

Lawrence Association of Neighborhoods Draft Minutes
Lawrence Public Library, meeting room B
May 15th, 2019 7:00 p.m.

Participants: Bart Littlejohn, Pinckney Neighborhood Association representative; Becky Pepper, City of Lawrence Planning and Development Services; Bill Winkler, Barker Neighborhood Association resident; Courtney Shipley, Dad Perry Park/Kasold resident; David Longhurst, Downtown Lawrence Inc.; Edna Mosher, Schwegler Neighborhood Association co-representative; Eric Kirkendall, Old West Lawrence Association representative; Gary Webber, Sunset Hill Neighborhood Association representative; Kyle Thompson, Oread Residents Association resident; Lisa Larsen, Mayor, City of Lawrence / West Hills resident ; Melinda Henderson, Brook Creek Neighborhood Association representative; Ted Boyle, North Lawrence Improvement Association representative; Travis Harrod, Springwood Heights representative

Accept minutes from April: Longhurst moved to accept, Kirkendall seconded, motion passed.

Treasurer's Report: Edna Mosher - \$2995.11 in the bank, 11 official members, seven present'

Don't forget to pay your dues for 2019! Also update neighborhood rep info on the city website.

[Update from City Planning Department: Becky Pepper, city planner.](#) On Monday the Planning Commission will discuss community resources and appendix of Plan 2040. Wednesday they are discussing rezoning near 31st and Kasold to RS5, preliminary plan for Casey's, and providing input on CIP. No new updates on ongoing projects. The second opportunity for Bike Boulevard open house is Wednesday, May15, East Lawrence Community Center. The city is issuing a press release on Friday for input to Downtown Master Plan. Complete update available via the link above.

Henderson asked about charrettes for the 23rd street corridor project. Pepper said Jessica Mortinger would be contact person.

Shipley asked about recent court ruling regarding marking tires for parking enforcement and its effect on our ability to enforce. Pepper suggested Shipley speak to Bradley Harrell.

Speaker: Hugh Carter with the Chamber of Commerce to discuss the Community Benefit component in Plan 2040. Danielle Davey, Attorney and Bobbie Florey, Lawrence Homebuilders Association, also attended.

They are concerned with new community benefit component and its impact on developers and affordable housing. From the Chamber's viewpoint, the staff rewrite late in the process (August 2017) was troublesome, especially the Community Benefit component. One unintended consequence will be that affordable housing will be more expensive, because infill lots will be more expensive. This revision did not come from the steering committee.

Current inventory is less than 2 months' supply for homes less than \$250K. This is inadequate. The community benefit clause will drive infill lot costs higher, making

affordable housing more difficult. Henderson stated that affordable infill is not happening, costs are high on new infill homes. Kirkendall stated that developing affordable housing on Tier 2 land satisfies community benefit clause, and should not increase costs.

The Chamber would like to use policy incentives rather than regulations that raise costs. Longhurst asked if it is not easier to build affordable housing as infill. Florey responded that lot prices in west Lawrence are starting at \$70K, and in southeast Lawrence, \$50K.

Webber stated that the need to limit sprawl is critical, and the plan needs enough teeth to drive infill development. Incentives do not seem up to the task.

Davey stated that they are concerned with the Community benefit clause on Tier 2 land. They have no problem with the clause on Tier 3 land.

Harrod stated that regulations should address clear, unambiguous problems. Sprawl is less clear a problem than, for example, dumping waste in a stream. Regulations are a sharp sword that cuts both ways, and can have unintended negative consequences.

Littlejohn stated he is uncomfortable with the late insertion of this clause. He asked if the presenters had met with staff. They responded that their meetings were unproductive.

Longhurst stated that making development difficult and costly is not the best way to reduce sprawl. A balance is needed that slows sprawl, yet allows housing to expand.

Florey added that she does not believe that sprawl is a problem because the city expands in a thoughtful, well controlled way. Also, developers are not able to cut costs to make up for expensive regulations. Finally, the developer pays for everything when land is developed for housing, and the cost is passed on to the buyers.

Davey stated that you can't build a house for less than \$200K in Lawrence. Boyle stated that homes in North Lawrence are the exception. Harrod stated that North Lawrence was not a good comparison for other parts of Lawrence.

Shipleigh asked if expensive homes are not selling, isn't it the Homebuilders Assn. responsibility to convince them to build less expensive homes. Florey responded that lot prices drive costs, and with high lot prices, only large expensive homes can make a profit.

Update on Opportunity Zones (OZ): Kirkendall reported that the City Commission and staff clearly heard LAN on this issue. The city commented on the federal draft regulations, and the staff wrote a memo that accepted many of the recommendations submitted. They propose to write a prospectus to explain what they want with OZs. He thinks the only thing missing is that stakeholders were not defined. The definition of Stakeholders needs to include neighborhood groups.

Henderson stated that because this is a federal program, we may not know when a developer plans to use the OZ.

Plan 2040 update: Shipleigh state there are at least two more meetings on the plan. We need to remain vigilant as it moves forward.

Short Term Rentals: Good discussion at the city commission meeting last night on this issue; we need to watch developments.

Neighborhood reports:

Dad Perry Park: Kasold is almost open!

Downtown: This is graduation week, so crazy good downtown.

NLIA: Lots of projects completed, flooding problem on Perry resolved. The city is now concentrating on directing ditches to the pump station. The project behind Johnnies is in progress.

Oread Residents Assn: They recently discussed the Hub development and the Castle Tea Room. They are also watching STR negotiations.

Brook Creek: May meeting discussed possibly have City Commission Candidate Forum if there is a primary. The Voter Education Coalition needs a LAN representative. The neighborhood Association is still upset about spending \$ on 19th from Harper to Venture Park. They want to be included in any future discussions. Henderson offered 19th street money to used on Lawrence Loop.

Pinckney: Will have picnic on June 1st. They are keeping their eyes on affordable housing and STRs.

Schwegler: Updated the neighborhood info on the city website. They encourage all citizens to be involved in the Bicycle Boulevard development. The neighborhood is split in their support. The Schwegler board meeting Monday night.

Sunset Hill: Hosted their annual potluck on May 4, 42 attended. They will be electing officers on May 28. They are working with LPRD on improvements to Ludlam Park.

Conditional Zoning changes (from December): deferred until June.

Henderson announced open house on Rock Chalk Affordable Houses at the corner of Summit and Oak Hill.

Longhurst moved to adjourn, Mosher second, passed at 8:45.

Submitted by Gary Webber, Secretary.