

# Neighborhoods

For Horizon 2020 Re-Visioning  
December 8, 2014 meeting

Lawrence Association of Neighborhoods  
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# Good News!

- Goals and policies in Horizon 2020 chapter 5 (Residential Land Use) already cover and support most current major neighborhood issues and concerns.
- A few strategic modifications and additions would enhance the robustness of our planning vision for neighborhoods.

# Disappointments

- Current recommendations and policies supported by H2020 don't seem to be well enforced.
- Items seen as essential to sustaining flourishing and livable neighborhoods often seem to be the first things seen as negotiable when new developments are proposed (especially for infill or change in density).

# Neighborhood Concept

What it says:	What it means now:
Clearly defined edges	Easily identifiable and logical boundaries
Identifiable hub	Gathering place (school, park, amenities)
Mixed housing types	Mixed density that fits in, inclusion of a mix of incomes
Human scale	Comfortable massing and height, inclusion of open spaces, aesthetics, walkability, amenities accessible
Connectivity	Public transport available, safe non-motorized access and navigation

# What's Missing?

- Strong and stable seat at the table for neighborhoods from beginning of development process
- Consideration of impact of parking issues as a major component of both traffic and aesthetic concerns
- Good growth management that preferences sustainability of existing housing supply

# Main Issues to Consider

- Density
- Transitions between density levels
- Housing and income-level mix
- Parking concerns
- Facilitation of neighborhood and neighbor involvement
- Wise and sustainable growth management

# Density

Should be compatible with surroundings, neighborhood character, and infrastructure; zoning is a maximum, not a goal.

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 useful as guiding documents.

# Transitions

- Current H2020 calls for minimization of encroachment of non-residential land use within a neighborhood. (e.g. Goal 3, Policy 3.5, page 5-16)  
However, 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.
- Setbacks, stepbacks, building siting, use of topography, screening and landscaping – all these are recommended ways of accomplishing successful and aesthetic transitions between disparate density areas.  
**These must be supported as established policy, not items to be negotiated away from.**



# Transitions – what not to do....



# Housing Types & Income Levels

- Intersperse low- and moderate-income housing within existing neighborhoods and in new developments
  - Accomplish through using variety of dwelling types
  - Infill opportunities
  - Creative approaches might include incentives based on percentage and mode of inclusion of low/mod housing

# Parking



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

(e.g., where infill development is recommended, a supporting policy for avoiding negative impact by parking should be included. )

# Involve neighbors and neighborhoods

- 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.
- The way to moderate a defensive response is to make them part of the offense!
- Current H2020 does encourage involving neighborhood residents in planning and decisions related to their area. (e.g., Goal 3, Policy 3.7, page 5-16)  
**Much progress has been made in this, and needs to be continued.**

# Growth Management



Avoiding the Urban Doughnut Effect

# Growth Management

- No one comes to visit, live or locate their business in Lawrence because we have great sprawl!
- 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. This is essential to maintaining strength and sustainability of established neighborhoods in our core and the vitality of our downtown district.

# ***The Old Donut***



Suburbs

Downtown

<http://www.newgeography.com/content/004788-voting-with-your-feet-aaron-renn-s-new-donut>

<http://www.urbanophile.com/2014/09/14/the-new-donut/>



# ***The New Donut***

Collar  
Counties

Inner  
Suburbs  
+  
Urban  
Core

Downtown

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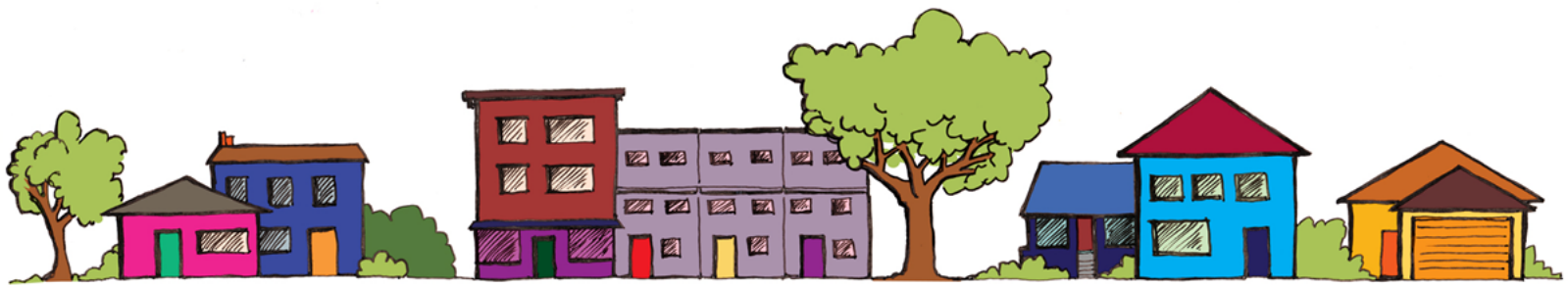


# Take-Aways

- Density
  - Should be compatible with surroundings, neighborhood character, and infrastructure; zoning is a maximum, not a goal.
- Transitions between density levels
  - Sensible incorporation of mixed uses may ease transitions.
  - Stop negotiating away from set standards and recommendations.
- Housing and income-level mix
  - Strong neighborhoods include a blend of incomes and housing types.
  - Consider incentives to accomplish these goals through infill, etc.

# Take-Aways

- Parking concerns
  - Parking impacts traffic as well as neighborhood livability and aesthetics, and the real market value of properties
  - We need explicit 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.
- Wise and sustainable growth management
  - Avoid the doughnuts!
  - Protect existing neighborhoods.
  - Planning, not developers, should set the pace and place.



# **Lawrence Association of Neighborhoods**

Barker Neighborhood Assn

Brook Creek Neighborhood Assn

Centennial Neighborhood Assn

Downtown Lawrence Inc.

East Lawrence Neighborhood  
Assn

Hillcrest Neighborhood Assn

North Lawrence Improvement  
Assn

Old West Lawrence Assn

Oread Residents Assn

Park Hill Neighborhood Assn

Pinckney Neighborhood Assn

Southsiders, N.1300 Road

Sunset Hills Neighborhood Assn

University Place Neighborhood  
Assn

Westwood Neighborhood Assn

West Hills Neighborhood Assn

Several individual members and  
regular contributors