



# Lawrence Association of Neighborhoods

Neighborhoods Presentation – Horizon 2020 Re-Visioning

December 8, 2014

## **Density**

- Intrusion of high density housing within established neighborhoods has a high potential to negatively impact the neighborhood character and strain infrastructure.
- Renovations or rebuilds which intend to increase density on a site should be reviewed carefully and held to these standards.
- Neighborhood Plans are very useful as guiding documents. They should be updated and adhered to.

## **Transitions between density levels**

- Careful transitions are important, minimizing encroachment of non-residential land use within a neighborhood.
- Sensible incorporation of schools, churches, office spaces, and /or light retail or hospitality business uses can actually enhance the livability and vitality of a neighborhood.
- The recommended ways of accomplishing successful and aesthetic transitions between disparate density areas must be supported as established policy, not items to be negotiated away from.

## **Housing types and income-level mix**

- Interspersing low- and moderate-income housing within existing neighborhoods and in new developments may be effectively accomplished through using variety of dwelling types.
- Creative approaches might include incentives based on percentage and mode of inclusion of low/mod housing

## **Parking concerns**

- Parking impacts traffic as well as neighborhood livability and aesthetics, and the real market value of properties.
- We need explicit goals and policies on this in the Comprehensive Plan!

## **Facilitation of neighborhood and neighbor involvement**

- Neighborhoods need a real seat at the table in the planning process, from negotiations onward. This is the only effective route to compromise and progress. Neighborhoods ARE stakeholders!
- Much progress has been made in this, and needs to be continued.

## **Wise and sustainable growth management**

- Avoid the Doughnuts!
- Existing neighborhoods represent huge investments by property owners, by families, and by the City.
- Our guiding documents need to support, and planning needs to enforce, controlled and managed growth.