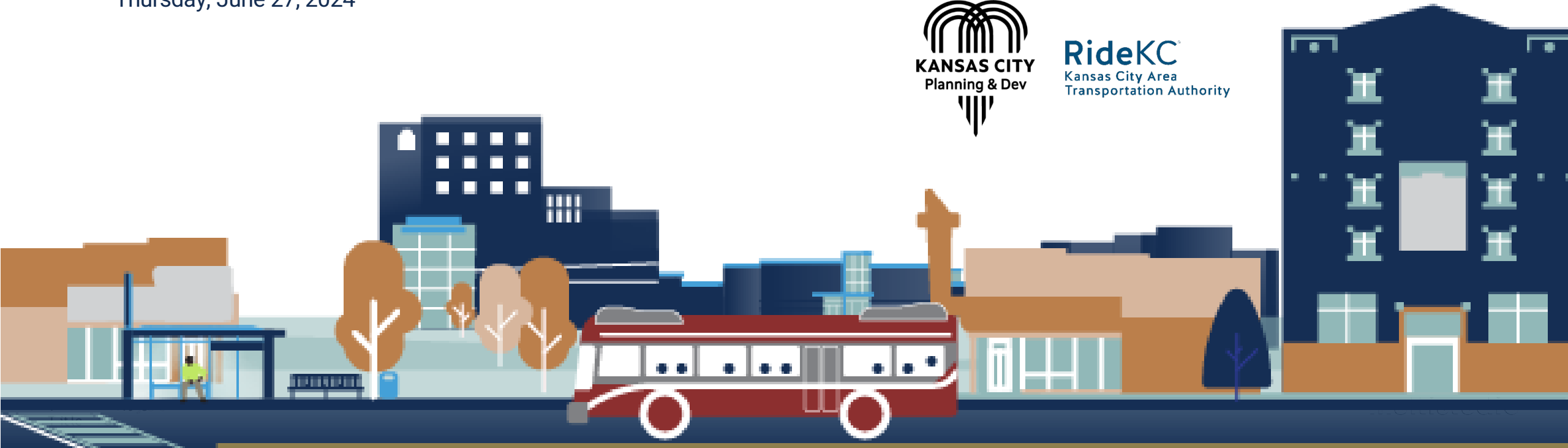


# ProspectUS

*creating equitable neighborhood development strengthened by walkable access to public transit*

## Public Meeting

Thursday, June 27, 2024



# WELCOME!

- Thank you for coming to the first of two scheduled ProspectUS meetings!
- The goal of tonight's meeting is to provide feedback on how a plan and zoning overlay along Prospect Avenue and E. 12<sup>th</sup> Street can best benefit you as a stakeholder
- We have taken your feedback from previous meetings, and are currently revising the draft documents for your review
- Please continue reaching out to City Staff with your questions, and we would also be happy to schedule a time meet virtually or in-person individually to address your questions
- If you are active in your neighborhood association, we would also be happy to meet with your neighborhood association as well

# WHAT TO EXPECT THIS EVENING

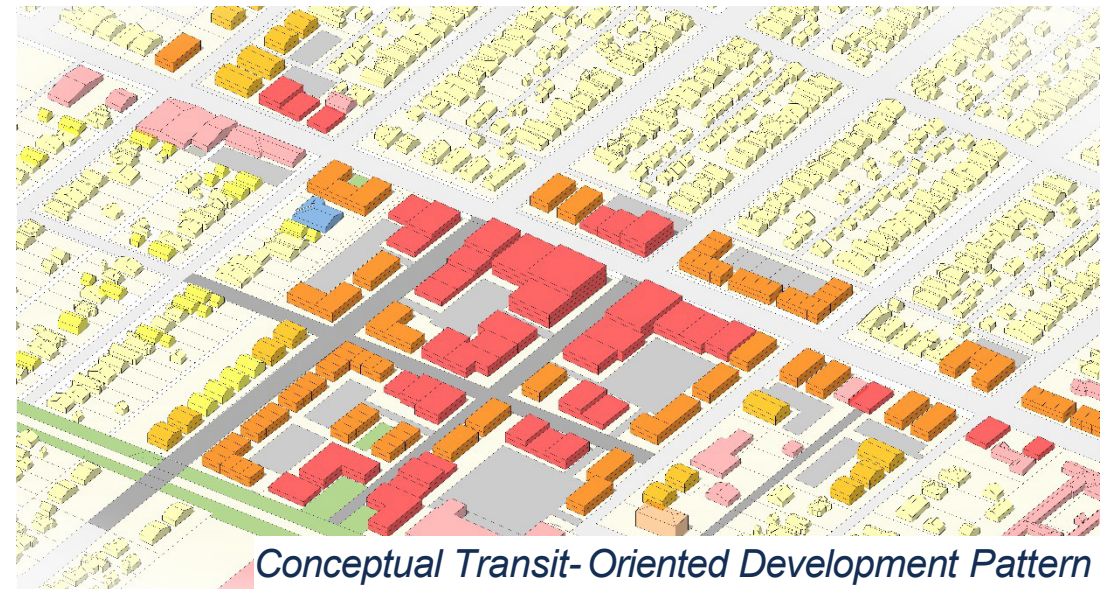
- A short presentation followed by guided discussion based on five big questions we heard about from past meetings and discussions with neighborhood and community leaders
- Any questions you have, please write them on the notecards at your table. Please include your name and email and/or phone number on the card in case we do not get to your question
- If time permits, we will try to answer those questions on the cards and will follow up promptly if we do not get to your question
- We want to encourage everyone to participate and provide feedback as part of the discussion and ask for respect and thoughtful actions towards those in the room this evening and online

# WHAT IS EQUITABLE TRANSIT ORIENTED DEVELOPMENT?

- TOD is an approach to development that focuses land uses around a transit station or within a transit corridor in order to maximize access to frequent, high-quality transit.
- ETOD emphasizes critical social outcomes, including empowerment of existing residents and stakeholders through the building of local capacity and wealth-building, while implementing anti-displacement strategies.



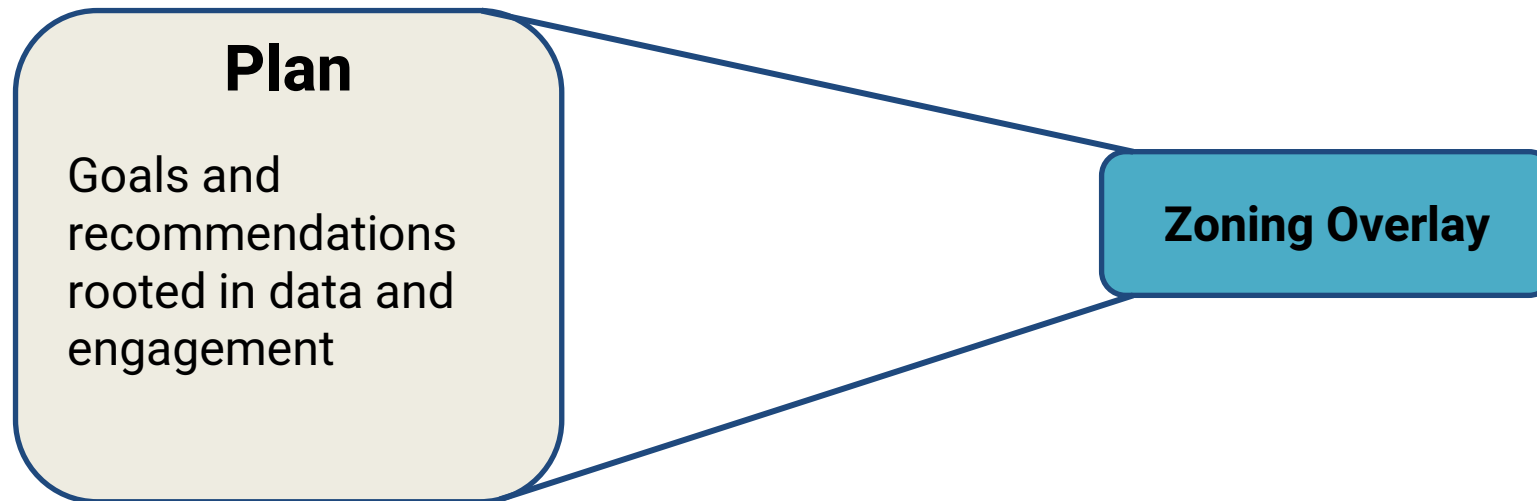
*Conceptual Conventional Development Pattern*



*Conceptual Transit-Oriented Development Pattern*

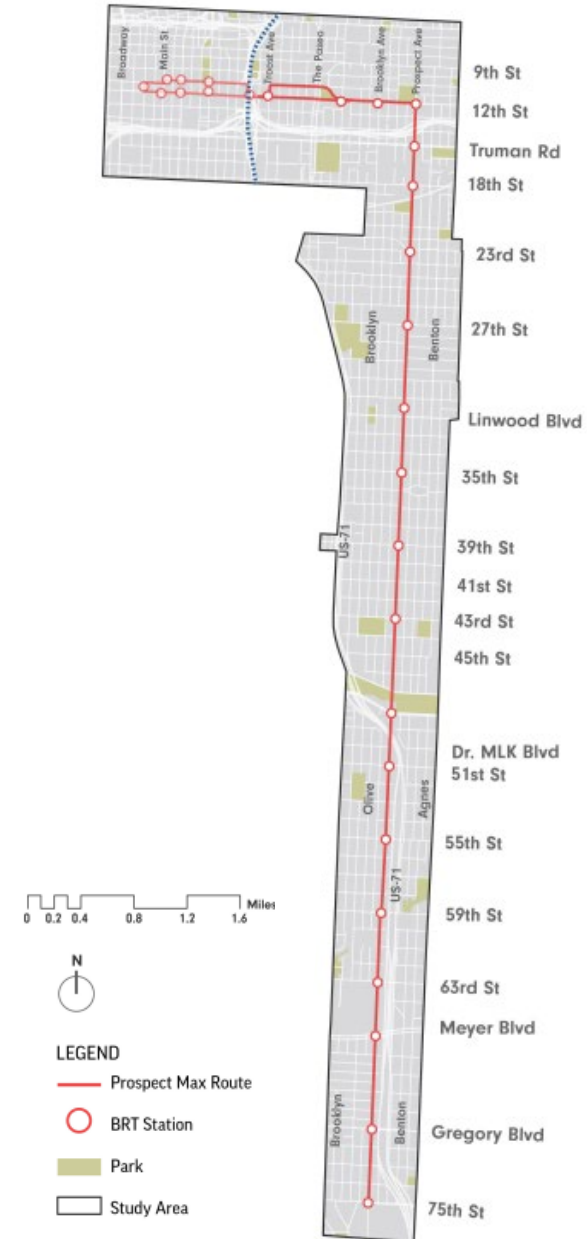
# PLANNING INFORMS ZONING

- ProspectUS involves two draft documents: An Implementation Plan and a Zoning Overlay document
- The goal of the draft plan is to provide a 20-year policy blueprint rooted in goals informed by community engagement and data
- Zoning changes specific to the Prospect are informed by the plan, and zoning can help achieve some of the goals of the plan



# STUDY AREA

- 75<sup>th</sup> Street to 12<sup>th</sup> Street along Prospect Avenue
- Prospect Avenue to Charlotte Avenue along 12<sup>th</sup> Street
- Cross Corridor – Truman Road
- Cross Corridor – 18<sup>th</sup> Street
- Cross Corridor – 27<sup>th</sup> Street
- Cross Corridor – 31<sup>st</sup> Street
- Cross Corridor – Linwood Blvd.
- Cross Corridor – 39<sup>th</sup> Street
- Cross Corridor – Dr. MLK Jr. Blvd.
- Cross Corridor – 63<sup>rd</sup> Street
- Cross Corridor – Meyer Blvd.
- Cross Corridor – 75<sup>th</sup> Street

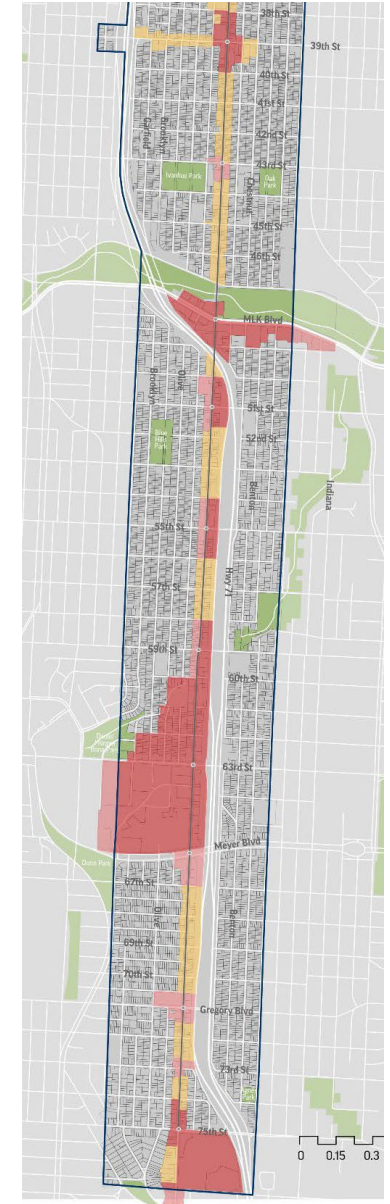
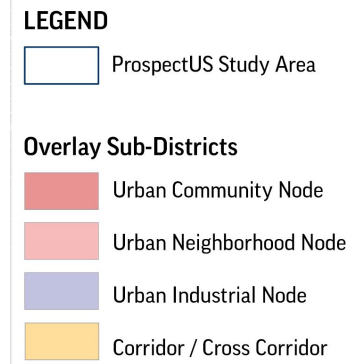
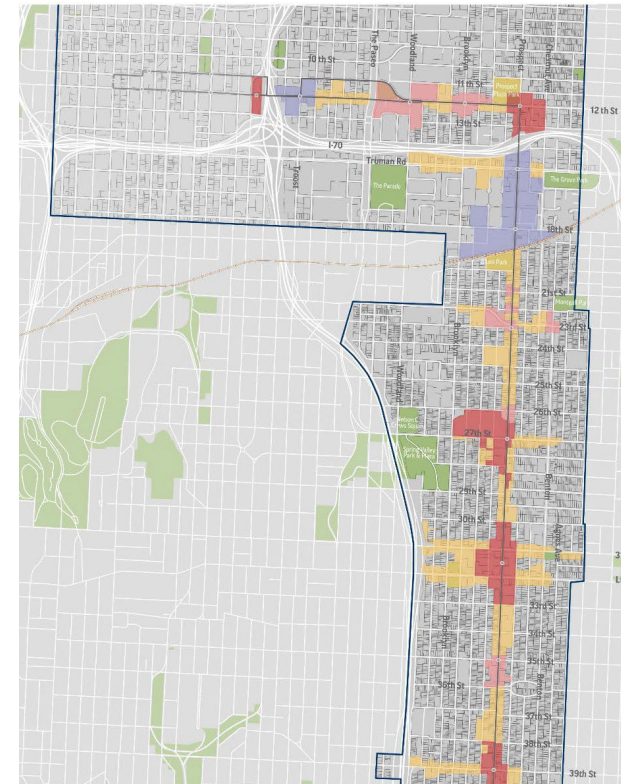


# WHAT CAN A PLAN DO?

- The study area includes neighborhoods within ½ mile from the Prospect MAX route which includes neighborhoods on East 12<sup>th</sup> Street from the East Village to Prospect Avenue, and Prospect Avenue from East 12<sup>th</sup> Street to 75<sup>th</sup> Street.
- Plans outline goals, strategies, and actions that can be taken to add additional housing options and support for current and future businesses along the corridor.
- A plan can:
  - Identify funding sources for development
  - Recommend ways to build capacity for local developers and building trades
  - Outline how new development can occur while preventing displacement of residents and businesses that exist on the corridor

# ZONING OVERLAY

- Establishes special land use regulations, standards, or procedures
- Zoning Overlays are informed by the physical context and feedback from the community
- Utilized to protect and preserve established character of existing areas through land use, building design, height, and form
- Provides additional flexibility to allow for uses and building designs the community wants to more easily occur





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## Overlay Is Not

## Overlay Is

A funding mechanism or tool like a tax incentive, UR District or CID

A zoning mechanism to add flexibility while regulating land uses and design guidelines only

# WHAT WE HEARD



# POINTS OF CLARIFICATION

- The draft plan and draft zoning overlay proposed will not take any properties via eminent domain
- There are no developers partnered with the city from the draft plan and draft overlay waiting for adoption by council to start buying land for development
- The plan and zoning overlay recommend sources of funding that could make a positive impact to the Prospect Corridor and surrounding neighborhoods, both documents do not come with a pre-filled set-aside of funds
- This planning process is not complete, the City is committed to taking the time needed to continue conversations to collect feedback and make revisions to ensure that both the plan and the zoning overlay best reflect what stakeholders want to see in a plan and zoning overlay

# WHAT WE HEARD

- Interested community organizations are interested in taking ownership of key improvements if funding becomes available. This includes regular trash pickup and public infrastructure maintenance.
- Support developers and contractors from the neighborhoods
- Make land bank properties more accessible so they can be purchased and redeveloped
- Seek funding from local and state sources for neighborhood grants for projects and program operations
- Increase access to entrepreneur training
- Additional funding programs and incentives to capture stormwater and build green infrastructure such as solar arrays
- Need for a development concierge specific to the study area to help manage incoming development requests and act as a liaison between the City and community developers
- Foster a network to train those interested in development from the community to increase the number of small developers from the corridor and its surrounding neighborhoods

# WHAT WE HEARD

- Build new housing for older adults to accommodate different needs and price points so current older residents have the option to age in their neighborhood.
- Spreading out aid and assistance centers to prevent a concentration in one part of the City.
- More townhomes and other small multifamily buildings along the Prospect Transit Corridor
- More commercial businesses along the Prospect and 12<sup>th</sup> Street corridors, with job center clusters along the corridor
- Street parking options on Prospect Avenue to reduce the amount of parking needed off-street
- Controlling uses that attract crime
- Screening, buffering, and lighting guidelines to maintain the character of historic neighborhoods along the corridor
- Concern about potential building heights at nodes
- Concerns about how current businesses or residences could be affected by the adoption of a zoning overlay

# QUESTIONS WE HAVE HEARD



# QUESTIONS WE HAVE HEARD

- How could a Plan and Zoning Overlay address displacement of existing residents if new residential and commercial development occurs in the study area?
- How can safety be addressed through the design along the corridor?
- How can a plan and zoning overlay clean up the corridor?
- How do transportation and development relate?
- Where is funding coming from and who can access it?

# DISPLACEMENT MITIGATION

*How could a Plan and Zoning Overlay address displacement of existing residents if new residential and commercial development occurs in the study area?*

- The draft ProspectUS Plan and draft Zoning Overlay do not recommend the use of eminent domain to take property for development
- The draft ProspectUS plan and draft Zoning Overlay does not have developers identified as partners





# DISPLACEMENT MITIGATION

*How could a Plan and Zoning Overlay address displacement of existing residents if new residential and commercial development occurs in the study area?*

- Hold absentee landlords and property owners accountable through legal assistance and code enforcement
- Address code and maintenance needs through City Minor Home Repair Programs
- Address vacancy of publicly-owned lots with new programs and funding to get landbank properties and others ready for future development

# DISPLACEMENT MITIGATION

*How could a Plan and Zoning Overlay address displacement of existing residents if new residential and commercial development occurs in the study area?*

- East side tax abatement program
- Create a network of certified contractors can be created with training in construction licensing and construction trades for new construction and renovation
- Creation of a revolving loan program targeted at rehabilitation of residential and commercial buildings

# SAFETY THROUGH DESIGN

*How can safety be addressed through the design along the corridor?*

- Crime Prevention through Environmental Design (CPTED): Improves safety through design interventions
- Reducing the number of vacant buildings and lots through reuse of existing buildings and development of new housing and businesses
- Traffic calming that reduces risks of vehicle crashes and increases safety for pedestrians using sidewalks and crosswalks

# SAFETY THROUGH DESIGN

*How can safety be addressed through the design along the corridor?*



Photo: University of Michigan

Landscaping

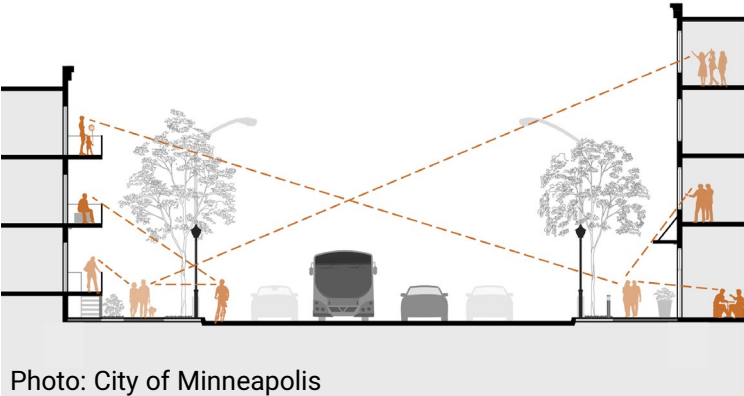


Photo: City of Minneapolis

Eyes on the street



Photo: Mississippi Public Broadcasting

Cameras along the corridor



Photo: Deep Sentinel

Transparent fencing



Photo: NYC Street Design

Lighting

# SAFETY THROUGH DESIGN

*How can safety be addressed through the design along the corridor?*



Celebrated Entry

Landscaping

Lighting

# CLEANING UP THE CORRIDOR

*How can a plan and zoning overlay clean up and enhance the corridor?*

- Utilize funding mechanisms such as CIDs and Proactive TIFs to fund trash pick up
- Increase accessibility to transit and other community amenities with repaired sidewalks
- Focus larger catalyst investments in infrastructure at nodes where transportation and amenities meet
- Connect local builders and developers with public subsidy opportunities to develop on vacant lots and work with the landbank to channel funding into getting lots ready for development

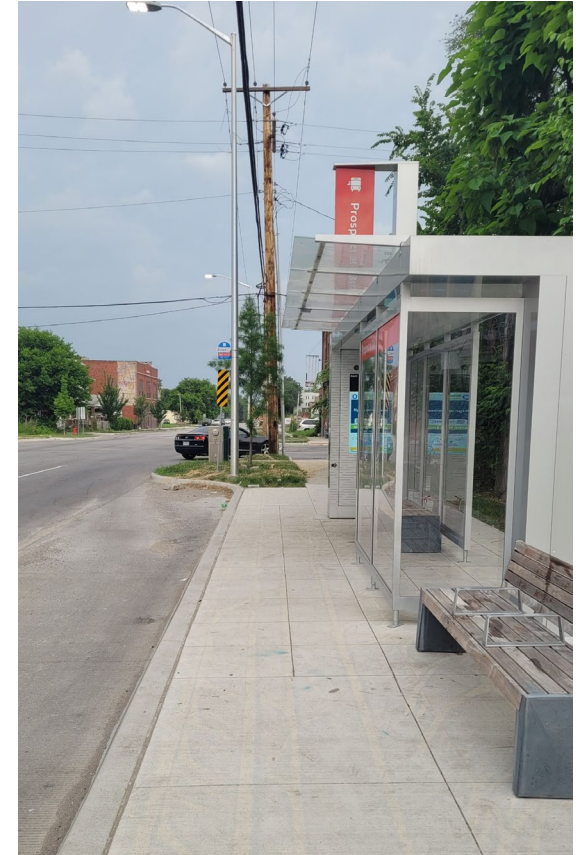


Photo: Midtown KC Now

# RELATIONSHIP WITH TRANSPORTATION AND LAND USE

*How do transportation and development relate?*

- Public Transit is a scalable form of transportation, meaning that the more people with access to frequent transit is an indicator for future public transportation investment
- With design guidelines specific to the Prospect MAX corridor, new buildings and existing buildings can accommodate both transit riders and people traveling by car
- New development can foster more walkable neighborhoods from the Prospect MAX Corridor radiating into the surrounding neighborhoods



# FUNDING OPPORTUNITIES

*Where is funding coming from and who can access it?*

- Central City Economic Development: Provides competitive funds for economic development projects in the Central City prioritizing shovel ready projects
- East Side Tax Abatement Program: Program to abate up to an 100% in property taxes for 10-years subject to an application and eligible improvements that have been made or are about to be made to a property
- City and Targeted Minor Home Repair Program: Can help with improvements for building codes and can be used towards improvement requirements for the tax abatement program



# FUNDING OPPORTUNITIES

*Where is funding coming from and who can access it?*

- Low Income Housing Tax Credits: Federal funds allocated through a competitive process towards housing production. TOD development forms can help compete for LIHTC allocations
- Housing Choice Vouchers: Availability of rental assistance through portable or unportable vouchers to make housing more affordable.
- Community Development Affordable Housing: Government funding and financing to overcome gaps between market and subsidized rental rates

# FUNDING OPPORTUNITIES

*Where is funding coming from and who can access it?*

- Direct coordination between developers and organizations with philanthropic organizations to fund or provide loans for development
- Leverage federal grant funds through the EPA and other agencies to prepare land bank properties for sale
- Consider leveraging publicly-owned properties for a community land trust to develop new housing for a partnership that provide home ownership opportunities at a more accessible price

# DISCUSSION



# DISCUSSION

- There are discussion questions that will appear on the screen that we need your feedback about to help with the revisions
- Each group has one planner that will help guide the discussion, and another planner will record the information and combine the feedback in real time
- Each group at the beginning will appoint a group member to report out their group's discussion
- You will have 10 minutes to discuss each question as a group, then about 5 minutes per group to share out to the larger group
- Remember to be respectful of others so everyone can participate in the discussion

# DISCUSSION QUESTIONS

1. What additional ideas do you have to prevent displacement that should be addressed in a plan?
2. How can we foster collaboration along the corridor as a plan is finalized then implemented?
3. What is something that you have not heard about in this meeting and past meetings that should be included in a plan or zoning overlay?



# What additional ideas do you have to prevent displacement that should be addressed in a plan?



# How can we foster collaboration along the corridor as a plan is finalized then implemented?



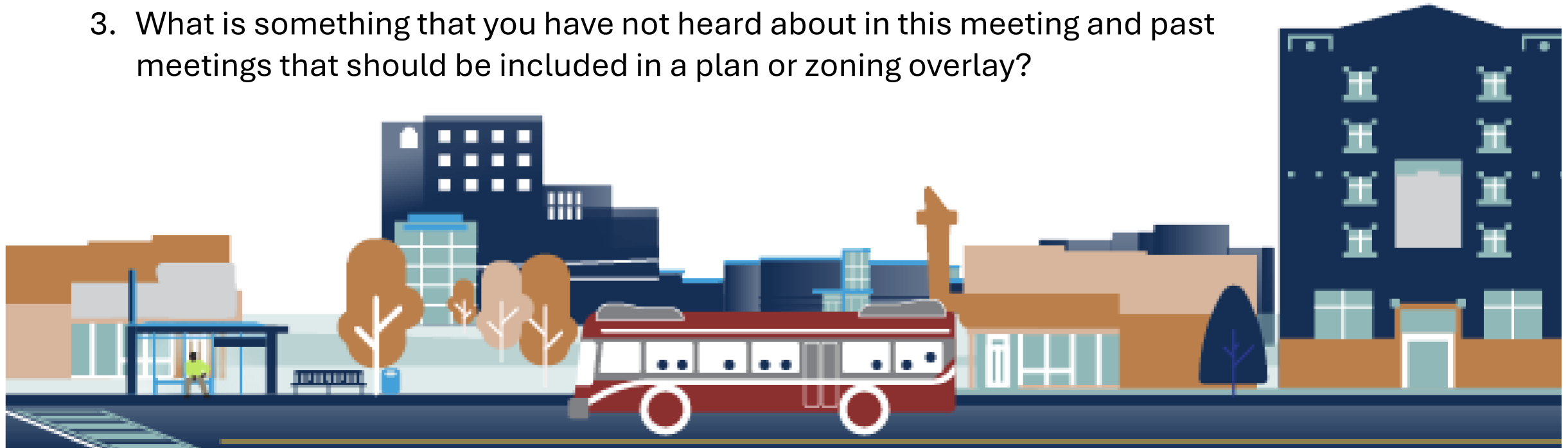
**What is something that you have not heard about in this meeting and past meetings that should be included in a plan or zoning overlay?**





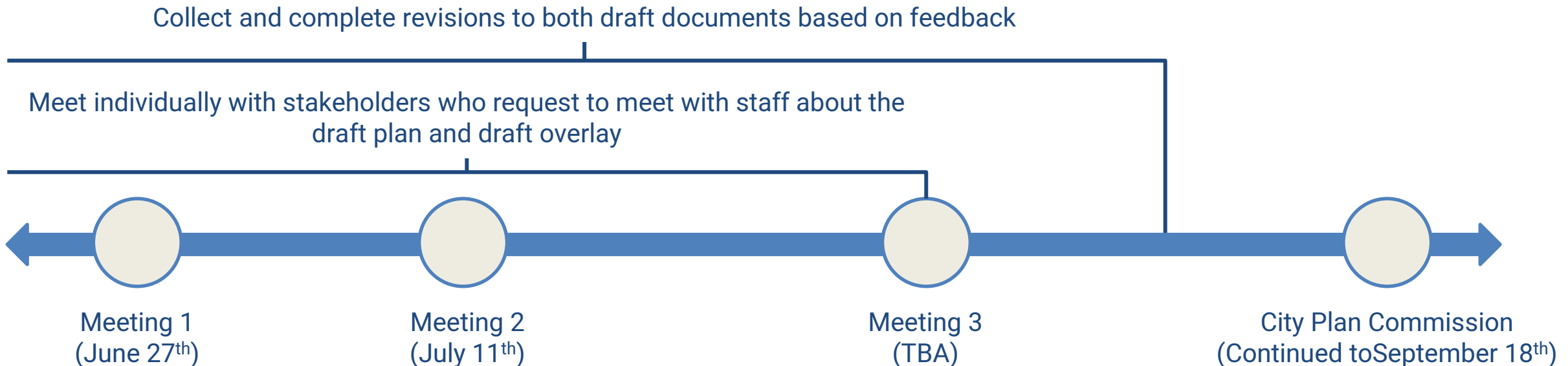
# GROUP SHAREOUT

1. What additional ideas do you have to prevent displacement that should be addressed in a plan?
2. How can we foster collaboration along the corridor as a plan is finalized then implemented?
3. What is something that you have not heard about in this meeting and past meetings that should be included in a plan or zoning overlay?



# MOVING FORWARD

- Please reach out if you have any questions as revisions are completed by staff
- Updated drafts will be published to the project webpage and notification will be provided via email
- Prior to the City Plan Commission hearing, we pledge to distribute another mailing about the plan and zoning overlay cases



# STAFF CONTACTS

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(816) 513-2080

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(816) 513-8821

## PROJECT WEBSITE

### Next Meeting

Thursday, July 11<sup>th</sup>  
6:00-8:00PM  
Bruce R. Watkins  
Cultural Center and  
Zoom

