





**Please respond to the following questions to the best of your knowledge. Review bodies shall consider the following factors for all Comprehensive Plan Amendments (policy and map amendments). (Attach additional sheets if needed.)**

- 1. Does the proposed text amendment result from changed circumstances or unforeseen conditions not understood or addressed at the time the Plan was adopted? (Please explain)**

See Attached

- 2. Does the proposed amendment advance a clear public purpose? (please explain)**

See Attached

- 3. Is the proposed amendment consistent with the long-range goals and policies of the Plan? (please explain)**

See Attached

- 4. Does the proposed amendment result from a clear change in public policy? (Please explain)**

See Attached



## H2020 CPA PROPOSED AMENDMENT

### ■ Downtown Commercial Center (p. 6-3,4)

The Downtown Commercial Center is the historic core of governmental, commercial, institutional, social and cultural activity. Transitions to adjacent neighborhoods are traditionally provided through alleyways or landscaping improvements rather than a change in use or density. The Downtown Commercial Center is restricted to the historic commercial core of Lawrence and the North Mass Development. The boundaries of Downtown Lawrence correspond with the boundaries outlined in the "Comprehensive Downtown Plan", and are described as: starting at the Kansas River, south along Kentucky Street to just south of Vermont Towers, then east to Vermont Street, south along Vermont Street to North Park Street, east along North Park Street to Rhode Island Street, north along Rhode Island Street to 11<sup>th</sup> Street, west along 11<sup>th</sup> Street to the alley east of New Hampshire Street, north along the New Hampshire Street alley to 9<sup>th</sup> Street, east on 9<sup>th</sup> Street to Rhode Island Street, then north on Rhode Island Street to the Kansas River. In addition, from the intersection of the levy and North 2nd Street, then north along the levy to the centerline of Lyon Street, then east along the centerline of Lyon Street to the west right-of-way of the Union Pacific Railroad, then southeast along the west right-of-way of the Union Pacific Railroad to the centerline of North 2nd, then south along the centerline of North 2nd Street to the intersection of the levy and North 2nd Street.

The Downtown Commercial Center is the Regional Retail/Commercial/Office/Cultural Center for the community and is considered a destination driver that attracts and serves the area beyond that of the local community. The Downtown Commercial Center has an established development and architectural/urban design pattern. Unique among commercial centers in Lawrence, the Downtown Commercial Center combines a variety of land uses, including governmental, retail, office, public facilities, institutions, churches, and residential. Linear in design, the Downtown Commercial Center is focused along Massachusetts Street with New Hampshire, and Vermont Streets and the North Mass Development serving as secondary activity areas. General building patterns are urban. Mixed-use, multi-story buildings are the most common building form and parking is provided on-street and through community parking lots and parking structures.

Building designs and public improvements are focused on providing a pedestrian-oriented commercial experience. Massachusetts Street has a distinct streetscape with sawtooth parking and a focus on first floor (pedestrian oriented) retail use. Vermont, and New Hampshire and North 2nd Streets provide the major vehicular movement patterns and provide access to the majority of the community parking areas. Alleyways, which provide service access, are one of the main character-defining elements that distinguish the Downtown Commercial Center from other commercial centers. To ensure there are a variety of commercial uses, the maximum footprint for an individual store is limited to approximately 25,000 gross square feet unless the store is located in the North Mass Development and then the store size will be determined by its use. (i.e. grocery store, movie theatre, etc.). One of the keys to the success of the Downtown Commercial Center is the ability to provide a wide range of leasable square footage that is both flexible and capable of being tailored to a specific use. Construction within the Downtown

Commercial Center is regulated by a set of design guidelines administered through an Urban Conservation Overlay Zoning District.

An important ingredient to ensuring the continued viability of Downtown is keeping it the center of the city's social and institutional activities. To maintain downtown as the city and County's hub of governmental functions; uses and buildings such as City Hall, the County Courthouse, Municipal Library, Douglas County Senior Center, Fire/Medical Department's Main Office, Police and Sheriff Offices, the Municipal Pool and the Municipal and District Courts shall remain located in Downtown.

**MEMORANDUM**

FROM : Paul Werner  
TO : Scott McCullough and Michelle Leininger  
RE : CPA for North Mass Development  
DATE : November 21, 2011

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**1. Does the proposed text amendment result from changed circumstances of unforeseen conditions not understood or addressed at the time the Plan was adopted?**

H2020 states, "Re-study of the Comprehensive Downtown Plan should explore the following options to improve Downtown Lawrence: ...inclusion of more uses along the river and integration of these developments into downtown (p. 6-14)."

**2. Does the proposed amendment advance a clear public purpose?**

The public purpose for this amendment is to allow for development north of the river that will include retail, office and residential uses to compliment downtown. The river is a great amenity for Lawrence but is not being utilized to its full potential.

**3. Is the proposed amendment consistent with the long-range goals and policies of the Plan?**

This amendment does recognize H2020's commercial land use goals and policies by striving to ensure that the cities commercial areas are encouraged to grow while at the same time supporting and complementing Downtown.

**4. Does the proposed amendment result from a clear change in public policy?**

No

**5. Will the proposed amendment affect the adequacy of existing or planned facilities and services?**

The proposed amendment will support Downtowns existing and planned facilities and services by being in close proximity across the river and by allowing development across the river to draw and attract additional people to Downtown.

**6. Will the proposed change result in reasonably compatible land use relationships?**

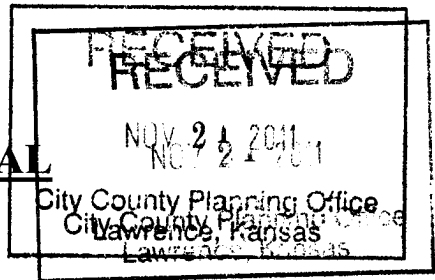
The expansion of downtown will allow the river to play an important role in tying together both the southern and northern ends of Massachusetts Street.

**7. Will the proposed change advance the interests of the citizens of Lawrence and Douglas County as a whole, not solely those having immediate interest in the affected area?**

The proposed development will be located on the river and act as a strong link to connect Downtown and the North Mass development to the each other and include possible uses such



as a movie theater, hotel, offices, restaurants and residential opportunities which will attract users to Downtown and the City and County as a whole. The North Mass Development along with the existing Visitor Information Center will serve as an impressive Gateway to Lawrence.



**LETTER OF TRANSMITTAL**

FROM : Joy Rhea  
 TO : Amy Miller  
 DATE : November 21, 2011  
 RE : Site Plan Application for 704-718 Connecticut Street

**We are Sending :**

Attached       Per your request       For your files

**Items Transmitted Via :**

US Mail       Overnight       Courier       Other

**Items Transmitted are For Your :**

Information       Use       Approval       Review

**Items Transmitted are :**

Originals       Disk (s)       Shop Drawings       Blueprints  
 Specifications       Samples       Other \_\_\_\_\_

COPIES/ SETS:	DESCRIPTION:
1	Application
1	Separate sheet for App. Answers 1-7
1	H2020 Amendment
1	Market Study

**REMARKS :**

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