

MEETING NOTES AND PUBLIC COMMENT SUMMARY

PUBLIC MEETING NUMBER 3

COLLEGE STREET CORRIDOR PLAN

FEBRUARY 15, 2012

Once again, attendance and participation were very good (35). Thanks to everyone.

The presentation which may be viewed at www.springfieldmo.gov/collegestreet contains the bulk of the discussion. Areas further discussed were:

- Staff proposed to consider future redevelopment in phases. Full development potential may not be realized until the West Meadows is completed and the rail reconfiguration has been completed. This will result in a “seamless” integration between the open space and stream of West Meadows, and the College Street Corridor properties. However, in the shorter term (1-10 years) we can make great strides toward revitalization of the area that can begin immediately.
- We discussed future land use in relation to the existing land use. It is believed the existing mixed land use works rather well and that it is more important to ensure good property maintenance and operation. We will continue discussing how best to address future land use. There was a question of whether we should propose future land use on a sub-district basis versus overall.
- A citizen asked whether the City would be crafting design guidelines for the Corridor. It was discussed that it would be difficult to write standards for such this unique and varied area, but agreed that this topic deserved further discussion.
- Ensuring good property maintenance and operation may be difficult to obtain, but we can begin by continuing enforcing existing health and safety codes and crime enforcement. It is important that neighbors and the community become involved in reporting problems to provide direction for city staff.
- There are several property owners willing to improve their property if they have a context for these improvements that will result in better properties along the corridor and provide a reasonable return on the investment. This plan should provide that context.
- The question of tax abatement for redevelopment was asked and it is a good possibility if that is what is desired. This idea will be further developed in the implementation planning stage in late spring.
- Creating a customized, flexible zoning ordinance is desirable for this area. There are options for achieving this that will also be explored in the implementation

planning stage. The concept of Form Based Code was mentioned, followed by a discussion in the Google Group forum.

- Even though it was discussed that the full redevelopment potential may not be achieved until the rail reconfiguration is completed, there may be interim steps that should be pursued to work with the MN& A Railway Company to achieve a pedestrian access across the tracks to the West Meadows.
- It was noted there are homeless camps in the West Meadows and railroad property and if someone will call 911 and report this, the Police Department will handle. Again, the need for community involvement.
- There were concerns that there may not be sufficient resources to improve deficient public facilities. Staff response was that if we make the case for the need and continue getting strong community involvement in plan development, resources may be directed to improve the public facilities over time.

If you have any questions or want to discuss the plan, please feel free to contact:

Vern Morgan

864-1844

vmorgan@springfieldmo.gov

COLLEGE STREET CORRIDOR PLAN VISIONING PROCESS

February 1, 2012 (Meeting 2)

We are going to begin envisioning the future of College Street tonight by following the steps below:

- Observe the 10 Tenets of Civility.
- Propose ideas that articulate a desired future.
- There are no boundaries for ideas *except* please remember that the Planning and Zoning Commission and City Council must recommend and approve the final plan so ideas should be offered with that in mind.
- No idea is a bad idea.
- City staff will record the ideas and may ask for clarification, but all ideas will be recorded.
- We will not debate or question the viability of the ideas expressed at this meeting, but will resolve concerns in future meetings.

Time Before Next Meeting

Staff will review recorded ideas and provide a response by:

- Organizing and summarizing the ideas.
- Framing the ideas for discussion in the Google Group and at the next meetings.
- Posing comments and questions about the ideas.
- Pointing out areas requiring resolution in relation to the Background and Analysis report and experience.
- Representing ideas graphically through the “Sketch Up” model.

February 15 Meeting (Meeting 3)

- Review staff framing of ideas and comments.
- Discuss areas requiring resolution.
- Review “Sketch Up” drawings demonstrating ideas.
- Add any new or different ideas.
- Prioritize the vision ideas for development of a Vision Statement.

Following completion of the Visioning process, we will begin discussing alternatives to accomplish the Vision.