



Horizon 2020 Steering Committee  
City Commission Room  
4:00 – 6:00pm  
March 5, 2018

## AGENDA

- 1) Approve the November 27, 2017 Meeting Notes
- 2) Review Public Comment Report and Outcomes of Public Comment Received
- 3) Review and Discuss Draft Comprehensive Plan Sections
  - a. Community Resources Chapter Discussion
  - b. Appendix Chapter Discussion
- 4) Discuss Title Page Alternatives

### List of Attachments

- [Meeting Notes](#)
- [Revision Data Highlights](#)
- [Public Comment Report](#)
- [Draft Plan](#)
- [Redline Draft Plan](#)
- [Original Draft Plan](#)
- [Alternative Title Page](#)

### Upcoming Meetings

#### April 2, 2018

- Natural Resources
- Transportation

#### April 16, 2018

- Neighborhoods & Housing
- Economic Development
- Growth & Development

**Horizon 2020 Steering Committee  
November 27, 2017  
Meeting Notes**

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

**Members Absent:** Kyra Martinez

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

**Others Present:** Several members of the public were present.

Commissioner Amyx welcomed everyone.

The meeting notes from the July 31, 2017 meeting was discussed. Motioned by Harris, seconded by Thellman to approve the July 31, 2017 notes. Motion passed 7-0-1 with Gascon abstaining.

Commissioner Amyx stated that he envisioned receiving and discussing comments today and then having a subsequent Steering Committee meeting to review a revised draft.

McCullough and Thellman seconded those comments and McCullough introduced the item to receive the written public comment. He said that staff would give a short presentation and then would like discussion and direction from the Steering Committee regarding some of the higher level issues.

Crick gave a brief presentation regarding the updated plan and the committee moved into a discussion regarding the public comment items. The Committee tasked staff with meeting with the submitters of the public comment in order to get further insight and exchange information from them regarding the issues. The Committee tasked the staff with bringing a revised version that incorporates comments that have been received that shows the changes back to the Steering Committee at a future meeting, with a further detailed review by the Committee. The Committee suggested that the plan name be Plan 2040 or Horizon 2040.

(Marcel Harmon left at the end of the above item.)

Comm. Thellman and the rest of the Committee thanked Marcel Harmon and Comm. Amyx for their service. The Committee then decided that they would like to have the vacant positions filled.

Motioned by Harris and seconded by Zaremba to adjourn the meeting at 6:05pm. Motion passed 7-0.

# Comprehensive Plan Public Comment Review Data

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## Draft Comprehensive Plan Document Edits

*595 Total Changes*

- 222 Replacements
- 199 Insertions
- 134 Deletions

## Public Comment Response Report

Staff Action	Results	%
Outside Plan Scope	25	8.7%
Incorporated	82	28.6%
Existing	70	24.4%
Not Incorporated	110	38.3%
<b>Total</b>	<b>287</b>	

## Staff Meetings

- 20 Hours of Staff Time on Revisions/Public Comment

**Comprehensive Plan Update: Public Comment Report**

<b>Commenter</b>	<b>Issue</b>	<b>Staff Action</b>	<b>Staff Comment</b>
<b>Rebecca Kramer</b>	Traffic Light at Youth Sports Complex	<b>Existing</b>	Item is a local traffic issue addressed by Transportation 2040.
<b>Marvin Hunt</b>	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.	<b>Incorporated</b>	See sidebar p. 50.
<b>Clark Coan</b>	I strongly believe that a chapter should be devoted to the looming disruptions caused by Climate Change.	<b>Existing</b>	The comprehensive plan incorporates by reference the Climate Protection Task Force Report, Douglas Co. All Hazards Mitigation Plan, and Peak Oil Task Force Report. Plan 2040 also recommend continuing the community-wide greenhouse gas inventory (Ch.6, 3.5) and adopting a climate change adaptation plan (Ch.6, 6.1).
	Also, a goal should be an inter-connected trail network within the city and county.	<b>Existing</b>	Currently Action Item 4.3 in Ch. 7b "Parks, Recreation, and Open Space"
	Also, the plan should have goal to make Lawrence energy self-reliant and that all electricity be derived from renewable energy sources.	<b>Outside Plan Scope</b>	
	Plus, a goal to increase the percentage of trips by bicycle, foot or transit to 25% by 2050.	<b>Existing</b>	Addressed in Transportation 2040.
<b>Janice Raiteri</b>	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.	<b>Outside Plan Scope</b>	
	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.	<b>Outside Plan Scope</b>	Item noted is typically handled through the Property Maintenance Code and the Rental Licensing program.
	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."	<b>Existing</b>	Policies relation to Downtown Lawrence are present in Ch. 2 "Growth & Development", Ch.5, 1.2 Action Item. Also, recognized in the City Commission Strategic Plan, resulting in a new Downtown Master Plan with an estimated completion date in 2018.
	4. Recycling containers in the parks.	<b>Outside Plan Scope</b>	
	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.	<b>Existing</b>	The Transit Comprehensive Operations Analysis and the Coordinated Public Transit –Human Services Transportation Plan are incorporated into Transportation, which is incorporated into Plan 2040.
	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.	<b>Existing</b>	This is part of the Parks & Recreation Master Plan and also part of Transportation 2040, both incorporated as part of this document.
	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.	<b>Outside Plan Scope</b>	The Lawrence City-Wide Cultural Plan provides specific recommendation and guidance for this item.

**Comprehensive Plan Update: Public Comment Report**

Commenter	Issue	Staff Action	Staff Comment
John More	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.	Existing	Future land use designation and information are provided within the Specific Land Use Plan included in Ch.7b.
	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.	Existing	Zoning regulations are provided by the County Zoning Code and the City Land Development.
	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.	Not Incorporated	As urbanization begins to occur in those area, a Specific Land Use Plan would be created. Urbanization in these areas is not expected to occur in this plan's time horizon.
	Eastern Tier 3 conflicts with City of Eudora Comprehensive Plan July 2005 Map 10 Future Land Use Map City of Eudora Planning Area. See <a href="http://ks-eudora2.civicplus.com/DocumentCenter/View/650">http://ks-eudora2.civicplus.com/DocumentCenter/View/650</a> . Consider Planning Area to be Urban Growth Area (UGA).	Not Incorporated	The Urban Growth Area was adopted by the City and County in 1998, and was created in association with the planning in the unincorporated areas of the County.
	Page 25 Map 2.2 Commercial Map. I did not see a legend	Incorporated	Text revised on the map to indicate they're interactive maps, thereby clicking on them enables full use.
	Page 29 Map 2.3 Industrial Map. I did not see a legend	Incorporated	
	Page 64 Map 7.1 Parks & Open Space Map. I did not see a legend. It includes Eudora UGA and Baldwin City UGA. See <a href="http://www.baldwincity.org/cms/images/Comprehensive-Plan-2008-Entire-Document.pdf">http://www.baldwincity.org/cms/images/Comprehensive-Plan-2008-Entire-Document.pdf</a> for Baldwin UGA appears as East 1475 to East 1925 and North 75th to North 550th	Incorporated	Text revised on the map to indicate they're interactive maps, thereby clicking on them enables full use. Data illustrated on these maps provides full Douglas County datasets when available.
JoAnn Farb	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.) 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.	Incorporated	Language included in 6.10 on page 60 to incorporate comment.
Carol Bowen	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.	Existing	Plan 2040 was based on the Vision Statement, which includes live, work, learn, and play, which is threaded throughout the document's goals, policies, and action items.
	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.	Existing	Policies relating to this are included in Ch.2c "Growth & Development: Commercial"
	There should be a regional commercial zone for south Iowa and west 6th streets.	Existing	Both Horizon 2020 and Plan 2040 designated S. Iowa St. as a Regional Commercial Area. Similarly, W 6th Street & Wakarusa Drive is designated a CC600.
	Infrastructure should be planned for new and old areas of the city. H2020 development addresses only new areas - land use, multimodal transportation.	Existing	Utilities Master Plans (Water, Wastewater, Stormwater) are incorporated by reference into Plan 2040, and are components in creating the Growth Tiers.
	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.	Existing	Addressed by Transportation 2040 and local development policies.

**Comprehensive Plan Update: Public Comment Report**

Committer	Issue	Staff Action	Staff Comment
	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.	Existing	Addressed by Transportation 2040, the Regional Pedestrian Plan, Lawrence-Douglas Countywide Bikeway System Plan, Fixed-Route Transit & Pedestrian Accessibility Study, Coordinated Public Transit –Human Services Transportation Plan, and the Transit Comprehensive Operations Analysis.
	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.	Existing	This is a secondary positive benefit of parks.
	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.	Outside Plan Scope	The City and County follow Americans with Disabilities Act as prescribed.
	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?	Not Incorporated	Data reflects that Downtown Lawrence has and continues to strengthen as a employment destination. The Strategic Plan identifies the continued progression of downtown as a critical factor, and the Downtown Master Plan has been initiated to help guide Downtown's future.
	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.	Existing	Policies to diversify the range of jobs and employers are in Ch.5, Policy 1, "Diversify the community’s economic base."
	I looked for mention of seniors, young families, and disabled in the housing, economic, and transportation issues. It could be better.	Incorporated	Revised Ch.3 "Neighborhoods & Housing" to include a broader range.
	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.	Not Incorporated	All types of development are necessary to accommodate growth. The plan's principal driver is to accommodate growth generated by an increase in the community's population, not tax base generated.
	New/young businesses typically do not have employees. Nice to have, but they do not improve the job market.	Not Incorporated	Small/Medium sized businesses are encouraged to start and grow in the community, and their presence benefits the community as a whole.
	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.	Not Incorporated	
	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?	Existing	Growth policies are in Ch.2 "Growth & Development" and Economic Development policies are in Ch.5 "Economic Development." Plan 2040 provides guidance to help allow people to live, work, learn, and play in our community.
	Offer incentives for senior-friendly housing. (High rises landscaped with parking lots are not senior-friendly.) For tax incentives, require ADA accommodations, especially housing.	Outside Plan Scope	
	Coordinate senior services and resources in the county, the cities, and unincorporated areas.	Outside Plan Scope	
	Coordinate, improve, and expand transportation options	Existing	Transportation items are address in Transportation 2040.
	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.	Existing	Transportation items are address in Transportation 2040.
Design the community that encourages aging in place.	Existing	Policies and Action Items are in Ch.4, Policy 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."	

Comprehensive Plan Update: Public Comment Report

Commenter	Issue	Staff Action	Staff Comment
	Market seniors as a reliable and knowledgeable part-time employment pool.	Outside Plan Scope	
	Develop recreational facilities that service all age groups to promote intergenerational relationships.	Existing	Parks & Recreation Master Plan is incorporated by reference into Plan 2040.
	Improve and expand health services.	Existing	Community Health Plan is incorporated by reference into Plan 2040.
	Include Senior Resources representatives on economic and other pertinent boards	Outside Plan Scope	
Nancy Thellman / Lisa Harris	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?	Not Incorporated	Introduction was previously adopted by the Comprehensive Plan Steering Committee. Changes could be made by a majority consensus of the Steering Committee.
	Change front page image – add the words Live, Work, Learn, Play... with photos to represent those words	Not Incorporated	Staff has created an alternative title page for the Committee's consideration.
	Too many images of South Park gazebo. Add more images of people doing different kinds of things in the city and county.	Not Incorporated	Due to limited available photo resources, staff chose the best photos available.
	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?	Not Incorporated	Staff finds that the image conveys a positive Native American heritage. Changes could be made by a majority consensus of the Steering Committee.
	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. <a href="http://www.sanmarcostx.gov/DocumentCenter/View/3199">http://www.sanmarcostx.gov/DocumentCenter/View/3199</a> . They devote several pages to the planning process and how residents engage with it.	Incorporated	
	Page 10 – Replace “Day After” movie quote on page 10 (negative association with Lawrence)	Not Incorporated	
	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.	Not Incorporated	This is a individual browser issue and cannot be fixed since it varies based a user's preference. Staff appreciates the challenge and will continue to work to provide recommendations on how best to use the online document and provide the best user experience possible.
	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	Incorporated	Text revised on the map to indicate they're interactive maps, thereby clicking on them enables full use.
	General comment: Use of term “City of Lawrence and Unincorporated Douglas County” – any way to shorten this phrase? It's a mouthful.	Not Incorporated	Full citation important for Planning staff report references.
	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” ?	Incorporated	
	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...]	Not Incorporated	Site design elements are addressed in Goals 1, 2, and 3 for all types of commercial development.
	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.	Incorporated	
	Page 30 – Replace Larry Brown quote (dated) with maybe something on women's volleyball?	Not Incorporated	Photo release granted by the University of Kansas for the use of this image.
	Neighborhoods and Housing Chapter Page 34 – What is the definition of “redeveloping neighborhoods?”	Not Incorporated	Intentionally undefined because this is a context sensitive definition and the neighborhoods can define it themselves if appropriate.
Page 34 – 4.8, regarding pocket parks – add “and existing” neighborhoods... not just pocket parks for new neighborhoods.	Incorporated		

**Comprehensive Plan Update: Public Comment Report**

<b>Commenter</b>	<b>Issue</b>	<b>Staff Action</b>	<b>Staff Comment</b>
	Transportation Chapter Page 37 – change photo to all bicyclists using the bike lane (with pedestrians also on a sidewalk, if possible)	<b>Not Incorporated</b>	Roadway in image is consistent with a rural bikeway and is therefore a legal bikeway.
	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	<b>Existing</b>	Adoption of a climate change adaption plan is present in Ch.6, 6.1 to setup a framework to work towards defining the key items to address in the future.
	Economic Development Chapter Change emphasis from seeking heavy manufacturing to existing industry expansion and small business development	<b>Not Incorporated</b>	This has been diversified in plan instead of ranking by importance. More information is required to fully comment on this request.
	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.	<b>Incorporated</b>	
	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.	<b>Outside Plan Scope</b>	This is governed by the Public Incentive Review Committee, and the adopted economic development policies of the governing bodies.
	Page 47 – Tie the economic development assistance tools better to strategies in this chapter.	<b>Outside Plan Scope</b>	This page is provided for quick information and context for someone reading the plan. This is not intended to supersede or surpass information related to the Public Incentive Review Committee or by the governing bodies.
	Natural Resources Chapter General comment: Consider making bold headings for water, land, etc., sections in this chapter, so they are easier to find.	<b>Not Incorporated</b>	This chapter follows the style guide and formatting developed for the Comprehensive Plan.
	Page 50 – Section 1.8 – Do we need to change the floodplain regulations to match what this says?	<b>Existing</b>	Listed in Ch.8 Implementation as a future implementation step.
	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.	<b>Incorporated</b>	Staff changed the policy to better reflect practice of development impacts on watersheds. The City of Lawrence has existing stormwater codes to address issues within watersheds.
	Page 51 – Sensitive Lands sidebar – alter definition to include agricultural	<b>Not Incorporated</b>	Staff does not feel this meets the intent of the plan as land urbanizes.
	Page 51 – 2.6 – What does “natural infrastructure” mean? Natural drainage?	<b>Incorporated</b>	Staff modified policy and added 6.9 to this section.
	Page 51 – 2.7 – The link to Specific Land Use Plans requires too much looking around to find his quality soils.	<b>Incorporated</b>	Link and text modified
	Page 51 – 2.8 – The “rural areas” link goes to Page 50 in the draft. Seems to be an error.	<b>Incorporated</b>	Removed link
	Page 52 – Move 2.9 to the previous page so it is on the same page with 2.8	<b>Incorporated</b>	
	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.	<b>Outside Plan Scope</b>	
	Page 51 -- 2.7 and 2.8 – Change “lands” to “soils”	<b>Incorporated</b>	
	Page 53 or 51 – Replace photo with quote by a soil scientist	<b>Not Incorporated</b>	
	Page 53 – Move soil sidebar to page 51	<b>Not Incorporated</b>	
	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?	<b>Existing</b>	Adoption of a climate change adaption plan is present in Ch.6, 6.1 to setup a framework to work towards defining the key items to address in the future.
	Page 55 – Add a key for this map	<b>Existing</b>	
	Community Resources Chapter Page 58 – Add Heritage Conservation Council to list	<b>Incorporated</b>	

Comprehensive Plan Update: Public Comment Report

Commenter	Issue	Staff Action	Staff Comment
	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.	Not Incorporated	State Historic Preservation Offices to maintain Certified Local Government status for historic preservation.
	Page 58 – 2.5 – What is a conservation district?	Not Incorporated	Definition for this term varies based on the ordinances and enabling language for each jurisdiction.
	Page 60 – 4.6 add .... and historically significant farming structures	Incorporated	
	Page 60 – 4.8 – Awkward sentence	Incorporated	Reworded to clarify.
	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.	Not Incorporated	Ch.6 Natural Resources provides policies and action items. The intent of this rewrite is create a single chapter for the user to find all the information relevant to each item.
	Page 62 – 3.1 Change to “adequate and equitable access”	Incorporated	
	Page 69 – Add a strategy to create a permanent funding stream for preserving high quality soils	Not Incorporated	
	Page 69 – 1.5 – add a link to the county’s farmer’s market study	Outside Plan Scope	That plan is too specific and time-limited for inclusion into the Comprehensive Plan
Page 69 –Goal 1 and Goal 2 sound similar. Change wording to clarify the difference between the two.	Incorporated	Reworded to clarify.	
Barbara B	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.	Existing	Metropolitan Transportation plan is incorporated into the Comprehensive Plan.
Lawrence Preservation Alliance	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.	Existing	
	LPA strongly encourages adding some qualifying language regarding historic preservation to Chapter 2: Growth and Development when referring to infill development.	Incorporated	Information added to Ch.2 Growth & Development
Mary Miller	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.	Not Incorporated	Language for this item was previously created and approved by the Steering Committee.

Comprehensive Plan Update: Public Comment Report

Commenter	Issue	Staff Action	Staff Comment
	<p>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:</p> <p>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.</p>	<p><b>Not Incorporated</b></p>	<p>Language for this item was previously created and approved by the Steering Committee.</p>
	<p>Page 5: Play</p> <p>This section focuses on play within the city limits. It should also include:</p> <p>Natural open space areas such as lakes, woodlands, and wetlands provide educational and recreational opportunities throughout the county.</p>	<p><b>Not Incorporated</b></p>	<p>Language for this item was previously created and approved by the Steering Committee.</p>
	<p>CHAPTER 2 GROWTH &amp; DEVELOPMENT</p> <p>This section focuses entirely on growth and development within the City. I recommend the following changes:</p> <p>Page 12 VISION:</p> <p>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.</p>	<p><b>Incorporated</b></p>	

Comprehensive Plan Update: Public Comment Report

Commenter	Issue	Staff Action	Staff Comment
	<p>I suggest adding a section for GROWTH MANAGEMENT: RURAL GROWTH MANAGEMENT: RURAL</p> <p>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.</p> <p>GOAL: Maintain Agriculture as the primary land use in rural Douglas County</p> <p>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.</p> <p>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.</p>	<p>Incorporated</p>	
	<p>This plan needs a chapter or a section in a chapter titled 'Agricultural Preservation and Rural Character' This section would</p> <p>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;</p> <p>b. Demographics could include agricultural statistics similar to this:</p> <p>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</p>	<p>Not Incorporated</p>	
	<p>RESIDENTIAL PAGE 15</p> <p>'Rural' should be its own density designation (1 du / 3 acres maximum)</p>	<p>Incorporated</p>	
	<p>GOAL: Ensure a variety of housing options in the rural areas to meet the needs of agriculture and the rural economy.</p>	<p>Not Incorporated</p>	

Comprehensive Plan Update: Public Comment Report

Commenter	Issue	Staff Action	Staff Comment
	<p>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.</p>	<p>Incorporated</p>	
	<p>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.</p>	<p>Incorporated</p>	
	<p>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.</p>	<p>Not Incorporated</p>	
	<p>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.</p>	<p>Incorporated</p>	
	<p>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.</p>	<p>Not Incorporated</p>	
	<p>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.</p>	<p>Not Incorporated</p>	
	<p>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.</p>	<p>Not Incorporated</p>	
	<p>Goal 3 discusses the Commercial Design Standards...This should clarify that this applies only to Urban Commercial Development.</p>	<p>Not Incorporated</p>	

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Commenter	Issue	Staff Action	Staff Comment
	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?	Existing	Existing language present in Ch.2c Commercial of Ch.2d Industrial, depending on the proposed land use.
	Goal 3.8 should apply to both rural and urban properties.	Existing	Expected to be handled through implementation, applies to both the City and the County.
Page 21	Goal 4 is strictly urban	Not Incorporated	
	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.	Not Incorporated	
	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.	Incorporated	Modification have been made to Goal 5 to better reflect locational criteria for Rural Commercial types.
	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.	Incorporated	Map will be updated to not indicate Rural Commercial locations.
Page 22	Expand the chart to note the various types of rural commercial, they have different locational criteria	Incorporated	Expanded design criteria in per public comment from Douglas Co. Zoning & Codes
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.	Not Incorporated	Staff believes this provides flexibility in this instance.
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.	Incorporated	Map will be updated to not indicate Rural Commercial locations.
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.	Existing	

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Commenter	Issue	Staff Action	Staff Comment
	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.	Existing	Implementation would be handled through changes with the appropriate zoning code.
	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.	Not Incorporated	Annexation criteria located in Ch.2a, Growth Management
	Page 29 map  Is this a map of existing industrial development? I wouldn't think we'd want to limit the future industrial locations.	Existing	
	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.	Incorporated	Agricultural and rural business policy created 4.6 of Ch.5, Economic Development.
	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?	Incorporated	Added to Ch. 5, Action Item 1.8.
	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. It 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.	Incorporated	Changed incorporated, and added Stream Corridors and Wetlands to Sensitive Land definition.

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Commenter	Issue	Staff Action	Staff Comment
	<p>Page 61 Parks, Recreation &amp; Open Space</p> <p>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.</p> <p>Items in this chapter that I do not feel apply to Agricultural lands:</p> <ul style="list-style-type: none"> <li>• Goals 1.1 and 1.3 Establish and coordinate open space standards (this would include standards for agricultural lands?)</li> <li>• Goal 3.1: ensure adequate access to open spaces (ag lands) to all residents</li> <li>• Locate and develop open space (ag land) consistent with a master plan</li> <li>• Locate open space (ag land) near other community facilities,</li> <li>• Goal 3.6 should be revised and located in a different section: Facilitate farmland and open space preservation by working with agricultural property owners.</li> <li>• Goal 4, Connect and Link parks, recreation , and open space.</li> </ul> <p>Goal 5.1 should be moved to another chapter: with Goal 3.6: Promote agricultural land retention through programs such as conservation easements. (move)</p>	<p><b>Incorporated</b></p>	<p>Incorporated. Removed Agriculture as a Open Space land use designation.</p>
<p><b>Douglas Co. Zoning &amp; Codes / Sustainability</b></p>	<p>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?</p>	<p><b>Incorporated</b></p>	
	<p>1.2 Maintain codes accommodating various types of housing to support agricultural uses. Strengthen vs maintain.</p>	<p><b>Incorporated</b></p>	
	<p>1.3 Create zoning regulations to provide guidance and protection for the County’s historical unincorporated towns, maximize open space and protect sensitive lands.</p>	<p><b>Existing</b></p>	<p>Already included throughout the Comprehensive Plan</p>
	<p>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?</p>	<p><b>Existing</b></p>	<p>Metropolitan Transportation plan is incorporated into the Comprehensive Plan.</p>
	<p>What are rural areas definition? Anyway to make rural definition more appealing and less an afterthought?</p>	<p><b>Not Incorporated</b></p>	<p>Definition removed due to other public comment.</p>

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Commenter	Issue	Staff Action	Staff Comment
	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?	Not Incorporated	Action Item 7.8 is a Tier 1 urban policy, while Action Item 3.3 speaks to rural cluster rural development.
	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?	Existing	Currently within Ch.6, Natural Resources
	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.	Existing	Open Space is addressed in Ch.7b.
	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.	Outside Plan Scope	Accomplished through Zoning regulations and standards yet to be determined.
	Pg 20 3. Utilize design standards for Commercial site development. Does the county have commercial site standards?	Existing	Item is listed in Ch.8d for Implementation after the Comprehensive Plan is adopted.
	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.	Incorporated	Incorporated into Ch.5, Economic Development
	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?	Not Incorporated	Map will be updated to not indicate Rural Commercial locations.
	Pg 25 Commercial Map means current commercial areas?	Existing	Map includes both current and future commercial areas.
	Pg 29 Industrial Map shows current industrial sites?	Existing	Map includes both current and future commercial areas.
	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?	Existing	Statement is designed to be broad to address all types of development.
	Pg 34 4.8 Incorporate pocket parks and green spaces into new neighborhood developments that encourage connectivity and green corridors.	Incorporated	

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Commenter	Issue	Staff Action	Staff Comment
	Pg 50 1.7 Identify, preserve, and protect wetlands. Why isn't this identified as sensitive lands?	Existing	Definition revised due to other public comment.
	1.8 Prohibit development in newly annexed floodplain areas. Countywide, not just the city limits.	Incorporated	
	1.9 Inventory and protect groundwater resources and their recharge lands. Why isn't this a sensitive lands?	Existing	This item is incorporated into water quality standards that have been previously adopted by other jurisdictions.
	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.	Incorporated	This Action Item has been revised.
	1.11 Accommodate voluntary water usage reductions and encourage site design best management practices. Strengthen and promote vs accommodate.	Incorporated	
	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?	Not Incorporated	Policy is broad to be defined by local regulation.
	2.4 Develop guidelines and incentives to preserve native prairies and promote restoration, including utilizing conservation easements.	Incorporated	
	2.5 Identify important wildlife habitats and prioritize them for protection and conservation while establishing connectivity corridors and maximizing continuity.	Incorporated	
	2.8 Protect high quality agricultural lands in rural areas. How does this relate to Tier 2 reference in Chapter 2?	Existing	
	Pg 52 2.9 Protect native ecosystems by addressing invasive species. How does this relate to climate change?	Existing	Policies to support this are throughout the Comprehensive Plan
	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.	Existing	Policy is not limited to just the City of Lawrence.
	Pg 54 6.8 Develop strategies for energy conservation and adaptive reuse of existing structures. County, rural element here too.	Existing	Policy is not limited to just the City of Lawrence.
	Pg 55 Natural Resources Map. Are these class 1 and 2 soils?	Existing	Natural Resources map includes many types of information, including soils.
	Pg 61 1.1 Establish park and open space standards for unincorporated Douglas County. With a master plan? Strategic Plan?	Not Incorporated	Determined through Implementation
	1.3 Coordinate park and open space standards between Douglas County and Lawrence. Neighborhood municipalities? Baldwin? Eudora? Etc.?	Outside Plan Scope	Beyond the capacity to arrange under the present scope of work.
	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.	Existing	Natural Areas captures a wide-range of spaces in this plan's context.

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Commenter	Issue	Staff Action	Staff Comment
	What are open spaces? Agricultural: Farm and pasture and community gardens	Existing	Agriculture was removed from being defined as a Open Space land use based on other public comments.
	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.	Incorporated	
	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.	Existing	
	3.6 Facilitate farmland and open space preservation by working with agricultural and rural property owners.	Not Incorporated	Removed based on other public comments.
	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?	Existing	Plan seeks to limit redundant policies and is not limited to the City of Lawrence.
	5. Preserve and enhance natural and sensitive land areas of the community.	Not Incorporated	Policy is broad to accommodate for all natural areas.
	Pg 69 1.2 Maintain and protect working lands and prime soils for future generations.	Incorporated	
	1.3 Maintain funding and identify permanent conservation easements. Develop program?	Incorporated	
Joy Rhea	We need better incentives to encourage infill without clients paying consultants for hundreds of hours to fight new development guidelines	Not Incorporated	The plan establishes policies directing growth to in-fill opportunities based on the efficiencies of that development type hence incentives are not necessary. The development guidelines have been revised over time to accommodate the challenges of in-fill development, while meeting the community's goals. Development guidelines will evolve over time with the community's input.
	Just stated at the top of the page it was a 20 year doc. Not 20 plus year doc.	Incorporated	Removed the plus sign from the explanation sidebar.
	Page 12: 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.....	Outside Plan Scope	Items of this nature are best handled at the Land Development Code/Zoning Code level. Staff believes the Land Development Code provides the flexibility sought by the applicant and preferred by the public.

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Commenter	Issue	Staff Action	Staff Comment
	<p>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.</p> <p>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.</p> <p>For Example:</p> <ul style="list-style-type: none"> <li>-A property with more than two curb cuts will be required to remove/consolidate curb cuts. Two curb cuts will be allowed to remain.</li> <li>-Infill properties may provide lesser landscaping if existing building and parking lot are to remain on site.</li> <li>-A 1 acres or less site may have bufferyard standards which can be 5' wide at a minimum.</li> <li>-Parking requirements may be reduced by 30%</li> <li>-Landscaping requirements may be reduced by 30%.</li> </ul>	<p>Outside Plan Scope</p>	<p>Infill development has been determined to be of value to the community, while it may not always be the easiest to develop. The Comprehensive Plan gives broad policies to provide good quality infill. Comments here seek an amendment to the Land Development Code.</p>
	<p>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.</p>	<p>Not Incorporated</p>	<p>Strengthening the protection and purpose of Sensitive Lands are a current priority of the community.</p>
	<p>Page 17: 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.</p>	<p>Not Incorporated</p>	<p>Staff believes policy should be broad to cover varying conditions.</p>
	<p>Nodal development does not apply to ONLY existing commercial areas. Do Nodal plans on existing areas go away with the new Comp. Plan?</p>	<p>Incorporated</p>	<p>Modified Nodal Plan definition. Existing Nodal plans are incorporated into Ch. 2, Growth &amp; Development, and Ch. 8b, Specific Land Use Plans</p>
	<p>Do we see this as a beneficial dwelling type moving forward? Has anyone built a zero-lot line house?</p>	<p>Not Incorporated</p>	<p>Staff included this to provide flexibility for development options.</p>
	<p>Page 18: 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.</p>	<p>Not Incorporated</p>	
	<p>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.</p>	<p>Outside Plan Scope</p>	<p>Specific code standards are contained in the Land Development Code. Based on past comments received from the development community, developers prefer prescriptive standards, rather than negotiating with staff or the governing body.</p>
	<p>I'm note 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</p>	<p>Incorporated</p>	<p>Incorporated into Ch.2b, Item 8.4, deleted Ch.2b, Item 8.6.</p>

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Commenter	Issue	Staff Action	Staff Comment
	Page 19: Existing, or new gateways. Where are these commercial gateways? Why are we focusing on the gateways when there are plenty of other areas that could be redeveloped.	Not Incorporated	The first portion of this Action Item covers all development types and does not singularly reference gateways. The Plan provides a definition for gateways, and the locations are fluid over time as Lawrence grows.
	Page 20: 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?	Not Incorporated	Staff believes the policies in this item are separate and should remain separate.
	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.	Not Incorporated	
	Page 23: This should exclude infill development if the goal of the Comp. Plan is to encourage infill.	Incorporated	Removed 5.13 from this page.
	Page 33: 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.	Not Incorporated	
	Page 34: Maybe there should be some acknowledgment that density is, or should be, a function of the number of bedrooms in a unit as well.	Not Incorporated	
	Page 51: I can't remember, but does this conflict with a statement in earlier sections that says development should not occur on sensitive lands?	Existing	Sensitive lands as a policy should be protected to the highest level when possible. The Land Development Code provides the guidance and application requirements to the level of protection.
	This needs to occur without penalizing owners of correctly zoned land they thought they could develop prior to this Comp. plan being adopted. The Comp. Plan needs to offer protection for land bought under the old Comp. Plan.	Not Incorporated	Community values evolve and new developments are required to comply with the codes that are applicable at the time development occurs.
	Define please. Are we talking about neglected areas that have grown trees, 5 or more trees, 1/4 acre, trees 10+ years old, etc.	Existing	Defined by the Land Development Code.
	Page 59: Add "Offer incentives and" to Action Item 2.1	Not Incorporated	
	Page 59: Add s to "sites"	Incorporated	
Page 60: Encourage for promote	Incorporated		
Kirk McClure	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.	Not Incorporated	Chapter 2, "Growth and Development" directs growth to in-fill areas first and uses a variety of factors to determine secondary growth opportunities based on supply and demand signals within the local economy.
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.	Not Incorporated	Chapter 2, "Growth and Development" directs growth to in-fill areas first and uses a variety of factors to determine secondary growth opportunities based on supply and demand signals within the local economy.	
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."	Not Incorporated	While the plan will consider the market effects on and within Tier 1, strict limitations in growth may not have a positive outcome on other community values, such as affordable housing, transportation, and other key items.	
Chapter 5: Economic Development: This is chapter lacks substance.		This chapter is based on economic development partner input.	

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Commenter	Issue	Staff Action	Staff Comment
	The City needs to correct the implementation of economic development planning by professionalizing the process.	Outside Plan Scope	
Joyce A. Wolf	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.	Existing	Ch.6 "Natural Resources" exists for this item.
Jackie Carroll	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?	Not Incorporated	This would be up to the community to discern when approached by a company, and would be defined by those reviewing economic development proposals.
	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?	Not Incorporated	Staff believes this can include more than this Action Item. Aspirations to meet this Action Item may occur in numerous way and in ways that may relate in certain instances.
	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.	Existing	Exists in Ch.5: 4.2
	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.	Not Incorporated	This portion of the comprehensive plan is not completed at this time and will be filled in later. This was created to a more fluid and provide a clear status update for users per the Steering Committee's request.
Douglas County Food Policy Council	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"	Incorporated	Modified Ch.2b: 5.1
	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	Incorporated	Added to Ch.2b: 5.3
	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 or agricultural producers.	Existing	The comprehensive plan does not establish the final scope of work for any Climate Adaption Action Plan, and this policy is not restricted to just applying to the City of Lawrence.
	Goal 6: Sustainable Development 6.3: Consider editing this action statement to mention community gardens.	Not Incorporated	This policy is intended to be a higher level policy, and including this makes it too specific to one specific outcome.
	Goal 6: Sustainable Development 6.7: Thank you for evoking the Food System Plan here.	Existing	

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Commenter	Issue	Staff Action	Staff Comment
	<p>Chapter 7: Community Resources                      Section B: Parks, Recreation, &amp; 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.</p>	<b>Not Incorporated</b>	Conflicts with a majority of other public comments. Similarly to other items, this policy is intended to be more encompassing.
	<p>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</p>	<b>Not Incorporated</b>	Conflicts with a majority of other public comments. Similarly to other items, this policy is intended to be more encompassing.
	<p>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”</p>	<b>Incorporated</b>	Item modified.
	<p>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: <a href="https://www.douglascountyks.org/fpc/food-system-plan">https://www.douglascountyks.org/fpc/food-system-plan</a>                      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.</p>	<b>Incorporated</b>	Link provided now that the plan is available online.
	<p>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.</p>	<b>Not Incorporated</b>	Food Systems Plan is incorporated by reference into the comprehensive plan.
	<p>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.</p>	<b>Existing</b>	Food Systems Plan is incorporated by reference into the comprehensive plan.
<b>Pennie von Achen</b>	<p>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.</p>	<b>Existing</b>	The main body of the comprehensive plan reduces redundancy and utilizes Specific Land Use Plans and incorporated policy plans to a higher degree, thus reducing the number of policies required in the main body to guide growth and development.
<b>Lawrence Chamber of Commerce</b>	<p>Restrictive language should be avoided (e.g., use of "shall" or "require").</p>	<b>Not Incorporated</b>	Staff believes the language choice evokes priorities and emphasizes potential future Code changes.

**Comprehensive Plan Update: Public Comment Report**

Commenter	Issue	Staff Action	Staff Comment
	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.	Not Incorporated	Infrastructure planning is not the sole factor to determine this item. Analysis for infrastructure and other factors is already incorporated into Tier development in this plan.
	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.	Not Incorporated	The treatment plant accommodates growth both south, east, and west of Lawrence, and our analysis indicates that there is enough land in Tier 2 to meet the expected population for the life of this plan.
	Incentives are a far better approach to affordable housing than mandates. Mandates will ultimately exacerbate the affordability issue.	Not Incorporated	Direction in this aspect are taken from Affordable Housing Advisory Board and City Commission.
	The plan should not be considered binding. It is a guide. This should be clarified in the plan.	Not Incorporated	The Lawrence land development code requires compliance with the comprehensive plan; therefore, it is more than merely a guidance document. It must be adhered to or revised to accommodate a different or unforeseen development pattern.
	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).	Not Incorporated	The Tier system is based on the level of public investment in infrastructure within the plan's time horizon. The growth tiers can be amended through the comprehensive plan amendment process based on changing conditions.
	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.	Not Incorporated	The Lawrence / Douglas Co. community is unique in requiring compliance, by code, with the comprehensive plan for proposed development projects, and has served the community well. The community creates a vision that is established in the comprehensive plan and development projects that differ from this vision should be scrutinized to ensure that vision is maintained and upheld.
	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)?	Existing	Links are updated by the publishing software as they are updated and changed. Compatibility is specific on each user's operating system and browser settings and is not able to be controlled by Planning Staff.
	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?	Incorporated	Language in p.12 revised to provide examples.
	If Tier 3 property is not expected to receive urban development within this plan's timeframe, should the Urban Growth Area be reduced?	Not Incorporated	Urban Growth Area remains to maintain the potential for Lawrence to grow into past the time horizon of this plan.
	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?	Not Incorporated	This plan is intended to manage growth and provide policies for that action.
	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?	Not Incorporated	These issues are compatible in staff's opinion.
	p. 12 (1.2): Use of "shall"	Not Incorporated	Staff believes the language choice evokes priorities and emphasizes potential future Code changes.
p. 13 (3): Annexation is not always going to be economical and efficient for all parties.	Not Incorporated	Annexation should not be to the detriment to the City.	

**Comprehensive Plan Update: Public Comment Report**

Commenter	Issue	Staff Action	Staff Comment
	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?	Not Incorporated	Yes.
	p. 14: Should Tier 3 even be included in the UGA if not designated for annexation within this plan's horizon?	Incorporated	This language has been revised from original draft plan to clarify Tier 3 intent.
	p. 21 (Commercial - 4.2): Who determines whether a proposal will create a "detrimental" impact to the existing market?	Not Incorporated	Staff makes a recommendation to the governing bodies.
	p. 24 (Commercial - 5.21): What is a "reasonable ratio" and who determines it?	Incorporated	Reasonable ratio removed from policy.
	p. 26 (Industrial - 1.2): Do we have enough inventory to justify the requirement of 40+ acres?	Incorporated	See revised policy in Ch.2D,1.6.
	P.26 (Industrial): What is the definition of "maintain a strong inventory" of industrial properties?	Not Incorporated	This is an aspirational statement in the vision for this chapter.
	p. 27 (Industrial -3.1): What if industrial sites are located within Tier 3? Where are the "existing planned industrial areas"?	Existing	Locations are mapped on the Industrial Map. Policy Ch2a:1.3 employment need is a possible reason to expand into Tier 3.
	p. 27 (Industrial- 3.3): What is wrong with a dis-similar compatible use?	Incorporated	Removed "similar" from item.
	p. 28 (Industrial - 4.1): Examples of a "positive" impact? Is this referring to job creation?	Not Incorporated	Plan still wants to encourage compatible facilities, and positive impacts can mean many things depending on the context of the neighborhoods.
	p. 33 (Connective Road Patterns): "Curvilinear streets should be avoided." Is this contradictory to most of the current residential developments?	Not Incorporated	This policy is intended to affect the future developments to encourage more efficient traffic patterns and connections.
	p. 41: We need definitions for "equitable" and "environmental planning" since they are introduced with no context.	Not Incorporated	These are common definitions and does not require a specific planning definition in this context. The comprehensive plan was written to be more accessible to all readers.
	p. 44 (1.2): Is Downtown Lawrence an appropriate employment destination? What about East Hills Business Park and Venture Park?	Not Incorporated	Yes. The business parks are by nature are employment centers, Downtown Lawrence requires more additional support to further this community value.
	p. 44 (1.4): No reference to the Dwayne Peaslee Technical Training Center and other vocational workforce efforts?	Not Incorporated	This policy highlights attracting and nurture startup business, not the education of the workforce. Those are highlighted in Ch.5, Goal 2, which includes education in Action Items 2.3 and 2.4.
	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"	Incorporated	Item modified.
	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?	Not Incorporated	This does not conflict with Sensitive Land policies and the amount of land is to be determined.
	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."	Incorporated	Item modified.
	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?	Not Incorporated	Program is a temporary, and so far successful, incentive that is not anticipated to carry into the long-term future.
	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: <a href="https://lawrenceks.org/sustainability/outreach/">https://lawrenceks.org/sustainability/outreach/</a>	Incorporated	Link does not exist. These 2 task forces are not current and have been removed from document.
	p. 50 (1.8): Property that is annexed within the floodplain is not desirable for development anyways.	Existing	Comment received.
	P. 50 (1.4): How do we propose to develop stream buffer corridors throughout Douglas County?	Outside Plan Scope	Details of code standards to be determined.
	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.	Outside Plan Scope	The location of future extraction sites not known at this time.

**Comprehensive Plan Update: Public Comment Report**

Commenter	Issue	Staff Action	Staff Comment
	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?	Not Incorporated	No conflict is observed between these policies.
	p. 60 (3.2): Including an additional review process for development may in fact hinder future development due to additional barriers, time, and cost.	Not Incorporated	Protection of historic assets is a high value. This policy seeks to enhance existing efforts.
	p. 60 (4.6): How many historically significant farming lands are present in Douglas County?	Not Incorporated	Work is on-going by the Douglas Co. to survey and evaluate.
	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?	Not Incorporated	This policy promotes the retention of single-family uses as a viable use in historic districts, and does not conflict with other policies throughout the 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.	Incorporated	Item modified. Policies are separated to speak to 2 different goals.
Sustainability Action Network	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.	Not Incorporated	Comment received.
	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.	Not Incorporated	Comment received.
Lawrence Home Builder Association	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.	Not Incorporated	The Growth Tiers are based on accommodating the anticipated population growth within the plan's time horizon based on economically prudent extension of utilities, municipal services, and infrastructure. Growing south of the Wakarusa River is anticipated after Tier 2 development is substantially utilized, after the time horizon of this plan when the public's investment in infrastructure and municipal services can be efficiently directed to this area.
	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.	Not Incorporated	This plan focuses public investments to support development into areas, Tiers 1 and 2, planned and capable of supporting the expected population growth through 2040 with less significant and costly infrastructure improvements compared to areas outside Tiers 1 and 2.
	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.	Not Incorporated	It is acknowledged that any community benefit may be absorbed by the new development seeking city services, but providing such benefit is necessary to maintain the quality of life and expectations that Lawrence residents desire.
	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.	Not Incorporated	The language acknowledges that growth and development has a cost that is shared by both the development community and the City of Lawrence.
	It is important to note that not all of the undeveloped platted lots within Tier 1 are available, desirable, or developable .		Comment received and acknowledged.
	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.	Not Incorporated	Overall, the plan includes a mixture of incentivized and non-incentivized policies.

Comprehensive Plan Update: Public Comment Report

Committer	Issue	Staff Action	Staff Comment
<p><b>Charlie Bryan</b></p>	<p>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.</p> <p>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).</p> <p>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.</p>	<p>Existing</p>	<p>As primarily a land use plan, infrastructure has a specific meaning. Policies addressing the items noted are integrated throughout the plan.</p>
	<p>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.”</p>	<p>Incorporated</p>	<p>Linkages between land use planning and effects on public health are embedded throughout the plan. Policy 4.9 has been added to Ch.3 Neighborhoods and Housing.</p>
	<p>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.</p>	<p>Existing</p>	<p>Addressed in Ch. 4 Transportation. Addressed in the Metropolitan Transportation Plan, T2040.</p>
	<p>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.</p>	<p>Not Incorporated</p>	<p>The vision statement is centered on the plan’s focus of being a land use plan. The vision statement addresses providing for a ranges for ages, housing types, and incomes throughout neighborhoods.</p>
	<p>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.</p>	<p>Incorporated</p>	<p>Ch.4: 4.10 added.</p>
	<p>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.</p>	<p>Incorporated</p>	<p>Goal 6 revised.</p>

**Comprehensive Plan Update: Public Comment Report**

Committer	Issue	Staff Action	Staff Comment
	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.	Existing	Part of T2040, Metropolitan Transportation Plan.
	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.	Incorporated	Added Ch.7c: 1.4.
	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.	Existing	Food System Plan is incorporated by reference into Plan 2040.
<b>Lawrence Association of Neighborhoods</b>	The following underlined areas are the revisions in Chapter 3, "Neighborhoods and Housing" suggested by the Lawrence Association of Neighborhoods: 10-17-2017		
	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.	Incorporated	Vision modified to include some suggested language.
	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.	Incorporated	Ch.3: 1.6 included
	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.	Existing	These are common definitions and does not require a specific planning definition in this context. The comprehensive plan was written to be more accessible to all readers.
	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."	Not Incorporated	Staff believes that both new and existing neighborhoods should be treated equally in this aspect of the comprehensive plan.
	Allow for adequate off street parking as per city code	Incorporated	Added but revised to incorporate more modes of transportation. Added 4.11.
	Redevelopment must include reference to the existing Neighborhood Plan and input from neighborhood residents.	Incorporated	See added policy Ch.3: 1.6.

**Comprehensive Plan Update: Public Comment Report**

Commenter	Issue	Staff Action	Staff Comment
Lawrence Board of REALTORS	The proposed inclusionary zoning policy may be vulnerable to challenge as being in conflict with Section 12-16,120 of the Kansas Statutes.	Not Incorporated	Policies do not conflict with state statute.
	According to 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 Comprehensively 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.	Not Incorporated	The Lawrence / Douglas Co. community is unique in requiring compliance, by code, with the comprehensive plan for proposed development projects, and has served the community well. The community creates a vision that is established in the comprehensive plan and development projects that differ from this vision should be scrutinized to ensure that vision is maintained and upheld.
Sustainability Advisory Board	SAB recommends the addition of the following two goals to the Natural Resources section :	Outside Plan Scope	City and County do not have authority over energy production.
	a. Make Lawrence a 100% renewable energy city	Incorporated	Modified Ch.5: 5.1 to expand to all industries
	b. Promote deconstruction industry and more efficient recycling of building materials.	Not Incorporated	Implementation is incorporated into Ch.8, and is scaled appropriately for the comprehensive plan at this time.
	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.  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.”	Not Incorporated	While many terms may be appropriate, state statute uses the term Natural Resource when listing required comprehensive plan elements

Comprehensive Plan Update: Public Comment Report

Commenter	Issue	Staff Action	Staff Comment
	<p>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.”</p> <p>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.</p> <p>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 <a href="https://lawrenceks.org/sustainability/about/">https://lawrenceks.org/sustainability/about/</a></p> <p>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.</p>	<p>Incorporated</p>	<p>(Partially) - The committee worked in a separate process to create the comprehensive plan's vision statement. Sustainability is highlighted in Ch.6 Natural Resources, and remains a theme throughout the plan. References to Sustainability Advisory Board are placed consistent with how other advisory boards are listed throughout the document. The vision statement for Ch.6 was modified to include sustainability.</p>
<p><b>Water Advocacy Team</b></p>	<p>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?</p>	<p>Existing</p>	<p>Many of our referenced plans will change over time and will be updated as these plans are created.</p>
	<p>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?</p>	<p>Outside Plan Scope</p>	<p>Details would be provided in a more targeted plan/study when code language and/or incentive are considered by governing bodies.</p>
	<p>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?</p>	<p>Outside Plan Scope</p>	<p>Details would be provided in a more targeted plan/study when code language and/or incentive are considered by governing bodies.</p>
<p><b>Chris Tilden</b></p>	<p>P. 16 – 3.1 revise to read: ...infrastructure, such as roads, sidewalks, parks and green space, utilities...</p>	<p>Not Incorporated</p>	<p>These issues are addressed throughout the plan.</p>
	<p>p. 19, add a 1.6 Promote access to established commercial areas by enhancing multi-modal transportation options in/between these existing areas.</p>	<p>Incorporated</p>	<p>Added Ch.2c: 1.7.</p>
	<p>p. 24, add a 5.23 Promote easy access by enhancing multi-modal transportation options from outlying areas into downtown Lawrence.</p>	<p>Not Incorporated</p>	<p>Transportation 2040 addresses the wide range of access throughout the city.</p>
	<p>p. 63, revise 4.2. Capitalize on street and utility improvement projects as opportunities to include bikeways, sidewalks and trails.</p>	<p>Incorporated</p>	<p>Incorporated</p>



# PLAN 2040

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

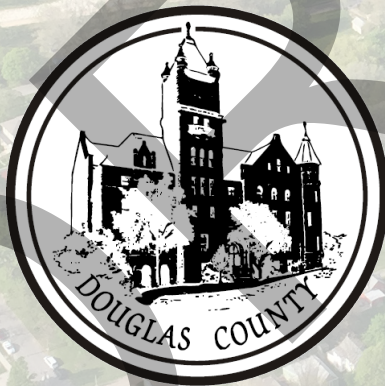
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# PLAN 2040

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

<DATE APPROVED>

Draft | Final | Amended



**Adopted by:**

Lawrence / Douglas County Metropolitan Planning Commission

<DATE>

Douglas County Board of County Commissioners

<DATE>

Lawrence City Commission

<DATE>

Joint Ordinance 0000 / Resolution 00-0

DRAFT

## Acknowledgments

### Steering Committee

Nancy Thellman, Co-Chair (County Commission)  
Lisa Larsen, Co-Chair (City Commission)  
<PENDING> (Joint Real Estate/Development)  
Bill Ackerly (City: At-Large)  
Charlie Bryan (Lawrence-Douglas County Health Department: Ex Officio)  
G.R. Gordon-Ross (U.S.D. 497 Representative)  
John Gascon (Neighborhoods: City)  
Karen Willey (Planning Commission: County)  
Lisa Harris (County: At-Large)  
Patrick Kelly (Planning Commission: City)  
Scott Zaremba (County: Business Community)

### Previous Members

Mike Amyx, Co-Chair (City Commission)  
Clay Britton (Planning Commission: County)  
Stan Rasmussen (Planning Commission: City)  
Dr. Rick Doll (U.S.D. 497 Representative)  
Marcel Harmon (U.S.D. 497 Representative)  
Kyra Martinez (Joint Real Estate/Development)



### Douglas County Board of County Commissioners

Mike Gaughan  
Nancy Thellman  
Michelle Derousseau



### Lawrence City Commission

Jennifer Ananda  
Leslie Soden  
Stuart Boley  
Matthew Herbert  
Lisa Larsen



### Lawrence / Douglas County Metropolitan Planning Commission

Bryan Culver (City)  
Eric Struckhoff (County)  
Rob Sands (City)  
Jim Weaver (County)  
Julia Butler (City)  
Karen Willey (County)  
Patrick Kelly (City)  
Erin Paden (County)  
James Carpenter (City)  
Luke Sinclair (County)

### City of Lawrence Douglas County

PLANNING & DEVELOPMENT SERVICES

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Amy Miller  
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DRAFT

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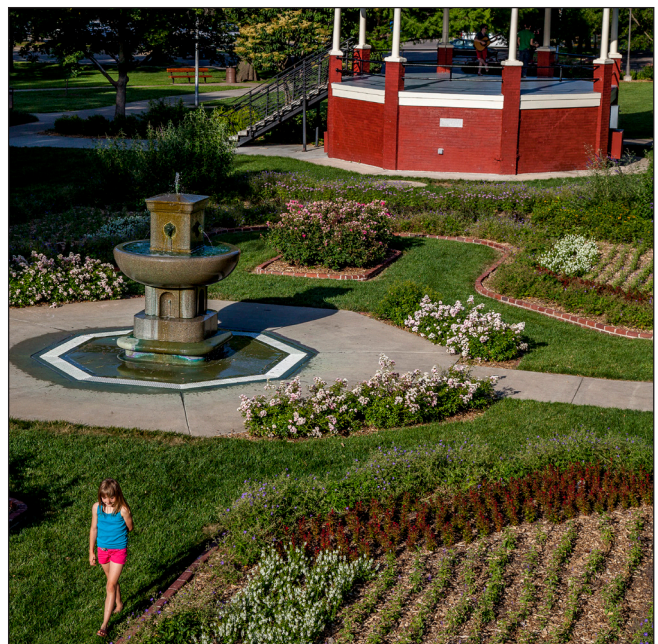


Photo by Harland J. Schuster



### Maps

Growth & Development

Future Land Use

Commercial

Industrial

Natural Resources

Parks & Open Space

## Amendments

**Amendment 0: *Revision to West of K-10 Plan, Future Land Use Map***

*County Resolution: 00-0 | City Ordinance: 0000*

Planning Commission Recommendation

Lawrence City Commission

Douglas County Board of County Commissioners

00 January 0000

00 January 0000

00 January 0000

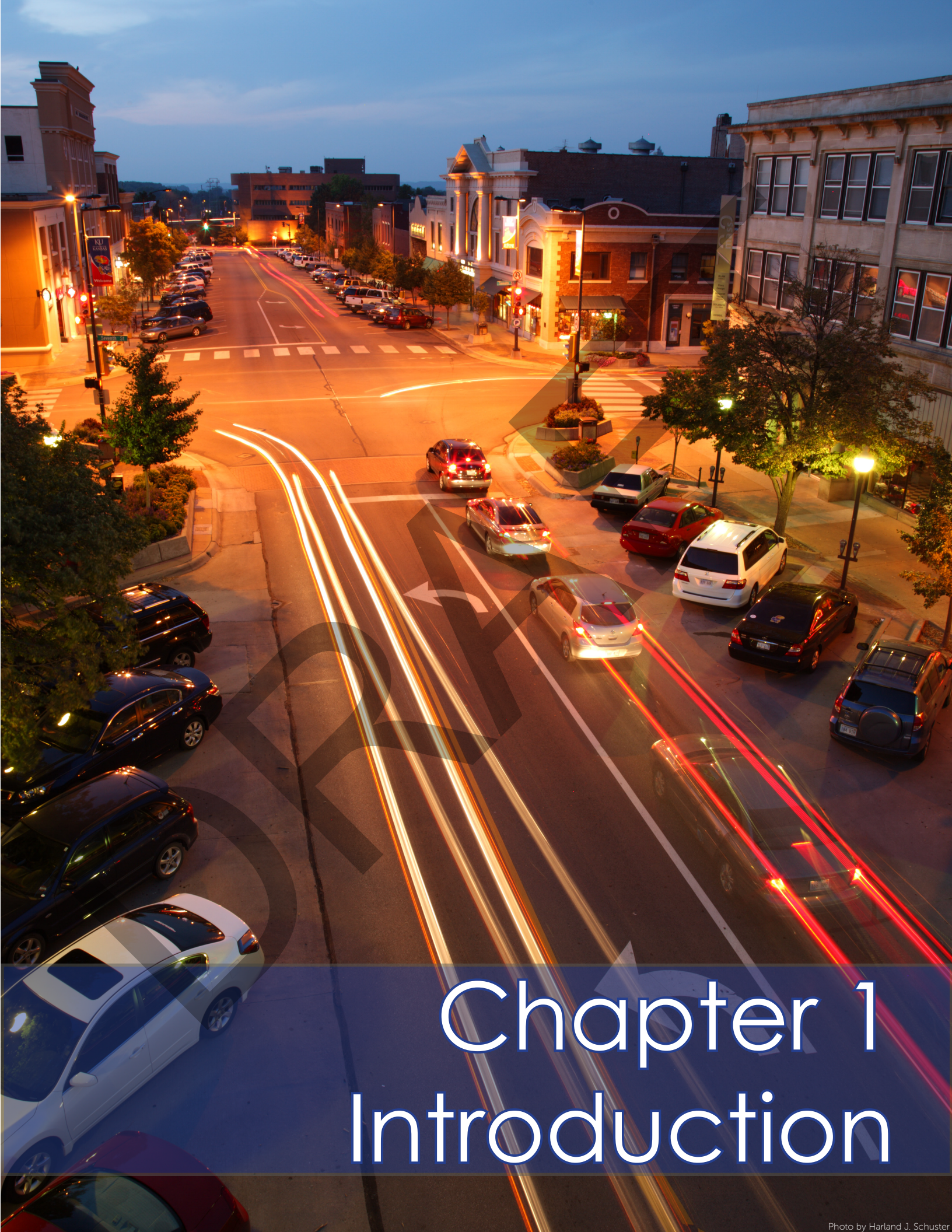
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*"...so long as the hoop was  
unbroken —  
**the people flourished.**"*

**- Black Elk, Oglala Sioux Holy Man**

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# Chapter 1

# Introduction

## About Douglas County



Established: 1855  
Population (2016) 110,826  
Land Area 475 Square Miles

## About Lawrence



Established: 1854  
Population (2016) 97,948  
Land Area 34 Square Miles



## 1. Introduction

The Comprehensive Plan provides a vision and expresses a community's desires about the future. It provides the foundation and framework for making future physical development and policy decisions. It is used as a policy guide that identifies the community's goals for directing future land use decisions. The Plan is also used by property owners to identify where and how development should occur; by residents to understand what the city and county anticipates for future land uses within the community; and by the city, county and other public agencies to plan for future improvements to serve the growing population of the community.

Specifically, the **City of Lawrence** and **Douglas County** use this plan to evaluate and coordinate development proposals; as the foundation for [specific land use plans](#); project future service and facility needs; guide the establishment of regulations, and implement the community's desired future. The Comprehensive Plan is often employed as a tool to guide and assist the community's decision makers when evaluating development proposals. The comprehensive plan allows for a look at the entire community, and the effects of land use decisions on the community, to determine whether individual proposals are consistent with the overall community goals and vision.

### Purpose of the Plan

**PLAN** is a comprehensive guide that empowers our citizens to make our community vision a reality. It sets the foundation for the type of welcoming and sustainable community we truly want to be. PLAN reflects resiliency in an ever-changing world (changes that are short term and multi-generational in nature), and recommends goals to promote a high quality of life in both urban and rural settings. It establishes policies that guide our future growth while carefully managing our natural resources, improving public health and safety, and bolstering our economic vitality. This plan is a product of substantial community input. It is intentionally flexible through the public amendment process to accommodate future development ideas and innovations that would help achieve the community vision. PLAN directs growth in a manner that preserves and enhances the heritage and spirit of our community and creates unique places to **live, work, learn and play**.

## Our Community Vision

The City of Lawrence and rural Douglas County 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 innovative. We are prosperous, with full employment and a broad tax base.

Our development is human-scale and our vibrant and liveable neighborhoods allow people to age in place. We have ample choices for safe, efficient transportation including bicycling, walking and transit. The City's lively and historic downtown attracts residents and visitors for commerce and cultural arts. Our citizens value preserving and enhancing the natural environment for our enjoyment and for future generations. The proximity of rural and agricultural land to the city provides beauty and respite, and we enjoy the economic and health benefits of a robust local food system.

We make Lawrence and rural Douglas County a place where creativity thrives, sustainability is a way of life, and community pride is contagious.



## Our Community

Population (2016)	118,053
Median Family Income	\$74,700
Median Age	28.2
College Educated (Bachelors +)	49.1%

Source: U.S. Census



## Online Maps

- [Douglas County](#)
- [City of Lawrence](#)



Photo by Harland J. Schuster

## *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.



Photo by A. Shter Photography

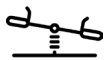


## Learn

- World-class universities that are integrated into the cultural fabric of the local community.
- Strong network of public and private schools that strive for excellence in education and attract new residents to the community.
- Dedication and access to high-quality lifelong learning.
- Investment in alternative vocational and training opportunities, such as The Dwayne Peaslee Technical Training Center and the Lawrence College and Career Center.



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## Play

- A thriving mix of activity centers, schools and parks/trails within walking and biking distance of residential uses.
- Conservation, preservation and measured use of our finite natural resources and open space.
- A historic downtown with diverse uses that is the cultural and commercial heart of the region.
- Creative arts and cultural heritage as integral components of community identity.





## Douglas County Zoning Code

The comprehensive plan is implemented within unincorporated Douglas County through the [County Zoning Code](#).



## Lawrence Land Development Code

The comprehensive plan is implemented within the City of Lawrence through the [Land Development Code](#).



## Lawrence SmartCode

The comprehensive plan is also implemented within the City of Lawrence through the [Lawrence SmartCode](#).



## Joint Subdivision Regulations

The comprehensive plan is implemented within Lawrence and unincorporated Douglas County through the joint [Subdivision Regulations](#).

### Use

This plan is a binding document outlining the community's aspirations and expectations for our future growth and development. In this role, the plan serves in several key capacities:

1. Providing guidance for elected and appointed officials to evaluate need and make long-range decisions about the community's future.
2. Inform residents, owners, developers, and others our community's priorities, future intentions, and implementation of these priorities.
3. Promote continued coordination and collaboration with neighboring municipalities and other agencies that have significant roles in Douglas County.
4. Outline expectations and principles that the community values and strives to uphold for future generations.

### Authority

The comprehensive plan is a binding land use document that outlines the general principles, goals, and policies the community of unincorporated Douglas County and the City of Lawrence value and expect within the community.

The comprehensive plan is implemented by the Land Development Code within the City of Lawrence, the Planning and Zoning Chapter of the Douglas County Code, and the Subdivision Regulations for Lawrence and the Unincorporated Areas of Douglas County, Kansas.

All development proposals must comply with the Comprehensive Plan. If a proposal does not comply with Comprehensive Plan requirements, then the applicant must pursue a plan amendment. In pursuing an amendment, the applicant must show that the proposal is reasonable within the context of the entire Comprehensive Plan.



## 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 does the proposed amendment reflect the adjacent neighborhoods' desired outcome?
7. How will the proposed amendment advance the interests of the citizens of Lawrence and Douglas County as a whole?



### 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. 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](#)

---

## How is the Plan Formatted?



Throughout this Plan, each chapter will follow the general outline below, which contains a vision for each topic, goals to support the vision, and actions items to carry out those goals.

---

### 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

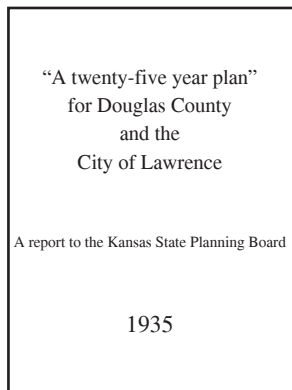
- 1.1 Are more specific statements providing measurable strategies. They can also be operational actions performed to meet vision and goals.

# A Brief History of Comprehensive Planning

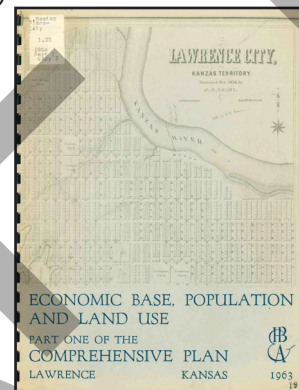
Both Lawrence and Douglas County have a long history with planning for the community's future. *Horizon 2020* was the first modern plan to combine planning for the urban Lawrence area and unincorporated Douglas County lands.

Below is the timeline of comprehensive plans for Douglas County & Lawrence.

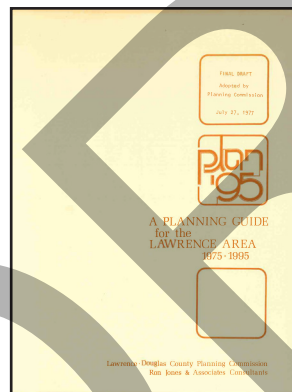
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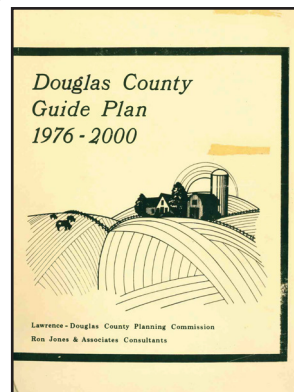
1963



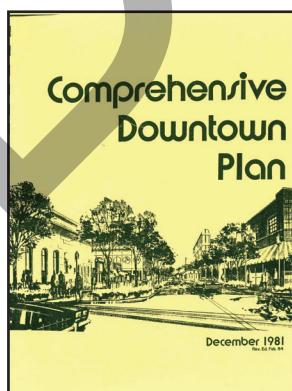
1977



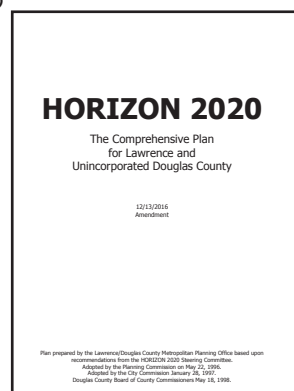
1980

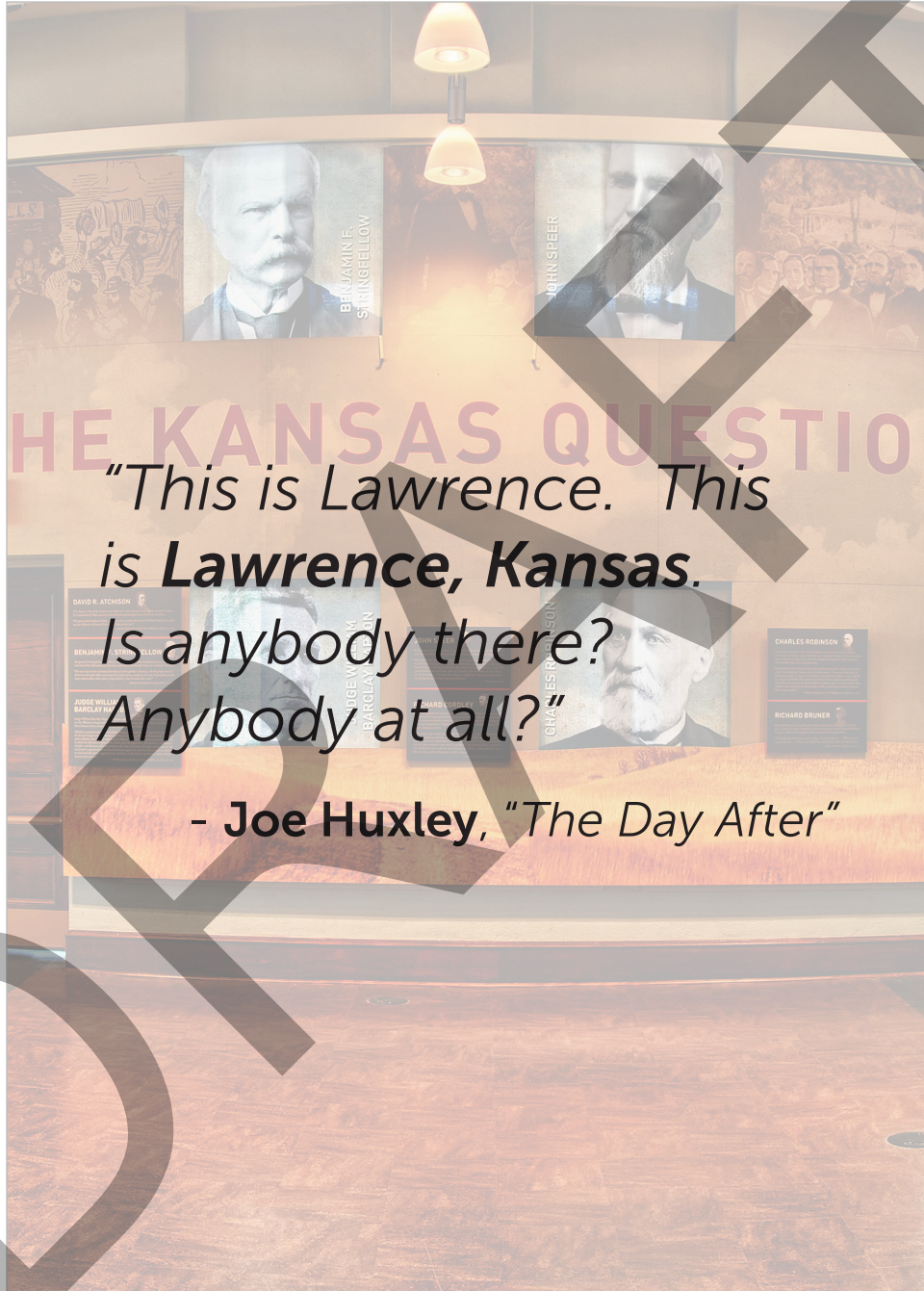


1984



1998



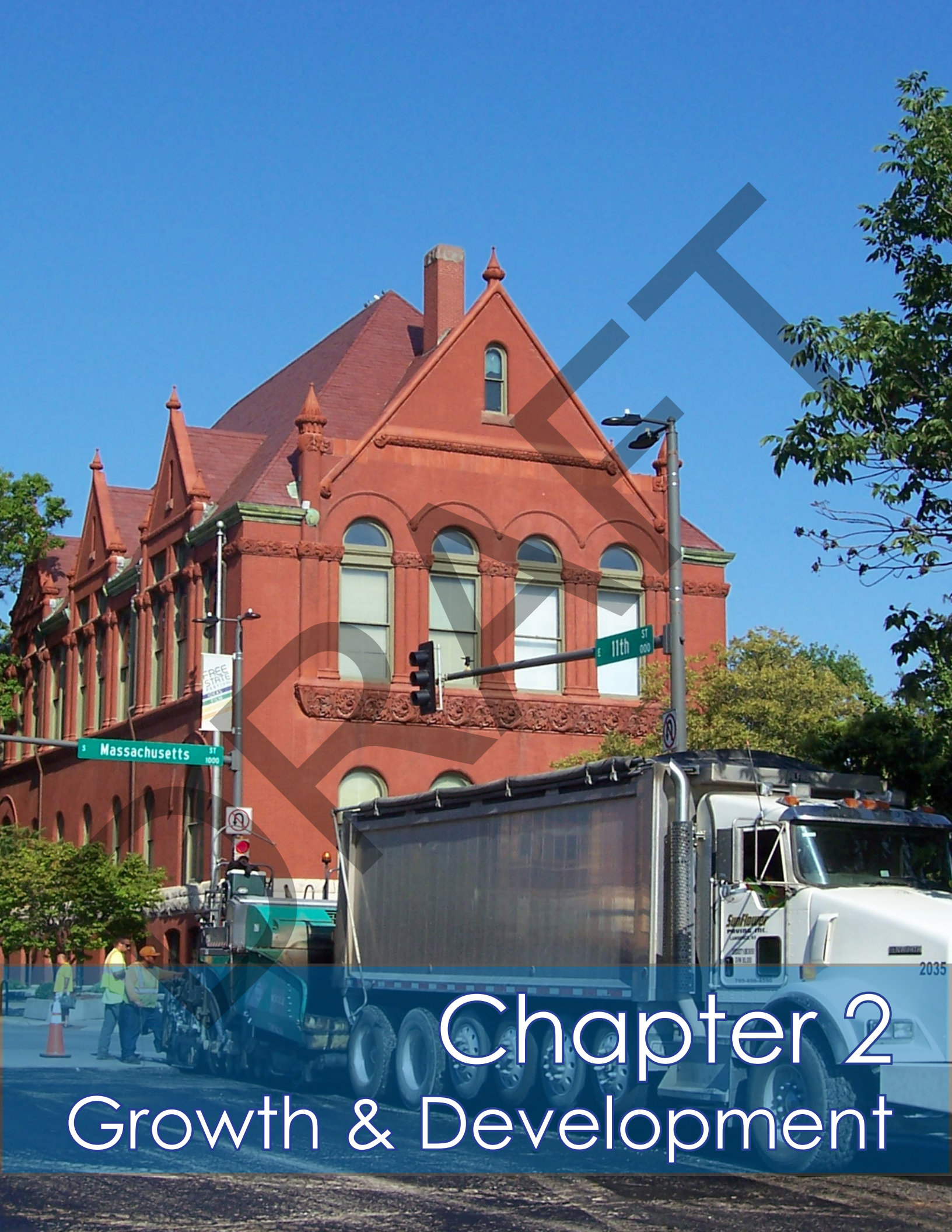


## THE KANSAS QUESTION

*"This is Lawrence. This is Lawrence, Kansas.*

*Is anybody there?  
Anybody at all?"*

*- Joe Huxley, "The Day After"*



# Chapter 2

## Growth & Development



## Lawrence and Douglas County Growth Tiers

This plan establishes 2 tiers of Lawrence growth areas based on the availability of infrastructure and utilities in order to develop in a sustainable, cost-effective manner, and 1 future growth area.

### Tier 1 (Within Lawrence)

- Within Lawrence City Limits
- Readily serviceable with utilities (water, sewer, stormwater) with minor system enhancements
- Serviceable by fire with current infrastructure
- Develop to suburban and urban standards per adopted plans and policies

### Tier 2 (Lawrence's Growth Area)

- 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
- Develop to suburban and urban standards per adopted plans and policies after considering infill opportunities

### Tier 3 (Future Lawrence Growth Area)

- Develop to rural standards while planning for future urban growth at a point beyond the plan's time horizon
- Major utility system enhancements necessary for development (e.g. treatment plant, water tower)
- Requires investment in fire infrastructure and personnel

## 2. Growth & Development

### A. Growth Management

#### 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 other uses while protecting environmental resources.

#### GOALS

**Retaining the rural character of Douglas County** is vital for our community.

#### 1. **Protect and preserve rural character through compatible design, conservation, and strong growth management principles.**

- 1.1 Conserve the visual distinction between urban and rural areas throughout Douglas County.
- 1.2 Seek conservation of identified natural resources that define Douglas County's rural character.
- 1.3 Maintain the existing rural character through appropriate land divisions and development patterns.
- 1.4 Minimize agricultural land conversion to other non-agricultural uses.
- 1.5 Cluster residential developments to preserve agricultural lands.

Defining the potential areas for growth is key to ensuring efficient and adequate development takes place. Identifying **3 tiers of development** for land in and surrounding Lawrence is based on planned availability of infrastructure and utilities to develop in a sustainable, cost-effective manner.

#### 2. **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.**

- 2.1 Tier 1 is prioritized for development at any time.
- 2.2 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.
- 2.3 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.

**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 for the community. 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 property owners to 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 include a service delivery plan that identifies the impact of growth on city services (utilities, emergency services, transportation services, etc.) and must demonstrate how the project will address any outcomes.



Photo by A. Shafer Photography



## What is a Community Benefit?

A community benefit may include:

Creation of permanently [affordable housing](#), or provision of a land donation to the Housing Trust Fund.

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. above that required to serve the development

Preservation of significant amounts of environmentally [sensitive lands](#) above that minimally required by code.

Creation of primary employment opportunities.



Photo by A. Shafer Photography

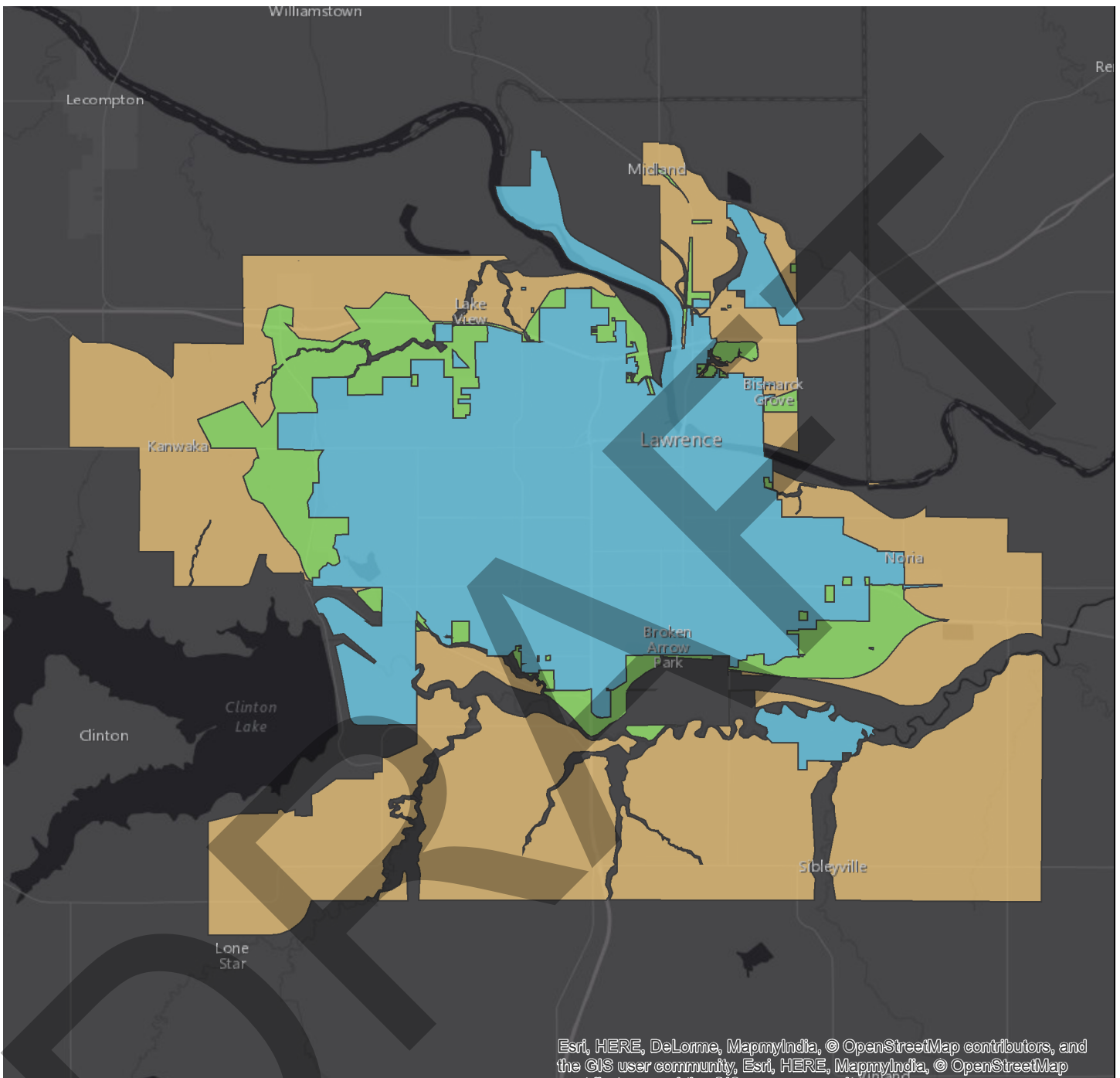


Photo by A. Shafer Photography



Photo by A. Shafer Photography

- 3.7 Annexation requests shall identify the community benefit or benefits provided, be considered by the Planning Commission, approved by the City Commission, and implemented through an annexation agreement.
- 3.8 Annexation requests for single users under 5 acres shall be reviewed in the context of the annexation policies and may not require a community benefit to be provided.

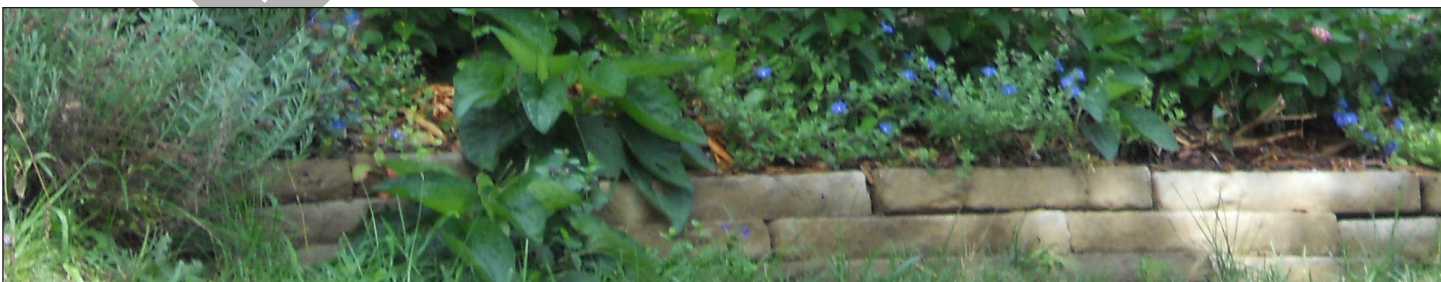
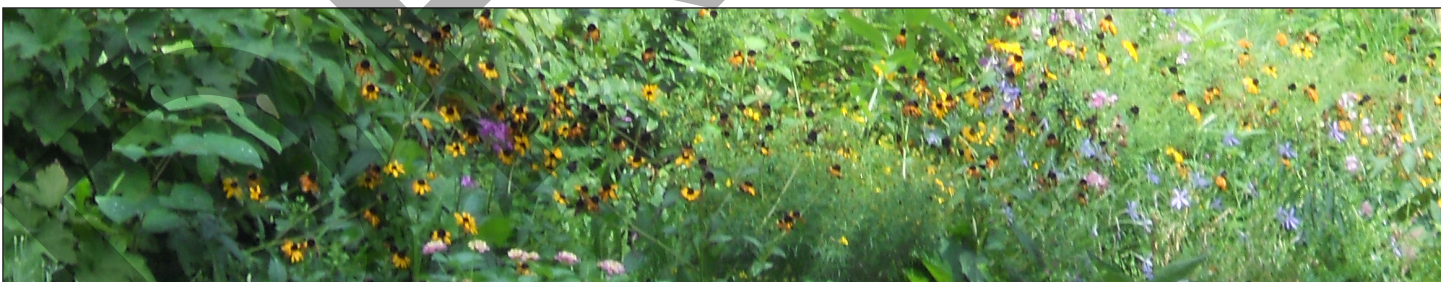
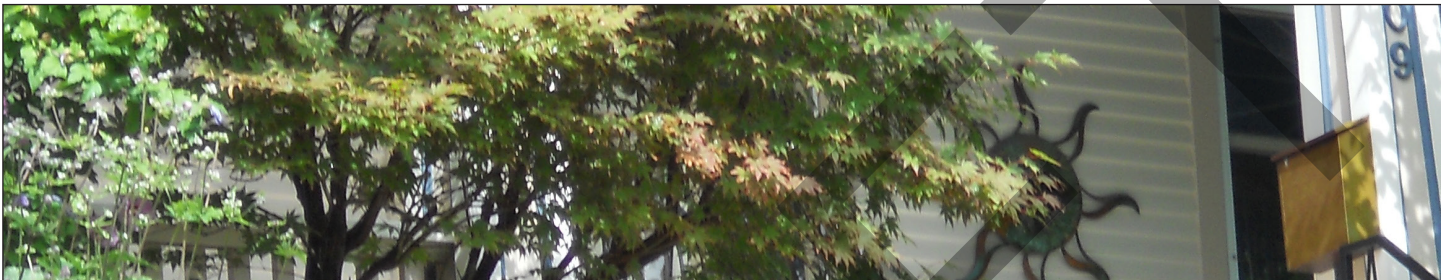


Map 2.1: Growth & Development / Future Land Use Map

[Click on Map Image to view Complete Map](#)

### *What is the "Urban Growth Area"?*

An area surrounding an existing urbanized area in which future urban development is anticipated within the scope of this plan, including Growth Tiers 1, 2, and 3.



## B. Residential

### VISION

Both Douglas County and Lawrence are 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 **5 residential density** designations:

Plan Density	Dwelling Units*	Geography
Rural	<0.3 per acre	Rural
Very Low	1 per acre	Suburban
Low	1 - 6 per acre	Suburban
Medium	7 - 15 per acre	Urban
High	16 + per acre	Urban

\* Densities reflected above refer to gross density (total land area including rights-of-way) to establish zoning districts and evaluate conformance with the Comprehensive Plan. The Lawrence Land Development Code establishes maximum thresholds based on net density (total land area excluding rights-of-way). Provisions in the Lawrence Land Development Code for zoning density bonuses and calculated density in Planned Development overlay districts are permissible increases to the maximum gross and net densities above.

### 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 existing and develop new residential development regulations that conserve and enhance the rural character of Douglas County.
  - 1.2 Maintain existing and develop new 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.



Photo by A. Shafer Photography

Density	Zoning Districts
Rural	County: A A-1 R-1
Very Low	City: RS40 RS20
Low	City: RS10 RS7 RS5
Medium	City: RS5 RS3 RSO RM12 RM12D RM15 MU
High	City: RMO RM24 RM32 MU



### ***Within Tier 3 (Future Lawrence Growth Area)***

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 Plan.
- 2.2 Protect and preserve natural environmental features and [sensitive lands](#).
- 2.3 Support agricultural uses.
- 2.4 Minimize changes to the natural topography.
- 2.5 Maintain regulations accommodating agricultural supported housing.
- 2.6 Driveway access to individual residential lots should be from a local roadway when possible.
- 2.7 Strengthen screening and landscaping requirements to utilize landscaping and existing natural vegetation, to integrate the natural landscape into the residential environment.
- 2.8 Review and revise Douglas County agritourism and agricultural heritage tourism policies.

### ***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.

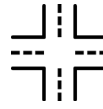
**4. Identify suitable lands to accommodate residential growth facilitating orderly, planned development.**

- 4.1 Utilize [Specific 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 agricultural uses as Tier 2 urbanizes.
- 5.2 Protect and preserve natural environmental features 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.



### 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 new development and 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.



## ***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.
- 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.**

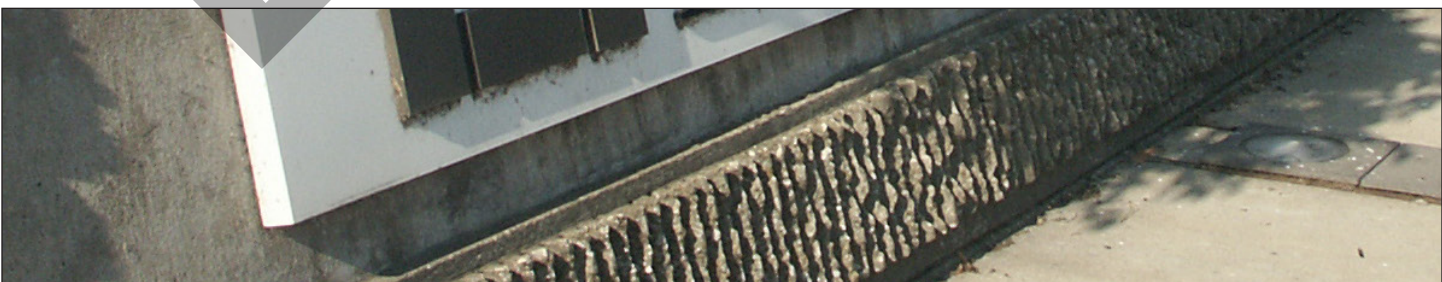
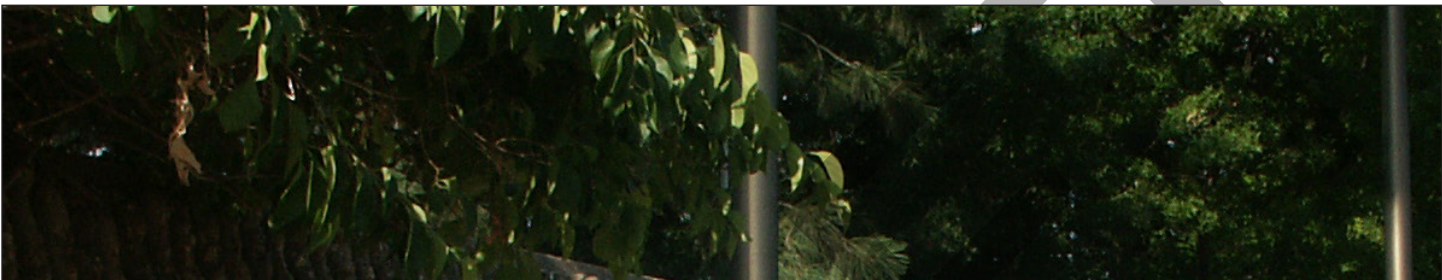
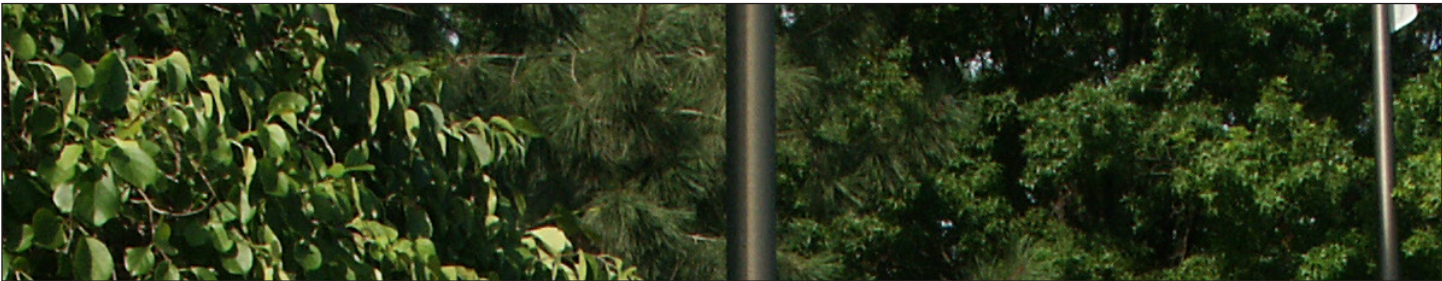
- 8.1 Site design shall be oriented so that less compatible facets, such as trash, loading and parking areas, are located in the interior of the development and not in close proximity to low-density uses.
- 8.2 Transition areas between different housing types shall be designed and planned to ensure compatibility 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 medium and higher-density housing types so that uses are compatible in density, scale, aesthetics, 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.



Photo by A. Shafer Photography



Photo by A. Shafer Photography



## C. Commercial

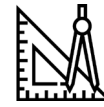
### VISION

Strengthen and reinforce the role of commercial areas within Douglas County and Lawrence, promote economically sound and architecturally attractive new and redeveloped commercial properties 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.
  - 1.5 Locate gateways at strategically entry points to Lawrence to communicate a sense of arrival by including unique and distinctive streetscape, architecture, and design elements.
  - 1.6 Encourage redevelopment and limited expansion of existing commercial areas in Unincorporated Douglas County on hard surfaced roads.
  - 1.7 Promote access to established commercial areas by enhancing multi-modal transportation options in and between these existing areas.



## 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.

Commercial Type	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



## 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"

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 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 [Specific 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 or redevelop.

Understanding how new and redeveloping large commercial areas change the landscape is vital for Lawrence, especially in how it **impacts existing retail** developments.

**4. Proposals that will create more than 100,000 square feet of retail space within Lawrence shall be analyzed by staff to determine the market impact.**

4.1 All market impact analysis shall comply with the requirements as outlines in the [Land Development Code](#).

4.2 Ensure that any proposal will not create detrimental impacts to the existing market.

The **intensity-specific site and design criteria** below and in the [Commercial Criteria Table](#) are the means by which the community expresses its vision for the differing levels of commercial use and intensity throughout the community.

**5. Commercial Development Design Criteria**

**Rural Commercial**

5.1 Existing commercial areas at the intersection of a hard surfaced County route and designated highway may expand if utilities and infrastructure are available and compatible with surrounding uses.

5.2 Allow new commercial developments to serve rural communities at an appropriate scale where infrastructure can support the intensity of the development.

5.3 Ensure rural commercial developments are compatible with surrounding environments and uses.

**Small Neighborhood Commercial**

5.4 Incorporate small neighborhood commercial options into [Specific Land Use Plans](#) to increase opportunities for walkable neighborhood services.



**Commercial Criteria Table**

<b>Commercial Type</b>	<b>Plan Level Required</b>	<b>Appropriate Site Location</b>	<b>Typical Site Size</b>	<b>Location Criteria</b>	<b>Maximum Retail Square Footage</b>
<b>Rural</b>	Comprehensive Plan Policies	Rural	Context Sensitive	County route and designated highway	
<b>Small Neighborhood</b>	Comprehensive Plan Policies	Urban	1 to 3 acre		
<b>Large Neighborhood</b>	Nodal Plan per Policy 3.7	Urban	3 to 10 acres	Collector Street Frontage	
<b>Commercial Strip</b>	Comprehensive Plan Policies	Urban	Variable	Arterial Frontage	
<b>CC 200</b>	Nodal Plan	Urban	10 to 30 acres	Arterial Intersection	200,000
<b>CC 400</b>	Nodal Plan	Urban	20 to 80 acres	Arterial Intersection	400,000
<b>CC 600</b>	Nodal Plan	Urban	70 to 160 acres	2 State or Federal Highways	600,000
<b>Regional</b>	Nodal Plan	Urban	Variable	2 State or Federal Highways	
<b>Mixed Use</b>	Comprehensive Plan Policies	Urban	Variable		50% of development

- 5.5 Encourage appropriate development and redevelopment of local commercial areas to serve the surrounding existing and future neighborhoods.
- 5.6 Utilize the [Community Design Manual](#) and appropriate design standards (multi-modal, pedestrian-scale, etc.), acknowledging that local commercial may require 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.

**Community Commercial Center (200, 400, 600)**

Develop per Commercial Criteria Table

**Regional Commercial**

Develop per Commercial Criteria Table

**Downtown Lawrence**

- 5.13 Highlight Downtown as the community’s activity center.
- 5.14 Promote a broad mix of uses and activities in Downtown.
- 5.15 Maintain and increase the core concentration of retail, office, civic, cultural, and recreational activities in Downtown.
- 5.16 Utilize the [Downtown Area Design Guidelines](#) to support the continued development of Downtown.





Photo by Harland J. Schuster

5.17 Enhance appropriate areas of the Kansas River as an urban amenity for the surrounding neighborhoods and Downtown Lawrence.

### **Mixed Use**

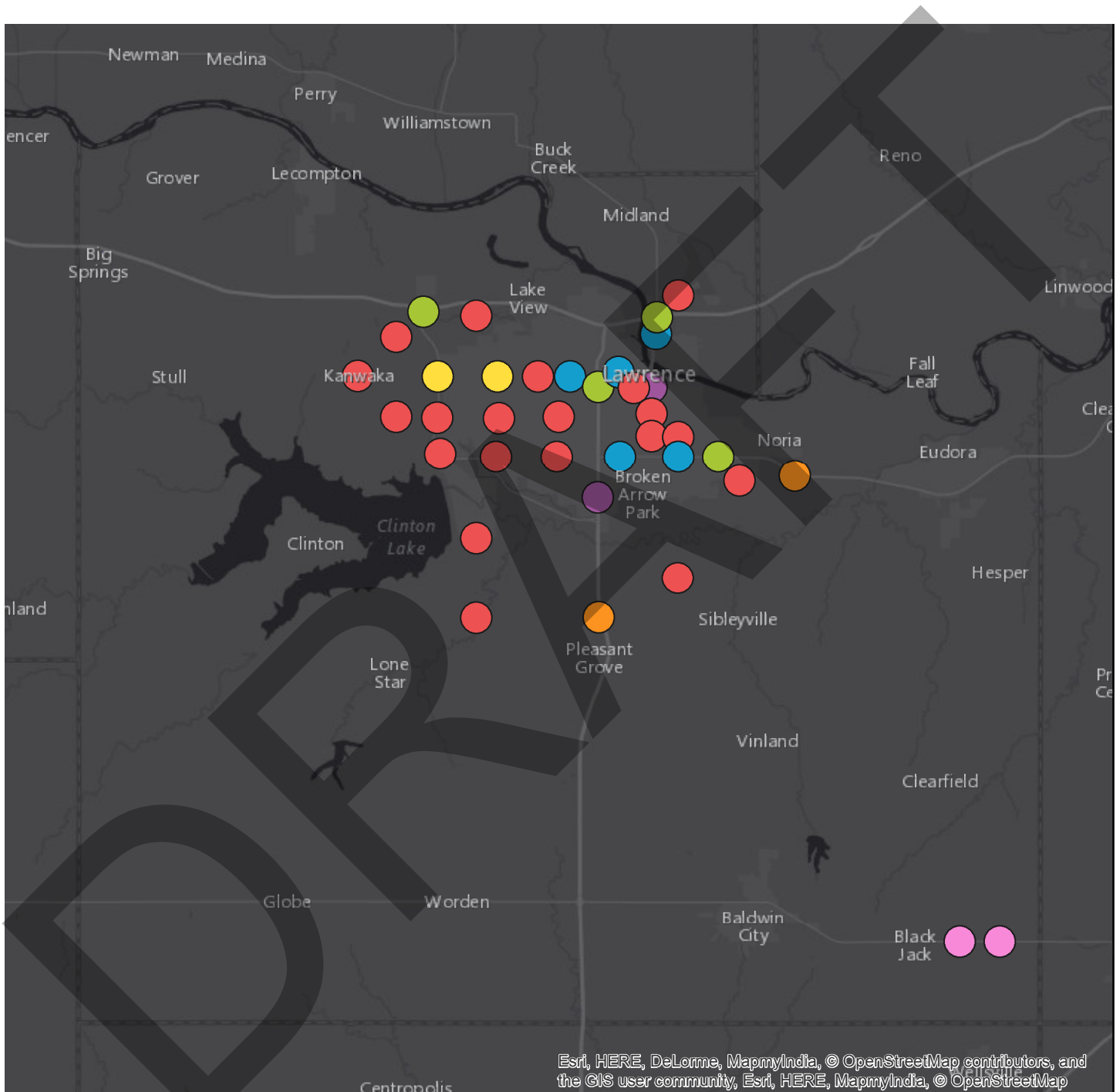
5.18 Require a development plan with any zoning application request.

5.19 Promote as an option where existing structures are underutilized, have a high turnover rate, or have been vacant for long periods of time.

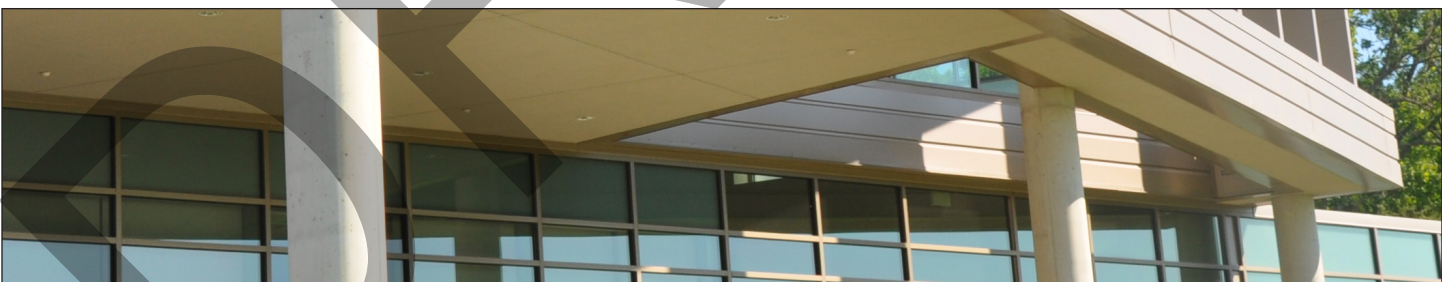
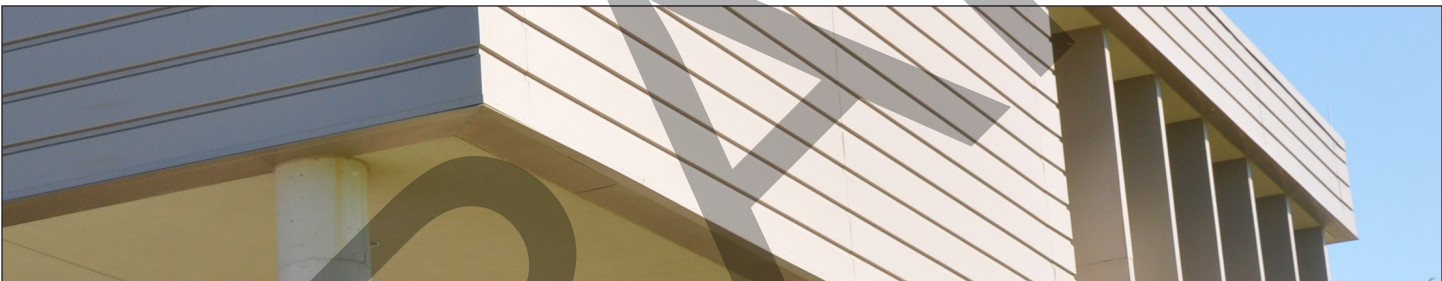
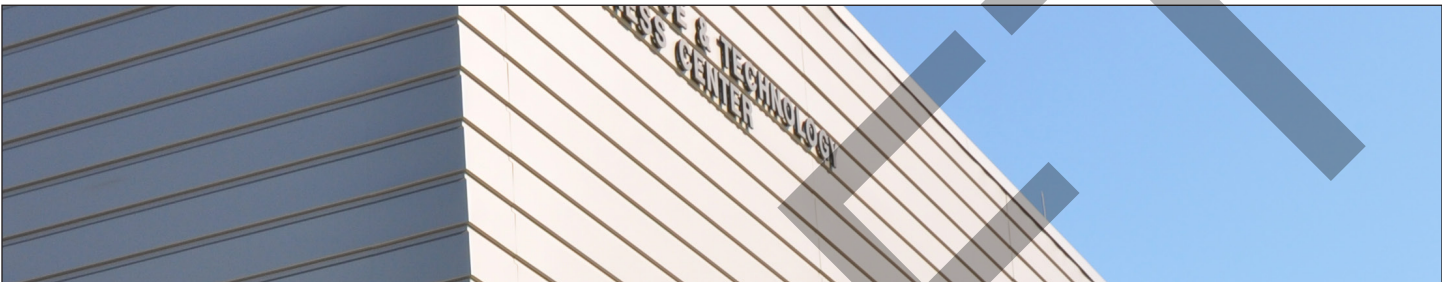
5.20 Incorporate a mixture of uses within the development.

5.21 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.





Map 2.2: Commercial Map  
 Click on Map Image to view Complete Map



## D. Industrial

### VISION

Reinforce the role of industrial areas in order to strengthen our local economy and diversify employment opportunities by planning for new areas and supporting existing areas. Maintain a robust inventory of appropriate locations that are compatible with surrounding land uses.

### GOAL

Support industrial growth and expansion through **integrated design and compatibility** with surrounding uses.

**1. Industrial sites shall ensure integrated design and compatibility with surrounding uses by meeting the following criteria.**

- 1.1 Sites shall have feasible access to Federal and State transportation networks.
- 1.2 Sites should be varied in size and location to accommodate a range of users.
- 1.3 Sites shall primarily be out of regulatory [floodplains](#).
- 1.4 Sites shall contain minimal slopes.
- 1.5 Protect environmentally [sensitive lands](#) as new and existing areas develop or redevelop.
- 1.6 Natural stormwater management should be incorporated and designed into sites as appropriate.
- 1.7 Compatibility with existing and future land use patterns should be evaluated.
- 1.8 If adjacent to Lawrence, annexation shall occur prior to the submission of a development proposal.
- 1.9 Promote transportation linkages, including multi-modal, providing adequate and clear access and movement throughout the site.
- 1.10 All industrial development within Lawrence shall comply with the [Community Design Manual's](#) Industrial Development Design guidelines.



Intensity	Zoning Districts
Limited	County: I-1 City: IBP
Light	County: I-2 City: IL
Medium	City: IM
Heavy	County: I-3 I-4 City: IG



**For more details on  
Economic  
Development**

See [Chapter 5:  
Economic Development](#)



**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.**

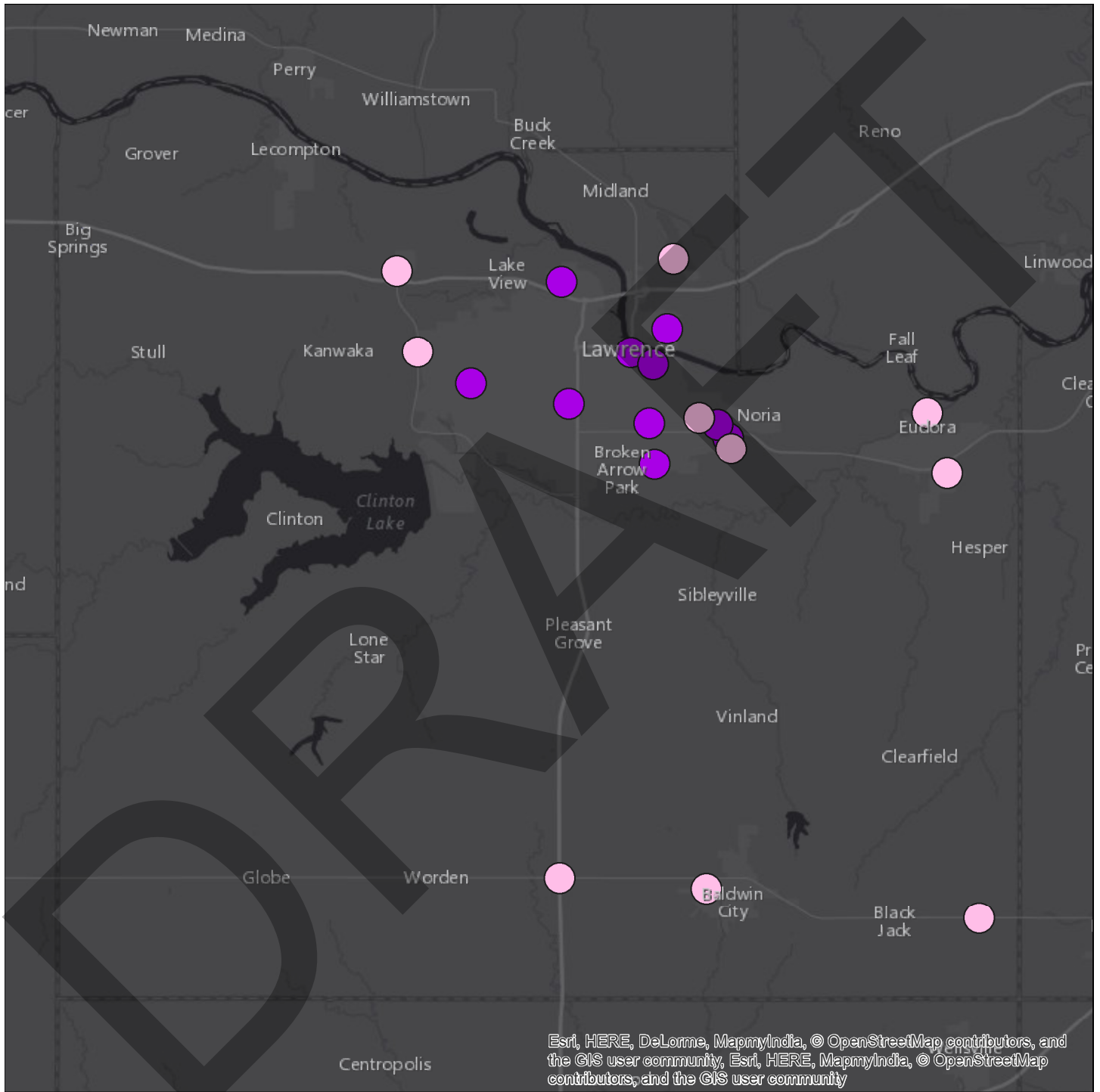
- 3.1 Develop existing planned industrial areas by annexing, platting, zoning, and extending infrastructure to enable immediate development.
- 3.2 Utilize appropriate locational criteria identified in Goal 1 for the use and site considerations for new or expanding areas.
- 3.3 Designate areas to support future industrial development needs.
- 3.4 Ensure developments are concentrated with compatible uses.
- 3.5 Monitor and maintain a site inventory to match a variety of potential users' needs that fit within our community goals.

**Designing and planning for redeveloping and new industrial sites** is critical to their utility and integration into the larger community.

**4. Ensure site design and architecture provide adequate separation and compatible development patterns.**

- 4.1 Encourage facilities and structures that have a positive impact on neighboring uses.
- 4.2 Protect environmentally [sensitive lands](#) as new and existing areas develop.
- 4.3 Locate higher-intensity users and activities together in an industrial park.
- 4.4 Industrial development within Lawrence shall comply with the [Community Design Manual](#)'s Industrial Development Design guidelines.





Map 2.3: Industrial Map

[Click on Map Image to view Complete Map](#)



Photo by A. Shafer Photography



Photo by A. Shafer Photography





*"There's no better place to coach,  
there's no better place to go to school,  
there's no better place to play."*

- Former KU Head Coach **Larry Brown**



# Chapter 3

## Neighborhoods & Housing



## ADVISORY BOARDS

- [Affordable Housing Advisory Board](#)
- [Community Development Advisory Committee](#)
- [Homeless Issues Advisory Committee](#)



Photo by A. Shafer Photography



For more on  
**Historic Preservation**

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

## 3. Neighborhoods & Housing

### VISION

Neighborhoods promote social interaction and provide residents of all ages and abilities 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, and connections to a common past maintained. Neighborhoods shape vibrant and strong communities.

### 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. **Strengthen neighborhoods' ties to the larger Lawrence community.**

- 1.1 Provide alternative routes via connective road patterns to ease traffic congestion and help limit the use of cul-de-sacs.
- 1.2 Utilize alleys and short blocks to maximize connectivity.
- 1.3 Orient buildings to reflect the predominant neighborhood pattern.
- 1.4 Use [open spaces](#), greenbelts, and trails to provide linkages throughout the neighborhood.
- 1.5 Integrate non-motorized transportation options when possible.
- 1.6 Plan for neighborhoods within all future [Specific Land Use Plans](#).

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.

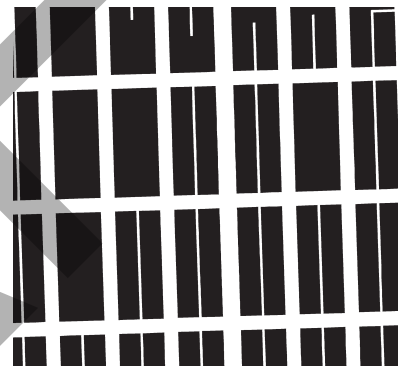
**3. Preserve and enhance the character elements of existing neighborhoods.**

- 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.

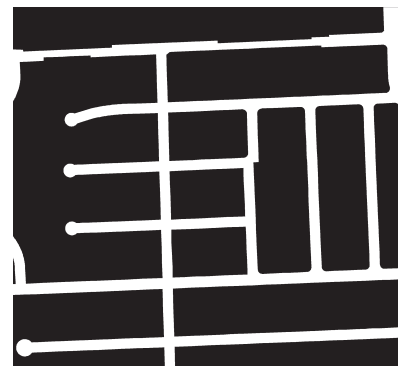


## What are Connective Road Patterns?

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



### [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 that encourage connectivity and green corridors.
- 4.9 Incorporate public health planning into land use planning.
- 4.10 Work with neighborhoods to update and maintain [Specific Land Use Plans](#) as appropriate.
- 4.11 Plan for and incorporate an evolving multi-modal transportation system.

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.

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 throughout the 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.

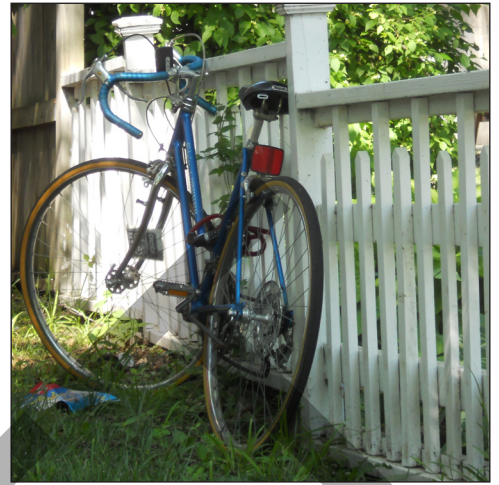
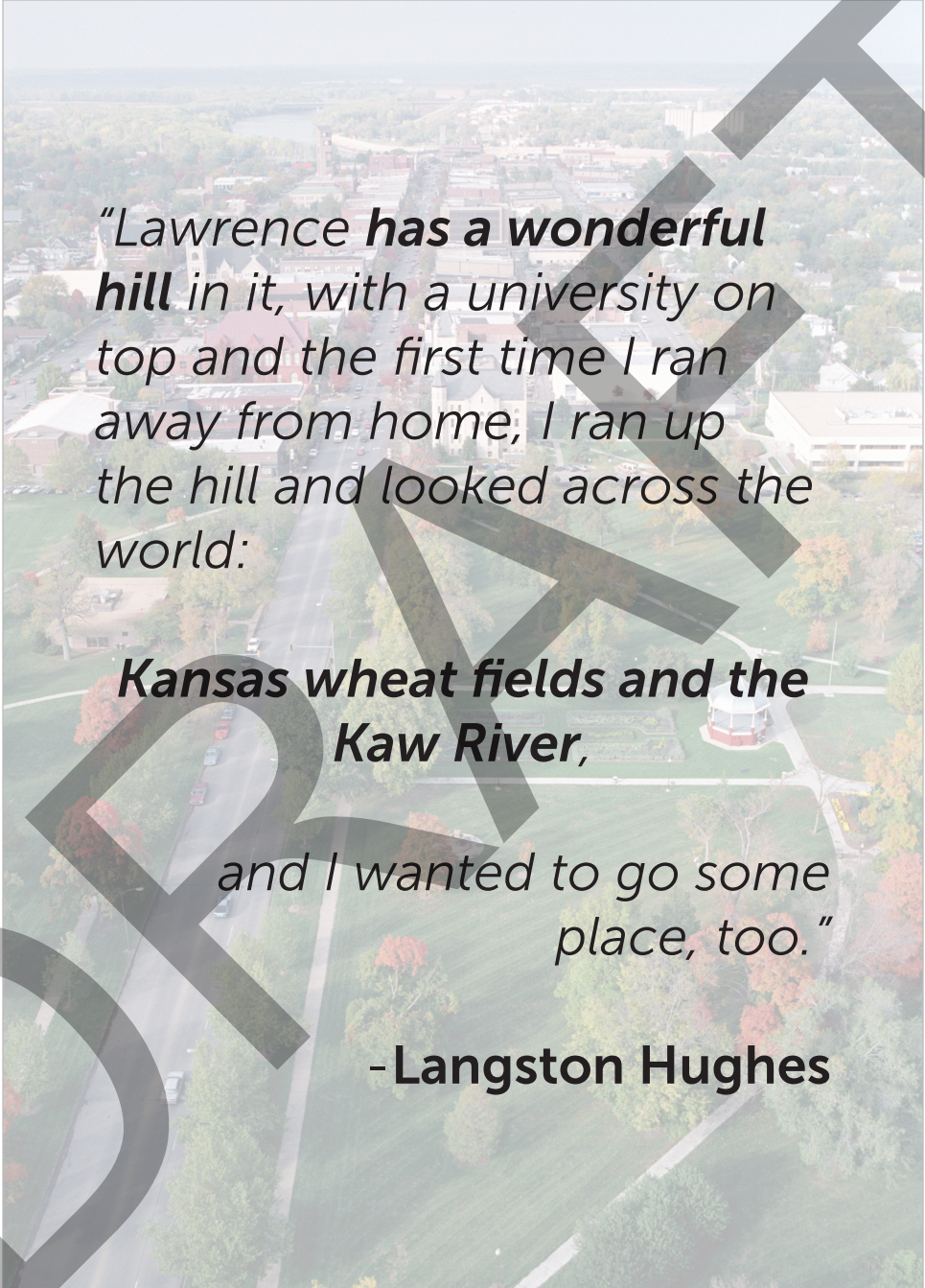


Photo by A. Shafer Photography





*"Lawrence **has a wonderful hill** in it, with a university on top and the first time I ran away from home, I ran up the hill and looked across the world:*

***Kansas wheat fields and the Kaw River,***

*and I wanted to go some place, too."*

**-Langston Hughes**



# Chapter 4 Transportation



## ADVISORY BOARDS

- [Transportation Commission](#)
- [Public Transit Advisory Committee](#)
- [MPO Bicycle Advisory Committee](#)
- [MPO Regional Transit Advisory Committee](#)



## What is a MPO?

The [Metropolitan Planning Organization](#) is a federally designated agency responsible for coordinating transportation planning and programming in and for all of Douglas County. The MPO's mission is to provide planning and programming services for the safe and efficient movement of people and goods consistent with the region's overall goals.

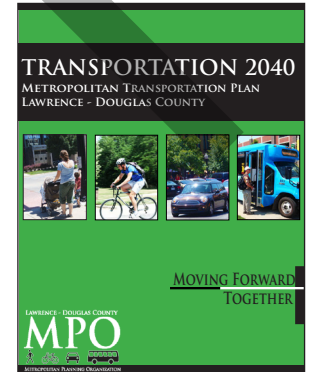
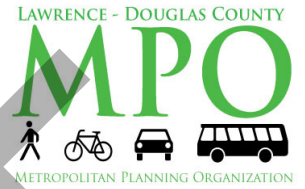
Our region includes:

- [Douglas Co.](#)
- [Lawrence](#)
- [Eudora](#)
- [Leocompton](#)
- [Baldwin City](#)

## 4. Transportation

### Metropolitan Transportation Plan

[Transportation 2040](#) sets regional transportation policies, and articulates goals and objectives for the creation of a multi-modal transportation system complimenting the comprehensive plan's land use plans, economic development plans, environmental plans, and other plans for the region. It assists state and local government agencies to improve the quality of life for our community.



The creation of *Transportation 2040* is supported by an open public participation process and the willingness of the local, state, and federal officials involved in developing this document to chart a comprehensive regional transportation system.

This plan reflects the short and long-term needs of the region; land use patterns; planning decisions impacting transportation systems; the desire to provide mobility for all users; and the relationships between the transportation system, the environment, and the economy.

This chapter references *Transportation 2040* as the key plan guiding our community's transportation network. This chapter reflects the goals of the transportation plan, and enhances key aspects related to unincorporated Douglas County and the City of Lawrence.



## VISION

To maintain and enhance a complete, safe, and efficient multi-modal transportation system for users of all ages and abilities.

## GOALS

Planning must consider **access and choices for all residents**. Individuals who cannot or prefer not to drive should have equal access to safe and efficient transportation choices as those offered to drivers.

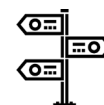
### 1. Enhance transportation options and choices for improved system performance.

- 1.1 Provide viable transportation alternatives with stronger interconnectivity and multi-modal elements by considering transit, bikeway, and pedestrian details in site planning, and adhering to [Complete Streets policies](#).
- 1.2 Create land development patterns and transportation designs allowing and encouraging people to use all transportation modes.
- 1.3 Enhance transit service, amenities, and facilities by establishing a transit center(s) within Lawrence.
- 1.4 Enhance the coordinated transit system, such as providing special services for senior citizens and persons with disabilities, and their connections to regional commuter services.
- 1.5 Build [Americans with Disabilities Act](#) (ADA) connections between rights-of-way and building entries, accessible transit stops, and implement the [transit amenities policy](#).

The **interrelation of transportation and land use planning** is critical since the design of one directly affects the other. Understanding the linkage of these two aspects can produce positive impacts for residents and lead to more efficient systems.

### 2. Focus efforts on the efficient movement of people and goods.

- 2.1 Improve multi-modal connectivity between existing employment centers, retail activity areas, and regional destinations to foster continued growth and vitality of those areas.



## What is Transportation 2040?

[T2040](#) is the long range transportation plan for Douglas County. It is a vision for a healthy, safe, and efficient transportation system that adequately serves the region's future. The plan identifies transportation needs, investments, and recommends system improvements for all modes of transportation: automobile, public transit, bicycle, pedestrian, etc.



## 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 in accordance with the Major Thoroughfares street designations on the [Growth & Development Map](#).
- 2.3 Coordinate transportation improvements with future land uses to minimize infrastructure costs.
- 2.4 Further maximize accessibility of the transportation system, and increase the mobility options for all residents.
- 2.5 Utilize techniques and technologies, such as Intelligent Transportation Systems, to maximize network capacity and improve the efficiencies.

While moving people is one of the paramount concerns of a transportation network, the **safety and security** of the people using it is one of the overarching concerns for all aspects. One of the keys to good planning involves **efficiency and effectiveness** of the public transportation investments to further services and infrastructure consistent with the community's desires.

### 3. Prioritize preservation, safety, and security of the transportation network.

- 3.1 Preserve and enhance the condition of transportation infrastructure and assets.
- 3.2 Design streets and subdivisions for safe and secure transportation.
- 3.3 Review land development projects when projects are initially submitted for safety and design implications.
- 3.4. Develop criteria focusing on the safety aspect of transportation projects requiring that safety be addressed before a project is approved.
- 3.5 Monitor and inventory the transportation system's physical condition, for items such as asset management, pavement condition, sidewalk maintenance, [Americans with Disabilities Act](#) compliance, and other similar aspects.
- 3.6 Coordinate with local, state, and federal agencies to quickly respond during times of natural disasters, extreme accidents, or other emergencies

One of the most important ways that transportation planning impacts our communities is in how we move about Lawrence and Douglas County. Minimizing issues is key to **creating an efficient and equitable transportation system.**

**4. Minimize adverse social, economic, and environmental impacts created by transportation.**

- 4.1 Create land development patterns that promote transportation efficiency, sustainability and livability through coordinated review of land use plans.
- 4.2 Reduce single occupancy vehicle trips through Travel Demand Management, multi-modal site design, policies, and programs.
- 4.3 Strengthen linkages between transportation planning and environmental planning.
- 4.4 Strengthen linkages between transportation planning and public health planning.
- 4.5 Implement actions transitioning to the use of alternative transportation modes, low emissions vehicles, alternate transit energy sources, emerging technology, and market driven transportation (autonomous vehicles, electric vehicles, and ride-share).



### **What is Environmental Justice?**

The Environmental Protection Agency defines Environmental Justice as the fair treatment for people of all races, cultures, and incomes, regarding the development of environmental laws, regulations, and policies.

It requires that projects using Federal funds be selected and distributed fairly to all people regardless of income or race, and that all people have equal access to the benefits afforded by these projects, including equal access to the decision-making process for project selection.



*"I am a New Yorker by  
birth, **but I love my  
adopted country -  
the West.**"*

*-**Lucy Hobbs Taylor***



LAWRENCE  
VenturePark

# Chapter 5

## Economic Development



## ADVISORY BOARDS

- [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.

- 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 and attracts new opportunities to the community.

**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**, while also capitalizing on the existing and developing resources available in our community, is key to growing our local economy.

**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.

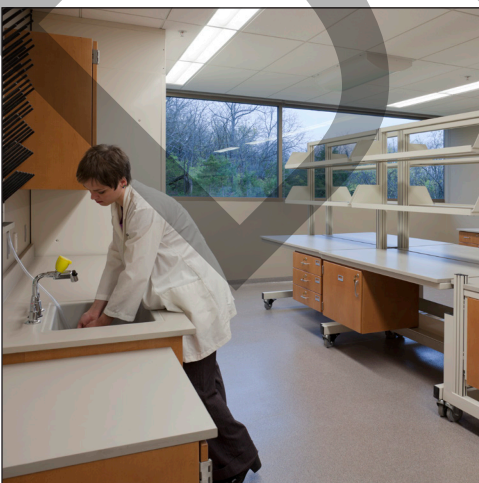




- 4.3 Consider providing seed and venture capital to high technology, start-up companies to establish operations in our community.
- 4.4 Identify and development partnerships filling capital market and employment gaps to help start-ups, retain existing technology sector employers, and expand job opportunities.
- 4.5 Support businesses transitioning to new green practices.
- 4.6 Develop policies to support and encourage first time farm buyers and operators.



Photo by A. Shafer Photography



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## What are Economic Development Assistance Tools?

The City has a variety of economic development tools that can be implemented to achieve community goals. In most cases, the programs are implemented in a “pay-as-you-go” manner in which the property owner fronts the improvement expense and is reimbursed over time through project generated tax revenues.

The City also participates in other types of direct support such as assistance with infrastructure, relocation grants, employee training grants, etc. The primary “pay-as-you-go” tools include:

### **Industrial Revenue Bonds (IRB)**

IRBs are a conduit financing tool used to obtain favorable rate financing for constructing or purchasing a facility or equipment, obtaining a sales tax exemption on project construction materials, or to get an exemption of real property taxes for business types that would not qualify for an EDX abatement.

### **Real Property Tax Abatement (EDX Abatement)**

An EDX real property tax abatement provides an exemption of real property taxes on improvements to land and buildings for businesses primarily involved in manufacturing articles of commerce, conducting research & development, or warehousing and distribution of goods used in interstate commerce.

### **Neighborhood Revitalization Areas (NRA)**

The NRA is a revitalization tool used to help eliminate blight, correct health and safety issues, preserve historic properties, correct legal issues with the property, or convert under-productive properties to more productive use. Funding is provided via a property tax rebate based on the incremental increase in property value resulting from project improvements.

### **Tax Increment Financing District (TIF)**

A TIF district is used to assist project redevelopment in blighted or challenging development areas by pledging future gains in sales and/or property taxes generated within the TIF district to finance improvements which will result in those tax gains.

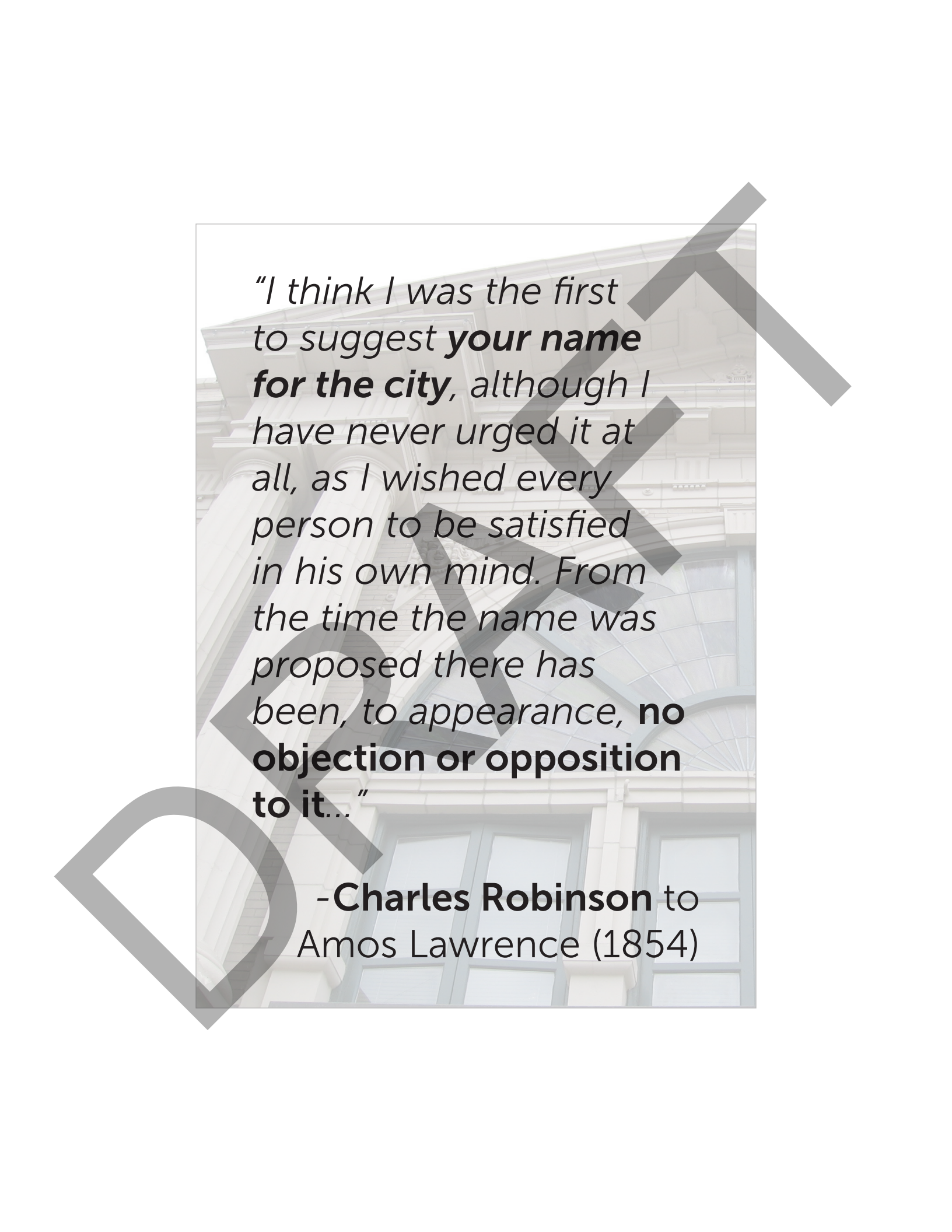
### **Transportation Development Districts (TDD)**

TDDs are a funding tool used to support eligible, transportation-related improvements within a specified district through special assessments or a new transportation sales tax.

### **Community Improvement Districts (CID)**

CIDs are an economic development tool designed to finance public or private facility improvements or services within a specified district through special assessments or a new district sales tax.

More can be found in the [City of Lawrence’s Economic Development Policy](#).



*"I think I was the first to suggest **your name for the city**, although I have never urged it at all, as I wished every person to be satisfied in his own mind. From the time the name was proposed there has been, to appearance, **no objection or opposition to it...**"*

**- Charles Robinson to Amos Lawrence (1854)**



# Chapter 6

# Natural Resources



## ADVISORY BOARDS

- [Sustainability Advisory Board](#)
- [Douglas County Conservation District](#)
- [KSU Research & Extension: Douglas County](#)



## 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, sustainable 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 Consider and mitigate development impacts on the watershed.
  - 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 Strengthen [floodplain](#) regulations to mitigate flood hazards and decrease vulnerability of life and property.
  - 1.9 Inventory and protect groundwater resources and their recharge lands.
  - 1.10 Develop stormwater management policies for unincorporated Douglas County to evaluate development proposals to limit runoff and protect water quality.

1.11 Promote voluntary water usage reductions and encourage site design best management practices.

**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 Adopt regulation requiring grading permits to 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 Preserve and restore native prairies, including utilizing conservation easements.
- 2.5 Identify important wildlife habitats and prioritize them for protection and conservation to establish corridors.

## 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
- Wetlands & Stream Corridors
- [Steep Slopes](#)

*“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

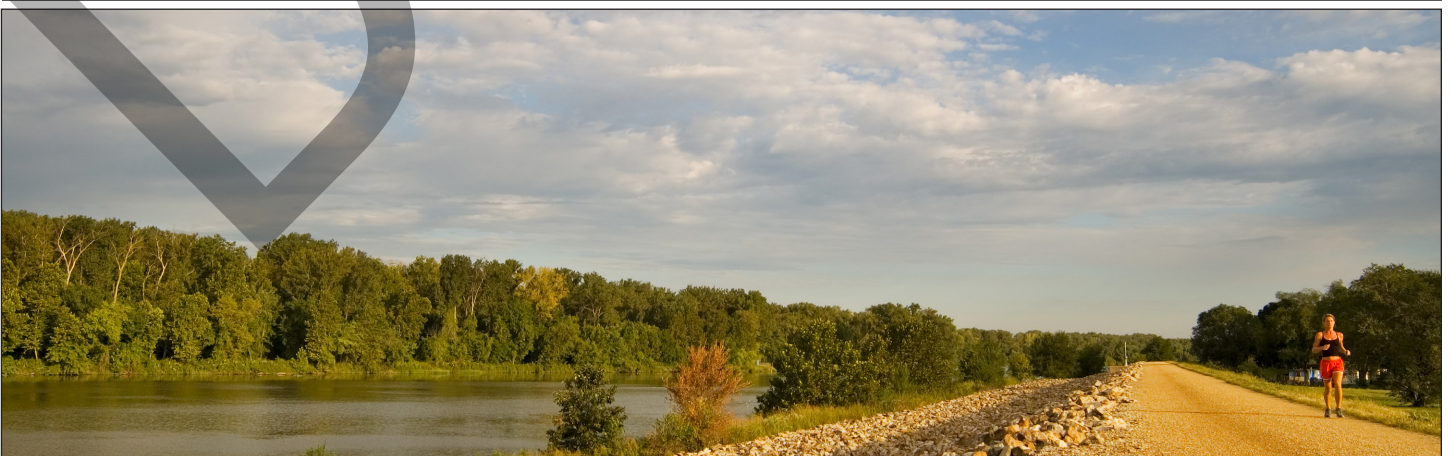


Photo by Harland J. Schuster



## 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

- 2.6 Consider the complete natural system in identifying and preserving sensitive lands as individual developments occur to maintain continuity throughout the ecosystem.
- 2.7 Protect [high quality agricultural soils](#), as defined in each [Specific Land Use Plan](#), as the community develops to urban densities.
- 2.8 Protect high quality agricultural soils in rural areas 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.
- 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.

**Proper extraction and remediation** of natural materials, such as sand, gravel, timber, oil, gas, and stone, are essential to sustainable development activity.

**4. Properly manage natural resources to ensure sustainability, marketability, and environmental quality for the community.**

- 4.1 Work with partner agencies to develop sustainable harvesting standards and effective reclamation procedures.
- 4.2 Recognize the need for the extraction of local natural resources to keep construction costs economically reasonable, while mitigating impacts to the environment and surrounding land uses in the evaluation of new extraction proposals.
- 4.3 Document and map active and suspended quarries, and analyze their environmental impacts as operational levels evolve at the sites.

Proper disposal of **daily, and hazardous, waste** can have dramatic impacts on the natural environment and community health, and can reduce numerous forms of pollution.

**5. Reduce the amounts of waste sent to landfills.**

- 5.1 Manage solid waste by emphasizing reducing, reusing, and recycling across all industries.
- 5.2 Support proper disposal of household hazardous waste with the [Lawrence - Douglas County Household Hazardous Waste Program](#).
- 5.3 Encourage recycling, composting, and other efforts throughout Douglas County to reduce the amounts of material and food deposited in landfills.

Many of the factors that impact the natural environment are created by urban settings and climate change in Douglas County. Efforts to improve the **urban environment** can serve to protect and sustain our natural resources.

**6. Strengthen environmental protection through sustainable development of the built/urban environment.**



## What are High Quality Agricultural Soils?

High Quality Soils are locations that have been graded as being the best land for agricultural production. This includes 2 classes:

**Class 1:** Soils in this class are best suited for cultivated crops, pasture, range, woodland, and wildlife. They are deep, generally well drained, easily worked, and less prone to erosion.

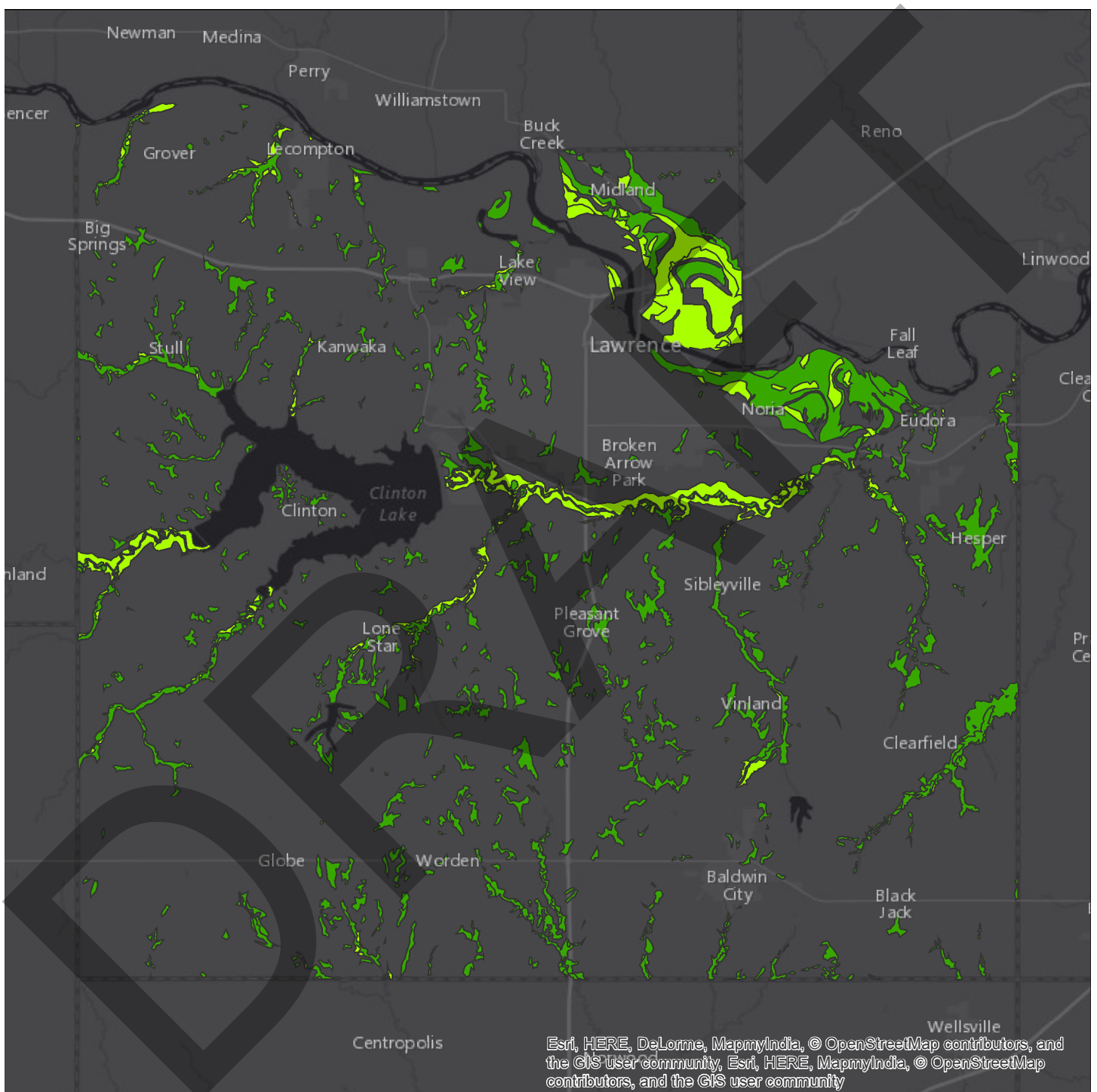
**Class 2:** They require careful management to prevent deterioration or to improve air and water relations when cultivated. The limitations are few and the necessary management is easy to apply. The soils may be used for cultivated crops, pasture, range, woodland, or wildlife food and cover.



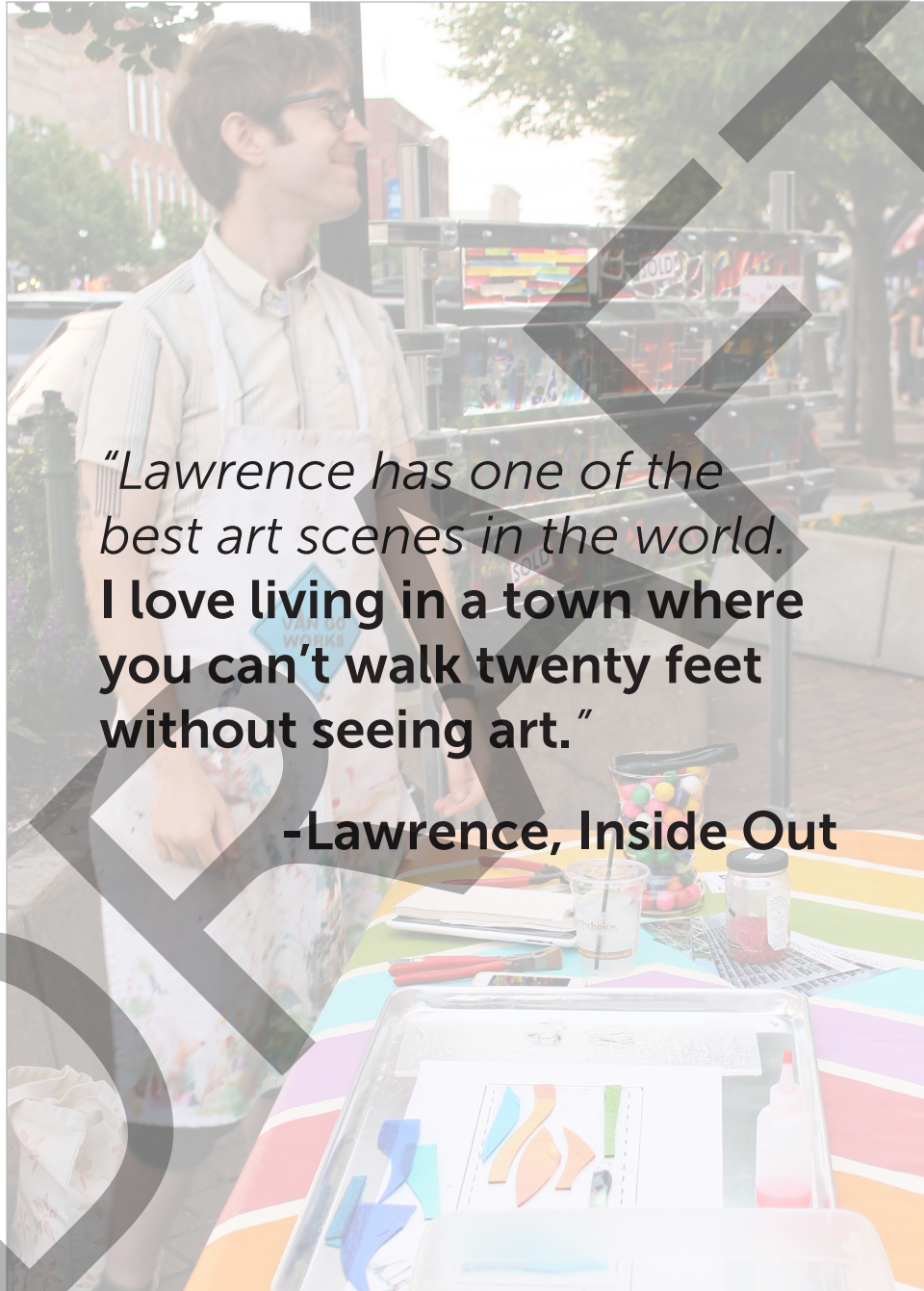


Photo by A. Shafer Photography

- 6.1 Adopt a climate change adaptation plan incorporating potential climate change scenarios and identifying specific actions to reduce risk and exposure from hazards.
- 6.2 Mitigate impacts caused by noise and light pollution, and development activities.
- 6.3 Foster and encourage healthy lifestyle options through development and design of the built environment.
- 6.4 Develop a sustainable multi-modal transportation system.
- 6.5 Promote sustainable building practices by leading and promoting green building standards and practices and by creating incentives to improve opportunities for distributed generation of renewable energy sources.
- 6.6 Promote responsible use and conservation of energy and natural resources by enhancing current building codes to increase energy efficiency of new construction and significant remodels.
- 6.7 Continue developing [local food](#) programs and implement the [Food System Plan](#) throughout Douglas County and Lawrence.
- 6.8 Develop strategies for energy conservation and adaptive reuse of existing structures.
- 6.9 Utilize green infrastructure and best management practices to manage stormwater impacts.
- 6.10 Support state legislation giving local governments more authority to mitigate the potential environmental harm of large-scale agricultural and energy industries.

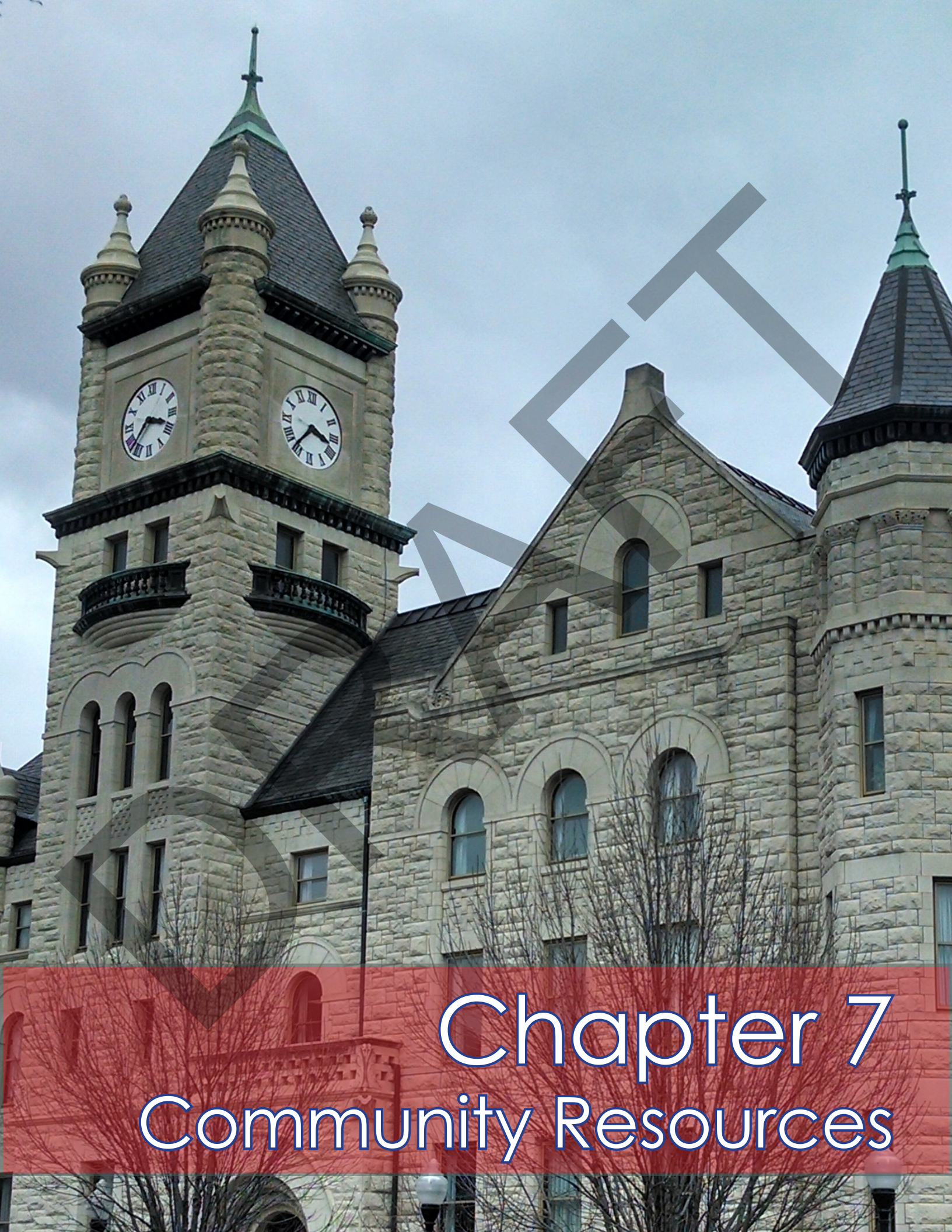


Map 6.1: Natural Resources Map  
 Click on Map Image to view Complete Map



*"Lawrence has one of the best art scenes in the world. I love living in a town where you can't walk twenty feet without seeing art."*

**-Lawrence, Inside Out**



# Chapter 7

## Community Resources



## ADVISORY BOARDS

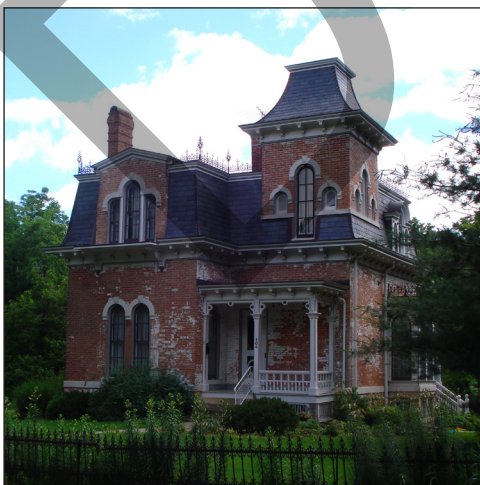
- [Heritage Conservation Council of Douglas County](#)
- [Historic Resources Commission](#)



## Design Guidelines

Design guidelines convey general policies about the design of alterations to existing structures, additions, new construction and site work. They do not dictate solutions; instead, they define a range of appropriate responses to a variety of specific design issues. Lawrence has 3 sets of design guidelines tailored to specific areas of our community:

- [Downtown Area Design Guidelines](#)
- [8th & Penn Neighborhood Redevelopment Zone](#)
- [Oread Neighborhood Design Guidelines](#)



## 7. Community Resources

### A. Historic Resources

#### VISION

We honor the city's and county's vibrant history by protecting appropriate historical assets, which contributes to our sense of place. Future growth will complement our community's historical assets and enhance our unique character.

#### GOALS

Working to **locate and study historic resources** is a large undertaking. This necessary process ensures these resources are retained for future generations.

#### 1. Identify, evaluate, designate, and preserve our community's historic resources.

- 1.1 Maintain Certified Local Government status for both Douglas County and the City of Lawrence.
- 1.2 Maintain and strengthen the local preservation ordinances for both Douglas County and the City of Lawrence.
- 1.3 Adopt a comprehensive historic resources preservation plan.
- 1.4 Integrate historic preservation elements in [Specific Land Use and Neighborhood](#) plans.
- 1.5 Create incentives to encourage adaptive reuse of historic structures.
- 1.6 Revise the [Land Development Code](#) to facilitate adaptive reuse of historic structures.
- 1.7 Continue locating, surveying, and assessing historic resources throughout unincorporated Douglas County.
- 1.8 Establish funding priorities for evaluation and protection efforts.
- 1.9 Document and evaluate all structures over 50 years old for consideration to be listed on the historic inventory.

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 sites.

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.



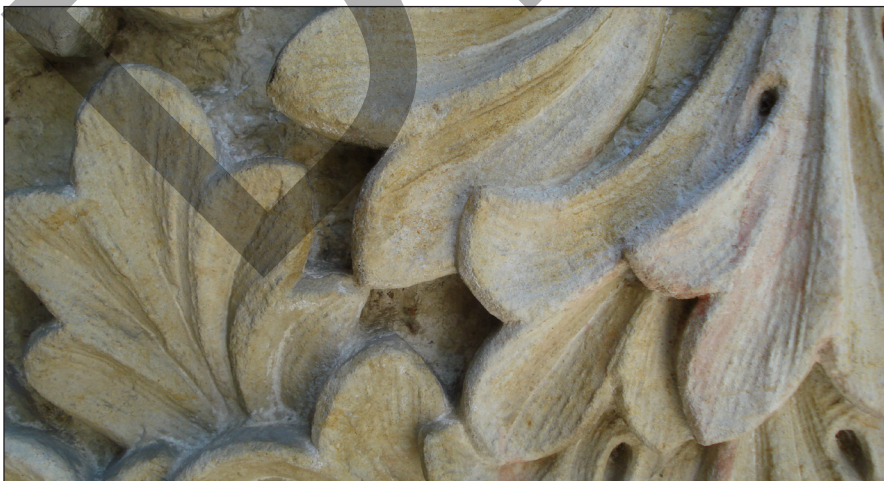
### What is Demolition by Neglect?

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.





### **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 encourage 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 and structures.
- 4.7 Incentivize environmental hazards abatement in significant historic structures.
- 4.8 Retain and maintain historic single-family residences 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](#).

## B. Parks, Recreation, & Open Space

### VISION

Create and maintain a variety of recreational opportunities and open spaces to increase options for residents of all ages to lead a healthy and active lifestyle.

### GOALS

Throughout Douglas County and Lawrence, there has been a **strong, beneficial relationship** between the city, the county, the school districts, and other public agencies to help create, use, and maintain parks and open spaces throughout the greater community.

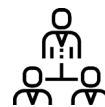
#### 1. Maintain coordinated and cooperative planning and development opportunities with community partners.

- 1.1 Establish park and open space standards for unincorporated Douglas County.
- 1.2 Coordinate recreational services and facilities to maximize resources and minimize community expense.
- 1.3 Coordinate park and open space standards between Douglas County and Lawrence.

One of the most important facets of parks and open spaces is being able to **locate new spaces** that best serve community use, and protect key aspects of our community.

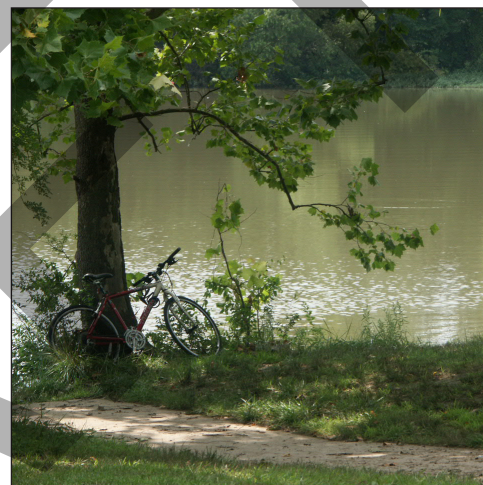
#### 2. Encourage innovative land acquisition and open space preservation.

- 2.1 Incentivize land dedications and other voluntary mechanisms to protect natural and historic areas of the community for public purposes.
- 2.2 Use easements, land owner agreements, and deed restrictions for multi-use trails and open spaces, especially key natural and historic areas.
- 2.3 Create awareness and education programs showing the benefits of key natural and historic areas.



### ADVISORY BOARDS

- [Parks & Recreation Advisory Board](#)



### What are Open Spaces?

Open Spaces can take many forms, but generally, there are 2 types that are predominant in our community.

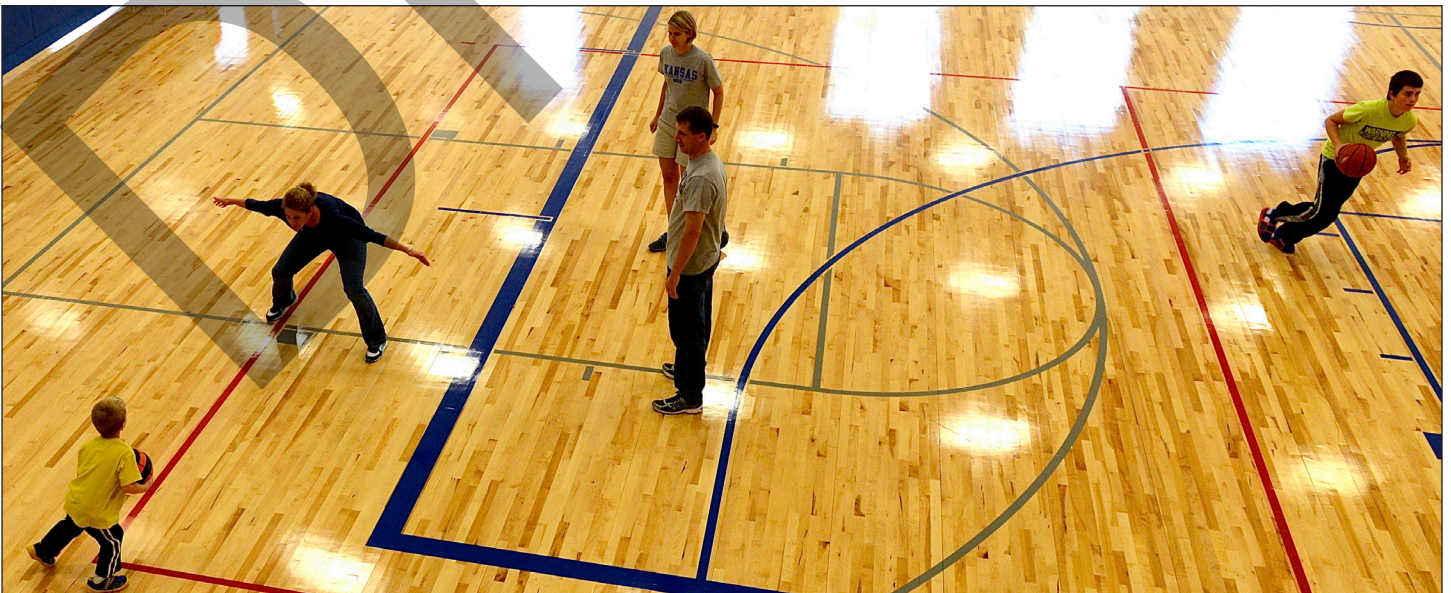
- Active:  
Playgrounds, ballfields, recreation centers
- Passive:  
Trails, nature preserves, scenic overlooks



**Creating parkland and open space areas** as the community grows is necessary to maintain a key component of our quality of life.

**3. Identify and expand existing park, recreation, and open space systems.**

- 3.1 Ensure adequate and equitable access to park, recreation and open spaces to all community residents.
- 3.2 Locate and develop park, recreation, and open space locations consistent with the Lawrence Parks and Recreation Master Plan, and other Future Land Use plans.
- 3.3 Facilitate new park, recreation, and open space locations in conjunction with the growth and development of the community.
- 3.4 Locate park, recreation, and open space locations near other community facilities, such as schools, when possible to maximize resources and minimize expenses.
- 3.5 Utilize floodplains for low impact park, recreation, and open space uses, such as play fields, trails, and passive recreation.
- 3.6 Facilitate open space preservation by working with property owners.



Linkages are equally as important as having park, recreation, and open space land available to the community. **Improving these linkages** via trails, sidewalks, and paths, ensures accessibility to all residents to match transportation and recreation needs.

#### 4. Connect and link parks, recreation, and open space locations.

- 4.1 Create connections throughout the community using existing and unique features to provide connections, such as parkways and boulevards, greenways, riparian corridors, and other methods.
- 4.2 Capitalize on street and utility improvement projects as opportunities to include sidewalks, bikeways, and trails.
- 4.3 Provide linkages within Lawrence and unincorporated Douglas County connecting park, recreation, and open space locations.
- 4.4 Connect lands providing continuity for floodplains, watercourses, and wildlife.

Some of the most valuable lands in our community are ones we don't build on. **Preserving natural features and areas** throughout Douglas County for the community's benefit and enjoyment is critical to preserving our natural spaces.

#### 5. Preserve and enhance natural areas of the community.

- 5.1 Promote sensitive land retention through programs such as conservation easements.
- 5.2 Incorporate natural elements, such as floodplains, watercourses, wetlands, and steep slopes into development proposals as preserved features.
- 5.3 Design historic sites and historic ecosystems into spaces for conservation and enjoyment by future generations.



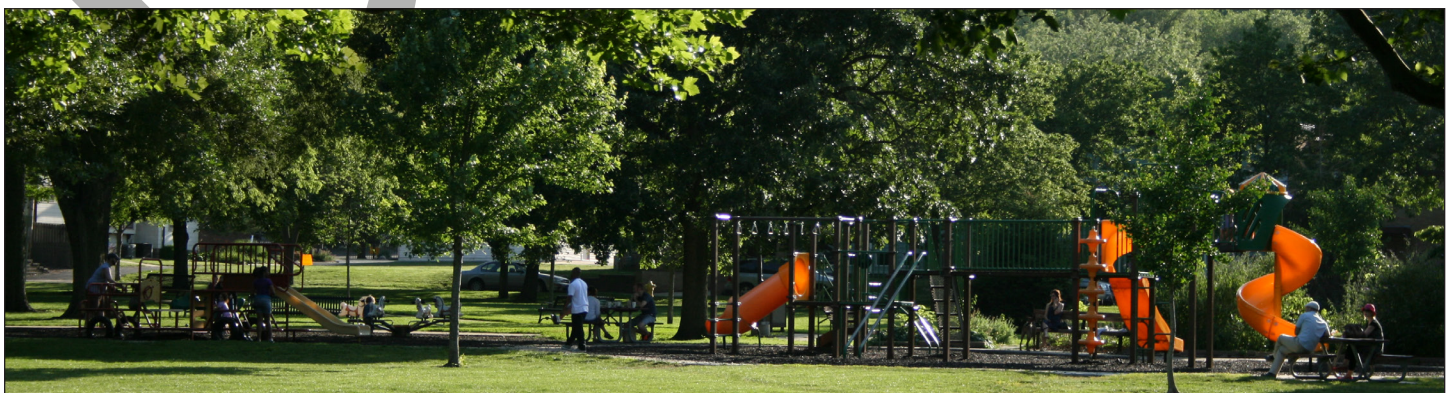
#### What is a Floodplain?

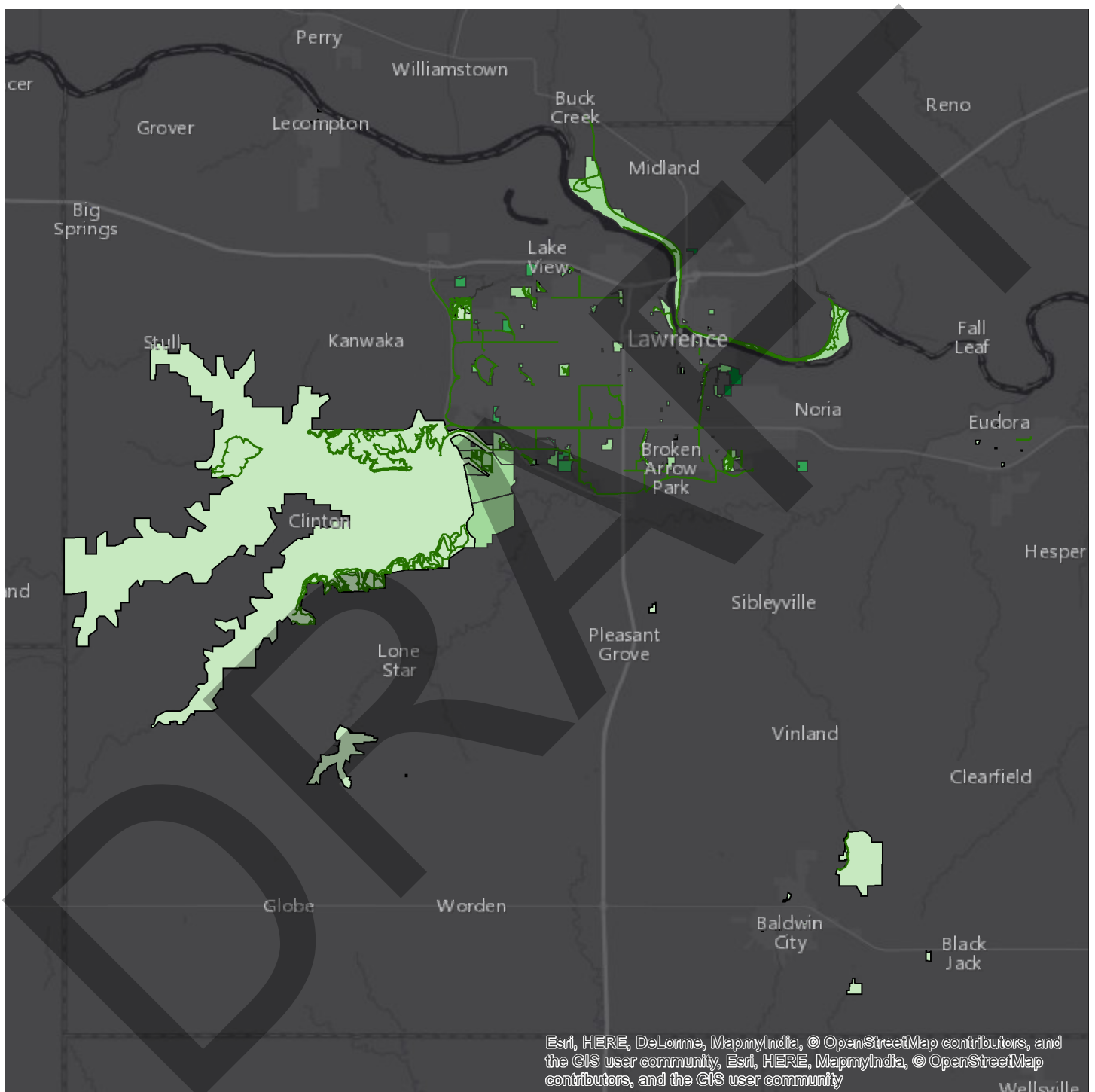
The land area susceptible to inundation by water as a result of the flood. This typically includes areas of low-lying ground adjacent to rivers or streams.



#### What is a Steep Slope?

Those areas of land characterized by a change in elevation of 15 percent.





Map 7.1: Parks & Open Space Map  
[Click on Map Image to view Complete Map](#)

## C. Community Facilities

### VISION

We will be a community with facilities to serve our residents and enhance the quality of life in a sustainable and efficient manner.

### GOALS

Responsible government ensures that **facilities and structures are maintained** and upgraded to maximize the life of these assets.

#### 1. Maintain and construct quality and sustainable community facilities.

- 1.1 Identify appropriate locations for new facilities, and maintain existing locations throughout the community.
- 1.2 Collaborate with community partners (schools, hospitals, universities, etc.) on future efforts, including siting facilities that can be shared to maximize public investment.
- 1.3 Encourage combining or creating multiple use facilities when appropriate, such as schools/ community centers, Fire/Police stations, to improve accessibility and efficiency.
- 1.4 Incorporate multi-modal transportation elements into facility planning and design.

Siting community facilities can be difficult and dependent on a variety of factors. **Using locational criteria** helps ensure a best for the use and the community.

#### 2. Consider the following Locational Criteria when siting community facilities.

- 2.1 Locate and design sites to minimize impacts on adjacent areas.
- 2.2 Utilize innovative designs to enhance Lawrence and Douglas County.
- 2.3 Buffer potential nuisances by appropriate means.



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Ensuring the long-term viability and service provision by the **community's general hospital.**

**3. Maintain support to the community's public general hospital.**

- 3.1 Review impacts of proposed hospital facilities on the existing general hospital, and the need for additional general hospital facilities within the community.



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## 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](#)





- 3.1 Develop strategies for incorporating public art in built projects.
- 3.2 Incorporate [public arts programming](#) into all eligible City of Lawrence projects.
- 3.3 Design, maintain, and complement infrastructure for creative, cultural, and celebratory activities throughout the community.



*"The mission of the Citywide Cultural Plan is to engage the Lawrence community in expressing its collective creative capacity in order to support and sustain a vibrant and robust community."*

*Building on Lawrence's Creative Capital: A City-Wide Cultural Plan for Lawrence, KS, p. 19*



## E. Food Systems Development

### VISION

Create a robust local food system that enriches producers and consumers and that bolsters our communities' health and resilience.

### GOALS

Local foods are a large part of our culture and economy, including producing, buying, and consuming food products. Ensuring **agriculture's role in our community** helps signify its importance in our local economy and shapes our local identity.

1. **Identify and encourage opportunities for growth in local agricultural employment, tax base, and income.**
  - 1.1 Plan in accordance with and implement the [Douglas County Food Systems Plan](#).
  - 1.2 Maintain and protect working lands and [high quality agricultural soils](#) for future generations.
  - 1.3 Plan for the conservation and protection of [high quality agricultural soils](#) as part of [Specific Land Use Plans](#).
  - 1.4 Identify and maintain funding for conservation easements.
  - 1.5 Guide the expansion of local farmers markets throughout the community as feasible.
  - 1.6 Maintain economic development support for the development of regional food system infrastructure and value-added agricultural production.
  - 1.7 Plan for equitable healthy, local food access throughout Douglas County.



### ADVISORY BOARDS

- [Food Policy Council](#)



Photo by A. Shafer Photography



### What are Local Foods?

Local food and eating locally means building new markets that connect area producers and consumers, keeping food dollars within our community.

This includes how we produce, buy, eat, and throw away food in Douglas County.



Photo by A. Shafer Photography

A woman with long brown hair, wearing a pink top and black leggings, is walking two dogs on a paved path. The dog on the left is a brown and black dog, and the dog on the right is a white dog. The path is surrounded by green grass and pink flowers. In the background, there are trees and a wooden fence. The scene is bright and sunny.

*"Than the coming of spring in  
Kansas nothing can be more  
beautiful.*

***It is day after day  
of perfection."***

**-Kate Stephens  
Life at Laurel Town**



# Chapter 8

## Appendix



## Key Numbers

(Source: U.S. Census Bureau)

<b>Population</b> <sup>(2015)</sup>	
Douglas Co.	118,053
Lawrence	93,917
<b>Population: Under 18</b> <sup>(2015)</sup>	
Douglas Co.	21,735
Lawrence	15,793
<b>Population: Over 65</b> <sup>(2015)</sup>	
Douglas Co.	11,500
Lawrence	8,070
<b>Median Household Income</b> <sup>(2015)</sup>	
Douglas Co.	\$50,939
Lawrence	\$46,406
<b>Housing Tenure</b> <sup>(2015)</sup>	
Douglas Co.	Own: 52%/Rent:48%
Lawrence	Own: 46%/Rent:54%
<b>Persons in Poverty</b> <sup>(2015)</sup>	
Douglas Co.	19.4%
Lawrence	21.8%
<b>Educational Attainment</b> <sup>(2015)</sup>	
High School graduate or higher	
Douglas Co.	94.9%
Lawrence	95.2%
<b>Median Housing Value</b> <sup>(2015)</sup>	
Douglas Co.	\$179,800
Lawrence	\$176,300
<b>Total Housing Units</b> <sup>(2015)</sup>	
Douglas Co.	47,812
Lawrence	38,189
<b>Number of Companies</b> <sup>(2012)</sup>	
Douglas Co.	10,121
Lawrence	8,238

## 8. Appendix

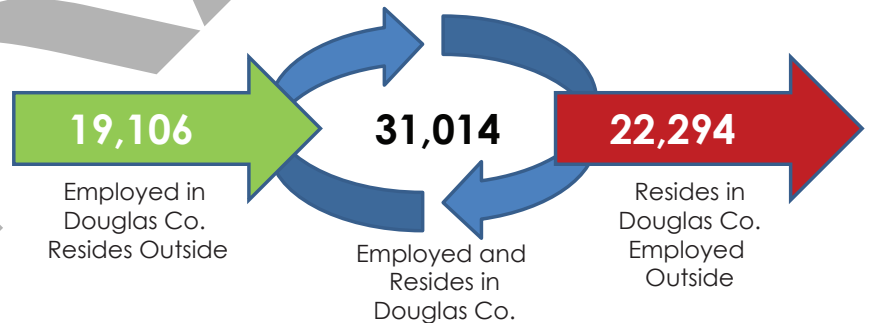
### A. Community Profile

Both Douglas County and Lawrence have experienced considerable population growth since the 1950s. Understanding the people of our community has direct effects on how we plan for housing, jobs, transportation, and many other services.

This portion of the comprehensive plan captures a snapshot of the key figures for population, housing, and economics within our community.

Applying the [2010 Census residence concept](#) means that people will not always be counted at the place where they happen to be staying on Thursday, April 1, 2010. People who live at more than one residence during the week, month, or year should be counted at the place where they live most of the time. College students living away from their parental home while attending college in the U.S. (living either on-campus or off-campus) are counted at the on-campus or off-campus residence where they live and sleep most of the time.

2015 Employment Inflow/Outflow Analysis



2015 Employment Inflow/Outflow Analysis



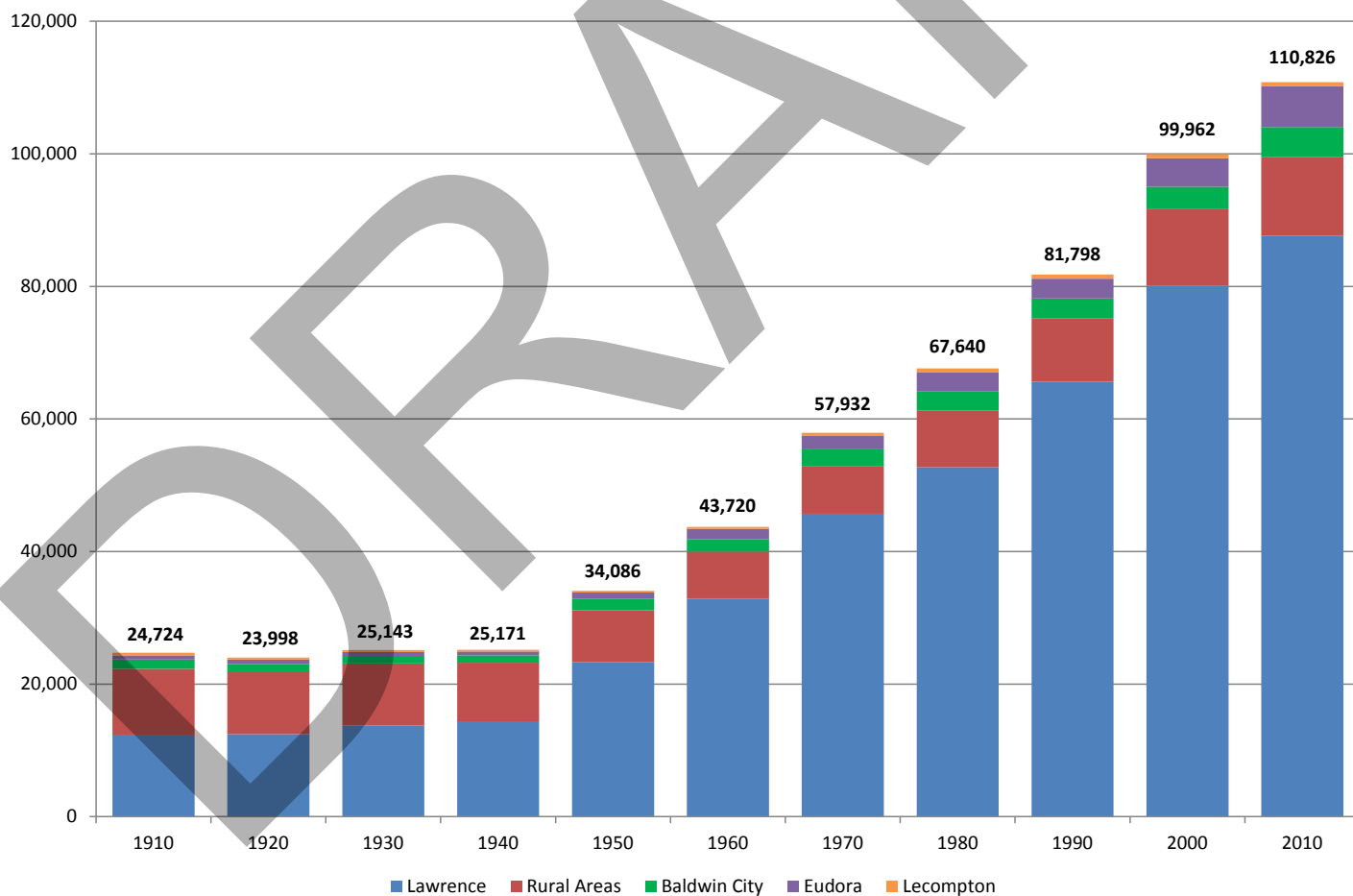
Source: U.S. Census

	1910	1920	1930	1940	1950	1960	1970	1980	1990	2000	2010
Douglas County	24,724	23,998	25,143	25,171	34,086	43,720	57,932	67,640	81,798	99,962	110,826
Baldwin City	1,386	1,137	1,127	1,096	1,741	1,877	2,520	2,829	2,961	3,400	4,515
Eudora	640	627	599	603	929	1,526	2,071	2,934	3,006	4,307	6,136
Lawrence	12,374	12,456	13,726	14,390	23,351	32,858	45,698	52,738	65,608	80,098	87,643
Lecompton	386	310	288	250	263	304	434	576	619	608	625
Rural Areas	9,938	9,468	9,403	8,832	7,802	7,155	7,209	8,563	9,604	11,549	11,907

Source: U.S. Census

### Decennial Population: Douglas County by Municipality

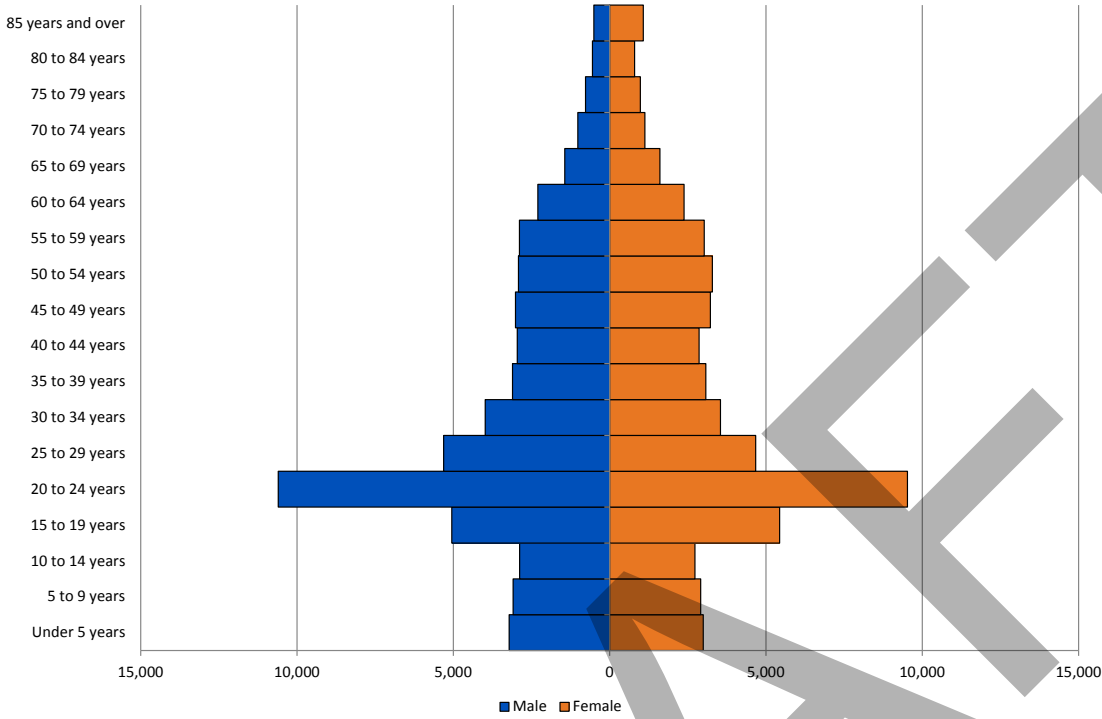
Source: U.S. Census Bureau



# Population Pyramids

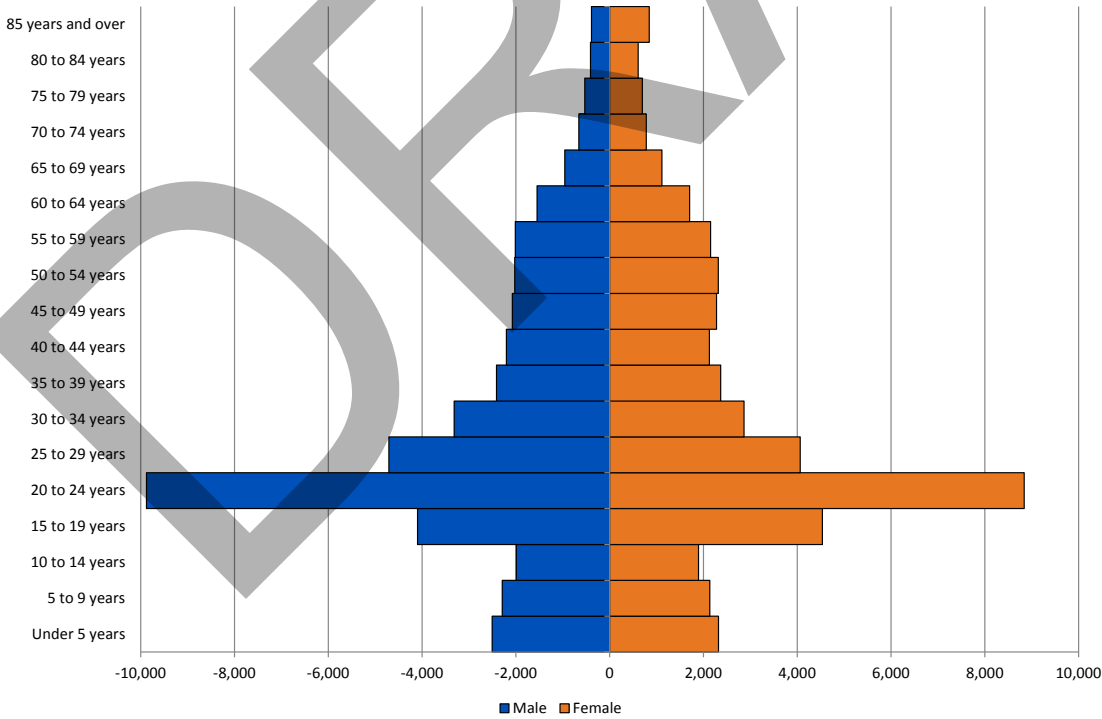
## Douglas Co. Population Pyramid

Source: U.S. Census Bureau



## Lawrence Population Pyramid

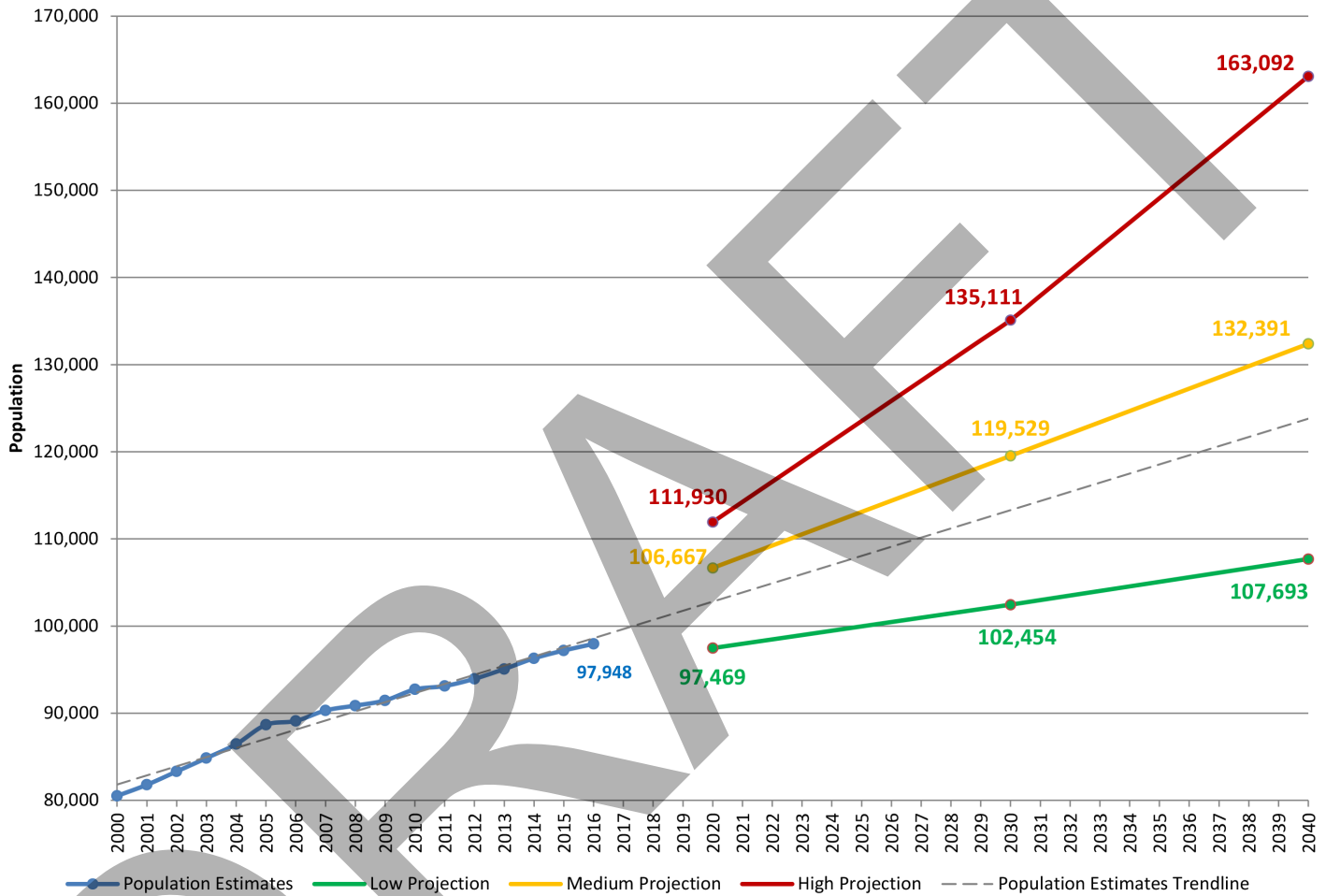
Source: U.S. Census Bureau



# Population Projection

**Population projections** are means of providing a picture of Lawrence as it may develop in future years, under varying sets of real-world growth conditions. Population projection methods are primarily based on trend data, and the most accurate projections can only be completed every 10 years after sufficient trend data has been established.

### Lawrence Population Projections: 2020 to 2040



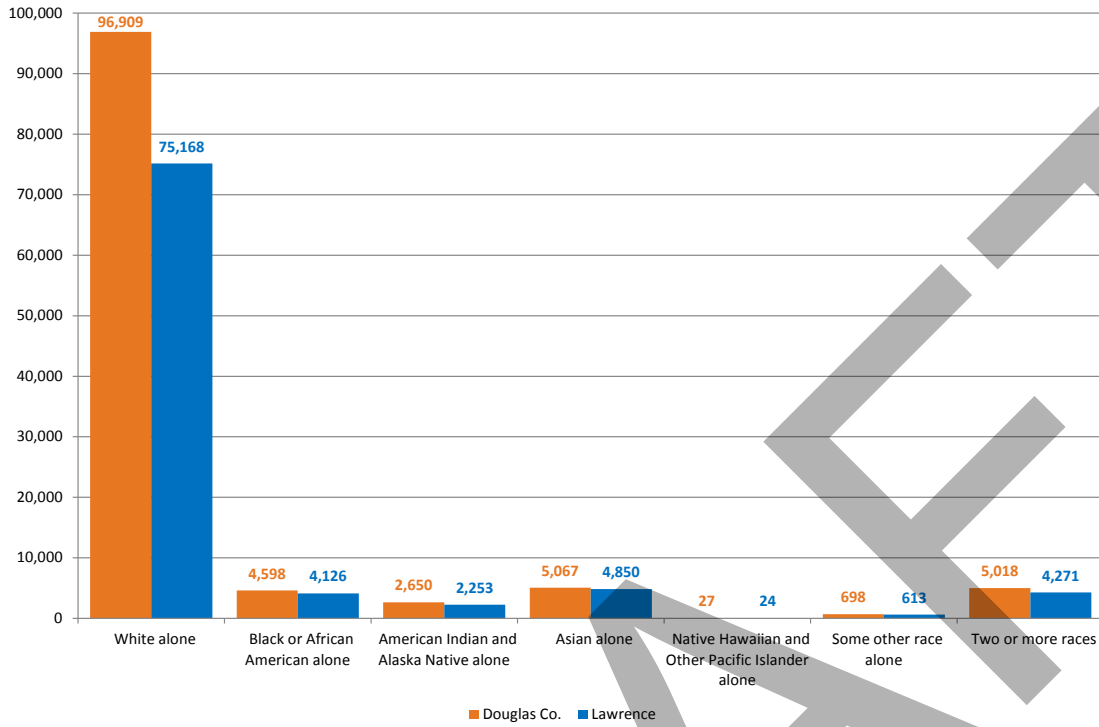
2011 Population Projections - City of Lawrence			
Projections	2020	2030	2040
<b>Low</b> Average Growth Rate 2005 - 0.5%	97,469	102,454	107,693
<b>Medium</b> Linear Regression 2000-2009	106,667	119,529	132,391
<b>High</b> Average Growth Rate 2000-2005 - 1.9%	111,930	135,111	163,092

Source: Lawrence / Douglas County Planning Office

# Demographics

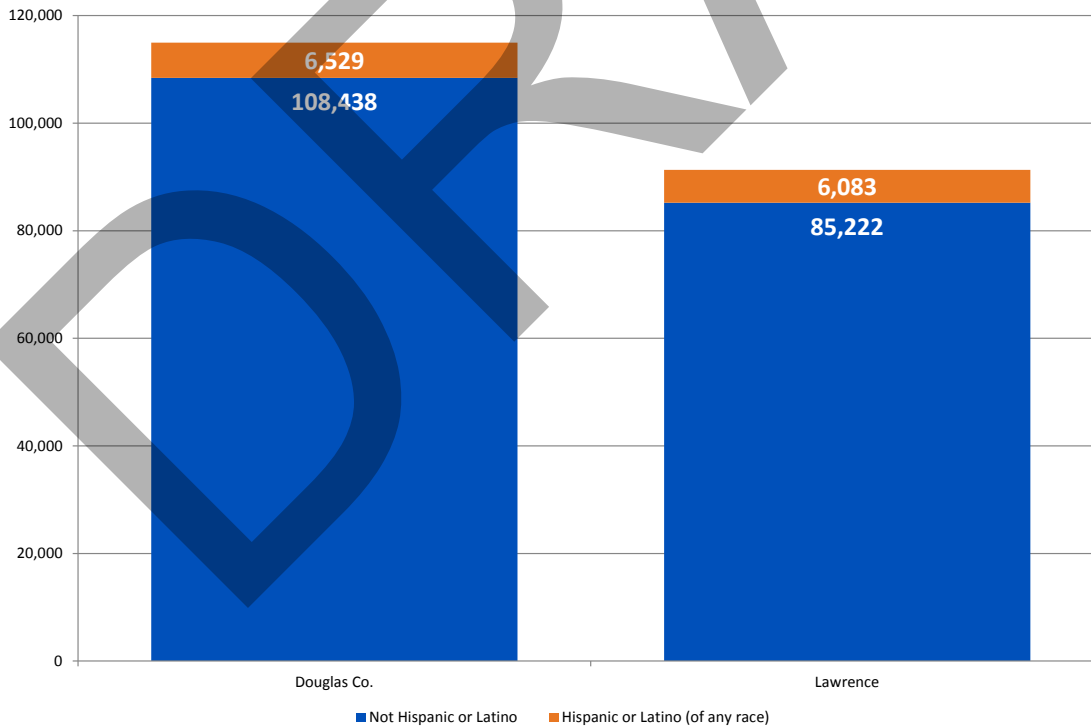
## Race: Total Population

Source: U.S. Census Bureau



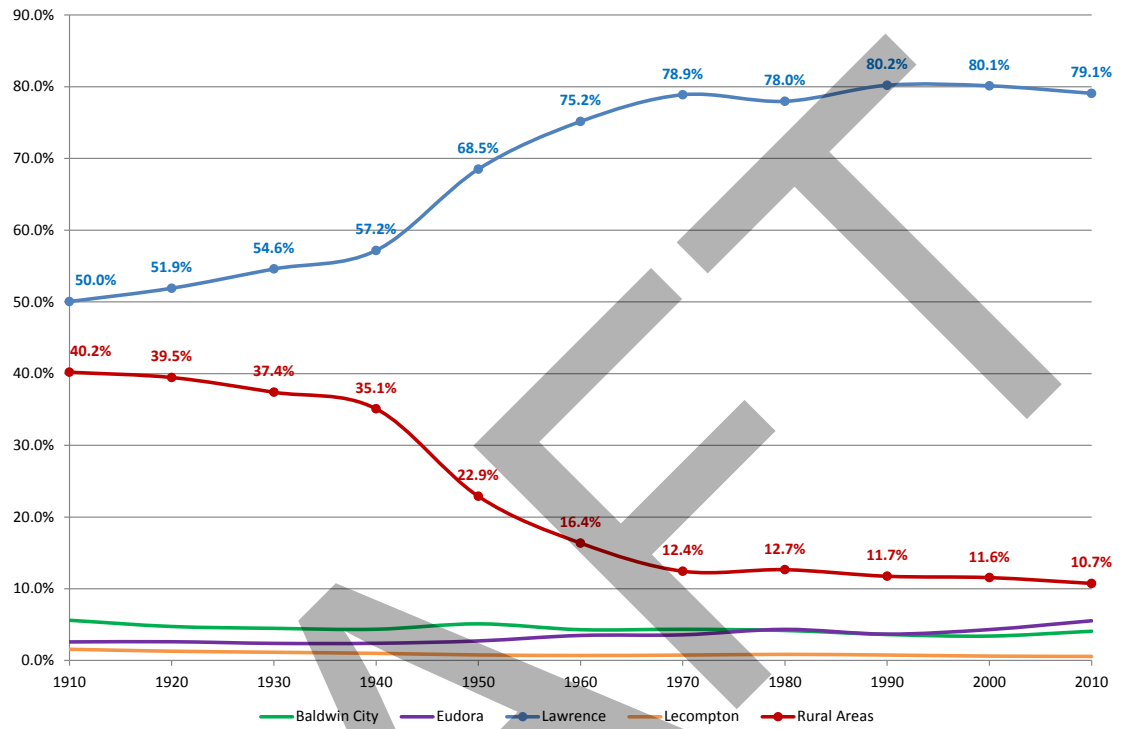
## Hispanic or Latino and Race

Source: U.S. Census Bureau



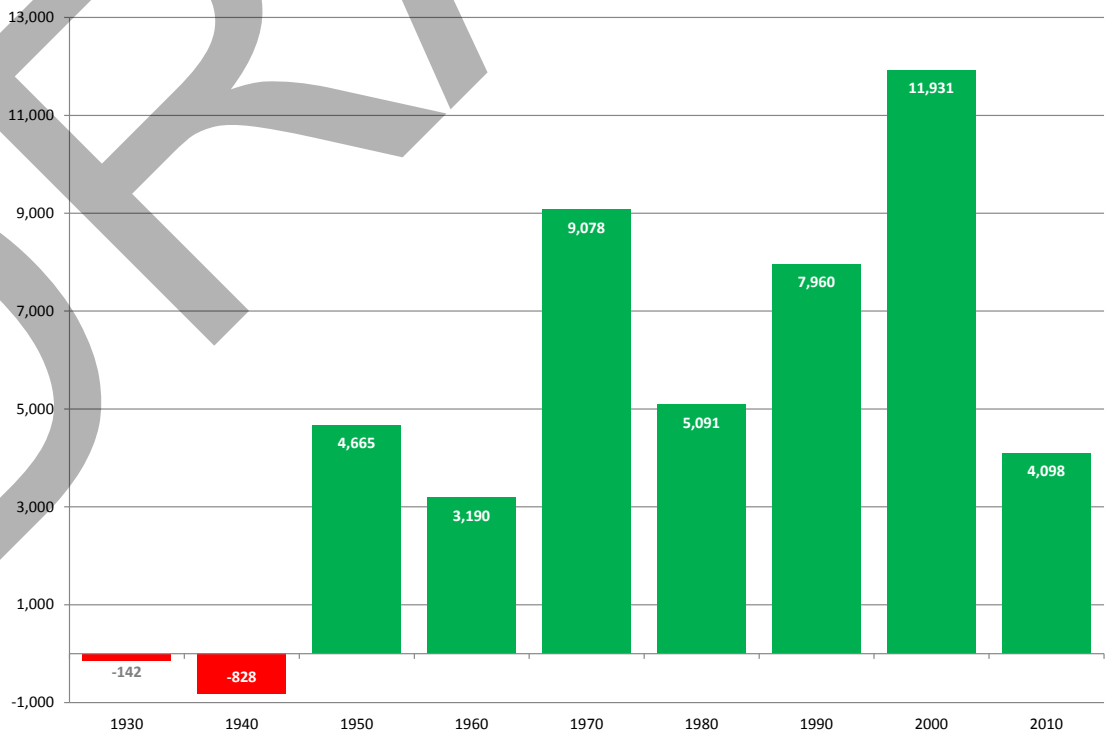
Decennial Population: Percent of Douglas County

Source: U.S. Census Bureau



Douglas County: Net Migration Decade Ending

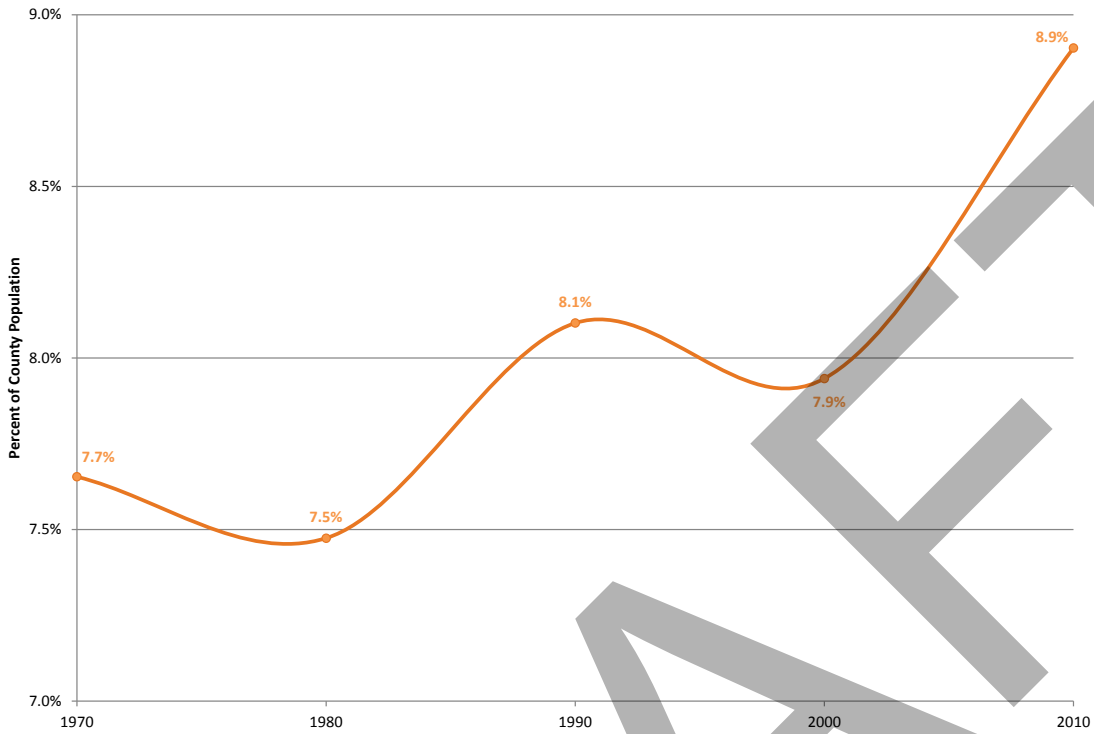
Source: Institute for Policy and Social Research, The University of Kansas



# Demographics

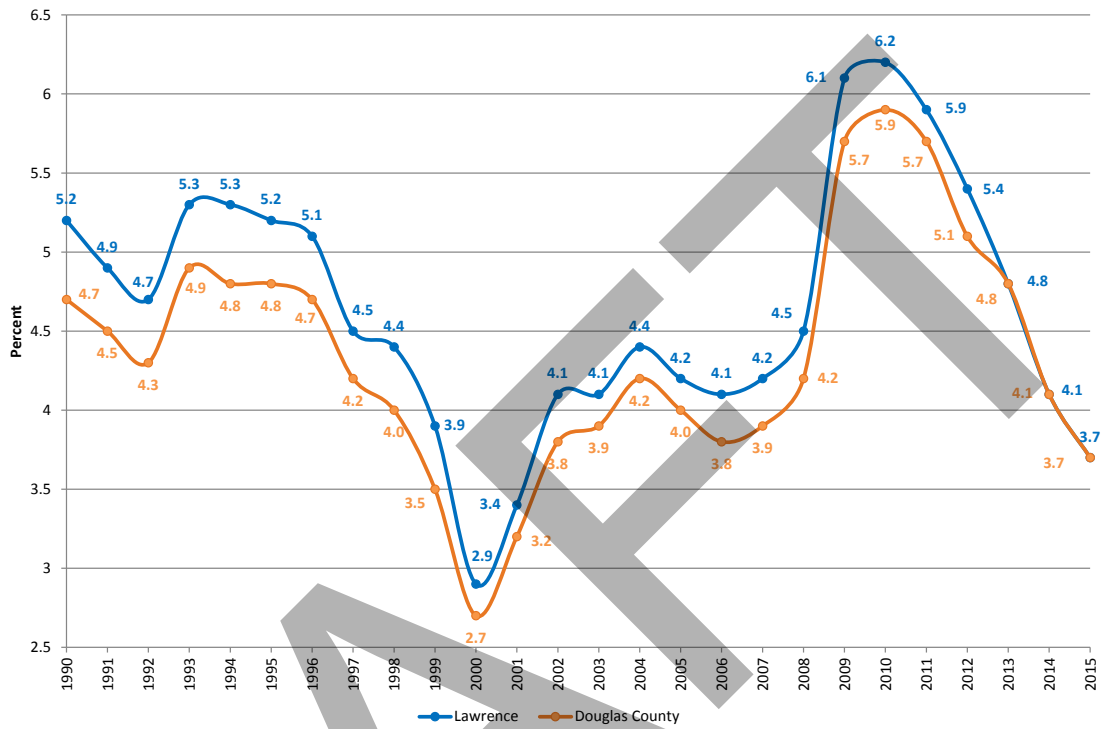
## Percent of Douglas Co. Population Aged 65+

Source: University of Kansas: Institute for Policy & Social Research



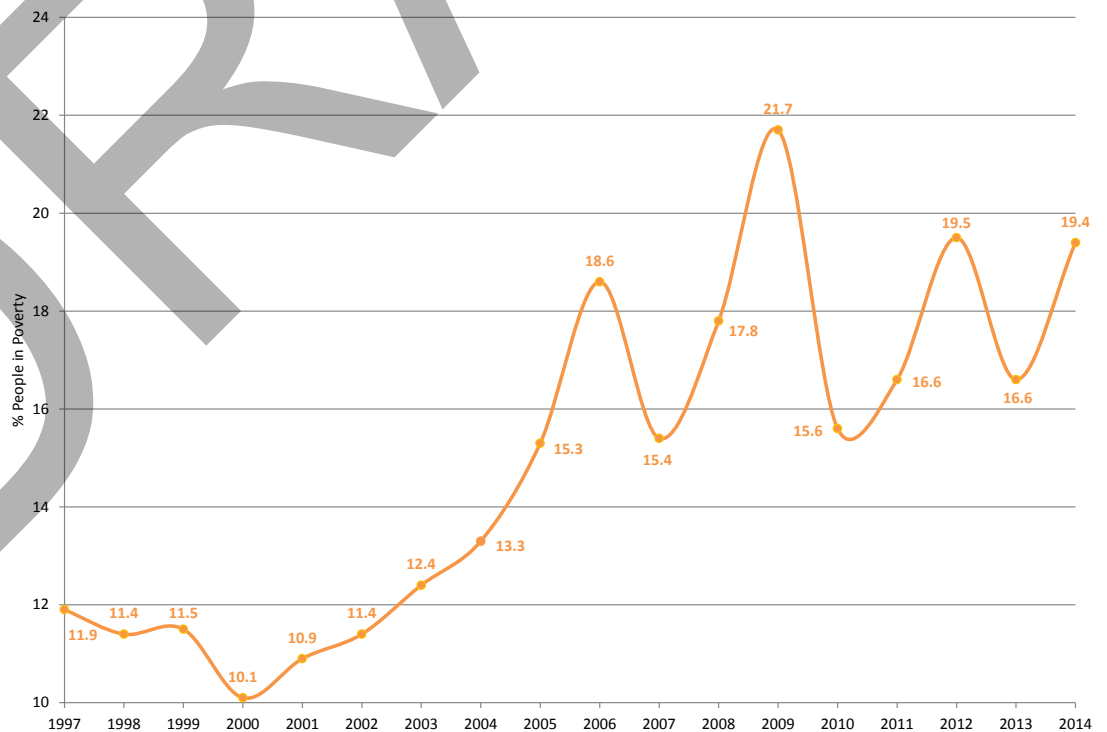
Local Area Unemployment Statistics (Not Seasonally Adjusted)

Source: U.S. Bureau of Labor Statistics



Douglas County: Estimate Percent of People in Poverty

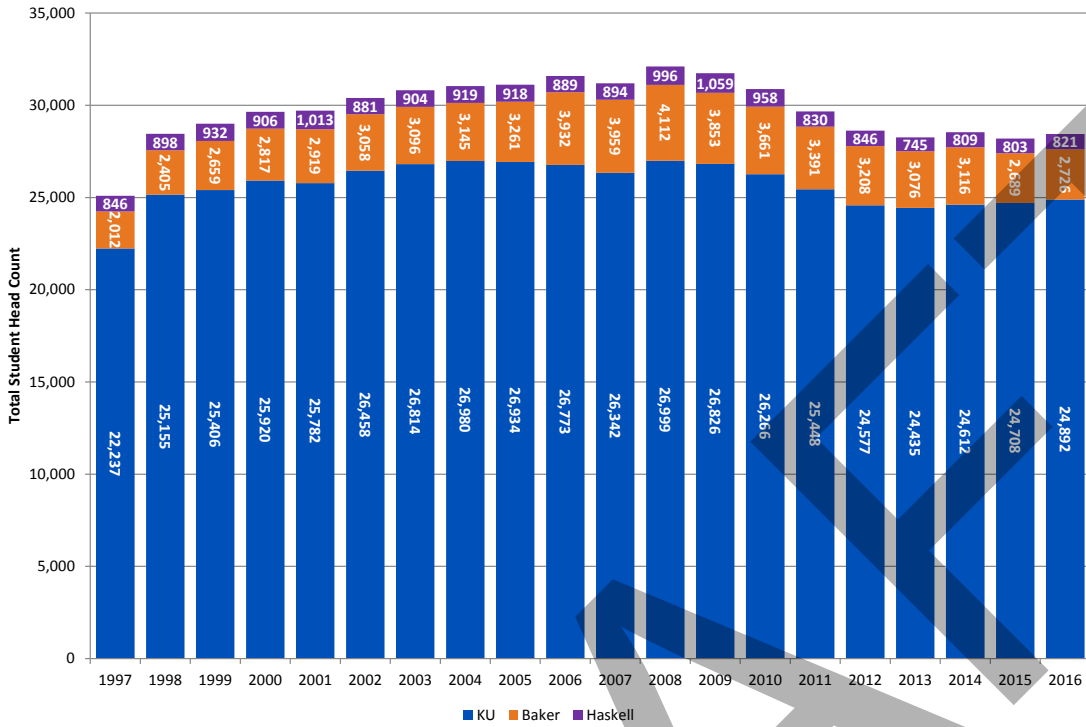
Source: University of Kansas: Institute for Policy & Social Research



# Education

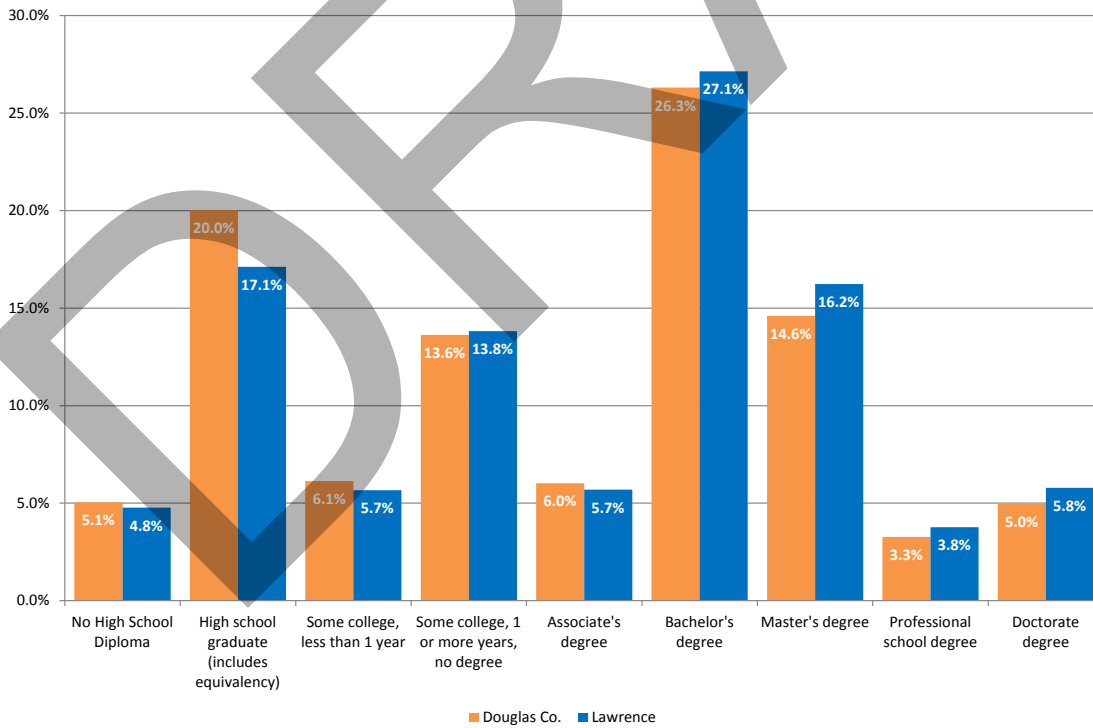
## Enrollment in Douglas Co. Colleges and Universities

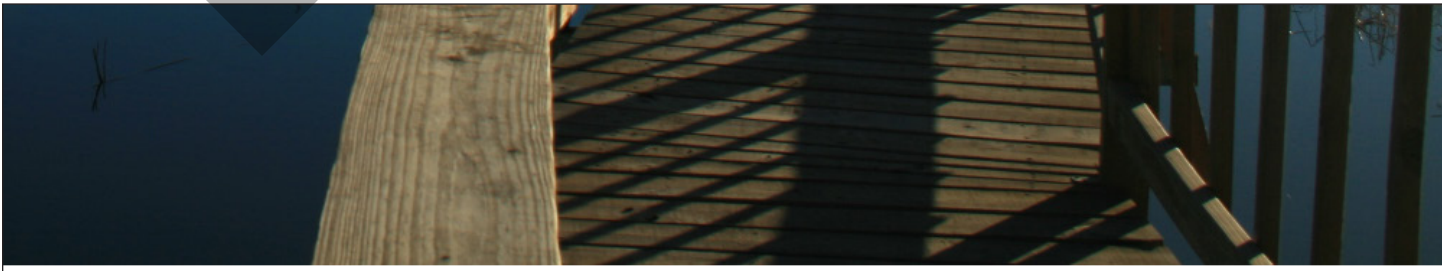
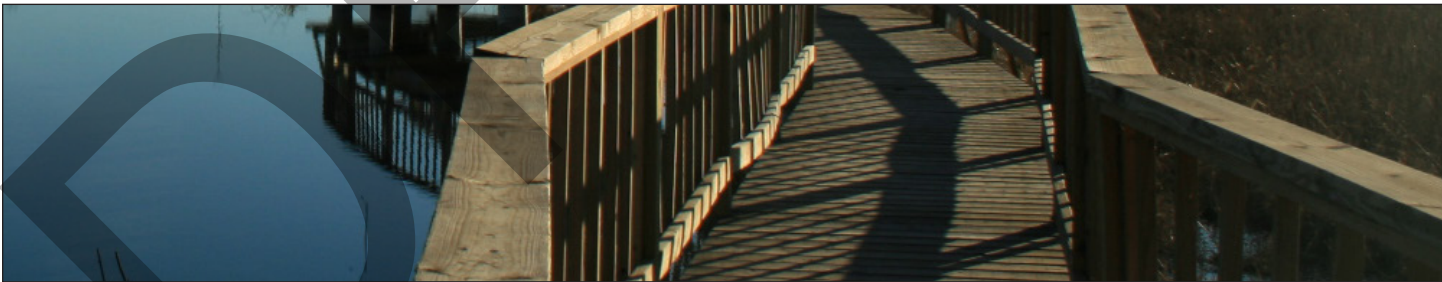
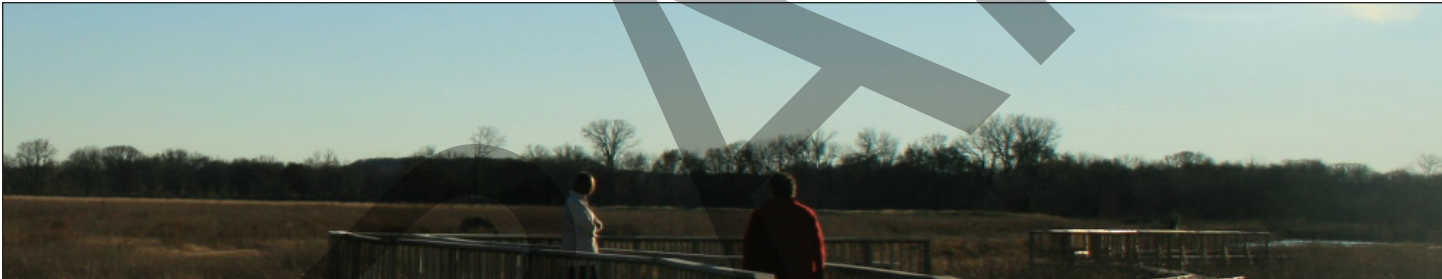
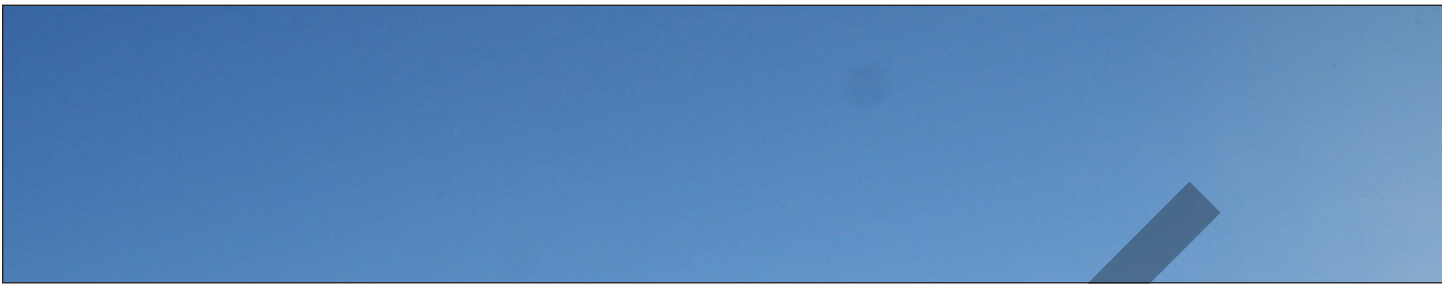
Source: KU Institute for Policy & Social Research / Kansas Board of Regents



## Educational Attainment: Population 25 years and over

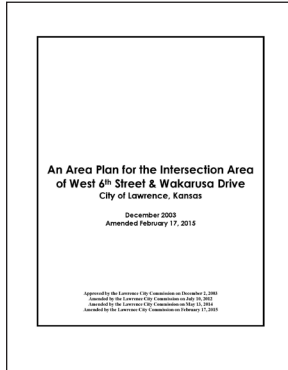
Source: U.S. Census Bureau





## B. Specific Land Use Plans

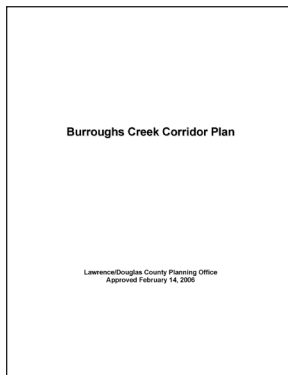
Specific Land Use Plans provide a [detailed land use vision](#) for future development or redevelopment within a study area. The scope and area studied vary and utilize context-based data and public input to determine land use recommendations. When adopted, such plans become the primary guide for land use decisions. The following plans are hereby incorporated by reference.



### **An Area Plan for the Intersection of W. 6<sup>th</sup> Street and Wakarusa Drive**

Adopted: 2003 | Amended: 2015

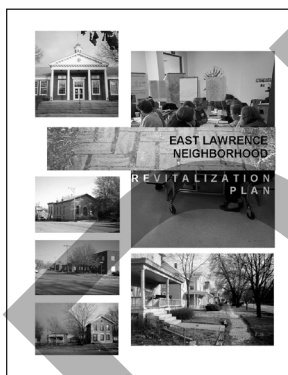
This small area plan ensures appropriate and compatible development of the W. 6th Street and Wakarusa Drive intersection. Initially anticipated to evolve into one of the more prominent commercial centers of the community, this intersection is recommended as most appropriate for commercial development.



### **Burroughs Creek Corridor Plan**

Adopted: 2006

Until the 1960's, this portion of Lawrence was beyond the eastern most city limits. After the railroad line was abandoned in 1987, almost all of the industrial uses and zonings have remained. The purpose of this plan is to provide guidelines for using the abandoned railroad corridor as a linear park and recreational trail, emphasizing residential infill and neighborhood friendly redevelopment of existing industrial and commercial uses.



### **East Lawrence Neighborhood Revitalization Plan**

Adopted: 2000

The East Lawrence Neighborhood Revitalization Plan includes initiatives in virtually every area of neighborhood life. This neighborhood revitalization plan is not a land use plan but a preservation and social action strategy to maintain features that are most important to the homeowners, property owners, business owners, and tenants.



### **Farmland Industries Redevelopment Plan**

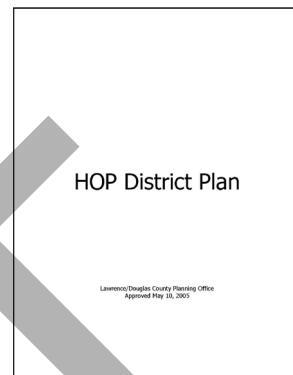
Adopted: 2008 | Amended: 2016

The former Farmland Nitrogen Manufacturing plant began operations in 1954 and closed in 2001. This plan brings together the community goals of creating additional employment and open space by providing a plan to redevelop an approximately 467 acres brownfield site into a community asset.

## HOP District Plan

Adopted: 2005

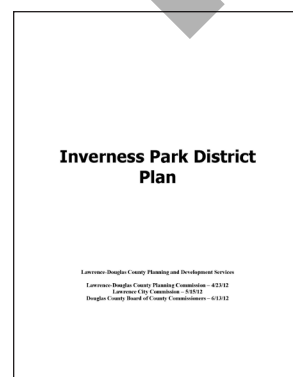
The Hillcrest, Old West Lawrence and Pinckney Neighborhood Associations jointly requested this plan which includes portions of each neighborhood. This district plan was named the HOP (Hillcrest, Old West Lawrence, and Pinckney) District Plan. This plan provides direction for residential and commercial infill and redevelopment, while preserving the character of the area, its historic environs and properties.



## Inverness Park District Plan

Adopted: 2013

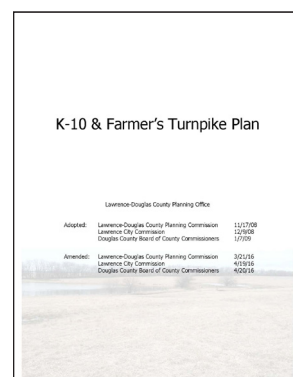
The Inverness Park area began developing when annexation was approved in 1999. The Inverness Park District Plan is focusing on providing future land use guidance for the remaining undeveloped property within the planning area, acting as the official land use guide for the remaining undeveloped land within the planning area.



## K-10 and Farmer's Turnpike Plan

Adopted: 2009 | Amended: 2016

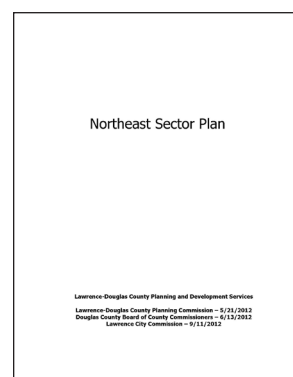
Located northwest of Lawrence and southeast of Lecompton, this planning area is anticipated to develop with a wide range of uses and intensities extending from very low-density residential to industrial uses as Lawrence grows into this planning area.

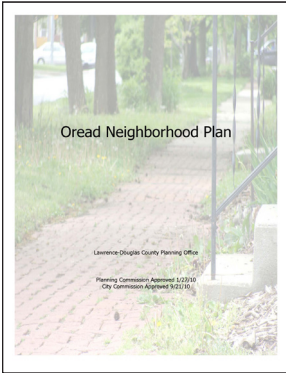


## Northeast Sector Plan

Adopted: 2003 | Amended: 2015

The dominant character of this portion of Douglas County is rural, although there are a variety of uses within the area. This area is agriculturally used throughout the majority of the planning area, which is not anticipated to urbanize in the foreseeable future.

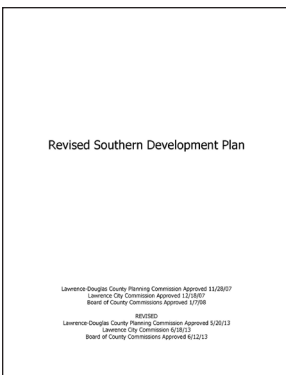




### Oread Neighborhood Plan

Adopted: 2010

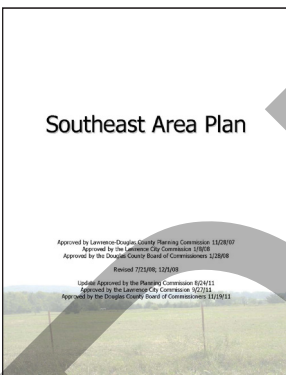
Today this planning area is primarily residential, with a variety of housing types to accommodate the diversity of people calling the neighborhood home. Addressing compatibility, maintaining housing variety, and continuing neighborhood-scale commercial areas are addressed by this plan. Creative solutions to address crime, owner occupants, landlords and structural neglect are recommended.



### Revised Southern Development Plan

Adopted: 2007 | Amended: 2013

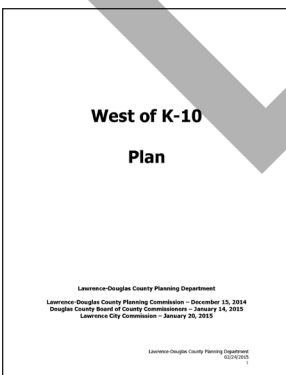
The original Southern Development Plan was adopted in 1994, at a time when this part of the community was principally agriculture. As Lawrence grew south and west, a development guide was needed. Growth did not develop to the extent that the original plan anticipated; therefore, this revision updates the boundary, land use policies, and future land use maps to reflect the current conditions and community visions.



### Southeast Area Plan

Adopted: 2008 | Amended: 2011

The development of a Southeast Area Plan began in 1997, with the primary issues at that time being the timing of development, the completion of the South Lawrence Trafficway, and extension of city utilities. This area is anticipated to develop with a wide range of uses with more intensive industrial and commercial use areas in close proximity to E. 23rd Street/K-10 Highway, and residential uses are generally located in the southern portion of the planning area.



### West of K-10 Plan

Adopted: 2008 | Amended: 2015

This plan initially started with the W. 6th Street and K-10 Nodal Plan in 2003, but soon an expanded scope was needed for growth in this area. This revision supersedes the former plan, and provides guidance for urban density growth in the area west of K-10.

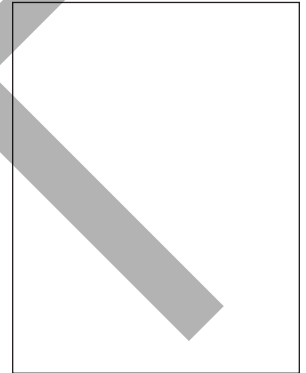
## C. Reference Plans

The comprehensive plan establishes the overall future vision for the community; it can't match the subject detail or expertise that is found in specific community plans. Because of this, the comprehensive plan incorporates these plans by reference to provide land use guidance, where appropriate.

### **Affordable Housing / CHAT Update**

Adopted: 0000

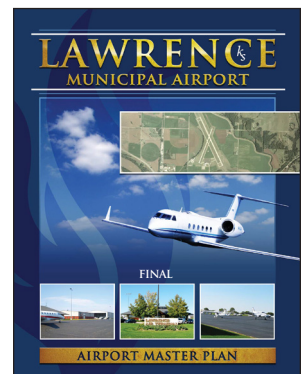
<PLACEHOLDER>.



### **Airport Master Plan**

Adopted: 2012

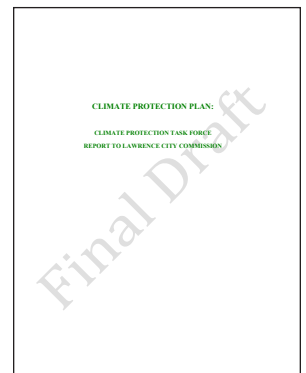
The Airport Master Plan was undertaken to evaluate the airport's capabilities and role, to forecast future aviation demand, and to plan for the timely development of new or expanded facilities that may be required to meet that demand. The master plan is intended to be proactive in identifying and planning for future facility needs in advance of the actual need for the facilities.



### **Climate Protection Task Force Report**

Adopted: 2009

Recognizing a need for action, Lawrence signed on to the U.S. Conference of Mayors Climate Protection Agreement in March 2006. This report developed a goal to reduce Lawrence's greenhouse gas emissions by 80% by 2050, establishing Lawrence as a leader in climate risk mitigation in Kansas.



### **Coordinated Public Transit –Human Services Transportation Plan**

Adopted: 2016

CPT-HSTP for Douglas County, is required by federal laws and regulations governing the MPO planning process. This plan outlines how providers can most efficiently and effectively work together to improve mobility for individuals with special transportation needs.





### Countywide Bikeway Plan

Adopted: 2013

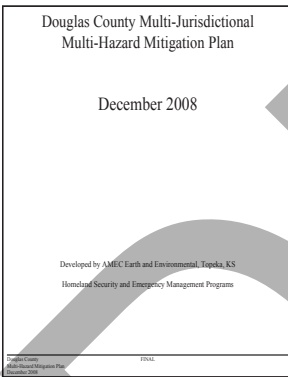
The Countywide Bikeway System Plan serves to update and expand the existing bikeway system planning initiated in T2040. This plan provides updates to the existing and planned T2040 bikeway network for Lawrence and proposes bikeway connections throughout Douglas County, including Eudora, Baldwin City, and LeCompton.

### Lawrence Cultural Plan

Adopted: 2015



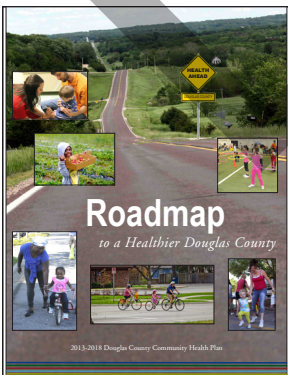
This plan calls on Lawrence to build on the multitude of assets the city enjoys and in ways that address challenges unique to Lawrence, some common among smaller cities. It also calls on the community's robust creative sector to contribute to the vision for Lawrence set forth in the City's comprehensive plan: to make Lawrence and Douglas County a place where creativity thrives, sustainability is a way of life, and community pride is contagious.



### Douglas Co. All Hazards Mitigation Plan

Adopted: 2008

This plan identifies proactive mitigation planning at the local level that can help reduce the cost of disaster response and recovery to property owners and government by protecting critical community facilities, reducing liability exposure, and minimizing overall community impacts and disruption.



### Community Health Plan

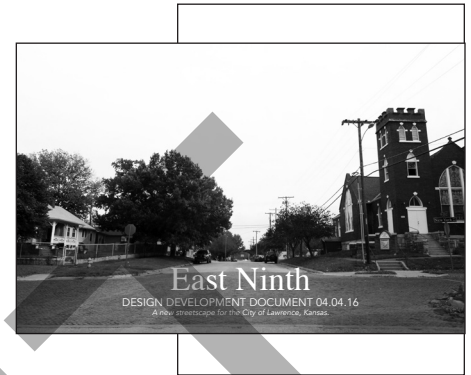
Adopted: 2013

The plan provides a comprehensive look at the health of our community through a process known as the Community Health Assessment. The findings of the assessment are used to create a five-year Community Health Plan that will be used to address community priorities and promote the health of residents throughout Douglas County.

## East Ninth: A New Streetscape for the City of Lawrence

Adopted: 2016

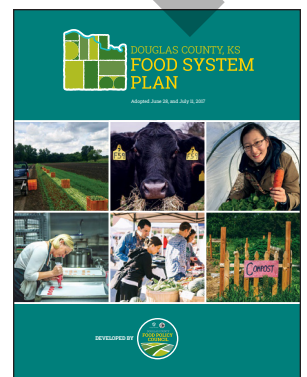
Downtown Lawrence and East Lawrence have historically been a regional hub for arts and culture. Anchored by a strong business district, multiple significant cultural institutions and a rich arts history, these vital communities have long served as a cultural center for Lawrence. This plan identifies a right-of-way improvement project that includes integrated artworks and new multi-modal transportation strategies.



## Food System Plan

Adopted: 2017

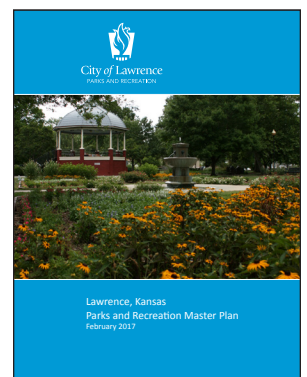
This plan provides strategic recommendations to help guide the development of the local food system and enhance agricultural uses and rural character in Douglas County. The plan develops a set of goals, objectives, and policies to ensure the master plan is fitting the true needs of the community for the next 10 years.



## Parks and Recreation Master Plan

Adopted: 2017

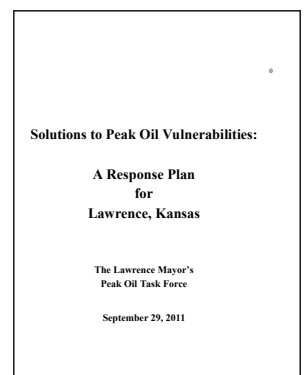
For over 70 years, Lawrence Parks and Recreation has grown and developed programs, activities, parks, and its trail system to accommodate the growth and expanding needs of our community. With these factors in mind, a new master plan was critical to guide the department in its future development and assist in defining its role within the community.



## Solutions to Peak Oil Vulnerabilities: A Response Plan for Lawrence

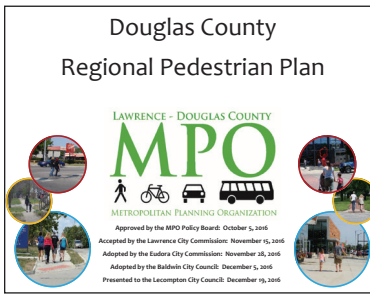
Adopted: 2011

Peak oil does not mean the end of oil, but the end of cheap oil. This report anticipates the negative consequences and plans for energy conservation, identifies beneficial energy and related land use policies, and addresses peak oil-related threats to emergency preparedness. The plan recommends tactics both for a long-term and short-term time-frames.



## Regional Pedestrian Plan

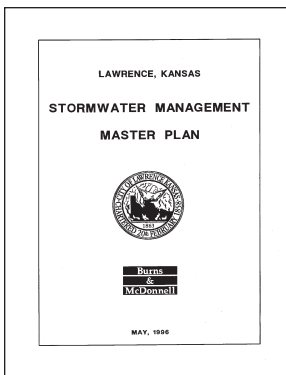
Adopted: 2016



The Regional Pedestrian Plan presents a vision of safe and accessible pedestrian environments for all users. This plan aims to help guide the planning of our diverse communities so that they develop into places where people are allowed the choice to get to their destinations on foot. The plan recommends priorities for projects and programs to improve the regions' walkability.

## Stormwater Master Plan

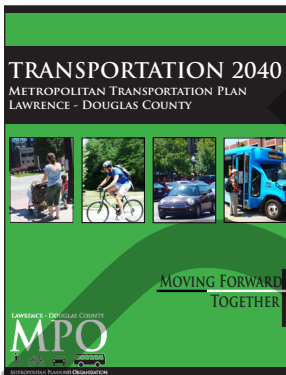
Adopted: 1996



Initially completed in 1994, this plan presents the detailed report from studying the city's major drainage system completed by the 1993 Stormwater Task Force report. The report provides guidance on key capital improvements to be made throughout the stormwater system.

## Transportation 2040

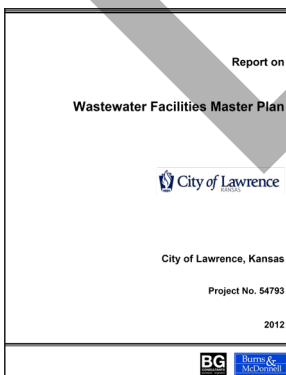
Adopted: 2013



T2040 is the long range transportation blueprint for our future transportation system; it envisions a healthy, safe, and efficient transportation system adequately serving our region into the future. The plan identifies transportation needs, investments, and improvement recommendations for all modes of transportation (automobile, public transit, bicycle, pedestrian, etc.). The plan is updated every 5 years.

## Integrated Wastewater Utilities Plan

Adopted: 2012

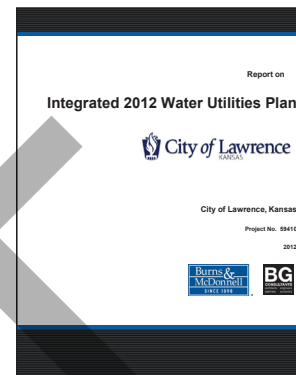


The purpose of the master plan is to evaluate the wastewater treatment and collections systems for improvements to address regulatory requirements, system maintenance and improvements, and potential development planning through 2030. The City uses the master plan to guide decisions in construction, including timing, location, and size, based on these factors.

## Integrated Water Utilities Plan

Adopted: 2012

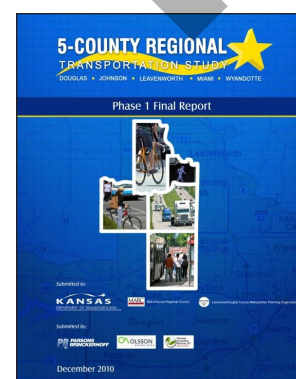
The purpose of the master plan is to evaluate the water treatment and collections systems for improvements to address regulatory requirements, system maintenance and improvements, and potential development planning through 2030. The City uses the master plan to guide decisions in construction, including timing, location, and size, based on these factors.



## 5-County Regional Transportation Planning Study

Adopted: 2013

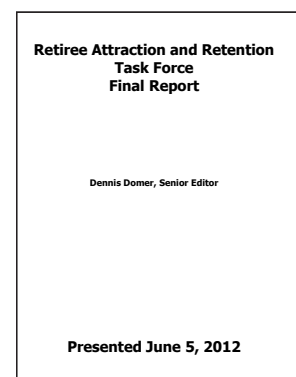
A 2-phase study was completed by the [Kansas Department of Transportation](#), the [Mid-America Regional Council](#) and the Lawrence-Douglas County Metropolitan Planning Organization assessing the transportation needs in Douglas, Johnson, Leavenworth, Miami, and Wyandotte Counties. The study recommends strategies to improve the region's transportation system through 2040.



## Retiree Attraction and Retention Task Force

Adopted: 2012

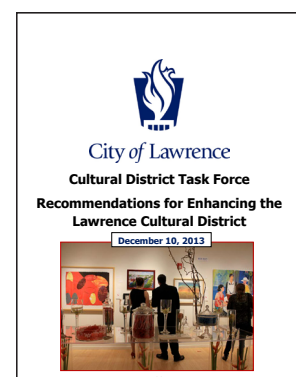
Created by Lawrence and Douglas County in July 2011, this report makes recommendations to assist efforts to retain and attract retirees to our community. The plan developed 3 immediate action steps and 5 near-term recommendations to consider.



## Recommendations for Enhancing the Lawrence Cultural District

Adopted: 2013

The Cultural District Task Force was created by the City Commission by [Resolution 7021](#) and charged with identifying 3 cultural arts district models to support improvements in cultural districts and make recommendations.



**North Lawrence  
Watershed Drainage Study**

**Completed: 2005**

**North Lawrence Drainage Study**

Adopted: 2005

The City of Lawrence embarked on a program to develop a stormwater management plan for the North Lawrence watershed, based on a recognized need to upgrade existing facilities, to modern design standards, and to provide coordinated facilities in developing areas. Lawrence-Douglas County Planning Commission proposed this study to address repeated concerns from residents of the North Lawrence area.



Photos by A. Shafer Photography



Photo by A. Shafer Photography

## D. Implementation

A key to the Comprehensive Plan is how it will be implemented after adoption. Implementation translates a plan’s vision, goals and actions into the [City Land Development Code](#), [County Zoning Code](#), [Joint Subdivision Regulations](#), and other Planning documents.

This section provides direction and process for implementation and an on-going review of the Comprehensive Plan. Status for each Action Item will be updated as steps are taken outside of the Comprehensive Planning process.

### Chapter 2: Growth & Development

#### A. Growth Management

#### B. Residential

1.3 Create zoning regulations to provide guidance and protection for the County’s historic unincorporated towns. (P: 17)

STATUS: <Not initiated, Completed, In-Progress, Determined to not be pursued> | As of: 00 June 0000

5.6 Strengthen screening and landscaping requirements to utilize landscaping and existing natural vegetation, to integrate the natural landscape into the residential environment. (P: 19)

STATUS:

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. (P: 20)

STATUS:

6.3 Expand opportunities to create Accessory Dwelling Units in all Lawrence RS Zoning Districts. (P: 20)

STATUS:



7.10 Adopt advanced parking strategies in transit-served areas and for compact, mixed-use developments. (P: 21)

STATUS:

8.4 Integrate medium and higher-density housing types so that uses are compatible in density, scale, aesthetics, and are appropriately mixed into the larger neighborhood context. (P: 21)

STATUS:

### C. Commercial

3.8 Protect environmentally sensitive lands as new and existing areas develop or redevelop. (P: 25)

STATUS:

5.4 Incorporate small neighborhood commercial options into Specific Land Use Plans to increase opportunities for walkable neighborhood services. (P: 25)

STATUS:

5.17 Enhance appropriate areas of the Kansas River as an urban amenity for the surrounding neighborhoods and Downtown Lawrence. (P: 28)

STATUS:

### D. Industrial

2.2 Incentivize existing facility expansion and redevelopment of vacant buildings and lands. (P: 32)

STATUS:

3.5 Monitor and maintain a site inventory to match a variety of potential users' needs that fit within our community goals. (P: 32)

STATUS:

4.2 Protect environmentally sensitive lands as new and existing areas develop. (P: 33)

STATUS:



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### Chapter 3: Neighborhoods & Housing

2.2 Use innovative programs to minimize or eliminate conditions causing decline. (P: 39)

STATUS:

4.6 Create residential design guidelines to enhance the aesthetics of multi-dwelling development in neighborhoods. (P: 40)

STATUS:

5.5 Incorporate universal design into building codes. (P: 41)

STATUS:

6.1 Implement the policies of the Affordable Housing Advisory Board. (P: 41)

STATUS:

### Chapter 4: Transportation

1.4 Enhance the coordinated transit system, such as providing special services for senior citizens and persons with disabilities, and their connections to regional commuter services. (P: 45)

STATUS:

2.1 Improve multi-modal connectivity between existing employment centers, retail activity areas, and regional destinations to foster continued growth and vitality of those areas. (P: 45)

STATUS:

3.3 Set high priority areas for safety improvement through available data sources. (P: 100)

STATUS:

3.5 Facilitate, develop, and distribute safety education materials. (P: 100)

STATUS:

4.3 Strengthen linkages between transportation planning and environmental planning. (P: 47)

STATUS:

4.4 Strengthen linkages between transportation planning and public health planning. (P: 47)

STATUS:

4.5 Implement actions transitioning to the use of alternative transportation modes, low emissions vehicles, alternate transit energy sources, emerging technology, and market driven transportation (autonomous vehicles, electric vehicles, and ride-share). (P: 47)

STATUS:



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## Chapter 5: Economic Development

1.1 Identify strategies and pursue a dedicated funding source to attract, develop, and retain employers and jobs. (P: 50)

STATUS:

1.2 Enhance Downtown Lawrence as an employment destination. (P: 50)

STATUS:

1.3 Recruit and attract new and developing green/ environmentally friendly jobs. (P: 50)

STATUS:



## Chapter 6: Natural Resources

1.1 Evaluate development proposals for their impacts on critical water sources providing drinking water for Lawrence and Douglas County. (P: 56)

STATUS:

1.2 Consider and mitigate development impacts on the watershed. (P: 56)

STATUS:





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1.4 Develop stream corridor buffers to preserve and enhance natural water features. (P: 56)

STATUS:

1.5 Encourage low-impact uses of riparian areas for parks and trail connections. (P: 56)

STATUS:

1.7 Identify, preserve, and protect wetlands. (P: 56)

STATUS:

1.8 Strengthen floodplain regulations to mitigate flood hazards and decrease vulnerability of life and property. (P: 56)

STATUS:

1.9 Inventory and protect groundwater resources and their recharge lands. (P: 56)

STATUS:

1.10 Develop stormwater management policies for unincorporated Douglas County to evaluate development proposals to limit runoff and protect water quality. (P: 56)

STATUS:

1.11 Promote voluntary water usage reductions and encourage site design best management practices. (P: 57)

STATUS:

2.2 Preserve and sustain woodlands through the development of regulations and incentives providing protection. (P: 57)

STATUS:

2.3 Protect the urban tree canopy throughout Lawrence. (P: 57)

STATUS:

2.4 Preserve and restore native prairies, including utilizing conservation easements. (P: 57)

STATUS:

2.5 Identify important wildlife habitats and prioritize them for protection and conservation to establish corridors. (P: 57)

STATUS:

2.7 Protect high quality agricultural soils, as defined in each Specific Land Use Plan, as the community develops to urban densities. (P: 58)

STATUS:

2.8 Protect high quality agricultural soils in rural areas that exist in significant, contiguous amounts for continued productive use in the future. (P: 58)

STATUS:

3.1 Develop policies to reduce vehicle emissions by reducing the amount of vehicle miles traveled. (P: 58)

STATUS:

3.2 Develop land use regulations and incentives to reduce greenhouse gas emissions. (P: 58)

STATUS:

4.3 Document and map active and suspended quarries, and analyze their environmental impacts as operational levels evolve at the sites. (P: 59)

STATUS:



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6.1 Adopt a climate change adaptation plan incorporating potential climate change scenarios and identifying specific actions to reduce risk and exposure from hazards. (P: 60)

STATUS:

6.6 Promote responsible use and conservation of energy and natural resources by enhancing current building codes to increase energy efficiency of new construction and significant remodels. (P: 60)

STATUS:

6.7 Continue developing local food programs and implement the Food System Plan throughout Douglas County and Lawrence. (P: 60)

STATUS:

6.8 Develop strategies for energy conservation and adaptive reuse of existing structures. (P: 60)

STATUS:



## Chapter 7: Community Resources

### A. Historic Resources

1.2 Maintain and strengthen the local preservation ordinances for both Douglas County and the City of Lawrence. (P: 64)

STATUS:

1.3 Adopt a comprehensive historic resources preservation plan. (P: 64)

STATUS:

1.5 Create incentives to encourage adaptive reuse of historic structures. (P: 64)

STATUS:

1.6 Revise the Land Development Code to facilitate adaptive reuse of historic structures. (P: 64)

STATUS:



1.8 Establish funding priorities for evaluation and protection efforts. (P: 64)

STATUS:

1.9 Document and evaluate all structures over 50 years old for consideration to be listed on the historic inventory. (P: 64)

STATUS:

2.4 Expand the use of overlay districts and design guidelines to enhance unique places in our community. (P: 65)

STATUS:

2.5 Create conservation districts to protect historic environs. (P: 65)

STATUS:

2.6 Implement a demolition by neglect ordinance to protect significant historic structures from neglect. (P: 65)

STATUS:

2.7 Adopt rehabilitation building and fire codes. (P: 65)

STATUS:

2.9 Develop historic district sustainability guidelines to encourage maintaining the historic fabric and resources invested in existing structures and sites. (P: 65)

STATUS:

3.2 Formalize a review process for all public improvements to determine potential effects on preservation efforts. (P: 66)

STATUS:



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3.3 List community owned buildings to the historic registers and promote appropriate repairs and maintenance to ensure compatibility with listings. (P: 66)

STATUS:

4.1 Incorporate historic conservation and preservation in Lawrence's and Douglas County's economic development programs. (P: 66)

STATUS:

4.4 Create and promote tax incentives and abatements for the restoration, renovation, and re-use of historically designated buildings and structures. (P: 66)

STATUS:

4.5 Implement façade improvement grants and incentives for occupants of historic structures. (P: 66)

STATUS:

4.6 Implement incentives for conserving historically significant farming lands and structures. (P: 66)

STATUS:

4.7 Incentivize environmental hazards abatement in significant historic structures. (P: 66)

STATUS:

4.8 Retain and maintain historic single-family residences in historic and conservation districts. (P: 66)

STATUS:

4.9 Incentivize the appropriate reuse and revitalization of historic structures. (P: 66)

STATUS:

## B. Parks, Recreation, & Open Space

- 1.3 Coordinate park and open space standards between Douglas County and Lawrence. (P: 67)

STATUS:

- 2.1 Incentivize land dedications and other voluntary mechanisms to protect natural and historic areas of the community for public purposes. (P: 67)

STATUS:

- 2.3 Create awareness and education programs showing the benefits of key natural and historic areas. (P: 67)

STATUS:

- 5.1 Promote sensitive land retention through programs such as conservation easements. (P: 69)

STATUS:

## C. Community Facilities

- 1.1 Identify appropriate locations for new facilities, and maintain existing locations throughout the community. (P: 71)

STATUS:

- 1.3 Encourage combining or creating multiple use facilities when appropriate, such as schools/ community centers, Fire/Police stations, to improve accessibility and efficiency. (P: 71)

STATUS:

## D. Arts & Culture

- 1.1 Implement the goals of the City-Wide Cultural Plan in the development process. (P: 73)

STATUS:

- 2.1 Develop strategies for public-private partnerships for arts and culture programming. (P: 73)

STATUS:



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3.1 Develop strategies for incorporating public art in built projects. (P: 74)

STATUS:

### E. Food System Development

1.3 Plan for the conservation and protection of high quality agricultural soils as part of Specific Land Use Plans. (P: 75)

STATUS:



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## Compare Results

## Summary of Comments on PLAN 2040: A Comprehensive Plan for Unincorporated Douglas County

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Old File: 7_Draft-Comprehensive-Plan-2017- August.pdf 116 pages (66.96 MB) 11/3/2017 12:33:09 PM	versus	New File: 5_Draft-Comprehensive-Plan-2018- February.pdf 120 pages (75.01 MB) 2/21/2018 8:23:15 AM
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Total Changes

**595**

Text only comparison

Content

**222** Replacements  
**199** Insertions  
**134** Deletions

Styling and  
Annotations

**40** Styling  
**0** Annotations

[Go to First Change \(page 1\)](#)



# PLAN 2040

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

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# PLAN 2040

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

<DATE APPROVED>

Draft | Final | Amended



**Adopted by:**

Lawrence / Douglas County Metropolitan Planning Commission

<DATE>

Douglas County Board of County Commissioners

<DATE>

Lawrence City Commission

<DATE>

Joint Ordinance 0000 / Resolution 00-0

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### Acknowledgments

#### Steering Committee

- Nancy Thellman, Co-Chair (County Commission)
- Lisa Larsen, Co-Chair (City Commission)
- <PENDING> (Joint Real Estate/Development)
- Bill Askerly (City At-Large)
- Charlie Bryan (Lawrence-Douglas County Health Department: Ex Officio)
- G.R. Gordon-Ross (U.S.D. 497 Representative)
- John Gascon (Neighborhoods: City)
- Karen Willey (Planning Commission: County)
- Lisa Harris (County: At-Large)
- Patrick Kelly (Planning Commission: City)
- Scott Zarembo (County: Business Community)

#### Previous Members

- Mike Amyx, Co-Chair (City Commission)
- Clay Britton (Planning Commission: County)
- Stan Rasmussen (Planning Commission: City)
- Dr. Rick Doll (U.S.D. 497 Representative)
- Marcel Harmon (U.S.D. 497 Representative)
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- Michelle Derousseau



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- Leslie Soden
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- Amy Miller
- Sheila Stogsdill
- Denny Ewert
- Caitlyn Dolar
- David Guntert
- Jeff Crick
- Becky Pepper
- Katherine Weik
- Lucas Mortensen

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Comments from page 5 continued on next page

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 Lucas Mortensen

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**Maps**

- [Growth & Development](#)
- [Future Land Use](#)
- [Commercial](#)
- [Industrial](#)
- [Natural Resources](#)
- [Parks & Open Space](#)







Photo by Harland J. Schuster

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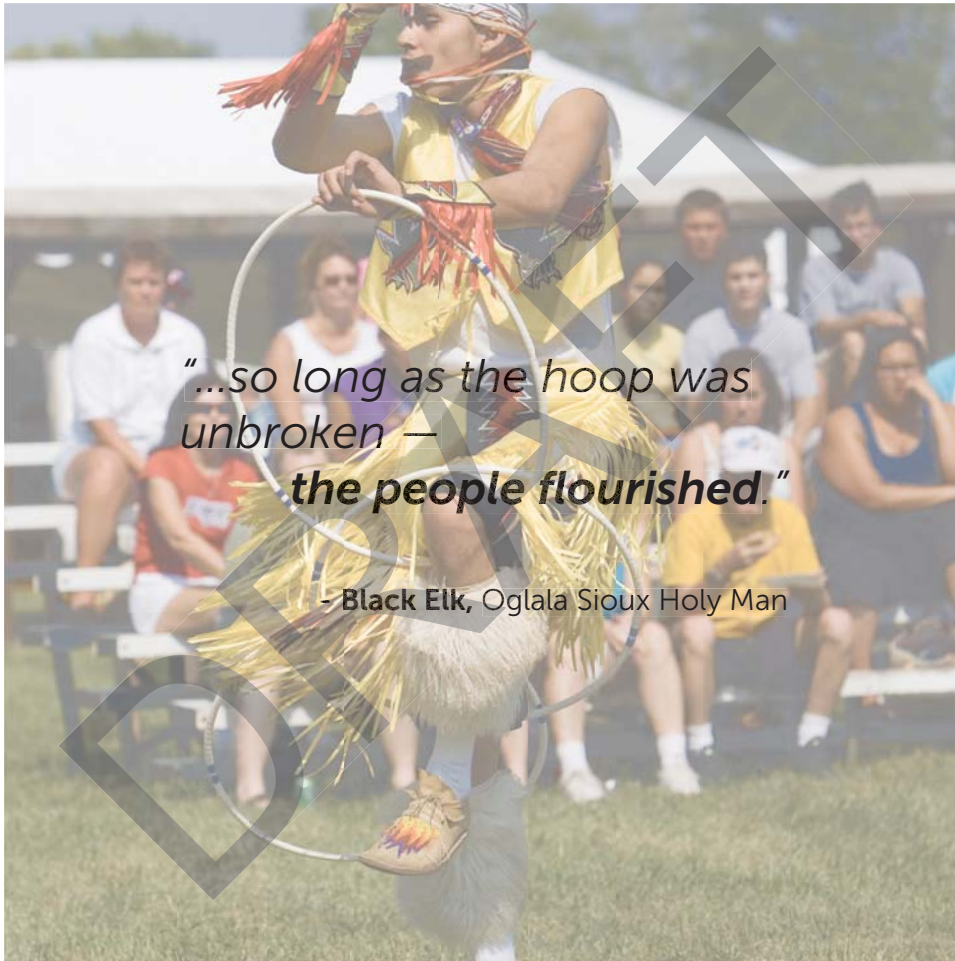
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Planning Commission Recommendation	00 January 0000
Lawrence City Commission	00 January 0000
Douglas County Board of County Commissioners	00 January 0000

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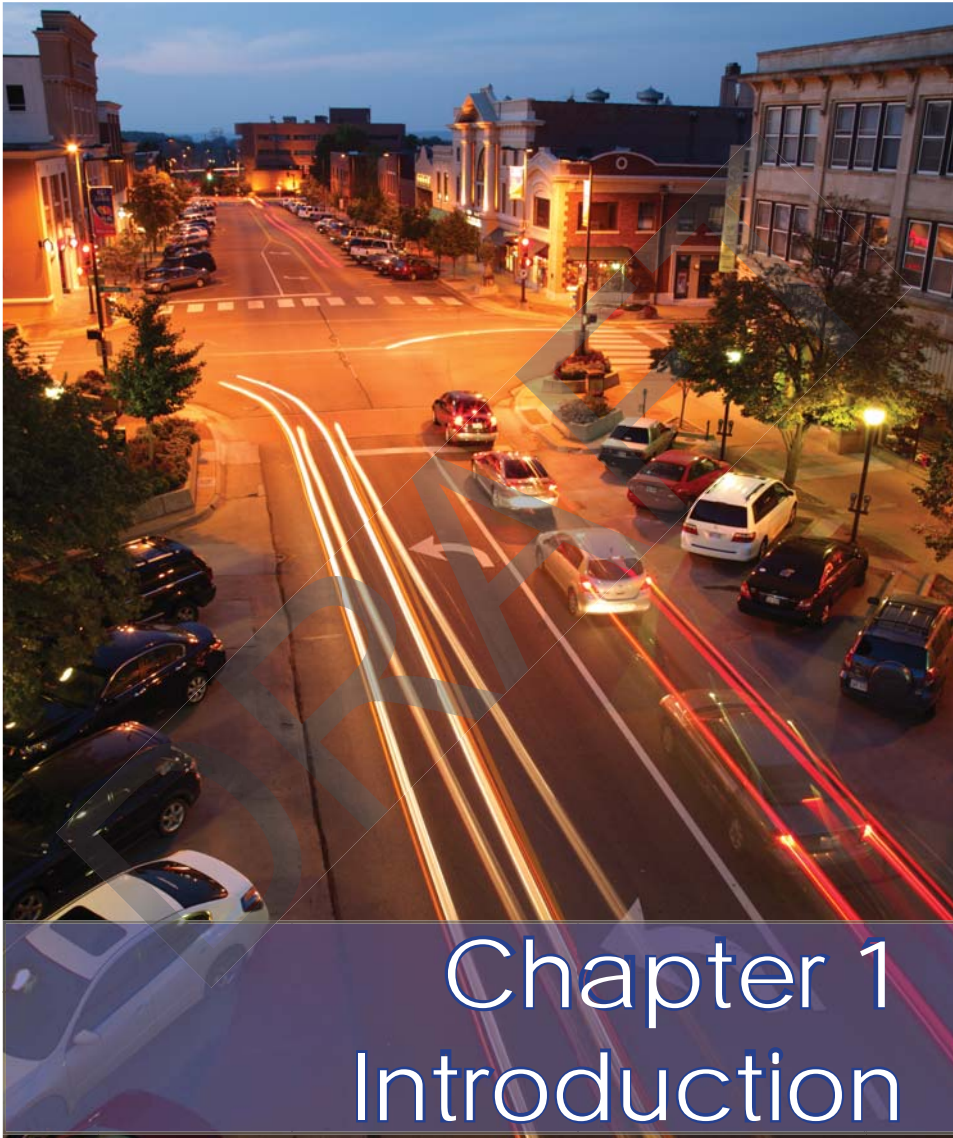


*"...so long as the hoop was  
unbroken —  
**the people flourished."***

*- Black Elk, Oglala Sioux Holy Man*

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# Chapter 1 Introduction

1. Introduction

The Comprehensive Plan provides a vision and expresses a community's desires about the future. It provides the foundation and framework for making future physical development and policy decisions. It is used as a policy guide that identifies the community's goals for directing future land use decisions. The Plan is also used by property owners to identify where and how development should occur; by residents to understand what the city and county anticipates for future land uses within the community; and by the city, county and other public agencies to plan for future improvements to serve the growing population of the community.

Specifically, the City of Lawrence and Douglas County use this plan to evaluate and coordinate development proposals; as the foundation for specific land use plans; project future service and facility needs; guide the establishment of regulations, and implement the community's desired future. The Comprehensive Plan is often employed as a tool to guide and assist the community's decision makers when evaluating development proposals. The comprehensive plan allows for a look at the entire community, and the effects of land use decisions on the community, to determine whether individual proposals are consistent with the overall community goals and vision.

Purpose of the Plan

PLAN is a comprehensive guide that empowers our citizens to make our community vision a reality. It sets the foundation for the type of welcoming and sustainable community we truly want to be. PLAN reflects resiliency in an ever-changing world (changes that are short term and multi-generational in nature), and recommends goals to promote a high quality of life in both urban and rural settings. It establishes policies that guide our future growth while carefully managing our natural resources, improving public health and safety, and bolstering our economic vitality. This plan is a product of substantial community input. It is intentionally flexible through the public amendment process to accommodate future development ideas and innovations that would help achieve the community vision. PLAN directs growth in a manner that preserves and enhances the heritage and spirit of our community and creates unique places to live, work, learn and play.

About Douglas County

Established: 1855  
Population (2016) 110,826  
Land Area 475 Square Miles

About Lawrence

Established: 1854  
Population (2016) 97,948  
Land Area 34 Square Miles

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"The Comprehensive Plan provides a vision and expresses a community's desires about the future. It provides the foundation and framework for making future physical development and policy decisions. It is used as a policy guide that identifies the community's goals for directing future land use decisions. The Plan is also used by property owners to identify where and how development should occur; by residents to understand what the city and county anticipates for future land uses within the community; and by the city, county and other public agencies to plan for future improvements to serve the growing population of the community. Specifically, the City of Lawrence and Douglas County use this plan to evaluate and coordinate development proposals; as the foundation for specific land use plans; project future service and facility needs; guide the establishment of regulations, and implement the community's desired future. The Comprehensive Plan is often employed as a tool to guide and assist the community's decision makers when evaluating development proposals. The comprehensive plan allows for a look at the entire community, and the effects of land use decisions on the community, to determine whether individual proposals are consistent with the overall community goals and vision."
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## Our Community Vision

The City of Lawrence and rural Douglas County 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 innovative. We are prosperous, with full employment and a broad tax base.

Our development is human-scale and our vibrant and liveable neighborhoods allow people to age in place. We have ample choices for safe, efficient transportation including bicycling, walking and transit. The City's lively and historic downtown attracts residents and visitors for commerce and cultural arts. Our citizens value preserving and enhancing the natural environment for our enjoyment and for future generations. The proximity of rural and agricultural land to the city provides beauty and respite, and we enjoy the economic and health benefits of a robust local food system.

We make Lawrence and rural Douglas County a place where creativity thrives, sustainability is a way of life, and community pride is contagious.



## Our Community

Population (2016)	118,053
Median Family Income	\$74,700
Median Age	28.2
College Educated (Bachelors +)	49.1%

Source: U.S. Census



## Online Maps

- [Douglas County](#)
- [City of Lawrence](#)

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Photo by Harland J. Schuster

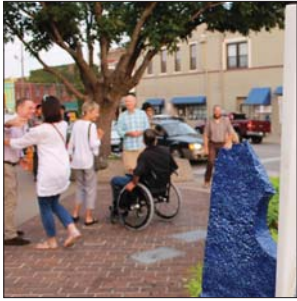


Photo by A. Sherry Photography

***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.

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## Learn

- World-class universities that are integrated into the cultural fabric of the local community.
- Strong network of public and private schools that strive for excellence in education and attract new residents to the community.
- Dedication and access to high-quality lifelong learning.
- Investment in alternative vocational and training opportunities, such as The Dwayne Peaslee Technical Training Center and the Lawrence College and Career Center.



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## Play

- A thriving mix of activity centers, schools and parks/trails within walking and biking distance of residential uses.
- Conservation, preservation and measured use of our finite natural resources and open space.
- A historic downtown with diverse uses that is the cultural and commercial heart of the region.
- Creative arts and cultural heritage as integral components of community identity.



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### Douglas County Zoning Code

The comprehensive plan is implemented within unincorporated Douglas County through the [County Zoning Code](#).



### Lawrence Land Development Code

The comprehensive plan is implemented within the City of Lawrence through the [Land Development Code](#).



### Lawrence SmartCode

The comprehensive plan is also implemented within the City of Lawrence through the [Lawrence SmartCode](#).



### Joint Subdivision Regulations

The comprehensive plan is implemented within Lawrence and unincorporated Douglas County through the joint [Subdivision Regulations](#).

#### Use

This plan is a binding document outlining the community's aspirations and expectations for our future growth and development. In this role, the plan serves in several key capacities:

1. Providing guidance for elected and appointed officials to evaluate need and make long-range decisions about the community's future.
2. Inform residents, owners, developers, and others our community's priorities, future intentions, and implementation of these priorities.
3. Promote continued coordination and collaboration with neighboring municipalities and other agencies that have significant roles in Douglas County.
4. Outline expectations and principles that the community values and strives to uphold for future generations.

#### Authority

The comprehensive plan is a binding land use document that outlines the general principles, goals, and policies the community of unincorporated Douglas County and the City of Lawrence value and expect within the community.

The comprehensive plan is implemented by the Land Development Code within the City of Lawrence, the Planning and Zoning Chapter of the Douglas County Code, and the Subdivision Regulations for Lawrence and the Unincorporated Areas of Douglas County, Kansas.

All development proposals must comply with the Comprehensive Plan. If a proposal does not comply with Comprehensive Plan requirements, then the applicant must pursue a plan amendment. In pursuing an amendment, the applicant must show that the proposal is reasonable within the context of the entire Comprehensive Plan.



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## 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 does the proposed amendment reflect the adjacent neighborhoods' desired outcome?
7. How will the proposed amendment advance the interests of the citizens of Lawrence and Douglas County as a whole?



### 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**. 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: 17

### Text Replaced

[Old]: "scope; 20+ years."  
[New]: "scope."

### Text Inserted

"does the proposed amendment reflect the adjacent neighborhoods' desired outcome? 7. How"

### Text Replaced

[Old]: "whole, not solely those having immediate interest in the affected area?"  
[New]: "whole?"

How is the Plan Formatted?



Throughout this Plan, each chapter will follow the general outline below, which contains a vision for each topic, goals to support the vision, and actions items to carry out those goals.

Page: 18

- Text Replaced [Old]: "element" [New]: "chapter"
- Text Replaced [Old]: "outlines, with a vision for each element," [New]: "outline below, which contains a vision for each topic,"
- Text Deleted "Below is a quick guide to the meaning of these terms."
- Text Inserted "2040"

VISION

Is a statement of the community's desired outcomes.

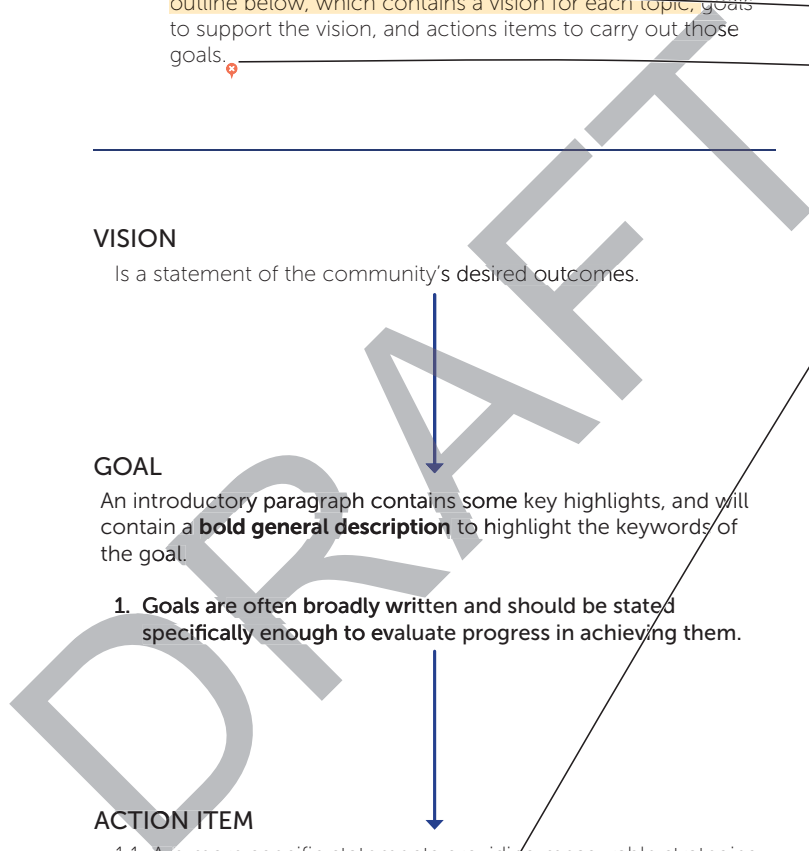
GOAL

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.



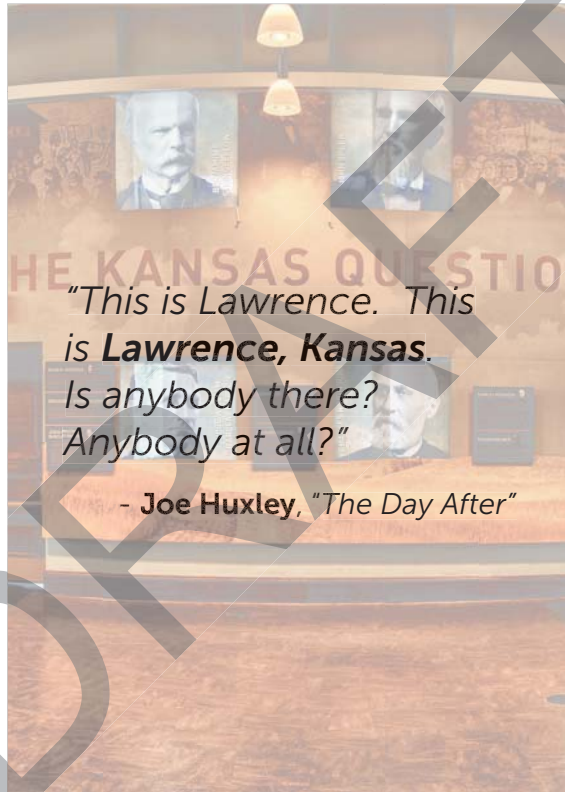
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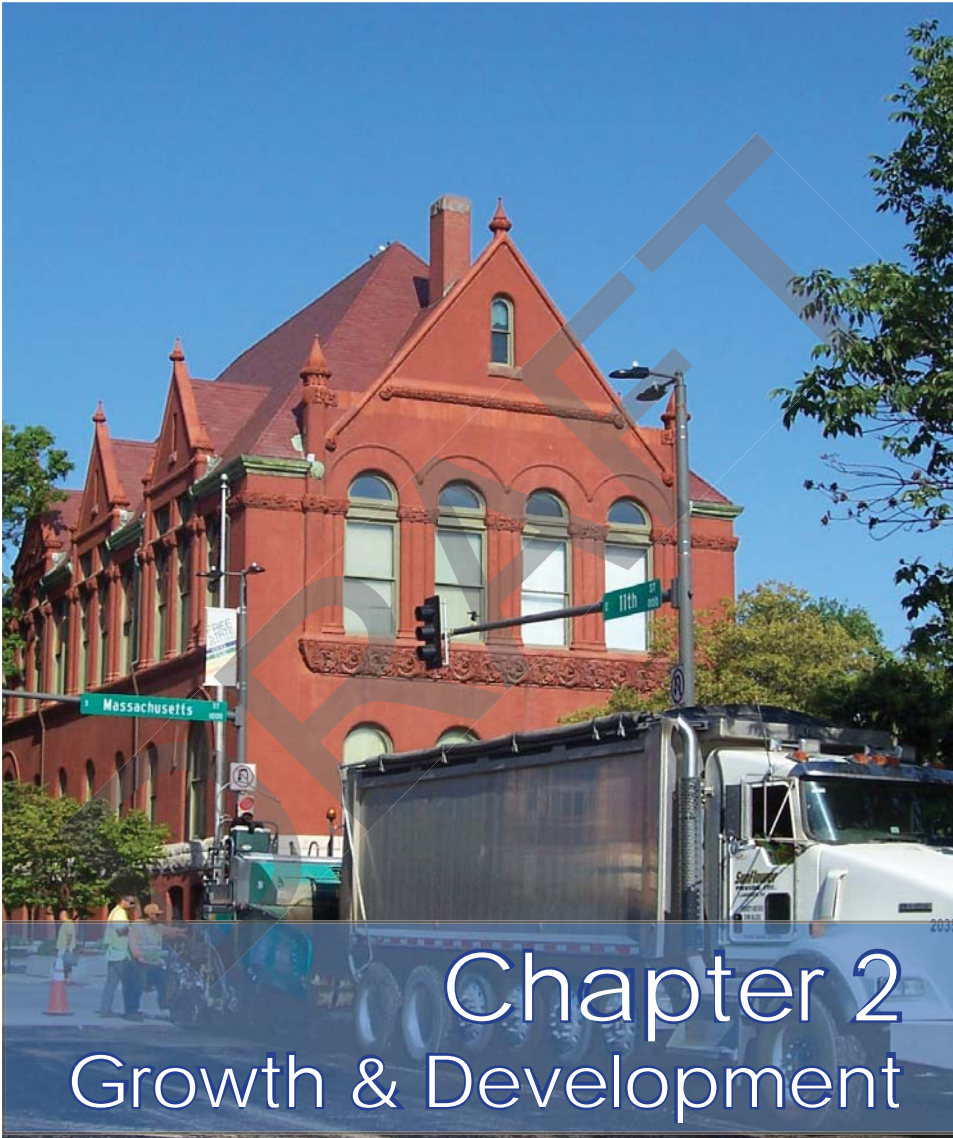
planning for the community's future. *Horizon 2020* was the first modern plan to combine planning for the urban Lawrence area and unincorporated Douglas County lands.

Below is the timeline of comprehensive plans for Douglas County & Lawrence.



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## Chapter 2

### Growth & Development



## Lawrence and Douglas County Growth Tiers

This plan establishes 2 tiers of Lawrence growth areas based on the availability of infrastructure and utilities in order to develop in a sustainable, cost-effective manner, and 1 future growth area.

### Tier 1 (Within Lawrence)

- Within Lawrence City Limits
- Readily serviceable with utilities (water, sewer, stormwater) with minor system enhancements
- Serviceable by fire with current infrastructure
- Develop to suburban and urban standards per adopted plans and policies

### Tier 2 (Lawrence's Growth Area)

- 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
- Develop to suburban and urban standards per adopted plans and policies after considering infill opportunities

### Tier 3 (Future Lawrence Growth Area)

- Develop to rural standards while planning for future urban growth at a point beyond the plan's time horizon
- Major utility system enhancements necessary for development (e.g. treatment plant, water tower)
- Requires investment in fire infrastructure and personnel

## 2. Growth & Development

### A. Growth Management

#### 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 other uses while protecting environmental resources.

#### GOALS

Retaining the rural character of Douglas County is vital for our community.

#### 1. Protect and preserve rural character through compatible design, conservation, and strong growth management principles.

- 1.1 Conserve the visual distinction between urban and rural areas throughout Douglas County.
- 1.2 Seek conservation of identified natural resources that define Douglas County's rural character.
- 1.3 Maintain the existing rural character through appropriate land divisions and development patterns.
- 1.4 Minimize agricultural land conversion to other non-agricultural uses.
- 1.5 Cluster residential developments to preserve agricultural lands.

Defining the potential areas for growth is key to ensuring efficient and adequate development takes place. Identifying 3 tiers of development for land in and surrounding Lawrence is based on planned availability of infrastructure and utilities to develop in a sustainable, cost-effective manner.

#### 2. 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.

- Text Replaced  
[Old]: "Lawrence's"  
[New]: "Lawrence and Douglas County"
- Text Replaced  
[Old]: "3"  
[New]: "2"
- Text Replaced  
[Old]: "development potential for land that surrounds the City of Lawrence and are based on"  
[New]: "Lawrence growth areas based on the"
- Text Replaced  
[Old]: "growth."  
[New]: "growth within the city by"
- Text Replaced  
[Old]: "manner, Tier 1"  
[New]: "manner, and 1 future growth area. Tier 1 (Within Lawrence)"
- Text Inserted  
"Our vision is to manage growth within rural Douglas County by encouraging agricultural uses and accommodating the demand for other uses while protecting environmental resources."
- Text Inserted  
"Retaining the rural character of Douglas County is vital for our community. 1. Protect and preserve rural character through compatible design, conservation, and strong growth management principles."
- Text Inserted  
"• Develop to suburban and urban standards per adopted plans and policies"
- Text Inserted  
"• Requires investment in fire infrastructure and personnel 1.1 Conserve the visual distinction between urban and rural areas throughout Douglas County. 1.2 Seek conservation of identified natural resources that define Douglas County's rural character. 1.3 Maintain the existing rural character through appropriate land divisions and development patterns."
- Text Inserted  
"Tier 2 (Lawrence's Growth Area) • Within the Urban Growth Area and requires annexation"
- Text Inserted  
"• Readily serviceable with utilities with minor system enhancements necessary for development"
- Text Inserted  
"1.4 Minimize agricultural land conversion to other non agricultural uses. 1.5 Cluster residential developments to preserve agricultural lands."
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"• Serviceable by fire with current infrastructure • Develop to suburban and urban standards per adopted plans and policies after considering infill opportunities Tier 3 (Future Lawrence Growth Area) • Develop to rural standards while planning for future urban growth at a point beyond the plan's time horizon • Major utility system enhancements necessary for development (e.g. treatment plant, water tower)"
- Text Inserted  
"in and"
- Text Deleted  
"• Readily serviceable with utilities with minor system enhancements necessary for development"
- Text Deleted  
"Tier 2 • Within the Urban Growth Area and requires annexation"
- Text Deleted  
"• Serviceable by fire with current infrastructure Tier 3"
- Text Deleted  
"• Is not expected to receive urban development within this plan's time horizon"
- Text Inserted  
"2040"

- 2.1 Tier 1 is prioritized for development at any time.
- 2.2 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.
- 2.3 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.



**A community benefit may include:**

- Creation of permanently affordable housing, or provision of a land donation to the Housing Trust Fund.
- 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. above that required to serve the development
- Preservation of significant amounts of environmentally sensitive lands above that minimally required by code.
- Creation of primary employment opportunities.

**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 for the community. 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 property owners to 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 include a service delivery plan that identifies the impact of growth on city services (utilities, emergency services, transportation services, etc.) and must demonstrate how the project will address any outcomes.

Page: 23

- Text Replaced [Old]: "1.2" [New]: "2.2"
- Text Replaced [Old]: "inventories," [New]: "inventories,"
- Text Replaced [Old]: "factors" [New]: "factors,"
- Text Deleted "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."
- Text Deleted "• Requires investment in fire infrastructure and personnel"
- Text Deleted "• Within the Urban Growth Area and requires annexation • Major utility system enhancements necessary for development"
- Text Deleted "13"
- Text Deleted "2.3 Maintain the existing rural character through appropriate land divisions and development patterns."
- Text Replaced [Old]: "implications;" [New]: "implications for the community;"
- Text Inserted "What is a Community Benefit?"
- Text Inserted "A community benefit may include:"
- Text Deleted "What is a Community Benefit?"
- Text Replaced [Old]: "3.6 Annexation requests shall identify the impact of Creation of permanently affordable housing, or provide land and donation to trust fund or partner for permanently affordable units." [New]: "Creation of permanently affordable housing, or provision of a land donation to the Housing Trust Fund."
- Font "MuseoSans-300" changed to "MuseoSans-100". Font-size "12" changed to "11".
- Text Deleted "A community benefit may include:"
- Text Deleted "that"
- Text Inserted "to"
- Text Replaced [Old]: "Preservation of significant amounts of environmentally sensitive lands." [New]: "above that required to serve the development Preservation of significant amounts of environmentally sensitive lands above that minimally required by code."
- Text Replaced [Old]: "growth on city services (Police, Fire/Med, transit, etc.) and must demonstrate how the project will address any effects."

Comments from page 23 continued on next page

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- 3.6 Annexation requests shall include a service delivery plan that identifies the impact of growth on city services (utilities, emergency services, transportation services, etc.) and must demonstrate how the project will address any outcomes.



**What is a Community Benefit?**

A community benefit may include:

- Creation of permanently **affordable housing**, or provision of a land donation to the Housing Trust Fund.

- 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. **above that required to serve the development**

- Preservation of significant amounts of environmentally **sensitive lands** above that **minimally required by code**.

- Creation of primary employment opportunities.

[New]: "3.6 Annexation requests shall include a service delivery plan that identifies the impact of growth on city services (utilities, emergency services, transportation services, etc.) and must demonstrate how the project will address any outcomes. Chapter 2 | Growth & Development"



Photo by A. Shafer Photography



Photo by A. Shafer Photography



Photo by A. Shafer Photography

3.7 Annexation requests shall identify the community benefit or benefits provided, be considered by the Planning Commission, approved by the City Commission, and implemented through an annexation agreement.

3.8 Annexation requests for single users under 5 acres shall be reviewed in the context of the annexation policies and may not require a community benefit to be provided.

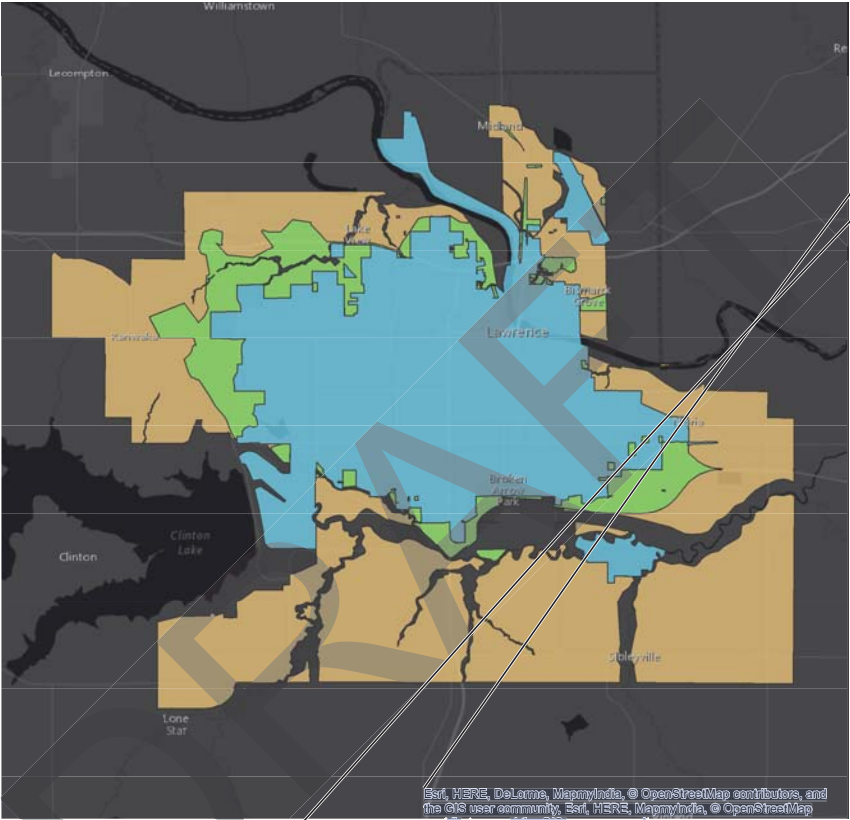
Page: 24

Text Inserted

3.7 Annexation requests shall identify the community benefit or benefits provided, be considered by the Planning Commission, approved by the City Commission, and implemented through an annexation agreement. 3.8 Annexation requests for single users under 5 acres shall be reviewed in the context of the annexation policies and may not require a community benefit to be provided. Photo by A. Shafer Photography Photo by A. Shafer Photography

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"14 PLAN 2040"

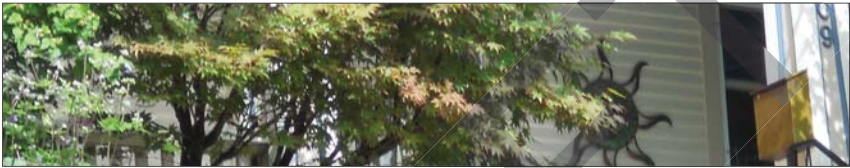


Map 2.1: Growth & Development / Future Land Use Map  
[Click on Map Image to view Complete Map](#)

*What is the "Urban Growth Area"?*  
An area surrounding an existing urbanized area in which future urban development is anticipated within the scope of this plan, including Growth Tiers 1, 2, and 3.

- Text Inserted  
"Esri, HERE, DeLorme, MapmyIndia, © OpenStreetMap contributors, and the GIS user community, Esri, HERE, MapmyIndia, © OpenStreetMap contributors, and the GIS user community, Esri, HERE, MapmyIndia, © OpenStreetMap contributors, and the GIS user community"
- Text Inserted  
"Click on Map Image to view Complete Map What is the "Urban Growth Area"? An area surrounding an existing urbanized area in which future urban development is anticipated within the scope of this plan, including Growth Tiers 1, 2, and 3."

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**B. Residential**

**VISION**

Both Douglas County and Lawrence are 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 **5 residential density** designations:

Plan Density	Dwelling Units*	Geography
Rural	<0.3 per acre	Rural
Very Low	1 per acre	Suburban
Low	1 - 6 per acre	Suburban
Medium	7 - 15 per acre	Urban
High	16 + per acre	Urban



\*Densities reflected above refer to gross density (total land area including rights-of-way) to establish zoning districts and evaluate conformance with the Comprehensive Plan. The Lawrence Land Development Code establishes maximum thresholds based on net density (total land area excluding rights-of-way). Provisions in the Lawrence Land Development Code for zoning density bonuses and calculated density in Planned Development overlay districts are permissible increases to the maximum gross and net densities above.

**Unincorporated Douglas County (Outside the UGA)**

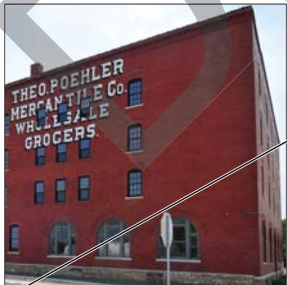
**GOAL**

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 existing and develop new residential development regulations that conserve and enhance the rural character of Douglas County.
  - 1.2 Maintain existing and develop new 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.

Density	Zoning Districts
Rural	County: A A-1 R-1
	City: RS40 RS20
	City: RS10 RS7 RS5
Medium	City: RS5 RS3 RSO RM12 RM12D RM15 MU
	City: RMO RM24 RM32 MU

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"RS5"
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"City:"
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"RS5 RS3 RSO RM12 RM12D RM15 MU"
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"Medium"
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[Old]: "residential development regulations that City:"  
[New]: "existing and develop new residential development regulations that"
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"existing and develop new"
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"City: RMO High"
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"RM24"
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"RM32"
- Text Replaced  
[Old]: "City: RMO"  
[New]: "MU Chapter 2 | Growth & Development"
- Text Deleted  
"15"
- Text Deleted  
"County:"



**Within Tier 3 (Future Lawrence Growth Area)**

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 Plan.

2.2 Protect and preserve natural environmental features and **sensitive lands**.

~~2.3 Support agricultural uses.~~

2.4 **Minimize changes to the natural topography.**

2.5 **Maintain regulations accommodating agricultural supported housing.**

2.6 **Driveway access to individual residential lots should be from a local roadway when possible.**

2.7 **Strengthen screening and landscaping requirements to utilize landscaping and existing natural vegetation, to integrate the natural landscape into the residential environment.**

2.8 **Review and revise Douglas County agritourism and agricultural heritage tourism policies.**

**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.

-  Text Deleted  
"RM15"
-  Text Replaced  
[Old]: "(Beyond the Plan's time horizon)"  
[New]: "(Future Lawrence Growth Area)"
-  Text Deleted  
"High"
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"RM24"
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"RM32"
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"MU"
-  Text Deleted  
"What are Rural Areas?"
-  Text Deleted  
"Rural Areas are lands beyond the designated growth tiers where city services are not planned within this plan's time horizon. Chapter 2 | Growth & Development"
-  Text Inserted  
"2.3 Support agricultural uses. 2.4 Minimize changes to the natural topography. 2.5 Maintain regulations accommodating agricultural supported housing. 2.6 Driveway access to individual residential lots should"
-  Text Inserted  
"be from a local roadway when possible. 2.7 Strengthen screening and landscaping requirements"
-  Text Inserted  
"to utilize landscaping and existing natural vegetation, to integrate the natural landscape into the residential environment. 2.8 Review and revise Douglas County agritourism and agricultural heritage tourism policies."
-  Text Replaced  
[Old]: "16"  
[New]: "18"
-  Text Inserted  
"2040"

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 [Specific 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 agricultural uses as Tier 2 urbanizes.
- 5.2 Protect and preserve natural environmental features 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.



**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 new development and 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.

- Text Inserted  
"What is a Nodal Plan?"
- Text Inserted  
"Nodal Plans and Development encompasses all corners of an intersection, although all corners do not need to be commercially developed."
- Text Inserted  
"Specific"
- Text Inserted  
"The concept of nodal development is applied to new development and redevelopment of existing commercial areas when the redevelopment enlarges the existing commercial area."
- Text Replaced  
[Old]: "interim agricultural use, 5.2"  
[New]: "agricultural uses as Tier 2 urbanizes, 5.2"
- Text Deleted  
"17"
- Text Inserted  
"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."
- Text Inserted  
"Chapter 2 | Growth & Development"



**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.
- 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.

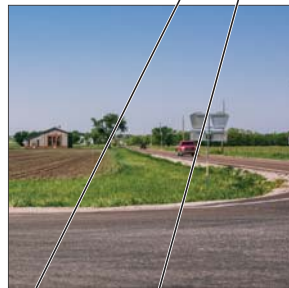
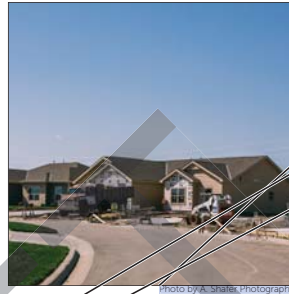
- Text Deleted  
"What is a Nodal Plan? Nodal Plans and Development encompasses all corners of an intersection, although all corners do not need to be commercially developed. The concept of nodal development is applied to the redevelopment of existing commercial areas when the redevelopment enlarges the existing commercial area."
- Text Deleted  
"What is a Mixed Use Development?"
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"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."
- Text Deleted  
"Chapter 2 | Growth & Development"
- Text Replaced  
[Old]: "Residential"  
[New]: "residential"
- Text Inserted  
"20 PLAN 2040"

- 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 medium and higher-density housing types so that uses are compatible in density, scale, aesthetics, 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.



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"Photo by A. Shafer Photography"
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"medium and"
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"aesthetics,"
- Text Replaced  
[Old]: "8.6 Require design, planning, and maintenance of medium and higher density developments that are aesthetically integrated and functionally practical."  
[New]: "Photo by A. Shafer Photography Chapter 2 | Growth & Development"
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Font-size "12" changed to "6".
- Text Deleted  
"18 PLAN"



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## C. Commercial

### VISION

Strengthen and reinforce the role of commercial areas within Douglas County and Lawrence, promote economically sound and architecturally attractive new and **redeveloped commercial properties** 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.
  - 1.5 **Locate gateways at strategically entry points to Lawrence to communicate a sense of arrival by including unique and distinctive streetscape, architecture, and design elements.**
  - 1.6 **Encourage redevelopment and limited expansion of existing commercial areas in Unincorporated Douglas County on hard surfaced roads.**
  - 1.7 **Promote access to established commercial areas by enhancing multi-modal transportation options in and between these existing areas.**



### 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.

Commercial Type	Zoning Districts
Rural	County: R-T B-1 B-2 B-3
	City: RSO BMO CN1
	City: CN1 CN2 CO
	City: MU
Mixed Use	City: CC IL
Community	City: CD CR

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"existing commercial areas in Unincorporated Douglas County on hard surfaced roads."
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"1.7 Promote access to established commercial areas by City: enhancing multi-modal transportation options in and between these existing areas."
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"2. Require compatible transitions from commercial developments to other land uses."
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"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."
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### 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"

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 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.

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"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"
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"uses to other less intensive uses to mitigate impacts, which may include landscaping, transition yards, and open spaces."
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"redeveloping commercial development to ensure they are designed to fit into the surroundings, encourage pedestrian movement, and create a unique definable Lawrence architecture. "Retail Trade"
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"redeveloping commercial development to ensure they are designed to fit into the surroundings, encourage pedestrian movement, and create a unique definable Lawrence architecture. "Personal and Laundry Services"
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3.7 Complete a [Specific 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 or redevelop](#).

Understanding how new and redeveloping large commercial areas change the landscape is vital for Lawrence, especially in how it **impacts existing retail** developments.

**4. Proposals that will create more than 100,000 square feet of retail space within Lawrence shall be analyzed by staff to determine the market impact.**

4.1 All market impact analysis shall comply with the requirements as outlines in the [Land Development Code](#).

4.2 Ensure that any proposal will not create detrimental impacts to the existing market.

The **intensity-specific site and design criteria** below and in the [Commercial Criteria Table](#) are the means by which the community expresses its vision for the differing levels of commercial use and intensity throughout the community.

#### 5. Commercial Development Design Criteria

##### Rural Commercial

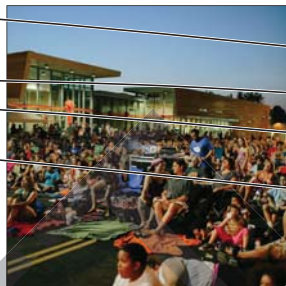
5.1 Existing commercial areas at the intersection of a hard surfaced County route and designated highway may expand if utilities and infrastructure are available and compatible with surrounding uses.

5.2 Allow new commercial developments to serve rural communities at an appropriate scale where infrastructure can support the intensity of the development.

5.3 Ensure rural commercial developments are compatible with surrounding environments and uses.

##### Small Neighborhood Commercial

5.4 Incorporate small neighborhood commercial options into [Specific Land Use Plans](#) to increase opportunities for walkable neighborhood services.



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"design standards (multi-modal, pedestrian-scale, etc.), acknowledging that local commercial may require"

Commercial Criteria Table

Commercial Type	Plan Level Required	Appropriate Site Location	Typical Site Size	Location Criteria	Maximum Retail Square Footage
<b>Rural</b>	Comprehensive Plan Policies	Rural	Context Sensitive	County route and designated highway	
<b>Small Neighborhood</b>	Comprehensive Plan Policies	Urban	1 to 3 acre		
<b>Large Neighborhood</b>	Nodal Plan per Policy 3.7	Urban	3 to 10 acres	Collector Street Frontage	
<b>Commercial Strip</b>	Comprehensive Plan Policies	Urban	Variable	Arterial Frontage	
<b>CC 200</b>	Nodal Plan	Urban	10 to 30 acres	Arterial Intersection	200,000
<b>CC 400</b>	Nodal Plan	Urban	20 to 80 acres	Arterial Intersection	400,000
<b>CC 600</b>	Nodal Plan	Urban	70 to 160 acres	2 State or Federal Highways	600,000
<b>Regional</b>	Nodal Plan	Urban	Variable	2 State or Federal Highways	
<b>Mixed Use</b>	Comprehensive Plan Policies	Urban	Variable		50% of development

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5.5 Encourage appropriate development and redevelopment of local commercial areas to serve the surrounding existing and future neighborhoods.

5.6 Utilize the [Community Design Manual](#) and appropriate design standards (multi-modal, pedestrian-scale, etc.), acknowledging that local commercial may require 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.

#### Community Commercial Center (200, 400, 600)

Develop per Commercial Criteria Table

#### Regional Commercial

Develop per Commercial Criteria Table

#### Downtown Lawrence

5.13 Highlight Downtown as the community's activity center.

5.14 Promote a broad mix of uses and activities in Downtown.

5.15 Maintain and increase the core concentration of retail, office, civic, cultural, and recreational activities in Downtown.

5.16 Utilize the [Downtown Area Design Guidelines](#) to support the continued development of Downtown.



#### Page: 37

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"5.5 Encourage appropriate development and redevelopment of local commercial areas to serve the surrounding existing and future neighborhoods. 5.6 Utilize the [Community Design Manual](#) and appropriate design standards (multi-modal, pedestrian-scale, etc.), acknowledging that local commercial may require"

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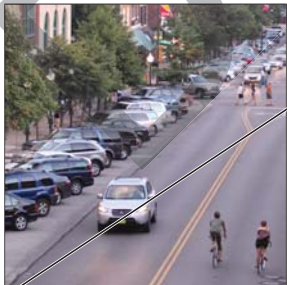
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"5.18 Enhance appropriate areas of the Kansas River as an urban amenity for the surrounding neighborhoods and Downtown Lawrence."



Photo by Harland J. Schuster



5.17 Enhance appropriate areas of the Kansas River as an urban amenity for the surrounding neighborhoods and Downtown Lawrence.

**Mixed Use**

5.18 Require a development plan with any zoning application request.

5.19 Promote as an option where existing structures are underutilized, have a high turnover rate, or have been vacant for long periods of time.

5.20 Incorporate a mixture of uses within the development.

5.21 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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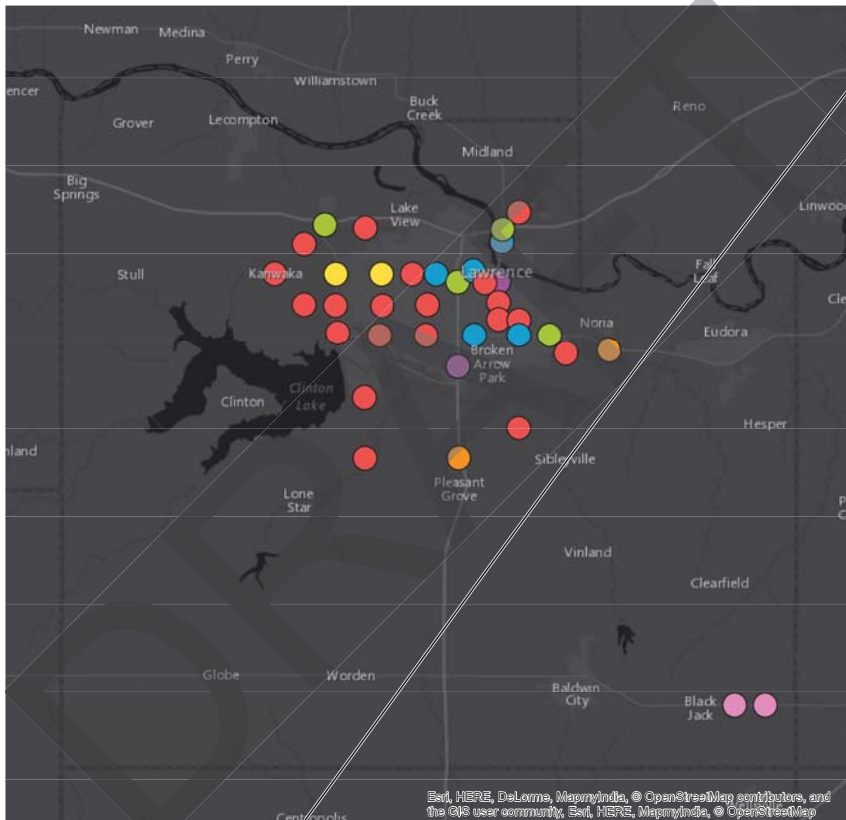
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Map 2.2: Commercial Map

[Click on Map Image to view Complete Map](#)

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## D. Industrial

### VISION

Reinforce the role of industrial areas in order to strengthen our local economy and diversify employment opportunities by planning for new areas and supporting existing areas. Maintain a **robust** inventory of appropriate locations that are compatible with surrounding land uses.

### GOAL

Support industrial growth and expansion through **integrated design and compatibility** with surrounding uses.

**1. Industrial sites shall ensure integrated design and compatibility with surrounding uses by meeting the following criteria.**

- 1.1 Sites shall have feasible access to Federal and State transportation networks.
- 1.2 Sites should be varied in size and location to accommodate a range of users.
- 1.3 Sites shall primarily be out of regulatory floodplains.
- 1.4 Sites shall contain minimal slopes.
- 1.5 Protect environmentally sensitive lands as new and existing areas develop or redevelop.
- 1.6 Natural stormwater management should be incorporated and designed into sites as appropriate.
- 1.7 Compatibility with existing and future land use patterns should be evaluated.
- 1.8 If adjacent to Lawrence, annexation shall occur prior to the submission of a development proposal.
- 1.9 Promote transportation linkages, including multi-modal, providing adequate and clear access and movement throughout the site.
- 1.10 All industrial development within Lawrence shall comply with the [Community Design Manual's](#) Industrial Development Design guidelines.



Intensity	Zoning Districts
Limited	County: I-1 City: IBP
Light	County: I-2 City: II
Medium	City: IM
Heavy	County: I-3 I-4 City: IG



**For more details on Economic Development**

See [Chapter 5: Economic Development](#)

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"Intensity Zoning Districts"
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**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.
- 3.2 Utilize appropriate locational criteria identified in Goal 1 for the use and site considerations for new or expanding areas.
- 3.3 Designate areas to support future industrial development needs.
- 3.4 Ensure developments are concentrated with compatible uses.
- 3.5 Monitor and maintain a site inventory to match a variety of potential users' needs that fit within our community goals.

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Designing and planning for redeveloping and new industrial sites is critical to their utility and integration into the larger community.

**4. Ensure site design and architecture provide adequate separation and compatible development patterns.**

- 4.1 Encourage facilities and structures that have a positive impact on neighboring uses.
- 4.2 Protect environmentally [sensitive lands](#) as new and existing areas develop.
- 4.3 Locate higher-intensity users and activities together in an industrial park.
- 4.4 Industrial development within Lawrence shall comply with the [Community Design Manual](#)'s Industrial Development Design guidelines.

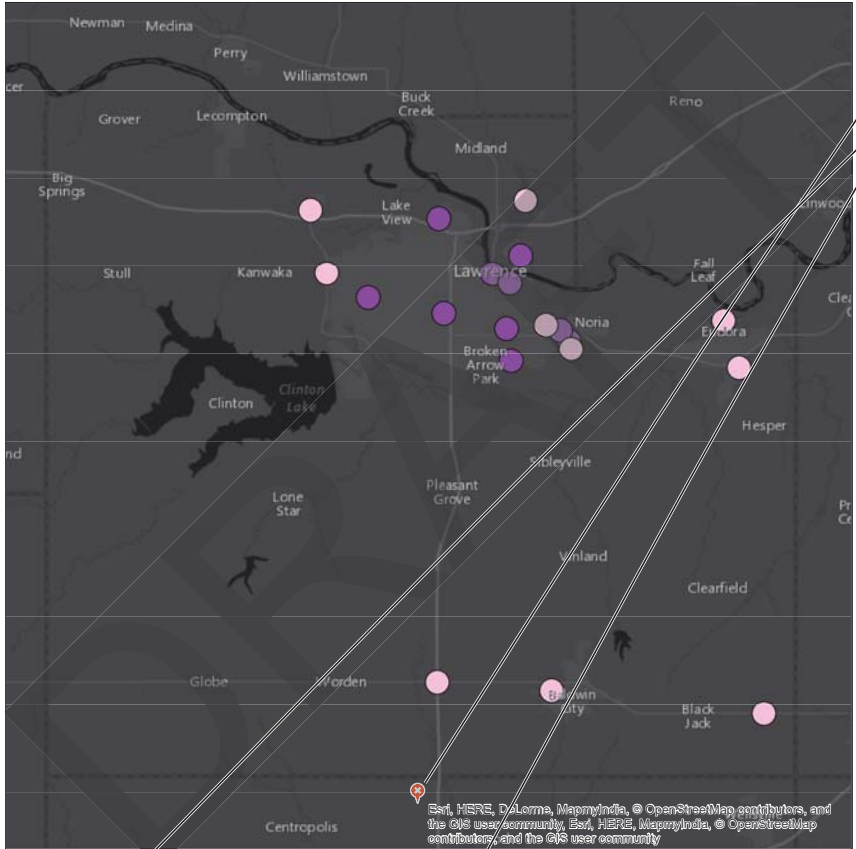


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Map 2.3: Industrial Map

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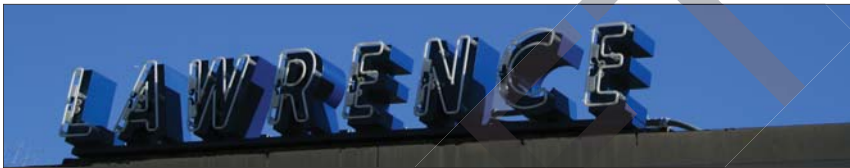



Photo by A. Shafer Photography



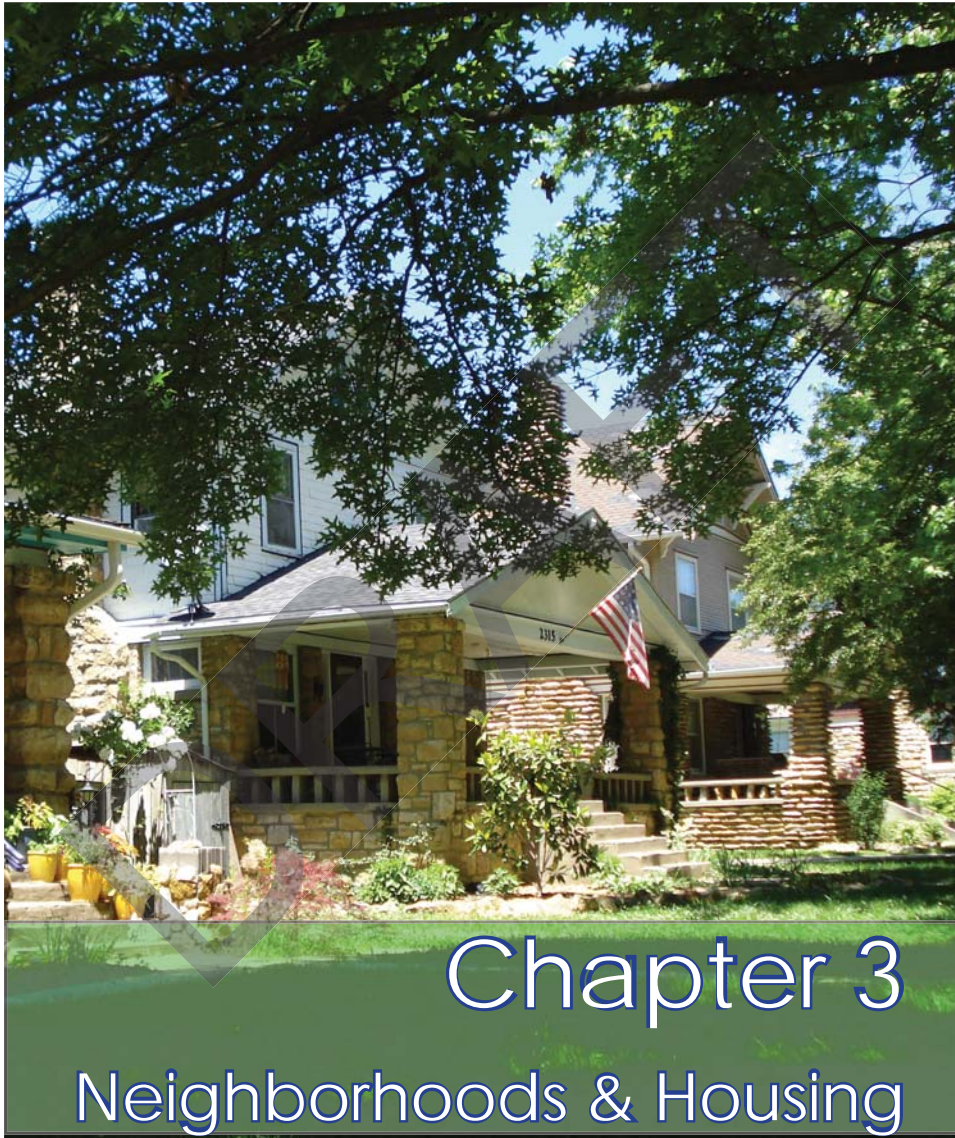
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*"There's no better place **to coach**,  
there's no better place **to go to school**,  
there's no better place **to play**.*

- Former KU Head Coach **Larry Brown**

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## ADVISORY BOARDS

- [Affordable Housing Advisory Board](#)
- [Community Development Advisory Committee](#)
- [Homeless Issues Advisory Committee](#)



Photo by A. Shafer Photography



For more on  
Historic Preservation

See [Chapter 7A  
Historic Resources](#)

### 3. Neighborhoods & Housing

#### VISION

Neighborhoods ~~promote social interaction and provide~~ residents of all ages and abilities 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, and connections to a common past maintained.~~ Neighborhoods shape vibrant and strong communities.

#### 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. Strengthen neighborhoods' ties to the larger Lawrence community.**
  - 1.1 Provide alternative routes via connective road patterns to ease traffic congestion and help limit the use of cul-de-sacs.
  - 1.2 Utilize alleys and short blocks to maximize connectivity.
  - 1.3 Orient buildings to reflect the predominant neighborhood pattern.
  - 1.4 Use open spaces, greenbelts, and trails to provide linkages throughout the neighborhood.
  - 1.5 Integrate non-motorized transportation options when possible.
  - 1.6 Plan for neighborhoods within all future [Specific Land Use Plans](#).

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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.

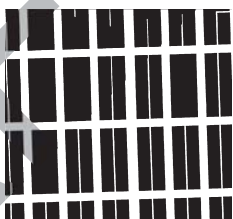
**3. Preserve and enhance the character elements of existing neighborhoods.**

- 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



[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 that encourage connectivity and green corridors.
- 4.9 Incorporate public health planning into land use planning.
- 4.10 Work with neighborhoods to update and maintain Specific Land Use Plans as appropriate.
- 4.11 Plan for and incorporate an evolving multi-modal transportation system.

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.

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community engagement, promoting 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.

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 throughout the 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. Shaler Photography

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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."

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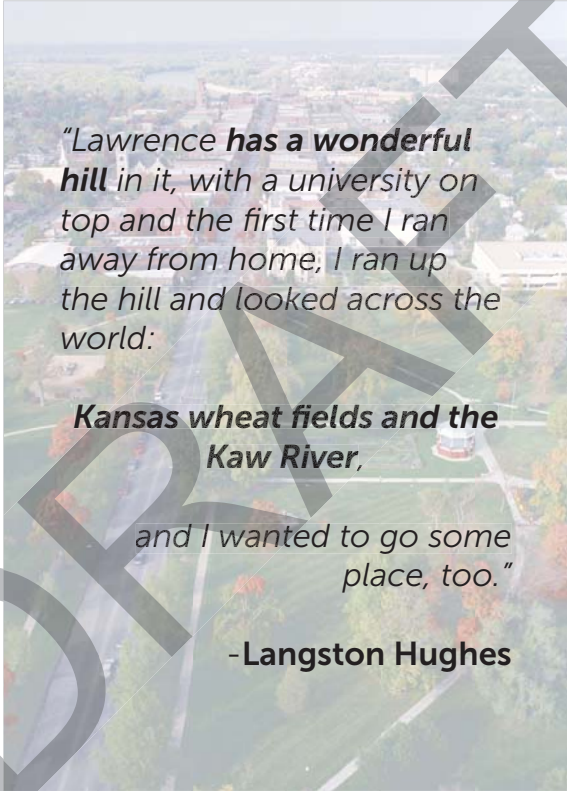
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*"Lawrence **has a wonderful hill** in it, with a university on top and the first time I ran away from home, I ran up the hill and looked across the world:*

***Kansas wheat fields and the Kaw River,***

*and I wanted to go some place, too."*

**-Langston Hughes**



# Chapter 4 Transportation

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### ADVISORY BOARDS

- [Transportation Commission](#)
- [Public Transit Advisory Committee](#)
- [MPO Bicycle Advisory Committee](#)
- [MPO Regional Transit Advisory Committee](#)



### What is a MPO?

The [Metropolitan Planning Organization](#) is a federally designated agency responsible for coordinating transportation planning and programming in and for all of Douglas County. The MPO's mission is to provide planning and programming services for the safe and efficient movement of people and goods consistent with the region's overall goals.

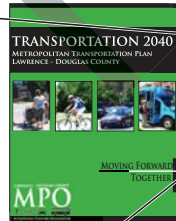
Our region includes:

- [Douglas Co.](#)
- [Lawrence](#)
- [Eudora](#)
- [Leocompton](#)
- [Baldwin City](#)

## 4. Transportation

### Metropolitan Transportation Plan

**Transportation 2040** sets regional transportation policies, and articulates goals and objectives for the creation of a multi-modal transportation system complementing the comprehensive plan's land use plans, economic development plans, environmental plans, and other plans for the region. It assists state and local government agencies to improve the quality of life for our community.



The creation of *Transportation 2040* is supported by an open public participation process and the willingness of the local, state, and federal officials involved in developing this document to chart a comprehensive regional transportation system.

This plan reflects the short and long-term needs of the region; land use patterns; planning decisions impacting transportation systems; the desire to provide mobility for all users; and the relationships between the transportation system, the environment, and the economy.

This chapter references *Transportation 2040* as the key plan guiding our community's transportation network. This chapter reflects the goals of the transportation plan, and enhances key aspects related to unincorporated Douglas County and the City of Lawrence.

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"4. Transportation Metropolitan Transportation Plan Transportation 2040 sets regional transportation policies, and articulates goals and objectives for the creation of a multi-modal transportation system complementing the comprehensive plan's land use plans, economic development plans, environmental plans, and other plans for the region. It assists state and local government agencies to improve the quality of life for our community."
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"MPO Regional Transit Advisory Committee"
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VISION

To maintain and enhance a complete, safe, and efficient multi-modal transportation system for users of all ages and abilities.

GOALS

Planning must consider access and choices for all residents. Individuals who cannot or prefer not to drive should have equal access to safe and efficient transportation choices as those offered to drivers.

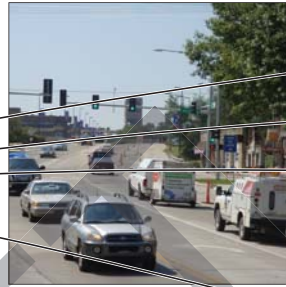
1. Enhance transportation options and choices for improved system performance.

- 1.1 Provide viable transportation alternatives with stronger interconnectivity and multi-modal elements by considering transit, bikeway, and pedestrian details in site planning, and adhering to Complete Streets policies.
- 1.2 Create land development patterns and transportation designs allowing and encouraging people to use all transportation modes.
- 1.3 Enhance transit service, amenities, and facilities by establishing a transit center(s) within Lawrence.
- 1.4 Enhance the coordinated transit system, such as providing special services for senior citizens and persons with disabilities and their connections to regional commuter services.
- 1.5 Build Americans with Disabilities Act (ADA) connections between rights-of-way and building entries, accessible transit stops, and implement the transit amenities policy.

The interrelation of transportation and land use planning is critical since the design of one directly affects the other. Understanding the linkage of these two aspects can produce positive impacts for residents and lead to more efficient systems.

2. Focus efforts on the efficient movement of people and goods.

- 2.1 Improve multi-modal connectivity between existing employment centers, retail activity areas, and regional destinations to foster continued growth and vitality of those areas.



What is Transportation 2040?

T2040 is the long range transportation plan for Douglas County. It is a vision for a healthy, safe, and efficient transportation system that adequately serves the region's future. The plan identifies transportation needs, investments, and recommends system improvements for all modes of transportation: automobile, public transit, bicycle, pedestrian, etc.

Page: 55

- Text Deleted
  - "While moving people is one of the paramount concerns of a transportation network, the safety and security of the people using it is one of the overarching concerns for all aspects."
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  - "1.1 Develop criteria focusing on the safety aspect of transportation projects requiring that safety be addressed before a project is approved. 1.2 Review land development projects when projects are initially submitted for safety and design implications."
- Text Replaced
  - [Old]: "1.3 Set high priority areas for safety improvement through available data sources. 1.4 Facilitate, develop, and distribute safety education materials. 1.5 Design streets and subdivisions to enforce traffic laws for safe operation on the transportation network. 1.6 Use technology to improve travel times for emergency response."
  - [New]: "for all residents. Individuals who cannot or prefer not to drive should have equal access to safe and efficient transportation choices as those offered to drivers. 1. Enhance transportation options and choices for improved system performance."
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  - [Old]: "1. Improve Safety and Security through design techniques and the application of the "4 E's" Engineering, Education, Enforcement, and Emergency response."
  - [New]: "and choices"
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  - "Planning must consider access"
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  - [Old]: "Coordinate with local, state, and federal agencies"
  - [New]: "Provide viable transportation alternatives with"
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  - [Old]: "to quickly respond during times of natural disasters, extreme accidents, or other emergencies."
  - [New]: "stronger interconnectivity and multi-modal elements by considering transit, bikeway,"
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  - "What is Transportation 2040?"
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  - [Old]: "One of the keys to good planning involves efficiency and effectiveness of the public investments in transportation to further transportation services and infrastructure that are consistent with the community's desires."
  - [New]: "and pedestrian details in site planning, and adhering to Complete Streets policies."
- Text Inserted
  - "1.2 Create land development patterns and transportation designs allowing and encouraging people to use all transportation modes."
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  - [Old]: "Focus efforts on system preservation and economic efficiency."
  - [New]: "Enhance transit service, amenities, and facilities by establishing a transit center(s) within Lawrence."
- Font "MuseoSans-700" changed to "MuseoSans-300".
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  - [Old]: "Monitor and inventory the transportation system's T2040 is the long range transportation plan for Douglas County. It is a vision for a healthy, safe, and efficient transportation system that adequately serves the region's future. The plan identifies transportation needs, investments, and recommends system improvements for all modes of transportation: automobile, public transit, bicycle, pedestrian, etc."
  - [New]: "Enhance the coordinated transit system, such as providing special services for senior citizens and persons with disabilities, and their connections to regional commuter services."
- Text Deleted
  - physical condition, for items such as asset management, pavement condition, sidewalk maintenance, Americans with Disabilities Act compliance, and other system aspects. Chapter 4 | Transportation"
- Text Deleted
  - "2.2 Develop an inventory process to monitor the regional transportation system's physical condition."

## VISION

To maintain and enhance a complete, safe, and efficient multi-modal transportation system for users of all ages and abilities.

## GOALS

Planning must consider access and choices for all residents. Individuals who cannot or prefer not to drive should have equal access to safe and efficient transportation choices as those offered to drivers.

### 1. Enhance transportation options and choices for improved system performance.

- 1.1 Provide viable transportation alternatives with stronger interconnectivity and multi-modal elements by considering transit, bikeway, and pedestrian details in site planning, and adhering to Complete Streets policies.
- 1.2 Create land development patterns and transportation designs allowing and encouraging people to use all transportation modes.
- 1.3 Enhance transit service, amenities, and facilities by establishing a transit center(s) within Lawrence.
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The interrelation of transportation and land use planning is critical since the design of one directly affects the other. Understanding the linkage of these two aspects can produce positive impacts for residents and lead to more efficient systems.

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[Old]: "Utilize techniques and technologies, such as Intelligent Transportation Systems, to maximize network capacity and improve the efficiencies."  
[New]: "Build Americans with Disabilities Act (ADA) connections between rights-of-way and building entries, accessible transit stops, and implement the transit amenities policy."

#### Text Replaced

[Old]: "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."  
[New]: "What is Transportation 2040? The interrelation of transportation and land use planning is critical since the design of one directly affects the other. Understanding the linkage of these two aspects can produce positive impacts for residents and lead to more efficient systems. 2. Focus efforts on the efficient movement of people and goods."

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"2040 is the long range transportation plan for Douglas County. It is a vision for a healthy, safe, and efficient transportation system that adequately serves the region's future. The plan identifies transportation needs, investments, and recommends system improvements for all modes of transportation: automobile, public transit, bicycle, pedestrian, etc."

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"What are Intelligent Transportation Systems?"

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"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. 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."

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"39"

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"Chapter 4 | Transportation"



### 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 in accordance with the Major Thoroughfares street designations on the [Growth & Development Map](#).

2.3 Coordinate transportation improvements with future land uses to minimize infrastructure costs.

2.4 Further maximize accessibility of the transportation system, and increase the mobility options for all residents.

2.5 Utilize techniques and technologies, such as Intelligent Transportation Systems, to maximize network capacity and improve the efficiencies.

While moving people is one of the paramount concerns of a transportation network, the **safety and security** of the people using it is one of the overarching concerns for all aspects. One of the keys to good planning involves **efficiency and effectiveness** of the public transportation investments to further services and infrastructure consistent with the community's desires.

3. **Prioritize preservation, safety, and security of the transportation network.**

3.1 Preserve and enhance the condition of transportation infrastructure and assets.

3.2 Design streets and subdivisions for safe and secure transportation.

3.3 Review land development projects when projects are initially submitted for safety and design implications.

3.4 Develop criteria focusing on the safety aspect of transportation projects requiring that safety be addressed before a project is approved.

3.5 Monitor and inventory the transportation system's physical condition, for items such as asset management, pavement condition, sidewalk maintenance, [Americans with Disabilities Act](#) compliance, and other similar aspects.

3.6 Coordinate with local, state, and federal agencies to quickly respond during times of natural disasters, extreme accidents, or other emergencies

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"Plan and establish a transit center within Lawrence. 3.5"
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[Old]: "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."  
[New]: "2.3 Coordinate transportation improvements with future land uses to minimize infrastructure costs."
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"2.5 Utilize techniques and technologies, such as Intelligent Transportation Systems, to maximize network capacity and improve the efficiencies."
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"3. Prioritize preservation, safety, and security of the transportation network."
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[Old]: "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."  
[New]: "Preserve and enhance the condition of transportation infrastructure and assets. 3.2 Design streets and subdivisions for safe and secure transportation. 3.3 Review land development projects when projects are initially submitted for safety and design implications. 3.4 Develop criteria focusing on the safety aspect of transportation projects requiring that safety be addressed before a project is approved. 3.5 Monitor and inventory the transportation system's physical condition, for items"
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"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."
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[Old]: "4.3 Enhance the coordinated transit system, such as providing special services for senior citizens and persons with disabilities, and their connections to regional commuter services."  
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"40 PLAN"
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"46 PLAN 2040"

creating an efficient and equitable transportation system.

4. Minimize adverse social, economic, and environmental impacts created by transportation.

- 4.1 Create land development patterns that promote transportation efficiency, sustainability and livability through coordinated review of land use plans.
- 4.2 Reduce single occupancy vehicle trips through Travel Demand Management, multi-modal site design, policies, and programs.
- 4.3 Strengthen linkages between transportation planning and environmental planning.
- 4.4 Strengthen linkages between transportation planning and public health planning.
- 4.5 Implement actions transitioning to the use of alternative transportation modes, low emissions vehicles, alternate transit energy sources, emerging technology, and market driven transportation (autonomous vehicles, electric vehicles, and ride-share).



What is Environmental Justice?

The Environmental Protection Agency defines Environmental Justice as the fair treatment for people of all races, cultures, and incomes, regarding the development of environmental laws, regulations, and policies.

It requires that projects using Federal funds be selected and distributed fairly to all people regardless of income or race, and that all people have equal access to the benefits afforded by these projects, including equal access to the decision-making process for project selection.

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[Old]: "the transportation system."  
[New]: "transportation."
- Text Inserted  
"Reduce single occupancy vehicle trips through Travel Demand Management, multi-modal site design, policies, and programs. 4.3"
- Text Replaced  
[Old]: "modes and low emissions vehicles."  
[New]: "modes, low emissions vehicles, alternate transit energy sources, emerging technology, and market driven transportation (autonomous vehicles, electric vehicles, and ride-share)."
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"47"

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*"I am a New Yorker by  
birth, **but I love my  
adopted country -  
the West.**"*

*-Lucy Hobbs Taylor*



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## Chapter 5

### Economic Development



## ADVISORY BOARDS

[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.

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"Joint Economic Development Council"

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"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."

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"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."

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"2040"

- 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 and attracts new opportunities to the community.

**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**, while also capitalizing on the existing and developing resources available in our community, is key to growing our local economy.

**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.



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[Old]: "life,"  
[New]: "life and"

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[Old]: "community, and supports the employment base."  
[New]: "community."

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[Old]: "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."  
[New]: "innovations, while also capitalizing on the existing and developing resources available in our community, is key to growing our local economy."

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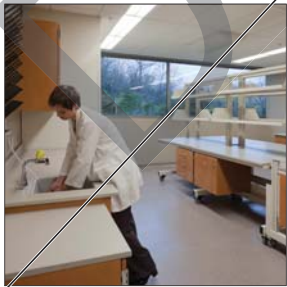
"45"



- 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.
- 4.6 Develop policies to support and encourage first time farm buyers and operators.



Photo by A. Shafer Photography



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"4.6 Develop policies to support and encourage first time farm buyers and operators."
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[New]: "52"
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[New]: "-53"

### What are Economic Development Assistance Tools?

The City has a variety of economic development tools that can be implemented to achieve community goals. In most cases, the programs are implemented in a "pay-as-you-go" manner in which the property owner fronts the improvement expense and is reimbursed over time through project generated tax revenues.

The City also participates in other types of direct support such as assistance with infrastructure, relocation grants, employee training grants, etc. The primary "pay-as-you-go" tools include:

#### Industrial Revenue Bonds (IRB)

IRBs are a conduit financing tool used to obtain favorable rate financing for constructing or purchasing a facility or equipment, obtaining a sales tax exemption on project construction materials, or to get an exemption of real property taxes for business types that would not qualify for an EDX abatement.

#### Real Property Tax Abatement (EDX Abatement)

An EDX real property tax abatement provides an exemption of real property taxes on improvements to land and buildings for businesses primarily involved in manufacturing articles of commerce, conducting research & development, or warehousing and distribution of goods used in interstate commerce.

#### Neighborhood Revitalization Areas (NRA)

The NRA is a revitalization tool used to help eliminate blight, correct health and safety issues, preserve historic properties, correct legal issues with the property, or convert under-productive properties to more productive use. Funding is provided via a property tax rebate based on the incremental increase in property value resulting from project improvements.

#### Tax Increment Financing District (TIF)

A TIF district is used to assist project redevelopment in blighted or challenging development areas by pledging future gains in sales and/or property taxes generated within the TIF district to finance improvements which will result in those tax gains.

#### Transportation Development Districts (TDD)

TDDs are a funding tool used to support eligible, transportation-related improvements within a specified district through special assessments or a new transportation sales tax.

#### Community Improvement Districts (CID)

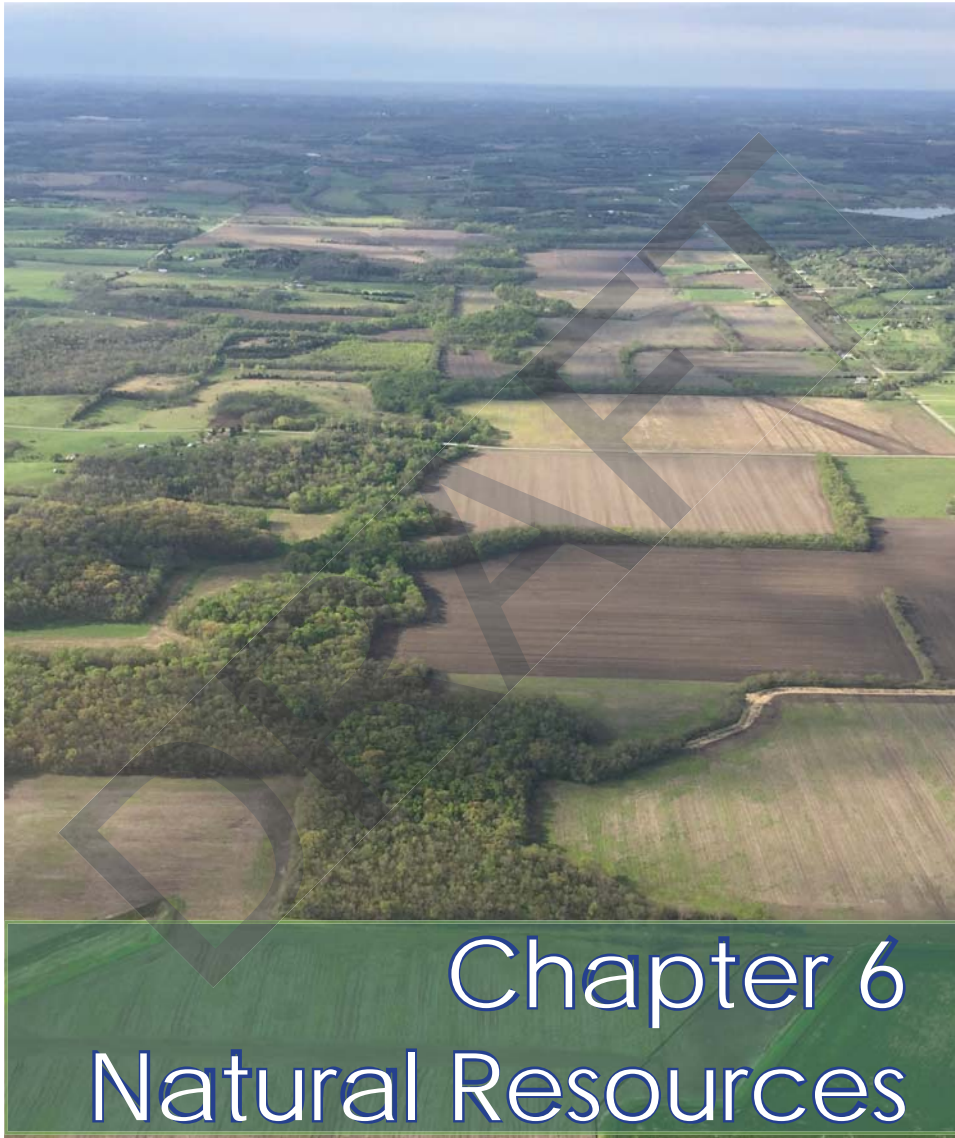
CIDs are an economic development tool designed to finance public or private facility improvements or services within a specified district through special assessments or a new district sales tax.

More can be found in the [City of Lawrence's Economic Development Policy](#).

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*"I think I was the first to suggest **your name for the city**, although I have never urged it at all, as I wished every person to be satisfied in his own mind. From the time the name was proposed there has been, to appearance, **no objection or opposition to it...**"*

**-Charles Robinson** to  
Amos Lawrence (1854)



# Chapter 6

## Natural Resources

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## ADVISORY BOARDS

- [Sustainability Advisory Board](#)
- [Douglas County Conservation District](#)
- [KSU Research & Extension: Douglas County](#)



## 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, sustainable 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 Consider and mitigate development impacts on the watershed.
- 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 Strengthen floodplain regulations to mitigate flood hazards and decrease vulnerability of life and property.
- 1.9 Inventory and protect groundwater resources and their recharge lands.
- 1.10 Develop stormwater management policies for unincorporated Douglas County to evaluate development proposals to limit runoff and protect water quality.

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  - Food Policy Council"
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  - Heritage Conservation Council of Douglas County"
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  - [Old]: "healthy"
  - [New]: "healthy, sustainable"
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  - Climate Protection Task Force • Peak Oil Task Force"
- Text Replaced
  - [Old]: "Implement watershed planning to mitigate development impacts."
  - [New]: "Consider and mitigate development impacts on the watershed."
- Text Replaced
  - [Old]: "1.8 Prohibit development in newly annexed floodplain areas."
  - [New]: "1.8 Strengthen floodplain regulations to mitigate flood hazards and decrease vulnerability of life and property."
- Text Inserted
  - "to evaluate development proposals"
- Text Replaced
  - [Old]: "50"
  - [New]: "56"
- Text Inserted
  - "2040"

1.11 Promote voluntary water usage reductions and encourage site design best management practices.

**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 Adopt regulation requiring grading permits to 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 Preserve and restore native prairies, including utilizing conservation easements.

2.5 Identify important wildlife habitats and prioritize them for protection and conservation to establish corridors.

**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
- Wetlands & Stream Corridors
- Steep Slopes

Page: 67

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[Old]: "Accommodate"  
[New]: "Promote"
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"Sensitive Lands"
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"51"
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"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:"
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"Sensitive Lands"
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[Old]: "Minimize"  
[New]: "Adopt regulation requiring grading permits to minimize"
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"• Endangered Species Habitats • Floodway and Floodplain • High Quality Agricultural Soils • Native Prairies • Rural Woodlands and Urban Forests"
- Text Replaced  
[Old]: "2.4 Develop guidelines and incentives to preserve"  
[New]: "2.4 Preserve and restore"
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[Old]: "conservation."  
[New]: "conservation to establish corridors."
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"• Wetlands & Stream Corridors"
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"• Steep Slopes "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"
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"Chapter 6 | Natural Resources"
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"57"

*"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





### 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

2.6 Consider the complete natural system in identifying and preserving sensitive lands as individual developments occur to maintain continuity throughout the ecosystem.

2.7 Protect high quality agricultural soils, as defined in each Specific Land Use Plan, as the community develops to urban densities.

2.8 Protect high quality agricultural soils in rural areas 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.

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.



- Text Replaced  
[Old]: "Link land resources to create a natural infrastructure and recreation area, when appropriate. 2.7 Protect high quality agricultural lands, as identified"  
[New]: "Consider the complete natural system in identifying and preserving sensitive lands as individual developments occur to maintain continuity throughout the ecosystem. 2.7 Protect high quality agricultural soils, as defined"
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[Old]: "Plans,"  
[New]: "Plan,"
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"each"
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"What is Indoor Air Quality?"
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[New]: "soils"
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"Chapter 6 | Natural Resources"
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"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 "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"
- Text Deleted  
"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."
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"What is Indoor Air Quality?"
- Text Deleted  
"2.9 Protect native ecosystems by addressing invasive species."
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"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."
- Text Replaced  
[Old]: "emissions and encourage pedestrian-scaled development."  
[New]: "emissions."
- Text Deleted  
"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."
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"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."
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[New]: "58"
- Text Inserted  
"2040"

3.6 Prioritize efforts to reduce greenhouse gas emissions in municipal operations.

**Proper extraction and remediation** of natural materials, such as sand, gravel, timber, oil, gas, and stone, are essential to sustainable development activity.

**4. Properly manage natural resources to ensure sustainability, marketability, and environmental quality for the community.**

4.1 Work with partner agencies to develop sustainable harvesting standards and effective reclamation procedures.

4.2 Recognize the need for the extraction of local natural resources to keep construction costs economically reasonable, while mitigating impacts to the environment and surrounding land uses in the evaluation of new extraction proposals.

4.3 Document and map active and suspended quarries, and analyze their environmental impacts as operational levels evolve at the sites.

Proper disposal of **daily, and hazardous, waste** can have dramatic impacts on the natural environment and community health, and can reduce numerous forms of pollution.

**5. Reduce the amounts of waste sent to landfills.**

5.1 Manage solid waste by emphasizing reducing, reusing, and recycling across all industries.

5.2 Support proper disposal of household hazardous waste with the [Lawrence - Douglas County Household Hazardous Waste Program](#).

5.3 Encourage recycling, composting, and other efforts throughout Douglas County to reduce the amounts of material and food deposited in landfills.

Many of the factors that impact the natural environment are created by urban settings and climate change in Douglas County. Efforts to improve the **urban environment** can serve to protect and sustain our natural resources.

**6. Strengthen environmental protection through sustainable development of the built/urban environment.**



**What are High Quality Agricultural Soils?**

High Quality Soils are locations that have been graded as being the best land for agricultural production. This includes 2 classes:

**Class 1:** Soils in this class are best suited for cultivated crops, pasture, range, woodland, and wildlife. They are deep, generally well drained, easily worked, and less prone to erosion.

**Class 2:** They require careful management to prevent deterioration or to improve air and water relations when cultivated. The limitations are few and the necessary management is easy to apply. The soils may be used for cultivated crops, pasture, range, woodland, or wildlife food and cover.



Page: 69

- Text Deleted "53"
- Text Inserted "Agricultural"
- Text Inserted "4.2 Recognize the need for the extraction of local"
- Text Inserted "suited for cultivated crops, pasture, range, woodland, and wildlife. They are deep, generally well drained, easily worked, and less prone to erosion."
- Text Deleted "suited for cultivated crops, pasture, range, woodland, and wildlife. They are deep, generally well drained, easily worked, and less prone to erosion."
- Text Replaced [Old]: "Reduce, Reuse, Recycle." [New]: "reducing, reusing, and recycling across all industries."
- Text Replaced [Old]: "recycling and composting" [New]: "recycling, composting, and other"
- Text Inserted "of material and food"
- Text Inserted "and climate change"
- Text Deleted "6.1 Adopt a climate change adaptation plan incorporating potential climate change scenarios and identifying specific actions to reduce risk and exposure from hazards."
- Text Deleted "4.2 Recognize the need for the extraction of local"



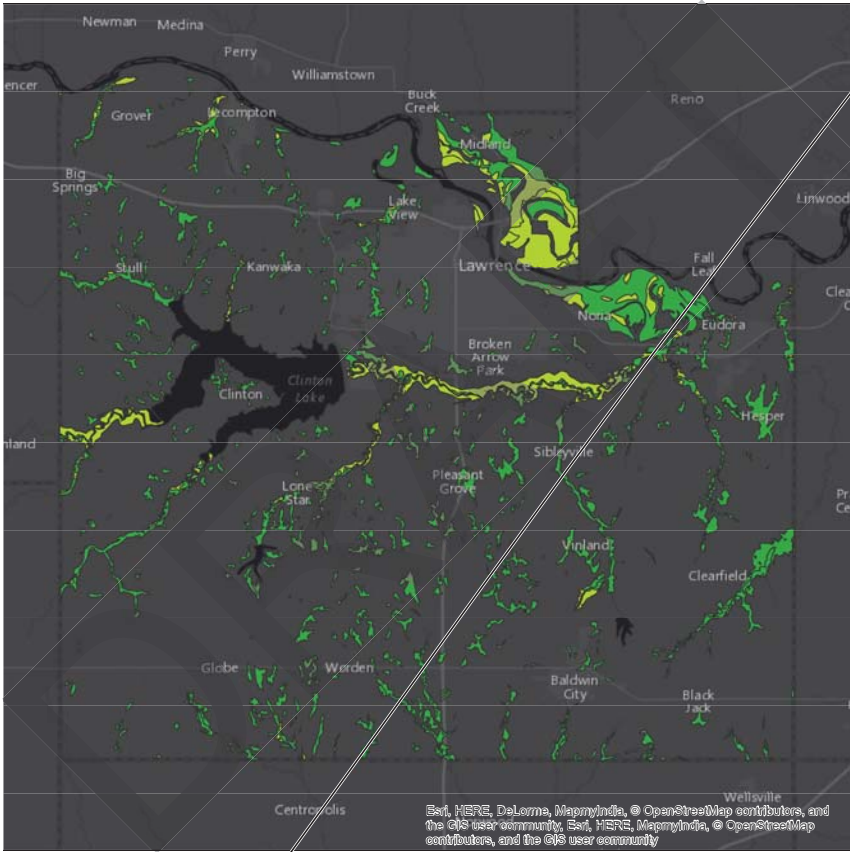
Photo by A. Shafer Photography

- 6.1 Adopt a climate change adaptation plan incorporating potential climate change scenarios and identifying specific actions to reduce risk and exposure from hazards.
- 6.2 Mitigate impacts caused by noise and light pollution, and development activities.
- 6.3 Foster and encourage healthy lifestyle options through development and design of the built environment.
- 6.4 Develop a sustainable multi-modal transportation system.
- 6.5 Promote sustainable building practices by leading and promoting green building standards and practices and by creating incentives to improve opportunities for distributed generation of renewable energy sources.
- 6.6 Promote responsible use and conservation of energy and natural resources by enhancing current building codes to increase energy efficiency of new construction and significant remodels.
- 6.7 Continue developing local food programs and implement the Food System Plan throughout Douglas County and Lawrence.
- 6.8 Develop strategies for energy conservation and adaptive reuse of existing structures.
- 6.9 Utilize green infrastructure and best management practices to manage stormwater impacts.
- 6.10 Support state legislation giving local governments more authority to mitigate the potential environmental harm of large-scale agricultural and energy industries.

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"6.1 Adopt a climate change adaptation plan incorporating potential climate change scenarios and identifying specific actions to reduce risk and exposure from hazards."
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"6.9 Utilize green infrastructure and best management practices to manage stormwater impacts. 6.10 Support state legislation giving local governments more authority to mitigate the potential environmental harm of large-scale agricultural and energy industries."
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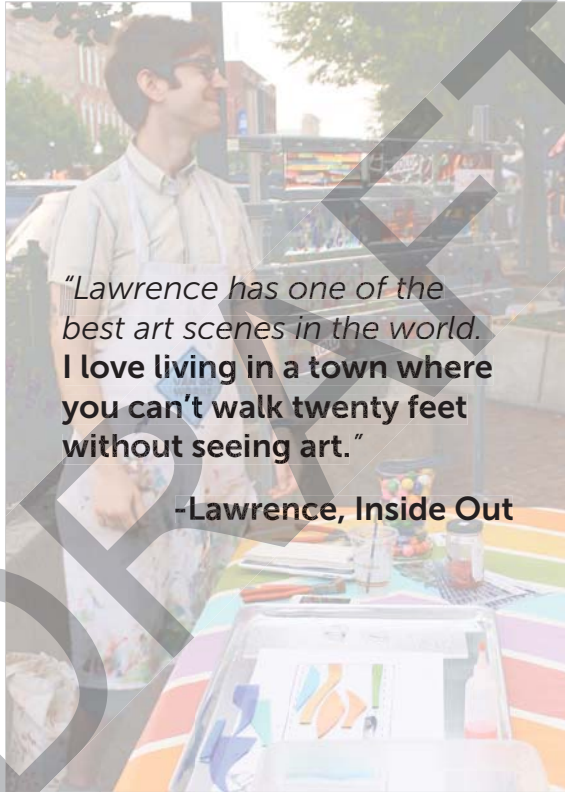
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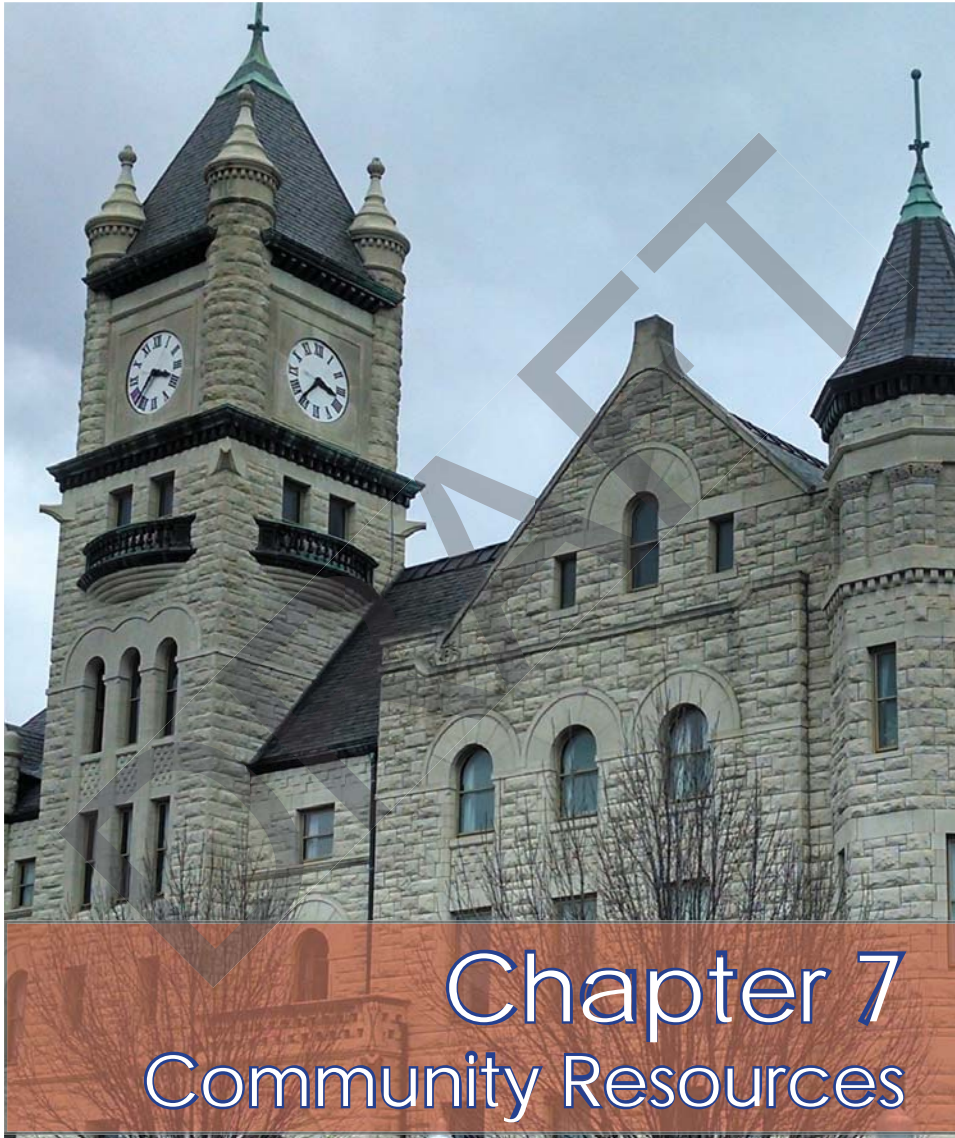
Map 6.1: Natural Resources Map  
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*"Lawrence has one of the best art scenes in the world. I love living in a town where you can't walk twenty feet without seeing art."*

**-Lawrence, Inside Out**



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### ADVISORY BOARDS

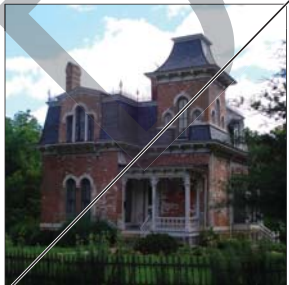
- [Heritage Conservation Council of Douglas County](#)
- [Historic Resources Commission](#)



### Design Guidelines

Design guidelines convey general policies about the design of alterations to existing structures, additions, new construction and site work. They do not dictate solutions; instead, they define a range of appropriate responses to a variety of specific design issues. Lawrence has 3 sets of design guidelines tailored to specific areas of our community:

- [Downtown Area Design Guidelines](#)
- [8th & Penn Neighborhood Redevelopment Zone](#)
- [Oread Neighborhood Design Guidelines](#)



## 7. Community Resources

### A. Historic Resources

#### VISION

We honor the city's and county's vibrant history by protecting appropriate historical assets, which contributes to our sense of place. Future growth will complement our community's historical assets and enhance our unique character.

#### GOALS

Working to **locate and study historic resources** is a large undertaking. This necessary process ensures these resources are retained for future generations.

- 1. Identify, evaluate, designate, and preserve our community's historic resources.**
  - 1.1 Maintain Certified Local Government status for both Douglas County and the City of Lawrence.
  - 1.2 Maintain and strengthen the local preservation ordinances for both Douglas County and the City of Lawrence.
  - 1.3 Adopt a comprehensive historic resources preservation plan.
  - 1.4 Integrate historic preservation elements in [Specific Land Use and Neighborhood](#) plans.
  - 1.5 Create incentives to encourage adaptive reuse of historic structures.
  - 1.6 Revise the [Land Development Code](#) to facilitate adaptive reuse of historic structures.
  - 1.7 Continue locating, surveying, and assessing historic resources throughout unincorporated Douglas County.
  - 1.8 Establish funding priorities for evaluation and protection efforts.
  - 1.9 Document and evaluate all structures over 50 years old for consideration to be listed on the historic inventory.

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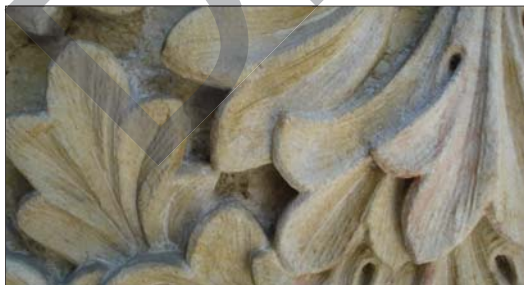
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While landmark structures and buildings are important in their own right, the **area and context** in which they sit also provides critical historical backing to fully illustrate their significance to the community.

## 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 sites.

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.

Page: 75

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[New]: "sites."

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"59"



**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 encourage 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 facade improvement grants and incentives for occupants of historic structures.
- 4.6 Implement incentives for conserving historically significant farming lands and structures.
- 4.7 Incentivize environmental hazards abatement in significant historic structures.
- 4.8 Retain and maintain historic single-family residences 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](#).

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Text Replaced	[Old]: "lands." [New]: "lands and structures."
Text Replaced	[Old]: "Incentivize retaining and maintaining historically single-family residences to their intended use" [New]: "Retain and maintain historic single-family residences"
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## B. Parks, Recreation, & Open Space

### VISION

Create and maintain a variety of recreational opportunities and open spaces to increase options for residents of all ages to lead a healthy and active lifestyle.

### GOALS

Throughout Douglas County and Lawrence, there has been a **strong, beneficial relationship** between the city, the county, the school districts, and other public agencies to help create, use, and maintain parks and open spaces throughout the greater community.

#### 1. Maintain coordinated and cooperative planning and development opportunities with community partners.

- 1.1 Establish park and open space standards for unincorporated Douglas County.
- 1.2 Coordinate recreational services and facilities to maximize resources and minimize community expense.
- 1.3 Coordinate park and open space standards between Douglas County and Lawrence.

One of the most important facets of parks and open spaces is being able to **locate new spaces** that best serve community use, and protect key aspects of our community.

#### 2. Encourage innovative land acquisition and open space preservation.

- 2.1 Incentivize land dedications and other voluntary mechanisms to protect natural and historic areas of the community for public purposes.
- 2.2 Use easements, land owner agreements, and deed restrictions for multi-use trails and open spaces, especially key natural and historic areas.
- 2.3 Create awareness and education programs showing the benefits of key natural and historic areas.



### ADVISORY BOARDS

- [Parks & Recreation Advisory Board](#)



### What are Open Spaces?

Open spaces can take many forms, but generally, there are 2 types that are predominant in our community.

- Active:  
[Playgrounds, ballfields, recreation centers](#)
- Passive:  
Trails, nature preserves, scenic overlooks

Page: 77

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"restrictions for multi-use trails and open spaces, especially key natural and historic areas."
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"• Agricultural: Farm and pasture lands"
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"restrictions for multi-use trails and open spaces, especially key natural and historic areas. Playgrounds, ballfields, recreation centers"
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"the benefits of key natural and historic areas. Playgrounds, ballfields, recreation centers"
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"the benefits of key natural and historic areas."
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"61"



Creating parkland and open space areas as the community grows is necessary to maintain a key component of our quality of life.

**3. Identify and expand existing park, recreation, and open space systems.**

- 3.1 Ensure adequate **and equitable** access to park, recreation and open spaces to all community residents.
- 3.2 Locate and develop park, recreation, and open space locations consistent with **the Lawrence Parks and Recreation Master Plan, and other Future Land Use plans.**
- 3.3 Facilitate new park, recreation, and open space locations in conjunction with the growth and development of the community.
- 3.4 Locate park, recreation, and open space locations near other community facilities, such as schools, when possible to maximize resources and minimize expenses.
- 3.5 Utilize floodplains for low impact park, recreation, and open space uses, such as play fields, trails, and passive recreation.
- 3.6 Facilitate open space preservation by working with property owners.

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"and equitable"

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Linkages are equally as important as having park, recreation, and open space land available to the community. **Improving these linkages** via trails, sidewalks, and paths, ensures accessibility to all residents to match transportation and recreation needs.

**4. Connect and link parks, recreation, and open space locations.**

- 4.1 Create connections throughout the community using existing and unique features to provide connections, such as parkways and boulevards, greenways, riparian corridors, and other methods.
- 4.2 Capitalize on street and utility improvement projects as opportunities to include sidewalks, bikeways, and trails.
- 4.3 Provide linkages within Lawrence and unincorporated Douglas County connecting park, recreation, and open space locations.
- 4.4 Connect lands providing continuity for floodplains, watercourses, and wildlife.



**What is a Floodplain?**

The land area susceptible to inundation by water as a result of the flood. This typically includes areas of low-lying ground adjacent to rivers or streams.



**What is a Steep Slope?**

Those areas of land characterized by a change in elevation of 15 percent.

Some of the most valuable lands in our community are ones we don't build on. **Preserving natural features and areas** throughout Douglas County for the community's benefit and enjoyment is critical to preserving our natural spaces.

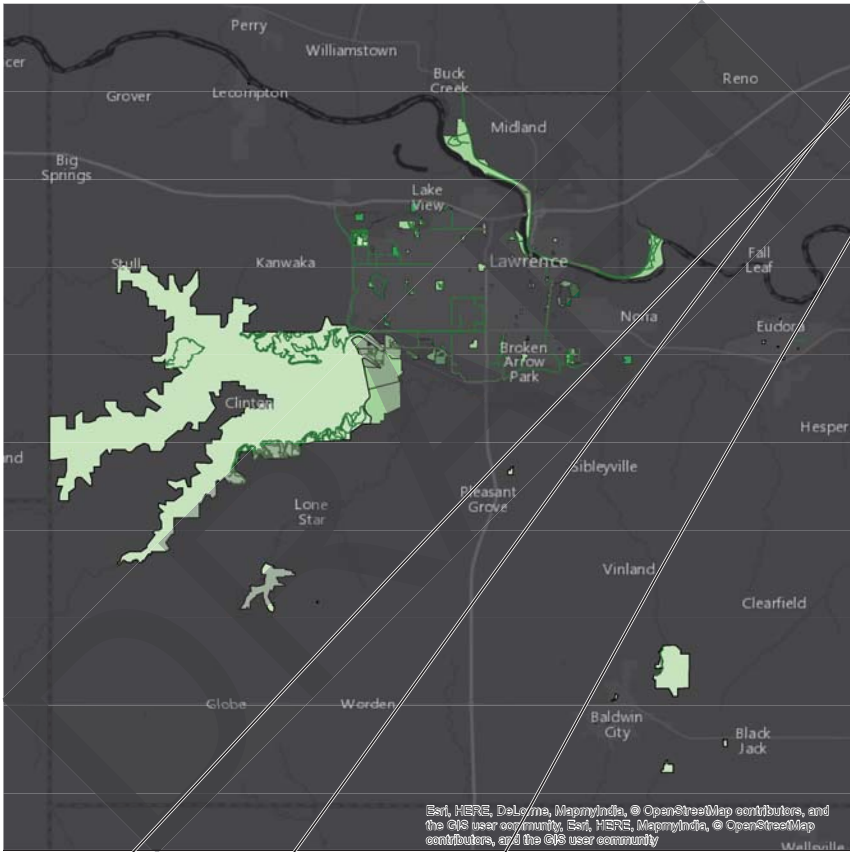
**5. Preserve and enhance natural areas of the community.**

- 5.1 Promote sensitive land retention through programs such as conservation easements.
- 5.2 Incorporate natural elements, such as floodplains, watercourses, wetlands, and steep slopes into development proposals as preserved features.
- 5.3 Design historic sites and historic ecosystems into spaces for conservation and enjoyment by future generations.



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[Old]: "sidewalks"  
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"What is a Floodplain?"
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## C. Community Facilities

### VISION

We will be a community with facilities to serve our residents and enhance the quality of life in a sustainable and efficient manner.

### GOALS

Responsible government ensures that **facilities and structures are maintained** and upgraded to maximize the life of these assets.

1. **Maintain and construct quality and sustainable community facilities.**
  - 1.1 Identify appropriate locations for new facilities, and maintain existing locations throughout the community.
  - 1.2 Collaborate with community partners (schools, hospitals, universities, etc.) on future efforts, including siting facilities that can be shared to maximize public investment.
  - 1.3 Encourage combining or creating multiple use facilities when appropriate, such as schools/ community centers, Fire/Police stations, to improve accessibility and efficiency.
  - 1.4 Incorporate multi-modal transportation elements into facility planning and design.

Siting community facilities can be difficult and dependent on a variety of factors. **Using locational criteria** helps ensure a best for the use and the community.

2. **Consider the following Locational Criteria when siting community facilities.**
  - 2.1 Locate and design sites to minimize impacts on adjacent areas.
  - 2.2 Utilize innovative designs to enhance Lawrence and Douglas County.
  - 2.3 Buffer potential nuisances by appropriate means.



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"1.4 Incorporate multi-modal transportation elements into facility planning and design."

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"© Gayle Babcock, Architectural Imageworks LLC"

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Ensuring the long-term viability and service provision by the community's general hospital.

**3. Maintain support to the community's public general hospital.**

3.1 Review impacts of proposed hospital facilities on the existing general hospital, and the need for additional general hospital facilities within the community.



© Gayle Babcock Architectural Imageworks LLC



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[New]: "Ensuring the long-term viability and service provision by the community's general hospital. 3. Maintain support to the community's public general hospital. 3.1 Review impacts of proposed hospital facilities on the existing general hospital, and the need for additional general hospital facilities within the community. © Gayle Babcock, Architectural Imageworks LLC"

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## 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](#)





- 3.1 Develop strategies for incorporating public art in built projects.
- 3.2 Incorporate [public arts programming](#) into all eligible City of Lawrence projects.
- 3.3 Design, maintain, and complement infrastructure for creative, cultural, and celebratory activities throughout the community.

Page: 84

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*"The mission of the Citywide Cultural Plan is to engage the Lawrence community in expressing its collective creative capacity in order to support and sustain a vibrant and robust community."*

[Building on Lawrence's Creative Capital: A City-Wide Cultural Plan for Lawrence, KS, p. 19](#)



**E. Food Systems Development**

**VISION**

Create a robust local food system that enriches producers and consumers and that bolsters our communities' health and resilience.

**GOALS**

Local foods are a large part of our culture and economy, including producing, buying, and consuming food products. Ensuring **agriculture's role in our community** helps signify its importance in our local economy and shapes our local identity.

1. **Identify and encourage opportunities for growth in local agricultural employment, tax base, and income.**
  - 1.1 Plan in accordance with and implement the [Douglas County Food Systems Plan](#).
  - 1.2 Maintain and protect working lands and [high quality agricultural soils](#) for future generations.
  - 1.3 Plan for the conservation and protection of [high quality agricultural soils](#) as part of [Specific Land Use Plans](#).
  - 1.4 [Identify and maintain](#) funding for conservation easements.
  - 1.5 Guide the expansion of local farmers markets throughout the community as feasible.
  - 1.6 Maintain economic development support for the development of regional food system infrastructure and value-added agricultural production.
  - 1.7 Plan for equitable healthy, local food access throughout Douglas County.



**ADVISORY BOARDS**

- [Food Policy Council](#)



Photo by A. Shafer Photography



**What are Local Foods?**

Local food and eating locally means building new markets that connect area producers and consumers, keeping food dollars within our community.

This includes how we produce, buy, eat, and throw away food in Douglas County.



Photo by A. Shafer Photography

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"What are Local Foods? Local food and eating locally means building new markets that connect area producers and consumers, keeping food dollars within our community. This includes how we produce, buy, eat, and throw away food in Douglas County."
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"What are Local Foods? Local food and eating locally means building new markets that connect area producers and consumers, keeping food dollars within our community. This includes how we produce, buy, eat, and throw away food in Douglas County."
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"Providing support for local producers to build new markets helps promote healthy, local foods to consumers and spur entrepreneurial opportunities."
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"2. Identify and encourage opportunities for growth in local agricultural and entrepreneurial food sectors, including employment, tax base, and income."
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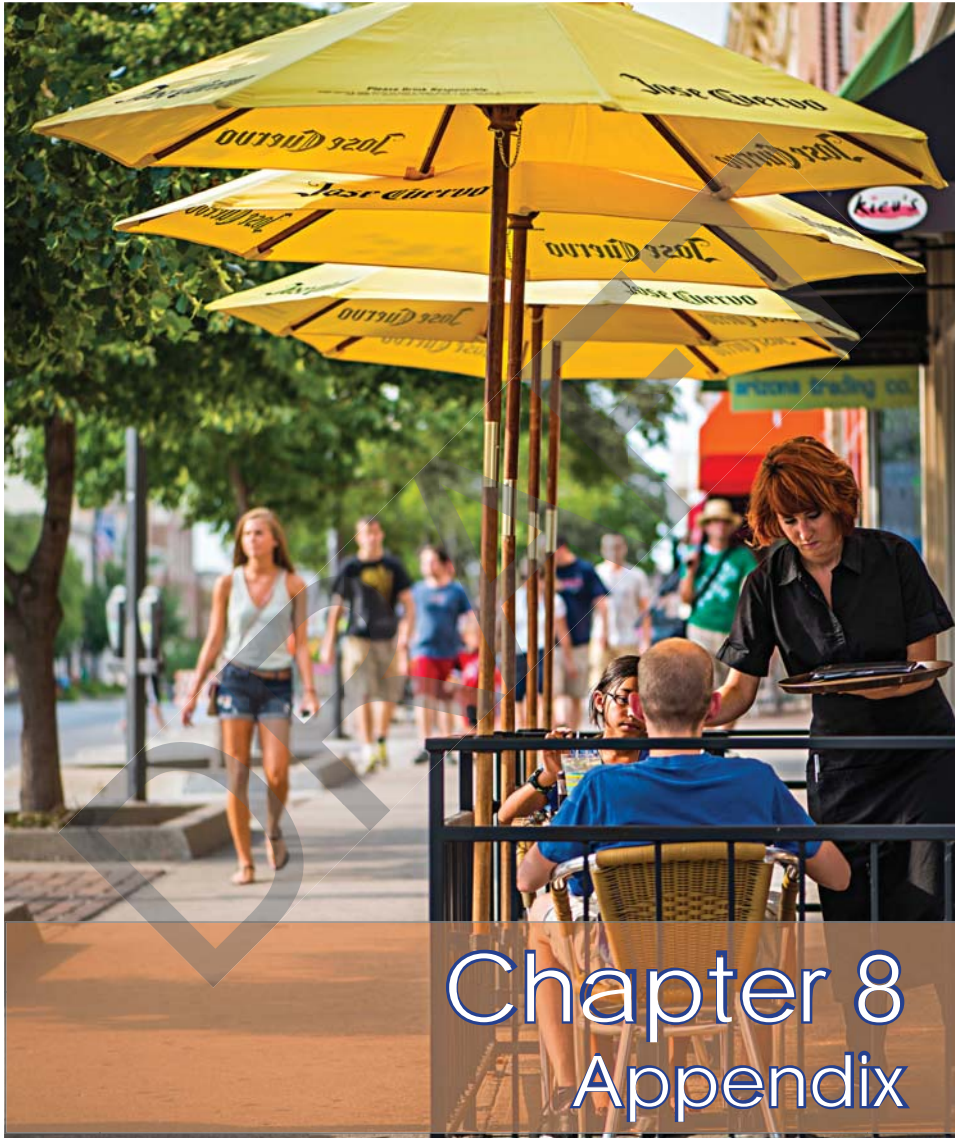
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*"Than the coming of spring in  
Kansas nothing can be more  
beautiful.*

***It is day after day  
of perfection."***

**-Kate Stephens**  
Life at Laurel Town



# Chapter 8

## Appendix

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### Key Numbers

(Source: U.S. Census Bureau)

<b>Population</b> <sup>(2015)</sup>	
Douglas Co.	118,053
Lawrence	93,917
<b>Population: Under 18</b> <sup>(2015)</sup>	
Douglas Co.	21,735
Lawrence	15,793
<b>Population: Over 65</b> <sup>(2015)</sup>	
Douglas Co.	11,500
Lawrence	8,070
<b>Median Household Income</b> <sup>(2015)</sup>	
Douglas Co.	\$50,939
Lawrence	\$46,406
<b>Housing Tenure</b> <sup>(2015)</sup>	
Douglas Co.	Own: 52%/Rent:48%
Lawrence	Own: 46%/Rent:54%
<b>Persons in Poverty</b> <sup>(2015)</sup>	
Douglas Co.	19.4%
Lawrence	21.8%
<b>Educational Attainment</b> <sup>(2015)</sup>	
High School graduate or higher	
Douglas Co.	94.9%
Lawrence	95.2%
<b>Median Housing Value</b> <sup>(2015)</sup>	
Douglas Co.	\$179,800
Lawrence	\$176,300
<b>Total Housing Units</b> <sup>(2015)</sup>	
Douglas Co.	47,812
Lawrence	38,189
<b>Number of Companies</b> <sup>(2012)</sup>	
Douglas Co.	10,121
Lawrence	8,238

## 8. Appendix

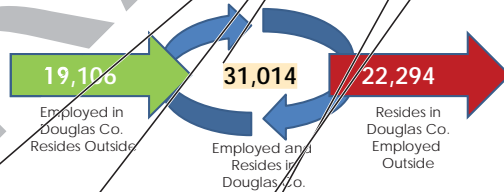
### A. Community Profile

Both Douglas County and Lawrence have experienced considerable population growth since the 1950s. Understanding the people of our community has direct effects on how we plan for housing, jobs, transportation, and many other services.

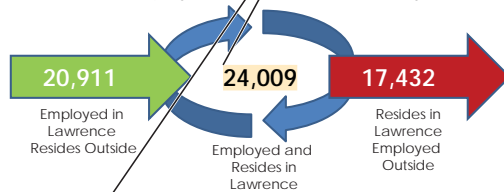
This portion of the comprehensive plan captures a snapshot of the key figures for population, housing, and economics within our community.

Applying the [2010 Census residence concept](#) means that people will not always be counted at the place where they happen to be staying on Thursday, April 1, 2010. People who live at more than one residence during the week, month, or year should be counted at the place where they live most of the time. College students living away from their parental home while attending college in the U.S. (living either on-campus or off-campus) are counted at the on-campus or off-campus residence where they live and sleep most of the time.

2015 Employment Inflow/Outflow Analysis



2015 Employment Inflow/Outflow Analysis



Source: U.S. Census

PLAN 2040

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## Population

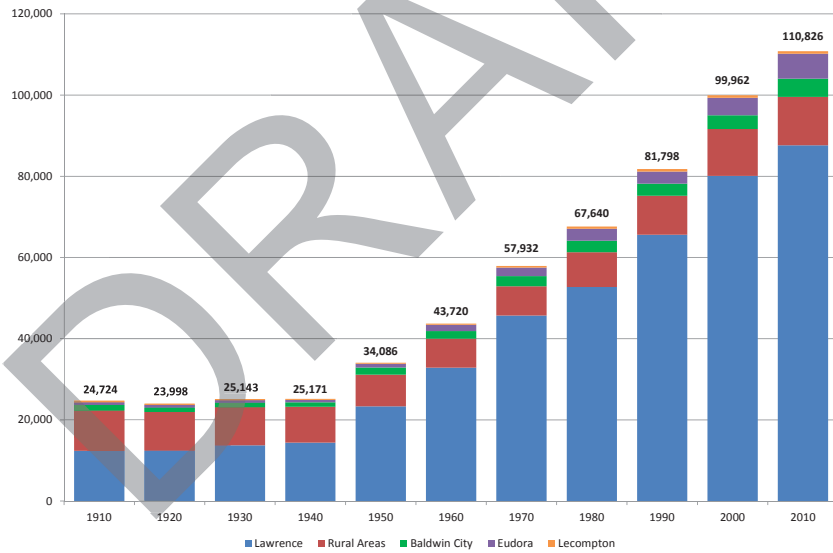
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	1910	1920	1930	1940	1950	1960	1970	1980	1990	2000	2010
Douglas County	24,724	23,998	25,143	25,171	34,086	43,720	57,932	67,640	81,798	99,962	110,826
Baldwin City	1,386	1,137	1,127	1,096	1,741	1,877	2,520	2,829	2,961	3,400	4,515
Eudora	640	627	599	603	929	1,526	2,071	2,934	3,006	4,307	6,136
Lawrence	12,374	12,456	13,726	14,390	23,351	32,858	45,698	52,738	65,608	80,098	87,643
Lecompton	386	310	288	250	263	304	434	576	619	608	625
Rural Areas	9,938	9,468	9,403	8,832	7,802	7,155	7,209	8,563	9,604	11,549	11,907

Source: U.S. Census

### Decennial Population: Douglas County by Municipality

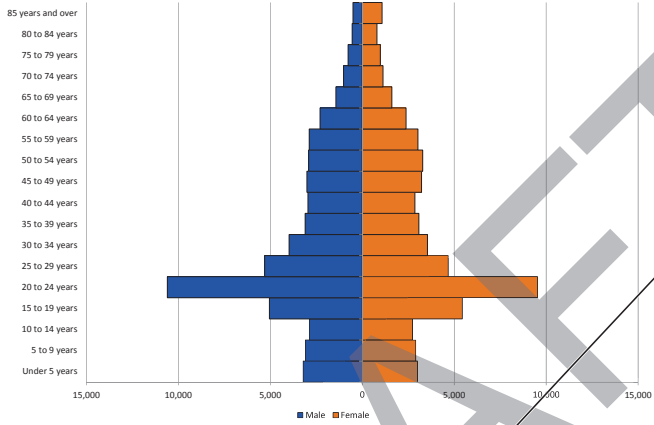
Source: U.S. Census Bureau



# Population Pyramids

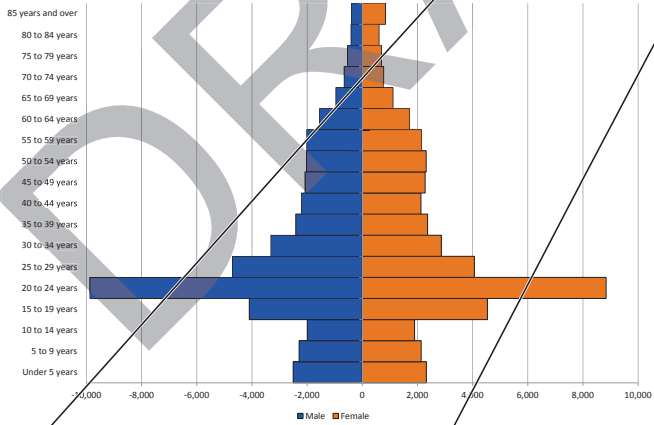
### Douglas Co. Population Pyramid

Source: U.S. Census Bureau



### Lawrence Population Pyramid

Source: U.S. Census Bureau



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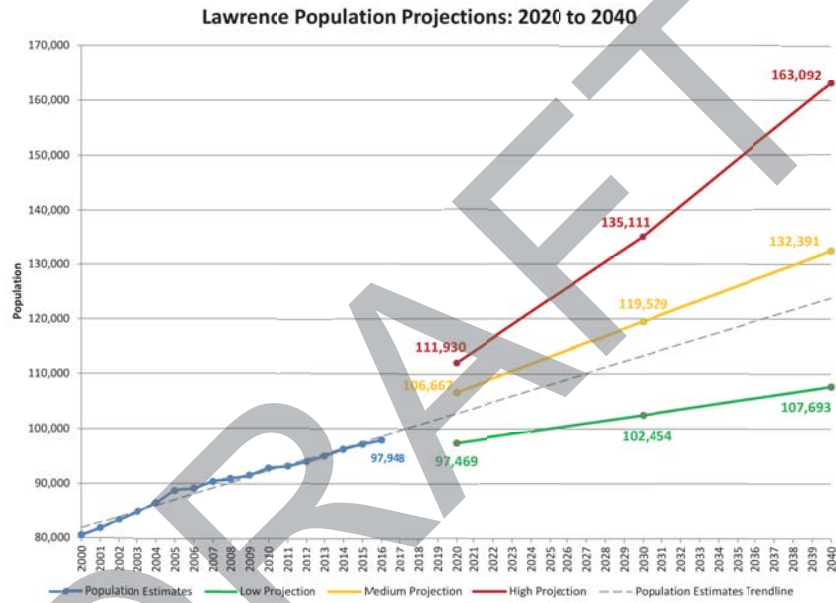
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## Population Projection

**Population projections** are means of providing a picture of Lawrence as it may develop in future years, under varying sets of real-world growth conditions. Population projection methods are primarily based on trend data, and the most accurate projections can only be completed every 10 years after sufficient trend data has been established.



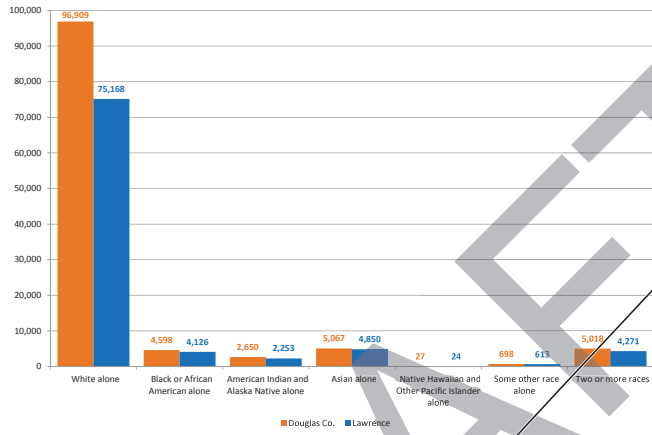
2011 Population Projections - City of Lawrence			
Projections	2020	2030	2040
<b>Low</b> Average Growth Rate 2005 - 0.5%	97,469	102,454	107,693
<b>Medium</b> Linear Regression 2000-2009	106,667	119,529	132,391
<b>High</b> Average Growth Rate 2000-2005 - 1.9%	111,930	135,111	163,092

Source: Lawrence / Douglas County Planning Office

Demographics

Race: Total Population

Source: U.S. Census Bureau

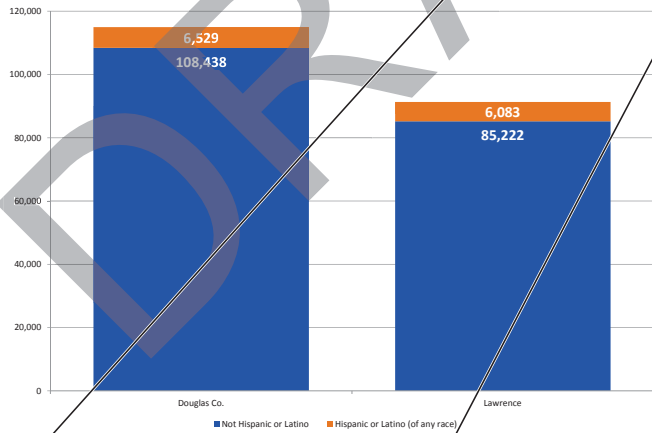


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Hispanic or Latino and Race

Source: U.S. Census Bureau

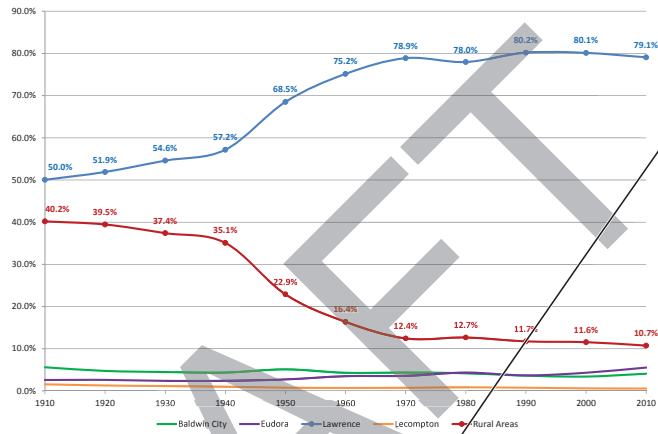


## Population Trends

Page: 93

### Decennial Population: Percent of Douglas County

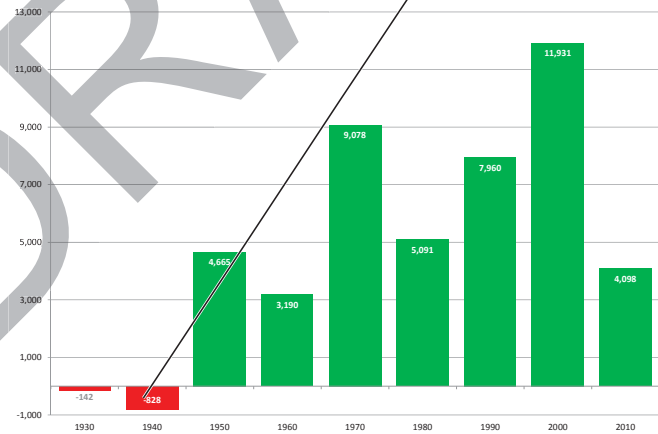
Source: U.S. Census Bureau



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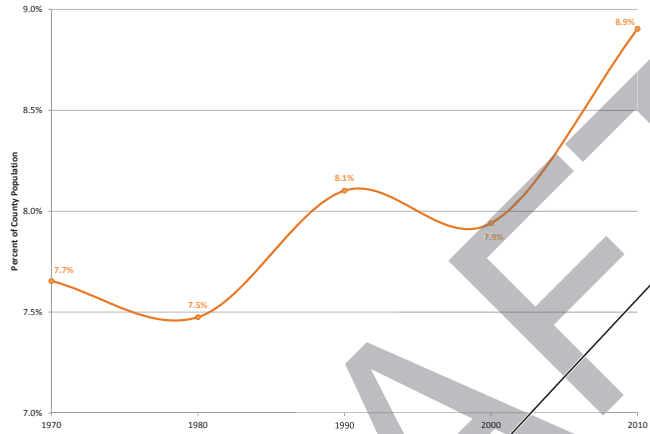
### Douglas County: Net Migration Decade Ending

Source: Institute for Policy and Social Research, The University of Kansas



Demographics

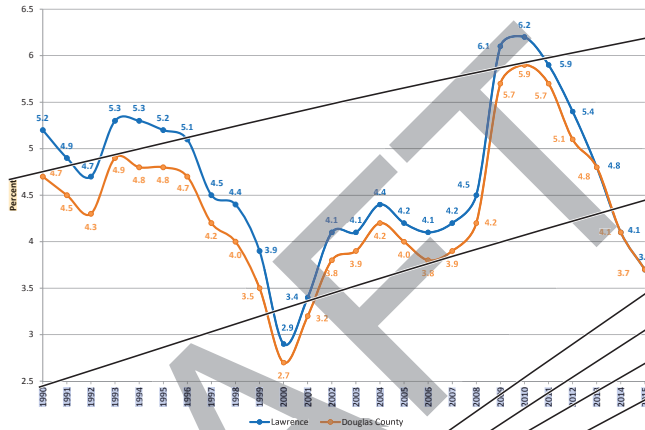
Percent of Douglas Co. Population Aged 65+  
Source: University of Kansas: Institute for Policy & Social Research



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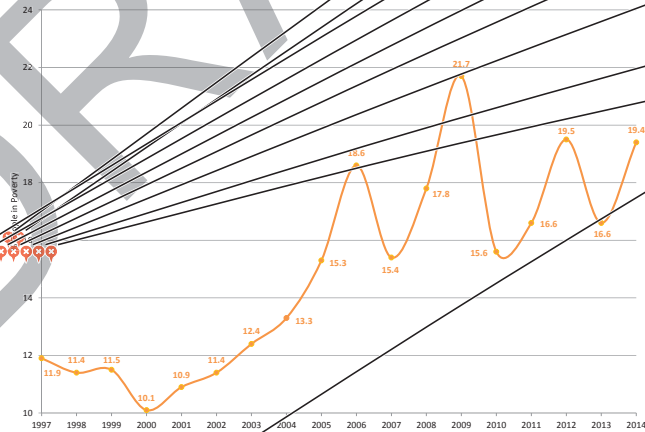
Local Area Unemployment Statistics (Not Seasonally Adjusted)

Source: U.S. Bureau of Labor Statistics



Douglas County: Estimate Percent of People in Poverty

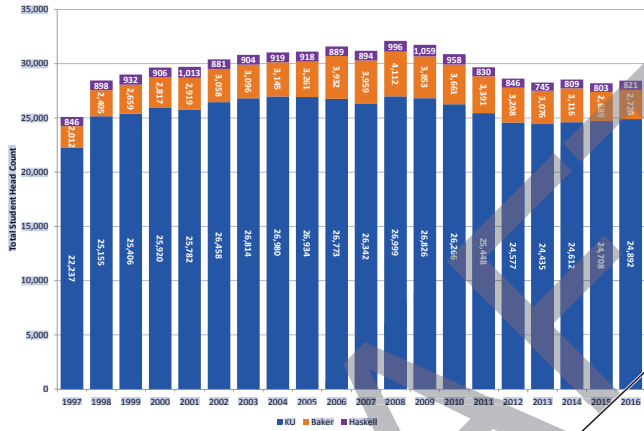
Source: University of Kansas: Institute for Policy & Social Research



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"Education 35,000 Enrollment in Douglas Co. Colleges and Universities Source: KU Institute for Policy & Social Research / Kansas Board of Regents 30,000 25,000 Total Student Head Count 20,000 15,000 10,000 5,000"
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**Enrollment in Douglas Co. Colleges and Universities**

Source: KU Institute for Policy & Social Research / Kansas Board of Regents



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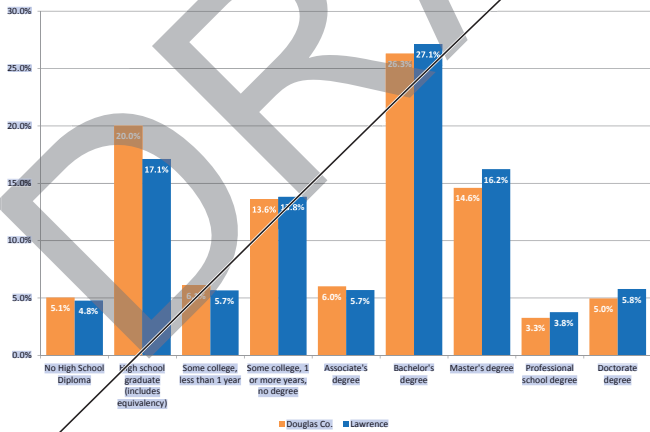
Education 35,000 Enrollment in Douglas Co. Colleges and Universities Source: KU Institute for Policy & Social Research / Kansas Board of Regents 30,000 25,000 Total Student Head Count 20,000 15,000 10,000 5,000 0 1997 1998 1999 2000 2001 2002 2003 2004 2005 2006 2007 2008 2009 2010 2011 2012 2013 2014 2015 2016 KU Baker Haskell Educational Attainment: Population 25 years and over Source: U.S. Census Bureau 30.0% 25.0% 20.0% 15.0% 10.0% 5.0% 0.0% No High School High school Some college, 1 Associate's Bachelor's Master's degree Professional Doctorate Diploma graduate less than 1 year degree degree degree degree or more years, no degree Douglas Co. Lawrence\*

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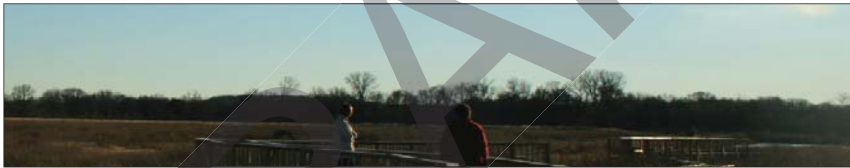
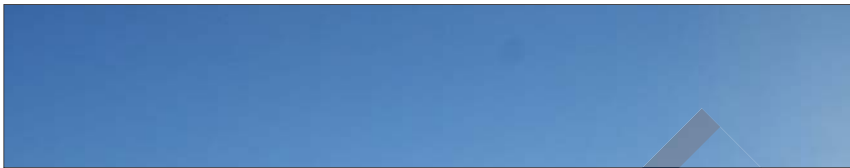
\*86 PLAN 2040

**Educational Attainment: Population 25 years and over**

Source: U.S. Census Bureau



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## B. Specific Land Use Plans

Specific Land Use Plans provide a [detailed land use vision](#) for future development or redevelopment within a study area. The scope and area studied vary and utilize context-based data and public input to determine land use recommendations. When adopted, such plans become the primary guide for land use decisions. The following plans are hereby incorporated by reference.

Page: 98

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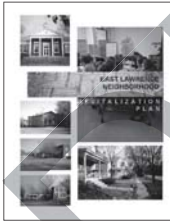
### **An Area Plan for the Intersection of W. 6<sup>th</sup> Street and Wakarusa Drive** Adopted: 2003 | Amended: 2015

This small area plan ensures appropriate and compatible development of the W. 6th Street and Wakarusa Drive intersection. Initially anticipated to evolve into one of the more prominent commercial centers of the community, this intersection is recommended as most appropriate for commercial development.



### **Burroughs Creek Corridor Plan** Adopted: 2006

Until the 1960's, this portion of Lawrence was beyond the eastern most city limits. After the railroad line was abandoned in 1987, almost all of the industrial uses and zonings have remained. The purpose of this plan is to provide guidelines for using the abandoned railroad corridor as a linear park and recreational trail, emphasizing residential infill and neighborhood friendly redevelopment of existing industrial and commercial uses.



### **East Lawrence Neighborhood Revitalization Plan** Adopted: 2000

The East Lawrence Neighborhood Revitalization Plan includes initiatives in virtually every area of neighborhood life. This neighborhood revitalization plan is not a land use plan but a preservation and social action strategy to maintain features that are most important to the homeowners, property owners, business owners, and tenants.



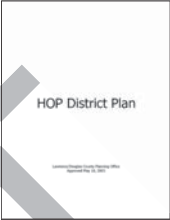
### **Farmland Industries Redevelopment Plan** Adopted: 2008 | Amended: 2016

The former Farmland Nitrogen Manufacturing plant began operations in 1954 and closed in 2001. This plan brings together the community goals of creating additional employment and open space by providing a plan to redevelop an approximately 467 acres brownfield site into a community asset.

**HOP District Plan**

Adopted: 2005

The Hillcrest, Old West Lawrence and Pinckney Neighborhood Associations jointly requested this plan which includes portions of each neighborhood. This district plan was named the HOP (Hillcrest, Old West Lawrence, and Pinckney) District Plan. This plan provides direction for residential and commercial infill and redevelopment, while preserving the character of the area, its historic environs and properties.



**Inverness Park District Plan**

Adopted: 2013

The Inverness Park area began developing when annexation was approved in 1999. The Inverness Park District Plan is focusing on providing future land use guidance for the remaining undeveloped property within the planning area, acting as the official land use guide for the remaining undeveloped land within the planning area.



**K-10 and Farmer's Turnpike Plan**

Adopted: 2009 | Amended: 2016

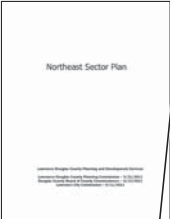
Located northwest of Lawrence and southeast of Lecompton, this planning area is anticipated to develop with a wide range of uses and intensities extending from very low-density residential to industrial uses as Lawrence grows into this planning area.



**Northeast Sector Plan**

Adopted: 2003 | Amended: 2015

The dominant character of this portion of Douglas County is rural, although there are a variety of uses within the area. This area is agriculturally used throughout the majority of the planning area, which is not anticipated to urbanize in the foreseeable future.





**Oread Neighborhood Plan**

Adopted: 2010

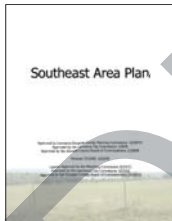
Today this planning area is primarily residential, with a variety of housing types to accommodate the diversity of people calling the neighborhood home. Addressing compatibility, maintaining housing variety, and continuing neighborhood-scale commercial areas are addressed by this plan. Creative solutions to address crime, owner occupants, landlords and structural neglect are recommended.



**Revised Southern Development Plan**

Adopted: 2007 | Amended: 2013

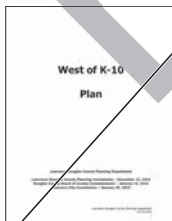
The original Southern Development Plan was adopted in 1994, at a time when this part of the community was principally agriculture. As Lawrence grew south and west, a development guide was needed. Growth did not develop to the extent that the original plan anticipated; therefore, this revision updates the boundary, land use policies, and future land use maps to reflect the current conditions and community visions.



**Southeast Area Plan**

Adopted: 2008 | Amended: 2011

The development of a Southeast Area Plan began in 1997, with the primary issues at that time being the timing of development, the completion of the South Lawrence Trafficway, and extension of city utilities. This area is anticipated to develop with a wide range of uses with more intensive industrial and commercial use areas in close proximity to E. 23rd Street/K-10 Highway, and residential uses are generally located in the southern portion of the planning area.



**West of K-10 Plan**

Adopted: 2008 | Amended: 2015

This plan initially started with the W. 6th Street and K-10 Nodal Plan in 2003, but soon an expanded scope was needed for growth in this area. This revision supersedes the former plan, and provides guidance for urban density growth in the area west of K-10.

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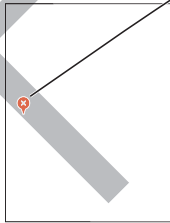
### C. Reference Plans

The comprehensive plan establishes the overall future vision for the community; it can't match the subject detail or expertise that is found in specific community plans. Because of this, the comprehensive plan incorporates these plans by reference to provide land use guidance, where appropriate.

#### Affordable Housing / CHAT Update

Adopted: 0000

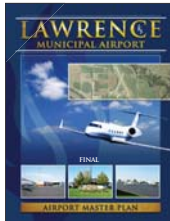
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#### Airport Master Plan

Adopted: 2012

The Airport Master Plan was undertaken to evaluate the airport's capabilities and role, to forecast future aviation demand, and to plan for the timely development of new or expanded facilities that may be required to meet that demand. The master plan is intended to be proactive in identifying and planning for future facility needs in advance of the actual need for the facilities.



#### Climate Protection Task Force Report

Adopted: 2009

Recognizing a need for action, Lawrence signed on to the U.S. Conference of Mayors Climate Protection Agreement in March 2006. This report developed a goal to reduce Lawrence's greenhouse gas emissions by 80% by 2050, establishing Lawrence as a leader in climate risk mitigation in Kansas.



#### Coordinated Public Transit –Human Services Transportation Plan

Adopted: 2016

CPT-HSTP for Douglas County, is required by federal laws and regulations governing the MPO planning process. This plan outlines how providers can most efficiently and effectively work together to improve mobility for individuals with special transportation needs.



Page: 101

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**Countywide Bikeway Plan**

Adopted: 2013

The Countywide Bikeway System Plan serves to update and expand the existing bikeway system planning initiated in T2040. This plan provides updates to the existing and planned T2040 bikeway network for Lawrence and proposes bikeway connections throughout Douglas County, including Eudora, Baldwin City, and Lecompton.

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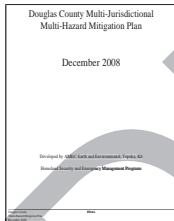
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**Lawrence Cultural Plan**

Adopted: 2015

This plan calls on Lawrence to build on the multitude of assets the city enjoys and in ways that address challenges unique to Lawrence, some common among smaller cities. It also calls on the community's robust creative sector to contribute to the vision for Lawrence set forth in the City's comprehensive plan: to make Lawrence and Douglas County a place where creativity thrives, sustainability is a way of life, and community pride is contagious.



**Douglas Co. All Hazards Mitigation Plan**

Adopted: 2008

This plan identifies proactive mitigation planning at the local level that can help reduce the cost of disaster response and recovery to property owners and government by protecting critical community facilities, reducing liability exposure, and minimizing overall community impacts and disruption.



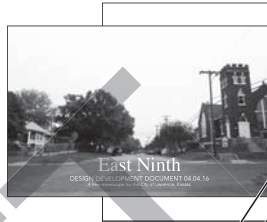
**Community Health Plan**

Adopted: 2013

The plan provides a comprehensive look at the health of our community through a process known as the Community Health Assessment. The findings of the assessment are used to create a five-year Community Health Plan that will be used to address community priorities and promote the health of residents throughout Douglas County.

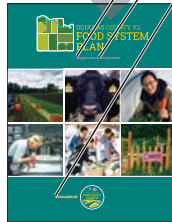
**East Ninth: A New Streetscape for the City of Lawrence**  
Adopted: 2016

Downtown Lawrence and East Lawrence have historically been a regional hub for arts and culture. Anchored by a strong business district, multiple significant cultural institutions and a rich arts history, these vital communities have long served as a cultural center for Lawrence. This plan identifies a right-of-way improvement project that includes integrated artworks and new multi-modal transportation strategies.



**Food System Plan**  
Adopted: 2017

This plan provides strategic recommendations to help guide the development of the local food system and enhance agricultural uses and rural character in Douglas County. The plan develops a set of goals, objectives, and policies to ensure the master plan is fitting the true needs of the community for the next 10 years.



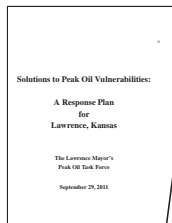
**Parks and Recreation Master Plan**  
Adopted: 2017

For over 70 years, Lawrence Parks and Recreation has grown and developed programs, activities, parks, and its trail system to accommodate the growth and expanding needs of our community. With these factors in mind, a new master plan was critical to guide the department in its future development and assist in defining its role within the community.



**Solutions to Peak Oil Vulnerabilities: A Response Plan for Lawrence**  
Adopted: 2011

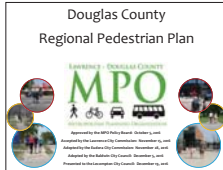
Peak oil does not mean the end of oil, but the end of cheap oil. This report anticipates the negative consequences and plans for energy conservation, identifies beneficial energy and related land use policies, and addresses peak oil-related threats to emergency preparedness. The plan recommends tactics both for a long-term and short-term time-frames.



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### Regional Pedestrian Plan

Adopted: 2016



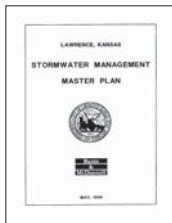
The Regional Pedestrian Plan presents a vision of safe and accessible pedestrian environments for all users. This plan aims to help guide the planning of our diverse communities so that they develop into places where people are allowed the choice to get to their destinations on foot. The plan recommends priorities for projects and programs to improve the regions' walkability.

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### Stormwater Master Plan

Adopted: 1996



Initially completed in 1994, this plan presents the detailed report from studying the city's major drainage system completed by the 1993 Stormwater Task Force report. The report provides guidance on key capital improvements to be made throughout the stormwater system.

### Transportation 2040

Adopted: 2013



T2040 is the long range transportation blueprint for our future transportation system; it envisions a healthy, safe, and efficient transportation system adequately serving our region into the future. The plan identifies transportation needs, investments, and improvement recommendations for all modes of transportation (automobile, public transit, bicycle, pedestrian, etc.). The plan is updated every 5 years.

### Integrated Wastewater Utilities Plan

Adopted: 2012

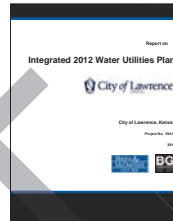


The purpose of the master plan is to evaluate the wastewater treatment and collections systems for improvements to address regulatory requirements, system maintenance and improvements, and potential development planning through 2030. The City uses the master plan to guide decisions in construction, including timing, location, and size, based on these factors.

**Integrated Water Utilities Plan**

Adopted: 2012

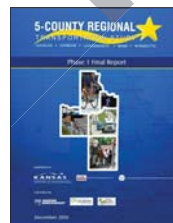
The purpose of the master plan is to evaluate the water treatment and collections systems for improvements to address regulatory requirements, system maintenance and improvements, and potential development planning through 2030. The City uses the master plan to guide decisions in construction, including timing, location, and size, based on these factors.



**5-County Regional Transportation Planning Study**

Adopted: 2013

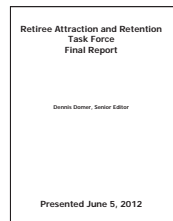
A 2-phase study was completed by the [Kansas Department of Transportation](#), the [Mid-America Regional Council](#) and the Lawrence-Douglas County Metropolitan Planning Organization assessing the transportation needs in Douglas, Johnson, Leavenworth, Miami, and Wyandotte Counties. The study recommends strategies to improve the region's transportation system through 2040.



**Retiree Attraction and Retention Task Force**

Adopted: 2012

Created by Lawrence and Douglas County in July 2011, this report makes recommendations to assist efforts to retain and attract retirees to our community. The plan developed 3 immediate action steps and 5 near-term recommendations to consider.



**Recommendations for Enhancing the Lawrence Cultural District**

Adopted: 2013

The Cultural District Task Force was created by the City Commission by [Resolution 7021](#) and charged with identifying 3 cultural arts district models to support improvements in cultural districts and make recommendations.



North Lawrence  
Watershed Drainage Study

Completed: 2005

**North Lawrence Drainage Study**

Adopted: 2005

The City of Lawrence embarked on a program to develop a stormwater management plan for the North Lawrence watershed, based on a recognized need to upgrade existing facilities, to modern design standards, and to provide coordinated facilities in developing areas. Lawrence-Douglas County Planning Commission proposed this study to address repeated concerns from residents of the North Lawrence area.

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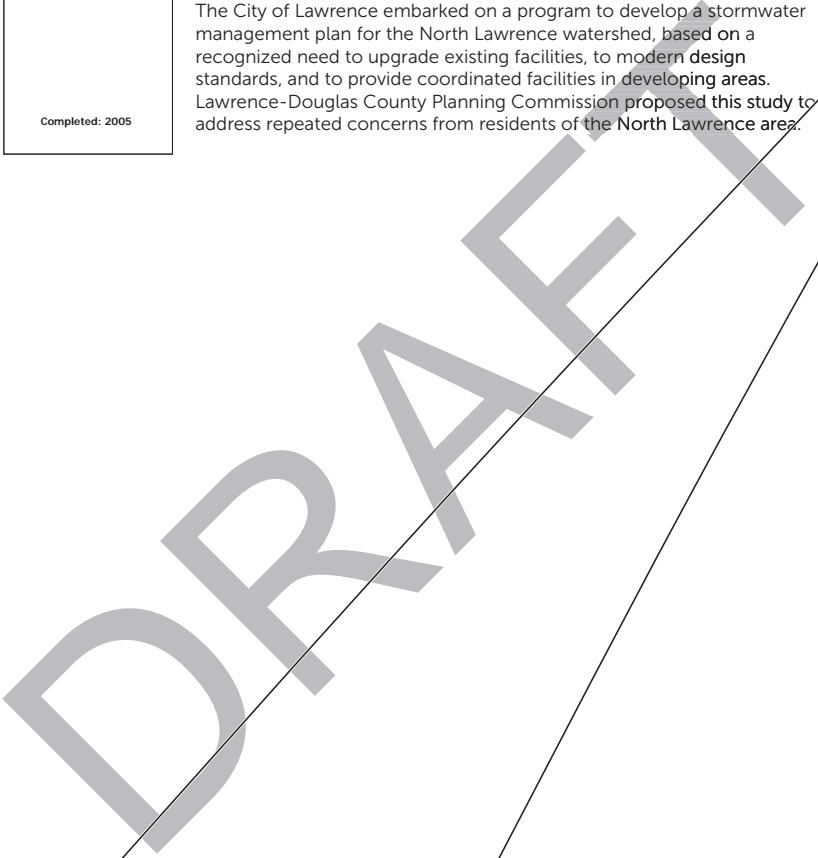






Photo by A. Shafer Photography

## D. Implementation

A key to the Comprehensive Plan is how it will be implemented after adoption. Implementation translates a plan's vision, goals and actions into the [City Land Development Code](#), [County Zoning Code](#), [Joint Subdivision Regulations](#), and other Planning documents.

This section provides direction and process for implementation and an on-going review of the Comprehensive Plan. Status for each Action Item will be updated as steps are taken outside of the Comprehensive Planning process.

### Chapter 2: Growth & Development

#### A. Growth Management

#### B. Residential

1.3 Create zoning regulations to provide guidance and protection for the County's historic unincorporated towns. (P: 17)

STATUS: <Not initiated, Completed, In-Progress, Determined to not be pursued> (As of: 00 June 0000)

5.6 Strengthen screening and landscaping requirements to utilize landscaping and existing natural vegetation, to integrate the natural landscape into the residential environment. (P: 19)

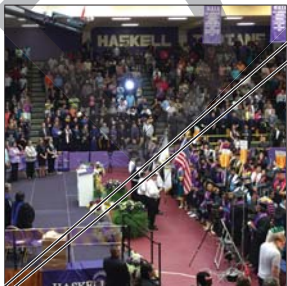
STATUS:

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. (P: 20)

STATUS:

6.3 Expand opportunities to create Accessory Dwelling Units in all Lawrence RS Zoning Districts. (P: 20)

STATUS:



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7.10 Adopt advanced parking strategies in transit-served areas and for compact, mixed-use developments. (P: 21)

STATUS:

8.4 Integrate medium and higher-density housing types so that uses are compatible in density, scale, aesthetics, and are appropriately mixed into the larger neighborhood context. (P: 21)

STATUS:

**C. Commercial**

3.8 Protect environmentally sensitive lands as new and existing areas develop or redevelop. (P: 25)

STATUS:

5.4 Incorporate small neighborhood commercial options into Specific Land Use Plans to increase opportunities for walkable neighborhood services. (P: 25)

STATUS:

5.17 Enhance appropriate areas of the Kansas River as an urban amenity for the surrounding neighborhoods and Downtown Lawrence. (P: 28)

STATUS:

**D. Industrial**

2.2 Incentivize existing facility expansion and redevelopment of vacant buildings and lands. (P: 32)

STATUS:

3.5 Monitor and maintain a site inventory to match a variety of potential users' needs that fit within our community goals. (P: 32)

STATUS:

4.2 Protect environmentally sensitive lands as new and existing areas develop. (P: 33)

STATUS:

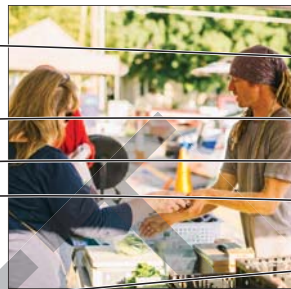


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### Chapter 3: Neighborhoods & Housing

2.2 Use innovative programs to minimize or eliminate conditions causing decline. (P: 39)

STATUS:

4.6 Create residential design guidelines to enhance the aesthetics of multi-dwelling development in neighborhoods. (P: 40)

STATUS:

5.5 Incorporate universal design into building codes. (P: 41)

STATUS:

6.1 Implement the policies of the Affordable Housing Advisory Board. (P: 41)

STATUS:



### Chapter 4: Transportation

1.4 Enhance the coordinated transit system, such as providing special services for senior citizens and persons with disabilities, and their connections to regional commuter services. (P: 45)

STATUS:

2.1 Improve multi-modal connectivity between existing employment centers, retail activity areas, and regional destinations to foster continued growth and vitality of those areas. (P: 45)

STATUS:

3.3 Set high priority areas for safety improvement through available data sources. (P: 100)

STATUS:

3.5 Facilitate, develop, and distribute safety education materials. (P: 100)

STATUS:



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4.3 Strengthen linkages between transportation planning and environmental planning. (P: 47)

STATUS:

4.4 Strengthen linkages between transportation planning and public health planning. (P: 47)

STATUS:

4.5 Implement actions transitioning to the use of alternative transportation modes, low emissions vehicles, alternate transit energy sources, emerging technology, and market driven transportation (autonomous vehicles, electric vehicles, and ride-share). (P: 47)

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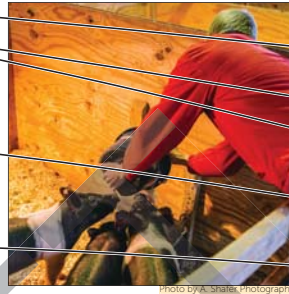


Photo by A. Shafer Photography

### Chapter 5: Economic Development

1.1 Identify strategies and pursue a dedicated funding source to attract, develop, and retain employers and jobs. (P: 50)

STATUS:

1.2 Enhance Downtown Lawrence as an employment destination. (P: 50)

STATUS:

1.3 Recruit and attract new and developing green/ environmentally friendly jobs. (P: 50)

STATUS:



### Chapter 6: Natural Resources

1.1 Evaluate development proposals for their impacts on critical water sources providing drinking water for Lawrence and Douglas County. (P: 56)

STATUS:

1.2 Consider and mitigate development impacts on the watershed. (P: 56)

STATUS:



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- 1.4 Develop stream corridor buffers to preserve and enhance natural water features. (P: 56)  
STATUS:
- 1.5 Encourage low-impact uses of riparian areas for parks and trail connections. (P: 56)  
STATUS:
- 1.7 Identify, preserve, and protect wetlands. (P: 56)  
STATUS:
- 1.8 Strengthen floodplain regulations to mitigate flood hazards and decrease vulnerability of life and property. (P: 56)  
STATUS:
- 1.9 Inventory and protect groundwater resources and their recharge lands. (P: 56)  
STATUS:
- 1.10 Develop stormwater management policies for unincorporated Douglas County to evaluate development proposals to limit runoff and protect water quality. (P: 56)  
STATUS:
- 1.11 Promote voluntary water usage reductions and encourage site design best management practices. (P: 57)  
STATUS:
- 2.2 Preserve and sustain woodlands through the development of regulations and incentives providing protection. (P: 57)  
STATUS:
- 2.3 Protect the urban tree canopy throughout Lawrence. (P: 57)  
STATUS:

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2.4 Preserve and restore native prairies, including utilizing conservation easements. (P: 57)

STATUS:

2.5 Identify important wildlife habitats and prioritize them for protection and conservation to establish corridors. (P: 57)

STATUS:

2.7 Protect high quality agricultural soils, as defined in each Specific Land Use Plan, as the community develops to urban densities. (P: 58)

STATUS:

2.8 Protect high quality agricultural soils in rural areas that exist in significant, contiguous amounts for continued productive use in the future. (P: 58)

STATUS:

3.1 Develop policies to reduce vehicle emissions by reducing the amount of vehicle miles traveled. (P: 58)

STATUS:

3.2 Develop land use regulations and incentives to reduce greenhouse gas emissions. (P: 58)

STATUS:

4.3 Document and map active and suspended quarries, and analyze their environmental impacts as operational levels evolve at the sites. (P: 59)

STATUS:



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6.1 Adopt a climate change adaptation plan incorporating potential climate change scenarios and identifying specific actions to reduce risk and exposure from hazards. (P: 60)

STATUS:

6.6 Promote responsible use and conservation of energy and natural resources by enhancing current building codes to increase energy efficiency of new construction and significant remodels. (P: 60)

STATUS:

6.7 Continue developing local food programs and implement the Food System Plan throughout Douglas County and Lawrence. (P: 60)

STATUS:

6.8 Develop strategies for energy conservation and adaptive reuse of existing structures. (P: 60)

STATUS:

### Chapter 7: Community Resources

#### A. Historic Resources

1.2 Maintain and strengthen the local preservation ordinances for both Douglas County and the City of Lawrence. (P: 64)

STATUS:

1.3 Adopt a comprehensive historic resources preservation plan. (P: 64)

STATUS:

1.5 Create incentives to encourage adaptive reuse of historic structures. (P: 64)

STATUS:

1.6 Revise the Land Development Code to facilitate adaptive reuse of historic structures. (P: 64)

STATUS:



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1.8 Establish funding priorities for evaluation and protection efforts. (P: 64)

STATUS:

1.9 Document and evaluate all structures over 50 years old for consideration to be listed on the historic inventory. (P: 64)

STATUS:

2.4 Expand the use of overlay districts and design guidelines to enhance unique places in our community. (P: 65)

STATUS:

2.5 Create conservation districts to protect historic environs. (P: 65)

STATUS:

2.6 Implement a demolition by neglect ordinance to protect significant historic structures from neglect. (P: 65)

STATUS:

2.7 Adopt rehabilitation building and fire codes. (P: 65)

STATUS:

2.9 Develop historic district sustainability guidelines to encourage maintaining the historic fabric and resources invested in existing structures and sites. (P: 65)

STATUS:

3.2 Formalize a review process for all public improvements to determine potential effects on preservation efforts. (P: 66)

STATUS:



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3.3 List community owned buildings to the historic registers and promote appropriate repairs and maintenance to ensure compatibility with listings. (P: 66)

STATUS:

4.1 Incorporate historic conservation and preservation in Lawrence's and Douglas County's economic development programs. (P: 66)

STATUS:

4.4 Create and promote tax incentives and abatements for the restoration, renovation, and re-use of historically designated buildings and structures. (P: 66)

STATUS:

4.5 Implement façade improvement grants and incentives for occupants of historic structures. (P: 66)

STATUS:

4.6 Implement incentives for conserving historically significant farming lands and structures. (P: 66)

STATUS:

4.7 Incentivize environmental hazards abatement in significant historic structures. (P: 66)

STATUS:

4.8 Retain and maintain historic single-family residences in historic and conservation districts. (P: 66)

STATUS:

4.9 Incentivize the appropriate reuse and revitalization of historic structures. (P: 66)

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**B. Parks, Recreation, & Open Space**

1.3 Coordinate park and open space standards between Douglas County and Lawrence. (P: 67)

STATUS:

2.1 Incentivize land dedications and other voluntary mechanisms to protect natural and historic areas of the community for public purposes. (P: 67)

STATUS:

2.3 Create awareness and education programs showing the benefits of key natural and historic areas. (P: 67)

STATUS:

5.1 Promote sensitive land retention through programs such as conservation easements. (P: 69)

STATUS:

**C. Community Facilities**

1.1 Identify appropriate locations for new facilities, and maintain existing locations throughout the community. (P: 71)

STATUS:

1.3 Encourage combining or creating multiple use facilities when appropriate, such as schools/ community centers, Fire/Police stations, to improve accessibility and efficiency. (P: 71)

STATUS:

**D. Arts & Culture**

1.1 Implement the goals of the City-Wide Cultural Plan in the development process. (P: 73)

STATUS:

2.1 Develop strategies for public-private partnerships for arts and culture programming. (P: 73)

STATUS:



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3.1 Develop strategies for incorporating public art in built projects. (P: 74)

STATUS:

E. Food System Development

1.3 Plan for the conservation and protection of high quality agricultural soils as part of Specific Land Use Plans. (P: 75)

STATUS:



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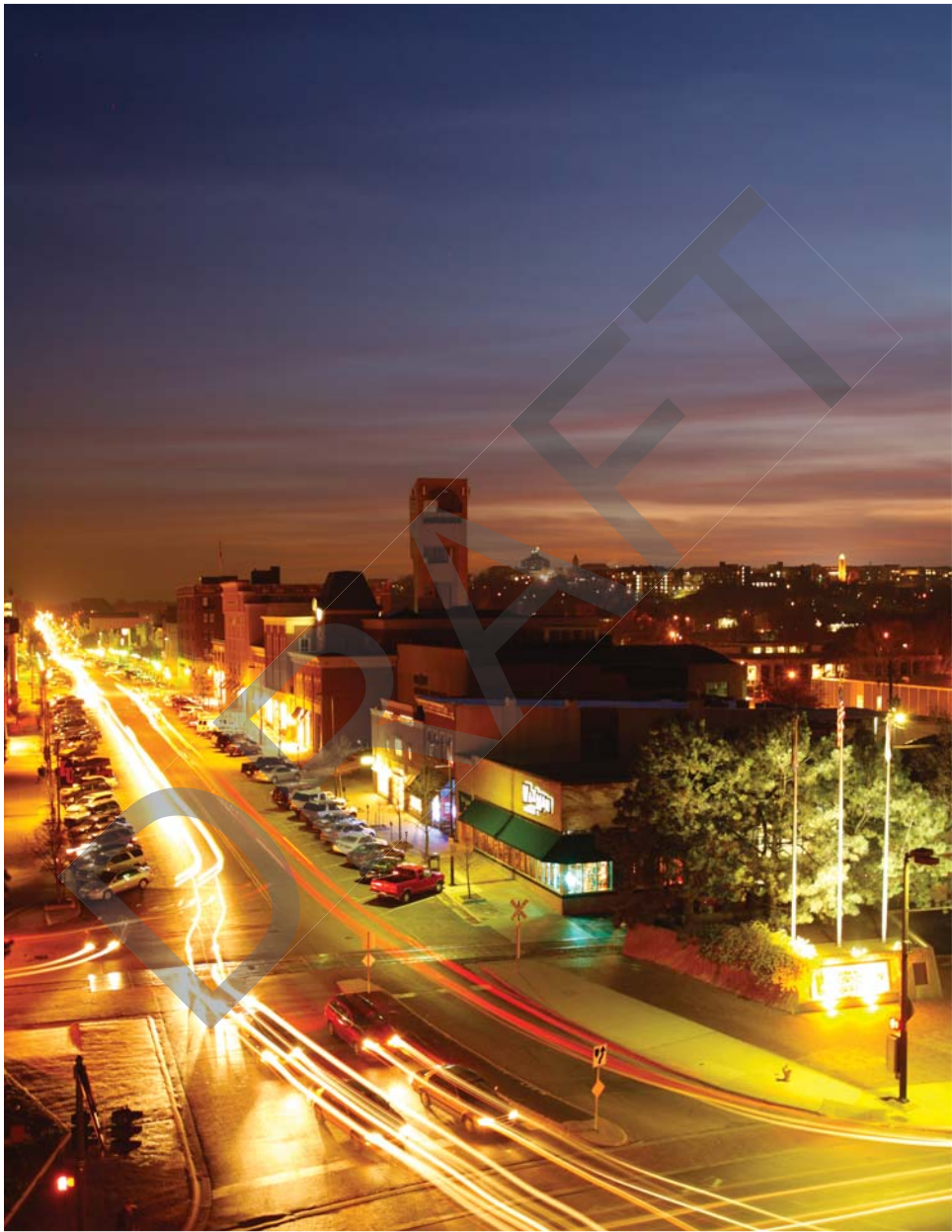
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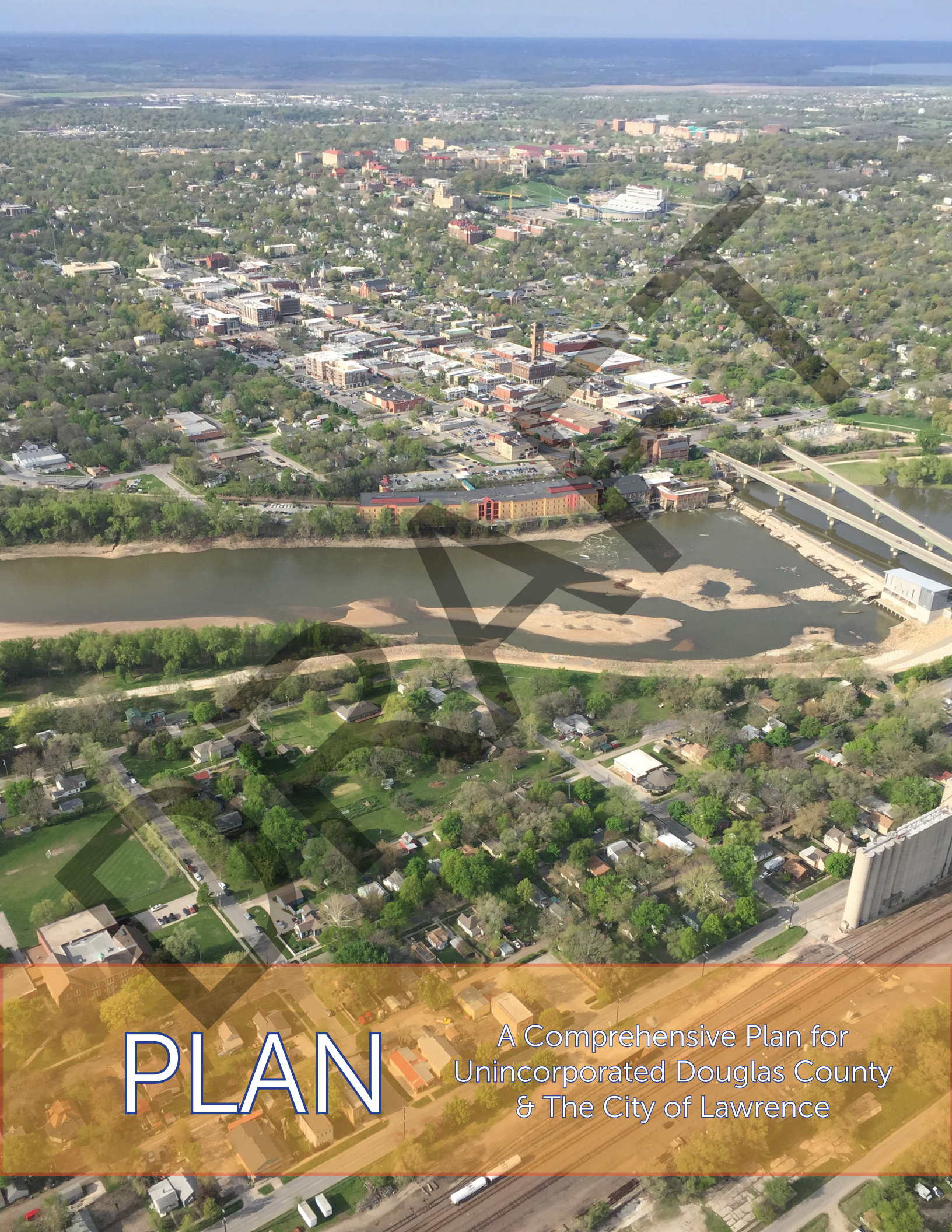
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# PLAN

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

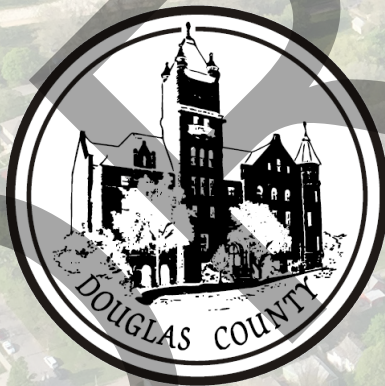
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# PLAN

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

<DATE APPROVED>

Draft | Final | Amended



Adopted by:

Lawrence / Douglas County Metropolitan Planning Commission

<DATE>

Douglas County Board of County Commissioners

<DATE>

Lawrence City Commission

<DATE>

Joint Ordinance 0000 / Resolution 00-0

Prepared by the Lawrence / Douglas County Planning Office

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## Acknowledgments

### STEERING COMMITTEE

Nancy Thellman, Co-Chair (County Commission)  
Mike Amyx, Co-Chair (City Commission)  
Clay Britton (Planning Commission: County)  
Patrick Kelly (Planning Commission: City)  
Stan Rasmussen (Planning Commission: City)  
Marcel Harmon (U.S.D. 497 Representative)  
Dr. Rick Doll (U.S.D. 497 Representative)  
Kyra Martinez (Joint Real Estate/Development)  
Lisa Harris (County: At-Large)  
Scott Zaremba (County: Business Community)  
John Gascon (Neighborhoods: City)  
Bill Ackerly (City: At-Large)  
Charlie Bryan (Lawrence-Douglas County Health Department: *Ex Officio*)



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Nancy Thellman  
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Joe Beeler  
Jessica Mortinger  
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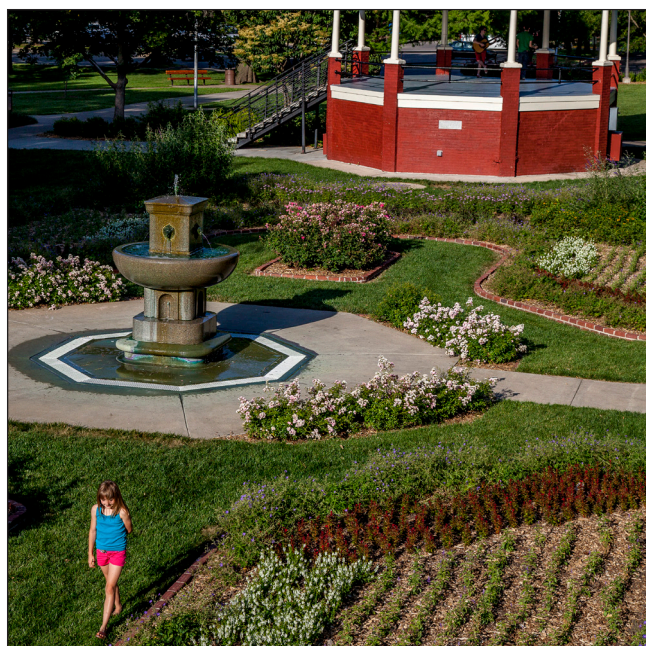


Photo by Harland J. Schuster

### Maps



Growth & Development

Future Land Use

Commercial

Industrial

Natural Resources

Parks & Open Space

## Amendments

**Amendment 0: *Revision to West of K-10 Plan, Future Land Use Map***

*County Resolution: 00-0 | City Ordinance: 0000*

Planning Commission Recommendation

Lawrence City Commission

Douglas County Board of County Commissioners

00 January 0000

00 January 0000

00 January 0000

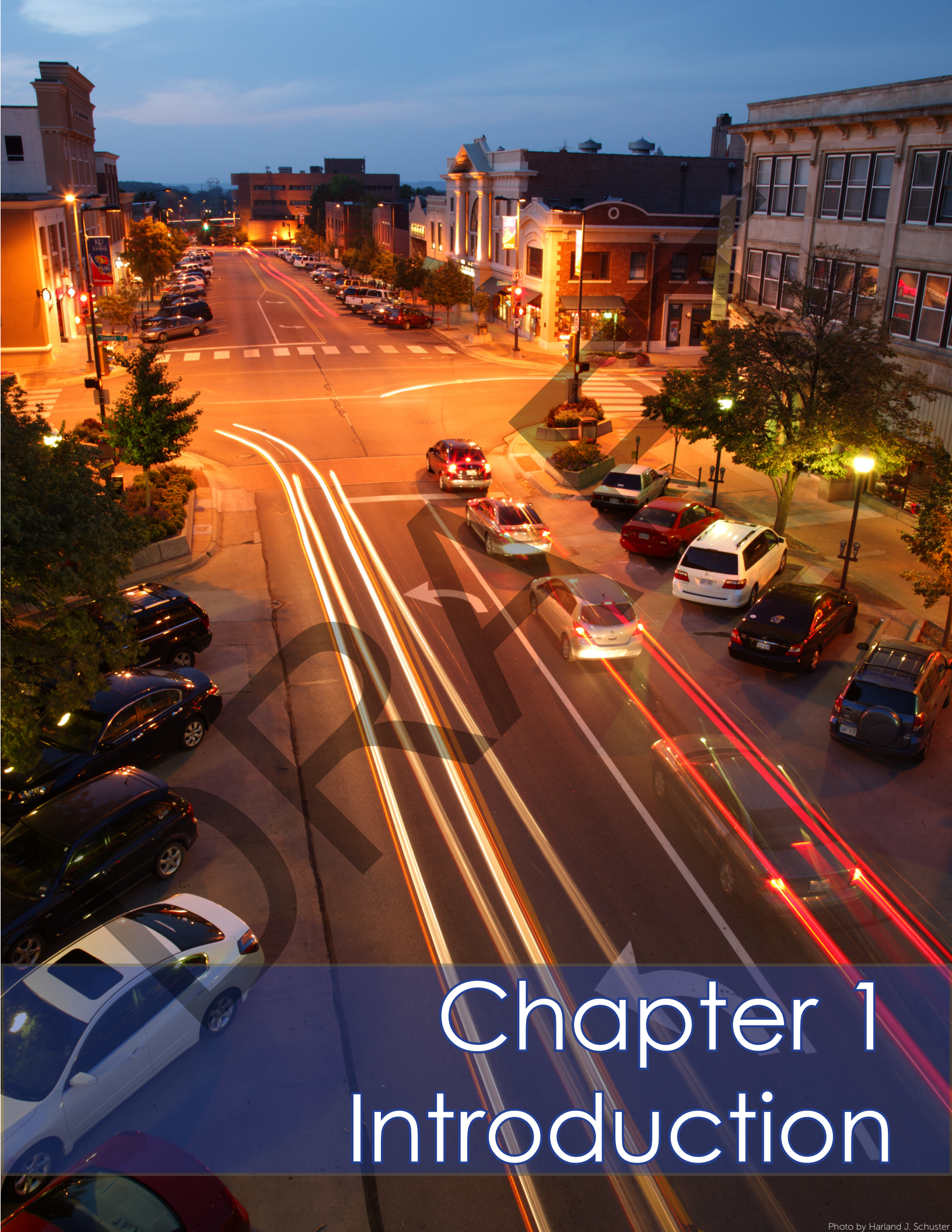
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*"...so long as the hoop was  
unbroken —  
**the people flourished."***

**- Black Elk, Oglala Sioux Holy Man**

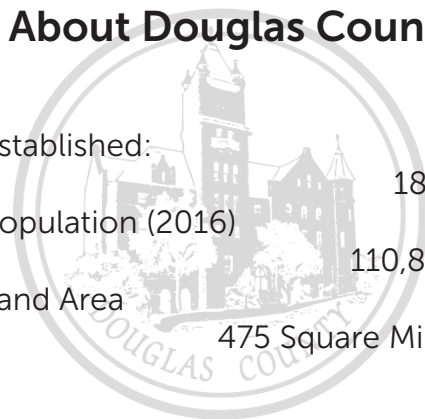
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# Chapter 1

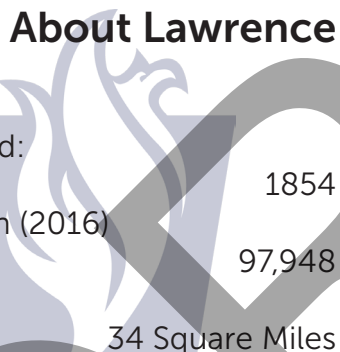
# Introduction

## About Douglas County



Established:	1855
Population (2016)	110,826
Land Area	475 Square Miles

## About Lawrence



Established:	1854
Population (2016)	97,948
Land Area	34 Square Miles

## 1. Introduction

The Comprehensive Plan provides a vision and expresses a community's desires about the future. It provides the foundation and framework for making future physical development and policy decisions. It is used as a policy guide that identifies the community's goals for directing future land use decisions. The Plan is also used by property owners to identify where and how development should occur; by residents to understand what the city and county anticipates for future land uses within the community; and by the city, county and other public agencies to plan for future improvements to serve the growing population of the community.

Specifically, the **City of Lawrence** and **Douglas County** use this plan to evaluate and coordinate development proposals; as the foundation for [specific land use plans](#); project future service and facility needs; guide the establishment of regulations, and implement the community's desired future. The Comprehensive Plan is often employed as a tool to guide and assist the community's decision makers when evaluating development proposals. The comprehensive plan allows for a look at the entire community, and the effects of land use decisions on the community, to determine whether individual proposals are consistent with the overall community goals and vision.

### Purpose of the Plan

**PLAN** is a comprehensive guide that empowers our citizens to make our community vision a reality. It sets the foundation for the type of welcoming and sustainable community we truly want to be. PLAN reflects resiliency in an ever-changing world (changes that are short term and multi-generational in nature), and recommends goals to promote a high quality of life in both urban and rural settings. It establishes policies that guide our future growth while carefully managing our natural resources, improving public health and safety, and bolstering our economic vitality. This plan is a product of substantial community input. It is intentionally flexible through the public amendment process to accommodate future development ideas and innovations that would help achieve the community vision. PLAN directs growth in a manner that preserves and enhances the heritage and spirit of our community and creates unique places to **live, work, learn and play**.

## Our Community Vision

The City of Lawrence and rural Douglas County 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 innovative. We are prosperous, with full employment and a broad tax base.

Our development is human-scale and our vibrant and liveable neighborhoods allow people to age in place. We have ample choices for safe, efficient transportation including bicycling, walking and transit. The City's lively and historic downtown attracts residents and visitors for commerce and cultural arts. Our citizens value preserving and enhancing the natural environment for our enjoyment and for future generations. The proximity of rural and agricultural land to the city provides beauty and respite, and we enjoy the economic and health benefits of a robust local food system.

We make Lawrence and rural Douglas County a place where creativity thrives, sustainability is a way of life, and community pride is contagious.



## Our Community

Population (2016)	118,053
Median Family Income	\$74,700
Median Age	28.2
College Educated (Bachelors +)	49.1%

Source: U.S. Census



## Online Maps

- [Douglas County](#)
- [City of Lawrence](#)



Photo by Harland J. Schuster

## ***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.



Photo by A. Shter Photography



## Learn

- World-class universities that are integrated into the cultural fabric of the local community.
- Strong network of public and private schools that strive for excellence in education and attract new residents to the community.
- Dedication and access to high-quality lifelong learning.
- Investment in alternative vocational and training opportunities, such as The Dwayne Peaslee Technical Training Center and the Lawrence College and Career Center.



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## Play

- A thriving mix of activity centers, schools and parks/trails within walking and biking distance of residential uses.
- Conservation, preservation and measured use of our finite natural resources and open space.
- A historic downtown with diverse uses that is the cultural and commercial heart of the region.
- Creative arts and cultural heritage as integral components of community identity.





## Douglas County Zoning Code

The comprehensive plan is implemented within unincorporated Douglas County through the [County Zoning Code](#).



## Lawrence Land Development Code

The comprehensive plan is implemented within the City of Lawrence through the [Land Development Code](#).



## Lawrence SmartCode

The comprehensive plan is also implemented within the City of Lawrence through the [Lawrence SmartCode](#).



## Joint Subdivision Regulations

The comprehensive plan is implemented within Lawrence and unincorporated Douglas County through the joint [Subdivision Regulations](#).

### Use

This plan is a binding document outlining the community's aspirations and expectations for our future growth and development. In this role, the plan serves in several key capacities:

1. Providing guidance for elected and appointed officials to evaluate need and make long-range decisions about the community's future.
2. Inform residents, owners, developers, and others our community's priorities, future intentions, and implementation of these priorities.
3. Promote continued coordination and collaboration with neighboring municipalities and other agencies that have significant roles in Douglas County.
4. Outline expectations and principles that the community values and strives to uphold for future generations.

### Authority

The comprehensive plan is a binding land use document that outlines the general principles, goals, and policies the community of unincorporated Douglas County and the City of Lawrence value and expect within the community.

The comprehensive plan is implemented by the Land Development Code within the City of Lawrence, the Planning and Zoning Chapter of the Douglas County Code, and the Subdivision Regulations for Lawrence and the Unincorporated Areas of Douglas County, Kansas.

All development proposals must comply with the Comprehensive Plan. If a proposal does not comply with Comprehensive Plan requirements, then the applicant must pursue a plan amendment. In pursuing an amendment, the applicant must show that the proposal is reasonable within the context of the entire Comprehensive Plan.



## 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](#)

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## 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.

---

### 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

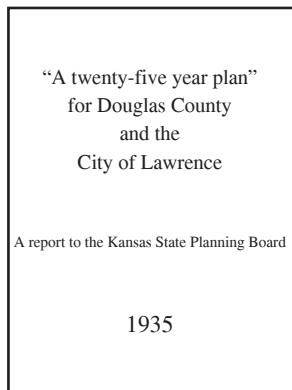
- 1.1 Are more specific statements providing measurable strategies. They can also be operational actions performed to meet vision and goals.

# A Brief History of Comprehensive Planning

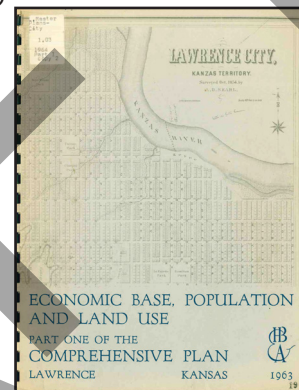
Both Lawrence and Douglas County have a long history with planning for the community's future. *Horizon 2020* was the first modern plan to combine planning for the urban Lawrence area and unincorporated Douglas County lands.

Below is the timeline of comprehensive plans for Douglas County & Lawrence.

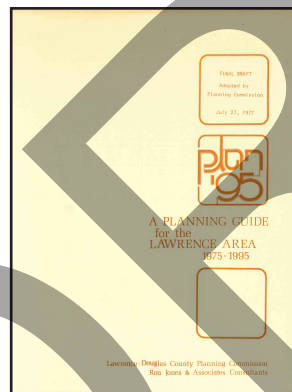
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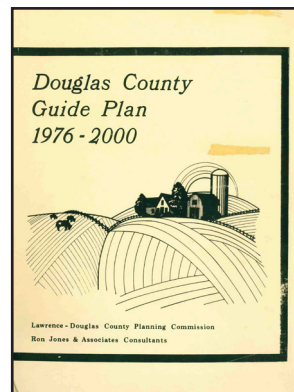
1963



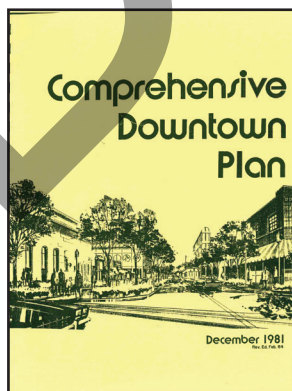
1977



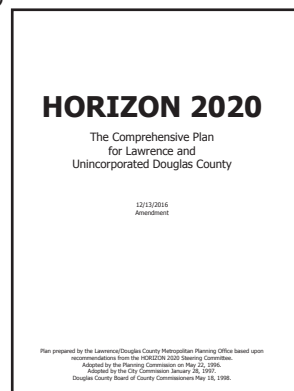
1980

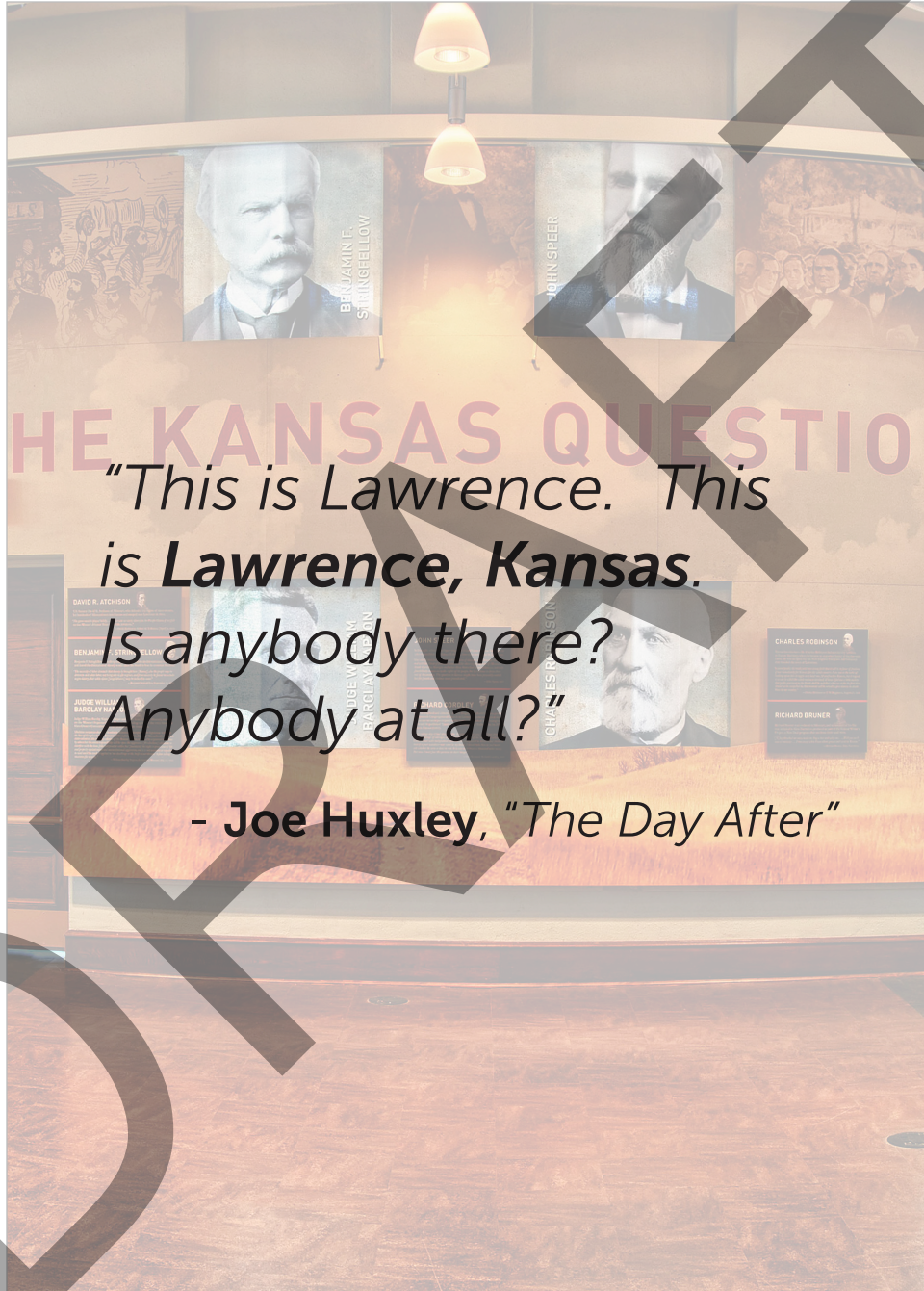


1984



1998



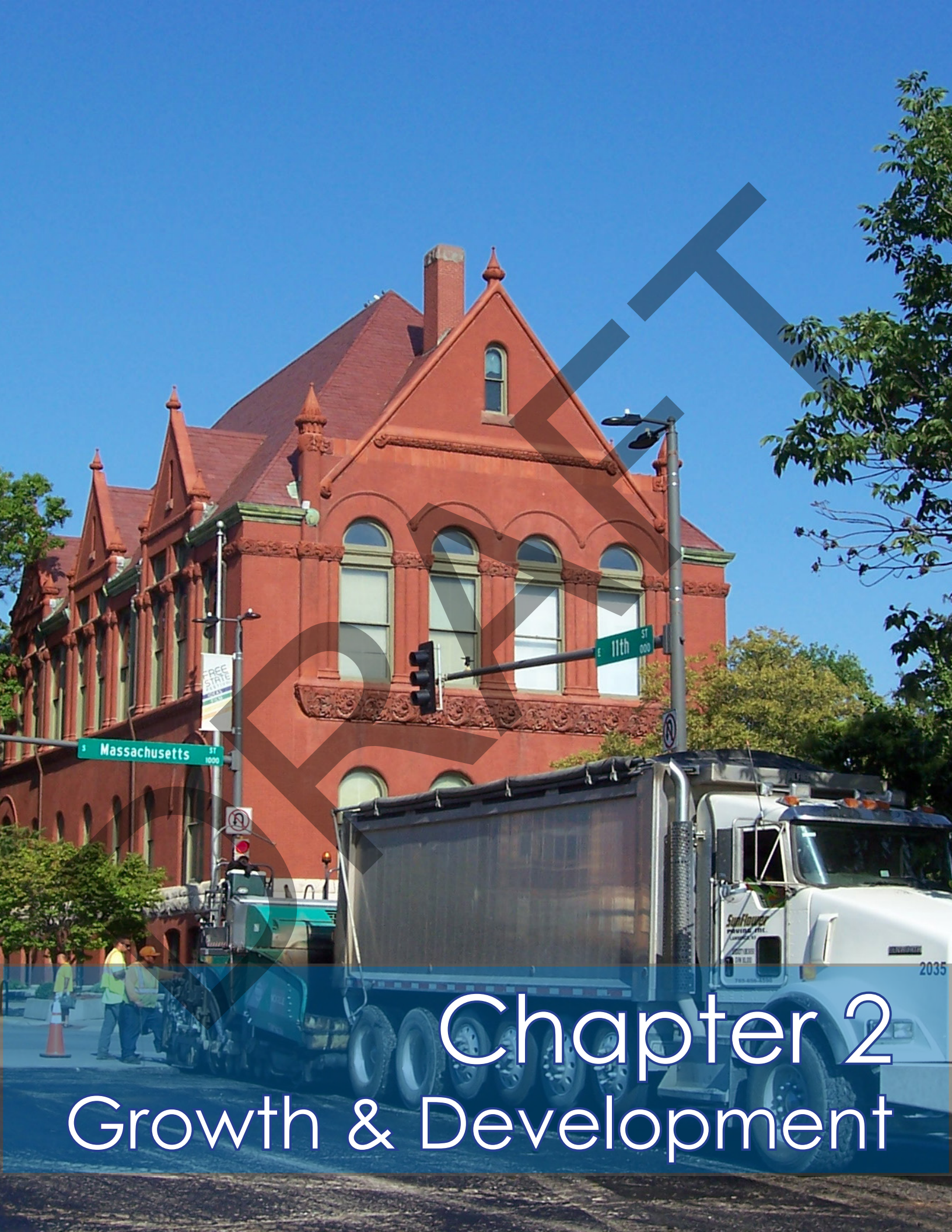


## THE KANSAS QUESTION

*"This is Lawrence. This is Lawrence, Kansas.*

*Is anybody there?  
Anybody at all?"*

*- Joe Huxley, "The Day After"*



# Chapter 2

## Growth & Development



## 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.

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. Shafer 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.

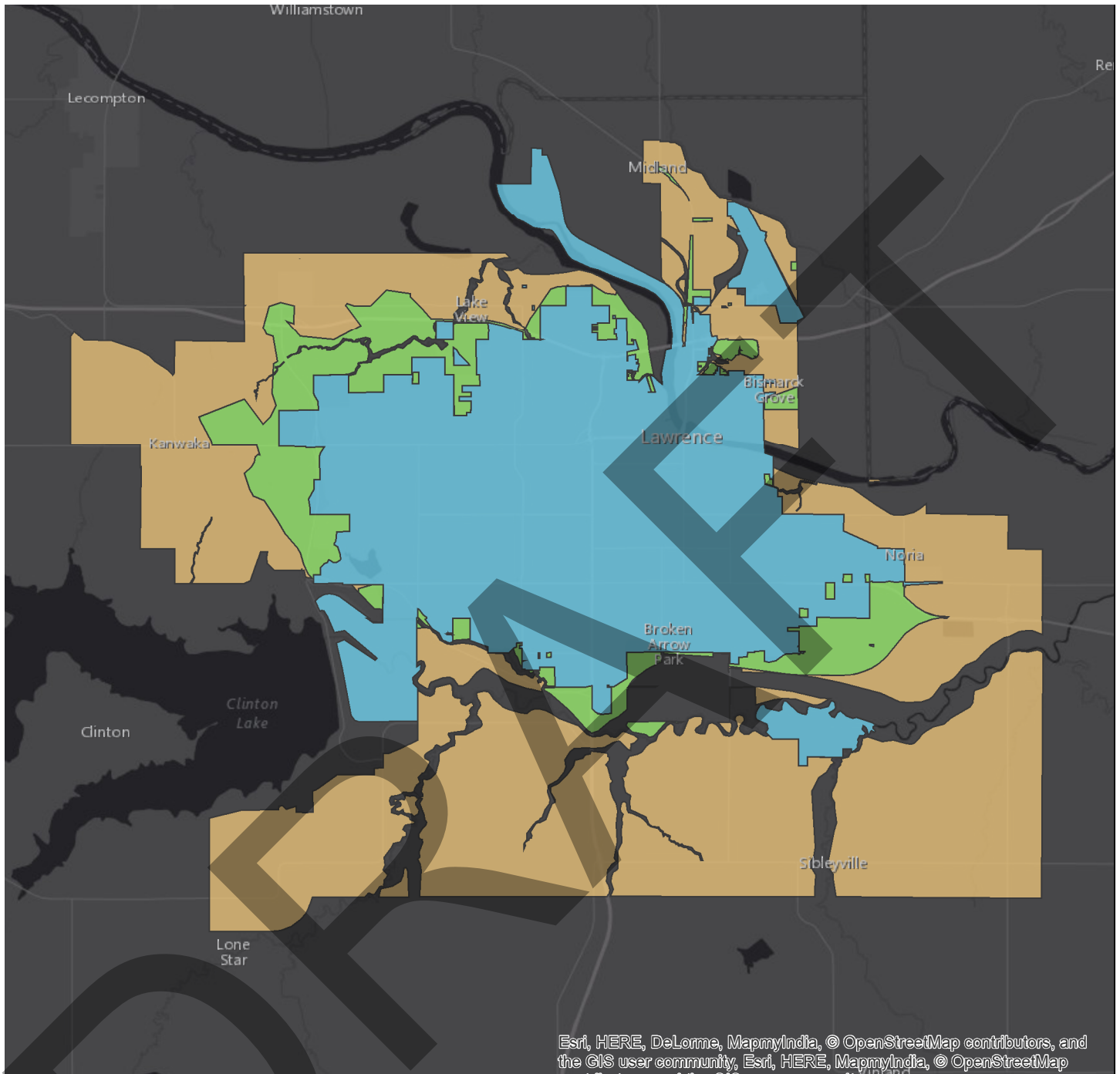
Provision of land, amenities, and/or facilities for a public purpose, such as parks, public safety facilities, education facilities, cultural and arts amenities, utility enhancements, etc.

Preservation of significant amounts of environmentally [sensitive lands](#).

Creation of primary employment opportunities.



Photo by A. Shafer Photography



Map 2.1: Growth & Development / Future Land Use Map

## *What is the "Urban Growth Area"?*

An area surrounding an existing urbanized area in which future urban development is anticipated within the scope of this plan, including Growth Tiers 1, 2, and 3.

## 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. Shafer Photography

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



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

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.

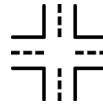
#### **6. Maximize development opportunities within Lawrence before expanding into Tier 2.**

- 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.



- 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.

## 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.

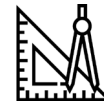
### GOALS

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



## 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.

Understanding how new and redeveloping large commercial areas change the landscape is vital for Lawrence, especially in how it **impacts existing retail** developments.

**4. Proposals that will create more than 100,000 square feet of retail space within Lawrence shall be analyzed by staff to determine the market impact.**

- 4.1 All market impact analysis shall comply with the requirements as outlines in the [Land Development Code](#).
- 4.2 Ensure that any proposal will not create detrimental impacts to the existing market.

The **intensity-specific site and design criteria** below and in the [Commercial Criteria Table](#) are the means by which the community expresses its vision for the differing levels of commercial use and intensity throughout the community.

**5. Commercial Development Design Criteria**

**Rural Commercial**

- 5.1 Existing commercial areas at the intersection of a hard surfaced County route and designated highway may expand if utilities and infrastructure are available and compatible with surrounding uses.
- 5.2 Encourage new commercial developments to serve the rural communities, at an appropriate scale for the surrounding population, if utilities and infrastructure is available and compatible with surrounding uses.
- 5.3 Allow rural commercial development to occur, as indicated on the [Commercial Map](#), where infrastructure can support the intensity of the development.

**Small Neighborhood Commercial**

- 5.4 Incorporate small neighborhood commercial options into [Specific Land Use Plans](#) to increase opportunities for walkable neighborhood services.
- 5.5 Encourage appropriate development and redevelopment of local commercial areas to serve the surrounding existing and future neighborhoods.
- 5.6 Utilize the [Community Design Manual](#) and appropriate design standards (multi-modal, pedestrian-scale, etc.), acknowledging that local commercial may require



Commercial Criteria Table

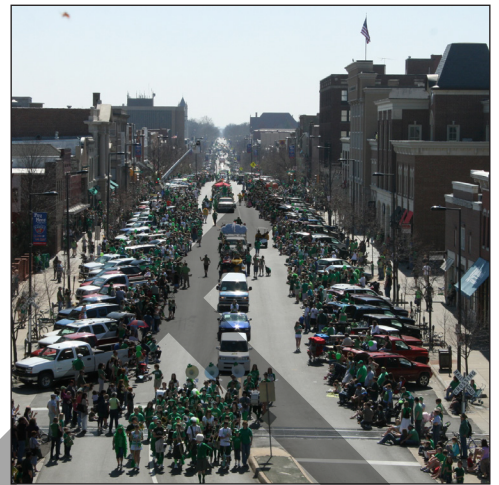
Commercial Type	Plan Level Required	Appropriate Site Location	Typical Site Size	Location Criteria	Maximum Retail Square Footage
<b>Rural</b>	Comprehensive Plan Policies	Rural	Context Sensitive	County route and designated highway	
<b>Small Neighborhood</b>	Comprehensive Plan Policies	Urban	1 to 3 acre		
<b>Large Neighborhood</b>	Nodal Plan per Policy 3.7	Urban	3 to 10 acres	Collector Street Frontage	
<b>Commercial Strip</b>	Comprehensive Plan Policies	Urban	Variable	Arterial Frontage	
<b>CC 200</b>	Nodal Plan	Urban	10 to 30 acres	Arterial Intersection	200,000
<b>CC 400</b>	Nodal Plan	Urban	20 to 80 acres	Arterial Intersection	400,000
<b>CC 600</b>	Nodal Plan	Urban	70 to 160 acres	2 State or Federal Highways	600,000
<b>Regional</b>	Nodal Plan	Urban	Variable	2 State or Federal Highways	
<b>Mixed Use</b>	Comprehensive Plan Policies	Urban	Variable		50% of development

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.



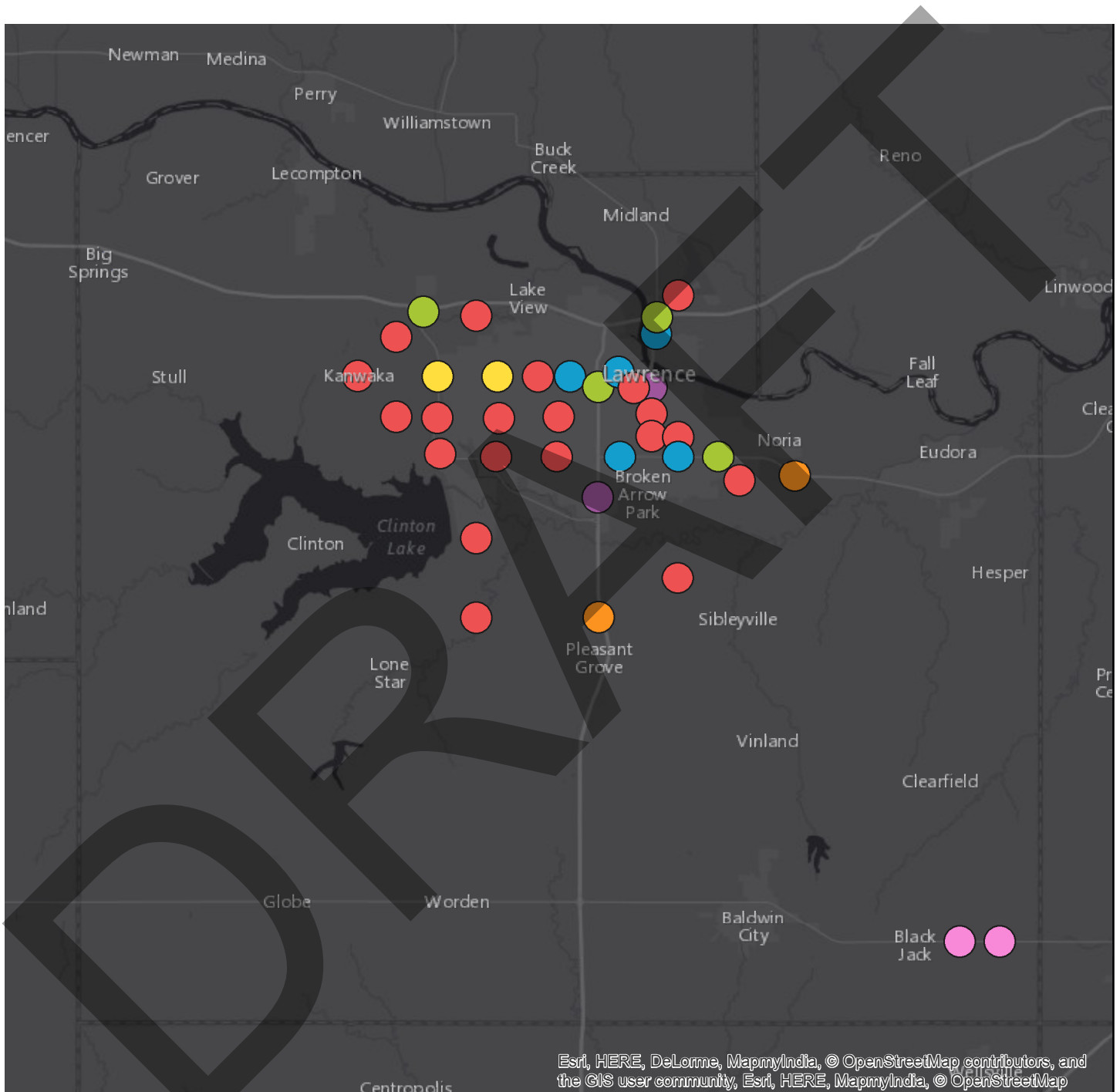


Photo by Harland J. Schuster

### **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.





Map 2.2: Commercial Map



**For more details on  
Economic  
Development**

See [Chapter 5:  
Economic Development](#)

Intensity	Zoning Districts
Limited	County: I-1 City: IBP
Light	County: I-2 City: IL
Medium	City: IM
Heavy	County: I-3 I-4 City: IG

**D. Industrial**

**VISION**

Reinforce the role of industrial areas in order to strengthen our local economy and diversify employment opportunities by planning for new areas and supporting existing areas. Maintain a strong inventory of appropriate locations that are compatible with surrounding land uses.

**GOAL**

Support industrial growth and expansion through **integrated design and compatibility** with surrounding uses.

- 1. Industrial sites shall ensure integrated design and compatibility with surrounding uses by meeting the following criteria.**
  - 1.1 Sites shall have feasible access to Federal and State transportation networks.
  - 1.2 Sites shall have adequate land size, generally over 40 acres.
  - 1.3 Sites shall primarily be out of regulatory [floodplains](#).
  - 1.4 Sites shall contain minimal slopes.
  - 1.5 Environmentally [sensitive lands](#) shall be preserved and maintained.
  - 1.6 Natural stormwater management should be incorporated and designed into sites as appropriate.
  - 1.7 Compatibility with existing and future land use patterns should be evaluated.
  - 1.8 If adjacent to Lawrence, annexation shall occur prior to the submission of a development proposal.
  - 1.9 Promote transportation linkages, including multi-modal, providing adequate and clear access and movement throughout the site.
  - 1.10 All industrial development within Lawrence shall comply with the [Community Design Manual's](#) Industrial Development Design guidelines.

**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.



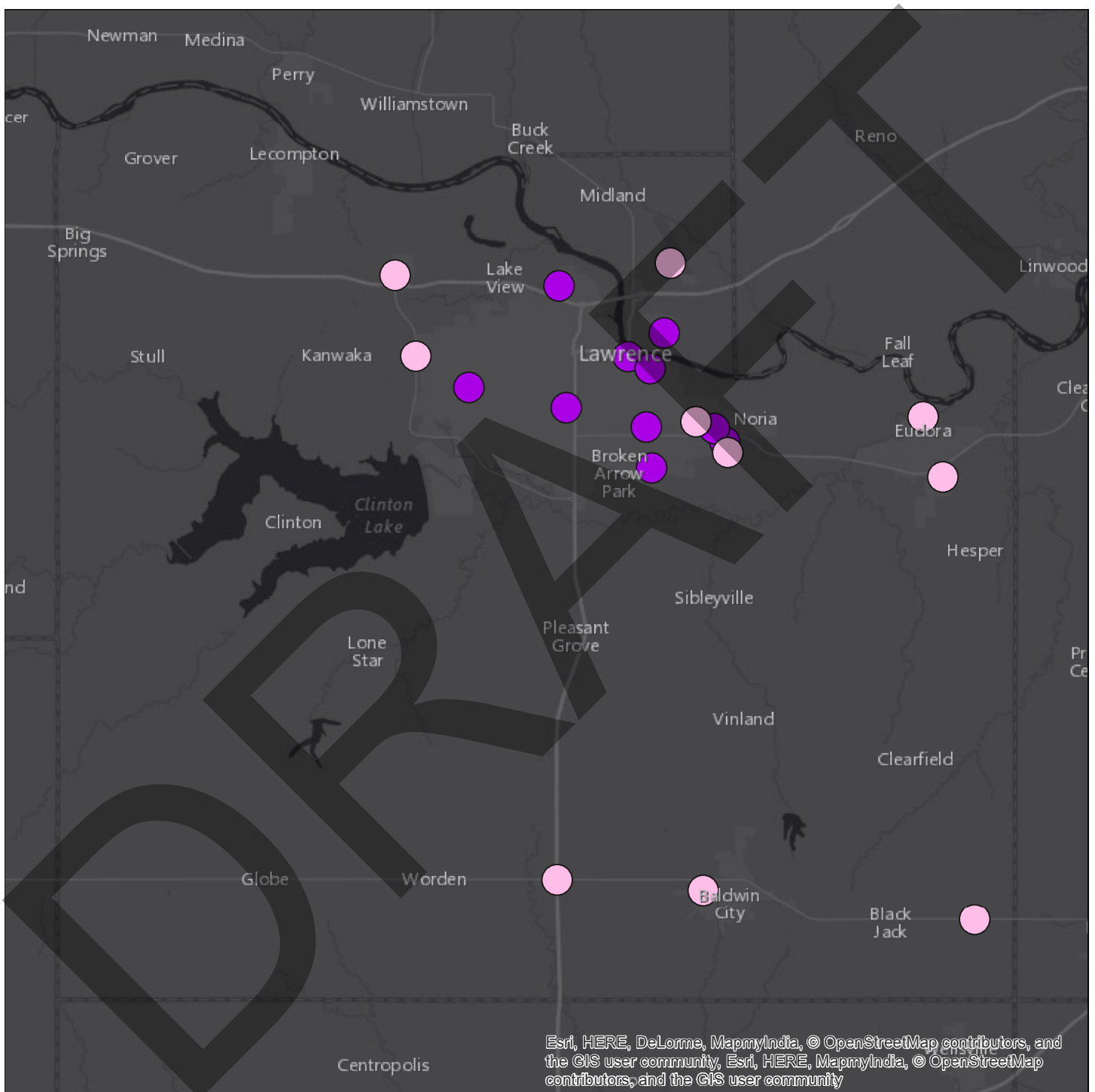


**Designing and planning for redeveloping and new industrial sites** is critical to their utility and integration into the larger community.

**4. Ensure site design and architecture provide adequate separation and compatible development patterns.**

- 4.1 Encourage facilities and structures that have a positive impact on neighboring uses.
- 4.2 Protect environmentally [sensitive lands](#) as new and existing areas develop.
- 4.3 Locate higher-intensity users and activities together in an industrial park.
- 4.4 Industrial development within Lawrence shall comply with the [Community Design Manual](#)'s Industrial Development Design guidelines.





Map 2.3: Industrial Map



*"There's no better place **to coach**,  
there's no better place **to go to school**,  
there's no better place **to play**.*

- Former KU Head Coach **Larry Brown**



# Chapter 3

## Neighborhoods & Housing



## ADVISORY BOARDS

- [Affordable Housing Advisory Board](#)
- [Community Development Advisory Committee](#)
- [Homeless Issues Advisory Committee](#)



For more on  
**Historic Preservation**

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

## 3. Neighborhoods & Housing

### VISION

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.

### 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. Strengthen neighborhoods' ties to the larger Lawrence community.

- 1.1 Provide alternative routes via connective road patterns to ease traffic congestion and help limit the use of cul-de-sacs.
- 1.2 Utilize alleys and short blocks to maximize connectivity.
- 1.3 Orient buildings to reflect the predominant neighborhood pattern.
- 1.4 Use [open spaces](#), greenbelts, and trails to provide linkages throughout the neighborhood.
- 1.5 Integrate non-motorized transportation options when possible.
- 1.6 Plan for neighborhoods within all future [Specific Land Use Plans](#).

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.**

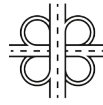
- 2.1. Maintain the form and pattern of established neighborhoods.
- 2.2 Use innovative programs to minimize or eliminate conditions causing decline.
- 2.3 Create neighborhood identity through recognizing historic and cultural landmarks, integrating public art and wayfinding signs, programming arts and 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



### [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.

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.

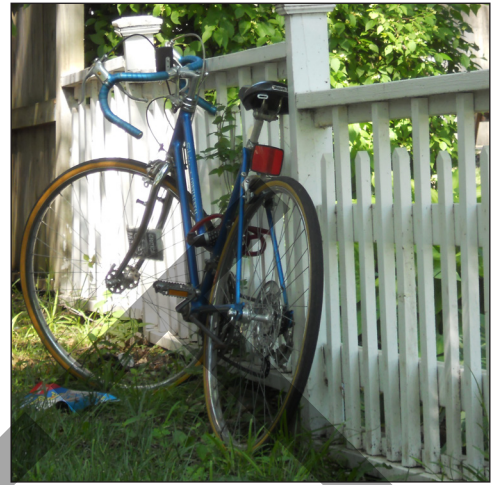
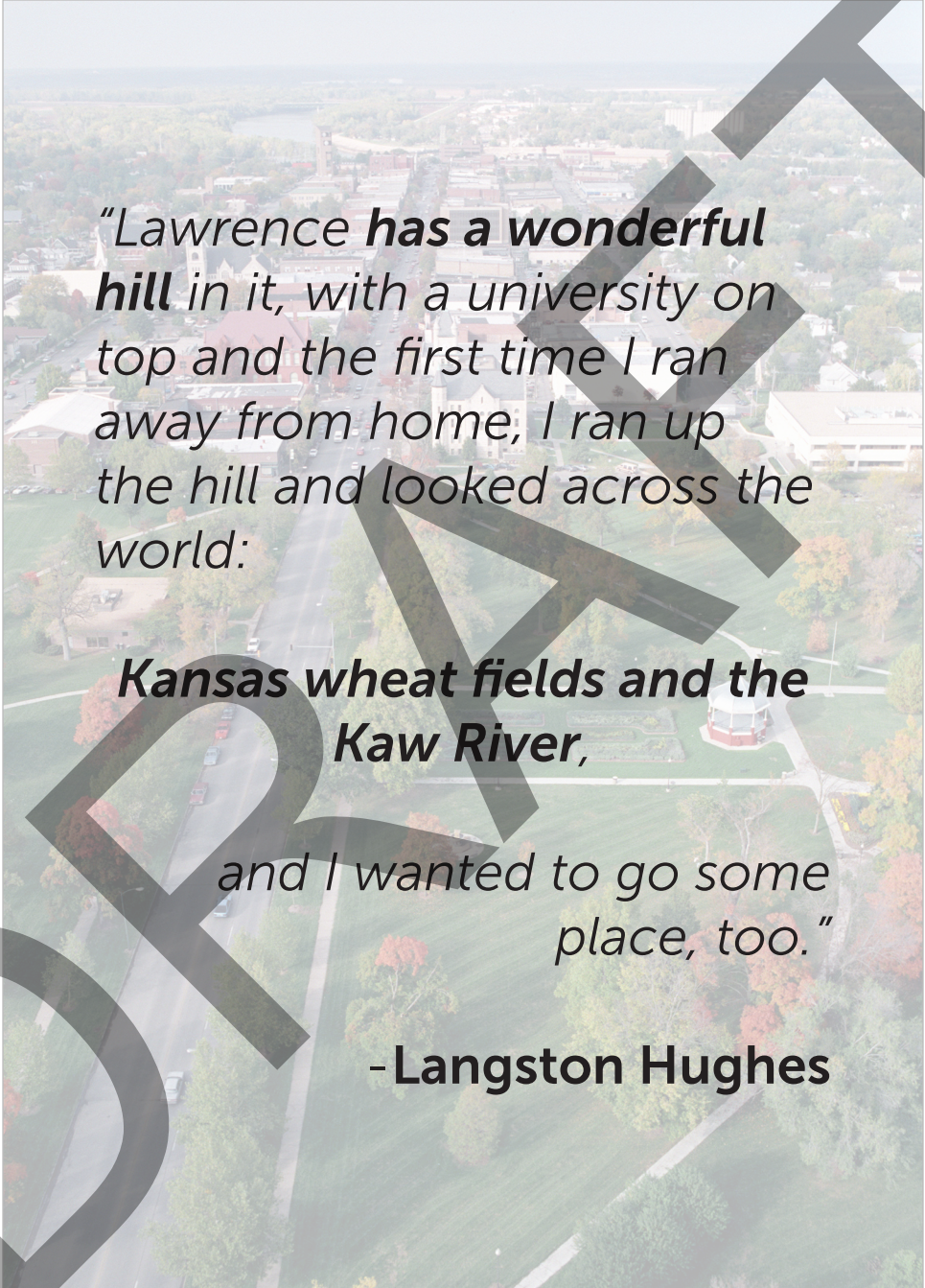


Photo by A. Shafer Photography



DRAFT



*"Lawrence **has a wonderful hill** in it, with a university on top and the first time I ran away from home, I ran up the hill and looked across the world:*

***Kansas wheat fields and the Kaw River,***

*and I wanted to go some place, too."*

**-Langston Hughes**



# Chapter 4 Transportation



## ADVISORY BOARDS

- [Transportation Commission](#)
- [Public Transit Advisory Committee](#)
- [MPO Bicycle Advisory Committee](#)



## What is a MPO?

The [Metropolitan Planning Organization](#) is a federally designated agency responsible for coordinating transportation planning and programming in and for all of Douglas County. The MPO's mission is to provide planning and programming services for the safe and efficient movement of people and goods consistent with the region's overall goals.

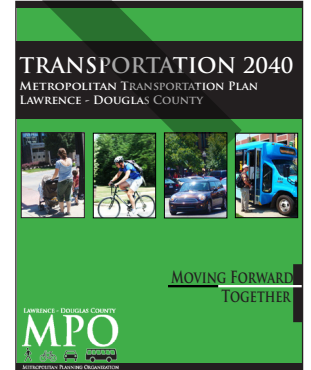
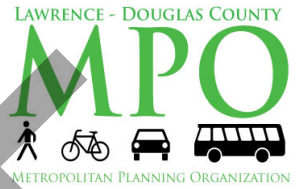
Our region includes:

- [Douglas Co.](#)
- [Lawrence](#)
- [Eudora](#)
- [Leocompton](#)
- [Baldwin City](#)

## 4. Transportation

### Metropolitan Transportation Plan

[Transportation 2040](#) sets regional transportation policies, and articulates goals and objectives for the creation of a multi-modal transportation system complimenting the comprehensive plan's land use plans, economic development plans, environmental plans, and other plans for the region. It assists state and local government agencies to improve the quality of life for our community.



The creation of *Transportation 2040* is supported by an open public participation process and the willingness of the local, state, and federal officials involved in developing this document to chart a comprehensive regional transportation system.

This plan reflects the short and long-term needs of the region; land use patterns; planning decisions impacting transportation systems; the desire to provide mobility for all users; and the relationships between the transportation system, the environment, and the economy.

This chapter references *Transportation 2040* as the key plan guiding our community's transportation network. This chapter reflects the goals of the transportation plan, and enhances key aspects related to unincorporated Douglas County and the City of Lawrence.



## VISION

To maintain and enhance a complete, safe, and efficient multi-modal transportation system for users of all ages and abilities.

## GOALS

While moving people is one of the paramount concerns of a transportation network, the **safety and security** of the people using it is one of the overarching concerns for all aspects.

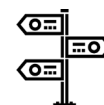
### 1. Improve Safety and Security through design techniques and the application of the “4 E’s” - *Engineering, Education, Enforcement, and Emergency response.*

- 1.1 Develop criteria focusing on the safety aspect of transportation projects requiring that safety be addressed before a project is approved.
- 1.2 Review land development projects when projects are initially submitted for safety and design implications.
- 1.3 Set high priority areas for safety improvement through available data sources.
- 1.4 Facilitate, develop, and distribute safety education materials.
- 1.5 Design streets and subdivisions to enforce traffic laws for safe operation on the transportation network.
- 1.6 Use technology to improve travel times for emergency response.
- 1.7 Coordinate with local, state, and federal agencies to quickly respond during times of natural disasters, extreme accidents, or other emergencies.

One of the keys to good planning involves **efficiency and effectiveness** of the public investments in transportation to further transportation services and infrastructure that are consistent with the community’s desires.

### 2. Focus efforts on system preservation and economic efficiency.

- 2.1 Monitor and inventory the transportation system’s physical condition, for items such as asset management, pavement condition, sidewalk maintenance, Americans with Disabilities Act compliance, and other system aspects.



## What is Transportation 2040?

[T2040](#) is the long range transportation plan for Douglas County. It is a vision for a healthy, safe, and efficient transportation system that adequately serves the region’s future. The plan identifies transportation needs, investments, and recommends system improvements for all modes of transportation: automobile, public transit, bicycle, pedestrian, etc.



## 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.

- 4.3 Enhance the coordinated transit system, such as providing special services for senior citizens and persons with disabilities, and their connections to regional commuter services.

One of the most important ways that transportation planning impacts our communities is in how we move about Lawrence and Douglas County. Minimizing issues is key to creating an **efficient and equitable** transportation system.

**5. Minimize adverse social, economic, and environmental impacts created by the transportation system.**

- 5.1 Create land development patterns that promote transportation efficiency, sustainability and livability through coordinated review of land use plans.
- 5.2 Strengthen linkages between transportation planning and environmental planning.
- 5.3 Strengthen linkages between transportation planning and public health planning.
- 5.4 Implement actions transitioning to the use of alternative transportation modes and low emissions vehicles.



### **What is Environmental Justice?**

The Environmental Protection Agency defines Environmental Justice as the fair treatment for people of all races, cultures, and incomes, regarding the development of environmental laws, regulations, and policies.

It requires that projects using Federal funds be selected and distributed fairly to all people regardless of income or race, and that all people have equal access to the benefits afforded by these projects, including equal access to the decision-making process for project selection.



*"I am a New Yorker by  
birth, **but I love my  
adopted country -  
the West.**"*

*-**Lucy Hobbs Taylor***



LAWRENCE  
VenturePark

# Chapter 5

## Economic Development



## 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.

- 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.





- 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.



Photo by A. Shafer Photography



## What are Economic Development Assistance Tools?

The City has a variety of economic development tools that can be implemented to achieve community goals. In most cases, the programs are implemented in a “pay-as-you-go” manner in which the property owner fronts the improvement expense and is reimbursed over time through project generated tax revenues.

The City also participates in other types of direct support such as assistance with infrastructure, relocation grants, employee training grants, etc. The primary “pay-as-you-go” tools include:

### Industrial Revenue Bonds (IRB)

IRBs are a conduit financing tool used to obtain favorable rate financing for constructing or purchasing a facility or equipment, obtaining a sales tax exemption on project construction materials, or to get an exemption of real property taxes for business types that would not qualify for an EDX abatement.

### Real Property Tax Abatement (EDX Abatement)

An EDX real property tax abatement provides an exemption of real property taxes on improvements to land and buildings for businesses primarily involved in manufacturing articles of commerce, conducting research & development, or warehousing and distribution of goods used in interstate commerce.

### Neighborhood Revitalization Areas (NRA)

The NRA is a revitalization tool used to help eliminate blight, correct health and safety issues, preserve historic properties, correct legal issues with the property, or convert under-productive properties to more productive use. Funding is provided via a property tax rebate based on the incremental increase in property value resulting from project improvements.

### Tax Increment Financing District (TIF)

A TIF district is used to assist project redevelopment in blighted or challenging development areas by pledging future gains in sales and/or property taxes generated within the TIF district to finance improvements which will result in those tax gains.

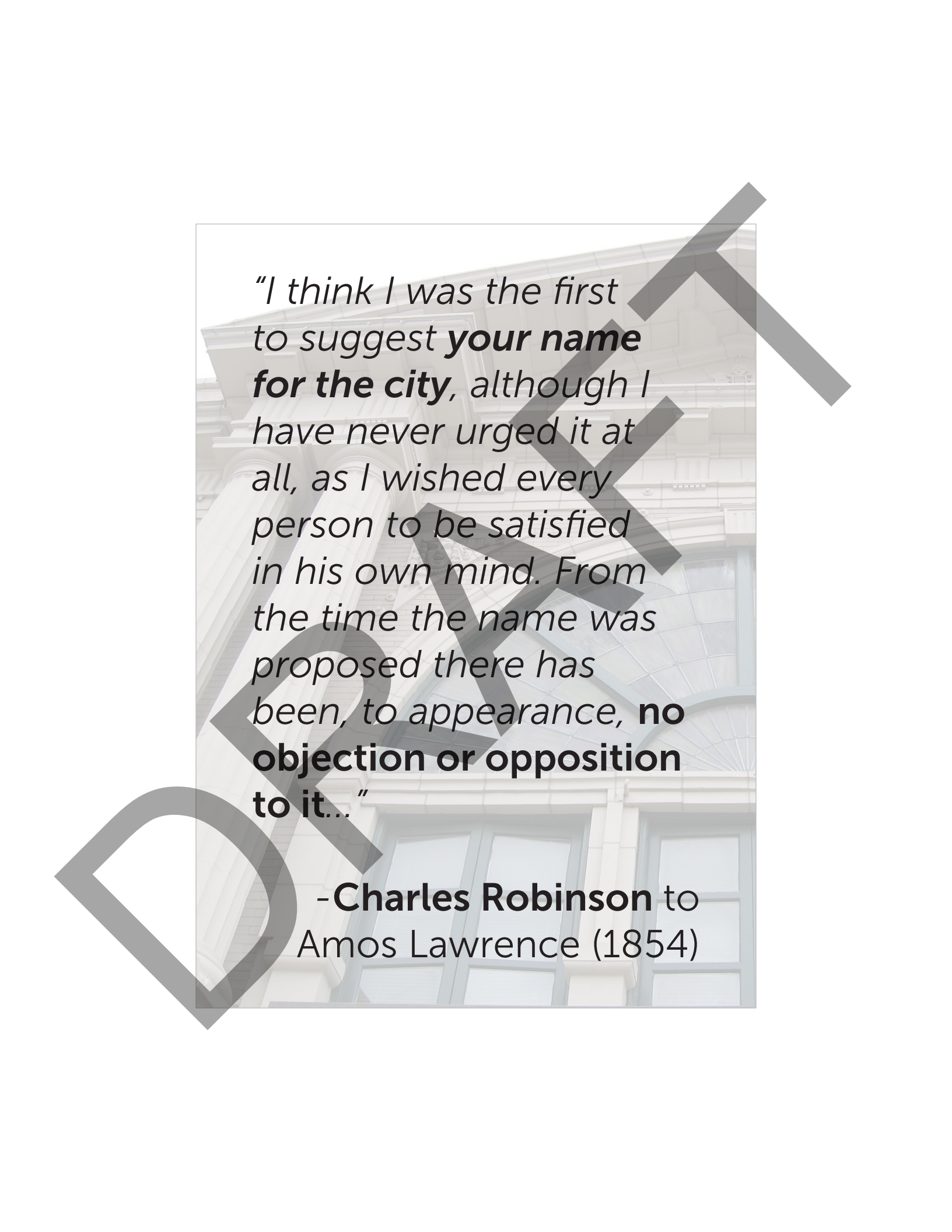
### Transportation Development Districts (TDD)

TDDs are a funding tool used to support eligible, transportation-related improvements within a specified district through special assessments or a new transportation sales tax.

### Community Improvement Districts (CID)

CIDs are an economic development tool designed to finance public or private facility improvements or services within a specified district through special assessments or a new district sales tax.

More can be found in the [City of Lawrence’s Economic Development Policy](#).



*"I think I was the first to suggest **your name for the city**, although I have never urged it at all, as I wished every person to be satisfied in his own mind. From the time the name was proposed there has been, to appearance, **no objection or opposition to it...**"*

**- Charles Robinson to Amos Lawrence (1854)**



# Chapter 6 Natural Resources



## 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.

**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](#)

*“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

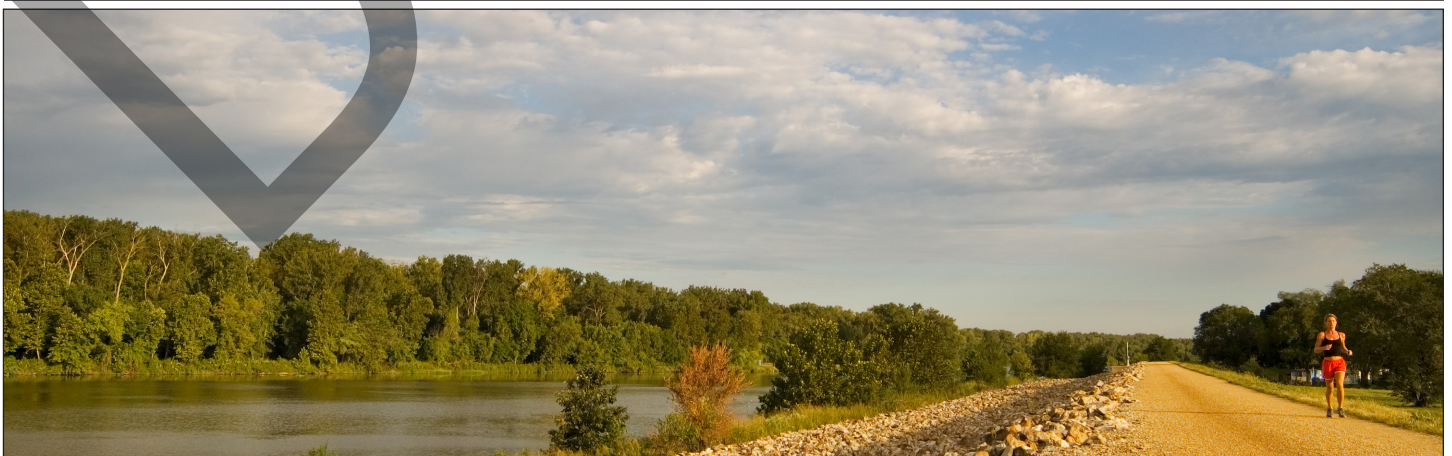


Photo by Harland J. Schuster



## 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.



**Proper extraction and remediation** of natural materials, such as sand, gravel, timber, oil, gas, and stone, are essential to sustainable development activity.

**4. Properly manage natural resources to ensure sustainability, marketability, and environmental quality for the community.**

- 4.1 Work with partner agencies to develop sustainable harvesting standards and effective reclamation procedures.
- 4.2 Recognize the need for the extraction of local natural resources to keep construction costs economically reasonable, while mitigating impacts to the environment and surrounding land uses in the evaluation of new extraction proposals.
- 4.3 Document and map active and suspended quarries, and analyze their environmental impacts as operational levels evolve at the sites.

Proper disposal of **daily, and hazardous, waste** can have dramatic impacts on the natural environment and community health, and can reduce numerous forms of pollution.

**5. Reduce the amounts of waste sent to landfills.**

- 5.1 Manage solid waste by emphasizing Reduce, Reuse, Recycle.
- 5.2 Support proper disposal of household hazardous waste with the [Lawrence - Douglas County Household Hazardous Waste Program](#).
- 5.3 Encourage recycling and composting efforts throughout Douglas County to reduce the amounts deposited in landfills.

Many of the factors that impact the natural environment are created by urban settings in Douglas County. Efforts to improve the **urban environment** can serve to protect and sustain our natural resources.

**6. Strengthen environmental protection through sustainable development of the built/urban environment.**

- 6.1 Adopt a climate change adaptation plan incorporating potential climate change scenarios and identifying specific actions to reduce risk and exposure from hazards.



## What are High Quality Soils?

High Quality Soils are locations that have been graded as being the best land for agricultural production. This includes 2 classes:

**Class 1:** Soils in this class are best suited for cultivated crops, pasture, range, woodland, and wildlife. They are deep, generally well drained, easily worked, and less prone to erosion.

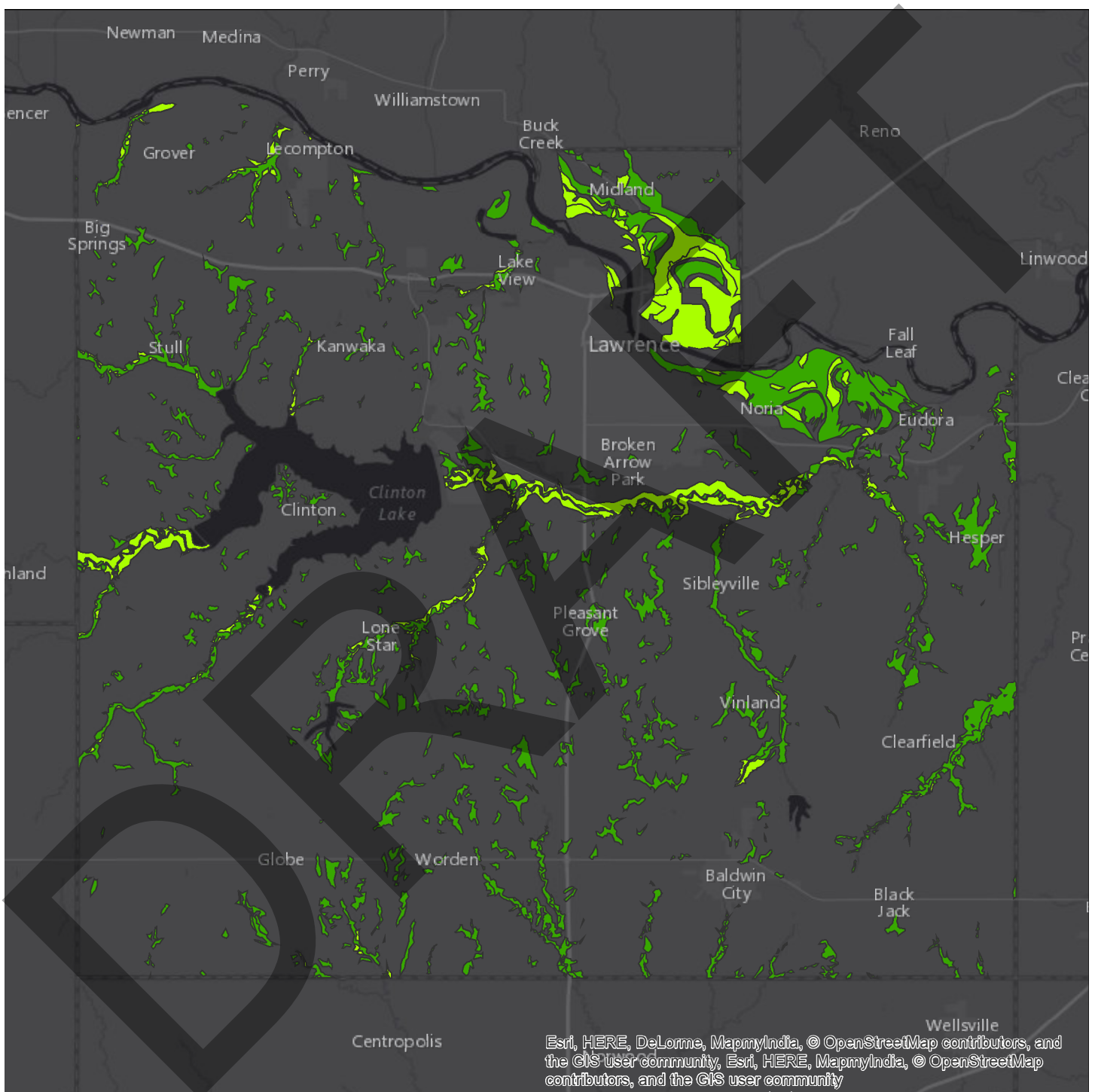
**Class 2:** They require careful management to prevent deterioration or to improve air and water relations when cultivated. The limitations are few and the necessary management is easy to apply. The soils may be used for cultivated crops, pasture, range, woodland, or wildlife food and cover.



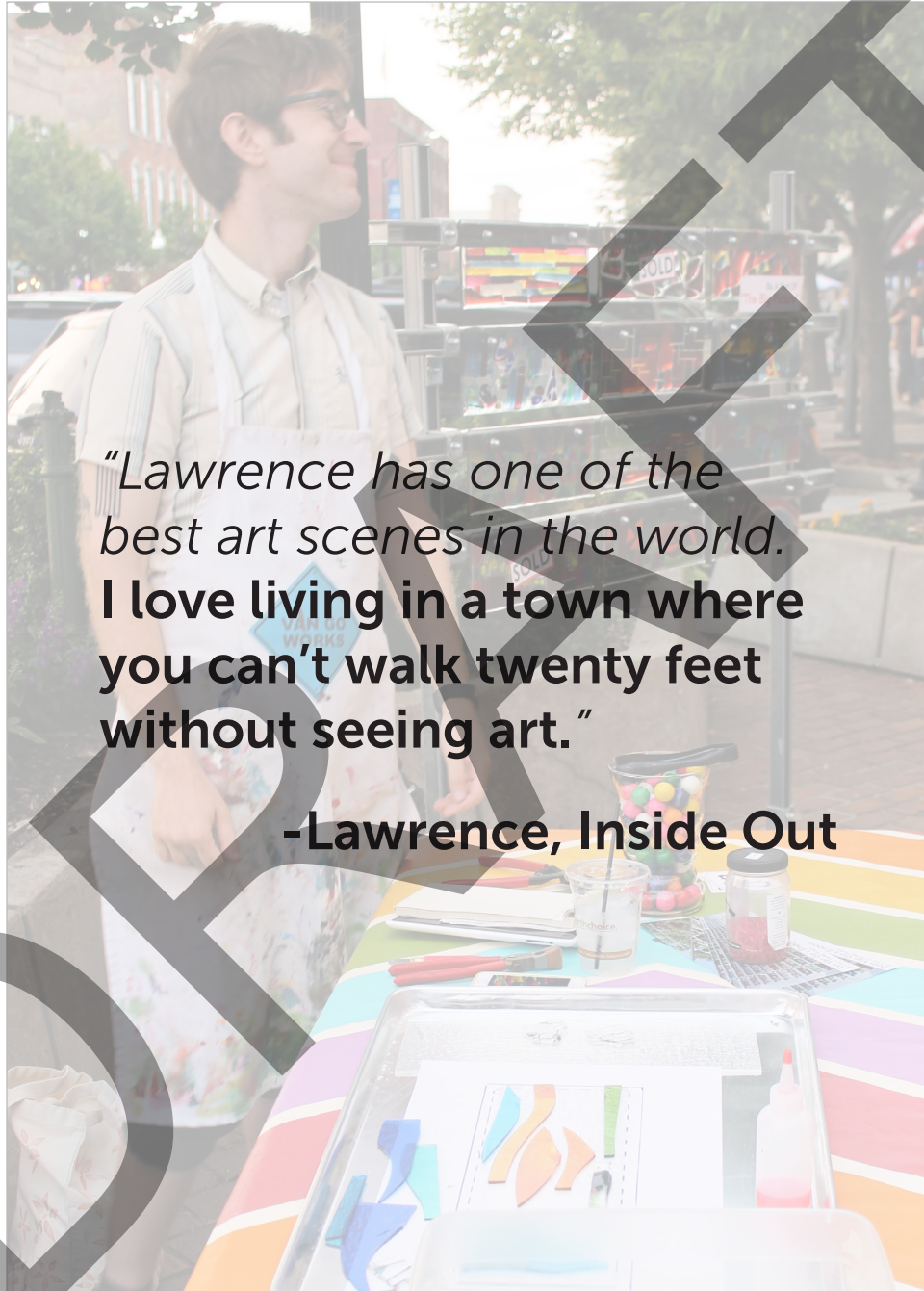


Photo by A. Shafer Photography

- 6.2 Mitigate impacts caused by noise and light pollution, and development activities.
- 6.3 Foster and encourage healthy lifestyle options through development and design of the built environment.
- 6.4 Develop a sustainable multi-modal transportation system.
- 6.5 Promote sustainable building practices by leading and promoting green building standards and practices and by creating incentives to improve opportunities for distributed generation of renewable energy sources.
- 6.6 Promote responsible use and conservation of energy and natural resources by enhancing current building codes to increase energy efficiency of new construction and significant remodels.
- 6.7 Continue developing [local food](#) programs and implement the Food System Plan throughout Douglas County and Lawrence.
- 6.8 Develop strategies for energy conservation and adaptive reuse of existing structures.

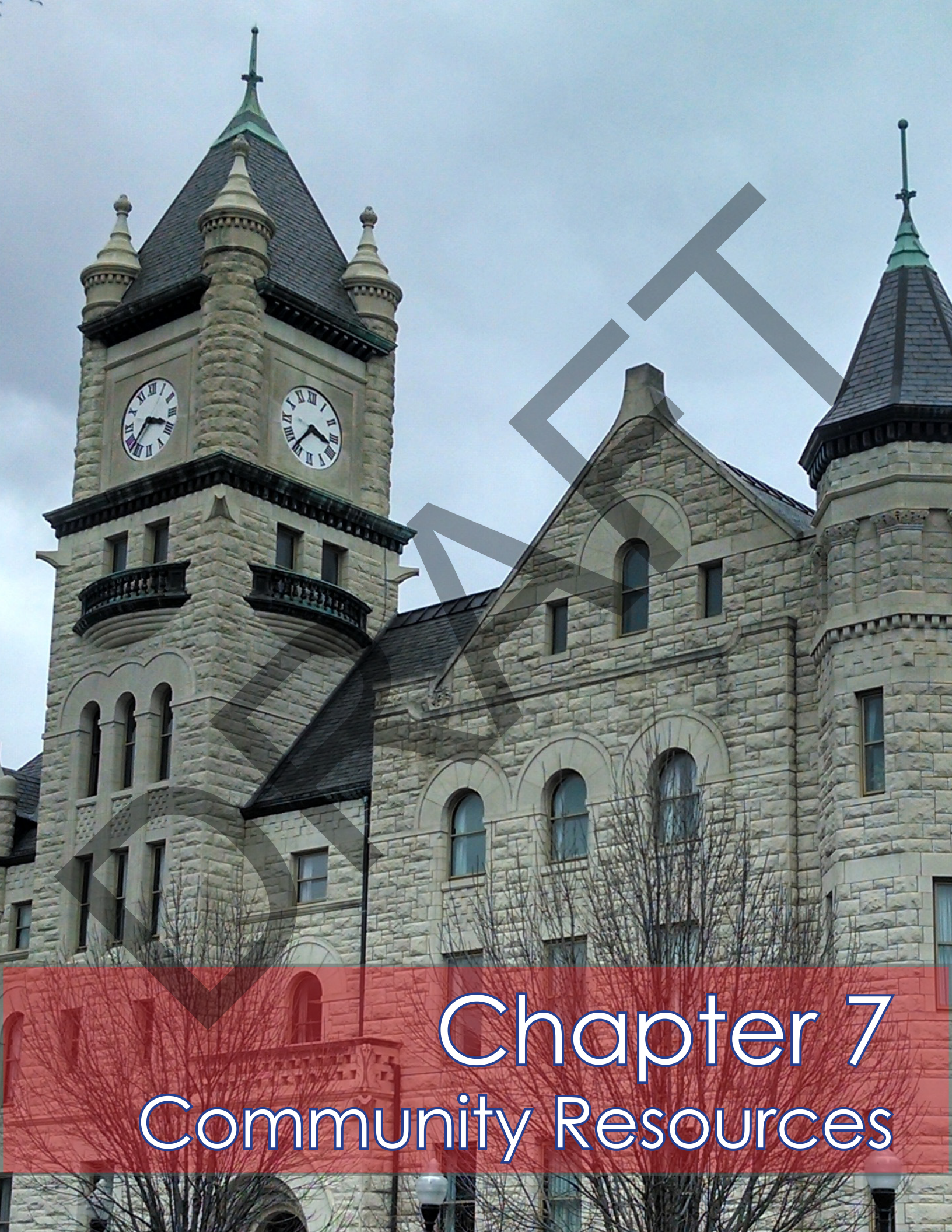


Map 6.1: Natural Resources Map



*"Lawrence has one of the best art scenes in the world. I love living in a town where you can't walk twenty feet without seeing art."*

**-Lawrence, Inside Out**



# Chapter 7

## Community Resources



## ADVISORY BOARDS

- [Historic Resources Commission](#)



## Design Guidelines

Design guidelines convey general policies about the design of alterations to existing structures, additions, new construction and site work. They do not dictate solutions; instead, they define a range of appropriate responses to a variety of specific design issues. Lawrence has 3 sets of design guidelines tailored to specific areas of our community:

- [Downtown Area Design Guidelines](#)
- [8th & Penn Neighborhood Redevelopment Zone](#)
- [Oread Neighborhood Design Guidelines](#)



## 7. Community Resources

### A. Historic Resources

#### VISION

We honor the city's and county's vibrant history by protecting appropriate historical assets, which contributes to our sense of place. Future growth will complement our community's historical assets and enhance our unique character.

#### GOALS

Working to **locate and study historic resources** is a large undertaking. This necessary process ensures these resources are retained for future generations.

#### 1. Identify, evaluate, designate, and preserve our community's historic resources.

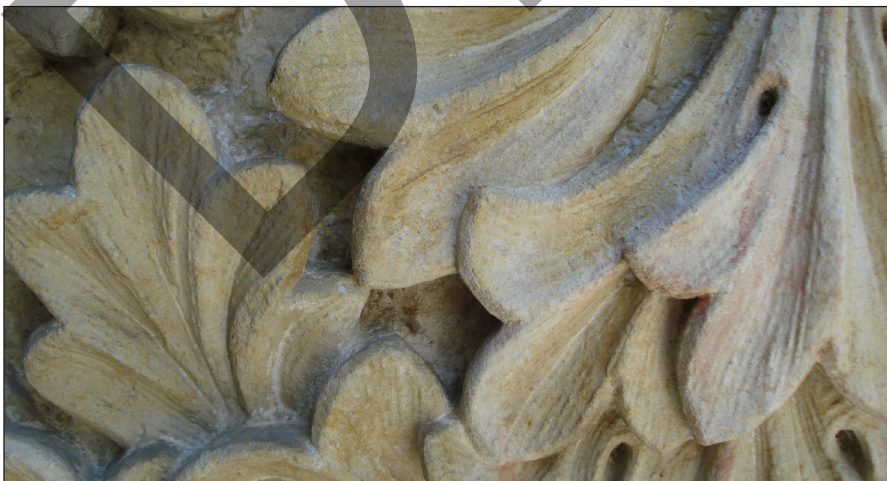
- 1.1 Maintain Certified Local Government status for both Douglas County and the City of Lawrence.
- 1.2 Maintain and strengthen the local preservation ordinances for both Douglas County and the City of Lawrence.
- 1.3 Adopt a comprehensive historic resources preservation plan.
- 1.4 Integrate historic preservation elements in [Specific Land Use and Neighborhood](#) plans.
- 1.5 Create incentives to encourage adaptive reuse of historic structures.
- 1.6 Revise the [Land Development Code](#) to facilitate adaptive reuse of historic structures.
- 1.7 Continue locating, surveying, and assessing historic resources throughout unincorporated Douglas County.
- 1.8 Establish funding priorities for evaluation and protection efforts.
- 1.9 Document and evaluate all structures over 50 years old for consideration to be listed on the historic inventory.

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.



### **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](#).

## B. Parks, Recreation, & Open Space

### VISION

Create and maintain a variety of recreational opportunities and open spaces to increase options for residents of all ages to lead a healthy and active lifestyle.

### GOALS

Throughout Douglas County and Lawrence, there has been a **strong, beneficial relationship** between the city, the county, the school districts, and other public agencies to help create, use, and maintain parks and open spaces throughout the greater community.

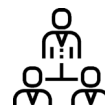
#### 1. Maintain coordinated and cooperative planning and development opportunities with community partners.

- 1.1 Establish park and open space standards for unincorporated Douglas County.
- 1.2 Coordinate recreational services and facilities to maximize resources and minimize community expense.
- 1.3 Coordinate park and open space standards between Douglas County and Lawrence.

One of the most important facets of parks and open spaces is being able to **locate new spaces** that best serve community use, and protect key aspects of our community.

#### 2. Encourage innovative land acquisition and open space preservation.

- 2.1 Incentivize land dedications and other voluntary mechanisms to protect natural and historic areas of the community for public purposes.
- 2.2 Use easements, land owner agreements, and deed restrictions for multi-use trails and open spaces, especially key natural and historic areas.
- 2.3 Create awareness and education programs showing the benefits of key natural and historic areas.



### ADVISORY BOARDS

- [Parks & Recreation Advisory Board](#)



### What are Open Spaces?

Open Spaces can take many forms, but generally, there are 3 types that are predominant in our community.

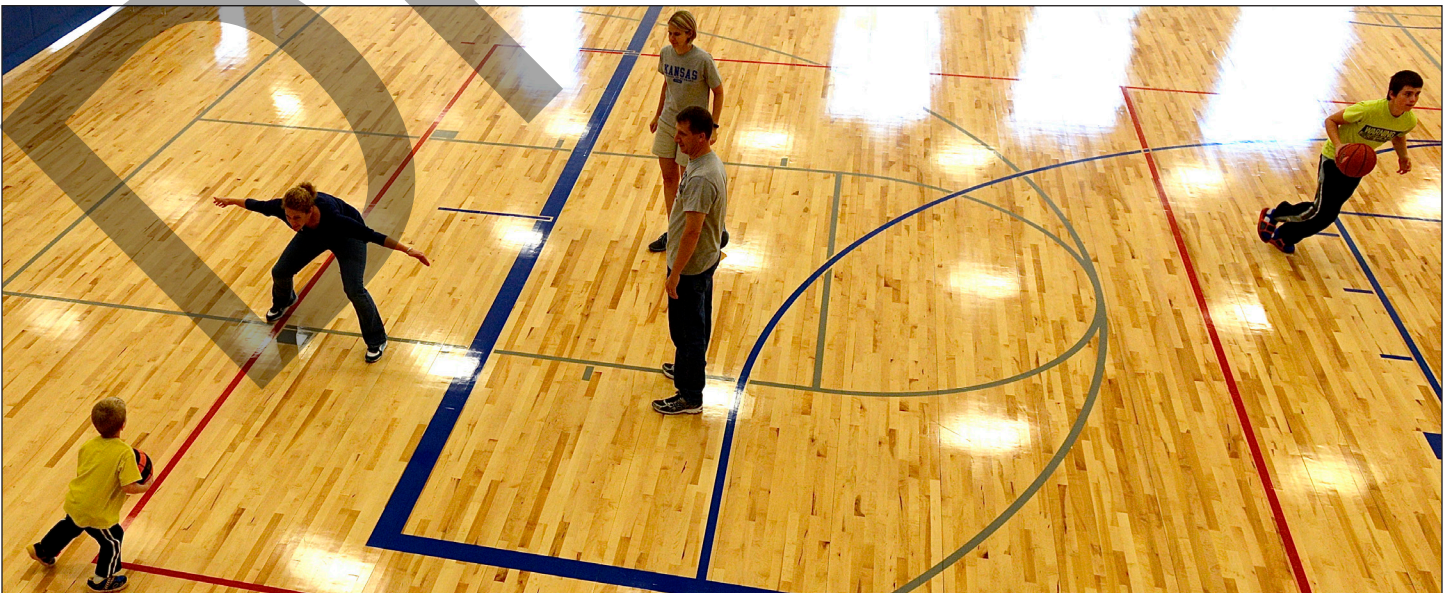
- Agricultural:  
Farm and pasture lands
- Active:  
Playgrounds, ballfields, recreation centers
- Passive:  
Trails, nature preserves, scenic overlooks



**Creating parkland and open space areas** as the community grows is necessary to maintain a key component of our quality of life.

**3. Identify and expand existing park, recreation, and open space systems.**

- 3.1 Ensure adequate access to park, recreation and open spaces to all community residents.
- 3.2 Locate and develop park, recreation, and open space locations consistent with Parks and Recreation Master Plan, and other Future Land Use plans.
- 3.3 Facilitate new park, recreation, and open space locations in conjunction with the growth and development of the community.
- 3.4 Locate park, recreation, and open space locations near other community facilities, such as schools, when possible to maximize resources and minimize expenses.
- 3.5 Utilize floodplains for low impact park, recreation, and open space uses, such as play fields, trails, and passive recreation.
- 3.6 Facilitate farmland and open space preservation by working with agricultural property owners.



Linkages are equally as important as having park, recreation, and open space land available to the community. **Improving these linkages** via trails, sidewalks, and paths, ensures accessibility to all residents to match transportation and recreation needs.

#### 4. Connect and link parks, recreation, and open space locations.

- 4.1 Create connections throughout the community using existing and unique features to provide connections, such as parkways and boulevards, greenways, riparian corridors, and other methods.
- 4.2 Capitalize on street and utility improvement projects as opportunities to include sidewalks and trails.
- 4.3 Provide linkages within Lawrence and unincorporated Douglas County connecting park, recreation, and open space locations.
- 4.4 Connect lands providing continuity for floodplains, watercourses, and wildlife.

Some of the most valuable lands in our community are ones we don't build on. **Preserving natural features and areas** throughout Douglas County for the community's benefit and enjoyment is critical to preserving our natural spaces.

#### 5. Preserve and enhance natural areas of the community.

- 5.1 Promote agricultural land retention through programs such as conservation easements.
- 5.2 Incorporate natural elements, such as floodplains, watercourses, wetlands, and steep slopes into development proposals as preserved features.
- 5.3 Design historic sites and historic ecosystems into spaces for conservation and enjoyment by future generations.



#### What is a Floodplain?

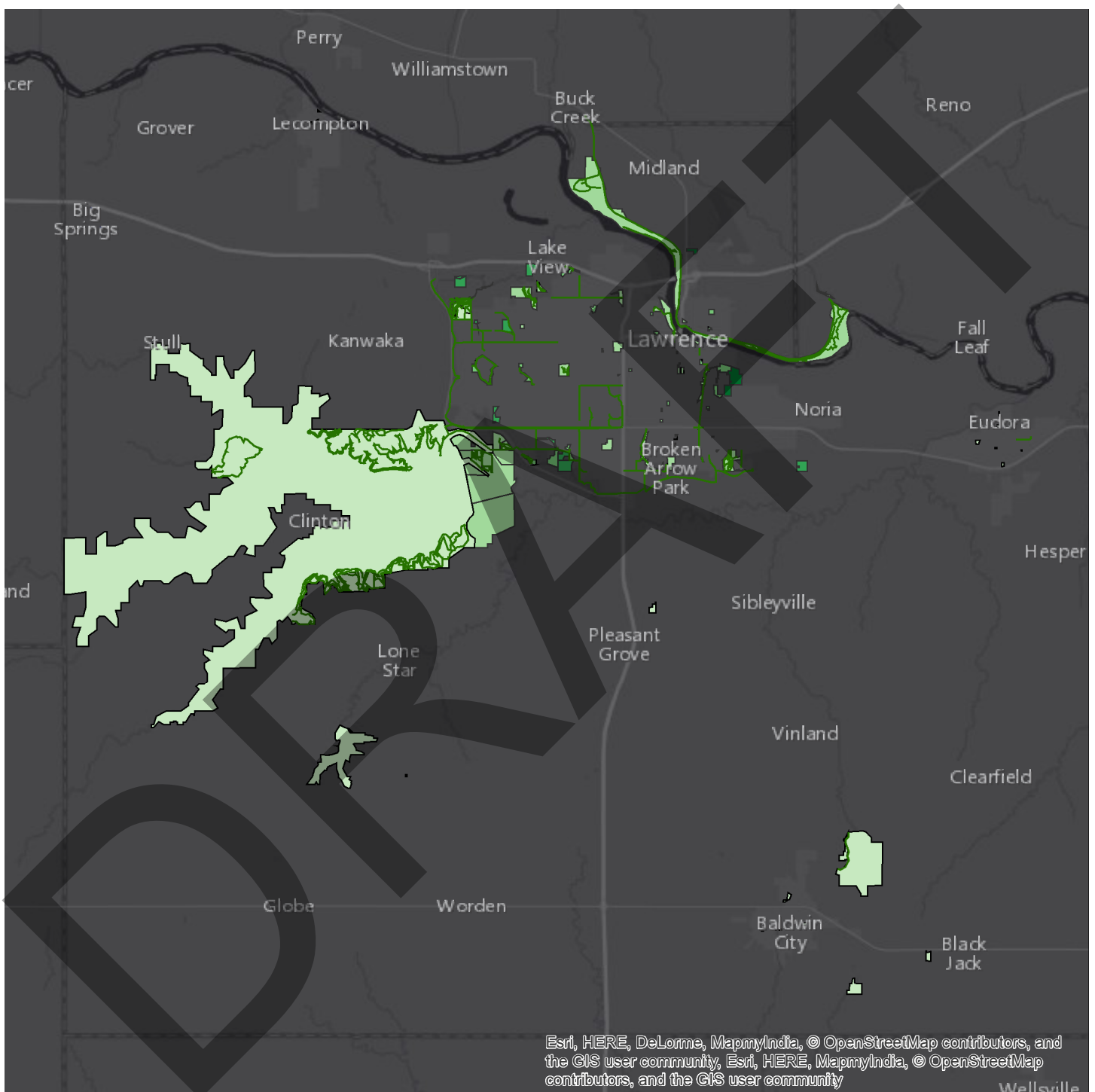
The land area susceptible to inundation by water as a result of the flood. This typically includes areas of low-lying ground adjacent to rivers or streams.



#### What is a Steep Slope?

Those areas of land characterized by a change in elevation of 15 percent.





Map 7.1: Parks & Open Space Map

## C. Community Facilities

### VISION

We will be a community with facilities to serve our residents and enhance the quality of life in a sustainable and efficient manner.

### GOALS

Responsible government ensures that **existing facilities and structures are maintained** and upgraded to maximize the life of these assets.

#### 1. Maintain and construct quality and sustainable community facilities.

- 1.1 Identify appropriate locations for new facilities, and maintain existing locations throughout the community.
- 1.2 Collaborate with community partners (schools, hospitals, universities, etc.) on future efforts, including siting facilities that can be shared to maximize public investment.
- 1.3 Encourage combining or creating multiple use facilities when appropriate, such as schools/ community centers, Fire/Police stations, to improve accessibility and efficiency.

Siting community facilities can be difficult and dependent on a variety of factors. **Using locational criteria** helps ensure a best for the use and the community.

#### 2. Consider the following Locational Criteria when siting community facilities.

- 2.1 Locate and design sites to minimize impacts on adjacent areas.
- 2.2 Utilize innovative designs to enhance Lawrence and Douglas County.
- 2.3 Buffer potential nuisances by appropriate means.





Photo by A. Shafer Photography

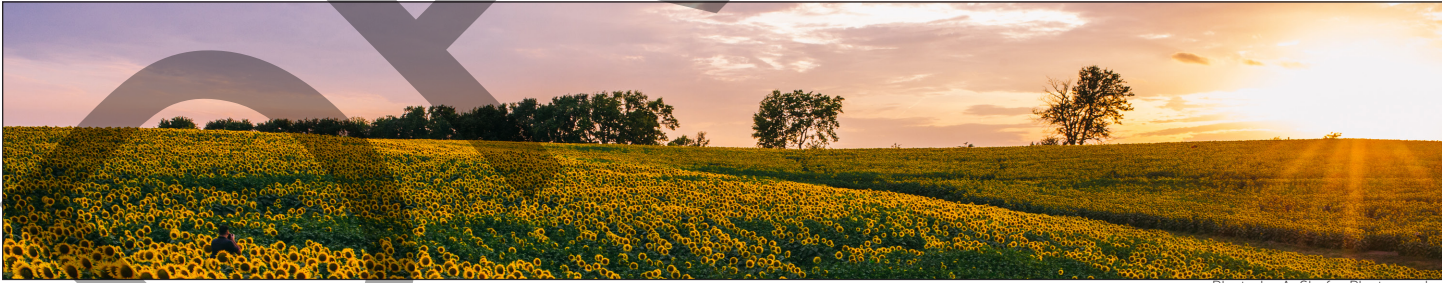


Photo by A. Shafer Photography



## 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](#)





- 3.1 Develop strategies for incorporating public art in built projects.
- 3.2 Incorporate [public arts programming](#) into all eligible City of Lawrence projects.
- 3.2 Design, maintain, and complement infrastructure for creative, cultural, and celebratory activities throughout the community.



*“The mission of the Citywide Cultural Plan is to engage the Lawrence community in expressing its collective creative capacity in order to support and sustain a vibrant and robust community.”*

*Building on Lawrence’s Creative Capital: A City-Wide Cultural Plan for Lawrence, KS, p. 19*



## E. Local Foods

### VISION

Create a robust local food system that enriches producers and consumers and that bolsters our communities' health and resilience.

### GOALS

Local foods are a large part of our culture and economy, including producing, buying, and consuming food products. Ensuring **agriculture's role in our community** helps signify its importance in our local economy and shapes our local identity.

#### 1. Identify and encourage opportunities for growth in local agricultural employment, tax base, and income.

- 1.1 Plan in accordance with and implement the Douglas County Food Systems Plan.
- 1.2 Maintain working lands and prime soils for future generations.
- 1.3 Plan for the conservation and protection of [high quality agricultural soils](#) as part of [Specific Land Use Plans](#).
- 1.4 Maintain funding for conservation easements.
- 1.5 Guide the expansion of local farmers markets throughout the community as feasible.

Providing support for local producers to build new markets helps **promote healthy, local foods** to consumers and spur entrepreneurial opportunities.

#### 2. Identify and encourage opportunities for growth in local agricultural and entrepreneurial food sectors, including employment, tax base, and income.

- 2.1 Maintain economic development support for the development of regional food system infrastructure and value-added agricultural production.
- 2.2 Plan for equitable healthy, local food access throughout Douglas County.



Photo by A. Shafer Photography



### What are Local Foods?

Local food and eating locally means building new markets that connect area producers and consumers, keeping food dollars within our community.

This includes how we produce, buy, eat, and throw away food in Douglas County.



Photo by A. Shafer Photography



*"Than the coming of spring in  
Kansas nothing can be more  
beautiful.*

***It is day after day  
of perfection."***

**-Kate Stephens  
Life at Laurel Town**



# Chapter 8

## Appendix



## Key Numbers

(Source: U.S. Census Bureau)

<b>Population</b> <sup>(2015)</sup>	
Douglas Co.	118,053
Lawrence	93,917
<b>Population: Under 18</b> <sup>(2015)</sup>	
Douglas Co.	21,735
Lawrence	15,793
<b>Population: Over 65</b> <sup>(2015)</sup>	
Douglas Co.	11,500
Lawrence	8,070
<b>Median Household Income</b> <sup>(2015)</sup>	
Douglas Co.	\$50,939
Lawrence	\$46,406
<b>Housing Tenure</b> <sup>(2015)</sup>	
Douglas Co.	Own: 52%/Rent:48%
Lawrence	Own: 46%/Rent:54%
<b>Persons in Poverty</b> <sup>(2015)</sup>	
Douglas Co.	19.4%
Lawrence	21.8%
<b>Educational Attainment</b> <sup>(2015)</sup>	
High School graduate or higher	
Douglas Co.	94.9%
Lawrence	95.2%
<b>Median Housing Value</b> <sup>(2015)</sup>	
Douglas Co.	\$179,800
Lawrence	\$176,300
<b>Total Housing Units</b> <sup>(2015)</sup>	
Douglas Co.	47,812
Lawrence	38,189
<b>Number of Companies</b> <sup>(2012)</sup>	
Douglas Co.	10,121
Lawrence	8,238

## 8. Appendix

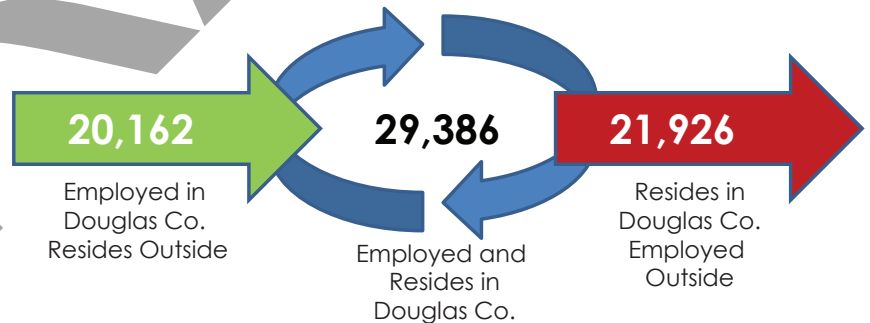
### A. Community Profile

Both Douglas County and Lawrence have experienced considerable population growth since the 1950s. Understanding the people of our community has direct effects on how we plan for housing, jobs, transportation, and many other services.

This portion of the comprehensive plan captures a snapshot of the key figures for population, housing, and economics within our community.

Applying the [2010 Census residence concept](#) means that people will not always be counted at the place where they happen to be staying on Thursday, April 1, 2010. People who live at more than one residence during the week, month, or year should be counted at the place where they live most of the time. College students living away from their parental home while attending college in the U.S. (living either on-campus or off-campus) are counted at the on-campus or off-campus residence where they live and sleep most of the time.

2014 Employment Inflow/Outflow Analysis



2014 Employment Inflow/Outflow Analysis



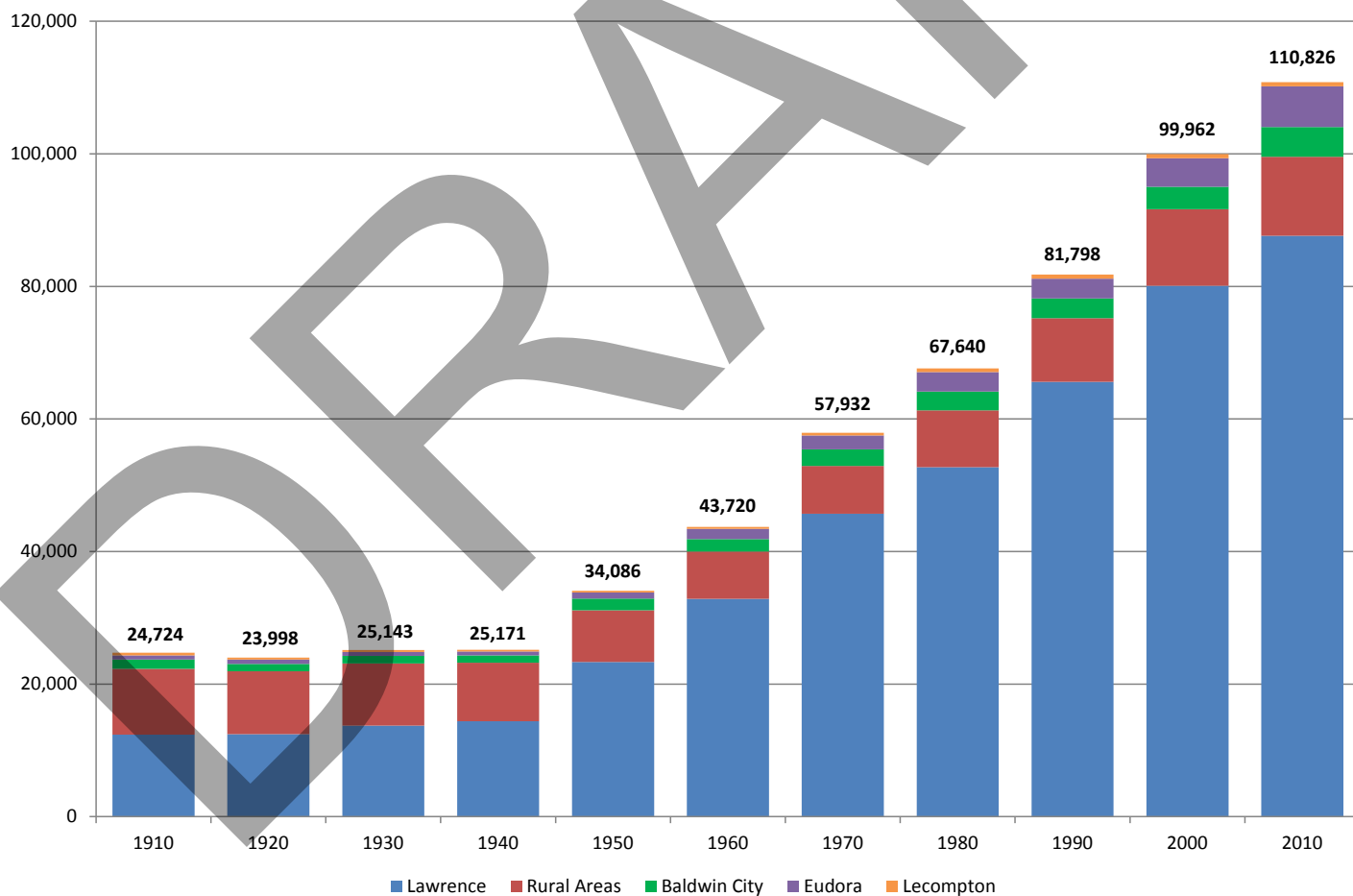
Source: U.S. Census

	1910	1920	1930	1940	1950	1960	1970	1980	1990	2000	2010
Douglas County	24,724	23,998	25,143	25,171	34,086	43,720	57,932	67,640	81,798	99,962	110,826
Baldwin City	1,386	1,137	1,127	1,096	1,741	1,877	2,520	2,829	2,961	3,400	4,515
Eudora	640	627	599	603	929	1,526	2,071	2,934	3,006	4,307	6,136
Lawrence	12,374	12,456	13,726	14,390	23,351	32,858	45,698	52,738	65,608	80,098	87,643
Lecompton	386	310	288	250	263	304	434	576	619	608	625
Rural Areas	9,938	9,468	9,403	8,832	7,802	7,155	7,209	8,563	9,604	11,549	11,907

Source: U.S. Census

### Decennial Population: Douglas County by Municipality

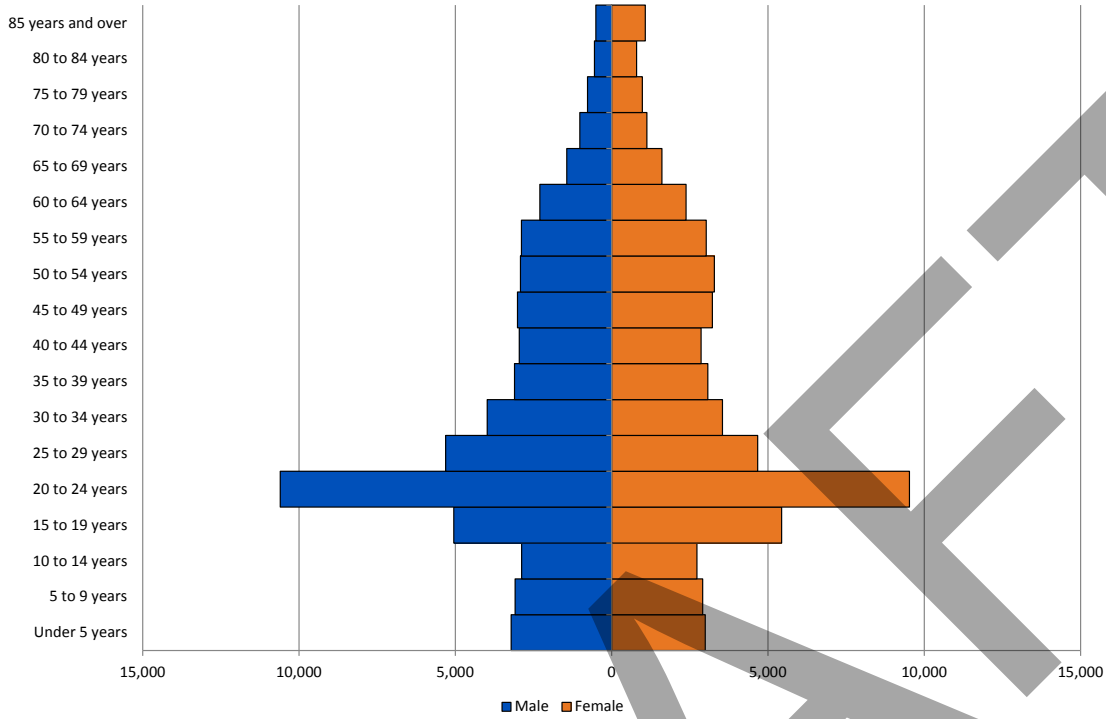
Source: U.S. Census Bureau



# Population Pyramids

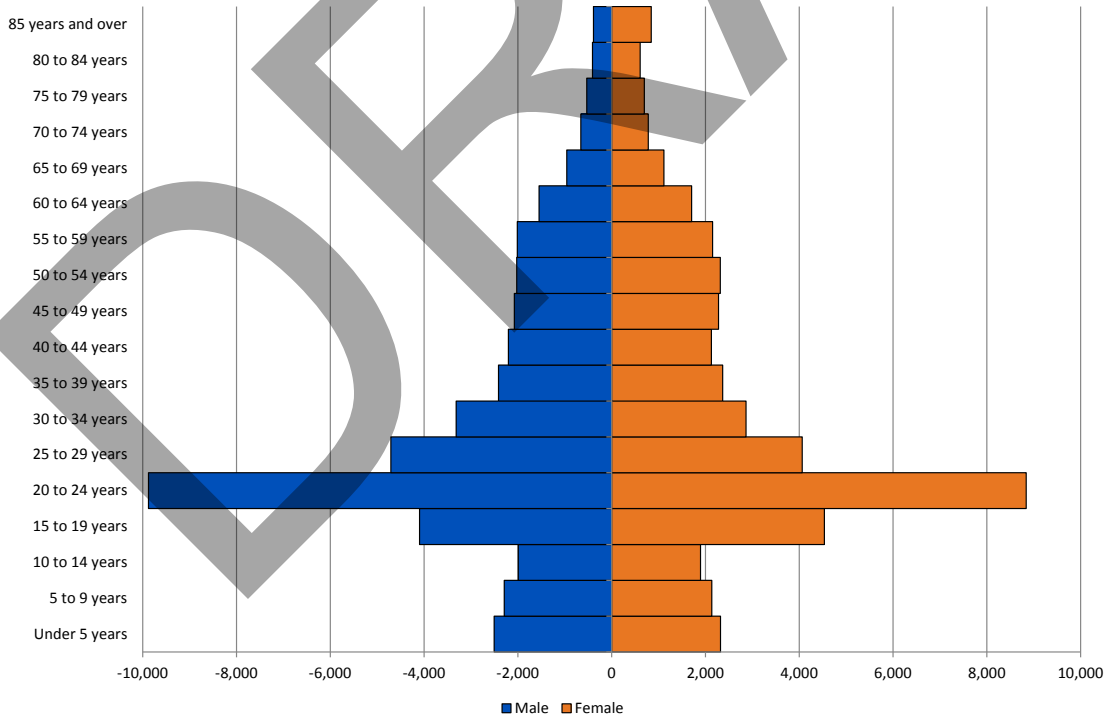
## Douglas Co. Population Pyramid

Source: U.S. Census Bureau



## Lawrence Population Pyramid

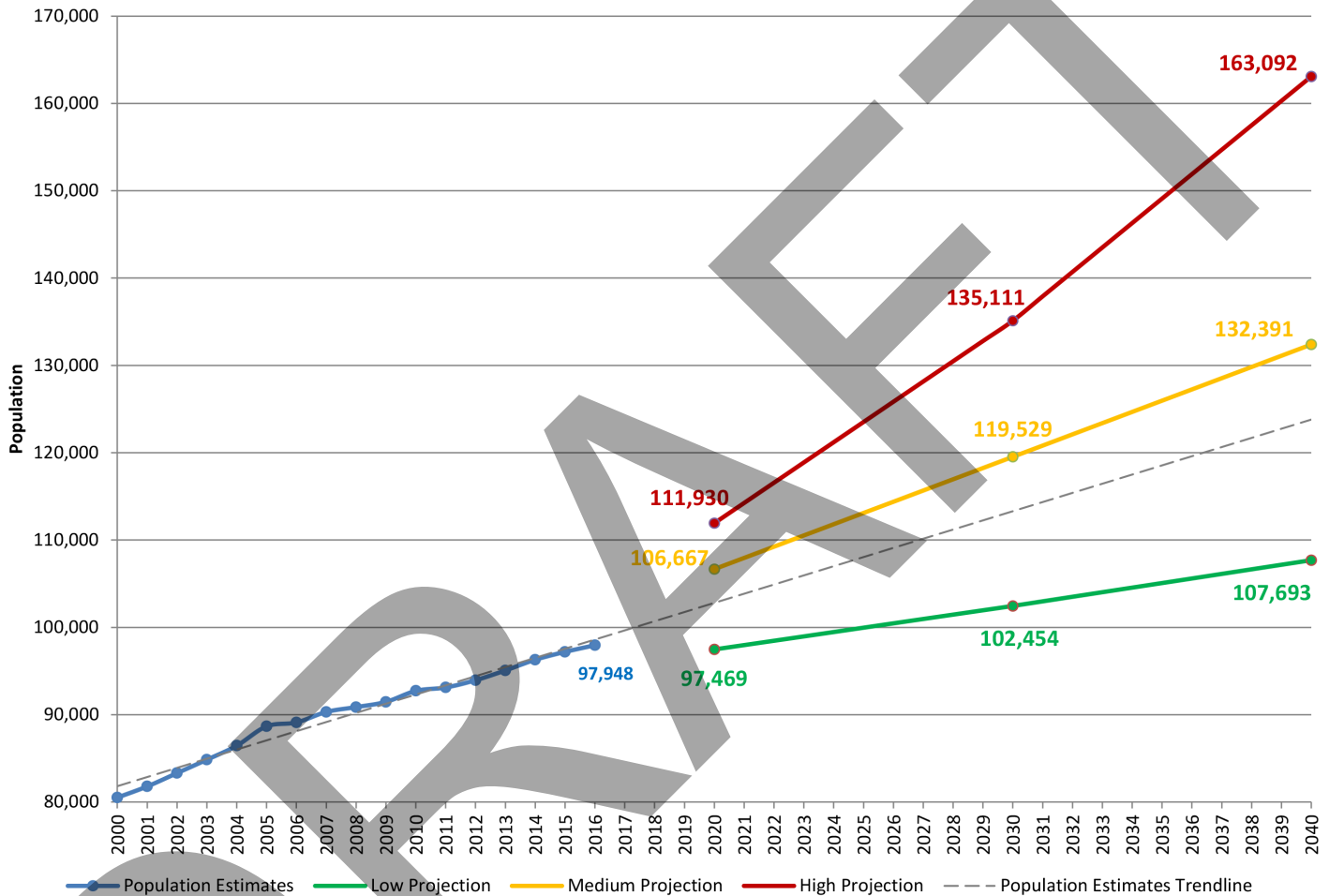
Source: U.S. Census Bureau



# Population Projection

**Population projections** are means of providing a picture of Lawrence as it may develop in future years, under varying sets of real-world growth conditions. Population projection methods are primarily based on trend data, and the most accurate projections can only be completed every 10 years after sufficient trend data has been established.

### Lawrence Population Projections: 2020 to 2040



### 2011 Population Projections - City of Lawrence

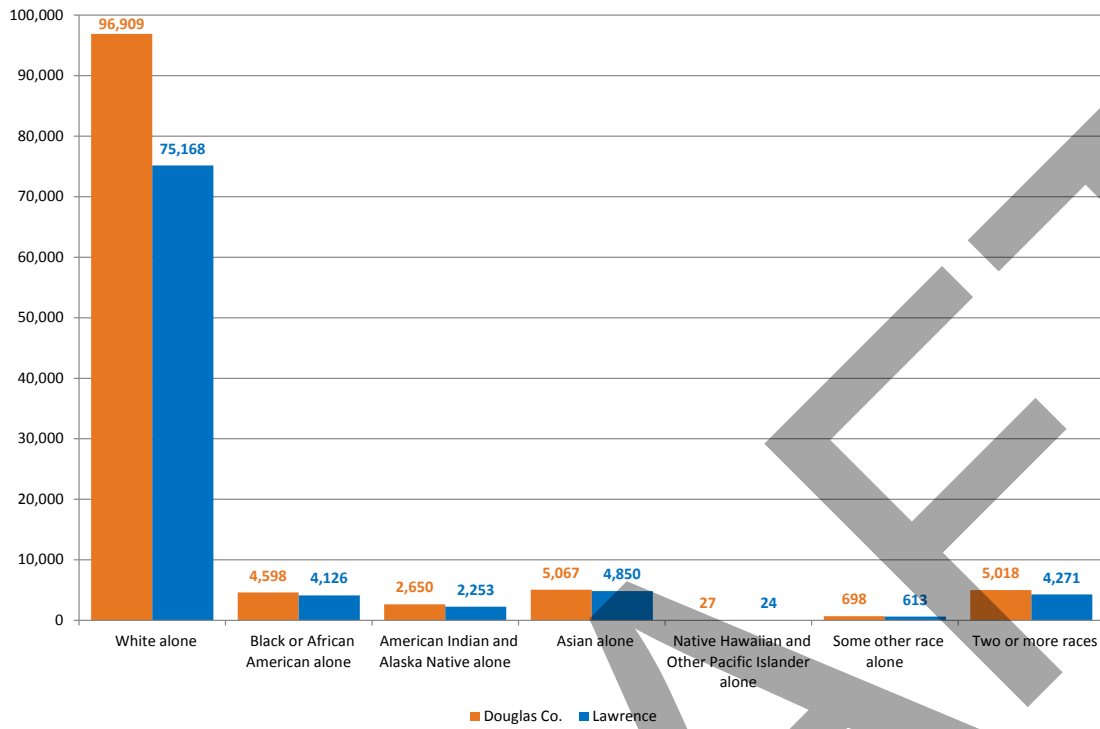
Projections	2020	2030	2040
<b>Low</b> Average Growth Rate 2005 - 0.5%	97,469	102,454	107,693
<b>Medium</b> Linear Regression 2000-2009	106,667	119,529	132,391
<b>High</b> Average Growth Rate 2000-2005 - 1.9%	111,930	135,111	163,092

Source: Lawrence / Douglas County Planning Office

# Demographics

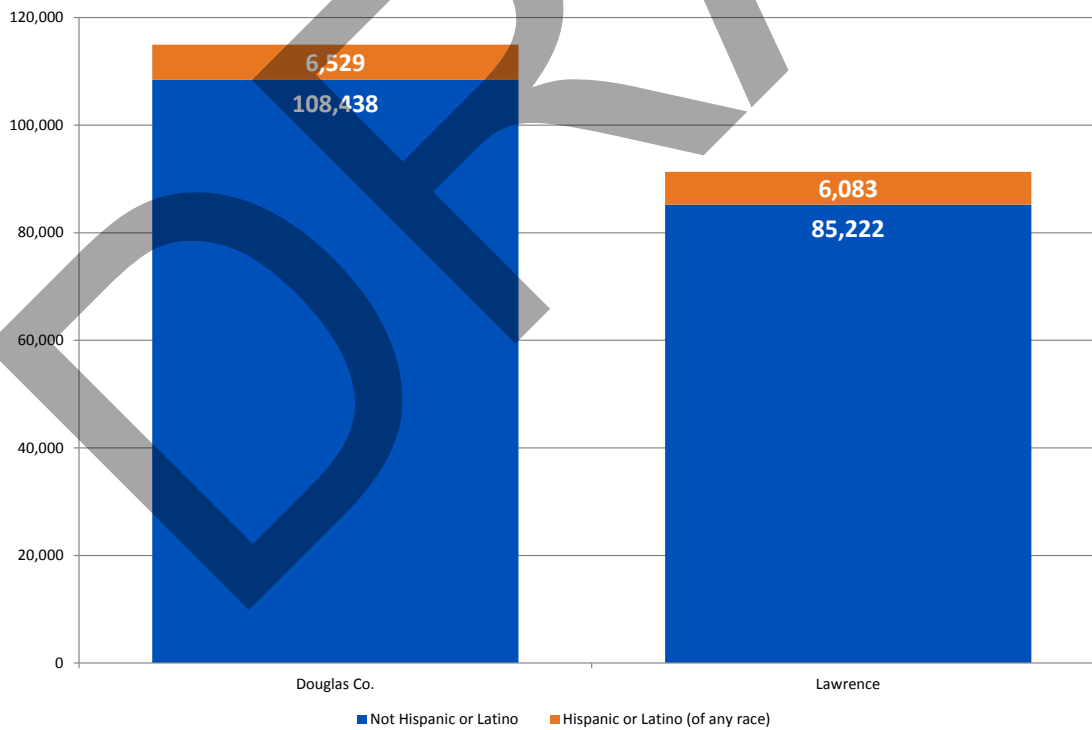
## Race: Total Population

Source: U.S. Census Bureau



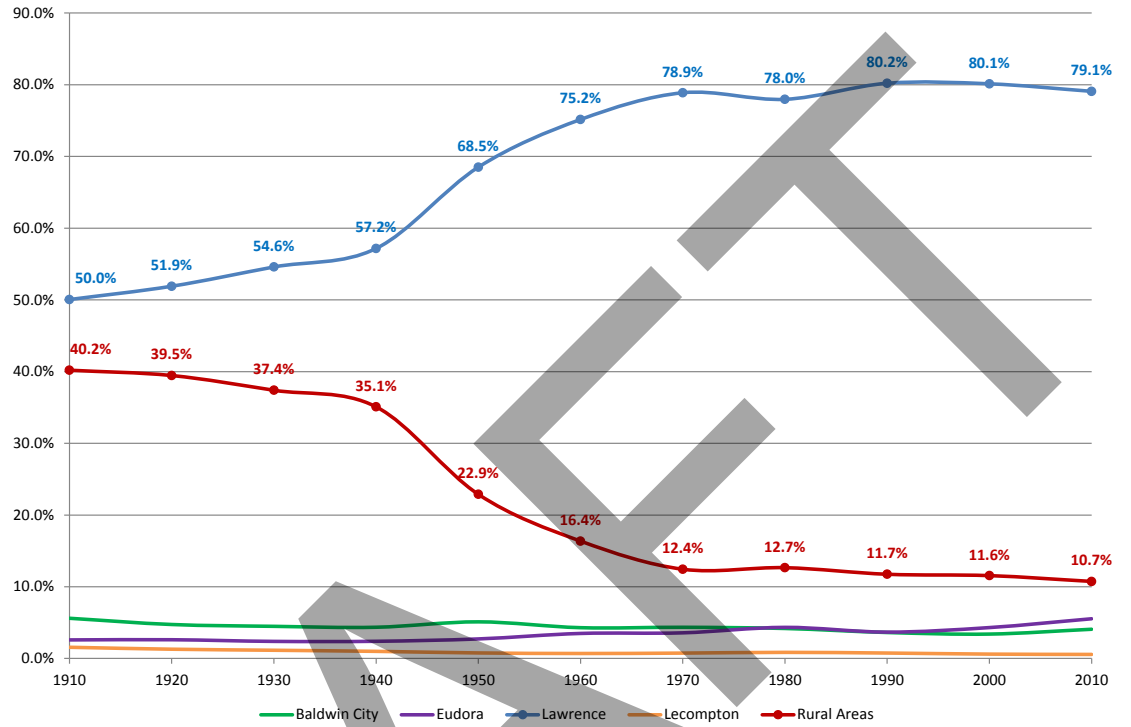
## Hispanic or Latino and Race

Source: U.S. Census Bureau



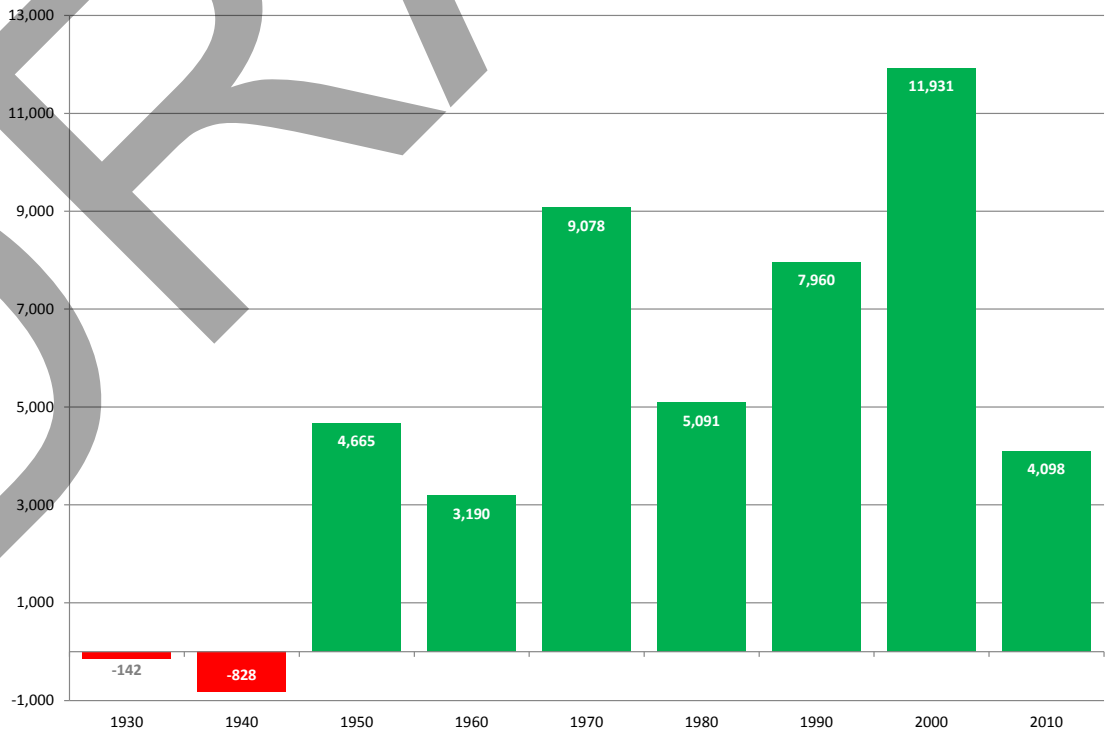
Decennial Population: Percent of Douglas County

Source: U.S. Census Bureau



Douglas County: Net Migration Decade Ending

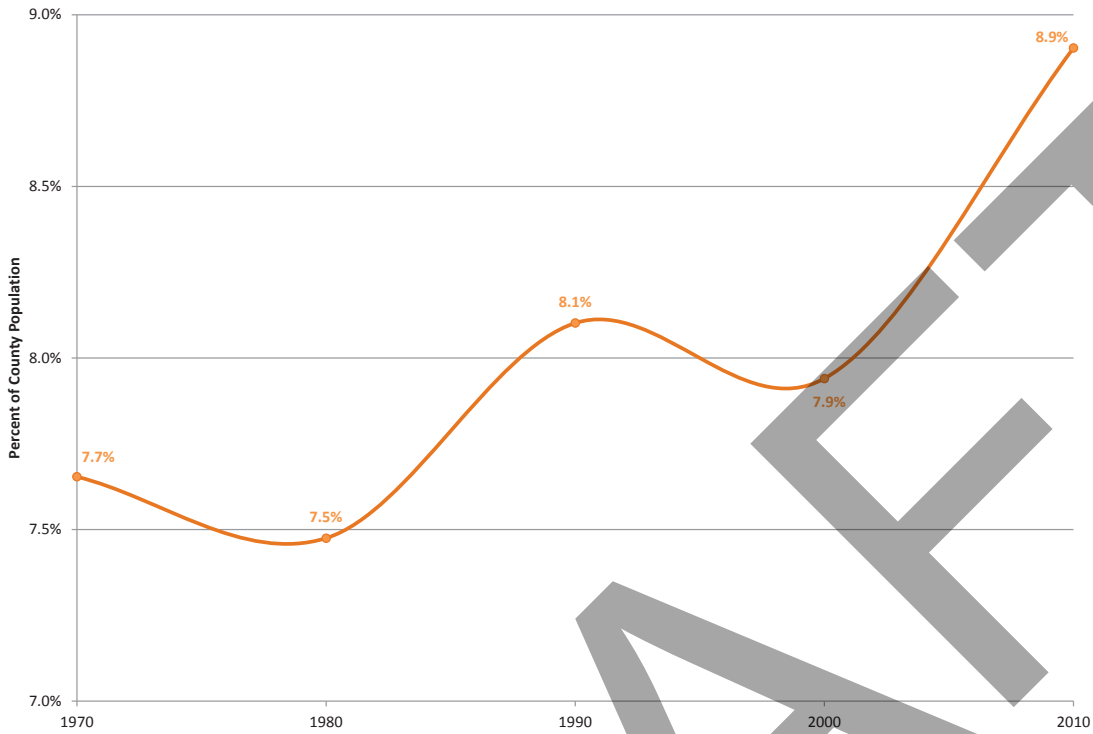
Source: Institute for Policy and Social Research, The University of Kansas



# Demographics

## Percent of Douglas Co. Population Aged 65+

Source: University of Kansas: Institute for Policy & Social Research



**PLACEHOLDER**

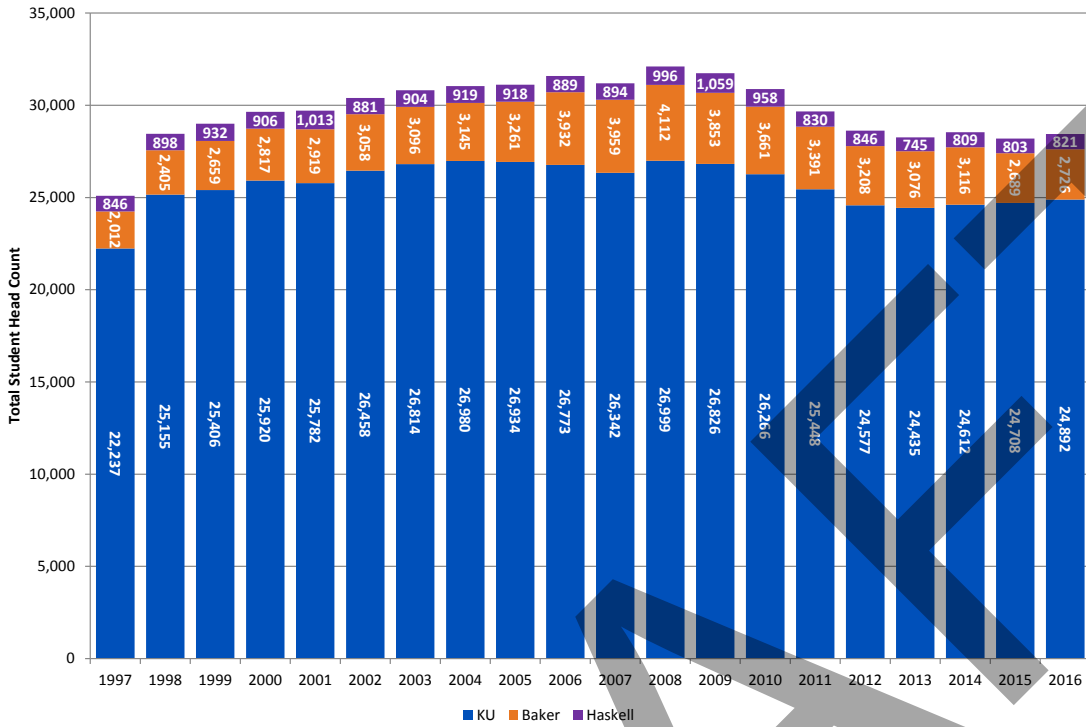
**PLACEHOLDER**

**PLACEHOLDER**

# Education

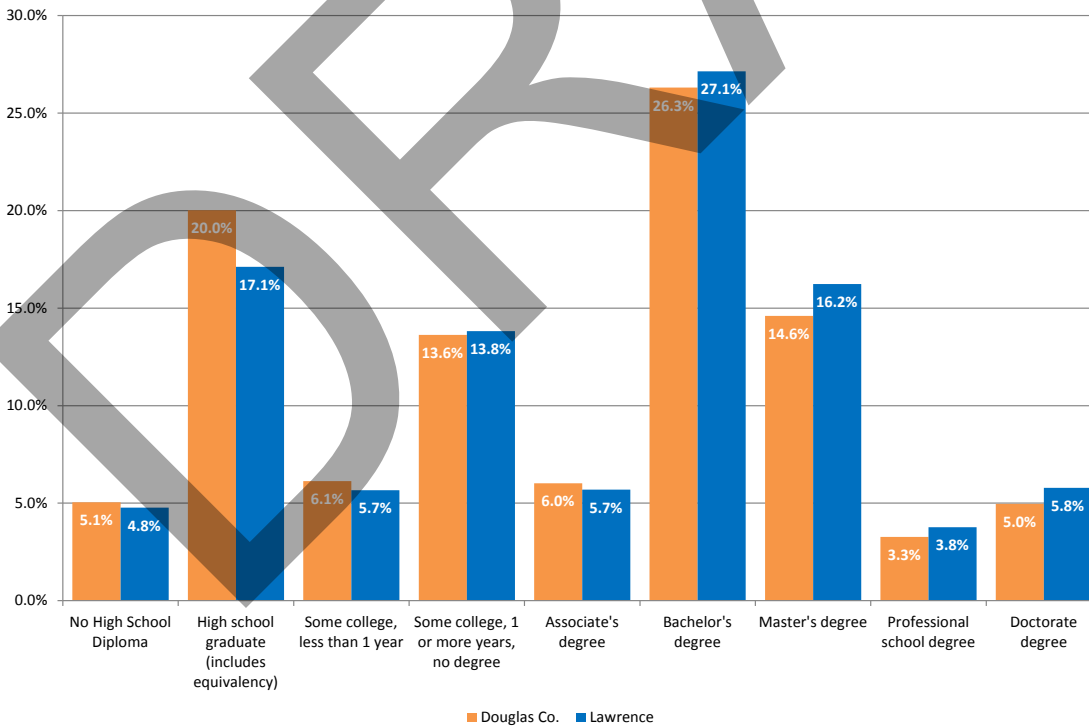
## Enrollment in Douglas Co. Colleges and Universities

Source: KU Institute for Policy & Social Research / Kansas Board of Regents



## Educational Attainment: Population 25 years and over

Source: U.S. Census Bureau



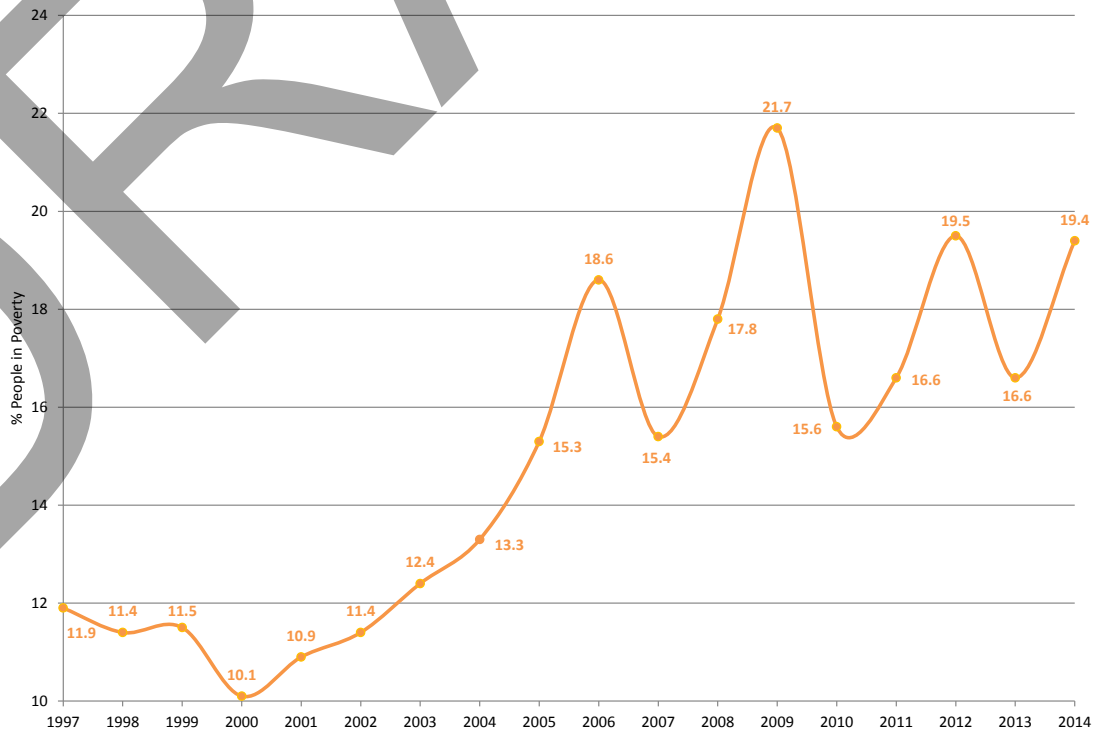
Local Area Unemployment Statistics (Not Seasonally Adjusted)

Source: U.S. Bureau of Labor Statistics



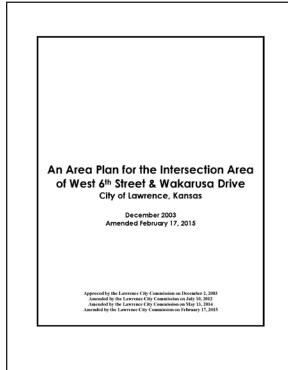
Douglas County: Estimate Percent of People in Poverty

Source: University of Kansas: Institute for Policy & Social Research



## B. Specific Land Use Plans

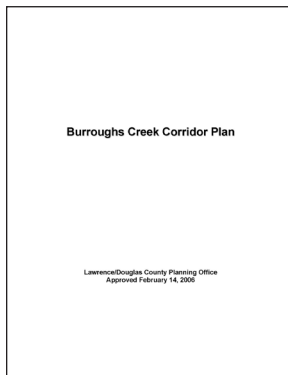
Specific Land Use Plans provide a [detailed land use vision](#) for future development or redevelopment within a study area. The scope and area studied vary and utilize context-based data and public input to determine land use recommendations. When adopted, such plans become the primary guide for land use decisions. The following plans are hereby incorporated by reference.



### **An Area Plan for the Intersection of W. 6<sup>th</sup> Street and Wakarusa Drive**

Adopted: 2003 | Amended: 2015

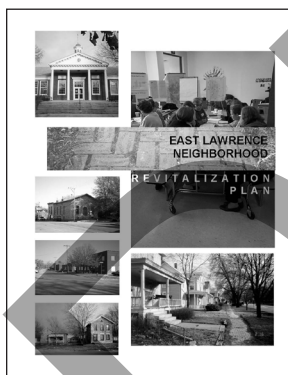
This small area plan ensures appropriate and compatible development of the W. 6th Street and Wakarusa Drive intersection. Initially anticipated to evolve into one of the more prominent commercial centers of the community, this intersection is recommended as most appropriate for commercial development.



### **Burroughs Creek Corridor Plan**

Adopted: 2006

Until the 1960's, this portion of Lawrence was beyond the eastern most city limits. After the railroad line was abandoned in 1987, almost all of the industrial uses and zonings have remained. The purpose of this plan is to provide guidelines for using the abandoned railroad corridor as a linear park and recreational trail, emphasizing residential infill and neighborhood friendly redevelopment of existing industrial and commercial uses.



### **East Lawrence Neighborhood Revitalization Plan**

Adopted: 2000

The East Lawrence Neighborhood Revitalization Plan includes initiatives in virtually every area of neighborhood life. This neighborhood revitalization plan is not a land use plan but a preservation and social action strategy to maintain features that are most important to the homeowners, property owners, business owners, and tenants.



### **Farmland Industries Redevelopment Plan**

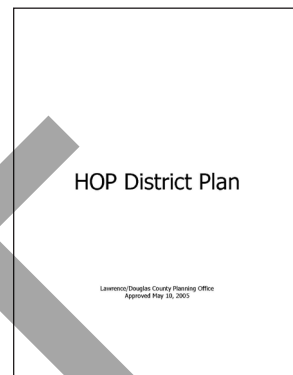
Adopted: 2008 | Amended: 2016

The former Farmland Nitrogen Manufacturing plant began operations in 1954 and closed in 2001. This plan brings together the community goals of creating additional employment and open space by providing a plan to redevelop an approximately 467 acres brownfield site into a community asset.

## HOP District Plan

Adopted: 2005

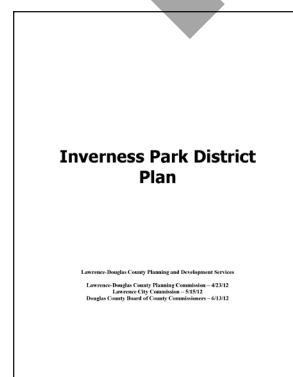
The Hillcrest, Old West Lawrence and Pinckney Neighborhood Associations jointly requested this plan which includes portions of each neighborhood. This district plan was named the HOP (Hillcrest, Old West Lawrence, and Pinckney) District Plan. This plan provides direction for residential and commercial infill and redevelopment, while preserving the character of the area, its historic environs and properties.



## Inverness Park District Plan

Adopted: 2013

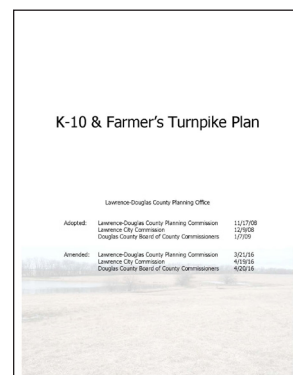
The Inverness Park area began developing when annexation was approved in 1999. The Inverness Park District Plan is focusing on providing future land use guidance for the remaining undeveloped property within the planning area, acting as the official land use guide for the remaining undeveloped land within the planning area.



## K-10 and Farmer's Turnpike Plan

Adopted: 2009 | Amended: 2016

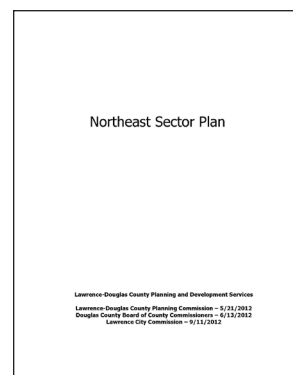
Located northwest of Lawrence and southeast of Lecompton, this planning area is anticipated to develop with a wide range of uses and intensities extending from very low-density residential to industrial uses as Lawrence grows into this planning area.

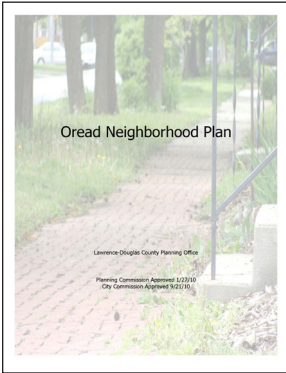


## Northeast Sector Plan

Adopted: 2003 | Amended: 2015

The dominant character of this portion of Douglas County is rural, although there are a variety of uses within the area. This area is agriculturally used throughout the majority of the planning area, which is not anticipated to urbanize in the foreseeable future.

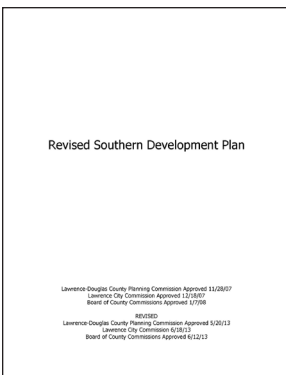




## Oread Neighborhood Plan

Adopted: 2010

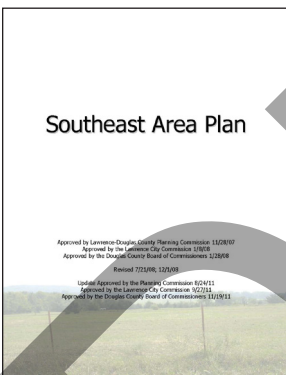
Today this planning area is primarily residential, with a variety of housing types to accommodate the diversity of people calling the neighborhood home. Addressing compatibility, maintaining housing variety, and continuing neighborhood-scale commercial areas are addressed by this plan. Creative solutions to address crime, owner occupants, landlords and structural neglect are recommended.



## Revised Southern Development Plan

Adopted: 2007 | Amended: 2013

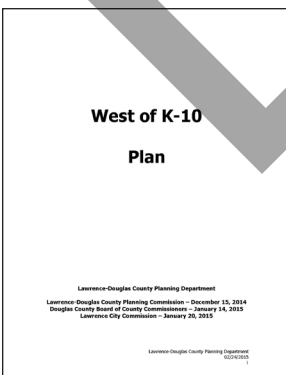
The original Southern Development Plan was adopted in 1994, at a time when this part of the community was principally agriculture. As Lawrence grew south and west, a development guide was needed. Growth did not develop to the extent that the original plan anticipated; therefore, this revision updates the boundary, land use policies, and future land use maps to reflect the current conditions and community visions.



## Southeast Area Plan

Adopted: 2008 | Amended: 2011

The development of a Southeast Area Plan began in 1997, with the primary issues at that time being the timing of development, the completion of the South Lawrence Trafficway, and extension of city utilities. This area is anticipated to develop with a wide range of uses with more intensive industrial and commercial use areas in close proximity to E. 23rd Street/K-10 Highway, and residential uses are generally located in the southern portion of the planning area.



## West of K-10 Plan

Adopted: 2008 | Amended: 2015

This plan initially started with the W. 6th Street and K-10 Nodal Plan in 2003, but soon an expanded scope was needed for growth in this area. This revision supersedes the former plan, and provides guidance for urban density growth in the area west of K-10.

## C. Reference Plans

The comprehensive plan establishes the overall future vision for the community; it can't match the subject detail or expertise that is found in specific community plans. Because of this, the comprehensive plan incorporates these plans by reference to provide land use guidance, where appropriate.

### **Affordable Housing / CHAT Update**

Adopted: 0000

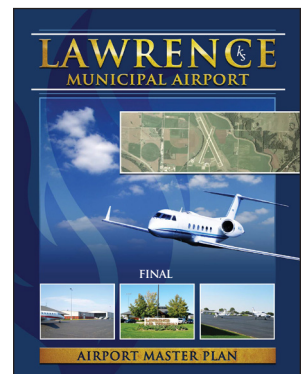
<PLACEHOLDER>.



### **Airport Master Plan**

Adopted: 2012

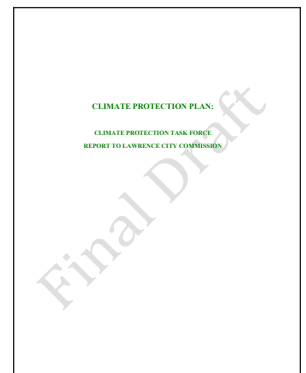
The Airport Master Plan was undertaken to evaluate the airport's capabilities and role, to forecast future aviation demand, and to plan for the timely development of new or expanded facilities that may be required to meet that demand. The master plan is intended to be proactive in identifying and planning for future facility needs in advance of the actual need for the facilities.



### **Climate Protection Task Force Report**

Adopted: 2009

Recognizing a need for action, Lawrence signed on to the U.S. Conference of Mayors Climate Protection Agreement in March 2006. This report developed a goal to reduce Lawrence's greenhouse gas emissions by 80% by 2050, establishing Lawrence as a leader in climate risk mitigation in Kansas.



### **Coordinated Public Transit –Human Services Transportation Plan**

Adopted: 2016

CPT-HSTP for Douglas County, is required by federal laws and regulations governing the MPO planning process. This plan outlines how providers can most efficiently and effectively work together to improve mobility for individuals with special transportation needs.





### Countywide Bikeway Plan

Adopted: 2013

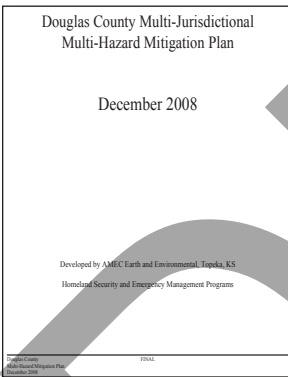
The Countywide Bikeway System Plan serves to update and expand the existing bikeway system planning initiated in T2040. This plan provides updates to the existing and planned T2040 bikeway network for Lawrence and proposes bikeway connections throughout Douglas County, including Eudora, Baldwin City, and Lecompton.

### Lawrence Cultural Plan

Adopted: 2015



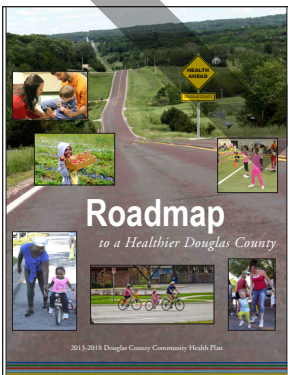
This plan calls on Lawrence to build on the multitude of assets the city enjoys and in ways that address challenges unique to Lawrence, some common among smaller cities. It also calls on the community's robust creative sector to contribute to the vision for Lawrence set forth in the City's comprehensive plan: to make Lawrence and Douglas County a place where creativity thrives, sustainability is a way of life, and community pride is contagious.



### Douglas Co. All Hazards Mitigation Plan

Adopted: 2008

This plan identifies proactive mitigation planning at the local level that can help reduce the cost of disaster response and recovery to property owners and government by protecting critical community facilities, reducing liability exposure, and minimizing overall community impacts and disruption.



### Community Health Plan

Adopted: 2013

The plan provides a comprehensive look at the health of our community through a process known as the Community Health Assessment. The findings of the assessment are used to create a five-year Community Health Plan that will be used to address community priorities and promote the health of residents throughout Douglas County.

## East Ninth: A New Streetscape for the City of Lawrence

Adopted: 2016

Downtown Lawrence and East Lawrence have historically been a regional hub for arts and culture. Anchored by a strong business district, multiple significant cultural institutions and a rich arts history, these vital communities have long served as a cultural center for Lawrence. This plan identifies a right-of-way improvement project that includes integrated artworks and new multi-modal transportation strategies.



## Food System Plan

Adopted: 2017

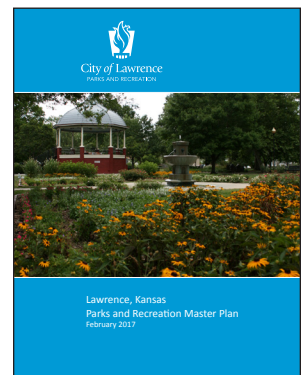
This plan provides strategic recommendations to help guide the development of the local food system and enhance agricultural uses and rural character in Douglas County. The plan develops a set of goals, objectives, and policies to ensure the master plan is fitting the true needs of the community for the next 10 years.

PLACEHOLDER

## Parks and Recreation Master Plan

Adopted: 2017

For over 70 years, Lawrence Parks and Recreation has grown and developed programs, activities, parks, and its trail system to accommodate the growth and expanding needs of our community. With these factors in mind, a new master plan was critical to guide the department in its future development and assist in defining its role within the community.



## Solutions to Peak Oil Vulnerabilities: A Response Plan for Lawrence

Adopted: 2011

Peak oil does not mean the end of oil, but the end of cheap oil. This report anticipates the negative consequences and plans for energy conservation, identifies beneficial energy and related land use policies, and addresses peak oil-related threats to emergency preparedness. The plan recommends tactics both for a long-term and short-term time-frames.

Solutions to Peak Oil Vulnerabilities:

A Response Plan  
for  
Lawrence, Kansas

The Lawrence Mayor's  
Peak Oil Task Force  
September 29, 2011

## Regional Pedestrian Plan

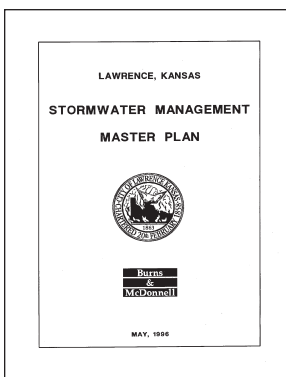
Adopted: 2016



The Regional Pedestrian Plan presents a vision of safe and accessible pedestrian environments for all users. This plan aims to help guide the planning of our diverse communities so that they develop into places where people are allowed the choice to get to their destinations on foot. The plan recommends priorities for projects and programs to improve the regions' walkability.

## Stormwater Master Plan

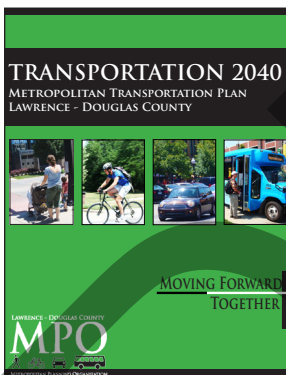
Adopted: 1996



Initially completed in 1994, this plan presents the detailed report from studying the city's major drainage system completed by the 1993 Stormwater Task Force report. The report provides guidance on key capital improvements to be made throughout the stormwater system.

## Transportation 2040

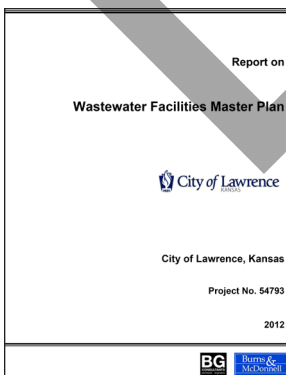
Adopted: 2013



T2040 is the long range transportation blueprint for our future transportation system; it envisions a healthy, safe, and efficient transportation system adequately serving our region into the future. The plan identifies transportation needs, investments, and improvement recommendations for all modes of transportation (automobile, public transit, bicycle, pedestrian, etc.). The plan is updated every 5 years.

## Integrated Wastewater Utilities Plan

Adopted: 2012

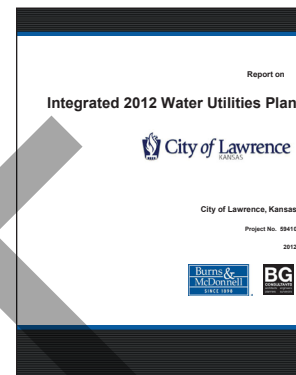


The purpose of the master plan is to evaluate the wastewater treatment and collections systems for improvements to address regulatory requirements, system maintenance and improvements, and potential development planning through 2030. The City uses the master plan to guide decisions in construction, including timing, location, and size, based on these factors.

## Integrated Water Utilities Plan

Adopted: 2012

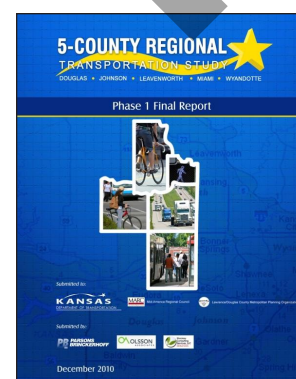
The purpose of the master plan is to evaluate the water treatment and collections systems for improvements to address regulatory requirements, system maintenance and improvements, and potential development planning through 2030. The City uses the master plan to guide decisions in construction, including timing, location, and size, based on these factors.



## 5-County Regional Transportation Planning Study

Adopted: 2013

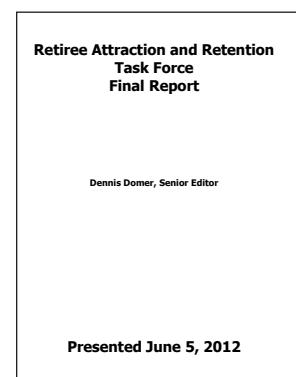
A 2-phase study was completed by the [Kansas Department of Transportation](#), the [Mid-America Regional Council](#) and the Lawrence-Douglas County Metropolitan Planning Organization assessing the transportation needs in Douglas, Johnson, Leavenworth, Miami, and Wyandotte Counties. The study recommends strategies to improve the region's transportation system through 2040.



## Retiree Attraction and Retention Task Force

Adopted: 2012

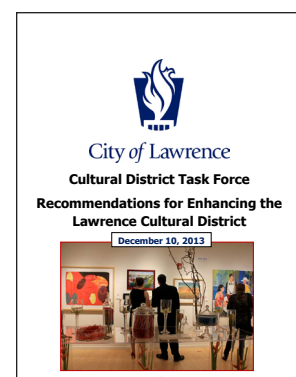
Created by Lawrence and Douglas County in July 2011, this report makes recommendations to assist efforts to retain and attract retirees to our community. The plan developed 3 immediate action steps and 5 near-term recommendations to consider.



## Recommendations for Enhancing the Lawrence Cultural District

Adopted: 2013

The Cultural District Task Force was created by the City Commission by [Resolution 7021](#) and charged with identifying 3 cultural arts district models to support improvements in cultural districts and make recommendations.



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**North Lawrence  
Watershed Drainage Study**

**Completed: 2005**

**North Lawrence Drainage Study**

Adopted: 2005

The City of Lawrence embarked on a program to develop a stormwater management plan for the North Lawrence watershed, based on a recognized need to upgrade existing facilities, to modern design standards, and to provide coordinated facilities in developing areas. Lawrence-Douglas County Planning Commission proposed this study to address repeated concerns from residents of the North Lawrence area.

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Photos by A. Shafer Photography



Photo by A. Shafer Photography

## D. Implementation

A key to the Comprehensive Plan is how it will be implemented after adoption. Implementation translates a plan's vision, goals and actions into the [City Land Development Code](#), [County Zoning Code](#), [Joint Subdivision Regulations](#), and other Planning documents.

This section provides direction and process for implementation and an on-going review of the Comprehensive Plan. Status for each Action Item will be updated as steps are taken outside of the Comprehensive Planning process.

### Chapter 2: Growth & Development

#### A. Growth Management

#### B. Residential

1.3 Create zoning regulations to provide guidance and protection for the County's historic unincorporated towns. (P: 15)

STATUS: <Not initiated, Completed, In-Progress, Determined to not be pursued> | As of: 00 June 0000

5.6 Strengthen screening and landscaping requirements to utilize landscaping and existing natural vegetation, to integrate the natural landscape into the residential environment. (P: 17)

STATUS:

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. (P: 17)

STATUS:

6.3 Expand opportunities to create Accessory Dwelling Units in all Lawrence RS Zoning Districts. (P: 17)

STATUS:



Photo by A. Shafer Photography

7.10 Adopt advanced parking strategies in transit-served areas and for compact, mixed-use developments. (P: 18)

STATUS:

8.4 Integrate higher-density housing types so that uses are compatible in density, scale, and are appropriately mixed into the larger neighborhood context. (P: 18)

STATUS:

### C. Commercial

3.8 Protect environmentally sensitive lands as new and existing areas develop. (P: 20)

STATUS:

5.4 Incorporate small neighborhood commercial options into Specific Land Use Plans to increase opportunities for walkable neighborhood services. (P: 21)

STATUS:

5.18 Enhance appropriate areas of the Kansas River as an urban amenity for the surrounding neighborhoods and Downtown Lawrence. (P: 23)

STATUS:

### D. Industrial

2.2 Incentivize existing facility expansion and redevelopment of vacant buildings and lands. (P: 27)

STATUS:

3.4 Monitor and maintain a site inventory to match a variety of potential users' needs that fit within our community goals. (P: 27)

STATUS:

4.2 Protect environmentally sensitive lands as new and existing areas develop. (P: 28)

STATUS:



Photo by A. Shafer Photography





### Chapter 3: Neighborhoods & Housing

2.2 Use innovative programs to minimize or eliminate conditions causing decline. (P: 33)

STATUS:

4.6 Create residential design guidelines to enhance the aesthetics of multi-dwelling development in neighborhoods. (P: 34)

STATUS:

5.5 Incorporate universal design into building codes. (P: 34)

STATUS:

6.1 Implement the policies of the Affordable Housing Advisory Board. (P: 35)

STATUS:



### Chapter 4: Transportation

1.1 Develop criteria focusing on the safety aspect of transportation projects requiring that safety be addressed before a project is approved. (P: 39)

STATUS:

1.3 Set high priority areas for safety improvement through available data sources. (P: 39)

STATUS:

1.4 Facilitate, develop, and distribute safety education materials. (P: 39)

STATUS:

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. (P: 40)

STATUS:



Photo by A. Snafer Photography

4.3 Enhance the coordinated transit system, such as providing special services for senior citizens and persons with disabilities, and their connections to regional commuter services. (P: 41)

STATUS:

5.2 Strengthen linkages between transportation planning and environmental planning. (P: 41)

STATUS:

5.3 Strengthen linkages between transportation planning and public health planning. (P: 41)

STATUS:

5.4 Implement actions transitioning to the use of alternative transportation modes and low emissions vehicles. (P: 41)

STATUS:



Photo by A. Shafer Photography

## Chapter 5: Economic Development

1.1 Identify strategies and pursue a dedicated funding source to attract, develop, and retain employers and jobs. (P: 44)

STATUS:

1.2 Enhance Downtown Lawrence as an employment destination. (P: 44)

STATUS:

1.3 Recruit and attract new and developing green/ environmentally friendly jobs. (P: 44)

STATUS:



## Chapter 6: Natural Resources

1.1 Evaluate development proposals for their impacts on critical water sources providing drinking water for Lawrence and Douglas County. (P: 50)

STATUS:





Photo by A. Shafer Photography



1.2 Implement watershed planning to mitigate development impacts. (P: 50)

STATUS:

1.4 Develop stream corridor buffers to preserve and enhance natural water features. (P: 50)

STATUS:

1.5 Encourage low-impact uses of riparian areas for parks and trail connections. (P: 50)

STATUS:

1.7 Identify, preserve, and protect wetlands. (P: 50)

STATUS:

1.8 Prohibit development in newly annexed floodplain areas. (P: 50)

STATUS:

1.9 Inventory and protect groundwater resources and their recharge lands. (P: 50)

STATUS:

1.10 Develop stormwater management policies for unincorporated Douglas County to limit runoff and protect water quality. (P: 50)

STATUS:

1.11 Accommodate voluntary water usage reductions and encourage site design best management practices. (P: 50)

STATUS:

2.2 Preserve and sustain woodlands through the development of regulations and incentives providing protection. (P: 51)

STATUS:

2.3 Protect the urban tree canopy throughout Lawrence.  
(P: 51)

STATUS:

2.4 Develop guidelines and incentives to preserve native prairies, including utilizing conservation easements.  
(P: 51)

STATUS:

2.5 Identify important wildlife habitats and prioritize them for protection and conservation. (P: 51)

STATUS:

2.7 Protect high quality agricultural lands, as identified in Specific Land Use Plans, as the community develops to urban densities. (P: 51)

STATUS:

2.8 Protect high quality agricultural lands in rural areas that exist in significant, contiguous amounts for continued productive use in the future. (P: 51)

STATUS:

3.1 Develop policies to reduce vehicle emissions by reducing the amount of vehicle miles traveled. (P: 52)

STATUS:

3.2 Develop land use regulations and incentives to reduce greenhouse gas emissions and encourage pedestrian-scaled development. (P: 52)

STATUS:

4.3 Document and map active and suspended quarries, and analyze their environmental impacts as operational levels evolve at the sites. (P: 53)

STATUS:



Photo by A. Shafer Photography





6.1 Adopt a climate change adaptation plan incorporating potential climate change scenarios and identifying specific actions to reduce risk and exposure from hazards. (P: 53)

STATUS:

6.6 Promote responsible use and conservation of energy and natural resources by enhancing current building codes to increase energy efficiency of new construction and significant remodels. (P: 54)

STATUS:

6.7 Continue developing local food programs and implement the Food System Plan throughout Douglas County and Lawrence. (P: 54)

STATUS:

6.8 Develop strategies for energy conservation and adaptive reuse of existing structures. (P: 54)

STATUS:



## Chapter 7: Community Resources

### A. Historic Resources

1.2 Maintain and strengthen the local preservation ordinances for both Douglas County and the City of Lawrence. (P: 58)

STATUS:

1.3 Adopt a comprehensive historic resources preservation plan. (P: 58)

STATUS:

1.5 Create incentives to encourage adaptive reuse of historic structures. (P: 58)

STATUS:

1.6 Revise the Land Development Code to facilitate adaptive reuse of historic structures. (P: 58)

STATUS:



1.8 Establish funding priorities for evaluation and protection efforts. (P: 58)

STATUS:

1.9 Document and evaluate all structures over 50 years old for consideration to be listed on the historic inventory. (P: 58)

STATUS:

2.4 Expand the use of overlay districts and design guidelines to enhance unique places in our community. (P: 59)

STATUS:

2.5 Create conservation districts to protect historic environs. (P: 59)

STATUS:

2.6 Implement a demolition by neglect ordinance to protect significant historic structures from neglect. (P: 59)

STATUS:

2.7 Adopt rehabilitation building and fire codes. (P: 59)

STATUS:

2.9 Develop historic district sustainability guidelines to encourage maintaining the historic fabric and resources invested in existing structures and site. (P: 59)

STATUS:

3.2 Formalize a review process for all public improvements to determine potential effects on preservation efforts. (P: 60)

STATUS:



Photo by A. Shafer Photography





3.3 List community owned buildings to the historic registers and promote appropriate repairs and maintenance to ensure compatibility with listings. (P: 60)

STATUS:

4.1 Incorporate historic conservation and preservation in Lawrence's and Douglas County's economic development programs. (P: 60)

STATUS:

4.4 Create and promote tax incentives and abatements for the restoration, renovation, and re-use of historically designated buildings and structures. (P: 60)

STATUS:

4.5 Implement façade improvement grants and incentives for occupants of historic structures. (P: 60)

STATUS:

4.6 Implement incentives for conserving historically significant farming lands. (P: 60)

STATUS:

4.7 Incentivize environmental hazards abatement in significant historic structures. (P: 60)

STATUS:

4.8 Incentivize retaining and maintaining historically single-family residences to their intended use in historic and conservation districts. (P: 60)

STATUS:

4.9 Incentivize the appropriate reuse and revitalization of historic structures. (P: 60)

STATUS:

## B. Parks, Recreation, & Open Space

- 1.3 Coordinate park and open space standards between Douglas County and Lawrence. (P: 61)

STATUS:

(P: 61)

STATUS:

- 2.1 Incentivize land dedications and other voluntary mechanisms to protect natural and historic areas of the community for public purposes. (P: 61)

STATUS:

- 2.3 Create awareness and education programs showing the benefits of key natural and historic areas. (P: 61)

STATUS:

- 5.1 Promote agricultural land retention through programs such as conservation easements. (P: 63)

STATUS:

## C. Community Facilities

- 1.1 Identify appropriate locations for new facilities, and maintain existing locations throughout the community. (P: 65)

STATUS:

- 1.3 Encourage combining or creating multiple use facilities when appropriate, such as schools/ community centers, Fire/Police stations, to improve accessibility and efficiency. (P: 65)

STATUS:

## D. Arts & Culture

- 1.1 Implement the goals of the City-Wide Cultural Plan in the development process. (P: 67)

STATUS:



Photo by A. Shafer Photography



Photo by A. Shafer Photography



2.1 Develop strategies for public-private partnerships for arts and culture programming. (P: 67)

STATUS:

3.1 Develop strategies for incorporating public art in built projects. (P: 68)

STATUS:

#### E. Local Foods

1.3 Plan for the conservation and protection of high quality agricultural soils as part of Specific Land Use Plans. (P: 69)

STATUS:



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# PLAN 2040

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