

OREAD NEIGHBORHOOD STABILIZATION H2020 REVISION
POLICIES THAT RESPECT THE OREAD NEIGHBORHOOD PLAN: 12-8-14

1. **The most important attribute of the Oread Neighborhood is its history.** It offers a picture of the development of the City and the University. Historic structures define a sense of place and an architectural beauty that cannot be replaced. *Historic properties are our cultural heritage and need to be maintained and protected.*

a. Our history is an important part of developing historic tourism in Lawrence as per the “Freedom Frontier” effort.

b. There are several historic districts within Oread. The KU campus was recently placed on the National Registry of Historic Places and Downtown Lawrence is a historic district.

c. ETC Survey for H2020 found: **83%** of respondents agreed that revitalization of older city neighborhoods is important. **92%** of respondents agreed that preserving old buildings and areas is important. **89%** say the same about downtown.

2. **The Oread Neighborhood Plan needs to be respected and the zoning intention honored.** The Oread Neighborhood Plan has divided the neighborhood into areas that indicate levels of density in each location. The designation of these areas must be respected and protected from high-density infill and demolition of existing historic structures. High-density infill is appropriate to replace older deteriorating apartment complexes. Financial incentives alone should not drive neighborhood planning. Adhering to the Neighborhood Plan and good planning practices can make this happen.

3. **High-density zoning in low-density zoned areas must be stopped.**

a. Size and massing must conform to the scale and massing of the rest of the neighborhood. Most structures in Oread are single dwelling units (houses).

4 unrelated individuals are allowed to live in single dwelling units.

b. Large duplexes with reduced parking standards (stacked) that rent to 8 unrelated adults is not appropriate in these locations.

c. Duplexes citywide must be located on 60 feet wide lots. This requirement should remain in the code. Most lots in Oread are 50 feet wide.

d. Duplex zoning should have the same parking standard as all other multi-family rentals- one parking space per/BR. NO stacked parking.

e. The demolition of lower density historic structures to accommodate higher density structures should not be allowed. This creates an incentive for destroying older historic homes. Appropriate zoning and an overlay district protecting the neighborhood can change this destructive incentive.

f. High-density infill is appropriate only to replace older deteriorating apartment complexes.

4. **Overlay districts can be implemented to save neighborhoods that do not conform to the citywide zoning regulations.** The Oread Neighborhood has the potential to once again attract homeowners and improve the quality of life in the area if an overlay district provides the protection as presented in the Oread Neighborhood Plan.

Oread residents believe that it is essential to preserve the historic fabric of the neighborhood while respecting that high density does and will occur in designated areas according to the neighborhood plan. High-density infill is appropriate to replace older deteriorating apartment complexes. Lower density areas in Oread must be protected from high-density infill and demolition of existing historic structures. Financial incentives alone should not drive neighborhood planning.

The overlay district can provide protection for our historic structures and homes. Oversized structures in lower density areas should not be permitted. This creates an economic incentive for replacement and demolition of historic housing stock. This can be controlled through parking requirements that are fair and bulk massing requirements limiting the size of replacement structures. High-density infill is appropriate to replace older deteriorating apartment complexes.

Oread Neighborhood Plan, Land Use:

- a. Maintain and stabilize the strongest concentrations of owner-occupied housing and encourage owner occupancy throughout the neighborhood.*
- b. Create and overlay district to establish appropriate standards for density, bulk, massing, scale, building coverage, mix of housing types, and parking requirements.*
- c. Create ideas to deal with parking congestion.*
- d. Maintain existing commercial and support new light commercial if it is not detrimental to existing downtown uses.*
- e. New development should respect the historic integrity of the neighborhood.*

Steps taken that have moved the 2010 Oread Neighborhood Plan forward:

- 1. Problems with parking and party atmosphere from congregate living units (CL) was addressed. They no longer have the incentive of reduced parking but now have one space per BR, the same as all other multi-family rentals. Congregate living houses must be at least 4,500 sq. feet so that not every house in Oread can now qualify to be CL.*
- 2. Expansion of the Rental Inspection Program was approved in 2014 to become citywide, thus including Oread. Safety and blight can be addresses more effectively.*
- 3. A survey of the historic houses in the duplex-zoned area of Oread was completed.*
- 4. KU is working with the city and the neighborhood to address problems via "The Good Neighbor Program". KU now has a web site with information about the neighborhood and city.*
- 5. An overlay district is in process to preserve the unique nature of the neighborhood. Oread zoning and the planned overlay district must meet the intention of the Oread Neighborhood Plan and the vision it has for a healthy and stable neighborhood that is attractive to both homeowners and renters.*

This could not have been done without the efforts of Oread resident homeowners.