

# The Pinckney Neighborhood Plan



Lawrence-Douglas County Planning Office

THE PINCKNEY NEIGHBORHOOD PLAN

JULY, 1978

LAWRENCE-DOUGLAS COUNTY

PLANNING OFFICE

The Lawrence City Commission  
City Offices  
910 Massachusetts  
Lawrence, KS. 66044

Honorable Mayor and Commissioners:

The Lawrence-Douglas County Planning Commission is happy to submit for your acceptance, the Pinckney Neighborhood Plan. The plan was adopted in accordance with State Statutes by the Planning Commission on June 28, 1978.

The Pinckney Plan contains our recommendations for the future development of the neighborhood. The Planning Commission believes that this plan represents a reasonable and fair compromise between the various interests that were brought to our attention through public hearings.

This plan is the result of the collective effort of the Planning Commission, neighborhood residents, and the planning staff. An extensive opinion survey of neighborhood residents and property owners was completed in January of 1978. The results of this survey are included in the appendix of this plan.

These proposals have gone through a period of extensive public review. The neighborhood committee held four well publicized meetings to review the original draft of the plan. The full Planning Commission considered the proposals of the preliminary plan at two public hearings.

We look forward to working with you towards the achievement of the goals and policies set forth in this plan.

Sincerely,

  
Jane Topping Combest

Lawrence-Douglas County  
Planning Commission

THE CITY OF LAWRENCE, KANSAS, 66044

CITY COMMISSION

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Barkley Clark, Vice-Mayor  
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THE PINCKNEY NEIGHBORHOOD PLAN

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## I N T R O D U C T I O N

### GENERAL

The purpose of the Pinckney Neighborhood Plan is to provide an official guide to the future development of the neighborhood for the use of the City Commission, the Lawrence/Douglas County Planning Commission, residents, property owners, and other concerned organizations and individuals. For the City Commission and Planning Commission, the Plan provides a reference to be used in connection with their actions on various city development matters as required by law.

The Plan is intended to promote an arrangement of land use, 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. It is intended to provide a guide for the development and change within the neighborhood, meeting the needs of existing unique conditions and anticipated changes. The policies of the Plan are intended to protect the existing investments to the extent that is reasonable and feasible.

The formulation of neighborhood plans is clearly called for in Plan '95. In Chapter 4, "Land Use Guide Plan", Objective 4, it specifies that "detailed neighborhood plans should be developed." In the same chapter, under Policy 6, it states that neighborhood plans should be used in conjunction with the generalized Land Use Guide and Policies of Plan '95.<sup>1</sup> It is clear that Plan '95 recommends that neighborhood plans be developed and that these plans be used as specific guidelines in conjunction with the overall policies set forth in Plan '95.

Plan '95 endorses the preservation of neighborhoods and the neighborhood unit concept as defined by Clarence A. Perry.<sup>2</sup> In Chapter 7, Plan '95 recommends preserving and encouraging such neighborhood units by evaluating and defining neighborhood boundaries to avoid possible intrusions and negative impacts through the upgrading of the transportation system.<sup>3</sup> This Plan defines the boundaries of the Pinckney Neighborhood and makes recommendations as to the classification of streets as recommended by Plan '95.

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1. The Lawrence-Douglas County Planning Commission and Ron Jones and Associates, 1977, Pages 4-10, 11.
  2. Ibid, page 13-8
  3. Ibid, page 7-11



This Plan is not an official zoning map. While it is a guide it should not be taken to imply an implicit right to a particular zoning district or the land uses permitted within that district. Zoning changes are considered under specific procedures set forth by the Code of the City of Lawrence, and those procedures are not altered by the policies of this Plan.

#### FORMULATION OF THE PLAN

The process of formulating this Plan is based on the belief that wide neighborhood participation is not only desirable, but essential. This participation was sought both to identify the neighborhood's problems and to critique possible solutions. The users of a neighborhood often see their needs from a different perspective than do professionals not living in the area. As Randolph Hester said, "What may be the apple of the planner's eye may not appeal to the neighborhood residents at all".<sup>4</sup>

The Planning Commission and its staff have sought user participation throughout the development of this Plan. To date, this process has taken the following steps.

1. The staff met with residents from the neighborhood to find out their most pressing problems that needed to be addressed by a neighborhood plan. This information was used to develop an outline and schedule for the entire process.
2. Members of the Pinckney Neighborhood Association contacted each household within the neighborhood and requested that they fill out a questionnaire concerning selected issues facing the neighborhood. The tabulated results of the survey are included as an appendix to this Plan.
3. The planning staff collected data about the existing environment in the neighborhood. Much of this information is presented in Chapter 3 of the Plan.
4. Using the results of the Neighborhood Survey and the inventory of existing conditions in Pinckney, the planning staff put together initial proposals for the Plan.
5. The Neighborhood Committee of the Lawrence-Douglas County Planning Commission, and residents from the neighborhood, jointly reviewed the staff proposals in a series of meetings held in February and March of 1978. This draft reflects extensive changes that were suggested at these meetings.

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4. Randolph T. Hester, Jr., in Neighborhood Space, Halstead Press, 1975.

6. Before adoption, the Planning Commission held two public hearings to consider the proposals of this Plan.

#### FORMAT OF THE PLAN

This Plan contains four chapters and an appendix. Chapter 1 is a brief summary of recent trends in the neighborhood and some assumptions about the future. Chapter 2 is a statement of goals and policies to guide future decisions that concern the neighborhood. Chapter 3 contains information about the existing conditions within the neighborhood, and Chapter 4 is a series of plans and recommendations relating to land use, transportation, and public facilities in the neighborhood. The appendix contains the results of the neighborhood survey.

## SOME RECENT TRENDS AND ASSUMPTIONS ABOUT THE FUTURE

The following assumptions about future trends in Pinckney Neighborhood were used as a basis for the development of the Plan. Most of them are based on a combination of objective quantifiable data, non-quantifiable "common sense" type criteria, and identifiable trends in the recent past. They are classified as assumptions not because they are based on conjecture but because they are not quantifiable numerically.

POPULATION

Based on the number of occupied residential structures in Pinckney in September 1977, the population of the neighborhood is presently estimated to be 2,367.<sup>1</sup> This computation is based on 2.89 residents per single family units and 2.00 residents for all other units (duplexes, four-plexes, apartments, and mobile homes) with a 98% occupancy rate for single family housing and a 95% for mobile homes and apartments.

Given the fact that Pinckney has over 100 acres of undeveloped land,<sup>3</sup> much of which is zoned residential and suitable for residential development, it is safe to assume that new residential development will continue. Between 1970 and 1977, an average of six single family units and 12 apartment units and mobile homes were added per year. During the same period an average of 4 single family houses were removed per year. Fifteen of the 28 houses were removed as a result of the hospital expansion project. Since no additional projects of this scale are foreseen, it is estimated that an average of two single family units per year will be replaced by non-residential uses.

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1. Based on number of dwelling units that were counted during a housing survey completed in September 1977.
  2. The occupancy rates are based on the results of the above survey and on phone conversations with the managers of Woodcreek Apartments and Mobile Homes, Inc.
  3. See "Land Use Acreage" chart in Chapter 3.

Based on the above discussion, it is projected that there will be an average net gain of four single family units and 12 multiple family units per year. This will result in a yearly net population increase of 36 persons. According to this estimate, Pinckney will have a population of an additional 722 persons or a total population of 3,159 by the year 2000. The amount of additional land area covered will depend on the density of the new developments. This projection predicts a 22% population increase for the Pinckney Neighborhood between 1977 and the year 2000. This is above, but comparable to, the 18.5% probable increase projected for the City of Lawrence in Plan '95.

#### HOUSING

a. Deteriorating housing will continue to be a problem for the Pinckney Neighborhood. This will particularly be true for two areas: 1) the area two blocks east and south of the hospital; and, 2) the area between 5th and 6th Street that adjoins the 6th Street commercial establishments. (See housing condition maps in Chapter 3).

b. Given the proximity of the Pinckney Neighborhood to the downtown area, the hospital, and the University of Kansas campus, there will be continued demand for low and middle income rental housing in the area. In the immediate past, to a large extent, this demand was met by the development of mobile home parks.

c. The area between 3rd and 6th Streets from Tennessee to Mississippi has been showing signs of gradual rehabilitation of older housing stock and an increase in land value. (See housing condition maps in Chapter 3).

#### TRANSPORTATION

a. It is probable that the traffic volume on Fourth Street will continue to increase as more land is developed for residential purposes on the western part of the neighborhood.

b. Within the next five years, Fourth Street will be widened and resurfaced as proposed in the 1978 Lawrence Capital Improvement Plan.

c. As the population of the neighborhood increases, traffic on Michigan Street will increase at least proportionately. Vehicle traffic on Michigan between 5th and 6th Streets will increase from the present average daily count of 6,100 to over 7,500 by the year 2000.

d. Maine street traffic will increase primarily due to an increase in hospital related traffic. The present hospital bed occupancy rate of 68%<sup>4</sup> will increase at least proportionately to Lawrence population increases. New facilities that are presently in the planning stage, such as the medical office complex at 6th and Maine Street, and a new 10-unit doctors' office north of the hospital will also contribute to traffic volume on Maine Street.

e. Traffic on Sixth Street will also continue to increase. Latest counts on Sixth Street vary from 12,000 to 18,000 vehicles per day. The location of the new City Hall, the continued renewal of the downtown area, and the overall increase in the population of Lawrence, all will contribute to more traffic on Sixth Street.

f. Indiana Street will continue to be the primary access point for the City Water Plant and Burcham Park. Present plans for Burcham Park include only passive activities (picnic tables, hiking trails, and small play areas) that will not significantly add to the present average daily traffic volume of about 1,000 vehicles per day.<sup>5</sup>

g. Because of the Neighborhood's proximity to many essential facilities and services, it will become more attractive for residential purposes for those seeking alternative modes of transportation (pedestrian, bicycle, etc.).

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4. Based on conversation with the Area Health Planner, December 1977.

5. Information about plans for Burcham Park is based on a conversation with Fred DeVictor, Director of the Lawrence Parks and Recreation Department.

Traffic counts were taken by Planning Office, September 1977.

PUBLIC FACILITIES

## a. Lawrence Memorial Hospital

The hospital will remain at its present location and continue to be the major medical facility for Lawrence. As the population of the city and county increases, the use of the hospital will increase at least proportionately. Based on the United States Department of Health and Education's standard of three beds per 1,000 population, and based on Plan '95's probable population estimate of 77,000 for Douglas County, there will be a need for 39 additional hospital beds by the year 2000. If Douglas County reaches the maximum predicted population of 88,000 by the year 2000, there will be a need for 72 additional beds. The above is not intended as an analysis of the needed hospital facilities for Lawrence, but is an overview considering only a few variables, showing that hospital expansion is probable by the year 2000.

## b. Elementary School

The Pinckney Elementary School will remain viable, in terms of both building condition and enrollment. Children living in the Pinckney Neighborhood west of Michigan Street will continue attending the Riverside School.

## c. Water Plant

Activities generated by the Water Plant will continue approximately at present levels throughout the planning period.

## d. Burcham Park

The development of Burcham Park is presently underway. All of the proposed development is passive and will not generate a significant amount of additional traffic. The park will contribute to the desirability of Pinckney as a residential neighborhood.

## e. Clinton Park

Clinton Park will continue to be used as a neighborhood park throughout the planning period.