

# Kearney Street Redevelopment Plan

## Summary Public Input Meeting #1

August 24, 2017

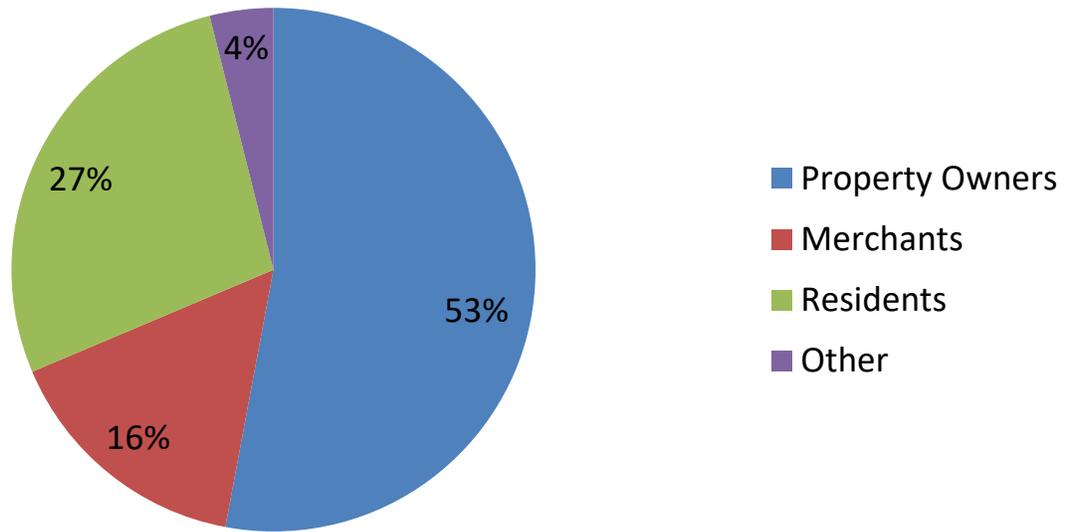


A public meeting was held on Thursday August 24, 2017, from 5:30 to 7:00 PM, at the Northview Center at Doling Park, 301 Talmage, to provide information and receive input on the Kearney Street Corridor Study and Redevelopment Plan. Approximately 55 members of the public attended the meeting based on an informal head count and 38 people signed the attendance sheets. A Meeting Notice was mailed to property owners and residents within the proposed Redevelopment Area. The Public Information Office issued a press release on Monday August 21<sup>st</sup> resulting in media attention and press in attendance. The Meeting Notice was also posted with the City Clerk, and distributed at the August Annual Neighborhood Night Out, the Neighborhood Advisory Committee Meeting, and to key businesses. A Facebook Event was created by the Public Information Office and 58 people indicated on the page they were interested in attending. It was also shared on the Cruising Kearney and Zone 1 Facebook page. In addition, several city staff attended, new media, and the Zone 1 and Zone 2 City Council representatives, Phyllis Ferguson and Dr. Tom Prater.

### **Meeting Format**

The meeting format consisted of welcome remarks by Zone 2 Councilman Tom Prater, followed by a Staff presentation that included a review of the Kearney Street Market Study, Information on Chapter 99 Property Tax Abatement, the proposed boundary, and an interactive public input session. Comment cards were distributed and 22 participants completed and returned theirs at the meeting. Comment cards continued to be received through Thursday, September 7<sup>th</sup> with 1 comment card submitted post-meeting for a total of 23 received.

# Meeting Attendance



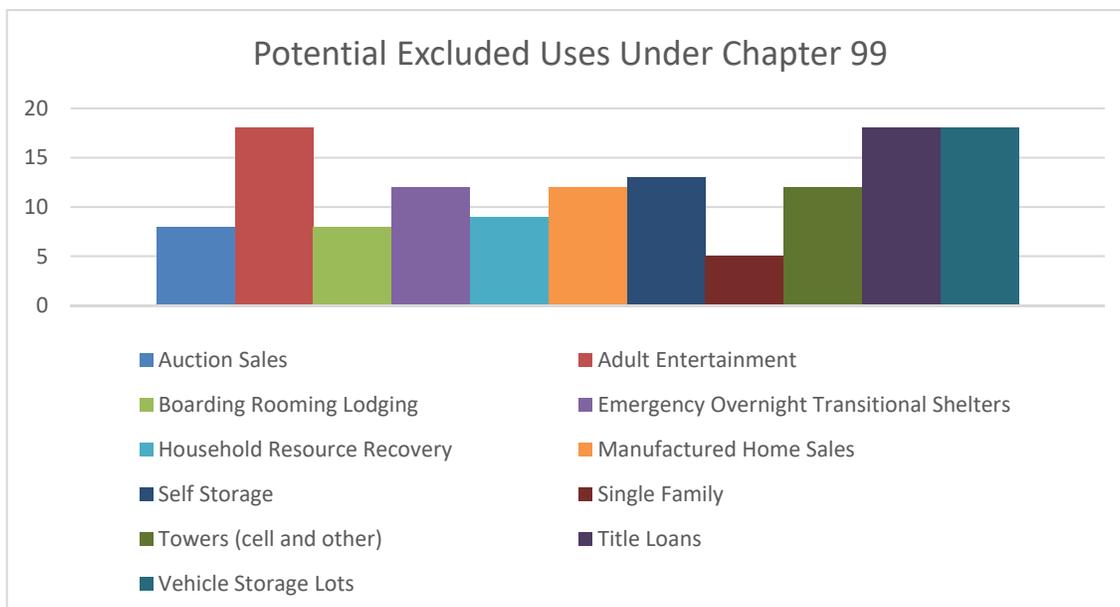
## Results of Public Comment

Participants were asked to indicate what uses (if any), allowed under the zoning, should be excluded from receiving Chapter 99 abatement under the Redevelopment Plan. The chart below shows the number of votes to EXCLUDE each use. The higher the bar, the more strongly participants felt about prohibiting incentives for that use.



**Question:** What uses (if any) allowed under the zoning, should be excluded from receiving Chapter 99?

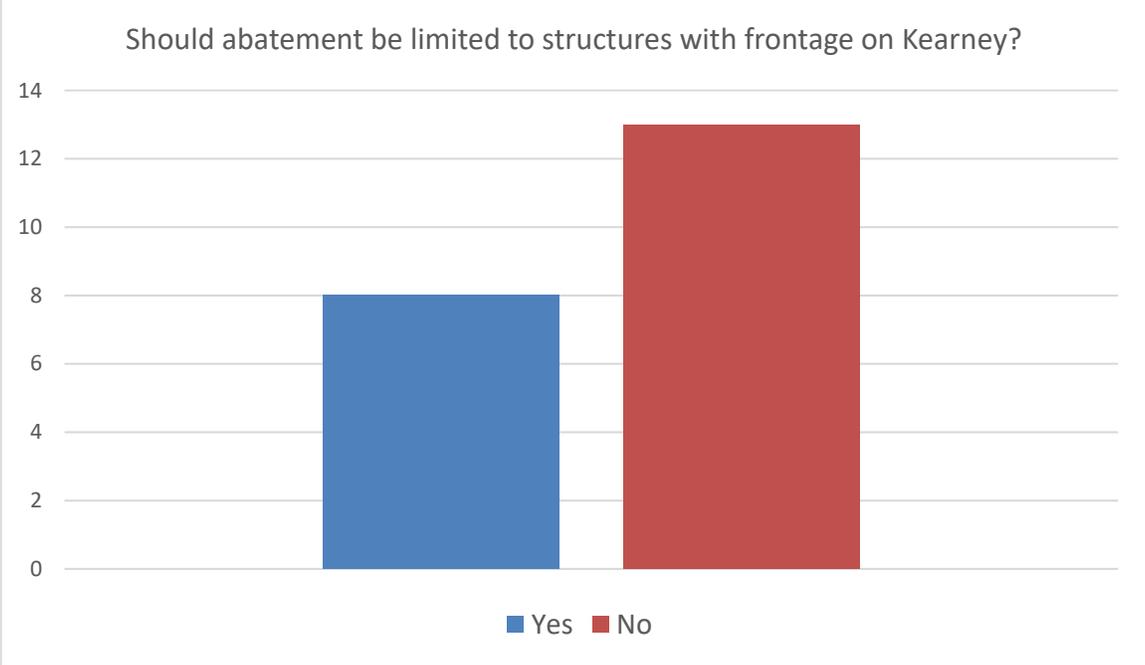
| Votes | Use   |
|-------|---|
| 18    | Adult Entertainment   |
| 18    | Title Loans   |
| 13    | Self Storage  |
| 12    | Emergency Overnight Transitional Shelters and Soup Kitchens |
| 12    | Manufactured Home Sales                                     |
| 12    | Towers (cell and other)                                     |
| 9     | Household Resource Recovery                                 |
| 8     | Auction Sales   |
| 8     | Boarding Rooming and Lodging                                |
| 5     | Single Family   |



Based on the comment card results, the uses people would most like to exclude include adult entertainment, title loans, and vehicle storage yards. The next highest priority for exclusion included self storage followed by emergency and overnight shelters and soup kitchens as well as manufactured home sales. Less than half of the respondents said they would also like to exclude auction sales and boarding and rooming lodging. A minority (five people) also wanted to exclude single family uses.

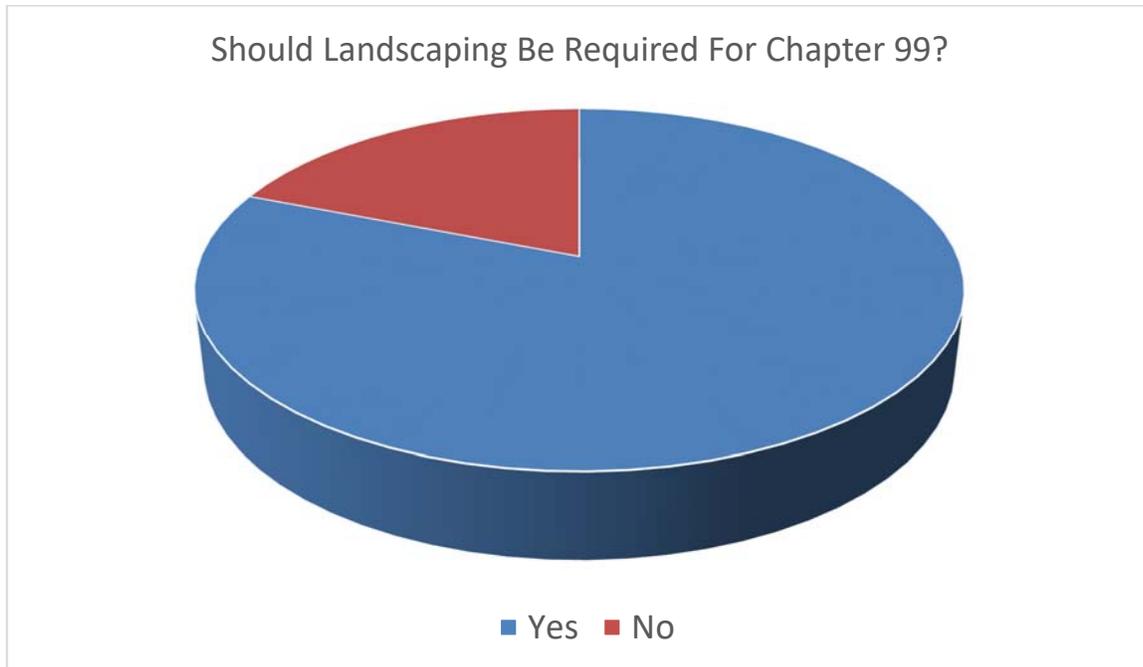
**Frontage on Kearney**

When asked if only structures with frontage on Kearney should be granted Chapter 99 abatement, the majority said no as shown in the chart below.



## **Landscaping Requirements**

Most respondents were in favor of requiring landscaping as a condition of granting abatement with 17 saying it should be required and only four saying no.



## **Building Materials**

Fourteen people said they would like to exclude certain building materials from projects receiving Chapter 99 abatement. Those who provided written comments generally wanted materials to be durable and would like to consider disallowing vinyl, metal, and cinder block buildings.

## **Consolidation of Curb Cuts**

With 20 respondents indicating they would like to see curb cuts consolidated as part of the redevelopment plan for properties applying for Chapter 99, this item had overwhelming consensus.

## **Summary of Written Comments from Comment Cards**

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## Boundary Comments

300 feet is ridiculously small.

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Boundary suggested is appropriate

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Boundary should go further to the north and south.

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Boundaries should be from Glenstone to Kansas, but not further and reduce the depth to 200 feet instead of 300.

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Don't need deep lots. Look at Republic Road.

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## Eligibility Limits for Abatement

Any abatement should include an improvement to the neighborhood other than the development itself.

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Encourage businesses that benefit the residents on the Northside – brochure stores, family restaurants, social services, local stores.

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Green Buildings and retailers that cater to low-mod income families, walkable spaces, ADA compliant.

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Landscaping requirements should be relaxed on small sized properties.

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Limit alcohol sales and instead be family friendly.

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Make Hilland Dairy and Walgreens give corners for turn lanes at Kearney and National.

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No new apartment complexes.

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No payday loans.

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Owner of the property must live in Springfield.

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Traffic and pedestrian friendly infrastructure.

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## General Comments

Due to the current trajectory of poverty in this area tax abatement will be greatly appreciated.

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Do not want eminent domain used to take single family homes.

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Emphasize the Route 66 theme

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Fix surrounding neighborhoods

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It would be great to have old Kearney street back.

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Plan for 20 years not tomorrow.

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Scaling on application for Chapter 99 for the fee – single family should pay less than commercial to encourage both uses.

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Thank you for giving attention to Kearney Street!!

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The plan needs to be executed around a “theme” what is the hook for Kearney?

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Tourism – where is route 66

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## Questions

How can Baptist Bible College be a part of this? Are there any incentives/help for our property/frontage besides tax abatement?

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## **Redevelopment Plan Schedule and Next Steps**

The following are the next steps in the process:

1. Comment Cards will be collected through September 7, 2017
2. Staff will review the results, update the Land Clearance for Redevelopment Authority and draft the Redevelopment Plan.
3. A second Public Meeting will be held on September 25<sup>th</sup> at 5:30PM at Roberson Elementary to take comments on the draft Redevelopment Plan.
4. The formal approval process will require a recommendation from LCRA, Planning and Zoning, with final approval from the City Council.
5. Current projected schedule will be to have the incentive available in early 2018.

## **Summary of the Questions and Comments at the Public Meeting**

The following are some of the questions and comments raised at the meeting along with staff responses. These do not necessarily include all the questions raised at the meeting due to space.

### **Question: Can existing properties receive abatement?**

*Response: New improvements are eligible once the Redevelopment Plan is in place. New construction or a redevelopment could qualify, but existing unimproved structures or past improvements are not eligible.*

### **Question: How does a blight designation impact my home if it is in the district? Does it mean the City can demolish it or will property value be reduced?**

*Response: The blight designation should have no financial impact on a residential property other than to make the use of Chapter 99 available for redevelopment projects within the designated area. It could help incentivize the sale of properties, but will not have adverse impacts because of the designation.*

### **Question: What is the process for receiving tax abatement?**

*Response: Once the Blight Study and Redevelopment Plan are approved, applicants may apply for Chapter 99 to the Land Clearance for Redevelopment Authority. Applications that meet the Redevelopment Plan guidelines will receive 10 years of abatement on new improvements.*

### **Question: Will there be a minimum investment required to receive abatement?**

*Response: No. Staff considered this, but wanted to make the incentive available to smaller projects which are more likely to be locally owned and to expanding existing businesses already located in the area.*

### **Question: Will there be a "but-for" test required for Chapter 99?**

*Response: No. This is required for Chapter 353 but not typically for Chapter 99. The goal is to provide a streamlined, easy to use incentive. Requiring the "but-for" to demonstrate the financial need of the*

*incentive for the project to be feasible may prohibit smaller “mom and pop” business from utilizing it due to the added time, expertise and expense this analysis requires to prepare. These are the types of business that need it the most.*

**Question: Is this a comprehensive plan?**

*Response: No. The City Planning Department will be undertaking an update to the Growth and Management and Land Use Plan which will be an update to the Comprehensive Plan. This is a Redevelopment Plan specific to Chapter 99.*

**Question: What are the landscaping requirements?**

*Response: Landscaping requirements in the Zoning Code apply to new construction and specify the type and amount of greenspace and planting required based on the development. This requirement does not currently apply to renovations but could apply if required by the redevelopment plan for properties receiving the Chapter 99 incentive.*

**Question: Where did the 300’ Boundary depth come from?**

*Response: 300’ lot depth was a recommendation by PGAV Consultants based on modern retail lot requirements.*

**Question: Why offer tax abatement it hurts the schools and doesn’t help?**

*Response: Chapter 99 is an incentive, recommend in the PGAV Market Study to help remediate blighting conditions in the area by easing the financial burden on new development in an area as well as helping to promote success of small and start-up businesses in their early years of establishment in the area.*

**Question: I don’t believe Kearney can be improved because it lacks character.**

*Response: City Council has directed Staff to prepare a redevelopment plan per the recommendation in the PGAV Market Study which suggests there is opportunity for Kearney Street based on local and regional market trends and consumer spending habits. It is worth a try, and many people believe Kearney does have character, although it’s different from a traditional historic district and has its own unique attributes including Route 66 history and car culture.*

**Comment: I would like to see retail and family friendly entertainment that is affordable for the low-income residents like bowling, ice cream, and budget food.**

**Question: Will imminent domain be used?**

*Response: No.*