draft writers chose to "streamline" this draft, ostensibly to make it more accessible than the existing "cluttered" Comprehensive Plan, by gutting the content by 75%. The new draft is a "manageable" 116 pages, while the existing Plan is 321 pages. On the face of it, that is a 64% cut to the Plan. But a good 33% of those 116 pages consist of lovely "vision" photos, which instill in the reader a sense of purpose that is little reflected in the actual depleted text. That fragment of remaining text equals a 75.7% reduction from the existing Horizon 2020 Plan.

The word "shall", which means that a stated provision of the Plan must be adhered to, appears only 24 times in the H2020 draft, whereas in the current H2020, the word "shall" requires compliance a total of 377 times. This one aspect of the new draft might be the single most significant change. The vast majority of goals and action items in the already greatly diminished draft Plan are essentially optional. Without enumerating all the ways the draft is toothless, I will give one example.

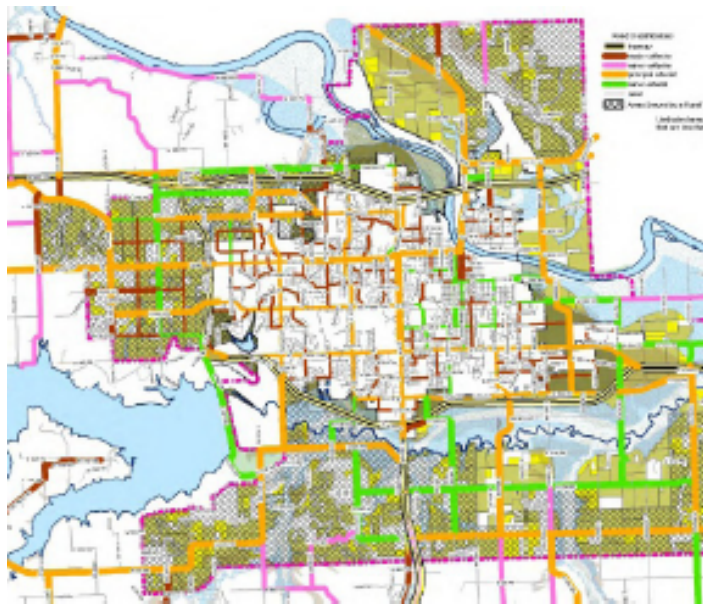
In the current H2020 Plan, Chapter Six: Commercial Land Use, page 6-15 refers to the existing commercial area of "South Iowa St., 23rd St. to the South Lawrence Trafficway". The wording clearly states:

K-10 provides a physical barrier and edge to the commercial corridor that has developed. Additional retail commercial uses shall not occur south of the highway, except for the possible location of an Auto-Related Commercial Center. Two of the four corners of the intersection have existing auto-related uses. Located at the northwest corner is a hotel and an automobile dealership is located on the northeast corner. Because of access to two major highways (K-10 and US-59) the area south of K-10 could be a location for an Auto-Related Commercial Center. Both corners are an appropriate location for an Auto-Related Commercial Center, provided that the floodplain issues for the southwest corner can be addressed.

The KTen Crossing Regional Commercial Center proposes to build 2.7 million square foot of retail south of the South Lawrence Trafficway (K-10 Highway). Because the proposal is in direct violation of the above restriction to such a use south of K-10, they unabashedly want to delete the entire paragraph from the Comprehensive Plan.

Although Policy 1.6 of the current H2020 Plan calls for limiting new development from encroaching into the regulatory floodplain, and says that floodplains and riparian ways are a constraint to urban development, the key phrase prohibiting the KTen Crossing is "commercial uses shall not occur south of the highway". This development has been proposed four times since 2014, has been litigated in court, and has not succeeded in having the "south of K-10 barrier" deleted from H2020. The newly proposed H2020 draft does delete that phrase, and conveniently will open the floodgates for excessive intrusion into the 100-year floodplain and the Wakarusa Wetlands.

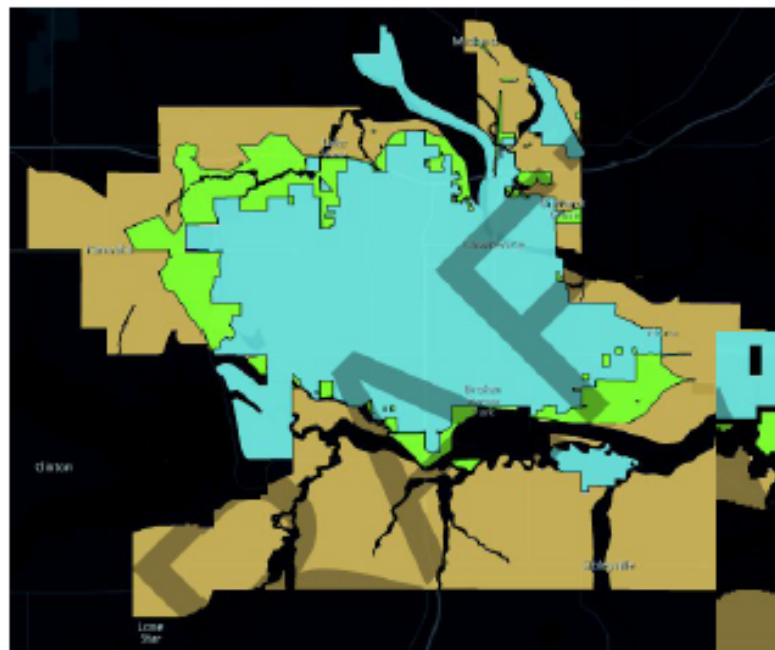
These implications of the new H2020 draft are not idle speculation, but are backed up by the new Urban Growth Area (UGA) map. The area along South Iowa St. south of K-10 Highway is targeted for urban expansion of Tier 2 growth all the way to the Wakarusa River. Below is a comparison of the current UGA map which mostly keeps growth out of the floodplain, and the new UGA map which calls for paving over hundreds of acres of wetlands.



Wakarusa 100 year floodplain
south of K-10 Highway, 2015



Urban Growth Area
H2020 amended 2015



Wakarusa 100 year floodplain
south of K-10 Highway, 2017



Urban Growth Area
H2020 draft 2017

2017 H2020 Draft Plan: Tier 2 of Urban Growth Area –



Regardless of any other elements in the draft H2020 that claim to manage and safeguard our community assets, such as protecting sensitive lands, maintaining floodplains, promoting central city density rather than sprawling into rural areas, or ensuring that any new proposal will not negatively impact the existing market, this map demonstrates how deleting that one phrase “commercial uses shall not occur south of the highway” changes the entire thrust of urban expansion.

Please remove all but 1% of the pretty pictures from the draft document, and reinstate the policies and protections that have been deleted from the existing version of Horizon 2020. Re-establish a liberal use of the admonition “shall” in the document so the Plan has some hope of accomplishing the lofty vision and goals that are well represented throughout.

thank you,

Michael Almon



Home Builders Association
Building Our Community *STRONGER*

October 23, 2017

Horizon 2020 Steering Committee
Scott McCullough, Director of Planning
P.O. Box 708
Lawrence, KS 66044

Dear H2020 Steering Committee,

After reviewing the Draft Comprehensive Plan, we offer the following comments regarding items in Chapter 2 Growth & Development, Sections A Growth Management and B Residential.

- Using a Tier system to prioritize land by its ease of service is appropriate. The Draft Plan states that there are three tiers of land that surround the City of Lawrence. Actually, Tier 1 is entirely *within* the City of Lawrence. Therefore, there are only two tiers surrounding the City of Lawrence. Tier 2 should be redrawn to include significant areas of land south of Lawrence because the new Wakarusa Wastewater Treatment Plant was designed to accommodate growth moving in that direction.
- The Draft Plan's Growth Management policy discourages all growth in Tier 2 by requiring that demand be proven to the City of Lawrence as a condition of annexation in Tier 2. This policy changes the role of the City of Lawrence in making market-related decisions on private investment. The City of Lawrence's role should remain ensuring that infrastructure and services are in place or planned to serve existing and newly developing areas.
- The Draft Plan's Growth Management policy discourages growth into Tier 2 by requiring "Community Benefits" be provided as a condition of annexation. Requiring a particular group of people (new lot purchasers) pay for a service that benefits another group of people (existing residents) is a tax. The additional cost of providing a "Community Benefit" will be transferred to all the lots within the subdivision, increasing the cost to the end buyer. Requiring a "Community Benefits" donation is an uncompensated taking.
- The Draft Plan states, "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." This statement wrongly assumes that new residential growth places demands on the City of Lawrence's resources beyond the resources it brings to the City of Lawrence. The City of Lawrence has adopted policies and ordinances that shift the cost of new residential development to the developer, builder and ultimately the new homeowner. The City of Lawrence does not pay for any of the infrastructure within new subdivisions. Parks, recreations facilities, arterial streets, fire stations and police substations are

not developed in conjunction with any specific subdivision, but are built to serve a broader benefit area. Thus, city-wide funding mechanisms are used to finance the construction. The City of Lawrence collects one-time revenue (sales tax, permit fees, system development charges) from the construction of a new home as well as on-going revenue (property taxes, franchise fees). The average new residential home is contributing an amount of property tax revenue greater than the average existing home sold (representative group) toward the City of Lawrence's per home expenditure to provide public facilities and services. The surplus taxes contributed by the average new home is used by the City of Lawrence to enhance services and infrastructure that serve the whole city.

Residential Property Tax Revenue			
Average Residential	Sales Price	Assed Valuation	Taxes
New Home	\$351,080	\$40,374.20	\$5,287.81
Existing Home	\$215,760	\$24,812.40	\$3,249.68
Source: Douglas County Appraiser, Residential Sales, January – July, 2017			

- Because the Draft Plan's Growth Management policy discourages growth in Tier 2, it directs growth to Tier 1. It is important to note that not all of the undeveloped platted lots within Tier 1 are available, desirable, or developable. Tier 1 lot inventory will not meet the demand through the life of the Draft Plan, causing a supply shortage of lots within this 'prioritized growth and redevelopment' area. The result will be higher land values (costs) placed on those Tier 1 lots that are available for development.

The Draft Comprehensive Plan's restrictive policies do not reflect the public input nor do they give positive strategies to accomplish the stated vision for Growth Management and Residential sections. We urge you to reconsider Chapter 2 Growth & Development and include policies that support the vision statements of each section using incentives. With an incentive-based approach, we will have an outcome that truly welcomes growth, broadens the tax base, and offers an array of housing types while maintaining existing residents' quality of life.

Sincerely,



Bobbie Flory
Executive Director

From: Charlie Bryan
To: [Jeff Crick](#)
Cc: [Chris Tilden](#)
Subject: input on draft comprehensive plan
Date: Tuesday, October 24, 2017 12:01:19 AM
Attachments: [H2020 update - public comment notes.docx](#)

Attached is my input on the draft comprehensive plan.

Charlie Bryan, MPA
Community Health Planner
Lawrence-Douglas County Health Department
200 Maine, Suite B, Lawrence, KS 66044
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Chapter 2: Growth and Development

1. Regarding the description of infrastructure, which is presented as the constraining factor when considering proposals for expanding development and approving annexation, a fuller description of infrastructure needs should be provided.

As the plan serves as guidance for elected and appointed officials to evaluate need and make long-range decisions about the community's future, both hard and soft infrastructure needs might be relevant.

- a. Hard infrastructure includes physical assets and control systems necessary for the functioning of the community. For example, hard infrastructure includes fire and emergency medical services, law enforcement services, multi-modal transportation networks, water management, solid waste management, energy transmission networks, and communications networks (such as Internet, telephone and mobile phone networks, television and radio broadcasts, and emergency warning and notification systems).
 - b. Soft infrastructure includes the human and institutional capital and services required to maintain the economic, health, cultural and social standards of a community. For example, soft infrastructure includes the education system, the health care system (to ensure behavioral, oral and physical health), as well as access to conditions that support good health—safe and affordable housing, grocery stores, parks, trails, open space, recreation opportunities, arts and culture.
2. Regarding Tier 1, the 2013 Community Health Plan identifies the following opportunity for community action: “Establish policies and practices that increase mixed-use development/ community design.” This is but one example of the linkage between planning and public health. To further recognize that decisions regarding land use have a significant impact on public health, the plan could include a statement such as the following: “Strengthen linkages between land use planning and public health planning.” A similar statement has been included in Chapter 4 (Transportation): “5.3 Strengthen linkages between transportation planning and public health planning.”
 3. With the plan having a 20-year time horizon, it would seem important to strengthen the consideration for transit-oriented development, a type of urban development that maximizes the amount of residential, business and leisure space within walking distance of public transport. Within 20 years, the current positive trend in bus use and paratransit will likely continue, especially demand for such services among those who are living longer and those who choose less automobile-dependent lifestyles. Also, reducing household spending on transportation costs (from personal vehicle ownership) mitigates increasingly high cost of housing. As such, it is important to create vibrant, walkable, mixed-use communities surrounding transit stations.

Chapter 3: Neighborhoods & Housing

1. The vision for this chapter could be enhanced by including aspirational language about the characteristics of thriving neighborhoods, such as fostering distinct neighborhoods with a strong

sense of place that are inclusive of a diverse range of ages, income levels and racial and ethnic groups. The current vision statement feels to me to be missing the human element, that notion that strong neighborhoods are ones in which neighbors know each other and interact, young with old, poor with those more affluent, and across a range of racial and ethnic identities.

2. Goal 4, regarding neighborhood design, could be strengthened by calling for the routine development and maintenance of neighborhood plans. Implementation of this goal could more easily be monitored if standards were established to clarify the time horizon of neighborhood plans and clearly articulate the existing and planned neighborhood boundaries throughout the community.
3. Regarding Goal 6, it would be useful to reiterate the importance in this section of integrating affordable housing throughout the community, which could include both redeveloping and new neighborhoods.

Chapter 7: Community Resources

1. Given the significant interest in completing the Lawrence Loop, which was called for in the recently adopted Lawrence Parks and Recreation Master Plan, and which is currently the subject of an alignment alternatives study by the Lawrence-Douglas County Metropolitan Planning Organization, a call out box describing the Lawrence Loop as part of the larger network of trail infrastructure in Douglas County seems appropriate. It would also be a clearer signal to developers that the community values trails, as was indicated in the community survey conducted as part of the development of the Lawrence Parks and Recreation Master Plan.
2. The list of locational criteria for siting community facilities should include consideration for multi-modal transportation needs, especially for those accessing such facilities by walking, biking and taking the bus. Special consideration for siting school facilities should be given to promote the safety of children walking to school.
3. Regarding food retail, given the existence of a federally recognized food desert spanning four census tracts, and the concern that growth could exacerbate challenges for low-income residents in accessing grocery stores, it would seem important to acknowledge the priority of addressing this as part of the food system elements of the plan. The location of grocery stores currently demonstrates an inequity in the provision of healthy food, which is a community resource.

From: Lawrence Assoc of Neighborhoods
To: [Jeff Crick](#)
Subject: Comments from Lawrence Association of Neighborhoods
Date: Monday, October 23, 2017 9:22:00 AM
Attachments: [Draft Chapt3 H2020.docx](#)

See attached suggestions for changes to the Comprehensive Plan from Lawrence Association of Neighborhoods.

LAN appreciates your dedication to improving the Comprehensive Plan.

Sincerely,

Courtney Shipley, LAN co-chair

The following underlined areas are the revisions in Chapter 3, “Neighborhoods and Housing” suggested by the Lawrence Association of Neighborhoods: 10-17-2017

3. Neighborhoods & Housing VISION –**DRAFT 2017**

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.

VISION:

Neighborhoods are building blocks to vibrant and strong communities. They provide residents with a safe, functional and aesthetically unique environment where a sense of identity is created, and historic features and cultural traditions are respected. Neighborhoods promote social interaction, efficient use of automobiles, and encourage pedestrian and non-motorized activity. Attractive and affordable housing choices are offered and public services are provided.

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. 1.1 1.2 1.3 1.4 1.5 1.6

Strengthen neighborhoods’ ties to the larger Lawrence community.

Provide alternative routes via connective road patterns to ease traffic congestion and help limit the use of cul-de-sacs.

Utilize alleys and short blocks to maximize connectivity.

Orient buildings to reflect the predominant neighborhood pattern.

Use [open spaces](#), greenbelts, and trails to provide linkages throughout the neighborhood.

Integrate non-motorized transportation options when possible.

Neighborhoods or Neighborhood Districts as defined by the City each have a Neighborhood Plan that is formulated with the neighborhood and the City Planning Department. These plans are managed by the City Planning Department and used by various governing bodies. They may be complete or in process of development and reviewed on a rotating basis. Neighborhood plans and overlay districts should be prioritized for older townsite or historic neighborhoods.

Plan for neighborhoods within all future [Specific Land Use Plans](#).



For more on Historic Preservation

See [Chapter 7A Historic Resources](#) _____

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PLAN

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 way

finding 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

Chapter 3 | Neighborhoods & Housing



Lawrence Association of Neighborhoods Map

FYI- As of 2015 there are 45 neighborhoods. 15-18 are active in LAN. Some could be divided into districts.

How is Affordable Housing Defined?

? Are you defining terms below? - Affordable housing – renter - owner? How about adding definitions in this document where these words are used - Economic Development- Economic Growth- Aging in Place.

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 [HUD defined Fair Market Rent](#), as determined yearly by the Lawrence Douglas County Housing Authority.

Owners

Could the section below be divided into 2 sections? New Neighborhoods, and Existing Neighborhoods? Existing neighborhoods would have redevelopment considerations.

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.
 - . Allow for adequate off street parking as per city code
 - . 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.
 - . Provide adequate off street parking as per city code in higher density areas.
 - . Redevelopment must include reference to the existing Neighborhood Plan and input from neighborhood residents.

Designing neighborhoods to **allow residents to age in place** having access to public and health care services provides a higher quality of life and more choices.

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

5. 5.1 5.2 5.3 5.4 5.5

Create complete neighborhoods that mix compatible land uses, include varied housing types and prices, and provide services and amenities to residents of all ages.

Design neighborhoods to provide a variety of walkable live, work,

learn, and play options.

Design neighborhoods to accommodate aging in place.

Create high-quality pedestrian spaces and networks connecting neighborhoods, prioritizing the pedestrian experience.

Identify and plan for service needs and resources for all residents of all ages and abilities.

Incorporate universal design into building codes. PLAN

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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.

Photo by A. Shafer Photography

From: Cynthia Smith
To: [Jeff Crick](#)
Cc: [Rob Hulse](#); [markhess](#); crystalswearingen@yahoo.com
Subject: LBOR comments on Draft Comprehensive Plan
Date: Monday, October 23, 2017 4:38:34 PM
Attachments: [LBOR Comments on draft Comprehensive Plan 10.23.17.pdf](#)
[11-17-2014 LBOR Memo on Inclusionary Zoning.pdf](#)

Please find attached the LBOR Comments on the Draft Comprehensive Plan, and attachment referenced within.

Thank you,
Cynthia Smith

Cynthia Smith / Government Affairs Director

Lawrence Board of REALTORS® / Lawrence Multiple Listing Service
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Comments on the Draft Comprehensive Plan for Unincorporated Douglas County & The City of Lawrence

October 23, 2017

The Lawrence Board of Realtors appreciates the opportunity to provide comments on the Draft Comprehensive Plan for Unincorporated Douglas County & The City of Lawrence, released on August 22, 2017, with public comment due October 23, 2017.

We specifically address Chapter 2 on Growth and Development, as well as language in Chapter 1, the Introduction.

The proposed inclusionary zoning policy may be vulnerable to challenge as being in conflict with Section 12-16,120 of the Kansas Statutes.

Section 12-16,120 of the Kansas Statutes, titled “Rent control by political subdivisions precluded,” states:

(a) No political subdivision of this state, including, but not limited to, a county, municipality or township, shall enact, maintain or enforce any ordinance or resolution that would have the effect of controlling the amount of rent charged or the purchase price agreed upon between the parties to the transaction for the lease or purchase of privately owned residential or commercial property.

(b) This section shall not impair the right of any political subdivision to manage and control commercial or residential property in which such political subdivision has an ownership interest.

(c) This section shall not impair the right of any owner of privately owned property to enter into a voluntary agreement with a political subdivision to agree to requirements that would have the effect of controlling the amount of rent charged or the purchase price agreed upon between the parties to the transaction for the lease or purchase of privately owned property in return for grants or incentives provided by the political subdivision to the owner of privately owned property.

(d) No political subdivision shall require any owner of privately owned property to agree to any requirements that would have the effect of



controlling the amount of rent charged or the purchase price agreed upon between the parties to the transaction for the lease or purchase of privately owned property, as a condition for consideration or approval of:

- (1) Any building permit or plat; or
- (2) any request for a zoning regulation, boundary, classification or a conditional use permit, or for a change or variance in a zoning regulation, boundary, classification or a conditional use permit.¹

It can be argued that the Proposed inclusionary zoning Policy conflicts with Section 12-16,120(a) and Section 12-16,120(d) of the Kansas Statutes because it would appear to allow the City to require the owner of private property in Tier 2 or Tier 3 to provide affordable housing units (or donate land or money to an affordable housing trust fund or partner) as a condition of annexation. Subsection “(a)” prohibits local governments from requiring that the “owner of privately owned property ... [control] the amount of rent charged or the purchase price ... of privately owned property.” Subsection “(d)” prohibits local governments from requiring that any owner of privately owned property to agree to any requirements that would have the effect of controlling the amount of rent charged or the purchase price agreed upon between the parties to the transaction for the lease or purchase of privately owned property, as a condition for consideration various development approvals, including a “boundary” change.

Implementation of a mandatory inclusionary zoning requirement as recommended in the Proposed inclusionary zoning Policy would be vulnerable to challenge as an unconstitutional exaction under the United States Constitution. Briefly, it is questionable whether a mandatory inclusionary zoning regulation could satisfy the second part of the Nollan/Dolan Dual Nexus Standard, the test for determining whether a regulatory condition or exaction (i.e., a requirement that an applicant give something to the community in order to obtain development approval) constitutes an unconstitutional taking.² In part, the test requires that the affordable housing requirements must be “roughly proportional” in each case to the anticipated impact of the proposed development. In other words, a municipality imposing an inclusionary zoning requirement would have to demonstrate that there is a “rough proportionality” between the specific affordable housing requirement imposed by the inclusionary zoning regulation and the impact of a proposed development. Moreover, in order to satisfy the “rough proportionality” prong of the test, the municipality would have to make some sort of individualized determination that the inclusionary zoning requirement is related in both nature and extent to the impact of that development.

LBOR requests that City or County legal counsel be asked to provide legal opinions as to whether the proposed inclusionary zoning Policy, which as worded would appear to allow the City to require the owner of private property in Tier 2 or Tier 3 to provide affordable housing units (or donate land or money to an affordable housing trust fund or partner) as a condition of annexation,

¹ K.S.A. 12-16,120(a) (emphasis added)

² *Koontz v. St. Johns River Water Management District*, 133 S. Ct. 2586, 2599-2600 (2013). For further discussion of the *Koontz* decision see BRIAN W. BLAESSER, DISCRETIONARY LAND USE CONTROLS: AVOIDING INVITATIONS TO ABUSE OF DISCRETION § 1:38 (Application of *Nollan* and *Dolan* to Legislatively Adopted Development Exactions) (20th ed. 2017).



conflicts with Section 12-16,120 of the Kansas Statutes. Legal counsel should be consulted on whether the proposed inclusionary zoning policy, if implemented to mandate inclusionary zoning as a condition of annexation in the Tier 2 and Tier 3 areas, would violate the federal standard for development exactions. Further action should be postponed on the Draft Comprehensive Plan until they receive these opinions from legal counsel.

The provision of a Community Benefit is more appropriately used as an incentive for developers, rather than a mandate.

If the City and/or the County wish to use inclusionary zoning as a means of encouraging the production of affordable housing, then they should consider establishing a voluntary inclusionary program that offers incentives for developers to provide affordable housing units, in order to avoid this constitutional concern. Developers may be given the opportunity to create affordable housing, provide land or amenities for a public purpose, preserve environmentally sensitive land or create employment opportunities, in exchange for an allowance or waiver of other regulations or requirements. For example, density bonuses on portions of a housing development may be granted to a developer in exchange for a payment to a housing trust fund. We believe there would be ample use of the program in this manner to achieve the objectives of the Plan, within the law and to the benefit of all.

A mandate to provide a community benefit will have the effect of *increasing the cost of housing, instead of making housing more affordable.*

As REALTORS®, we are experts on what is happening with the housing market in our community. When growth is not controlled by the market, but instead by the impulses of policy makers, the cost of housing rises.

In particular, mandatory inclusionary zoning can have a significant negative impact on residential development, and could have unintended consequences for housing affordability.

Inclusionary programs can result in the development of affordable housing units. However, the City and the County should understand and recognize the effects on the housing market that may result from shifting the burden of creating affordable housing to the individual developers of new residential projects. Developers faced with the increased cost of incorporating an affordable Component in a residential project—whether by setting aside the required percentage of affordable units or paying the fee in lieu—are likely to seek to recover these costs in order to maintain their profit margins. In order to make up the deficit, affected developers are likely to pass the added costs on to home buyers to a greater or lesser extent, depending on market conditions. Thus, buyers of market rate units end up subsidizing the cost of affordable housing units by paying higher housing prices.

If market factors will not allow developers to increase prices to account fully for the effect of the inclusionary requirement, then developers may look for cost savings in other ways. For example, developers may reduce the amount they are willing to pay for land as a way to offset the costs of inclusionary requirements, which would have the effect of lowering property values in areas where the mandatory inclusionary zoning requirement applies. Developers may also seek to



reduce costs by adjusting the quality of their housing product. If developers are not able to recoup the cost of inclusionary requirements to a sufficient extent, they may choose to build elsewhere or not at all.

These effects are Complex and can vary widely depending on the strength of the local housing market, the regulations in neighboring cities and towns, the supply of developable land, and other factors. It is this very Complexity that underscores the need for a thorough analysis of the economics of the local housing market and the potential impact of an inclusionary zoning regulation on real estate development and property values. City and County officials should also keep the following further policy concerns in mind:

- **Pressure to Develop More Expensive Market Rate Housing.** Mandatory inclusionary zoning could have the effect of encouraging developers to produce even higher-end housing than the market currently demands (assuming that profit margins are higher on higher-end housing), in an attempt to recoup the added cost of making a donation of land or money to an affordable housing trust or the discount on affordable units. This could reduce housing opportunities for buyers or renters who do not qualify for affordable housing units because their incomes are too high, but who also cannot afford the higher priced market rate housing.
- **Disincentive to Produce Moderately Priced Housing.** Mandatory inclusionary zoning could make it difficult to produce moderately priced housing (for buyers who do not benefit from the affordable housing units because their incomes are too high) if profit margins are too low on this type of housing product.
- **Reduction in “Filter” Housing Stock.** If an inclusionary zoning regulation has the effect of decreasing the production of new housing, existing affordable units in the community may become even scarcer if one source of affordable housing is the “filtering” of for-sale or rental units in the existing market rate housing stock down to lower income households, as the wealthier households who originally occupied such units shift to newer housing stock.³ This would be the result particularly if insufficient production of moderately priced housing prevented housing from filtering down to lower income families (see preceding concern).

While ensuring that City’s and County’s needs for affordable housing are met is unquestionably a worthy goal, mandatory inclusionary zoning is not an effective tool for increasing the production of affordable housing for low- and moderate-income families. In comments to the Horizon 2020 Steering Committee delivered by LBOR in November 2014 (attached), we offered many examples of where this result has been quantified in communities around the country. A 2004 study by the Reason Public Policy Institute (RPPI) titled “Housing Supply and Affordability: Do Affordable Housing Mandates Work?” (the “RPPI Study”) also casts doubt on the idea that mandatory inclusionary zoning will lead to the production of more affordable housing.⁴ The RPPI study concluded that inclusionary zoning has not been effective as a solution to an affordability crisis, and that it translates into significantly higher prices for market-rate homebuyers.

³ See Thomas Bier, *Moving Up, Filtering Down: Metropolitan Housing Dynamics* at 6-8 (Brookings Institution, Center on Urban and Metropolitan Policy 2001) (discussing the downward “filtering” of existing real estate).

⁴ Benjamin Powell & Edward Stringham, “Housing Supply and Affordability: Do Affordable Housing Mandates Work?,” REASON PUBLIC POLICY INSTITUTE POLICY STUDY 318 (April 2004).



We are befuddled why policy makers in Lawrence and Douglas County refuse to believe this is happening here. Managing growth through policies such as the Community Benefit requirement will increase costs of housing and decrease the supply of affordable housing for our community's residents. Therefore, the proposed inclusionary zoning policy should be deleted from the Draft Comprehensive Plan.

A Comprehensive Plan should provide a vision and serves as a policy guide for future growth.

According the draft Plan, it “provides a vision and expresses a community’s desire about the future. It provides the foundation and framework for making future physical development and policy decisions.” Yet, the draft Plan also purports to be a “binding land use document” and “All development proposals must Comprehensive with the Comprehensive Plan.” We assert that strict Comprehensive is unlikely to be desirable for developers or the City/County, and a rash of plan amendments will, again, only add delays and additional costs to housing in our community. The Plan should not be considered binding.

The draft Plan needs Chapter by Chapter examination and public/expert input.

We disagree with the assertion that the draft Plan is a product of “substantial public input” or is near being ready for adoption. The opportunity to provide input at Steering Committee meetings was by invitation only, and slanted towards the anti-growth lobby. Objections to schemes such as the Community Benefit requirement and other elements were made to Plan drafters, but ignored. It is a Comprehensive document, with incorporation by reference of thousands of pages of guidelines, some of which did not get public scrutiny.

We strongly urge the Horizon 2020 Steering Committee to engage in a deliberate process of Chapter by Chapter analysis of the Plan draft. We expect thoughtful review of comments and would be glad to make experts in the housing market available to the Steering Committee and answer any questions, in writing or through appearance before the Committee.

Thank you for this opportunity to comment. We urge serious consideration be given to assuring the Plan is in Comprehensive with state law and hope our suggestions are helpful. The Horizon 2020 Steering Committee has an important responsibility, and missteps will have visible, costly consequences for our growing community.

Respectfully submitted,

Mark Hess
President

Rob Hulse
Executive Vice President



Luke Bell
Governmental Affairs Director
Lawrence Board of REALTORS®
Cell: (785)633-6649
lbell@kansasrealtor.com

To: Horizon 2020 Steering Committee

Date: November 17, 2014

Subject: Additional Feedback on Affordable Housing Goals and the Appropriateness of Inclusionary Zoning

Co-Chairs Amyx and Thellman and members of the Horizon 2020 Steering Committee, the Lawrence Board of REALTORS® (LBOR) would like to extend our appreciation for the opportunity to provide an update on the community's housing market during the September 8, 2014 meeting. In response to some of the comments made during the meeting and in some additional memorandums that were received by the committee at subsequent meetings, we have decided it is necessary to provide some additional thoughts to you on these issues.

As part of the presentation provided by the Lawrence Affordable Housing Coalition on September 8th and the written memorandum presented by Professor Kirk McClure on September 22nd, the committee received some information on the benefits of enacting "inclusionary zoning" requirements in the City of Lawrence and Douglas County. While we agree that the lack of affordable housing is an important discussion for this community, both presentations unfortunately failed to provide a detailed explanation on the actual mechanisms or potential drawbacks associated with inclusionary zoning requirements.

What exactly does the term "inclusionary zoning" mean and is there are a better description?

"Inclusionary zoning" is the term that is most commonly used to describe a program that requires the developers of new single-family and multi-family neighborhoods to set aside a certain percentage (generally between 10% and 30%) of any newly-constructed housing units at below market sales prices or rents for households that have household incomes below certain thresholds. The term "inclusionary zoning" itself is not very descriptive and a more accurate description would be to label these programs simply as "price controls" on new housing units.

Table #1. Description of the Common Features of Inclusionary Zoning Programs.

Size and Type of Developments Subject to Inclusionary Requirements	Some programs are voluntary. Other programs only apply to single-family neighborhoods and ignore multi-family neighborhoods. Other programs also only impose the price control restrictions on projects that exceed a certain number of housing units (such as 50).
Percentage of Housing Units that Have Price Controls	The percentage of housing units in the development that will be subject to the price controls varies from a low of five percent to as much as 30 percent.
Depth and Duration of Price Controls on Restricted Housing Units	Most programs establish both the depth (the price ceiling for the affordable housing units) and the duration (how long the restriction will stay in place for each unit) of the price controls. These controls vary widely. The depth is mostly based on a certain percentage of area median household incomes and the period of affordability can last anywhere from 10 to 99 years.
Allowances or Incentives Offered as Compensation for Restrictions	Most programs offer some sort of allowances or incentives for developers when they choose to comply with the price control requirements. Possible allowances, compensation or incentives include density bonuses on the remaining portions of the housing development, system development charge reductions and waivers of other regulations and requirements. In some programs, the developer can choose to make a sizeable payment to a housing trust fund in lieu of complying with the price restrictions.

Generally, traditional economic theory states that inclusionary zoning requirements act as a tax on new housing construction and development. This is because the economic effects of inclusionary zoning are very similar to those of a tax that is levied directly against new housing construction. As more units are restricted with price controls in the development and required to be sold at a substantial discount to market rates, the foregone revenue from the sale of the restricted units must be passed on to the lots and constructed improvements in the remaining portions of the development if the developer is going to maintain a reasonable return on investment.

Basically, the new housing developer must increase the cost of all of the market rate new housing units to compensate for the foregone revenue on the restricted below market rate units. In effect, the consumers who purchase the market rate units in the development will be forced to pay an implicit subsidy or tax to offset the developer's cost to construct the price-controlled units under the inclusionary zoning program.

Accordingly, the introduction of an "inclusionary zoning" program from a classical economic standpoint will lead to an increase in the cost of market rate housing due to the implicit subsidy that offsets the developer's cost to construct the price-controlled units. In housing markets with generally higher housing prices and reduced supply of market rate housing, this effect will be amplified as developers will have more flexibility and price elasticity to pass along the higher housing costs to the purchasers of market rate housing.

Studies and Experience Demonstrate that Inclusionary Zoning Leads to Negative Affordable Housing Outcomes

According to most of the research conducted on this topic, we believe that inclusionary zoning requirements have the potential to lead to a statistically significant increase in the cost of market rate housing units and a reduction in the number of market rate housing units constructed in housing markets with above-average housing prices compared to surrounding communities (such as Douglas County and the City of Lawrence). Numerous studies and examples from other communities with inclusionary zoning requirements support these conclusions.

Madison, Wisconsin: In February 2004, the City of Madison, Wisconsin enacted Ordinance §28.04(25) entitled "Inclusionary Housing" that had the stated purpose of furthering the "availability of the full range of housing choices for families of all income levels in all areas of the City of Madison." The ordinance required a development with ten or more rental dwelling units to provide no less than 15% of its total number of dwelling units as inclusionary dwelling units when the development "requires a zoning map amendment, subdivision or land division." MGO §28.04(25)(c)(1).

For the purposes of this ordinance, an "inclusionary dwelling unit" was defined as a "dwelling unit for rent to a family with an annual median income at or below sixty percent (60%) of the Area Median Income." MGO § 28.04(25)(b). Under the ordinance, the monthly rental price for rental inclusionary dwelling units "shall include rent and utility costs and shall be no more than thirty percent (30%) of the monthly income for the applicable AMI." MGO §28.04(25)(e)(1).

Prior to the enactment of the inclusionary zoning requirements from 2001 to 2003, developers in Madison had constructed 3,257 housing units (of varying types). Following the enactment of the requirements from 2004 to 2006, developers constructed only 1,954 housing units. As a result, there was a 40% reduction in the number of housing units constructed in Madison following the enactment of the inclusionary zoning requirements.

In 2006, the City of Madison issued only 143 permits for market-rate apartment units, which compared to the 660 market-rate apartment unit permits issued in 2003 (a 78% reduction). According to one study on the Madison inclusionary zoning requirements, the drastic downturn in new housing construction caused vacancy rates to decline in existing rental units and led to an increase in net rents, thereby achieving the opposite effect of what the city had intended in enacting the requirements. *"How Inclusionary Zoning Backfired on Madison,"* Terrence Wall, Madison Isthmus Weekly, March 15, 2007.

Following a court's decision that the ordinance violated the state's rent control prohibitions (discussed later in this memorandum), the City of Madison decided not to renew the inclusionary zoning requirements when they came up for renewal in 2009. The statistics quoted in the study basically prove that the enactment of the inclusionary zoning requirements had the effect of decreasing the supply and affordability of market rate rental units.

California Study Conducted by San Jose State University Economists: Moreover, one study conducted by economists at San Jose State University found that inclusionary zoning programs in California led to a 20 percent increase in prices for market rate housing units and a seven percent decrease in the number of market rate housing units constructed between 1990 and 2000. Although the introduction of inclusionary zoning does lead to an increase in the construction of below market rate housing units, at the same time it leads to a decrease in the number of market rates constructed and an increase in the cost of market rate units. *“Unintended or Intended Consequences? The Effect of Below-Market Housing Mandates on Housing Markets in California.”* Means and Stringham, Journal of Public Finance and Public Choice, Vol. XXX, 1-3/2012.

Boston and San Francisco Study Conducted by New York University Economists: In addition, an additional study conducted by economists at New York University (NYU) found that inclusionary zoning requirements in Boston and San Francisco “constrain new development, particularly during periods of regional price appreciation.” Moreover, “there is also strong evidence that implementation of region-wide inclusionary zoning put upward pressure on single-family home prices in the Boston-area suburbs between 1987 and 2008.” *“Silver Bullet or Trojan Horse: The Effects of Inclusionary Zoning on Local Housing Markets in the United States,”* Schuetz, Meitzer and Been, Furman Center, New York University, June 2010.

Potential Litigation Regarding Inclusionary Zoning Ordinances and the State’s Rent Control Prohibition Statute

Under K.S.A. 12-16,120, no political subdivision of the state (including the City of Lawrence and Douglas County) “shall enact, maintain or enforce any ordinance or resolution that would have the effect of controlling the amount of rent charged for leasing private residential or commercial property.” Since no Kansas cities or counties have ever enacted inclusionary zoning requirements, this statute has never been tested in court to determine whether it prohibits a city or county from enacting inclusionary zoning requirements.

Having said that, the state of Wisconsin has adopted a rent control prohibition statute that is extremely similar to the Kansas rent control statute. Under Wisconsin statute §66.1015, “no city, village, town or county may regulate the amount of rent or fees charged for the use of a residential dwelling unit.”

After the enactment of the inclusionary zoning ordinance by the City of Madison in 2004, the Apartment Association of South Central Wisconsin filed litigation against the City of Madison alleging that the provision limiting the rental price for inclusionary dwelling units sought to regulate the amount of rent charged for rental units and thus violated the provisions of Wisconsin statute §66.1015.

In the *Apartment Association of South Central Wisconsin v. City of Madison*, 722 N.W.2d 614 (Wis.App. 2006), the Wisconsin Court of Appeals sided with the plaintiffs and invalidated the ordinance as an illegal rent control prohibition under the Wisconsin state statute. In doing so, the court held that “the legislature has expressly withdrawn the power of the City to enact MGO §28.04(25)(e) because this ordinance provision regulates the amount of rent that property owners in the specified circumstances may charge for rental dwelling units.” *Apartment Association of South Central Wisconsin* at 625. Later that year, the Wisconsin Supreme Court declined a petition to review the appellate court’s ruling and the ruling was basically affirmed.

As we have stated previously in this memorandum, no Kansas courts have examined this statute since no Kansas cities or counties have enacted inclusionary zoning requirements at this time. However, we believe that the court opinion from Wisconsin would be highly persuasive authority on this issue and it is probable that a Kansas court would hold that any efforts by the City of Lawrence or Douglas County to place rent controls on rental dwelling units through the enactment of inclusionary zoning requirements would be struck down under K.S.A. 12-16,120.

Conclusion

In closing, we would respectfully request that you carefully consider this issue as you begin to discuss the goals and objectives for the updated comprehensive plan. While LBOR shares the concerns of affordable housing advocates about the cost and supply of affordable and quality housing in our community, we believe that city and county policy makers should proceed very cautiously with any proposals that might have unintended effect of actually increasing the cost and decreasing the supply of affordable housing units for our community’s residents.

From: Travis Robinett
To: [Jeff Crick](#)
Subject: Sustainability Advisory Board comments
Date: Monday, October 23, 2017 7:59:52 PM
Attachments: [SAB Comments on Comp Plan.pdf](#)

Good evening,

Attached are the Sustainability Advisory Board's (SAB) comments on the draft of the comprehensive plan. Please let me know if I need to resend.

Thank you,

Travis Robinett
SAB Secretary
travis.robinett@gmail.com
512 775-4040

The City of Lawrence Sustainability Advisory Board would like to submit the following comments for the upcoming update of the City's Comprehensive Plan.

We are in strong support of:

1. **Chapter 6, Action 6.1: Adoption of a Climate Adaptation Plan.** We recognize the important role this plan will have to complement our community's Climate Protection Plan and put both climate change mitigation and adaptation at the forefront of our planning and development.

We have several key edits we encourage the Steering Committee consider:

1. **SAB recommends the addition of the following two goals to the Natural Resources section:**
 - a. Make Lawrence a 100% renewable energy city
 - b. Promote deconstruction industry and more efficient recycling of building materials.
2. **Clarity of Implementation and Plan Interconnection:** As written, we find the connection between the high-level statements in the plan and more specific implementation steps laid out in sector and area plans unclear. Can this be more clearly mapped for the final document, to support ease of community member review and engagement in implementation? The implementation section as currently drafted does not appear to our group as fully realized.
3. **Reframe Chapter 6 from "Natural Resources" to "Environmental Stewardship":** The variety of goals encompassing this Chapter extend beyond the concept of "natural resources" to encompass other actions the city and county take that impact our natural environment, such as Air Quality and Waste Management. The important visionary and leadership role of the Plan warrants upholding a higher purpose of how our community impacts our environment, and we believe that "Environmental Stewardship" better captures the goals evoked in this chapter. SAB would be happy to work with the Steering Committee to more clearly define "environmental stewardship."
4. **Stronger Integration of Sustainability:** We recommend that the "vision statement" for Chapter 6 be moved to the full plan's "Community Vision" on page 3, because it evokes the intersectional ethos of sustainability that should relate to each chapter of the Plan. "Lawrence and Douglas County shall strive to balance the needs of a vibrant economy, an equitable society, and a healthy environment."
 - a. **Evoke "sustainability balance" throughout.** If the Plan seeks to ensure this balance essential to sustainability, we believe it should be also referenced in sections like Economic Development.
 - b. **Define "sustainability":** The City of Lawrence has made important strides in advancing sustainability, through its staff investment and the STAR rating. This

understanding of the role of sustainability in our community's development should be more intentionally defined in the document—especially given its frequent use. We encourage a sidebar graphic and brief definition accompany the Community Vision at the beginning of the document. Both are featured at <https://lawrenceks.org/sustainability/about/>

- c. **Link SAB with each Chapter:** We take our role in SAB seriously, and believe that truly achieving sustainable community development through the Comprehensive Plan implementation warrants our board's inclusion in each Chapter.
5. Overall, we believe the threats of unsustainable traffic congestion and affordable housing for low-income residents are both underrepresented in the plan.

In addition to those over-arching comments, we want to draw the attention of the Steering Committee and staff to SAB's in-progress work and prioritized activities that are echoed and referenced in the Comprehensive Plan.

Chapter	Action	Comment
Chapter 3: Neighborhoods and Housing (p. 94)	4.6	<i>We recommend that guidelines also promote sustainable and green design and construction.</i>
Chapter 4: Transportation	5.2	<i>Medium-term priority. Use the stream buffer ordinance as a bicycle/walking transportation tool.</i>
	5.4	<i>Medium-term priority.</i>
Chapter 5: Economic Development	1.3	<i>Medium-term priority.</i>
Chapter 6: Natural Resources <i>Suggested: Environmental Stewardship</i>	1.2 1.4 1.5	<i>Stream Buffer Ordinance draft in progress</i>
	1.11	<i>Priority</i>
	2.6	<i>Stream corridor buffers are potentially useful techniques for meeting this goal</i>
	3.5	<i>Medium-term priority.</i>
	5.3	<i>Recycling is consistent SAB priority, composting is new medium-term priority. SAB supports food composting goal of Douglas County Food Policy Plan.</i>
	6.1	<i>Medium-term priority. Strong SAB Support.</i>
	6.5	<i>Policy recommendation in progress. SAB short-term priority</i>
	6.6	<i>Policy recommendation in progress. SAB short-term priority</i>

	6.7	<i>Priority in collaboration with the Douglas County Food Policy Council</i>
	6.8	<i>Priority in association with the Historic Resources Commission, Heritage Conservation Council, and Lawrence Preservation Alliance</i>
Chapter 7: Community Resources	Goal 2	Promote conservation subdivisions or cluster development in new subdivisions and rural development, for examples, see Randall Arendt; Stream buffer ordinance in development supports this goal and its actions.
	Goal 4	<i>Medium-term priority.</i>
	4.4	<i>Medium-term priority</i>
Chapter 8: Implementation	5.6	<i>Recommend use of native plants whenever possible, once established, they are more efficient and economical, support birds and pollinators</i>

October 24, 2017

Eric Struckhoff, Chair
Lawrence-Douglas County Metropolitan Planning Commission
6 East Sixth Street, P.O. Box 708
Lawrence, KS 66044

Dear Dr. Struckhoff:

We are writing on behalf of the Water Advocacy Team, a local consortium of scientists, educators, and environmentalists advocating for sustainable water quality policies and practices throughout Kansas. Our team is in the process of reviewing the latest draft of the new Comprehensive Plan, meant to replace Horizon 2020 and has some questions and thoughts to share with the Planning Commission.

Our remarks are specific to the Natural Resources section of the Plan and focus on those goals related to water. We understand that the Comprehensive Plan is to serve as a guide for planning and policy within Douglas County. We note that the trend in the writing of the new draft is away from more specific and detailed explanations of intent and philosophy and toward more generalized and streamlined language. We also note that specific measures or standards, such as the Kansas Water Plan or the Clean Water Act, are removed from mention in the new draft language. Our current State and National administrations seem to espouse a trend away from regulations and standards that might make it desirable to remove mention of these plans or policies, yet what standards or measures will be used in their place? Will the Comprehensive Plan have appendices or links to new standards or local policies, measures, or definitions to guide the work of local policy-makers as they steward growth and community uses going forward?

For a set of guidelines to be useful, the language needs to be specific and clear in its intent. It also needs to be measurable and have some parameters for timelines and goals set within. When the plan states that it will “encourage low-impact uses of riparian areas” (Section 6, 1.5) or “encourage minimal and appropriate fertilizer use, pesticides, and other chemicals to reduce stormwater pollutants” (Section 6, 1.6), how will those goals be accomplished? What specific incentives will be considered; what measures are being used to determine reductions; are there any uses considered excessive? In developing stormwater management policies (Section 6, 1.10), what are the benchmarks that determine if successful water quality protections are in place, how will runoff be limited, and how will water quality be monitored? Such goals as 1.11, “Accommodate voluntary water usage reductions and encourage site design best management practices” give no indication as to what education and outreach tools will be used to encourage this, or what incentives might be in place to encourage voluntary compliance or best practices. Or in fact are policies up for consideration that would do more than accommodate and encourage? If so, should the language be changed to allow for some requirements for compliance or for limitations on the range of allowable uses?

Today’s edition of the Lawrence Journal-World (10-24-2017) contained the article entitled: “City, county concerned about planned wastewater injection wells.” We live in times that openly challenge the basic good stewardship many living in Douglas County would expect as a matter of course for

our natural resources, especially for clean, safe water sources. It behooves us to be especially diligent in documenting the intentions and expectations we hold when defining goals and outlining planning and policy strategies for our community. Members of the Water Advocacy Team look forward to ongoing dialogue as this important Plan is crafted and vetted, and we will continue to communicate our specific questions and thoughts as this moves forward.

Most sincerely,

On behalf of the Water Advocacy Team,
Thad Holcombe, Convener, and Sara Taliaferro, Facilitator

From: Chris Tilden
To: [Jeff Crick](#)
Subject: comp plan
Date: Sunday, October 29, 2017 5:36:23 PM

Jeff, I know the deadline for public comment on the comp plan draft has passed, but I do have a few ideas for integrating public health concepts, if the opportunity presents itself:

P. 16 – 3.1 revise to read: ...infrastructure, such as roads, sidewalks, parks and green space, utilities...

p. 19, add a 1.6 Promote access to established commercial areas by enhancing multi-modal transportation options in/between these existing areas.

p. 24, add a 5.23 Promote easy access by enhancing multi-modal transportation options from outlying areas into downtown Lawrence.

p. 63, revise 4.2. Capitalize on street and utility improvement projects as opportunities to include bikeways, sidewalks and trails.