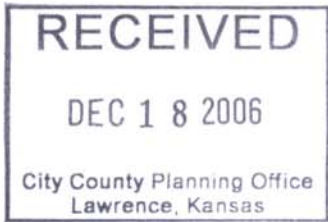


League of Women Voters of Lawrence-Douglas County

P.O. Box 1072, Lawrence, Kansas 66044

December 17, 2006

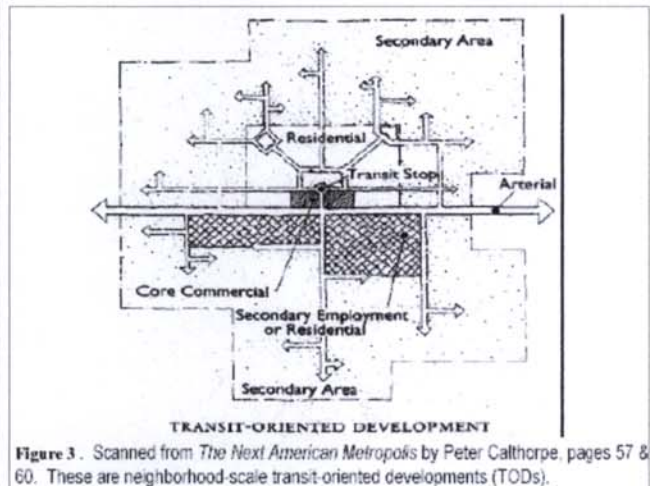
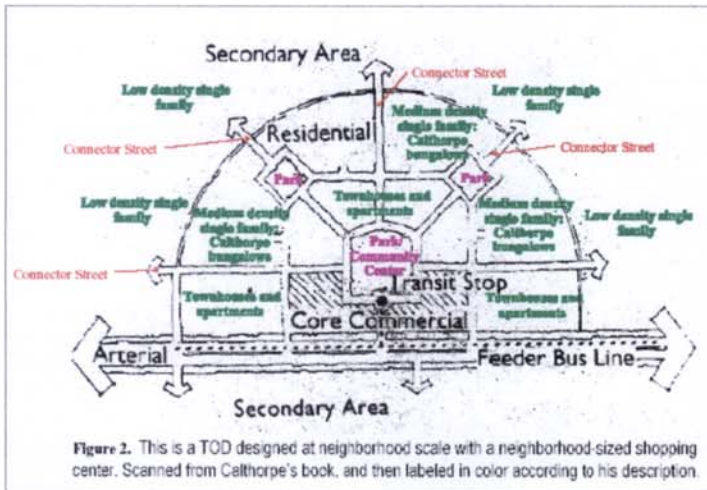


Holly Krebs, Chairperson
Members
Lawrence-Douglas County Planning Commission
City Hall
Lawrence, Kansas 66044

RE: ITEM NO. 15: COMPREHENSIVE PLAN AMENDMENT TO HORIZON 2020; CHAPTER 5.

Dear Chairperson Krebs and Planning Commissioners:

We are very encouraged by your new approach to neighborhood planning. It is close to our League Land Use Position on neighborhoods. However, we would like to suggest that you consider an additional street configuration pattern termed Transit Oriented Development for neighborhoods as represented by Peter Calthorpe in his book, The Next American Metropolis. His concept uses the traditional neighborhood development approach, but designs it specifically to support bus transit when applied to the smaller area of neighborhoods. He utilizes connector streets with sidewalks on both sides in order to bring bus hubs within walking distance of most of the residents of a neighborhood. Below are illustrations of his concept scanned from the above-mentioned book and labeled, by us.



In combination with this street configuration and uses, Peter Calthorpe has designed a special two-story bungalow with a rear detached garage that accesses onto an alley. The detached 2-car garage has a 2nd floor accessory dwelling. The lot is smaller than average and narrow to allow more units per block, thereby increasing the single family density in support of more families within easy walking distance of the bus stop. The convenient bus stop and the accessory dwelling makes this housing more affordable for families and reduces the number of cars needed by each family.

We hope these illustrations will encourage you to include specific transit-oriented (bus) street configurations as additional possible neighborhood street designs in your Horizon 2020 Chapter 5 amendments.

Sincerely yours,
Rusty Thomas
President

Alan Black
Alan Black, Chairman
Land Use Committee

# PETER CALTHORPE'S TRANSIT-ORIENTED DEVELOPMENT

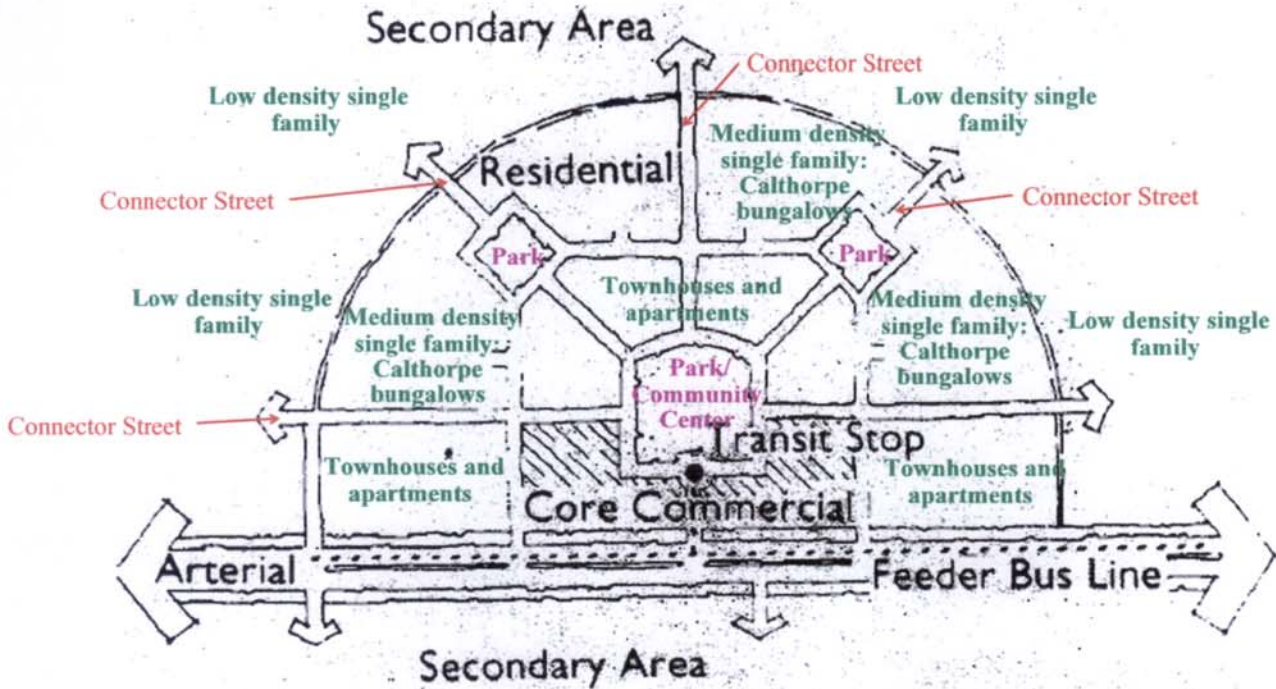


Figure 2. This is a TOD designed at neighborhood scale with a neighborhood-sized shopping center. Scanned from Calthorpe's book, and then labeled in color according to his description.

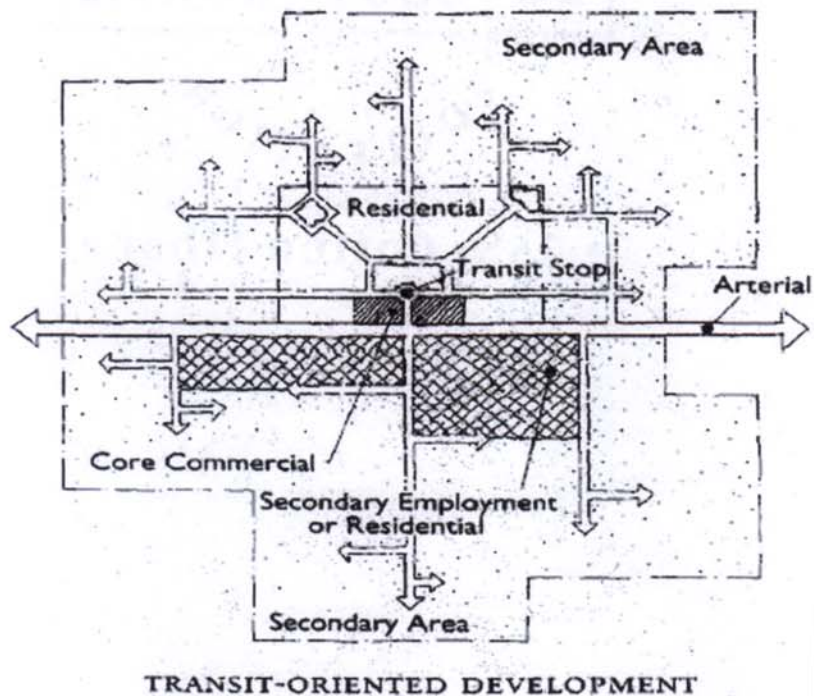


Figure 3 . Scanned from *The Next American Metropolis* by Peter Calthorpe, pages 57 & 60. These are neighborhood-scale transit-oriented developments (TODs).