

# FAR EAST LAWRENCE neighborhood

OAK HILL

CEMETERY

CEM ET

EDGEWOOD

PARK

EAST GLENN

ADDITION

COUNTRY VIEW  
ESTATES  
REPLA  
LOT

MILL  
SUBDIVISION  
LOT 1

FINAL PLAN  
FOR THE  
FAR EAST LAWRENCE NEIGHBORHOOD

NOVEMBER 1981

Adopted by the Lawrence-Douglas County Planning Commission  
on May 20, 1981

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on June 16, 1981

LAWRENCE-DOUGLAS COUNTY PLANNING OFFICE

THE CITY OF LAWRENCE, KANSAS

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TABLE OF CONTENTS

LIST OF FIGURES . . . . .	iv
LIST OF TABLES . . . . .	v
INTRODUCTION . . . . .	vi
<u>Far East Lawrence Neighborhood</u> . . . . .	vi
<u>Purpose and Context of the Plan</u> . . . . .	vi
<u>Plan's Development</u> . . . . .	vii
<u>Format of the Plan</u> . . . . .	viii
 CHAPTER 1 ASSUMPTIONS AND TRENDS, ASSETS AND CONSTRAINTS	
POPULATION . . . . .	1-1
HOUSING . . . . .	1-2
TRANSPORTATION . . . . .	1-3
PUBLIC FACILITIES . . . . .	1-4
 CHAPTER 2 STATEMENT OF GOALS AND POLICIES	
GENERAL GOALS . . . . .	2-1
GENERAL POLICIES . . . . .	2-1
GENERAL LAND USE . . . . .	2-1
<u>Goals</u> . . . . .	2-1
<u>Policies</u> . . . . .	2-2
RESIDENTIAL . . . . .	2-2
<u>Goals</u> . . . . .	2-2
<u>Policies</u> . . . . .	2-2
NON-RESIDENTIAL . . . . .	2-3
<u>Goals</u> . . . . .	2-3
<u>Policies</u> . . . . .	2-3
TRANSPORTATION . . . . .	2-3
<u>Goals</u> . . . . .	2-3
<u>Policies</u> . . . . .	2-3
PUBLIC FACILITIES . . . . .	2-4
<u>Goal</u> . . . . .	2-4
<u>Policies</u> . . . . .	2-4
 CHAPTER 3 AN INVENTORY OF EXISTING CONDITIONS	
HOUSING CONDITIONS . . . . .	3-1
<u>Sound</u> . . . . .	3-1

TABLE OF CONTENTS (Cont'd.)

<u>Minor Deterioration</u> . . . . .	3-1
<u>Major Deterioration</u> . . . . .	3-3
<u>Dilapidated</u> . . . . .	3-3
RESIDENTIAL DENSITIES . . . . .	3-5
<u>Planning Area 1</u> . . . . .	3-10
<u>Planning Area 2</u> . . . . .	3-10
<u>Planning Area 3</u> . . . . .	3-14
<u>Planning Area 4</u> . . . . .	3-14
LAND USE . . . . .	3-14
<u>Residential</u> . . . . .	3-18
<u>Commercial</u> . . . . .	3-18
<u>Industrial</u> . . . . .	3-18
<u>Public and Quasi-Public</u> . . . . .	3-18
<u>Other Land Uses</u> . . . . .	3-18
EXISTING ZONING . . . . .	3-19
TRANSPORTATION . . . . .	3-19
MUNICIPAL UTILITIES . . . . .	3-24
CONCLUSIONS AND GENERALIZATIONS . . . . .	3-24
CHAPTER 4 PLANS AND RECOMMENDATIONS	
INTRODUCTION . . . . .	4-1
<u>Property Conservation Through Code Enforcement</u> . . . . .	4-1
<u>Rehabilitation Through Reclassification</u> . . . . .	4-1
<u>Redevelopment Rather Than Rehabilitation</u> . . . . .	4-1
LAND USE . . . . .	4-1
Introduction. . . . .	4-1
<u>Residential</u> . . . . .	4-2
<u>Commercial and Industrial</u> . . . . .	4-3
<u>Public and Quasi-Public</u> . . . . .	4-3
<u>Parks and Open Space</u> . . . . .	4-4
<u>Street Classifications</u> . . . . .	4-4
TRANSPORTATION . . . . .	4-5
<u>Recommended Street Improvements</u> . . . . .	4-5
<u>Recommended Sidewalk Improvements</u> . . . . .	4-5
<u>Bicycle Ways</u> . . . . .	4-8

APPENDIX

LIST OF FIGURES

3-1	Planning Area Boundaries . . . . .	3-2
3-2	Housing Conditions, By Half-Block . . . . .	3-6
3-3	Delinquent Properties, By the Block, 1979 . . . . .	3-7
3-4	Percent Owner Occupied, By Block . . . . .	3-8
3-5	Percent of Dwelling Units in Single Family Use . . . . .	3-9
3-6	Average Square Feet of Lot Area Per Dwelling Unit, By Block . . . . .	3-11
3-7	Housing Conditions, By Planning Area . . . . .	3-12
3-8	Rent and Mortgage Structures, by Planning Area . . . . .	3-13
3-9	Existing Land Use, 1979 . . . . .	3-16
3-10	Non-Residential Land Use, By Specific Category . . . . .	3-17
3-11	Existing Zoning, 1979 . . . . .	3-20
3-12	Street Materials . . . . .	3-21
3-13	Street Condition Ratings . . . . .	3-22
3-14	Location and Condition of Sidewalks . . . . .	3-23
3-15	Traffic Volume Counts, By 24-Hour Periods . . . . .	3-25
3-16	Accident Counts, At or Between Intersections, 1978-1980 . . . . .	3-26
3-17	School Children Population . . . . .	3-27
3-18	Sanitary Sewers . . . . .	3-28
3-19	Water Lines . . . . .	3-29
3-20	Storm Sewers . . . . .	3-30
3-21	100-Year Flood Hazard Areas . . . . .	3-31
4-2	Recommended Street Improvements. . . . .	4-6
4-3	Sidewalk Improvements. . . . .	4-7
4-4	Bikeways . . . . .	4-9

LIST OF TABLES

3-1	Condition of Residential Structures, by Planning Area, 1979 . . . . .	3-4
3-2	Total Dwelling Units, By Type and Planning Area . . . . .	3-4
3-3	Square Feet and Areas of Tax Delinquent Properties, by Zoning District, 1979 . . . . .	3-5
3-4	Inventory of Existing Land Uses, 1979 . . . . .	3-15
3-5	Square Feet and Acres of Vacant Land, By Zoning District, 1979 . . . . .	3-19

## INTRODUCTION

### Far East Lawrence Neighborhood

Far East Lawrence, as the name implies, is located in the easternmost part of the city. Neighborhood boundaries are East Eleventh Street on the north, Nineteenth Street on the south, the A.T. & S.F. Railroad tracks on the west, and the city limits on the east.

The composition of the neighborhood is predominantly low to middle income residents employed in skilled or semi-skilled occupations, according to residents' responses to staff surveys.<sup>1</sup> Age groups of residents are evenly distributed with predominant categories being 25-34 years and 18 years or under. Average household size is two to four individuals.

Residents' responses to staff surveys indicate the majority of neighborhood residents have lived in Lawrence over ten years--most have lived in the neighborhood over five years. A majority plan to continue living in the neighborhood and cite the quiet peaceful setting, good neighbors and affordable housing that is removed from the city and university as reasons for living there.

The neighborhood is not without problems, however. Survey responses identified a lack of convenient shopping and employment centers, a need for general maintenance and rehabilitation of the housing stock, street improvements and sidewalk construction, children playing in the streets, and a need for a public transportation system as some of the problems facing the neighborhood. Residents also fear that added industry and multiple-family residences will upset the quality of the neighborhood.

Solutions to these complex and interrelating problems present a challenge for both neighborhood residents and city officials. Adoption of a comprehensive neighborhood plan is an initial step towards resolving these problems.

### Purpose and Context of the Plan

The Far East Lawrence Neighborhood Plan is intended to provide the City Commission, Lawrence-Douglas County Planning Commission, and Far East Lawrence Improvement Association, neighborhood residents/property owners, and other concerned organizations and individuals with an official guide for future development of the neighborhood. The plan proposes an arrangement of land uses, circulation, and public facilities which will contribute to the health, safety, welfare, and convenience of the neighborhood, within the larger framework of the City of Lawrence.

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1. Results of the neighborhood survey can be found in the Appendix.



The plan identifies goals and policies, which will be used in conjunction with recommendations in the text, for guiding future development and change within the neighborhood. For the Planning Commission and City Commission, it will be used as an information base to govern decisions on development proposals in the neighborhood, as required by city codes and state statutes.

The importance of formulating neighborhood plans is clearly advocated in the city comprehensive plan, Plan '95. Objective 4 in Chapter 4, "Land Use Guide Plan" of Plan '95, specifies "detailed neighborhood plans should be developed."<sup>1</sup> Also in Chapter 4, Policy 6 states that neighborhood plans should be used in conjunction with the Generalized Land Use Guide Map and policies of Plan '95.<sup>2</sup> Plan '95 clearly recommends neighborhood plans and anticipates their providing a "sound foundation for revitalizing the older neighborhoods."<sup>3</sup>

Preservation of neighborhoods and the neighborhood unit concept, as conceived by Clarence A. Perry, is also endorsed by Plan '95. Chapter 7, in Plan '95, recommends preserving and encouraging such neighborhood units by the evaluation and definition of neighborhood boundaries and upgrading transportation systems to avoid intrusions and negative impacts.<sup>4</sup> Therefore, this plan defines neighborhood boundaries for Far East Lawrence and makes recommendations on classification of streets, as prescribed in Plan '95.

### Plan's Development

Wide neighborhood participation was sought in the formulation of this plan. Residents and property owners of a neighborhood often see their needs from a different perspective than professionals who do not live in the area. Therefore, to ensure that the final plan that was adopted reflected the viewpoints of residents and property owners, the following steps were taken.

1. The planning staff at various times met with the Far East Lawrence Improvement Association members to determine the problems that needed to be addressed by the neighborhood plan. This information was used to develop an outline for the entire process.
2. A questionnaire was developed by the planning staff, neighborhood residents and property owners and approved by the Neighborhood Plan Committee of the Planning Commission. This questionnaire was delivered to every other residential unit by CETA employees from the Planning Office during the summer of 1979.

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1. Lawrence-Douglas County Planning Commission and Ron Jones and Associates, Plan '95, A Planning Guide for the Lawrence Area, 1975-1995, 1977, p. 4-10.

2. Ibid, p. 4-11.

3. Ibid, p. 4-4.

4. Ibid, p. 7-11.

3. Detailed information about existing conditions in the neighborhood was collected by the planning staff. Much of this information is found in Chapter 3.
4. Using the results of the neighborhood survey and the inventory of conditions, the planning staff developed an initial proposal for the plan that was published in December, 1980.
5. The Neighborhood Plan Committee held one study session with the officers of the neighborhood association and met five times with residents of the neighborhood at their regular monthly meeting to review the staff proposals. At the final meeting, the neighborhood group endorsed the plan and a modified future land use guide map.
6. Based upon the outcome of the meetings, the staff prepared a preliminary plan for Far East Lawrence that was presented to the Lawrence-Douglas County Planning Commission at the May, 1981, meeting for public hearing and adoption.

#### Format of the Plan

The plan consists of four chapters. Chapter 1 is a brief summary of recent trends in the neighborhood and assumptions about the future. Chapter 2 presents goals and policies that will guide future decisions affecting the neighborhood. Chapter 3 describes existing conditions and recent trends in the plan area. Finally, Chapter 4 contains plans and recommendations pertaining to future land use and transportation.

An Appendix contains results of the neighborhood opinion survey that was completed in the summer of 1979.

## CHAPTER 1 ASSUMPTIONS AND TRENDS, ASSETS AND CONSTRAINTS

A list of the facts about the neighborhood, as well as logical assumptions about future needs, forms the basis of this chapter. The majority of facts and conclusions were drawn from neighborhood information provided in opinion surveys completed during the summer of 1979.

### POPULATION

- A. The neighborhood's population is presently estimated to be 2,702. This estimate is based upon the number of dwelling units counted by the planning staff during the housing survey. The population estimate is also based on preliminary 1980 Census data on household size. The Census estimates 2.62 persons per household in the neighborhood. It is further based on the assumption that the average occupancy rate is 95% for apartments and 98% for single-family units.<sup>1</sup>
- B. The future population of the neighborhood can be anticipated to remain at present levels, with some slight increases.
- C. The present population consists of a large percentage of individuals 25-34 years of age. Over 44 percent of the respondents to the neighborhood surveys were 34 years of age or younger. Ten percent of the respondents were 65 years of age or older.
- D. Almost one-half of the respondents to the survey indicated they have more than two dependents in their household. According to the survey results, there were 222 children (ages 1-18) living at home with the respondents.
- E. Incomes of Far East Lawrence residents are about average for the City of Lawrence. About 42 percent of the respondent's household incomes were less than \$10,000. Nearly 10 percent had incomes of \$25,000 or more.
- F. The population of Far East Lawrence appears to be stable. Survey results indicate that 26 percent of the residents have lived in Lawrence over 25 years and 72 percent have lived in Lawrence over five years. Forty-one percent had lived at their present address over five years. Ninety percent of Far East Lawrence residents said they planned to live in the neighborhood at least another year.

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1. Occupancy rates for apartments are based on information from a survey of apartment managers in the area and on staff observations made in May, 1979, for single-family houses.

## Conclusions

The residents of Far East Lawrence represent a fairly even mix of age groups with average incomes. Approximately one-fourth of the residents have incomes less than \$7,000. The majority of residents like living in the neighborhood. Most of the survey respondents have lived in the neighborhood more than one year and plan to stay there at least another year.

## HOUSING

- A. The majority of structures in Far East Lawrence are in sound or slightly deteriorated condition, according to the staff housing condition survey. The survey results revealed that 50 percent of the houses in the neighborhood exhibited some degree of deterioration, but only 11 percent were extensively affected (major deterioration and dilapidated categories). Although a correlation between housing condition, existing zoning, non-residential uses, and income cannot be substantiated at this time, there appears to be some coincidence of occurrence. In general, pockets of housing deterioration are more common near non-residential uses. ✓
- B. Overall, neighborhood residents rated their own housing conditions somewhat lower than the staff survey. Seventy-one percent rated their housing in good to excellent condition, while 23 percent rated theirs as fair. Six percent rated their housing in poor condition.
- C. Most neighborhood residents felt housing conditions in their immediate area were either stable or improving. Roughly 55 percent rated housing as stable in their immediate neighborhood. Twenty-eight percent felt the neighborhood was improving, but 17 percent thought housing conditions were deteriorating. This is comparable to ratings in the other target neighborhoods. Residents perceptions of stable or improving housing conditions for these neighborhoods follow: Pinckney, 83 percent; Oread, 60 percent; East Lawrence, 74 percent; North Lawrence, 88 percent; and Old West Lawrence, 90 percent.
- D. Rental payments, including utilities, are generally higher in Far East Lawrence than the other target neighborhoods. Forty-seven percent of the residents who rent property have monthly payments in excess of \$200. Percentages of residents in the other neighborhoods with rental payments in excess of \$200 were: Oread, 23 percent; East Lawrence, 22 percent; Old West Lawrence, 48 percent; and North Lawrence, 17 percent.
- E. Mortgage payments, including property taxes and insurance, are both higher and lower than those for the other neighborhoods. Forty-one percent of the residents, who are purchasing their homes, have mortgage payments over \$200. Percentages of residents in the other neighborhoods with mortgage payments exceeding \$200 were: Oread, 58 percent; East Lawrence, 36 percent; Old West Lawrence, 61 percent; and North Lawrence, 18 percent.

- F. Single-family dwellings are the predominant type of housing found in the neighborhood. It is anticipated that single-family dwellings will remain the most common form of housing for the neighborhood.

### Conclusions

The neighborhood is primarily single-family in character. Housing conditions are generally sound to slightly deteriorated, however some pockets of major deterioration exist around the non-residential uses. In general, rental rates are higher, while mortgage payments are about the same as those for the other target neighborhoods.

### TRANSPORTATION

- A. Haskell Avenue will continue to act as a major north-south thoroughfare through the neighborhood. Daily traffic counts will continue to increase as the population of Lawrence increases.
- B. Thirteenth Street and Oak Hill Avenue serve the neighborhood as collector streets. They will continue to provide the primary access for the community to Mount Calvary and Oak Hill Cemeteries.
- C. Fifteenth and Nineteenth Streets will remain important east-west thoroughfares for the neighborhood. Fifteenth Street will remain the major access to Memorial Park Cemetery.
- D. Harper Street will continue to serve as a north-south connection between Fifteenth and Nineteenth Streets. Daily traffic counts will continue to increase as the population of the neighborhood increases.
- E. Rail traffic on the Atchison, Topeka and Santa Fe Railroad spur line will increase during the planning period as the industrial districts south of the neighborhood are developed.
- F. Ninety-one percent of FEL residents own one or more cars. In spite of fuel shortages, private automobiles will remain the principle mode of transportation in the neighborhood.
- G. Fifty percent of the respondents to the survey said they owned a bicycle. Bicycles ranked third behind cars and walking as the preferred mode of transportation.
- H. This plan anticipates that bicycling and walking will become increasingly important modes of transportation. As a result, there will be an increased demand for improved pedestrian and bicycle facilities.

- I. Major travel problems mentioned in the FEL surveys were, in descending order: 1) children in streets; 2) careless drivers; 3) poor street conditions; 4) too much on-street parking; and, 5) animals running loose.

#### PUBLIC FACILITIES

- A. The city maintenance facility and garage will continue to function in their present capacity and remain in their present location.
- B. Edgewood Park and the East Lawrence Center will remain as a multi-functional neighborhood park and recreation facility serving all age groups.
- C. Oak Hill and Memorial Park Cemeteries will continue to serve as the principle cemeteries for the Lawrence community. Some land expansion of Oak Hill Cemetery (primarily to the north or east) will be necessary in the future.
- D. East Heights Elementary School will continue to serve the neighborhood in its present capacity. Enrollment will generally remain at current levels through the planning period. Building facilities will remain in sound condition and not require expansion through the planning period.
- E. The Douglas County Humane Society will remain in their present location. Their facilities will remain viable through the planning period.

## CHAPTER 2 STATEMENT OF GOALS AND POLICIES

### GENERAL GOALS

- A. Encourage residents and property owners to actively participate in the planning and development of Far East Lawrence.
- B. Maintain and rehabilitate Far East Lawrence as a low to medium density residential neighborhood that provides sound affordable housing for low and moderate income families and individuals.

### GENERAL POLICIES

- A. Update the Far East Lawrence Plan at the request of the Far East Lawrence Improvement Association or as changes in actual conditions, land use or pressures of the community dictate, provided that at least one year has passed since the last update.
- B. Provide information to the Far East Lawrence Improvement Association about proposed development activity in the neighborhood.
- C. Encourage property owners and developers to discuss their development plans with the Far East Lawrence Improvement Association before formally submitting them to the Planning and City Commissions.
- D. Develop and administer a comprehensive neighborhood property conservation program to ensure the maintenance of sound structures and the rehabilitation of deteriorated structures.

### GENERAL LAND USE

#### Goals

- A. Create an environment that offers residents a sense of community pride and a common identity.
- B. Provide a pleasant living, working and leisure environment for all neighborhood residents.
- C. Minimize the impact of medium and high intensity land uses (commercial, offices, or industrial) on low density residential areas.

- D. Enforce the city's minimum Housing Codes and Environmental Codes through a systematic code enforcement program.
- E. Prepare a list of capital improvements projects for the maintenance, extension or replacement of city services in the neighborhood.

## NON-RESIDENTIAL

### Goals

- A. Provide diversified and convenient non-residential facilities while minimizing adverse impacts on residential areas.

### Policies

- A. Locate any additional commercial facilities along major arterial streets adjacent to existing commercial land uses as indicated by the Far East Lawrence Land Use Plan.
- B. Prevent or reduce adverse effects of commercial, industrial and office areas adjacent to residential areas, parks and schools by appropriate screening and buffering.

## TRANSPORTATION

### Goals

- A. Provide convenient and safe streets, sidewalks and bicycle ways capable of moving people, goods and services while minimizing negative impacts on the residential character of the neighborhood.

### Policies

- A. Minimize through traffic in residential areas.
- B. Discourage on-street parking, especially those streets that function as collectors for the neighborhood.
- C. Expand the bicycle ways as proposed in the Lawrence Pedalplan to connect the downtown and other major



activity nodes with the residential areas of the neighborhood and that forms a network interconnected with the bicycle ways proposed for adjoining neighborhoods.

- D. When possible, direct bicycle ways to parks and open spaces or streets with low traffic volumes to avoid potential conflicts on heavily traveled streets. Consider reduced speed limits on heavily traveled streets where bicycle ways must share right-of-ways with other vehicles.
- E. Consider bicycle parking regulations and requirements at the platting and site planning stages of development.
- F. Develop a system of pedestrian paths throughout the neighborhood with emphasis placed along arterial and collector streets.
- G. Develop a plan with Santa Fe Railroad officials for maintenance and upkeep of landscaping buffers along the tracks.
- H. Prepare a list of capital improvements projects for streets, sidewalks and bicycle way improvements.

## PUBLIC FACILITIES

### Goal

- A. Locate public facilities in areas of the neighborhood that are compatible with the use and convenient to all residents of the neighborhood.

### Policies

- A. Develop additional active and passive recreational facilities at the East Lawrence Center and Edgewood Park for use of all residents in the neighborhood.
- B. Maintain existing public facilities through a systematic program of building maintenance and landscaping.
- C. Explore the feasibility of utilizing the city cemeteries for multiple-use recreation facilities.

## CHAPTER 3 AN INVENTORY OF EXISTING CONDITIONS

Information about the neighborhood is presented in this chapter; principally in graphic and tabular form. It can be used to evaluate recommendations in Chapter 4, or as a basis for alternative proposals. The information contains data that can also be compared with future informational surveys, should an update of the plan be undertaken, which would detect trends within the neighborhood.

The neighborhood was divided into four planning areas for comparative purposes by the staff, after consulting with members of the Far East Lawrence Neighborhood Association. (See Figure 3-1.) Some information about existing conditions is presented by planning areas. Most of the information is the result of field surveys completed in the summer of 1979.

### HOUSING CONDITIONS

In July, 1979, the exteriors of all residential structures (except those located primarily in a commercial structure, mobile homes and Edgewood Homes) were surveyed to determine condition. The survey methodology attempted to duplicate the one used in the Lawrence Area Neighborhood Analysis completed in 1972. This was done to facilitate comparison between the two housing surveys.

In spite of similar methodologies, it should be noted that the rating of houses is to a large degree subjective. In addition, the two housing surveys were conducted by different planning staff personnel. Therefore, maps or data drawing comparisons from both sources may lack a degree of accuracy.

Four categories of housing conditions were applied: sound, minor deterioration, major deterioration, and dilapidated. Each residential structure was rated based upon specific criteria assigned to the particular category. Each housing conditions category and their criteria are described more fully below.

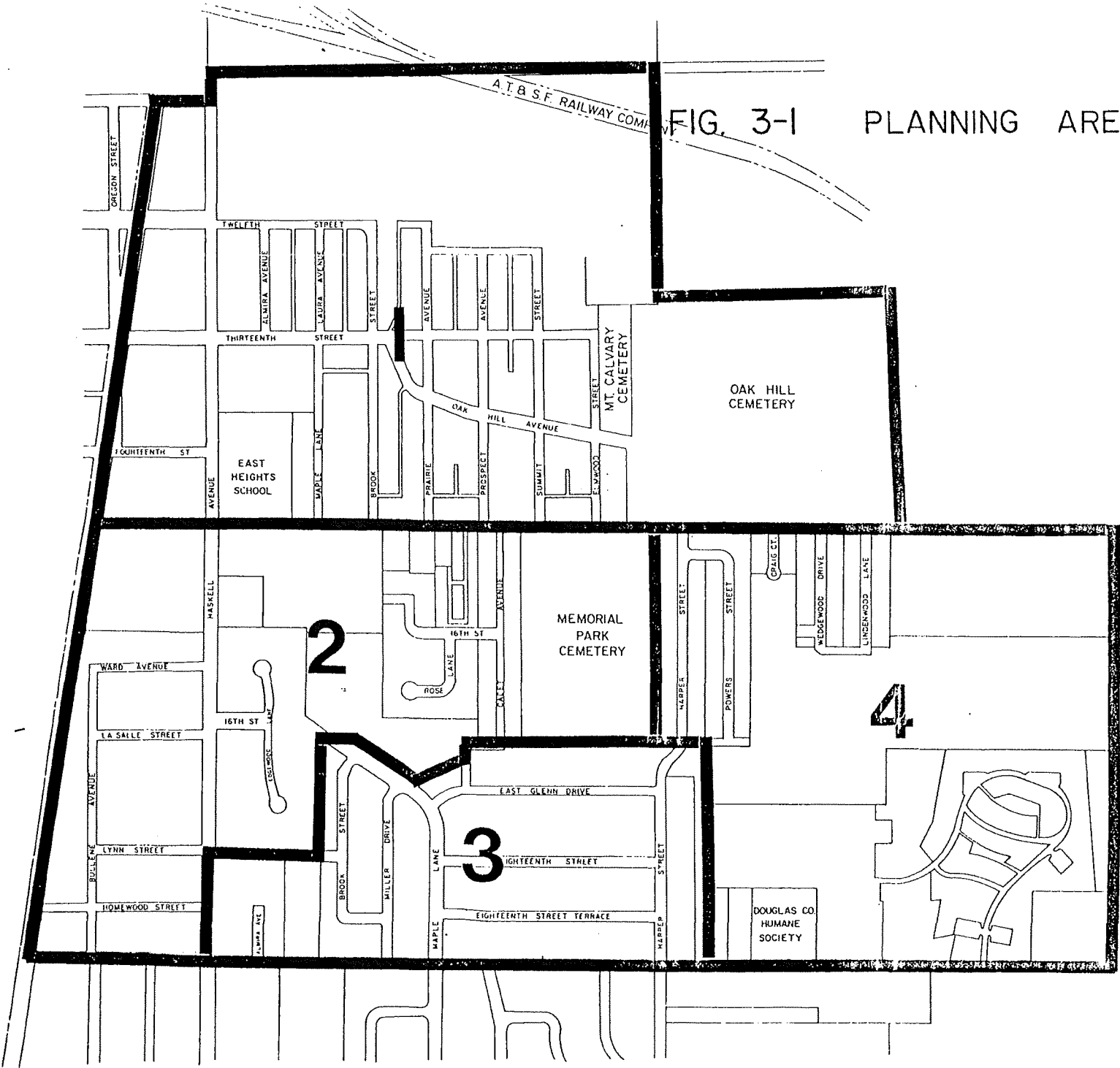
#### Sound

Structures rated in sound condition provide a safe and adequate shelter for the residents. They contain no substantial structural defects and require only routine maintenance to preserve their status.

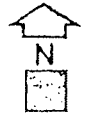
#### Minor Deterioration (Rehabilitable)

Structures in this category have developed a few minor defects as a result of inadequate maintenance.

FIG. 3-1 PLANNING AREA BOUNDARIES



FAR EAST LAWRENCE  
.....NEIGHBORHOOD BOUNDARY



200 0 400 800  
SCALE IN FEET

Criteria used to determine minor deterioration--Holes, open cracks, or missing materials of a limited degree in the foundation, wall or roof; shakey or unsafe porches or steps; broken or missing window frames and doorsills which are no longer rainproof; rotted, missing or broken gutters or downspouts; unsafe or makeshift chimneys; and, exposed wiring.

#### Major Deterioration (Rehabilitable)

A considerable number of serious defects have developed in structures rated in this category as a result of inadequate maintenance.

Criteria used to determine major deterioration--Holes, open cracks, rotted or missing materials over a considerable area of the foundation, outside walls or roof; sagging of roof; extensive damage to structure by storm, flood or fire; and, inadequate conversion of structure to it's present use.

#### Dilapidated

Structures that have developed defects to a degree that probably make repairs no longer feasible were classified as dilapidated. Defects may have been the result of inadequate original construction or a prolonged lack of maintenance.

After examination of the structure from the street right-of-way, it was classified into one of the above categories. The following letter grades were attached to the categories:

- A = Sound
- B = Minor Deterioration
- C = Major Deterioration
- D = Dilapidated

Results of the survey of housing conditions are presented in Table 3-1. Approximately 89% of the residential structures are classified in either sound or slightly deteriorated condition. The remaining 11% are classified as either extensively deteriorated or in dilapidated condition. Housing conditions for the neighborhood are comparable to those in Pinckney, Oread, and Old West Lawrence Neighborhoods. In Oread and Old West Lawrence, approximately 85% of the houses were rated either sound or slightly deteriorated and in Pinckney, the percentages were even higher. In all four cases, the number of dilapidated structures was one percent or less.

Table 3-2 shows the total number of dwelling units, by type, in each planning area. By far, the majority of housing is single-family dwellings. Mobile homes and multiple-family dwellings represent about one-third of the total dwelling units in the neighborhood.

Results of the housing conditions survey are presented in Figure 3-2. Housing conditions are shown as an average for all structures by the half-block. Averages were calculated by assigning each structure a numerical value corresponding to its condition, summing the numerical values of each structure in the half-block, and then dividing the total by the number of dwelling units in the half-block. Numerical values assigned to each structural condition were: one point for dilapidated; two points for major deterioration; three points for minor deterioration; and, four points for sound structures. Incidents of dilapidated or major deterioration occur in areas primarily west of Haskell Avenue and north of 15th Street.

Figure 3-3 shows the number of tax delinquent properties by the block. Table 3-3 details the amount and distribution of these tax delinquent properties based upon their existing zoning classification. Most of the tax delinquent properties lie north of 15th Street and east of Haskell Avenue.

TABLE 3-3 SQUARE FEET AND ACRES OF TAX DELINQUENT PROPERTIES, BY ZONING DISTRICT, 1979

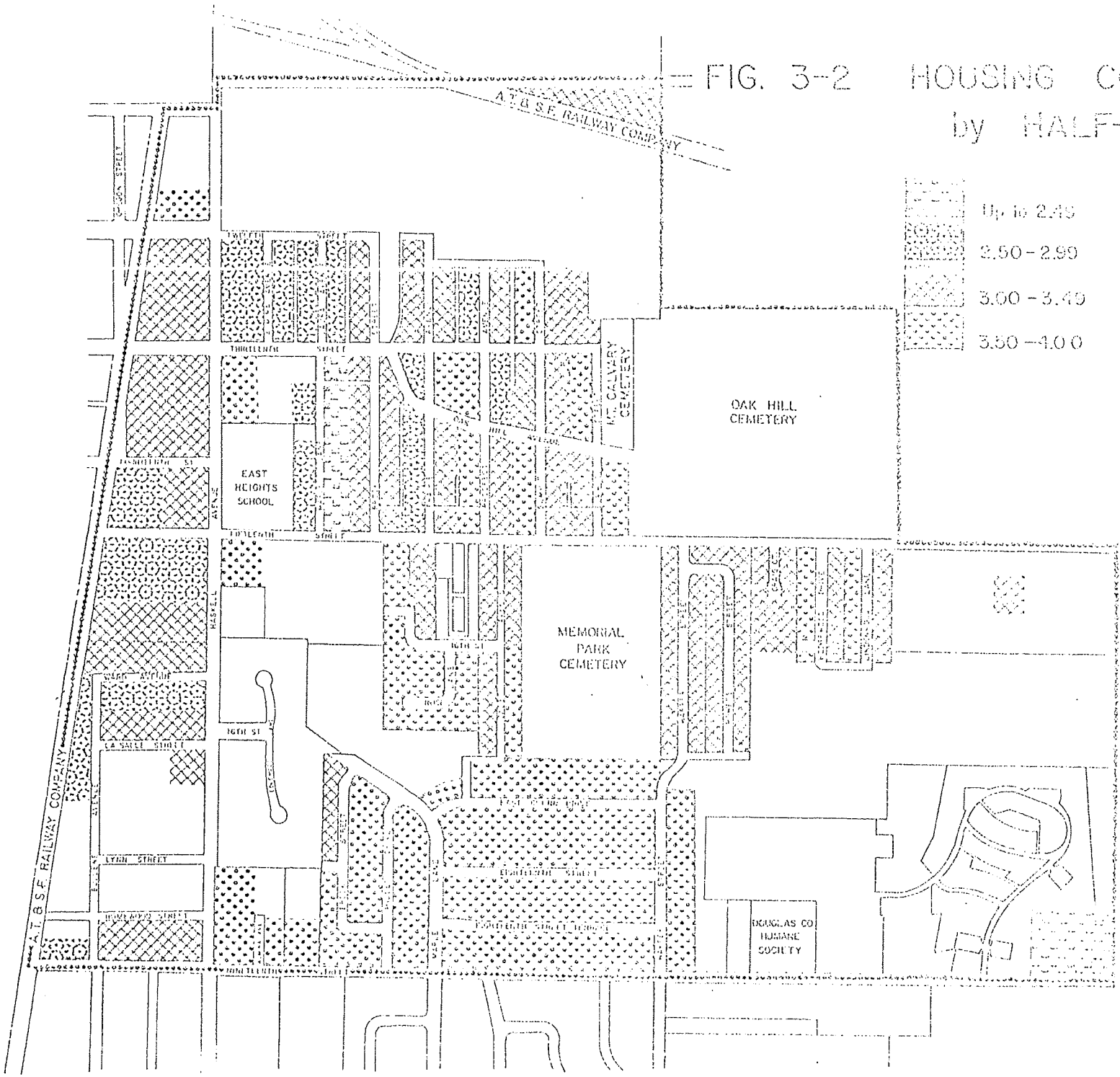
ZONING DISTRICT	SQUARE FEET	ACRES
RS-2	354080	8.1
RM-1	53833	1.2
TOTAL	407913	9.3

Figure 3-4 illustrates the percentage of owner-occupied housing by block and planning area. The heaviest concentration of rental housing appears to be in Planning Area 1.

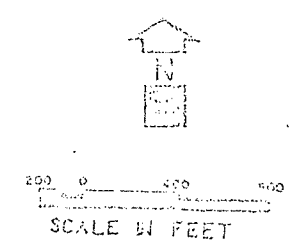
#### RESIDENTIAL DENSITIES

Percentages of dwelling units in single-family use are shown in Figure 3-5. Clearly, the entire neighborhood is predominantly characterized by single-family housing. Only three pockets of multiple-family housing appear. They are Edgewood Homes on Haskell Avenue, a small area along Fifteenth Street between Prairie and Prospect Streets, and an area west of East Heights School. These areas are zoned for multiple-family use.

FIG. 3-2 HOUSING CONDITIONS  
by HALF-BLOCK

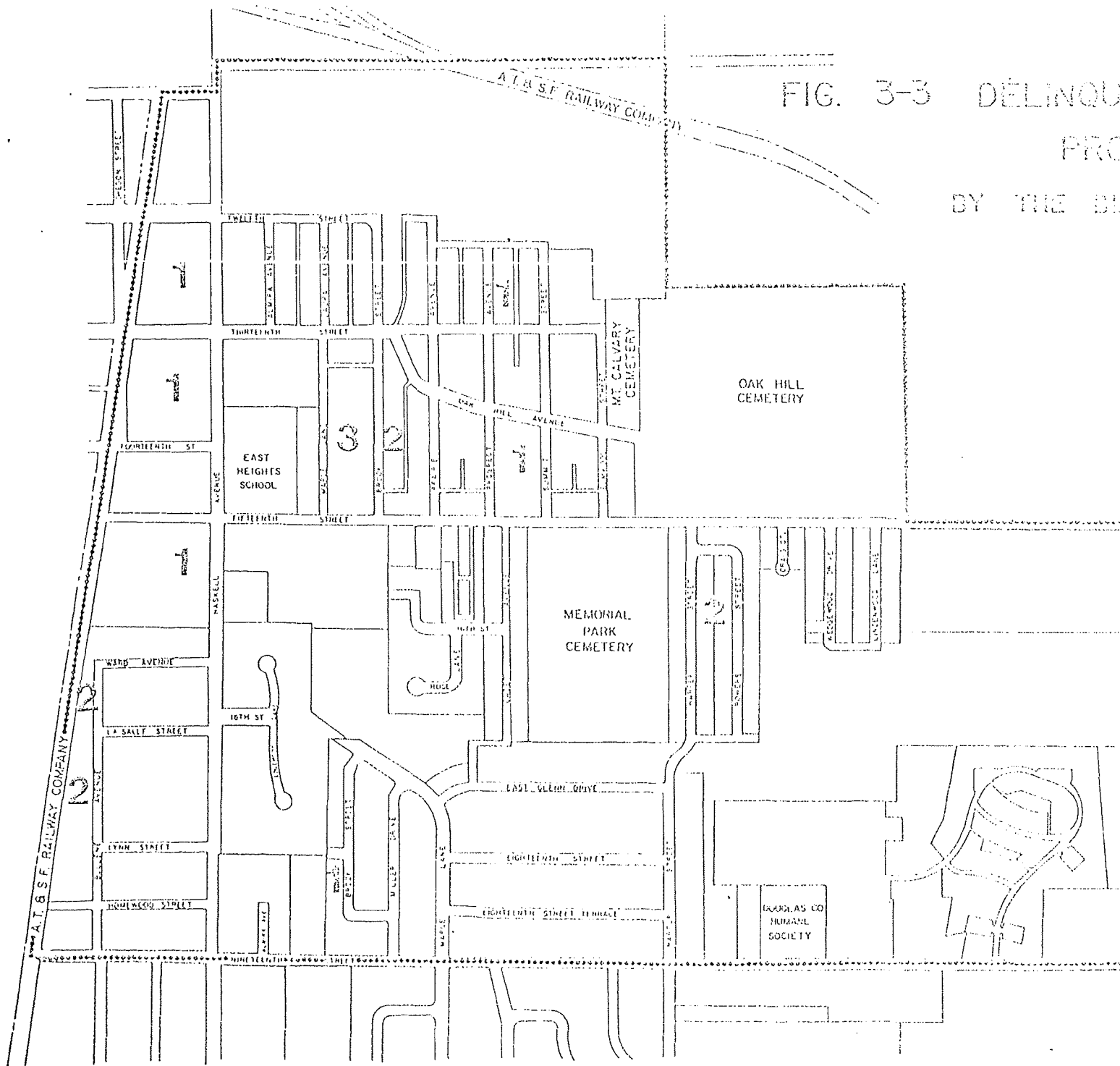


Up to 2.49	1.0 Dilapidated
2.50-2.99	2.0 Major Deterioration
3.00-3.49	3.0 Minor Deterioration
3.50-4.00	4.0 Sound



FAR EAST LAWRENCE

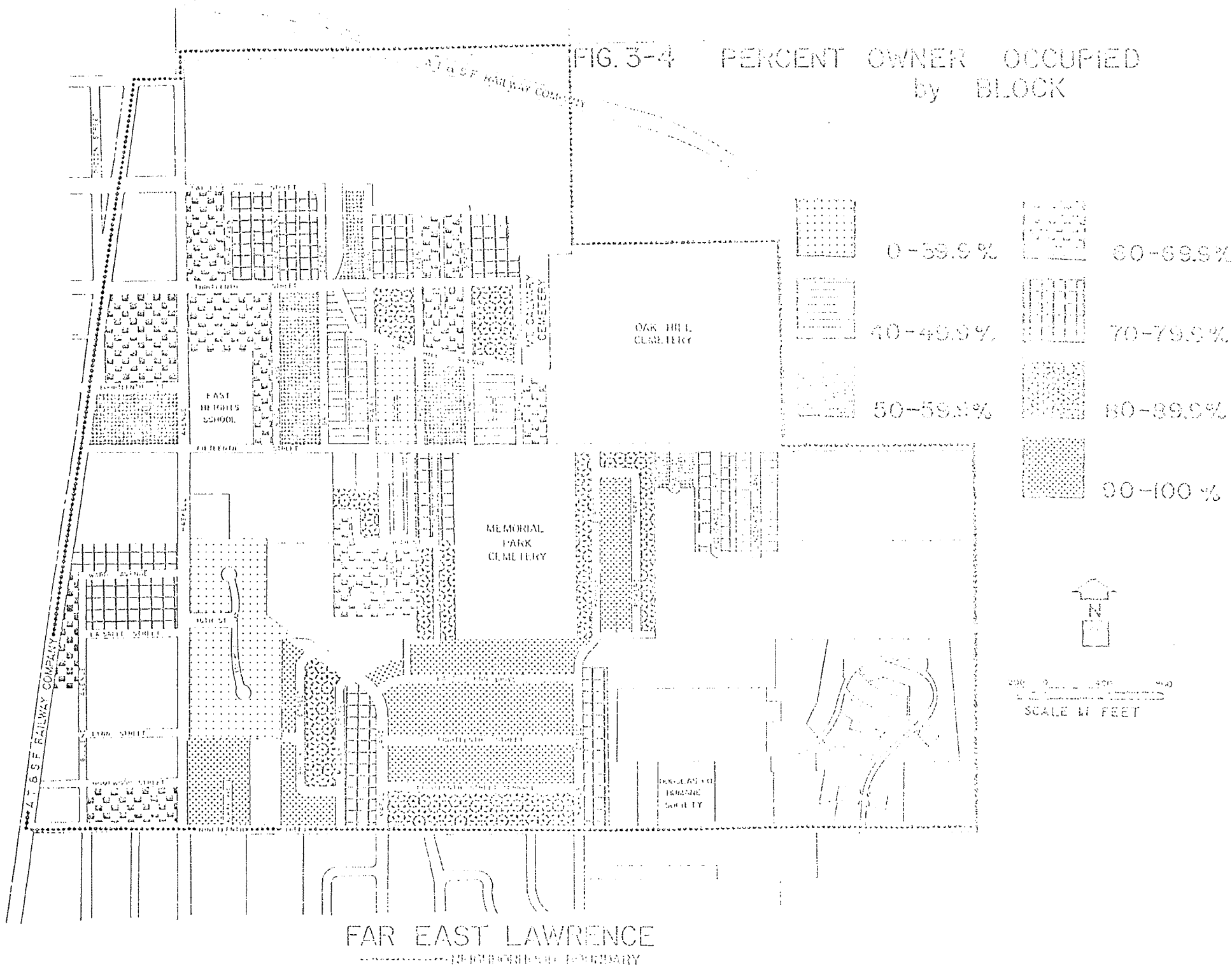
FIG. 3-3 DELINQUENT  
 PROPERTIES, 1979  
 BY THE BLOCK



200 0 400 600  
 SCALE 61 FEET

FAR EAST LAWRENCE  
 NEIGHBORHOOD BOUNDARY

FIG. 3-4 PERCENT OWNER OCCUPIED  
by BLOCK

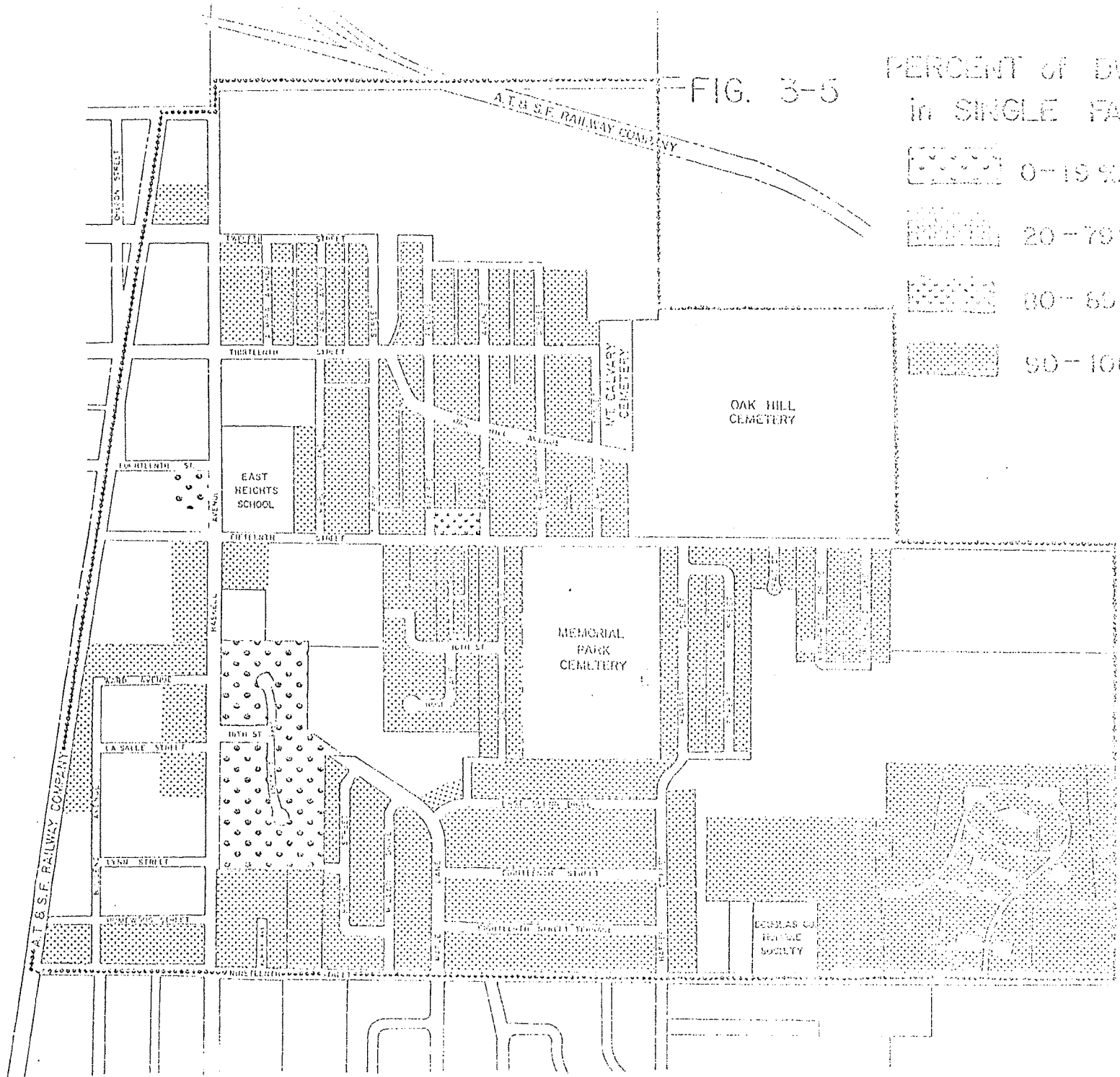
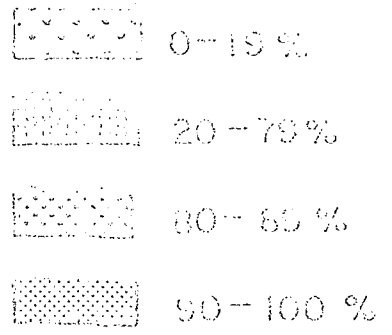


FAR EAST LAWRENCE  
CITY BOUNDARY



FIG. 3-5

PERCENT OF DWELLING UNITS  
in SINGLE FAMILY USE



0 100 200  
SCALE IN FEET

FAR EAST LAWRENCE

Figure 3-6 illustrates the average square feet of lot area per dwelling unit, by the block. It is a good indicator of residential densities in the neighborhood. Computations are based on the total square feet of lots occupied by residential units on each block, divided by the number of dwelling units.

Overall, residential densities in the neighborhood are relatively high especially when the majority of housing is single-family dwellings. In part, this is caused by the narrow frontage lots that were platted in some of the older areas such as Belmont and Fairfax Additions. Other areas of high density residential are found at Edgewood Homes and Country View Estates mobile home park.

The following text is a brief analysis of the four planning areas according to housing conditions, types of residential structures and residential densities.

#### Planning Area 1

Of the four planning areas, Area 1 shows signs of the most advanced state of deterioration. Residential structures rated in a condition of major deterioration or dilapidation are most common in this area. Associated with the housing conditions is the highest incidence of delinquent property taxes. It is interesting to note that while the area has the highest incidence of major deterioration or dilapidated housing, seventy-one percent of those who responded to the survey rated their housing as excellent or good. Almost 86 percent felt the neighborhood was stable or improving. (See Figure 3-7.)

By far, single-family dwellings are the predominant type of housing even though it is zoned for multiple-family use. A significant number of the dwellings are rental occupied. Housing densities are high due to the size of lots that were platted within the area.

A comparison of rental structures and mortgage payments for the four planning areas are shown in Figure 3-8. According to survey responses, sixty-three percent of the residents who rented had monthly payments over \$200. This is comparable to rents in Planning Area 4.

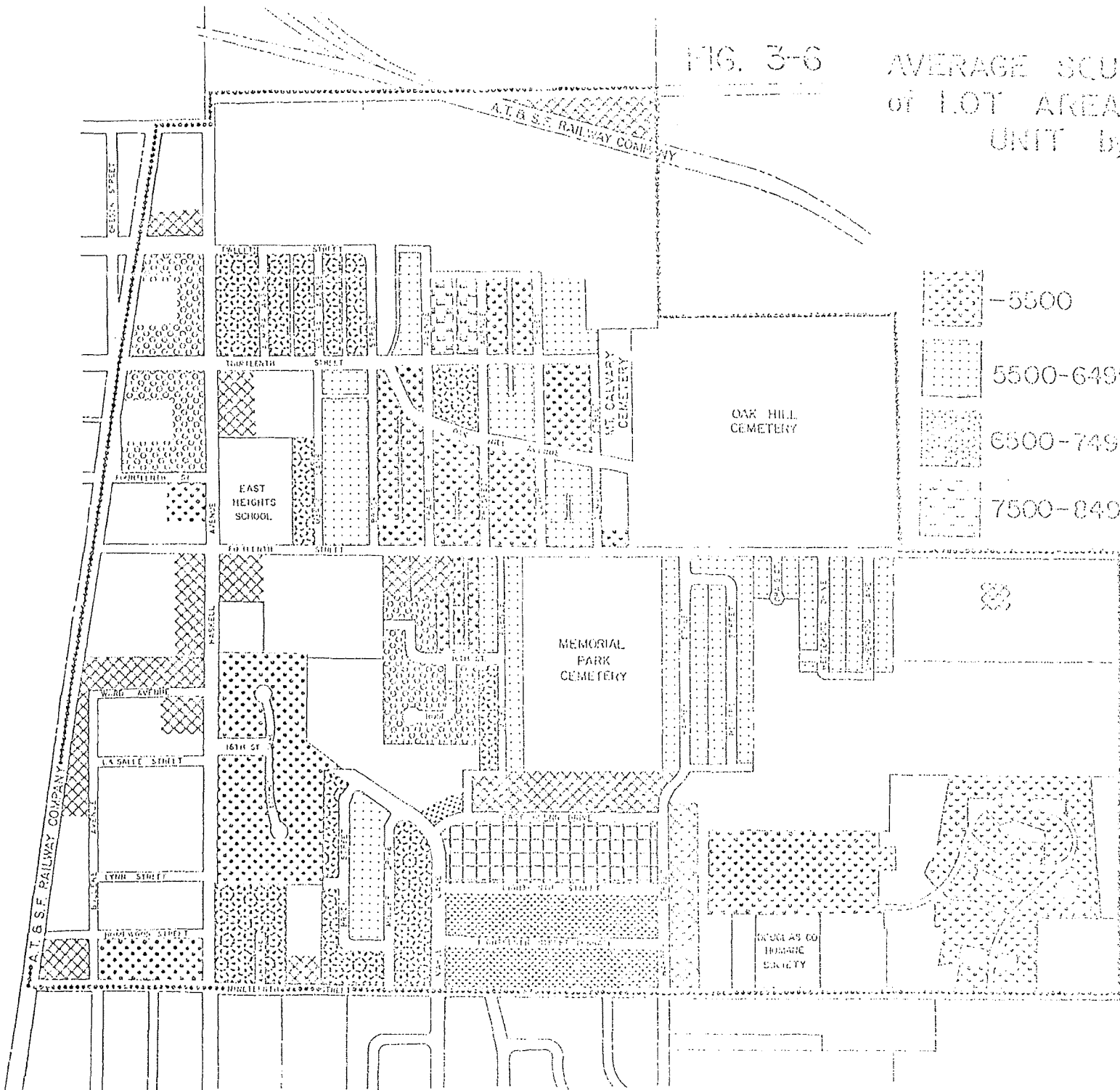
Forty-three percent of the home owners in Area 1 had monthly mortgage payments over \$200. Similar percentages were found in the other three planning areas.

#### Planning Area 2

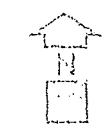
Area 2 also shows signs of housing deterioration, but not to the extent found in Area 1. Eighteen structures were rated in a state of major deterioration; none were found to be dilapidated. Housing deterioration is concentrated along the railroad tracts. Properties with delinquent taxes are also concentrated along the tracks.

FIG. 3-6

AVERAGE SQUARE FOOTAGE  
of LOT AREA per DWELLING  
UNIT by BLOCK



[Pattern]	5500	[Pattern]	8500-9499
[Pattern]	5500-6499	[Pattern]	9500-10999
[Pattern]	6500-7499	[Pattern]	11000-12999
[Pattern]	7500-8499	[Pattern]	13000+



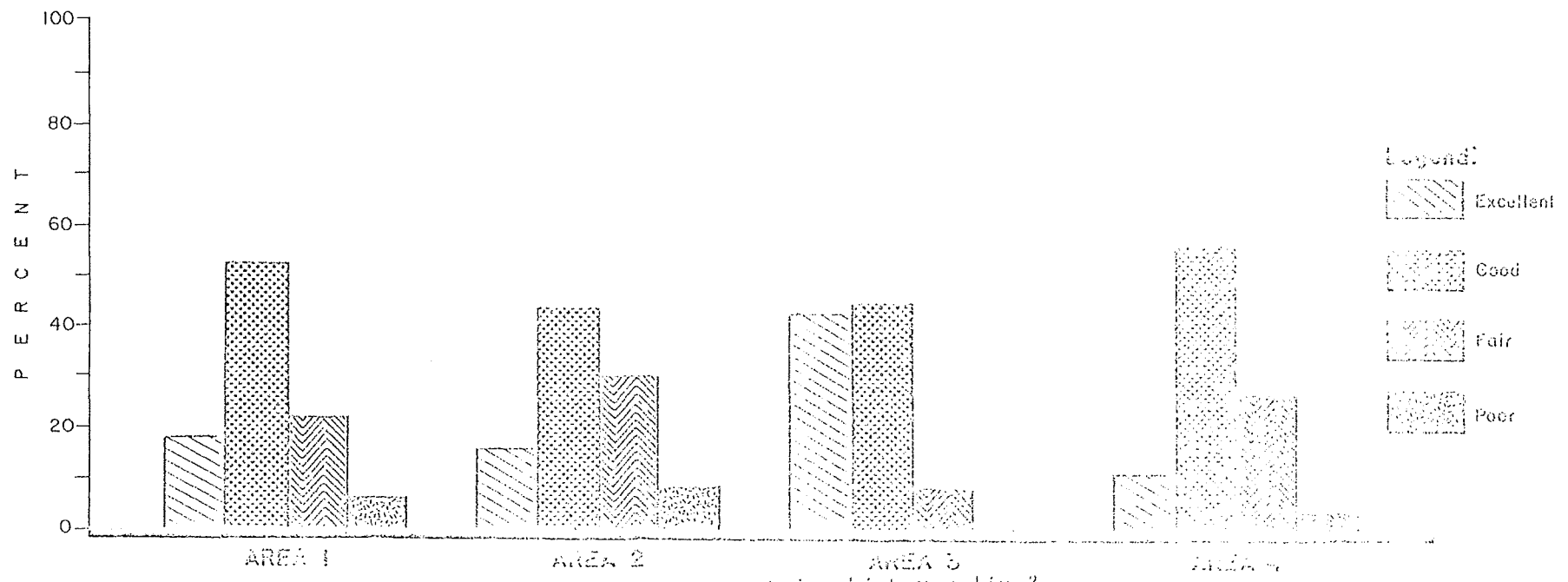
0 100 200  
SCALE IN FEET

FAR EAST LAWRENCE

FIGURE 3-7 HOUSING CONDITIONS, BY PLANNING AREA

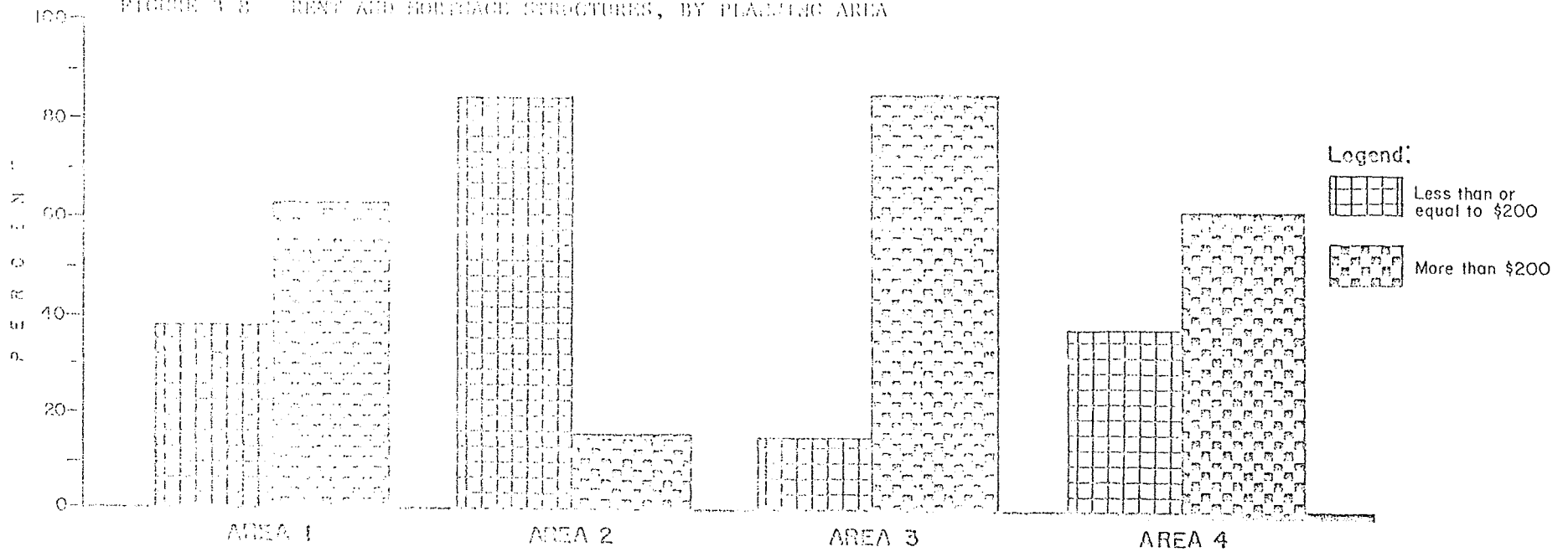


How would you rate the condition of housing in your immediate neighborhood?

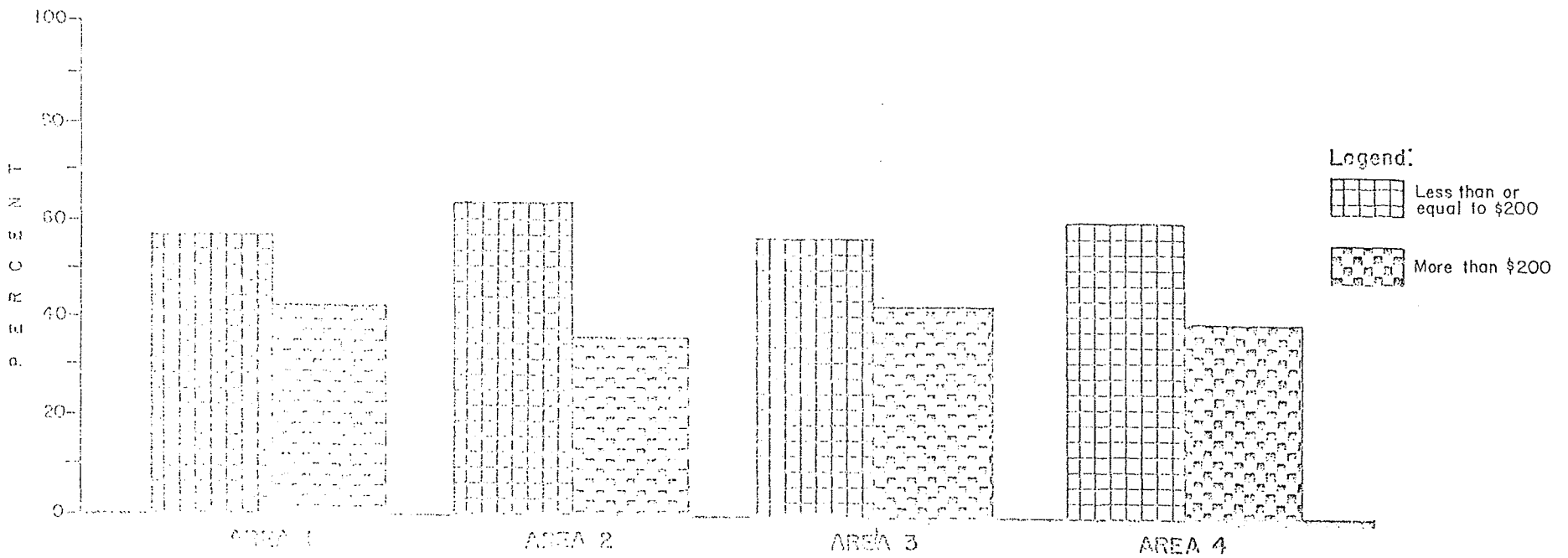


What is the condition of the house or apartment in which you live?

FIGURE 3.8 RENT AND MORTGAGE STRUCTURES, BY PLANNING AREA



How much is your monthly rent, including utilities?



How much is your monthly mortgage payment, including property taxes and insurance?

According to survey responses, seventy-five percent of the residents felt their housing was in good to fair condition. Only fourteen percent felt the area was deteriorating.

Housing types are mixed. Fifty-six percent of the dwelling units are either single-family or mobile homes. The highest concentration of multiple-family housing is also found in this area--Edgewood Homes. This area has the lowest housing rental structure of the four planning areas.

### Planning Area 3

Housing conditions in Area 3 are the best in the neighborhood. Only one-half block is rated below the others; it backs onto the property of Edgewood Homes. Almost ninety percent of the residents rated their own housing in excellent or good condition.

This area is solidly single-family in character. Most of the housing is owner occupied, but a few blocks (mainly along Maple Lane, Miller Drive and East 19th between Maple Lane and Harper) have a higher incidence of rental occupied housing.

Overall, housing densities are the lowest of the four planning areas, averaging three to five housing units per acre of land. An area of higher density housing lies west of Maple Lane.

### Planning Area 4

No housing units were found to be in a condition of major deterioration or dilapidation in this area. Nearly sixty percent, though, showed signs of minor deterioration.

While staff ratings of housing conditions reflect sound housing in the area, it is not borne out so strongly by the responses to the survey. About thirty-two percent of the residents felt their housing was in fair or poor condition. One-fourth of the residents believed the condition of housing around them was deteriorating.

Fifty-five percent of the total dwelling units are mobile homes--all located in the mobile home park along East 19th Street. Residential densities are high in the area averaging eight or more dwelling units per acre.

## LAND USE

Data on existing land uses in the neighborhood are summarized in Table 3-4. The distribution of land uses is shown on Figure 3-9. Non-residential land use is presented in Figure 3-10 by specific category or use.

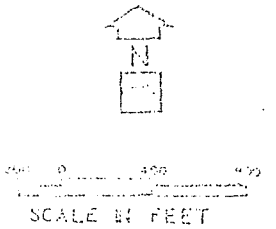
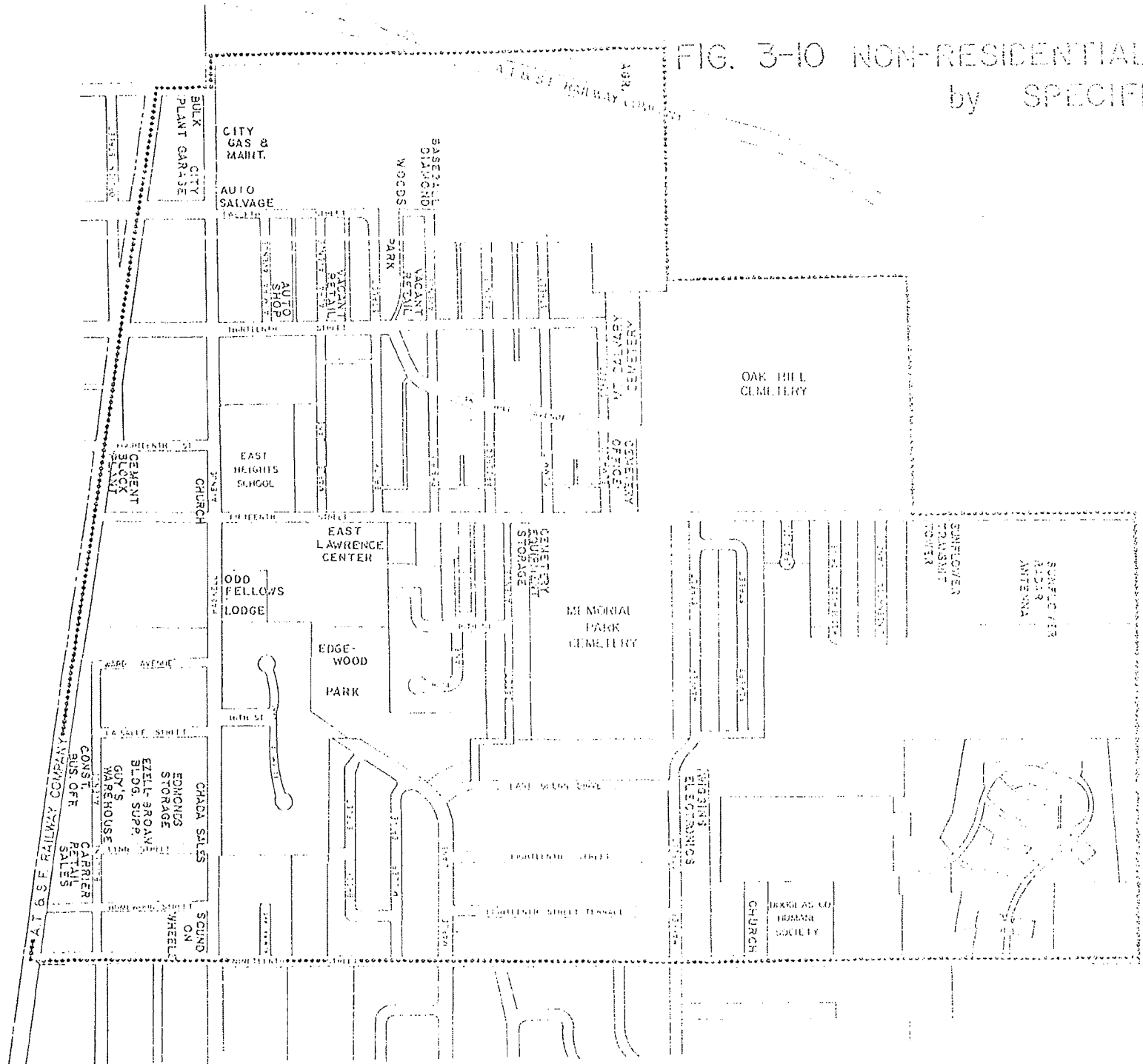
TABLE 3-4 INVENTORY OF EXISTING LAND USES, 1979

Category	Square Feet	Acres	Percent of Neighborhood
Residential	10735948	246.4	41.0
Single-Family	7704315	176.9	29.4
Multiple-Family	725654	16.6	2.8
Mobile Homes	2305975	52.9	8.8
Commercial	435422	10.0	1.7
Retail	326372	7.5	1.3
Wholesale	109050	2.5	0.4
Services	----	---	---
Industrial/Manufacturing	58125	1.3	0.2
Low Nuisance	----	---	---
High Nuisance	58125	1.3	0.2
Parking	4125	0.1	---
Public/Quasi Public	4112560	94.4	15.7
Schools	266600	6.1	1.0
Parks/Open Space	1046675	24.0	4.0
Transportation/Utilities	798600	18.3	3.1
Vacant/Undeveloped	4946924	113.6	18.9
Public Right-of-Way	3777632	86.7	14.4
Streets	3361592	77.2	12.8
Alleys	161040	3.7	0.6
Railroads	255000	5.8	1.0
TOTAL	26182611	600.9	100





FIG. 3-10 NON-RESIDENTIAL LAND USE  
by SPECIFIC CATEGORY



FAR EAST LAWRENCE  
CITY BOUNDARY

### Residential

Residential land uses were divided into three categories: low, medium and high. These categories generally correspond to the following zoning districts: low density, RS-1 or RS-2 (both single-family); medium density, RM-D (duplex) or RM-1 (Multiple-Family); and high density, RM-2 or RM-3 (Multiple-Family). Low density residential, in the context of this plan, refers to eight or fewer dwelling units per net acre<sup>1</sup> of lot space. Medium density residential contains between nine and twenty dwelling units per net acre of lot space. Any areas that are developed with more than twenty dwelling units per net acre are considered high density residential.

### Commercial

Commercial land uses were divided into three categories--retail, wholesale, and service. Retail commercial uses are direct retail sale operations such as grocery stores, filling stations, and liquor stores. Wholesale uses are warehouses and retail supply businesses. Service commercial uses include offices, banks or other commercial uses that do not have retail sales as a principal use.

### Industrial

Industrial uses were divided into high or low nuisance categories according to their impact upon emission of smoke or other objectionable elements into the atmosphere and their generation of noise and traffic.

### Public and Quasi-Public

The City Garage and Maintenance Shops, East Lawrence Community Center, Oak Hill and Memorial Park Cemeteries, and the Douglas County Humane Society are the primary public uses in Far East Lawrence. Mount Calvary Cemetery, Odd Fellows Lodge and churches comprise most of the quasi-public land uses.

### Other Land Uses

The remainder of the categories listed in Table 3-4 are common uses whose definitions are self explanatory.

1. Net acre excludes street r-o-w and other public dedicated rights-of-way.

## EXISTING ZONING

Existing zoning districts within the neighborhood are shown on Figure 3-11. Table 3-5 describes the amount of vacant land, in square feet and acres, for each zoning district.

TABLE 3-5 SQUARE FEET AND ACRES OF VACANT LAND, BY ZONING DISTRICT, 1979

Zoning District	Square Feet	Acres	Percent of Total
RS-1	3243716	74.5	52.9
RS-2	1988358	45.6	32.4
RM-1	433898	10.0	7.1
RO-2	22800	0.5	0.4
M-1	51400	1.2	0.9
M-1A	180200	4.1	2.9
M-2	208039	4.8	3.4
TOTAL	6128411	140.7	100

## TRANSPORTATION

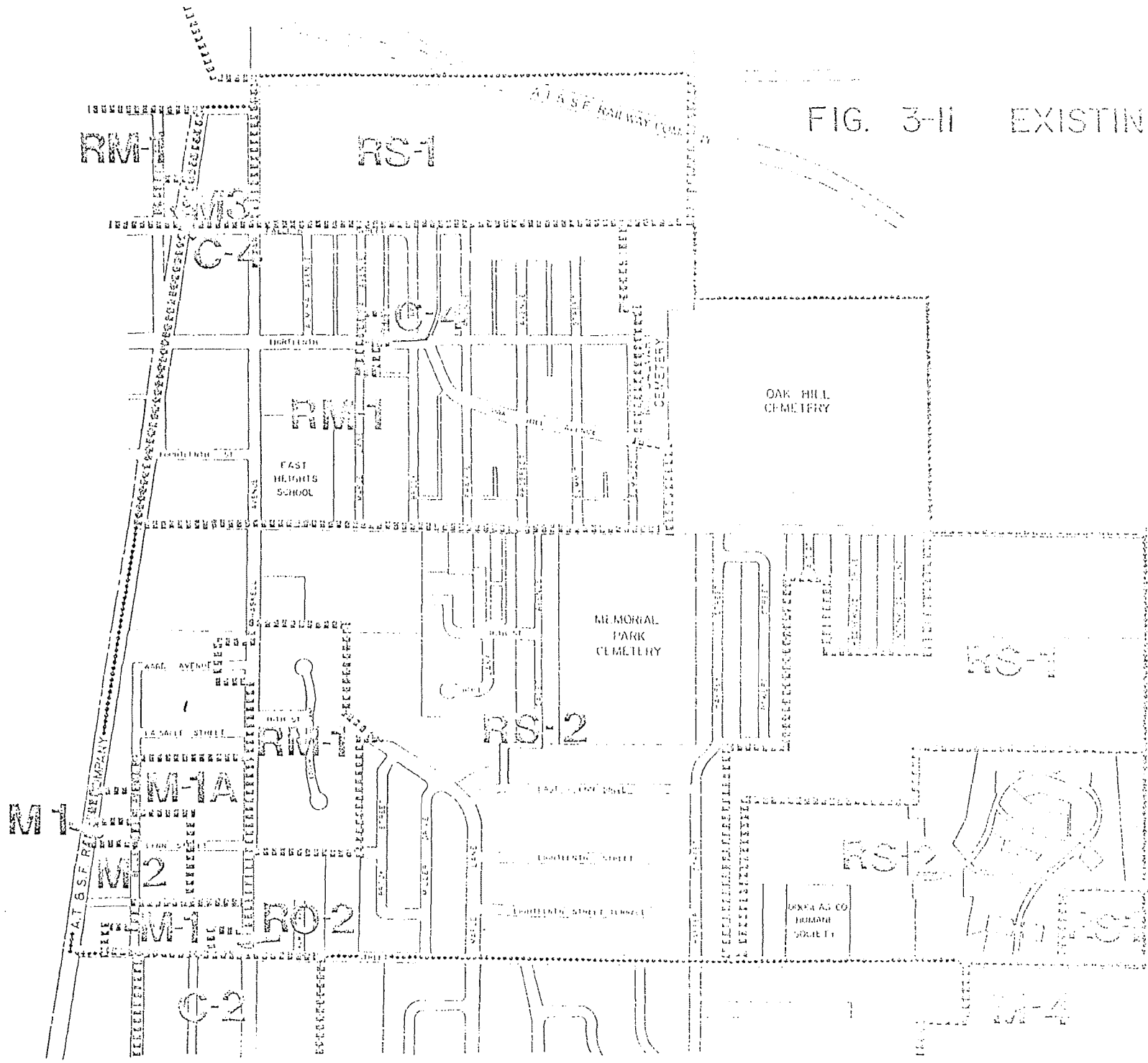
Information about the existing transportation system in the neighborhood, both vehicular and pedestrian, is presented in this section. Most of the information shown on the following figures will be self-explanatory.

Figure 3-12 presents an inventory of existing street and curb materials in the neighborhood. Streets without curbs are concentrated primarily in the north and western portions of the neighborhood.

The streets were assigned a rating based upon a subjective review of their condition. The results are presented in Figure 3-13. Most were rated either in good or excellent condition. However, portions of Eleventh Street, Haskell Avenue, Bullene Street, Brook Street, Prairie Avenue, and Nineteenth Street were rated in fair to poor condition.

Locations of sidewalks and their conditions are shown on Figure 3-14. All sidewalks are of concrete construction. Most were found to be in excellent or good condition. New sidewalks have recently been

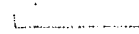
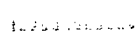
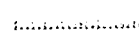


FIG. 3-II EXISTING ZONING, 1979

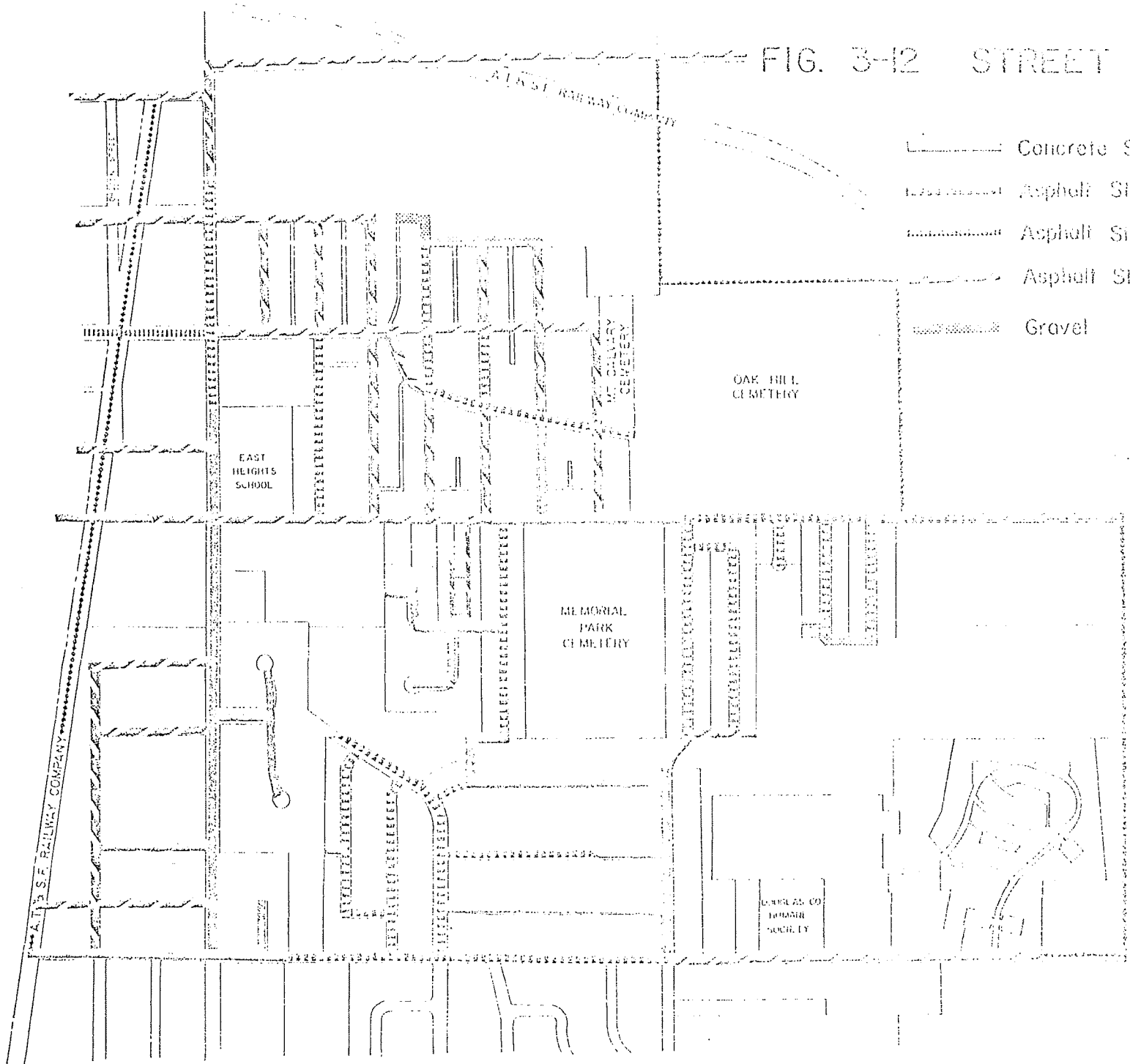


200 0 400  
SCALE IN FEET

FAR EAST LAWRENCE  
CITY BOUNDARY

FIG. 3-12 STREET MATERIALS

-  Concrete Street/Concrete Curb
-  Asphalt Street/Concrete Curb
-  Asphalt Street/Asphalt Curb
-  Asphalt Street/No Curb
-  Gravel



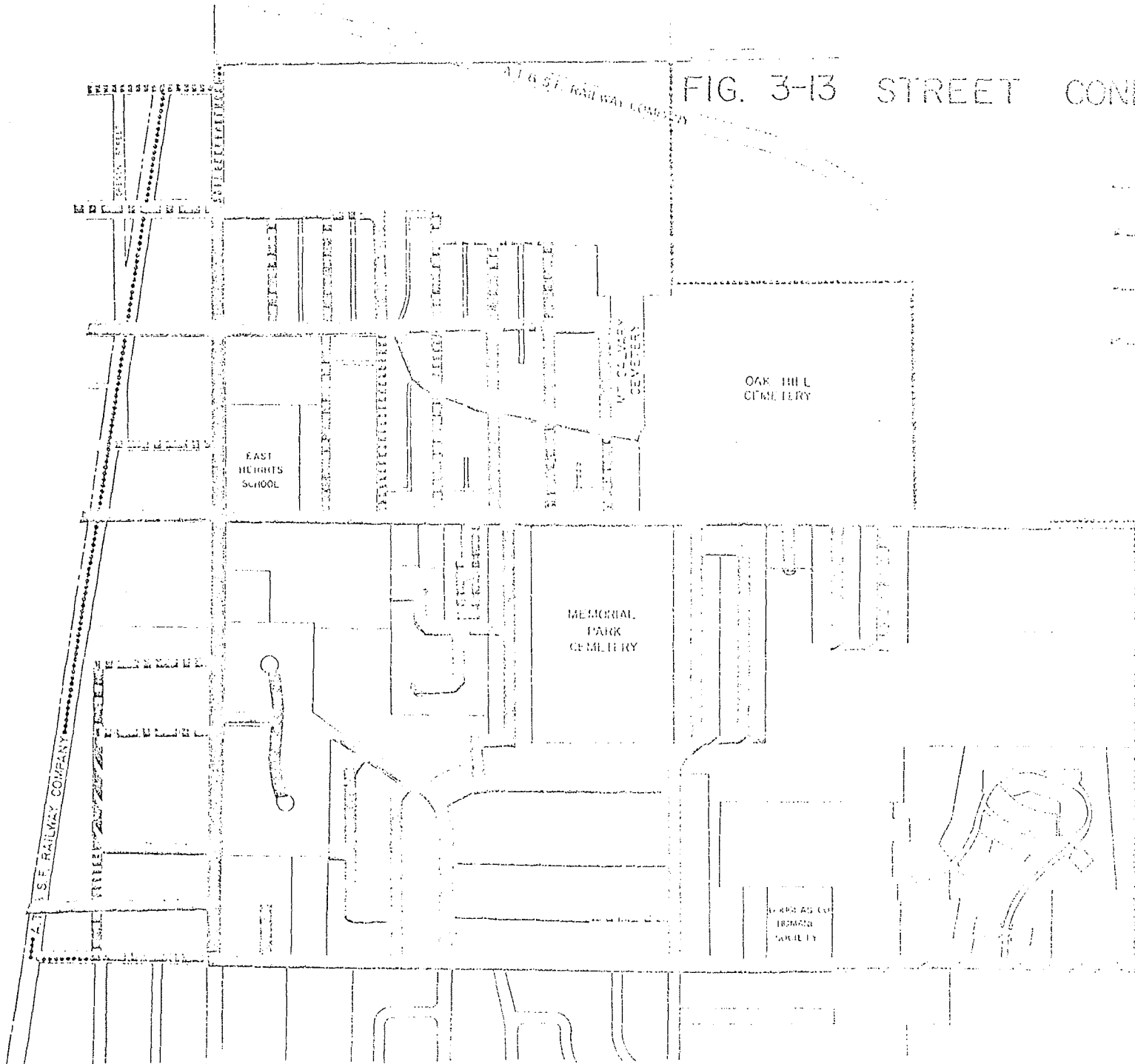
0 20 40 60  
SCALE IN FEET

FAR EAST LAWRENCE

..... RAILROAD RIGHT-OF-WAY BOUNDARY

# FIG. 3-13 STREET CONDITION RATINGS

- Excellent
- Good
- Fair
- Poor

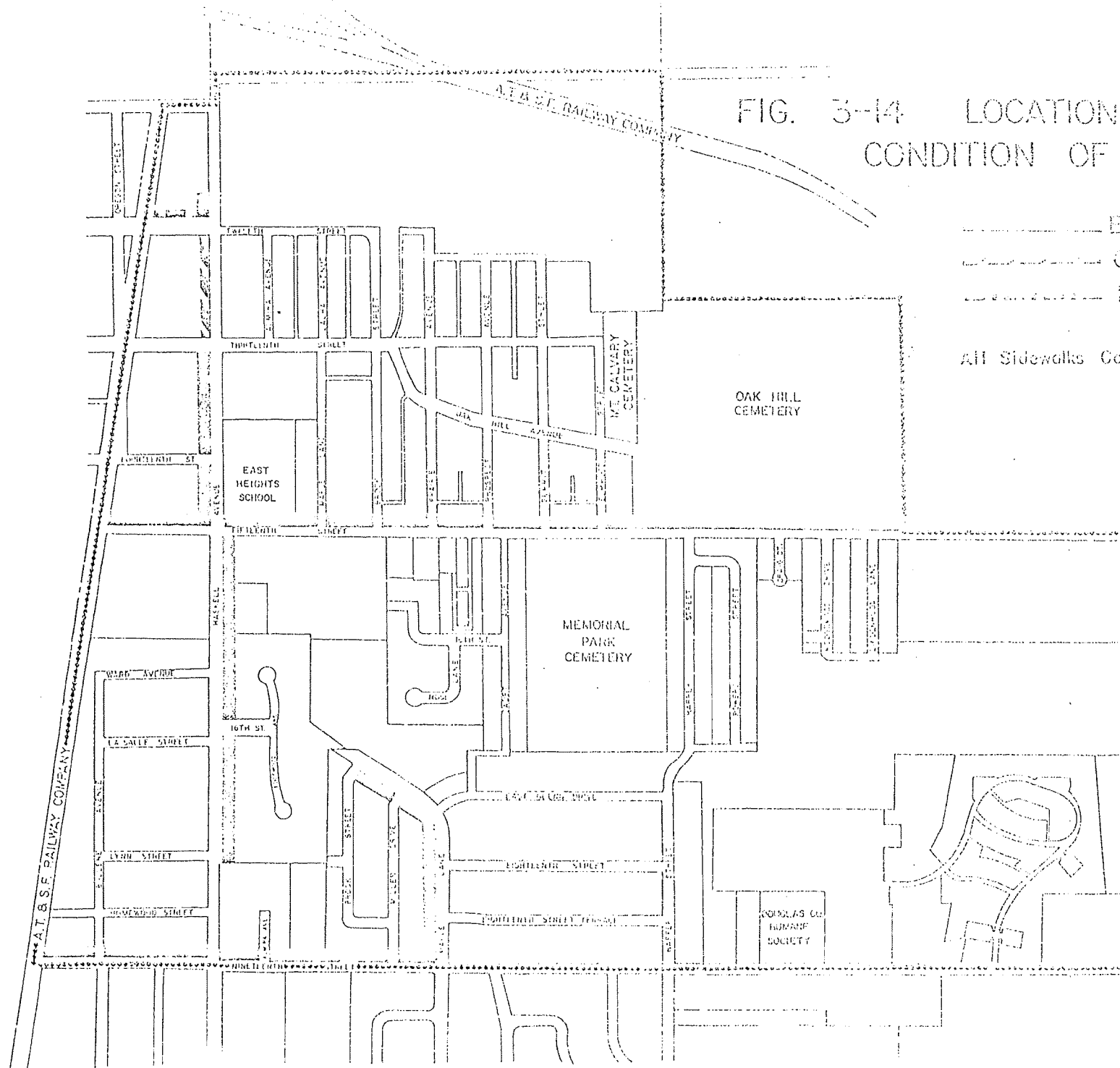


0 100 200 400 600  
SCALE IN FEET

FAR EAST LAWRENCE  
----- CITY BOUNDARY

FIG. 3-14 LOCATION AND  
CONDITION OF SIDEWALKS

———— Excellent  
 - - - - - Good  
 . . . . . Fair  
 All Sidewalks Concrete Construction



0 200 400 600  
 SCALE IN FEET

FAR EAST LAWRENCE

constructed along the north side of Nineteenth Street and the east side of Haskell Avenue between Nineteenth and Lynn Streets.

Traffic volume counts within the neighborhood are shown in Figure 3-15. The data are for 24-hour periods during 1971, 1975, and 1979. The data indicate an increase in traffic along Haskell Avenue, Fifteenth Street and Nineteenth Street.

Locations of traffic accidents, which occurred in the neighborhood over a two and one-half year period, are shown in Figure 3-16. Highest incidences of accidents occurred along Haskell Avenue, Fifteenth and Nineteenth Streets, and Harper Street. These streets also have the highest traffic volume count and serve as minor arterials for the neighborhood and city.

The distribution of elementary school age children attending East Heights and Kennedy Grade Schools is shown on Figure 3-17. Over three hundred elementary school age children live within the neighborhood, according to data provided by the Lawrence School District. Survey results indicated that the most serious problem faced when travelling through the neighborhood was children playing in the streets.

#### MUNICIPAL UTILITIES

Locations of city sanitary sewer lines and water lines, are shown on Figures 3-18 and 3-19, respectively. Some concern has been expressed by residents about low water pressure and water quality. The City has recently replaced some of the water lines around the intersection of East 15th Street and Haskell Avenue and has plans for other water line improvements in the neighborhood. These water system improvement projects are expected to correct the water quality and pressure problems.

Storm sewer facilities are located on Figure 3-20. Generally, two drainage basins catch most of the storm water runoff. They are commonly referred to as the ATSF Tributary and Brook Street Tributary. Portions of Area 1 have been designated as within the 100-year flood hazard area by the Federal Insurance and Hazard Administration studies because of these tributaries. The 100-year flood hazard areas are shown on Figure 3-21.

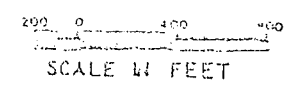
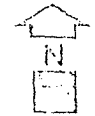
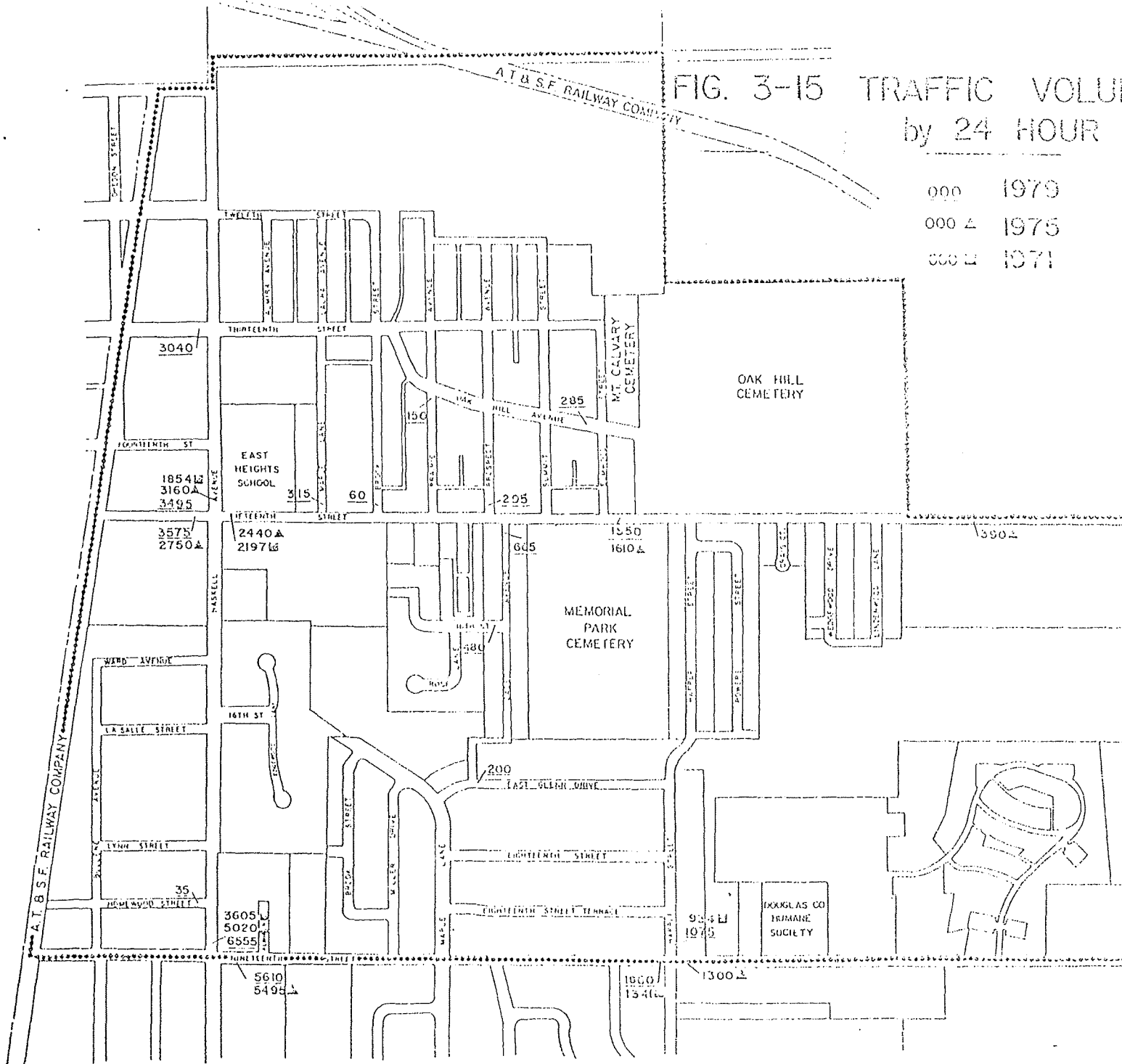
#### CONCLUSIONS AND GENERALIZATIONS

Far East Lawrence is a solidly developed residential neighborhood with a mix of non-residential land uses generally confined to the fringes of the neighborhood. Housing is dominantly single-family in character throughout the neighborhood with a few exceptions. Areas of highest residential density are Edgewood Homes and Country View Estates Mobile Home Park.



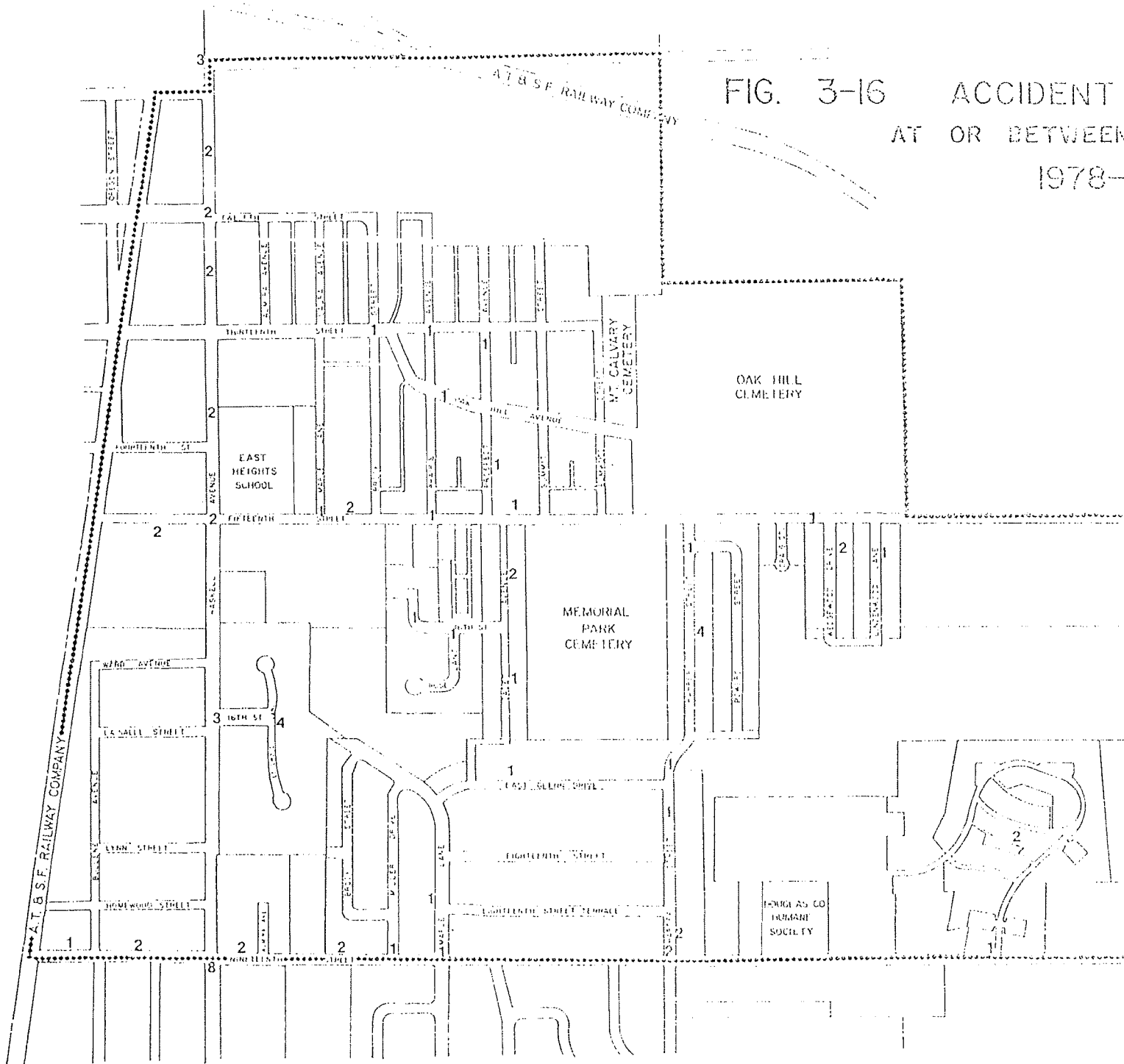
# FIG. 3-15 TRAFFIC VOLUME COUNTS by 24 HOUR PERIODS

000 1970  
000 Δ 1975  
000 □ 1971



FAR EAST LAWRENCE  
NEIGHBORHOOD BOUNDARY

FIG. 3-16 ACCIDENT COUNTS  
AT OR BETWEEN INTERSECTIONS  
1978-80



0 100 200 Feet  
SCALE 1/4" = 100 FEET

FAR EAST LAWRENCE  
NEIGHBORHOOD BOUNDARY

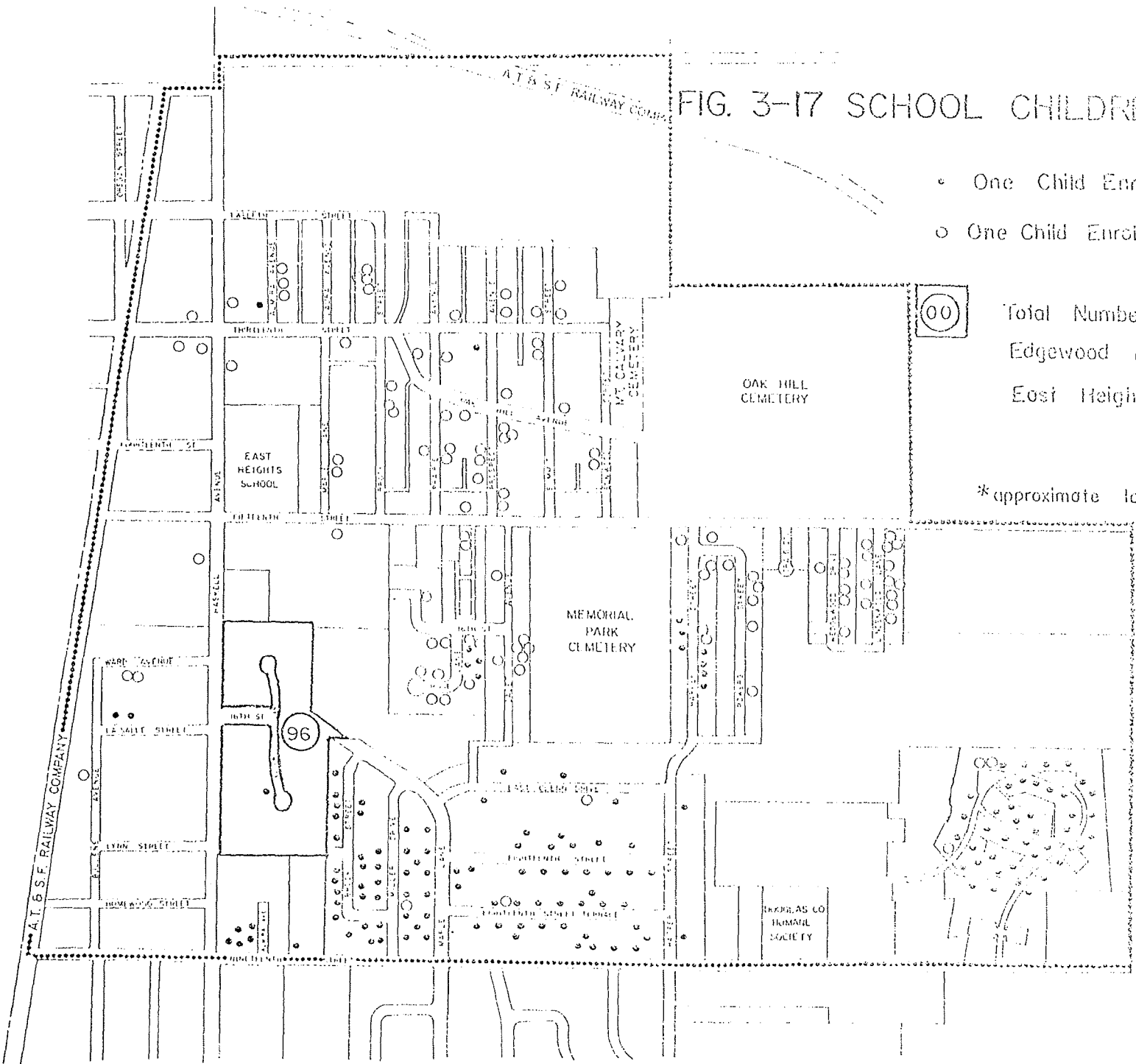
FIG. 3-17 SCHOOL CHILDREN POPULATION

- One Child Enrolled at Kennedy School
- One Child Enrolled at East Heights School

00

Total Number of Children in Edgewood Homes Enrolled at East Heights School

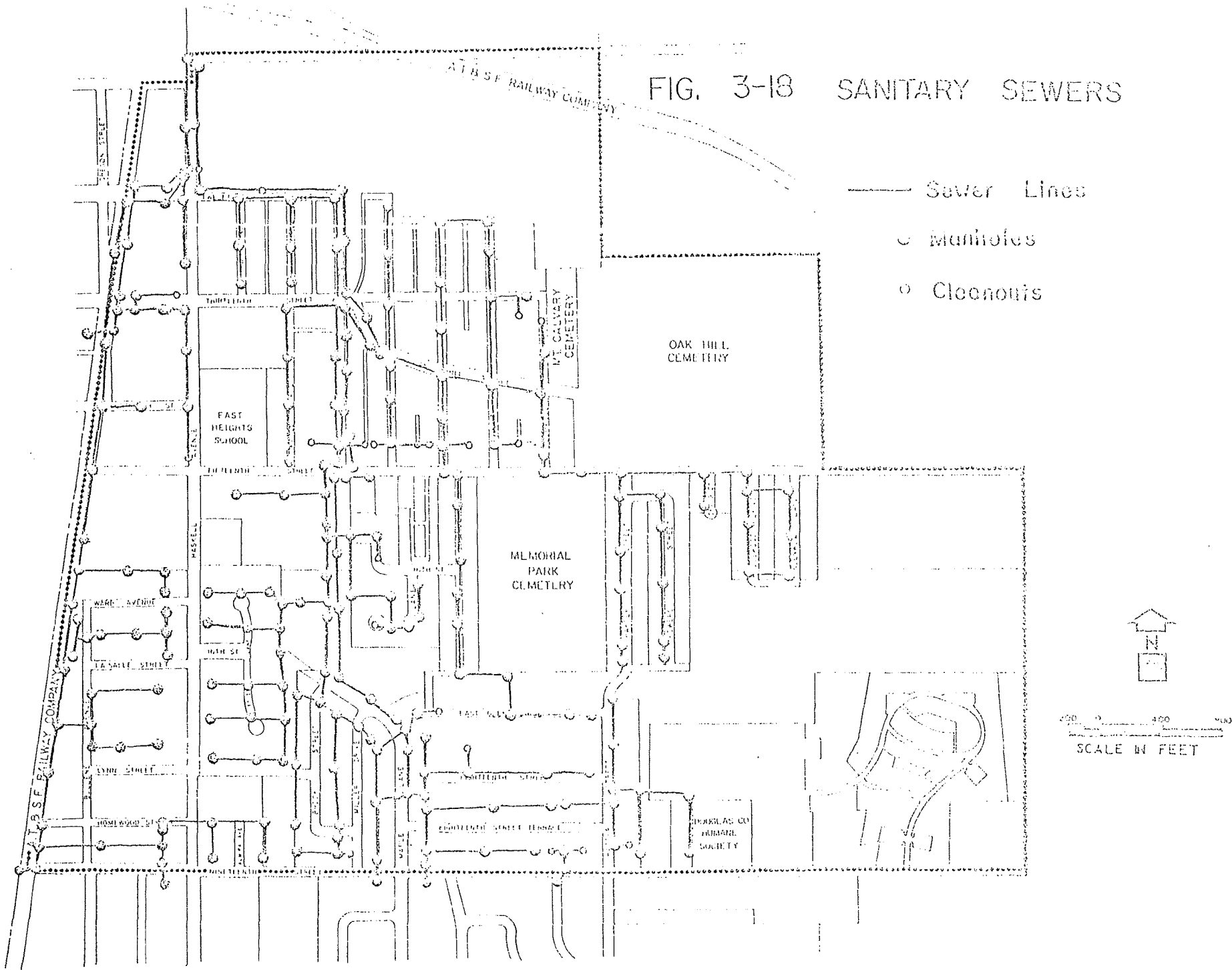
\*approximate locations



0 200 400 600  
SCALE IN FEET

FAR EAST LAWRENCE  
..... NEIGHBORHOOD BOUNDARY

FIG. 3-18 SANITARY SEWERS



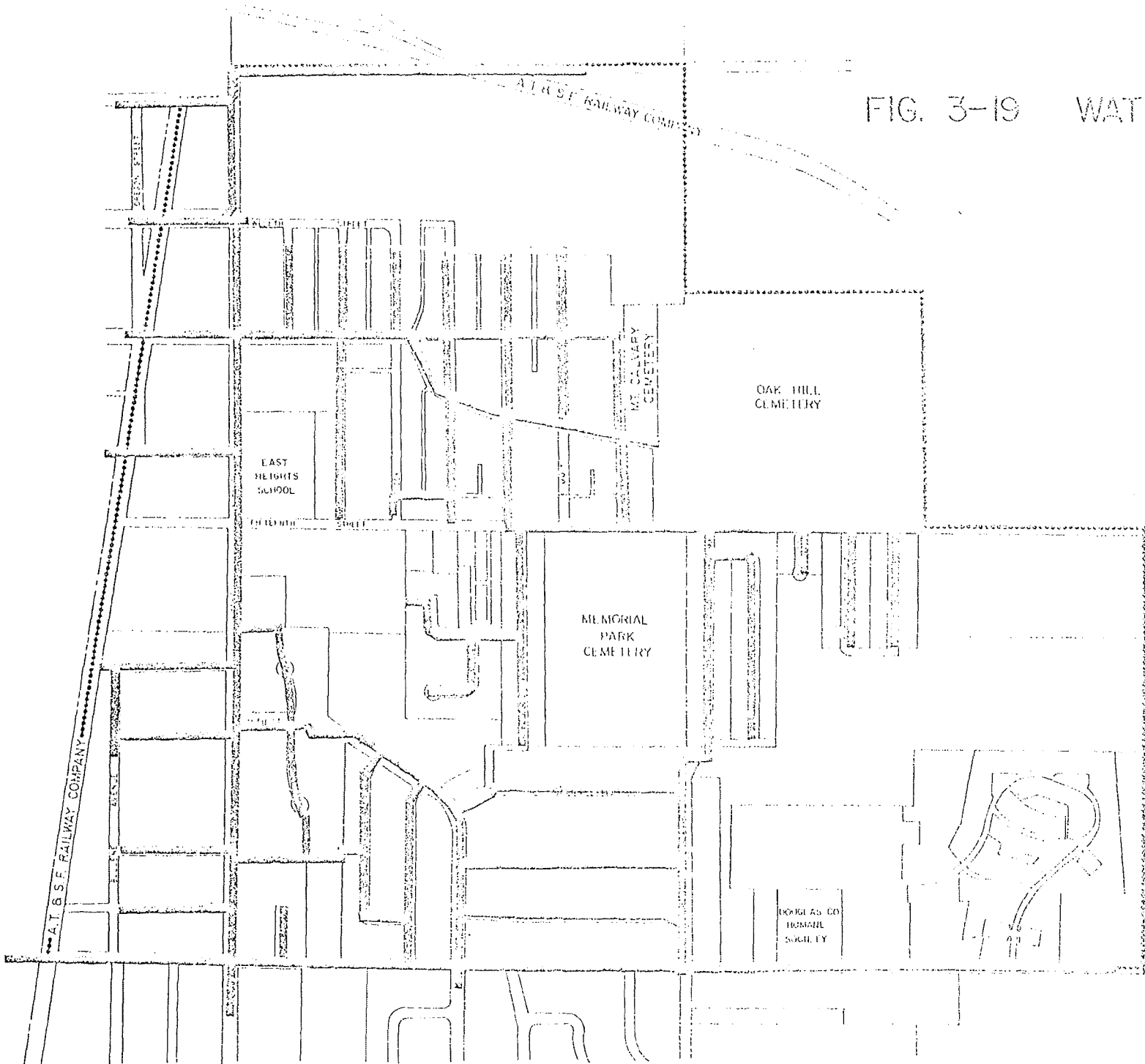
- Sewer Lines
- Manholes
- Cleanouts



0 200 400 600  
SCALE IN FEET

FAR EAST LAWRENCE  
NEIGHBORHOOD BOUNDARY

FIG. 3-19 WATER LINES



FAR EAST LAWRENCE  
--- CITY BOUNDARY

FIG. 3-20 STORM SEWERS

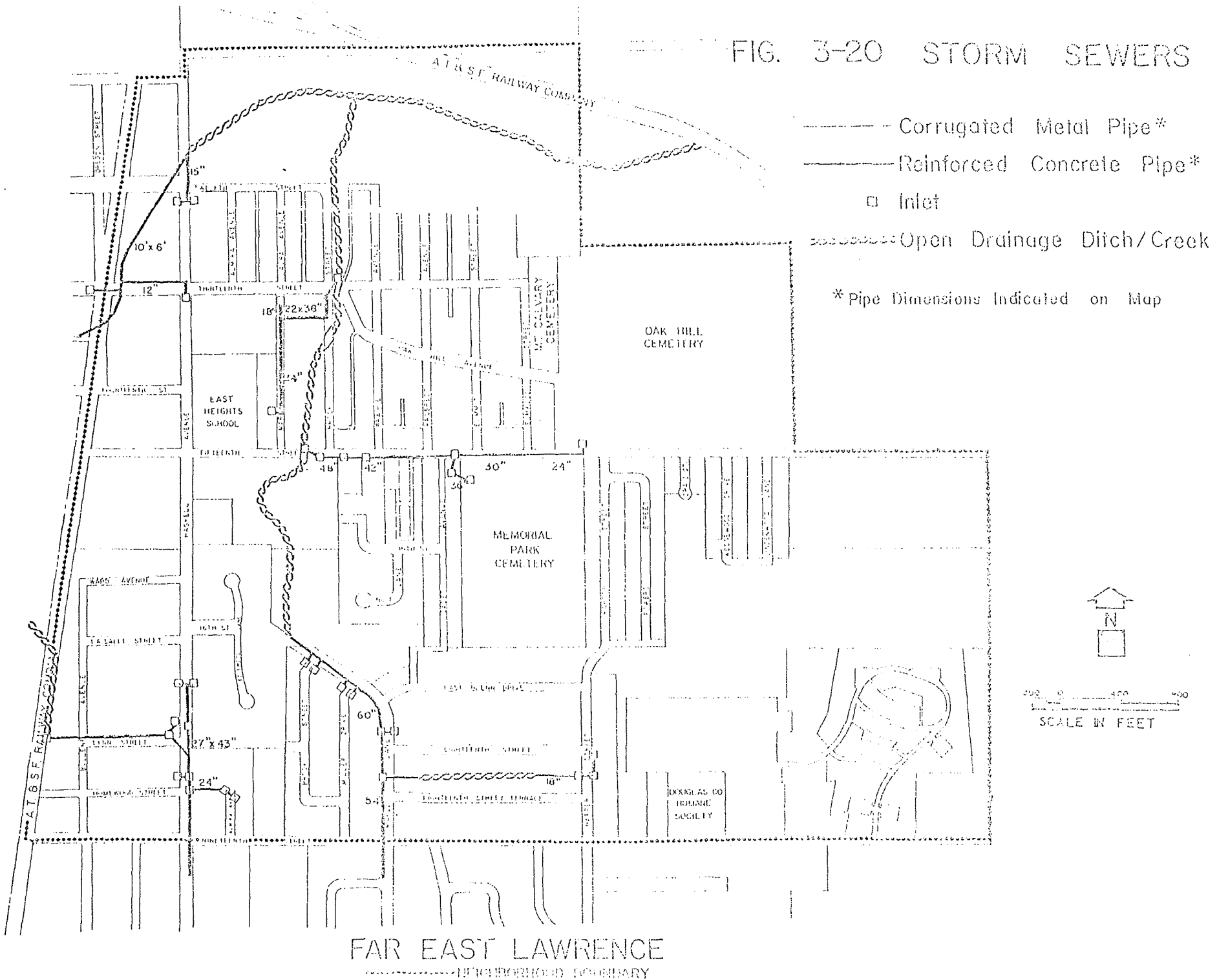
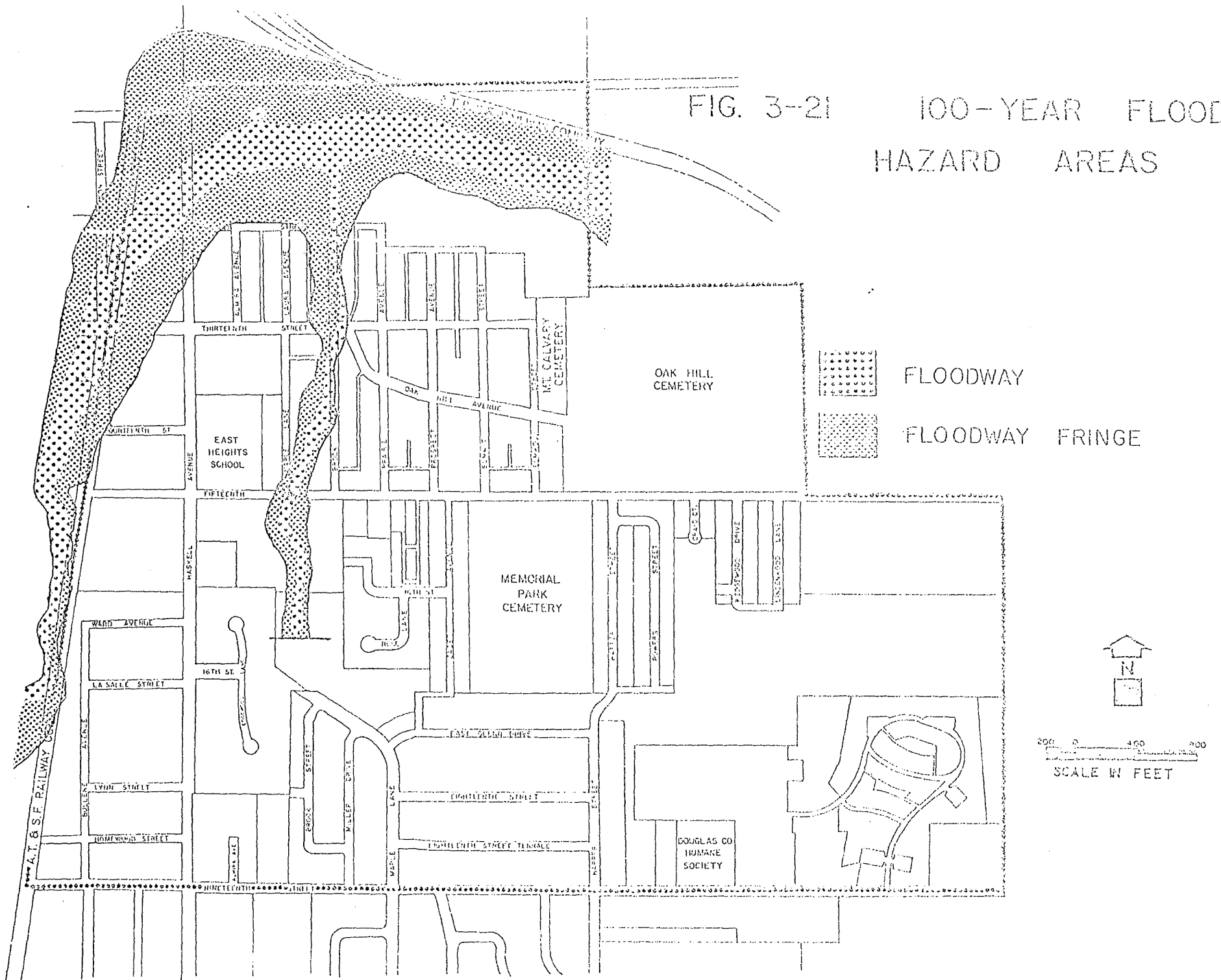


FIG. 3-21 100-YEAR FLOOD HAZARD AREAS



FAR EAST LAWRENCE

As a whole, housing conditions in the neighborhood are in sound condition. Staff housing condition surveys found only eleven percent of the dwelling units in a condition of major deterioration or dilapidation. Planning Areas 1 and 2 contained the majority of housing in poor condition. A high incidence of delinquent properties and rental occupied housing also occurs in these two areas.

Generally, street conditions are good or excellent in the neighborhood. Streets rated in fair or poor condition though, are most common in those areas where housing conditions are poorest.

Of the Community Development Target Neighborhoods, Far East Lawrence has the most public facilities in their area. Nearly 21 percent of the neighborhood is developed in public uses--City Garage and Maintenance Facility, Memorial Park and Oak Hill Cemetery, Edgewood Park, East Heights School, etc. This represents a significant investment by the public in the neighborhood.

Unlike most of the target neighborhoods, Far East Lawrence has a large amount of undeveloped land that has potential for development. This gives the neighborhood an opportunity to plan for new development as well as rehabilitation and redevelopment of existing housing stock.



## CHAPTER 4 PLANS AND RECOMMENDATIONS

### INTRODUCTION

Far East Lawrence is a neighborhood of mixed land uses. By far, the predominant land use is residential, however, public land uses represent the second most common use of land. Previous city plans proposed light and heavy industrial uses along the railroad tracks. As a result, non-residential uses are more prevalent along the northern and western edges of the neighborhood.

Theoretically, land use plans can be designed to meet various objectives for the neighborhood. The plan, however, should not be used by itself. Rather, it should be used in conjunction with the neighborhood's goals and policies which relate to how they would like to see the neighborhood develop in the future. Possible objectives or "focuses of action" that the land use plan could address are:

Property Conservation Through Code Enforcement. Enforcement of existing zoning, minimum housing codes, and environmental codes is the focus of this approach. It would serve to improve or maintain neighborhood and environmental quality by encouraging property owners to maintain and upgrade their own property.

The result of such a program is that a safe, healthy and attractive living environment is created for residents and potential residents of the neighborhood. Private investment in the neighborhood would also be stimulated. In effect, this approach would maintain the status-quo; at least in terms of zoning and land uses in the neighborhood.

Rehabilitation Through Reclassification. The objective of this concept is to rezone areas of the neighborhood according to their existing use. At present, non-conforming uses and dominant uses located in areas zoned for more intensive use share an element of uncertainty about their future. Thus, rehabilitation is discouraged. Zoning the neighborhood according to use might serve as the necessary catalyst for private reinvestment and rehabilitation in the neighborhood.

Redevelopment Rather Than Rehabilitation. Belief that dwelling units are deteriorated to the point where rehabilitation is no longer economically feasible forms the basis for this objective. While staff surveys concluded that the majority of housing in the neighborhood would not justify this approach, there are individual dwelling units and perhaps small clusters of deteriorated housing units where it might be appropriate.

### LAND USE

#### Introduction

Originally, this plan was presented to the public for review with four alternative land use plans.

Alternative Number 1 was a land use plan based upon the present zoning classifications in the neighborhood and was included to compare the recommended proposals with the existing zoning. Alternative Number 2 represented the existing land use plan for the neighborhood as it was approved in Plan 195, the city's comprehensive plan. Alternative Number 3 placed existing uses into land use categories making it a status-quo alternative. Alternative Number 4 was the original staff proposals for the land use plan. It represented a blending of ideas shown on the other alternatives and included some expansion of these concepts.

Following a series of public meetings with the Far East Lawrence Improvement Association and Neighborhood Committee of the Planning Commission, these four alternatives were discarded as they were first proposed. A fifth alternative was developed that incorporated ideas of the Neighborhood Association and Neighborhood Committee. This alternative is presented in this preliminary plan for Planning Commission adoption and forwarding to the City Commission.

### Residential

Low density residential land uses are recommended for most of the neighborhood. This delineation simply recognizes that the dominant land use is single-family residential. The neighborhood residents that participated in the development of the plan view the low density residential character of the neighborhood as a positive aspect and would like to see it maintained.

Medium density residential uses are designated for two areas of the neighborhood. First, the area east of Harper Street on the north side of East 19th Street is shown for this use. This use is intended to buffer the low density residential areas from the more intensive land uses to the south and east (i.e. auto salvage yard, fairgrounds and industrial plant).

Edgewood Homes and the property immediately to the south was also designated for medium density residential use. In part, this was done to reflect the existing uses, however, it is also intended to serve as a buffer to the more intensive land uses to the south and west. In addition, traffic at the intersection of East 19th and Haskell Avenue can be expected to increase in the future.

Implementation of this Land Use Plan could, in part, be accomplished with the rezoning of several areas to a district consistent with the predominant land use. For example, Fairfax and Belmont Additions (east of Haskell Avenue and north of 15th Street) are presently zoned for multiple-family use even though the existing housing stock is 94 percent single-family dwellings and the plan's proposal is for low density residential. It may, therefore, be desirable for the Planning or City Commission to initiate rezoning procedures for those parts of the neighborhood where the existing land use and land use plan are less intensive than the current zoning.

Rezoning of the Fairfax and Belmont Additions to a low-density residential district would have the following consequences:

1. It would make the zoning consistent with the predominant land use in the area.
2. Removing the multiple-family zoning may reduce the element of uncertainty owner occupants presently have about what type of development activity could occur in their area. In turn, this change could become a catalyst for encouraging property owners to rehabilitate and maintain these existing structures. This is one of the primary objectives of the plan.
3. The lots in these subdivisions generally are 40' x 130' (5200 square feet) which makes them substandard in size. Under the non-conforming use provisions, existing residential structures could be rebuilt on these substandard lots if they were destroyed by fire or an Act of God. Undeveloped lots, however, would not meet the minimum lot size requirement for a single-family residence even with the allowed 20 percent reduction for existing lots of record.

#### Commercial and Industrial

Two areas are designated for commercial and/or industrial uses. Both areas are identified based upon their existing land uses and surrounding land uses. The industrial area in the northwest corner of the neighborhood is primarily developed with the City Garage and Maintenance Shops. An existing automobile repair shop and salvage yard is located directly south of this area. However, it has severe limitations for industrial use because of a drainage way that limits the buildable area. Therefore, it has not been included in the industrial area.

In the southwest corner of the neighborhood, a mix of commercial and light industrial uses are proposed. Future development in this area should be consistent with the uses it now has; namely, warehousing, wholesaling, construction offices, etc.

#### Public and Quasi-Public

Public and quasi-public land uses shown on this plan include the three cemeteries, the Humane Society and East Heights School. While additional public and quasi-public uses are now located in the neighborhood, they are more impermanent in nature and integrate with their surrounding uses. Therefore, they were not identified on this land use plan.

Future expansion of Oak Hill Cemetery will be necessary for the city. Some land has already been acquired north of the cemetery for this purpose, but additional expansion in this direction is restricted by the flood plain. Therefore, future expansion should be directed to the east.

East Heights School facilities are expanded with this plan. Currently, the school site is about ten acres short of recommended size, based upon standards set forth in Plan '95.<sup>1</sup> Expansion east to Maple Lane would add approximately two acres to the site. While this would not bring it into conformance with recommended standards, combining it with parks and open spaces adjacent to the site would eliminate deficiencies that now exist.

Ken Fisher, Facilities Planning Director for the Lawrence Unified School District, has confirmed that inadequate playground facilities now exist at the school. In the past, the School Board considered site expansion to the east, however, no priority schedule was established. Therefore, while the plan proposes an expansion of the school site, it can only be accomplished through actions of the School Board.

### Parks and Open Space

A linear park and open space network anchored by Brook Street and Edgewood Parks is delineated by this land use plan. It is predicated upon the concept of maintaining the Brook Street and A.T. & S.F. Tributaries for open space and drainage purposes. These designated areas correspond with the 100-year flood hazard areas that were identified by Federal studies for the city.

The city purchased ten vacant lots along the west side of Brook Street several years ago because of the drainage problem within the area. In effect, this plan expands the established open space pattern and links it with the enlarged school facilities discussed previously.

Implementation of this plan would involve the acquisition of approximately twenty-five dwelling units along Maple Lane and Brook Street. Rather than immediate displacement of households, it is a recommendation of this plan that the city purchase property as it becomes available. In addition, every effort should be made to relocate the dwelling units within the neighborhood.

### Street Classifications

Minor arterial streets designated on the plan include Eleventh, Fifteenth, Nineteenth, and Haskell Avenue. Collector streets include Harper Street, Nineteenth Street east of Harper, Thirteenth Street and Oak Hill Avenue.

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1. Lawrence-Douglas County Planning Commission and Ron Jones and Associates, Plan '95, A Planning Guide for the Lawrence Area, 1975-1995, 1977, p. 11-8.

## TRANSPORTATION

Most Far East Lawrence residents rely on cars or motorcycles for their principle mode of transportation. Walking and bicycling are also recognized as important modes of transportation for the neighborhood. This section discusses streets, bicycle ways and sidewalks and makes some recommendations relative to capital improvements for these different modes of transportation.

### Recommended Street Improvements

Chapter 3 contains information about the condition of streets in the Far East Lawrence neighborhood. The neighborhood survey indicates that Far East Lawrence residents are generally satisfied with the condition of their streets. About sixty percent of the respondents felt streets were adequate or excellent, while 37 percent said they needed improvement.

Recommended improvements identified on Figure 4-2 do not imply priorities relative to the rest of Lawrence. They relate only to those streets within the Far East Lawrence neighborhood. Streets recommended for improvement were delineated based upon their existing condition, level of use and suggested street classification.

Priority 1 streets are Eleventh Street from Oregon to Haskell; Fifteenth Street from the railroad tracks to Prospect; Nineteenth Street from the Humane Society to the city limits; Bullene Avenue north of Nineteenth to Ward Avenue; Brook Street from Thirteenth to Fifteenth Street; and Haskell Avenue from Eleventh to Twelfth Street. It is suggested that these streets be given additional study regarding specific improvements and placed on a schedule for capital improvements.

### Recommended Sidewalk Improvements

Chapter 3 also contains information about sidewalk conditions and their location in the neighborhood. According to the neighborhood survey, two-thirds of the respondents expressed a need for additional sidewalks and primarily focused on providing pedestrian access to East Heights School.

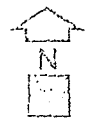
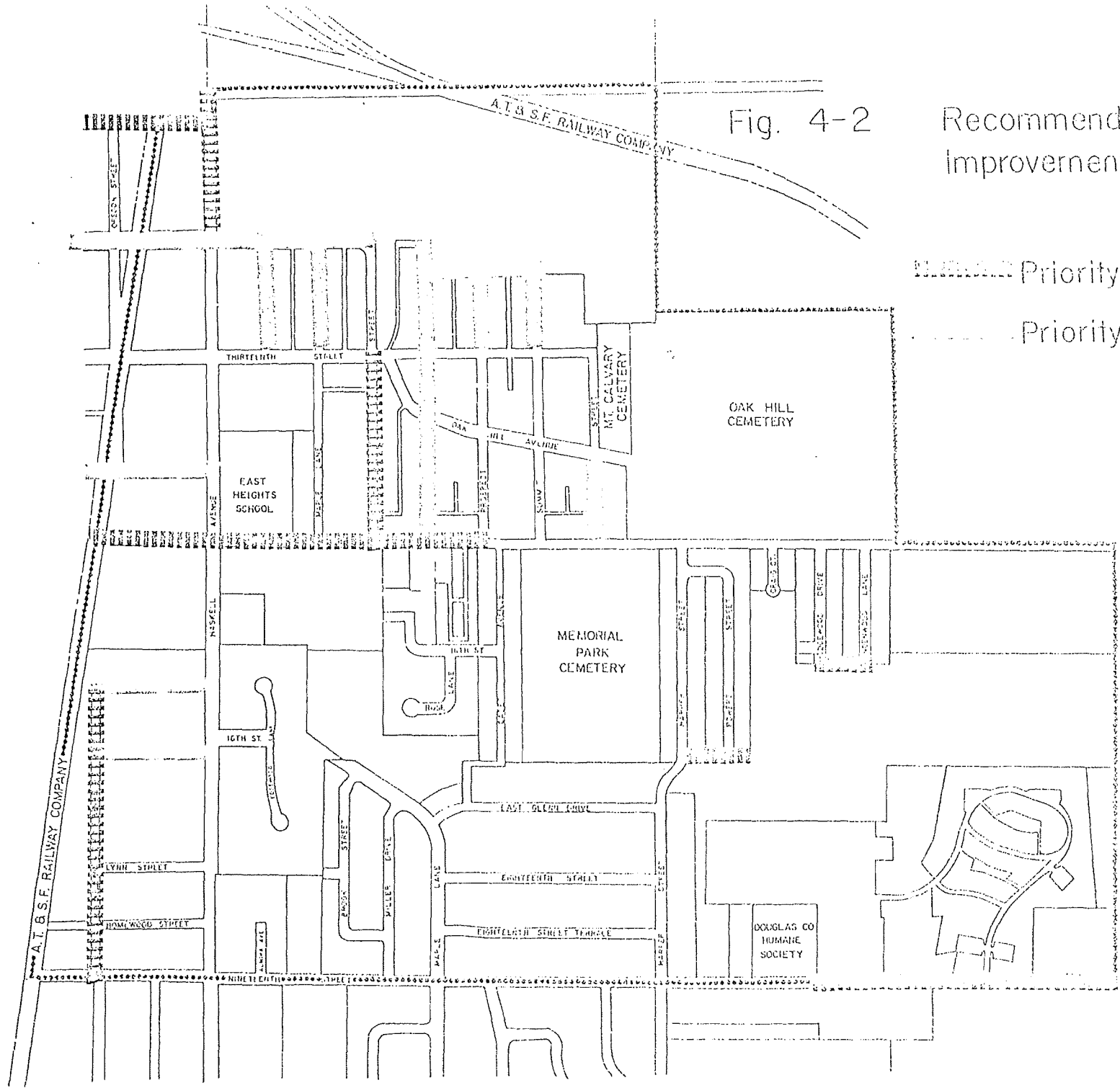
Figure 4-3 suggests some locations for additional sidewalks. These locations were determined based upon street classifications, traffic volume counts, and linkages with major pedestrian trip generators. Additional sidewalks are recommended for Thirteenth Street; Oak Hill Avenue; Elmwood between Oak Hill and Fifteenth Street; Harper Street; and Nineteenth Street, except where sidewalks exist.

Under existing city policies, sidewalk construction and maintenance is the responsibility of the property owner. Improvements can occur on an individual basis with the property owner constructing or

Fig. 4-2

# Recommended Street Improvements

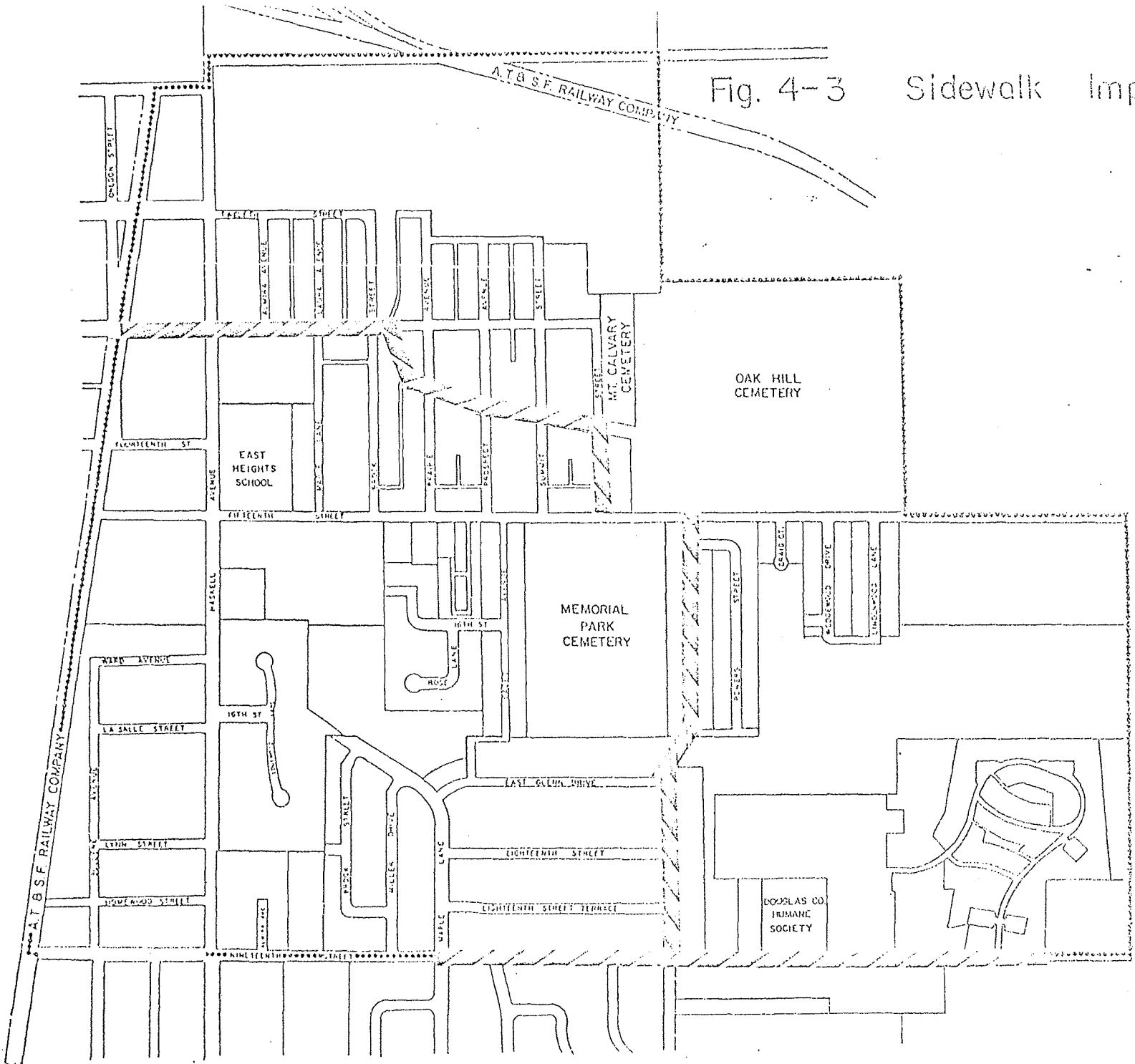
----- Priority One  
 ..... Priority Two



200 0 400 600  
 SCALE IN FEET

## FAR EAST LAWRENCE

Fig. 4-3 Sidewalk Improvements



200 0 400 600  
SCALE IN FEET

FAR EAST LAWRENCE  
NEIGHBORHOOD BOUNDARY

repairing sidewalks adjacent to or on his property or jointly through creation of benefit districts. This Plan suggests that joint financing between the City of Lawrence and adjacent property owners be considered for those sidewalks that benefit a large portion of the neighborhood.

### Bicycle Ways

Each of the previous neighborhood plans, once adopted, were detailed amendments to Plan '95. Therefore, bicycle planning criteria and design considerations for the neighborhood network (eg. designations of bicycle routes, lanes and trails) also apply to the city-wide network.

The neighborhood bicycle network is outlined on Figure 4-4. It consists primarily of bicycle routes, mixed with several lanes and a couple of trails. For the most part, these bicycle ways are located on public rights-of-way although several cross private rights-of-way or property.

Bicycle routes share roadways and traffic lanes with other vehicular traffic and are distinguished only by signs designating the direction and extent of the routes. Routes shown on the plan include Thirteenth Street, Oak Hill Avenue, Brook Street, Harper Street, East Glenn Drive, Maple Lane, Bullene Avenue, La Salle Street, Elmwood, and Fourteenth Street.

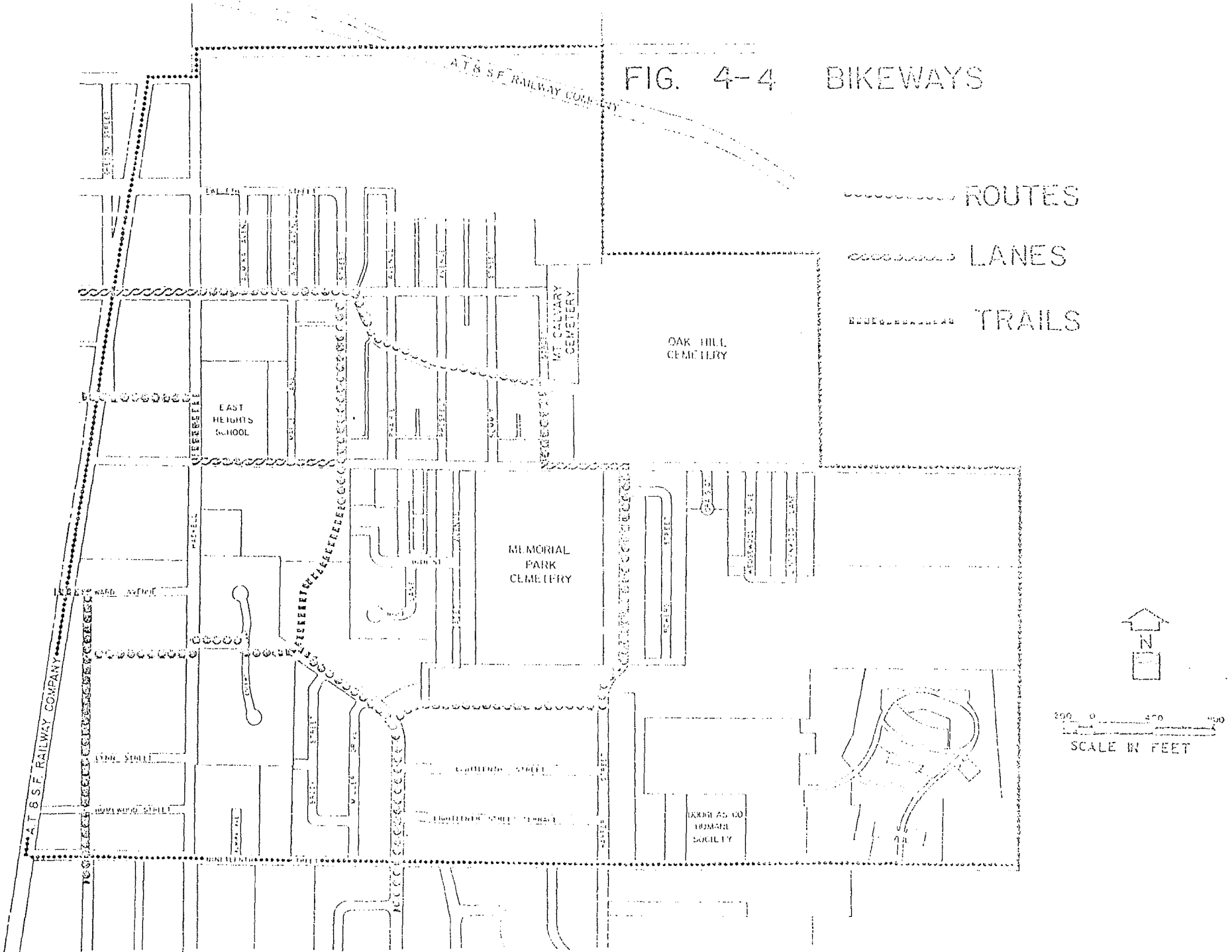
Bicycle lanes also share roadways with vehicular traffic except they are separated. This separation is usually accomplished by striping or through physical impediments such as curbs or raised disks. Lanes are proposed on Thirteenth Street west of Haskell Avenue and along Fifteenth Street.

Bicycle trails, which are completely separate from vehicular or pedestrian ways, are suggested for two locations in the neighborhood. One trail is proposed through Edgewood Park to connect with the routes on Maple Lane and Brook Street. The second trail crosses the A.T. & S.F. Railroad tracks near Ward Avenue and connects with Parnell Park.

Without the aide of support programs, public expenditure for the construction of bicycle ways might be futile. Various support programs could include: requesting rights-of-way on plats where proposed bicycle ways cross unplatted, private property; incorporating bicycle ways and parking into the review of site plans; a comprehensive safety program conducted in schools and adult drivers education courses; proposing and adopting new legislation dealing with permitted or restricted speed limits along designated bicycle routes; and restricting access to bicycle trails and lanes.



FIG. 4-4 BIKEWAYS



FAR EAST LAWRENCE  
 NEIGHBORHOOD BOUNDARY

## APPENDIX

### FAR EAST LAWRENCE NEIGHBORHOOD SURVEY RESULTS

Methodology: Preliminary questions to be used in the survey were prepared by the staff for Far East Lawrence based on the previous surveys done for the other target neighborhoods. Representatives of Far East Lawrence along with Neighborhood Plan Committee members of the Lawrence-Douglas County Planning Commission reviewed these questions and recommended revisions and additional questions to be included in the survey.

During the summer of 1979, CETA employees from the Planning Office went door-to-door in the neighborhood to randomly selected residential units in all four planning areas. In order to obtain responses from a cross-section of the neighborhood residents, an effort was made to contact every other residential unit. Residents were contacted in the afternoon and early evening. The CETA workers handed out the surveys and returned the following day to pick them up completed.

FAR EAST LAWRENCE NEIGHBORHOOD SURVEY

A. NEIGHBORHOOD PUBLIC FACILITIES AND SERVICES

We would like for you to think about and evaluate the public facilities in your neighborhood. This will help the city in deciding how to spend public money for expansion or maintenance.

1. Would you rate the following neighborhood facilities and services as:

	<u>AREA</u>	<u>EXCELLENT</u>	<u>ADEQUATE</u>	<u>NEEDS IMPROVEMENT</u>	<u>DON'T KNOW</u>
a. Sidewalks	1	2	23	39	4
	*2	4	22	37	3
	3	4	18	25	3
	**4	1	14	98	3
	<u>Total</u>	<u>11 (3.7%)</u>	<u>77 (25.7%)</u>	<u>199 (66.3%)</u>	<u>13 (4.3%)</u>
b. Streets	1	2	39	25	4
	2	2	38	25	2
	3	6	32	16	0
	4	0	26	23	0
	<u>Total</u>	<u>10 (4.2%)</u>	<u>135 (56.3%)</u>	<u>89 (37.1%)</u>	<u>6 (2.5%)</u>
c. Street Lighting	1	4	38	26	0
	2	4	42	25	1
	3	8	32	15	1
	4	2	25	33	0
	<u>Total</u>	<u>18 (7.0%)</u>	<u>137 (53.5%)</u>	<u>99 (38.7%)</u>	<u>2 (.8%)</u>
d. Storm Drainage	1	2	26	35	5
	2	2	39	19	6
	3	3	35	14	3
	4	2	30	18	9
	<u>Total</u>	<u>9 (3.6%)</u>	<u>130 (52.4%)</u>	<u>86 (34.7%)</u>	<u>23 (9.3%)</u>
e. Traffic Control	1	4	43	16	2
	2	4	51	14	2
	3	5	31	15	2
	4	7	38	12	0
	<u>Total</u>	<u>20 (8.1%)</u>	<u>163 (66.3%)</u>	<u>57 (23.2%)</u>	<u>6 (2.4%)</u>

\*Note: Edgewood Homes is included in Area 2 calculations. Specific figures on Edgewood Homes results are available.

\*\*Note: Country View Mobile Home Park is included in Area 4 calculations. Separate figures on the mobile home park are available.

	AREA	EXCELLENT	ADEQUATE	NEEDS IMPROVEMENT	DON'T KNOW
f. Trash Pickup	1	15	45	7	0
	2	19	41	6	2
	3	17	32	5	1
	4	16	41	4	0
	Total	67 (26.7%)	159 (63.3%)	22 (8.8%)	3 (1.2%)
g. Fire Protection	1	17	39	2	9
	2	15	37	2	11
	3	22	28	0	5
	4	8	30	4	18
	Total	62 (25.1%)	134 (54.3%)	8 (3.2%)	43 (17.4%)
h. Elementary School	1	11	31	8	16
	2	6	29	10	17
	3	20	21	3	9
	4	10	27	6	14
	Total	47 (19.9%)	108 (45.8%)	27 (11.4%)	56 (23.7%)
i. Police Protection	1	11	40	11	6
	2	8	33	12	10
	3	8	34	9	2
	4	4	36	11	8
	Total	31 (12.8%)	143 (58.8%)	43 (17.7%)	26 (10.7%)
j. Parks & Recreation	1	15	39	9	4
	2	8	39	12	7
	3	8	27	15	3
	4	7	28	20	3
	Total	38 (15.6%)	133 (54.5%)	56 (23.0%)	17 (7.0%)
k. Snow Removal	1	4	17	38	8
	2	1	20	41	6
	3	2	17	28	4
	4	2	15	31	10
	Total	9 (3.7%)	69 (28.3%)	138 (56.6%)	28 (11.5%)
l. Animal Control	1	5	23	41	0
	2	3	26	32	5
	3	3	24	24	2
	4	2	19	36	3
	Total	13 (5.2%)	92 (37.1%)	133 (53.6%)	10 (4.0%)

	<u>AREA</u>	<u>EXCELLENT</u>	<u>ADEQUATE</u>	<u>NEEDS IMPROVEMENT</u>	<u>DON'T KNOW</u>
m. Litter Control	1	3	34	26	4
	2	3	36	22	4
	3	5	31	17	0
	4	2	18	24	4
	Total	13 (5.3%)	129 (53.1%)	89 (36.6%)	12 (4.9%)
n. Noise Control	1	4	41	18	4
	2	2	38	22	3
	3	4	30	16	1
	4	2	39	16	3
	Total	12 (4.9%)	148 (60.9%)	77 (29.6%)	11 (4.5%)

2. If you marked any of the above "needs improvement" please explain what the specific problems are:

- a. Sidewalks:
  - None - 70
  - Not enough - 38
  - Poor condition - 9
  - Pedestrians in street - 6
  - Need for children - 5
- b. Streets:
  - Poor condition - 63
  - Too narrow for traffic - 6
  - Inadequate repair (slow, messy) - 4
  - No curbs - 3
  - Inadequate for bicycles - 2
  - Blind corners - 2
  - Parking congestion - 2
- c. Street Lighting:
  - Need more, especially mid-blocks - 52
  - None - 13
  - Repair - 3
- d. Storm Drainage:
  - Insufficient - 19
  - Ditches need to be cleaned and mowed - 11
  - Basements, yards, etc. flood - 7
  - None - 4
  - Need storm sewers - 2
  - Change zoning (reduce or floodplain) - 2

- e. Traffic Control: Speeding - 17  
Need more controls and enforcement - 10  
Parking - 2  
Provide bicycle lanes and paths - 2  
13th & 15th Streets used as dragstrip - 2
- f. Trash Pickup: Messy - 7  
Inadequate - 4  
Inconsistent - 2
- g. Fire Protection: Need more personnel and hydrants - 2
- h. Elementary Schools: Need good teachers - 3  
Need busses - 2
- i. Police Protection: Need more patrols - 15  
Non-existent - 5  
Needs more protection - 2  
Needs improvement - 2  
Poor attitudes - 2
- j. Parks & Recreation: Not enough - 12  
Need more recreation & shelters - 8  
Park facilities are unequal throughout the city - 3  
None - 3  
Needs mowing & pest control - 2  
City plowed up the center of a small park on Powers - 2  
Clean up the parks - 2
- k. Snow Removal: Inadequate - 39  
Slow - 17  
Non-existent - 15  
Blocks alleys, drives, cars - 13  
We're a low priority - 6  
Remove before packed - 3  
Encourage people to clear their sidewalks - 2  
Corners - 2

- l. Animal Control:
  - Loose animals - 69
  - Animals in trash - 15
  - Need more control & enforcements - 7
  - Humane society poorly organized & run - 4
  - Skunks - 2
  - Barking dogs - 2
  - Non-existent - 2
  
- m. Litter Control:
  - People litter the streets - 10
  - Trashy houses and lawns - 9
  - Animals in trash - 7
  - Children - 2
  - Need litter penalties enforced - 2
  
- n. Noise Control:
  - Loud motors - 26
  - Barking dogs - 5
  - Children - 4
  - Trucks - 3
  - C.F.C.A. - 3

3. Are you satisfied with the manner in which the City has been spending Community Development funds in the past few years?

	AREA	1	2	3	4	Total	%
a. Yes		25	22	19	18	84	52.8
b. No		20	19	17	19	75	47.2

4. The following space is intended for you to comment on how you feel the City should be spending community development funds in your neighborhood.

Improve parks & recreation facilities (especially for children)	28
Street repair & improvements	24
Improve sidewalk conditions	20
Grants & low interest loans for housing & neighborhood rehabilitation	20
Mass transit	11
Improve drainage systems	9
Need more street lights	8
Increase & improve police protection & cooperation in F.E.L.	7

Promote commercial facilities in F.E.L. (grocery, bank, post office)	5
Improve snow removal	5
Improve relations with the city & all F.E.L. residents	4
Neighborhood clean-up programs	4
Promote community involvement	3
Need bicycle paths	3
Improve Edgewood facilities	3
Encourage & assist in renewable resource energy systems	2
Need more trees in mobile home parks	2
East Lawrence Center costs too much	2

B. COMMERCIAL AND INDUSTRIAL DEVELOPMENT

1. Would you like to have neighborhood convenience shopping (such as groceries, drugs, restaurants) within:

	AREA	1	2	3	4	Total	%
a. 1-1 1/2 mi. from your home		24	15	18	25	82	36.3
b. 5-10 blocks		27	27	22	23	99	43.8
c. 1-4 blocks		7	23	4	11	45	19.9

2. Do you feel that additional commercial facilities are needed in or near the Far East Lawrence Neighborhood?

a. Yes	20	38	10	25	93	40.4
b. No	41	28	38	30	137	59.6

3. Please comment on your answer to Question #2. If you answered yes, please indicate the specific locations for and types of commercial facilities that you would like to see developed.

Yes:

Need a competitive grocery store with high quality shops (including restaurants, post office, hardware, book stores, drug store, bank, department store, laundromats, theatres, etc.) 83

Mini-plaza at Haskell & 19th could offer more (has a lot of vacant space) 19

Need a gas station out this way 13



Need recreational facilities (i.e. bowling, skating, etc.)	4
Need a discount store (K-Mart, TG&Y, etc.)	4
Need fast food restaurants	3
North of 15th Street	3
Building the "mall" in F.E.L.	2
Facilities for the elderly	2

No:

Established commercial areas are close enough	24
This area is not suitable (space, roads, residential character)	15
Brings in more traffic, noise, litter	8
Develop downtown	2

4. Do you feel there are locations within or near your neighborhood suitable for additional industrial development?

	AREA	1	2	3	4	Total	%
a. Yes		9	30	6	12	57	27.3
b. No		48	32	38	34	152	72.7

5. Please comment on your answer to Question #4.

Yes:

Expand 19th & Haskell Plaza	9
Okay but not near residential areas	5
There are vacant areas all around F.E.L.	4
Light industrial is okay	3
In North Lawrence	3
North of 11th Street	2
Along the railroad tracks	2
In Homewood Gardens	2
East on K-10 Highway	2

No:

Not suitable in residential area	36
There is enough (C.F.C.A.)	24
No adequate space, roads, etc.	4

C. HOUSING CONDITIONS

1. How long have you lived in Lawrence?

	AREA	1	2	3	4	Total	%
a. Less than one year		5	8	5	9	27	10.9
b. One to five years		7	17	4	15	43	17.4
c. Five to ten years		8	9	5	5	27	10.9
d. Ten to twenty-five years		17	19	23	27	86	34.8
e. Over twenty-five years		35	15	17	7	64	25.9

2. How long have you lived at your present address?

a. Less than one year		12	14	7	25	58	22.8
b. One to five years		26	31	12	23	92	36.2
c. Over five years		34	21	34	15	104	40.9

3. How much longer do you plan to live in Lawrence?

a. Less than one year		3	3	8	1	15	6.1
b. One to five years		11	15	15	8	49	19.9
c. Over five years		56	47	36	43	182	74.0

4. How much longer do you plan to live in the Far East Lawrence Neighborhood?

a. Less than one year		6	8	1	9	24	9.9
b. One to five years		16	18	17	26	77	31.8
c. Over five years		45	37	34	25	141	58.3

5. Overall, would you say the condition of the house or apartment in which you live is:

a. Excellent		13	11	24	7	55	21.4
b. Good		38	30	25	35	128	49.8
c. Fair		16	21	5	17	59	23.0
c. Poor		5	6	1	3	15	5.8

	AREA	1	2	3	4	Total	%
6.	Would you say that the general condition of housing in your immediate neighborhood is presently:						
a.	Improving	25	24	9	10	68	27.9
b.	Stable	35	32	34	34	135	55.3
c.	Deteriorating	10	9	7	15	41	16.8
7.	If you rent, how much is your monthly rent, including utilities?						
a.	Under \$99.00	3	11	0	2	14	13.5
b.	\$100.00 - \$150.00	2	15	1	6	24	23.1
c.	\$150.00 - \$200.00	6	7	0	4	17	16.3
d.	\$200.00 - \$250.00	11	4	1	13	29	27.9
e.	Over \$250.00	4	2	5	7	20	19.2
8.	If you own your home, how much is your monthly mortgage payment, including property taxes and insurance?						
a.	Under \$99.00	5	7	6	6	24	20.2
b.	\$100.00 - \$150.00	2	3	7	4	16	13.4
c.	\$150.00 - \$200.00	9	4	9	8	30	25.2
d.	\$200.00 - \$250.00	4	4	7	7	22	18.5
e.	\$250.00 - \$300.00	5	2	5	3	15	12.6
f.	\$300.00 - \$350.00	1	1	2	2	6	5.0
g.	Over \$350.00	2	1	3	0	6	5.0
9.	In the neighborhood in which you live, do you presently feel?						
a.	That about the right number of people live there now.	60	45	48	42	195	79.6
b.	That more people could live there comfortably.	5	6	0	11	22	9.0
c.	That it is overcrowded now.	5	13	4	6	28	11.4

AREA	1	2	3	4	Total	%
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10. There are a number of housing types in the Far East Lawrence Neighborhood. These include single-family houses, apartments and mobile homes. Which statement expresses your opinion?

a. I like to, or would like to, live in an area with a variety of housing types.	13	22	12	15	62	26.4
b. I like to, or would like to, live in an area with only single-family housing.	44	32	40	35	151	64.3
c. I like to, or would like to, live in an area with only apartments or mobile homes.	0	2	0	2	4	1.7
d. None of the above expresses my opinion. Please explain below.	6	5	0	7	18	7.7

Like F.E.L. single-family (established integrity)	11
Need variety with space between them	7
Prefer rural area	3
No more development like 15th & Prospect	2

11. Which statement expresses your opinion? I prefer living in:

a. A new apartment	0	5	1	3	9	3.7
b. An apartment within an older home	0	2	0	0	2	.8
c. A duplex	0	6	0	0	6	2.4
d. An older house (single-family)	43	32	18	29	122	49.6
e. A new house (single-family)	24	21	34	28	107	43.5

12. Assuming that government subsidized housing for low income people and the elderly will be built, do you think it should be:

a. Concentrated in one of just a few sections of the city	10	15	17	10	52	22.7
b. Distributed through the city, including your neighborhood	52	46	30	49	177	77.3

AREA	1	2	3	4	Total	%
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D. TRANSPORTATION

1. Do you own a car?

a. Yes	64	55	58	56	233	91.0
b. No	5	13	0	5	23	9.0

2. If yes, how many?

a. One	32	27	14	31	104	44.6
b. Two	26	23	32	20	101	43.3
c. Three	6	3	10	4	24	10.3
d. Four	0	2	2	0	4	1.7

3. Do you own a bicycle?

a. Yes	35	31	31	30	127	50.2
b. No	36	35	23	32	126	49.8

4. What is your principle mode of transportation?

a. Car	63	51	53	55	222	76.3
b. Bus	3	3	0	0	6	2.1
c. Walking	2	13	2	6	23	7.9
d. Bicycle	6	9	0	2	17	5.8
e. Motorcycle	3	4	1	7	15	5.2
f. Other	1	6	0	1	8	2.7

5. What are some of the most serious problems that you face when you travel within the neighborhood?

Children playing in street	88
Careless drivers, pedestrians, bicyclists, joggers	37
Poor street conditions	26
Too many parked cars on street	25
Animals in street	24
Poor sidewalk conditions	19
Speeding	17

None	16
Blind corners (brush, cars, etc.)	14
No street lighting	11
Slow snow removal	9
Fear after dark	8
No mass transit system	6
Traffic	5
Biking conditions	5
Heavy truck traffic	3
Broken glass	3
Corner of 19th & Haskell	2
School traffic congestion	2

E. INFORMATION ABOUT YOU AND YOUR FAMILY

	AREA	1	2	3	4	Total	%
1. Which is your age group?							
a.	15 - 24	12	8	1	15	36	13.7
b.	25 - 34	18	26	13	24	81	30.8
c.	35 - 44	10	8	18	7	43	16.3
d.	45 - 54	13	9	9	6	37	14.1
e.	55 - 64	12	9	10	8	39	14.8
f.	65 and over	8	12	3	4	27	10.3
2. Which category does your household income fall?							
a.	Under \$4,000	5	14	1	3	23	10.5
b.	\$4,000 - \$6,999	2	12	3	13	30	13.6
c.	\$7,000 - \$9,999	13	11	4	11	39	17.7
d.	\$10,000 - \$14,999	18	21	7	14	60	27.3
e.	\$15,000 - \$24,999	18	1	17	11	47	21.4
f.	\$25,000 and over	5	2	12	2	21	9.5
3. How many people depend on this income?							
a.	One	12	15	2	4	33	13.7
b.	Two	29	21	15	27	92	38.2
c.	Three	9	14	9	15	47	19.5
d.	Four	13	6	17	8	44	18.3

	AREA	1	2	3	4	Total	%
e.	Five	1	7	4	4	16	6.6
f.	Six	2	2	1	1	6	2.5
g.	Seven	0	2	0	0	2	.8
h.	Eight	0	0	1	0	1	.4

4. Do you derive a part of your income from supplemental sources, such as your parents, scholarship, social security, or welfare?

a.	Yes	14	32	6	16	68	28.7
b.	No	53	32	41	43	169	71.3

5. What is your occupation?

a.	Professional	11	6	8	5	30	13.5
b.	Management	6	4	4	0	14	6.3
c.	Clerical	5	2	3	3	13	5.8
d.	Sales	2	1	1	1	5	2.2
e.	Skilled	17	3	18	22	60	26.9
f.	Semi-skilled	12	6	5	12	36	16.1
g.	Unemployed	1	3	0	2	6	2.7
h.	Retired	10	8	2	5	25	11.2
i.	Student	2	9	0	7	18	8.1
j.	Homenaker	2	4	1	2	9	4.0
k.	Other	2	2	1	2	7	3.1

6. Are there members of your household that are presently unemployed and seeking a job?

a.	Yes	6	11	9	12	38	15.8
b.	No	60	52	41	50	203	84.2

7. Are there members of your household that are currently employed but actively seeking a better job?

a.	Yes	18	19	11	11	59	24.9
b.	No	48	44	48	38	178	75.1

	AREA	1	2	3	4	Total	%
8. Please list the ages of children living with you who are under the age 18.							
One		6	7	5	15	33	14.9
Two		4	9	1	10	24	10.8
Three		0	4	3	4	11	5.0
Four		2	4	2	2	10	4.5
Five		2	4	3	3	12	5.4
Six		1	2	5	2	10	4.5
Seven		2	4	1	5	12	5.4
Eight		3	2	3	3	11	5.0
Nine		1	5	4	2	12	5.4
Ten		2	4	0	2	8	3.6
Eleven		1	2	6	3	12	5.4
Twelve		2	4	0	2	8	3.8
Thirteen		3	4	3	0	10	4.5
Fourteen		4	5	4	2	15	6.8
Fifteen		1	1	5	1	8	3.8
Sixteen		6	3	5	0	14	6.3
Seventeen		1	4	4	2	11	5.0
Eighteen		0	0	0	1	1	.5

9. Please list some of the things you like about living in the Far East Lawrence Neighborhood.	
Quiet, peaceful	77
Convenient location to work, schools, downtown, parks, etc.	57
Friendly, good neighbors	55
Affordable housing	35
Away from city and KU	23
Little traffic congestion	14
Nice trees and parks	14
Well established area	12
Feel safe in this area (low crime rate)	11
Spacious lots	10
Privacy	9
Nice homes & yards	7
Neighborhood has potential	7
Rural atmosphere	6
Nothing	6
Single-family atmosphere	5



Lots of children	5
Variety of neighbors	4
Clean area in general	4
E. Lawrence center	2
Not industrialized or commercialized	2

10. Please list some of the things you don't like about living in the Far East Lawrence Neighborhood.

Inconvenient location (isolated from employment center, gas stations, grocery stores, etc.)	32
Coop. & its pollution	16
Homes & lawns in need of repair & clean up	16
Children playing in the street	15
Streets in poor condition	14
Concentration of low income housing in F.E.L.	13
No bus lines	10
Mobile home park	7
No sidewalks	7
15th & Prospect dwellings	6
Junk cars parked in yards	6
F.E.L. is not patrolled enough by police	6
Sewer system in need of repair	6
Inadequate snow removal	5
Fear of crime	5
Lack of control of low income housing youth	5
Inadequate street lighting	4
Speeding	4
Loose animals	4
Nothing	4
Noisy truck traffic	4
Absentee landlords	3
Need facilities for bicycles	3
Not enough good park facilities	3
Houses too close together	3
Improve density of East Heights School	2

# FAR EAST LAWRENCE neighborhood

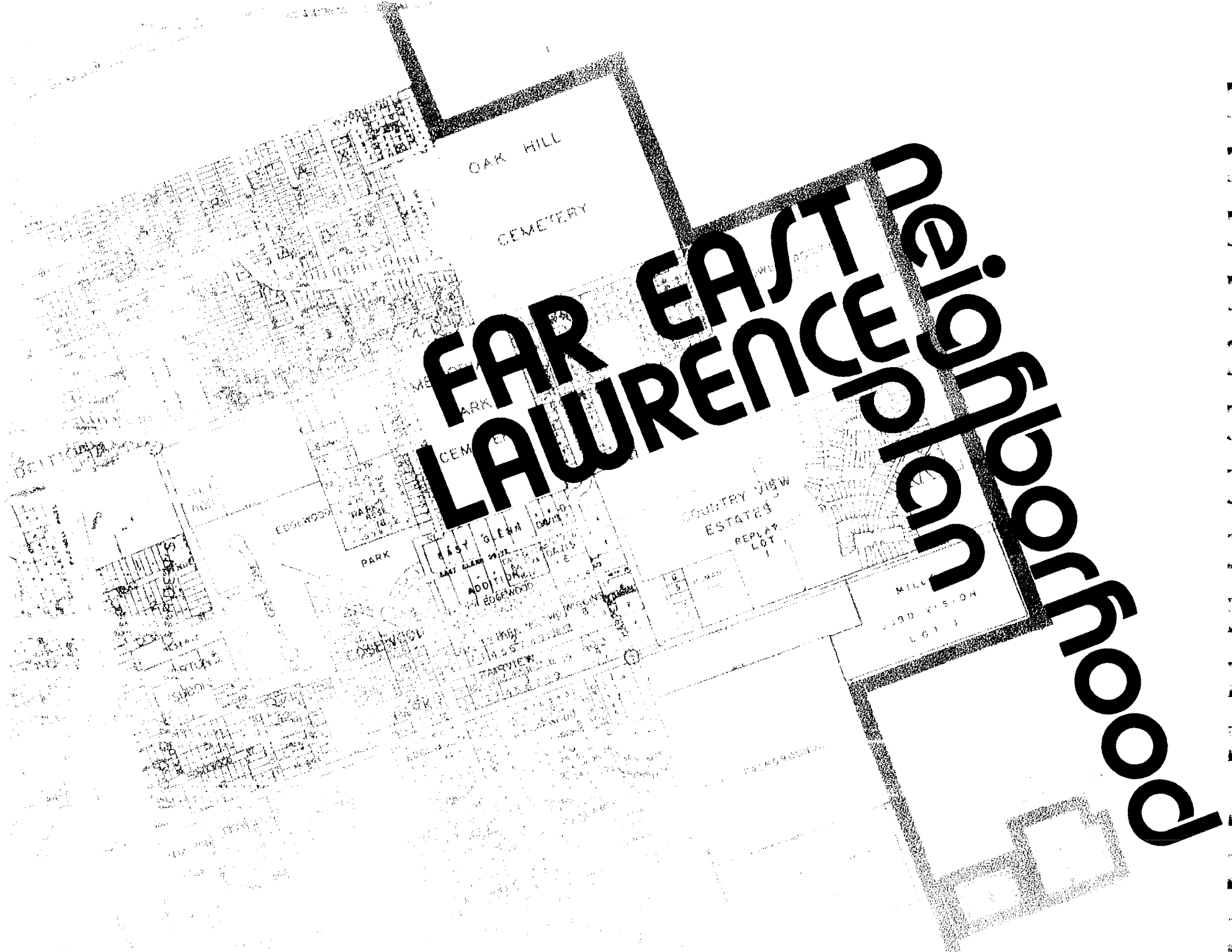
OAK HILL

CEMETERY

CEMETERY

COUNTRY VIEW  
ESTATES  
REPLAT  
LOT 1

MILL  
COUNTRY VIEW  
LOT 1



REPLAT LOT 1