Comprehensive Plan Update

ATTENTION ALL
DOUGLAS COUNTY RESIDENTS

Are these issues important to you?

- Job Creation
- Downtown Development
- Quality Housing
- Agricultural Uses
- Growth Management
- Retail Development
- Parks, Recreation & Open Space
- Arts & Cultural Amenities

City *of* Lawrence
Douglas County
PLANNING & DEVELOPMENT SERVICES

November 5 | 6-8 p.m.
Lawrence High School Cafeteria
Topics for Discussion: Downtown Lawrence Issues, Quality Housing for all Incomes, Maintaining Agricultural Uses in Douglas County and Growth Management

November 12 | 6-8 p.m.
Lawrence High School Cafeteria
Topics for Discussion: Creation of Employment Opportunities, Retail Development Issues, Parks, Recreation & Open Space and Arts & Cultural Amenities

Each forum will be divided into four, 20-minute discussion sessions with a moderator. Your thoughts on the future of Lawrence and Douglas County is valued and important! Visit our Comprehensive Plan update website at *lawrenceks.org/pds/horizon-2020-update-process.*

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Public Forum Analysis Report

City *of* Lawrence
Douglas County
PLANNING & DEVELOPMENT SERVICES

Public Forum Highlights

Facilitators

November 5, 2014

- Bill Ackerly
- John Gascon
- Kyra Martinez
- Lisa Harris
- Mike Amyx
- Nancy Thellman
- Rick Doll
- Scott Zaremba

November 12, 2014

- Bill Ackerly
- Charlie Bryan
- Clay Britton
- John Gascon
- Kyra Martinez
- Mike Amyx
- Scott Zaremba
- Stan Rasmussen

Total Attendance: 72

- November 5th: 37
- November 12th: 35

"Name that Plan" Suggestions

1. A Lawrence, Douglas County, Kansas conversation and guide to the future of our community.
2. City and County View - a Lawrence, Douglas County, Kansas conversation and guide to the future
3. Dorothy's Dream
4. Horizon 2030
5. Sense of Place
6. Sustainable Growth is an Oximoron
7. "TFIN" : The Future is Now 2050
8. 2040 Vision
9. 2080 Douglas County
10. Ad Astra Exaspera
11. Destination: Lawrence
12. Douglas County – Feel the Bounty
13. Horizon 2.0
14. Lawrence Ahead
15. Liveable Community
16. Our Town 2040

Public Forum No. 1

November 5, 2015

6pm to 8pm

Lawrence High School Cafeteria

1. **Downtown Lawrence Issues (6th St. to 11th St., Vermont St. to Rhode Island St.) (NOVEMBER 5)**

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1. **What are we doing right? (e.g.: events/parades, variety of uses, historic quality)**
    1. Active, vibrant, walkable
    2. Walkable, variety, diversity of restaurants/eatery
    3. Infill development – living/working
    4. Vertical
    5. Events, Final Fridays, Runs
    6. Farmers markets
    7. Locally-owned downtown retail/eatery
    8. Library – destination
    9. Parking – downtown
    10. South Park
    11. Arts Corridor/Murals
    12. Variation/balance of business
    13. Community involvement – young population a plus
    14. Mass. St. doesn't seem to struggle
        1. What effect does new commercial have on Mass?
    15. Mass. St. vibrant and attractive to new residents
    16. Distinctive from north and south
    17. Christmas Parade
    18. Enjoyable parking ticket experience

19. New garages are assets
20. Lighting – safe for early walking
21. Sidewalk dining good = vibrancy
22. Like it the way it is
23. Maintain
24. Prime example of placemaking – cluster development
25. Diversity – mixed use
26. Affordable Housing
27. Series of events
28. Parks and Recreation upkeep/planters
29. Parking spaces starting to keep up with demand
30. Mix of uses (so many businesses)
31. More residential – key to vitality
    1. Balance how tall we go?
    2. Identify right places for height
32. Events – draws own residents and visitors
33. Holiday lights!
34. Parades
35. Fireworks
36. Events
37. Safety
38. Important draw
39. A hub/heart of Lawrence
40. Downtown boutique – flavor

41. Mix of residential but not heavily
42. Senior citizens – important to draw
43. Should not be focused on bars/night clubs
44. Downtown as a venue
45. Infill development
    1. 9th and New Hampshire area
46. Supporting requests for incentives
47. Outside dining
48. Public art
49. Landscaping

2. What could we be doing better?

1. Encourage less cars – use bus system
2. Large number of pars, eatery (health of retail versus eatery)
3. RIVERFRONT
4. Office space (1st floor) – less vibrancy, less space for retail
5. No thru streets downtown – staged areas for events
6. Dedicated area for events
7. Lawrence residents part of all decisions
8. Parking and lighting of garages (affects area neighborhoods)
9. Need of grocery (any size) – North Lawrence, Downtown Lawrence
10. Year round structures – ex. farmers market
11. Parks and Recreation – coordinate events. Is events too much in Downtown?
12. More benches in right places

13. Homeless use of benches
14. Vermont and New Hampshire – wayfinding for businesses, needs signage, also side streets
15. Pay for parking
16. Businesses are heightened – shopping versus buying
17. Better coordination with city/businesses for outside dining
18. Better organization of paper dispensers
19. More walkable
20. More access – sidewalk dining
21. Encourage small specialty shops – more affordable
22. Growth
    1. North of the River
    2. 9th Street Corridor
    3. Up cluster like downtown
23. Focus on Millennials/Retired
24. Close Mass. St. – create living room to businesses (activity area)
    1. Ex. 16th St. Denver CO, Santa Monica, Pearl – Boulder, Ft. Collins, Austin
    2. Try in stages – education
    3. Buy-in from Downtown Lawrence Association business owners
25. Another parking garage
26. Rapid Transit (climate change)
27. More infill/increased density compatibility
28. Grocery/pharmacy

29. Sidewalk maintenance – wider/ADA
30. More public seating
31. Bicycle parking
32. Parking – ADA and close proximity to doors – underground or elevated parking
33. Sidewalk walkability reduced by sidewalk dining encroachment
34. Parking/safety issues with events
35. Development should include adequate parking
    1. Solutions: trolley/shuttle
36. Height – should maintain
37. Covered parking within scale of existing buildings
38. Remove 90 foot tall building height cap
39. Perceived parking problem
40. Better plan for parking in area
    1. Ex. Iowa City, IA; Lincoln, NE; Columbia, MO
    2. Future costs?
41. Mobility to core services – residential density on side streets

3. What threatens Downtown Lawrence?

1. Court house (HRC), keep watch – no obstructions. Watkins
2. Bar outnumber retail, housing
3. Safety issues doe to number of bars/college-age
4. Transient population/homeless – safety issue
5. Retail of entire city versus concentration downtown
    1. Periphery/edges – challenges downtown growth

6. Big box versus small business encroachment
    1. Like to see big box – parking than other development like downtown versus corporate retail.
7. Neighborhood anchoring retail (walkable)
8. Crime
9. Noise
10. Legends
11. Competition from large developments
12. Late night activity (bars closing)
13. Balance of too many bars
14. Rising rental costs (leasing) – threatens small local business
    1. Rent control for mom & pop's?
15. Too much commercial on fringe – some are appropriate on fringe
16. Large infill development
17. Meeting local retail needs better
18. Events that cut off access
19. Businesses that don't pay their way
20. No/little support for existing businesses
    1. Tax incentives?
21. Smart support for businesses – balance!
22. Accessibility to amenities centrally located
23. Lacking?
    1. Larger shopping
    2. Range of retail options

3. Range of choices

24. Downtown – became more than Massachusetts St.

25. One bridge draws non-shoppers

2. Quality Housing for All Incomes (NOVEMBER 5)

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1. How do you define affordable housing?

1. Happy this questions is a concern
2. Higher end of cost versus Topeka and Baldwin
3. More is needed – emphasize family supply needed versus students
4. Difficult to find affordable family housing on lower income wage
5. Problem with substandard housing
    1. Safety
    2. Especially students
6. Share studies via HUD/Section 8
7. Shouldn't imply renting – real ownership
8. Costs too high and causes more rental
9. Why is income lower and housing costs higher? (Major issue)
10. More "habitat" type housing
11. safe, warm, transportation/walk, transit oriented development
12. affordable housing for a large family
    1. combination of housing types in neighborhoods
    2. Infill
    3. Different types of housing – cooperative housing too
13. High property taxes
14. Rents are high
15. Student loan debt will become bigger issue to ownership – harder to quality

16. Trend to more rentals (millennials)
17. More than 30% of income on HSG
    1. Low wages play into it impart from limited work hours due to health law
18. Single mom with 3 kids – 3 bedroom apartment
19. Family
20. Decent/livable
21. Income not enough to meet housing needs
22. Income dwindles or doesn't go as far after retirement
23. Property tax cap?
24. Downsizing
25. Maintenance free
26. Housing stock that meets these needs
27. Close to amenities Lawrence has to offer
28. Walkability near public transportation

2. What role should Douglas County and the City of Lawrence play in ensuring affordable housing is available throughout the community?

1. Tenants to Homeowners
2. Renters to Homeowners (Lease to own options)
3. Development like downtown project, that provides low + moderate incomes that receive city funding, subsidy, zoning requirements (give and take)
4. Truly understanding where we are
    1. Assessments/investigate

5. 40% of students are on free/reduced lunch
6. Homeless numbers are growing (high school students)
7. Attract developers to build affordable
8. Incentives/"subsidized housing"
9. Harder to enter market
10. Increase density/tiny homes
11. Marketing need a desire with facilitated development applications
12. Accessory Dwelling Units, houses, apartments, duplexes – all types
13. Require in all new development – include infill
14. Require percent affordable
15. Rental registration program
16. City Hall to provide
    1. Landlord /renters
    2. Subsidy to help economic development for housing
    3. Energy efficiency
    4. Housing first modifications (Tenants to Homeowners)
17. Density – up not out
18. Provide homes for homeless
    1. 400+ on waiting list – some graduate to homeownership
19. New units need to be funded in new ways
20. Look at new housing types – co-ops
21. Certain percentage of units for new development have to be affordable or tied to receiving public incentives
22. Decrease threshold

23. Rental registration good – helps quality
24. Closely involved with type and quality
25. Track building permit data – make public and easily accessible to citizens
26. Objective based – affordability is the goal
27. Vacancies could become affordable options for tax abatement instances
28. Set guidelines (general)
29. Revitalization
30. Strongest building code in the state
    1. Why? Safety + aesthetics
31. Insulation to major streets with density
32. Floodplain: north and south/rocky to west
33. Strengthen support for downtown residences
34. Concerns with inclusionary zoning requirements
35. Apartments our response to affordable housing?
36. Architectural quality
    1. Maintenance
    2. Impact on land values
    3. Owners/renters (economy)
37. Subdivision regulation
    1. Cul-de-sac design versus grid design

3. Should affordable housing be concentrated in certain areas or scattered throughout the community?

1. Scattered/wide-range is embraced (ref. mixed housing options – square feet, RM12, diversity mix is healthy)

2. Development comes in and only put apartments among houses – how to make happen without push back
3. Embrace redevelopment/rehabilitation through easier with incentives, tax breaks, zoning
4. Mix (high density with less – houses, townhomes, apartments, flow correctly, zoning mix allowances)
    1. Ex. The Summit – who make sure percent goes to affordable housing (condition of incentives)
5. Affordable housing scattered, also clustered
6. Lawrence is more diverse with housing
7. Middle housing is missing – more choices, 100,000 – 300,000 range
8. Sites should be scattered
9. Community wide!
10. Accessory Dwelling Units
11. Recommendations from UN Report
12. Living wage
13. Scattered throughout the community = diversity
14. “Small town” communities/neighborhoods

3. Maintaining Agricultural Uses in Douglas County (NOVEMBER 5)

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1. Is maintaining agriculture uses important to you? Why?

1. Big Yes
2. Growing food is a priority
3. Advocate for LOCAL food systems
    1. Urban fringes
4. Maintain sustainability for local foods
5. Needs to be protected/encouraged
6. Ways to farm soil (lease affordable land)
7. Forbid growing on class 1 soils (conserve/preserve land away from development)
8. Type 1 soils (next to city) challenge to prioritize soil not resources
9. Currently important – future use may change need. Should not be overly regulated
10. "Staple of life"
11. Need to encourage but NOT by zoning
12. Conservation/open space – buy by city to keep step-up
13. Essential Use. Local Food – support regulatory control
14. Access to local foods – important: yes
15. Keep farmers market – huge economic boon
16. Maintaining local food chain is huge
17. Garden project – good
18. Yes

1. Grows food local
2. Cost of growth is not equal to losing agricultural land (infill with increased density)
3. Sprawl is never preferable

19. Yes! Policies to protect
    1. Soil quality
    2. Community created incentives to maintain?
    3. Open space requirements
    4. Small community farms
20. Income for the county = 80% agricultural uses
    1. Consideration key when expanding
    2. 2 food deserts in Lawrence (North/East)
        1. Bus mobility – bag limit – key limitation

2. Do you think local food systems should be enhanced?

1. Building on Class 1 soils
2. Keeling land preserved for agricultural land
    1. Ex. Delaware Tribe land
        1. Transportation
        2. Ideal for development – plan pushes city/county to keep as agriculture/finding up port?
3. Connects with downtown (farmer's market/eatery)
4. Dedicate funding
5. Regulatory processes (zoning, funding) in place to preserve (Class 1 and 2 soils) but flexible for ideas.

6. Local foods have many benefits
    1. Eatery (local products)
    2. Small business
    3. Ag-farmers
    4. Farms to preschool
    5. Healthy population
7. Food hub is critical
    1. Quantity
    2. Reliable source
8. Preservation of soils/see Food Policy recommendation
9. Find ways to restrict unwanted uses
10. Needs to stay a priority
11. Food hub – incentives – food policy council – 16-26
12. Reserve top quality soils for production
13. Conservation for fair value to protect because it is limited
14. Some regulations too restrictive and discourage producers
15. Exclusivity of market
16. Protect Class 1 and 2 – County to preserve – others follow
17. Proposed food hub in North Lawrence or Douglas Co.
18. Access to local foods in schools
19. Maintain and/or expand Common Ground
20. Preserve green space – as percent
21. Promote diversity of crops
22. Ways to help homeowners have gardens

23. Models – for way to preserve/identifying area focus on in plan
24. Natural resources – tall grass (what makes us Kansas)
    1. River – underutilized resources
    2. Education about Kansas Land Trust – conservation easement
25. Using local food to decrease cost making more affordable
    1. Better utilization of perishables
    2. Distance
26. Take away sales tax on food and tax soda
27. Important to keep this active
28. Trade agriculture for other industry? Not so much.
29. Encourage locally produced foods
30. Language in the comp plan – proactive
31. School gardens
32. Define agriculture terms (wording in code/plan)
33. Young farmers – incubator at Common Ground
    1. Cost of land key factor to expansion/growth
34. Used as tool to limit growth, not agricultural
    1. Encourage preservation/land trusts
    2. Best use of land economically consideration
35. Special issues – flood plain
36. Type 1 and 2 soils
    1. Organic farming potential

3. What are some challenges to creating this throughout the community? What are the solutions to those challenges?

1. Agriculture versus housing – land use
2. Technology increased productivity
3. Supporting efforts of food policy must be economically viable for the producer.
4. Urban growth
    1. Cluster development – beyond agriculture
5. No development in the floodplains
6. Don't grow out into prime agricultural land
7. Transfer of Development Rights – could be used
8. People who want to do - support small farmer – economic development access to land – land costs
9. Transportation
10. Urban Growth Boundary
11. Attract younger farmers – help stare/make business side easy
12. Cap on number of acres removed from agriculture per year
13. Balance between agriculture erosion versus loss of business (ex. Berry Plastics)
14. Resources – do more with less
15. Assess the assets/plan to develop these areas wisely
    1. Rate by quality
16. Historic use – maintain traditional
17. Cost of land
18. Preservation incentive
19. Higher density

20. Infrastructure incentives
21. Encourage infill development first
    1. But with green public spaces provided
22. Changes in built environment to support
    1. Building designs
    2. Street designs/alleys

4. Growth Management (including increasing height/density of developments) (NOVEMBER 5)

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1. Do you have a concern about increasing density in your neighborhood?

1. Pohler Building is Smart Development
2. Need intense building (walkability)
3. Classes of people (poor) affordable housing shouldn't stick out
4. Int. pocket neighborhoods
5. New development: more square feet/corporate/big box (not friendly)
6. Don't want to replicate west side everywhere
7. Mix use priority
8. Live/work (business/commercial) – walkability
9. Green space/growth
10. Some neighborhoods are maxed
11. Park in every neighborhood
12. Add density – ok
13. Type between single family and apartments
14. Guarantee of quality character – replacements
15. Redbud Lane – ripe for redevelopment (crime, poor condition of buildings)
16. Affordability component – incentives, all
17. Blends in with neighborhood
18. Commercial/industrial growth key

1. Jobs – city pro-active infrastructure for this growth
2. Share philosophy on city
3. Cooperation with incoming business/development
4. Have/develop standards
5. Market study requirement
6. Intermodal benefit
    1. Connection to Intermodal proximity could be plus

2. Is managing growth important to you?

1. Complete streets – equal users: vehicles, bikers, walkers
2. Need capital improvement plan direct development
3. Lot size and development + parking need to be assessed to increase. Not in all areas.
4. More dense = less dependence on car
5. Fewer derelict buildings
6. Complete streets
7. How to get around – places to go within a distance multi-modal transportation
8. Greater diversity of types
9. Increase density and cluster development to reduce sprawl
10. Banning freshmen from bringing cars to city
11. Reluctance to change can affect ability to increase density
12. Why don't we have a rooftop café?
13. Very!
    1. Where?

2. Property rights versus regulation
3. Common good – balance
4. Regulations preventing chaos is in common good

14. Assertively addressed in comp plan
15. Infrastructure conductive to infill, bike and pedestrian paths
16. Grow into neighborhoods versus sprawl
17. Density – grow “in” versus grow “out”

3. What do you see as the impacts for not managing growth?

1. Another Topeka or Junction City
2. Traffic jams
3. Loss of nature if no preservation of green spaces
4. Who is investing in community versus living and moving away
5. More and more streets
6. Loss of environment
7. Need good controls
8. Increased property tax
9. Dependence on cars
10. Pressure on schools, utilities
11. Crime/fire (had to manage when sprawl)
12. Lack of services
13. More cars?
14. More students with cars

4. What methods would you propose to manage growing urban populations? (smart growth strategies, greater density infill)

1. Managing aging population
2. Less car culture (transportation systems)
3. Plan for future alternative
    1. Wakarusa/Bob Billings – imagine downtown feel
4. Neighborhood retail (small versus corporation)
5. Gathering places/spaces
    1. Bar/coffee shop
    2. Johnson Co. builds flow: green spaces, housing, retail, options
6. Public dollars dedicated to create a growth design for public spaces, mixed use, parks, retail, congregate
    1. Ex. Santa Barbara – children playgrounds, families, teenagers (mix of ages)
    2. Ex. Make sure spaces are for all, “not gated feel”
7. Vertical development downtown, all areas
    1. Favor building up versus building out – keeps downtown vibrant
8. Greater density infill/strategic
9. Vertical buildings
10. Walkability
    1. Ex. Austin, TX, Portland OR
11. Limit incentives
12. Define intensive development and open space
13. Fewer areas zoned very low density
14. No leapfrogging
15. Balance density to hold down education costs

16. Encourage other modes – incentives
17. Offer other services
18. “Woonerf street” (complete street)(design)
19. City work with KU
20. Make sure we reinvest in urban core so we don’t have “flight” that larger cities have dealt with
21. Boulder, CO – growth zones
    1. Density increasing providing choice – incentivize
    2. Increasing industrial/jobs
22. Development could occur in blighted areas
23. Growth based on goals (community goals)
24. Concern with Horizon 2020 – not enforced
    1. Neglected portions of Lawrence? East Lawrence/North Lawrence?
25. Why do you choose to live in Lawrence?
    1. Friendly
26. Community investment – as guide to direct growth – ok
    1. Good coordination with subdivision regs and zoning
    2. Infrastructure provision key
    3. Quality of infrastructure consideration
27. Spend money downtown and on major streets
28. Economics – under-utilized spaces
29. Perceptions to welcoming new business
30. “Make it a win-win”
31. Adding more regulations – don’t with Horizon 2020

Public Forum No. 2

November 12, 2015

6pm to 8pm

Lawrence High School Cafeteria

5. Creation of Employment Opportunities (NOVEMBER 12)

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1. **How can the City/County most effectively foster and develop the diversity of employment opportunities?**
    1. How much do we accommodate our Comp Plan needs?
    2. Venture park a positive – makes Lawrence a viable location
    3. Education a priority (KU)
    4. Diversity aspects of Richard Florida – “creative class”, “innovation models”
    5. Commute out (ex. Sprint) close enough but love Lawrence/KU
    6. Focus on small/homegrown businesses
    7. More professional jobs or others requiring higher education
    8. Focus more on Bioscience
        1. More important (national/state)
    9. Spin-offs from KU
    10. Tourism sector
        1. Student employment opportunities
    11. Retiree attraction
        1. Utilizing things available on campus
    12. Room to expand business parks in East Lawrence?
    13. Diverse job opportunities
    14. Collaborative industries
    15. How happy are you with the current diversity?

    1. Retail trade

16. Highly educated population = resource leaving Lawrence
17. Underemployed population based on degree
18. Service industry seems to dominate
19. Environment – green jobs
    1. Lawrence could be a cluster for green jobs
20. Labor jobs integrate with technical/educated
21. Underemployment – STEM jobs
    1. Smaller percentage of students study STEM (US/local)
22. Must increase diversity of employment
23. Number 1 job in largest: leisure – lowest pay for employees (Restaurants/bars, etc.)
24. Need manufacturing business
25. Denial of retail is message to outside
26. Peasley Center positive direction
27. Bridge KU and City to create businesses – convert patents to market

2. What incentives/concessions would be appropriate to utilize in encouraging major employers to locate within the community?

1. Make easy for business that want to locate without incentives – less red tape at government processes
2. Businesses look for quality place to live for employees
3. Need to do a better job describing “creative” economy – quantity – to depict for outside interests to see Lawrence
4. Need skill program for all wage

5. But need to prioritize the “creative class”
6. Attract jobs that focus on manufacturing or $30-40K “type” jobs
    1. Mid level jobs
    2. Need high wage jobs
    3. Enough of lower “retail” wage
7. Take consensus into account – poverty rates high, need to look for skilled (mid-level)jobs
8. Diverse skill set but no local opportunities – challenge 4.5-5 years ago but still exists – need employment opportunities
9. Government does not have a significant role in economic development – but infrastructure built to attract
10. More affordable housing
    1. Affects segments of the community
    2. Manufacturing
11. Education system – strong point
    1. Technical college – skilled labor
12. Incentives – for infrastructure of technology important
13. Marketing – partnering with county/chamber
14. Lawrence has good incentives for business to come – roads, rails, marketing

3. Should a dedicated funding source be created as a source to attract employers to Douglas County/Lawrence?

1. Difficult to be competitive without dedicated funding source for re-locating employers

2. Need to increase that funding and not limit to large employers
3. Very cautions
    1. Coffeyville, KS – Amazon example
4. City/County involvement with business entities – “pay in partners”
5. Step in the right direction – bioscience center, partnering with KU
6. Other partnerships that are not associated with KU
7. Other types of partnering
8. Pay attention to how incentives work – reassessing periodically and to measure payback
9. Transparency as a cornerstone for incentives
10. Put money into economic development
11. Is there enough industrial land?

4. What actions could be undertaken to nurture new and existing small business in the community?

1. Take care of existing business first
2. Take care of startups
3. Little opportunity to advance in higher wage jobs in Douglas County
4. Gaps in wages/housing costs
5. Affordable housing – high takers (lacks industry and business – cause and effect)
6. Lack of commercial office space
7. More business opportunity – business tax versus residential tax = upside down currently
8. Focus more on creating new employers, not re-locating established

9. Task force?
10. “Buy Local” mentality
11. (Chamber driven) would like to see more
12. Existing businesses hire more people
13. Community desirable – risk paying employees less

6. Retail Development Issues (NOVEMBER 12)

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1. **What are we doing right with retail? (e.g.: location, mix, architectural design)**
    1. 11th and Indiana – retail/living – lucrative incentives
    2. Corner commercial lots (positive) functional design
    3. Retail allows more people to stay local – or attract outside counties to come to Lawrence
    4. Downtown allows enjoyable day excursions/atmosphere
        1. Don't want to lose small business to big box retail, that's what makes Lawrence unique
        2. Fine balance that needs to be monitored
    5. Mass St. – pull from Kansas as a destination place
    6. Downtown is a commercial draw because of its uniqueness
    7. Neighborhoods commercial zones
        1. Nodes
    8. Local needs met?
        1. Desire for more downtown than restaurants
        2. Grocery?
    9. Importance of development along major thoroughfares? Yes
    10. Focus on Local
2. **What could we be doing better?**
    1. Explore our mixed-use code

2. Look to communities that have successful mixed-use
3. Retail at neighborhood scale – No CN2 because want to keep big boxes (corporations) but smaller or micro-business in
4. Walkable retail (multi-modal)
5. You aren't buying the products, you're buying the "experience" – that's what missing.
6. Need more research on big box retail
7. Downtown incubator space or affordable space (booths/areas)
8. More inclined to think our plan is for a reason – better be a good reason to make a change
9. Changes to comprehensive plan should make sense
    1. Community input/public hearings
    2. More exceptions are existing today
10. How does e-commerce come into play?
11. Maintain partnerships with big and small
12. "Raven v. Borders" – build with precision/place
13. Consider Downtown Pedestrian Corridor with a trolley or bus
14. Protect the historic buildings but allow for modern design
15. "Bedroom community" development
16. Incentivize "new urbanism" development
17. Pedestrian mall downtown – Boulder, CO example
18. Revitalize Tanger Mall site
19. Conference Center?
    1. Riverfront Center

2. Untapped areas

20. Growth continuing as it has in past – concerns?
21. Retiree – growth in population
22. Urban areas with very good transportation – TOD
23. Mix of retail downtown – balance
24. More residents downtown – plus or minus
25. Retail in neighborhoods
26. Old nursery
    1. Grocery, gas, pharmacy
27. Pocket development makes it walkable
28. Some areas are ok for low development
29. Generational changes to affect development
30. Recognize economic need for developers to make decisions
    1. How much will City contribute?
    2. Incentives needed!
31. Build on unique character of community
32. Limit land use controls that restrict tenants – Home Depot example
33. What kind of retail/goods needed for different demographics. Where does it need to be?

3. Do you support more neighborhood-scale retail within your neighborhood and what would that look like? (e.g.: walkable, types of businesses)

1. Local business know me as a customer – experience
2. Millennials want walkability

3. Allow for handicap drop-off
4. Neighborhood – “Mini Downtowns”
    1. Walkability + mobility
5. Especially in new development
6. Infill as in Barker/North Lawrence
7. Millennials – lowest driving population
    1. Good business strategy
8. Would not detract from Downtown
    1. Catch Topeka commuters
9. Where are new developments filled from – current residents versus new residents
10. Demand in underused areas – example: 19th and Haskell
11. Convenience
12. Urban infill growth
13. Millennials/retirees/20 somethings – bicycle/pedestrian access
14. Incentives for smaller neighborhood retail

7. Parks, Recreation, & Open Space (including sidewalks/trails/walking paths) (NOVEMBER 12)

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1. What are we doing right?

1. 9th Street Corridor is an example – opportunity
2. Recent bond issue supporting schools connects to built infrastructure in place
3. Support multimodal (walkable)
4. Appreciate linear parks (run, bike)
    1. Tulsa, OK a great example of linear parks
    2. New York – small areas, but easy access
        1. Sense of scale (micro parks) needs to be created.
5. Love the Levee
6. New bike trails – but connections would be better
7. Soft trail surfaces like at Rock Chalk Park
    1. Nature trails preferred
8. Huge selling point for community
9. Quality of life amenity
10. Preserving park space at Inverness and Clinton Parkway
11. Well-kept parks
12. Scale of 1 to 10 doing it right? 7-8
13. Assets (assess and emphasize these)
    1. River

2. Vacant lots and opportunity for open space
3. Woodlands
4. Natural habitat

14. Burroughs Trail
15. Connections
16. Sidewalks – repair/gap program
    1. Community provide dollars towards repair
17. Paths help make Lawrence unique
18. Good maintenance
19. Good job with planting
    1. Downtown, Parks, Street medians

2. What could we be doing better?

1. Education for drivers/bikers/pedestrians to use area that promote healthy activity (behavior/areas)
2. Economic development issues – miles are less in Douglas County and need the interconnected system per demographics – students, aging, walkers
3. Parks & Rec needs to be part and economic development projects to create green spaces/parks/infrastructure (interconnected sustainable projects)
4. Less silos, work together on “like” issues
5. Infrastructure – who is responsible for what?
6. A lot of moving parts that need to coordinate resources/efforts (committees/economic development/infrastructure)

7. Complete streets ordinance – need design guidelines
8. Inadequate bike lanes
9. “I drive places to safely run” – linear parks needed
10. Problems could be associated with backfill that have been cause of mini parks
11. Make as destination
12. Connect trails
13. Splash parks
14. Bike etiquette needed for walkers/runners
15. Need infrastructure to really feel safe, especially with families
16. Cars/bikers – public don’t think to look (educate)
17. Infrastructure not existing therefore the people “users” are fully there
18. East Lawrence more access to parks, but getting there is an issue
19. Better interconnectivity to all parks
20. West Lawrence needs more play areas/green space “walkable parks”
21. Open pace easy to get to multi-modal
22. East sidewalks (infrastructure design needed)
23. West intersections wide, traffic faster – less available
24. Parks & Rec models are focused on acres versus small pockets of green space, better distributed
25. Green space is important
26. Open space – prairie – grass paths
27. Connectivity – especially with walking and biking trails
28. Pocket parks – encourage more

29. More infill parks – Crestline at Bob Billings (Meadowbrook)
30. More pocket parks/commons
31. Charge fee for use at SPL to improve other facilities
32. Managed more for wildlife/natural plants
    1. Buffer river
    2. Maintain wetlands – stop mowing them
33. Maintain Kaw area
34. More bike trails
35. Connect parks – Perry to Rock Chalk Park
36. Natural surface trails
37. Encourage walking/movement
38. More trees along sidewalks – land development code requirements
39. Wakarusa Greenbelt park
40. Trails
41. More connecting facilities – better flow between parks and neighborhoods
    1. Bike, walk, run in networks
    2. Crosses for 6th Street and Iowa (examples)
42. Don't build gaps in connectivity moving forward
43. Safety – well lit trails
44. Classes at Parks & Rec – more balance of classes in various locations
45. How does Lawrence compare to state/US?
46. Support sidewalk staff position
47. Sidewalks expensive for residents
48. Support pedestrian coalition – employment opportunity

49. More public lighting – streets/sidewalks – public buildings – ex. 12th Street
50. Communication between Parks & Rec and neighborhoods, schools
    1. Add neighborhood – Woody Park notice by Facebook wrong
51. Hospital needs parking structure
52. Other stuff: traffic circles

3. What should Lawrence and Douglas County do to ensure adequate open space for everyone, including rural citizens?

1. Manhattan, KS has a unique experience with hillside trails
2. Most important places to build?
3. Encourage/engage citizens to use buses/trails/biking to lessen costs of infrastructure (incentivize)
4. Incentivize developers to include paths and open spaces
5. City purchasing open space for 10-20 years on
6. Creating riverside park – walkable and rideable
7. Bicycle/walking bridge across river
8. Pocket parks –positive, important to the neighborhoods
9. City purchase parks – use grants
10. Need to develop infrastructure up front of development
11. Identify/plan for park/open space
12. Set specific goal x% of development

8. Arts & Cultural Amenities (NOVEMBER 12)

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1. **What role should Lawrence and Douglas County have in developing and fostering the arts & culture community, and how active should they be?**
    1. Promote investment and continue private/public funding
    2. Would like to see public art integrate into park and bus area/spaces
    3. Integrate – make utility area beautiful
    4. Allow mixed spaces in CN1, CN2 type areas
    5. STEM concept for arts movement – promotion, engagement
    6. Event space need to be planned more efficiently
    7. Opportunity for arts/cultural activities so they can be profitable but integrate in connectivity
    8. Markers, furniture, HRC elements need to be taken into account
    9. Compliments education, economic development and is a revenue driver
    10. Beauty inspires, community allows citizens to belong to educate to connectivity – all connect via initiatives and development.
    11. Keep HRC priority and invest
    12. Provides an outlet for youth/education
    13. It's a business/economic issue
    14. Arts should be spread out, not just downtown
    15. Very little
    16. Grants to help – with public support (matching dollars)

17. Continue programs that are currently in place
18. Limit too much government role
19. Negative – not so much government impact that squeezes artists out
20. Good
    1. Accessibility
    2. Final Fridays
        1. More like this
        2. Extend to west side
    3. Work more with KU and Haskell to enhance
    4. Vango
    5. 9th Street grant

2. How important of a role do you feel the arts and culture play in creating Lawrence and Douglas County's sense of community?

1. River trails are great – but not seen as the opportunity it is – explore development
2. River area less vibrant – need to regain its strength
3. Explore concept of bundling sales tax like Topeka, OKC to support like programs about at both forums
4. Walking bridge - riverfront
5. Incorporate more arts into infrastructure and other development
6. Require art to be incorporated into large development projects
7. Murals? Map of art installations?
    1. An arts/history/culture app could direct people to attractions/sites
8. Example percent for art

9. Art = important
    1. Mix of art and manufacturing
10. Build connections

3. What could we be doing better to support arts and culture in the community?

1. Support accessory and affordable housing
2. Look at incentives for artists that promote growth for arts and culture (housing, areas, sub, hans) federal, state, local opportunities
3. See less as a charity but as an economic driver
4. Good idea to hire a full-time arts & culture coordinator
5. Maybe local food producers and sales should be treated as a cultural resource?
6. Enhance area around Theatre Lawrence
    1. Create another cultural district – land around key
    2. Prevent certain uses to enhance location
7. “Final Fridays” – need showing venue Downtown
8. River Arts District – Asheville, NC example
    1. Topeka/Wichita examples – plans coming
9. Music scene is present
10. Buskerfest example
11. KU Connections key
12. Get the word out better – create directory of events
    1. Bozeman, MT example
13. Steamboat Springs, CO – symposium example

14. Amphitheatre at Centennial Point
15. Does arts and culture warrant a chapter in *Horizon 2020*? –Yes
16. Affordability for artists – housing
17. Arts Center – asset
18. KU – Art Guild
19. Music
20. Other: transportation – complete streets. Downtown = city identifier
21. Concerns
    1. Neighborhood involvement early!
    2. Negative gentrification
    3. Transparent process
        1. Make 9th Street grant details clear and known
22. Good to have free parking!
    1. Accessibility to Arts Center
23. Planning process resources
    1. Grant dollars
    2. Public dollars
    3. Private dollars
24. Inclusive groups
25. Dollars/Economic Development to build
26. Warehouse district good model – attract similar development
27. Not just arts but also historic