West Central Neighborhood Strategic Plan

PGAV *URBAN CONSULTING ❐ ST. LOUIS, MISSOURI*

Department of Planning and Development
Springfield, Missouri
Adopted May 11, 1998

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Sponsored by: Griggs

First Reading: 4/27/98 157 Second Reading: 5/11/98

COUNCIL BILL NO. 98 - _____ SPECIAL ORDINANCE NO. 23402

AN ORDINANCE

ADOPTING the West Central Neighborhood Strategic Plan as an element of the Master Plan for the development of the City of Springfield, Missouri.

WHEREAS, the Planning and Zoning Commission, by state statute and Section 11.2 of the Charter, has the authority and the responsibility to develop a master plan for the development of the City of Springfield, Missouri; and

WHEREAS, Section 11.5 of the City Charter provides that the master plan for the physical development of the City, with the accompanying maps, charts, descriptive and explanatory matter, shall show the Commission's recommendations for the development of City territory; and

WHEREAS, Section 11.6 of the Charter provides that the Commission may adopt the master plan as a whole by a single resolution, or may by successive resolutions adopt successive parts of the plan, said parts corresponding to major geographical sections of the City or to functional divisions of the subject matter of the plan, and may adopt any amendment or extension thereof or addition thereof; and

WHEREAS, the Commission has decided to proceed with formation and adoption of a master plan by functional elements; and

WHEREAS, after due notice and public hearings, the commission did adopt on February 12,1998, the West Central Neighborhood Strategic Plan as an element of the Master Plan for the development of the City of Springfield, Missouri; and

WHEREAS, on April 27, 1998, the Executive Secretary of the Planning and Zoning Commission did certify to the City Clerk and to the Council a true and correct copy of the adopting resolution and said Plan; and

WHEREAS, Section 11.6 of the Charter provides that no plan or part thereof shall be considered adopted until approved by the Council after a public hearing; and

WHEREAS, after due notice, this Council has received public comment at a public hearing held on April 27, 1998.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SPRINGFIELD, MISSOURI, as follows:

Section 1 - That the West Central Neighborhood Strategic Plan as an element of the Master Plan for the development of the City of Springfield, Missouri, which is on file with the City Clerk, is hereby adopted as an element of the Master Plan for the development of the City of Springfield, Missouri.

Section 2 - That the Director of Planning and Development and the City Clerk are directed to maintain official copies of this Plan in their offices.

Section 3 - This ordinance shall be in full force and effect from and after passage.

Passed at meeting: May 11, 1998

Mayor

Attest: _____, City Clerk

Approved as to form: _____, City Attorney

Approved for Council action: _____, City Manager

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ACKNOWLEDGEMENTS

Mayor

Lee Gannaway

Members of the City Council

Zone 1 Councilman – Bob Vanaman
Zone 2 Councilwoman – Shelia O. Wright
Zone 3 Councilman – Conrad Griggs
Zone 4 Councilman – Russell G. Rhodes
General Councilman A – Thomas J. Carlson
General Councilman B – Gary W. Gibson
Mayor Pro-Tem – Teri Hacker
General Councilman D – Charlie Denison

Former Members of the City Council

James Crooke Carolyn Gerdes

The principals and staff of PGAV would like to express special acknowledgement to the following individuals and groups who have been especially helpful in conducting this work.

City Administrative Staff

City Manager, Thomas Finnie
Assistant City Manager, Robert Cumley
City Attorney, Howard Wright

Planning and Development Department Staff

Director, Fred May
Assistant Director, Ralph Rognstad
Mary Lilly Smith
Brendan Griesemer
Gary Smith

Police Department

Crime Research Unit

A special note of thanks is extended to the entities and persons noted below. These organizations and individuals devoted their time and viewpoints in an effort to make the West Central Neighborhood Strategic Plan a focused and useful approach to addressing the issues and concerns of the Neighborhood.

West Central Neighborhood Alliance

West Central Neighborhood Residents and Property Owners

Table of Contents

Executive Summary

Introduction E-1
Overview E-1
Future Development Plan E-3
Proposed Zoning E-5
Summary E-5

Section 1
Goals, Objectives, Policies and Programs for Plan Implementation

Introduction 1-1
Statement of Purpose (or Mission) 1-2
Goals for Achieving the Purpose of the Plan 1-2
Supporting Objectives, Policies, and Programs 1-3

Section 2
Existing Conditions

Background of the Neighborhood 2-1
Economic and Demographic Factors 2-1
Existing Zoning 2-3
Existing Land Use 2-4
Other Contributing Factors ..... -2-5

Section 3

Planning Strategies and Policy Recommendations

Introduction 3-1
Planning & Policy Recommendations 3-2
Summary 3-15

Appendix A — Workshop Results

Appendix B — Neighborhood Survey Form and Results

West Central Neighborhood Strategic Plan
Supplemental Recommendations

May 11, 1998

This supplement to the West Central Strategic Plan specifically addresses key issues and areas in the neighborhood and provides amendments to the Plan as adopted by City Council. Map 1 was approved by City Council as the adopted plan map.

VACANT AND DILAPIDATED BUILDINGS

Elimination of vacant and dilapidated buildings has been identified as a high priority in the West Central neighborhood. Numerous residential structures throughout the neighborhood are vacant and boarded up. There are also commercial buildings scattered throughout the neighborhood that are vacant and boarded up as well. Some of these sites are defunct corner commercial buildings that haven't seen any use in years. The plan recommends acquiring these vacant and dilapidated buildings and demolishing them and providing an incentive to developers to build new housing units on these sites. While staff is generally in agreement with this recommendation, staff also would recommend saving any structures that can be rehabilitated or converted to housing units.

It should be the highest priority to retain existing housing stock whenever possible. Retaining existing housing stock, as opposed to demolition and new construction, preserves the character of the neighborhood. While it is impossible to preserve existing housing in all cases, demolition should only occur when rehabilitation is not feasible, the supporting structure is deteriorated or damaged or there is an immediate danger to health, safety and welfare. In cases where structures can not be saved, they should be demolished and the lot made available for new construction.

In order to combat the negative effects of vacant and dilapidated properties in this neighborhood, staff recommends an aggressive approach to rehabilitation or demolition of these structures. Two methods can be used for accomplishing this task. The first involves the use of a CDBG project targeting funding in this neighborhood with the goal of rehabilitating vacant and dilapidated structures. The second method is to use the Chapter 99 state redevelopment statutes and designate the neighborhood as a redevelopment area. The use of this statute will be directed at vacant and dilapidated buildings. Through this process the city will be able to declare these vacant and dilapidated structures as blighted and acquire them through eminent domain. Once the City has title, the properties can be turned over to a not-for-profit housing organization for rehabilitation.

Recommendations:

- ***Develop a CDBG proposal for the 1998 program year to target funds in the West Central neighborhood for the purpose of rehabilitation of vacant and dilapidated structures.***

- ***Designate the West Central neighborhood as a redevelopment area under State Statute Chapter 99 for the purpose of declaring vacant and dilapidated structures blighted and providing a mechanism to acquire these properties for rehabilitation.***

McGregor School-Park

The Parks, Open Space and Greenways element of the Vision 20/20 Comprehensive Plan proposes the "shared-use " principle in which all public agencies should maximize the use of their land and facilities. One key component of this principle is to encourage the combination of school facilities and park facilities into the same site (school-park concept). As part of this concept, McGregor School has been designated to be developed as one of the first school-parks. Plans call for acquiring all properties located inside the area bounded by State Street on the north, New Avenue on the east, Madison Street on the south, and Fort Avenue on the west. This school-park would serve the surrounding neighborhood and fulfill an unmet need.

Implementation of the School-Park concept at McGregor School can be accomplished by developing a CDBG project that would begin the land acquisition process for the properties in this block. The project should focus acquisition activities on the properties directly north of the school property between State, Ferguson and Fort as the first phase. Any remaining funds should be used to acquire property in the area bounded by State, New, Madison and Ferguson until all properties in the block have been acquired.

Recommendation:

- ***Develop a CDBG proposal for the 1998 program year to begin property acquisition (in phases) in the area bounded by State Street, New Avenue, Madison Street, and Fort Avenue for the purpose of developing a School-Park at this location. Phase I would consist of the area bounded by State Street, Ferguson Avenue, Madison Street and Fort Avenue. Phase II would consist of the area bounded by State Street, New Avenue, Madison Street and Ferguson Avenue.***

PROPOSED ZONING

Based on the proposed zoning pattern in the plan, rezoning a large portion of the neighborhood will be required to implement the consultant's recommendations. This section defines the Neighborhood Planning Area for the neighborhood. All recommendations in this adopted plan will be limited to the Neighborhood Planning Area as shown on Map 1.

Map 1 depicts the proposed zoning as adopted by City Council. City initiated rezonings will take place within Area A. Zoning in areas outside of Area A but within the neighborhood will remain unchanged. Area B is a proposed redevelopment area.

Area A is bounded by the Union Pacific Railroad on the north, an eastern boundary generally following Grant, Market and Campbell Avenue, Grand Street on the south and Kansas Expressway on the west. Area A is defined as the Neighborhood Planning Area. This area contains most of the residential land uses in the neighborhood and is the designated area of concentration for this neighborhood plan. As such, all proposed actions in the Plan including city-initiated changes in zoning, redevelopment and revitalization strategies will be limited to Area A.

Area B is bounded by Mt. Vernon Street on the north, Kansas Avenue on the east, Grand Street on the south and Kansas Expressway on the west. The plan proposes redevelopment of this site for new retail and service/commercial that would serve the neighborhood. In order to encourage a quality development for this site, staff recommends deferring rezonings in this area until an appropriate redevelopment project is submitted. This will eliminate potential conflicts between residential and commercial uses if this area was rezoned to a retail zoning district in advance of a specific project as suggested in the plan. Properties in this area will remain as R-TH, HC and GM until such time as a redevelopment plan is approved by City Council.

There are seven other sites identified on Map 1.

Site 1- Area zoned GR generally located along Grant between Mt. Vernon and Pershing.
Current Zoning: GR
Proposed Zoning: LB
Staff Recommendation: GR
This site contains retail uses including a Git-n-Go. Convenience stores are a permitted use in a GR district. They require a Conditional Use Permit in an LB district.

Site 2- Directly behind Campbell School (part of the Campbell School campus)
Current Zoning: R-MD
Proposed Zoning: LB
Staff Recommendation: R-MD

This site is a part of the Campbell School property. Since the future use of Campbell School is uncertain, this site should be left as R-MD which is consistent with other residential uses to the east. Rezoning should be considered if the School District decides to stop using the property as an elementary school.

Site 3- 609-629 W. Madison and 743-761 S. Main (Northwest corner of Main and Madison)
Current Zoning: R-MD
Proposed Zoning: R-SF
Staff Recommendation: R-LD

This site contains single-family, two-family and multi-family uses and is adjacent to multi-family uses. Rezoning this site to R-LD would be consistent with the proposed R-LD zoning in the rest of the block.

Site 4- GR zoned property generally located at the corner of Campbell and Grand.
Current Zoning: GR
Proposed Zoning: LB
Staff Recommendation: GR

This site contains retail uses including a convenience store. Convenience stores are a permitted use in a GR district. They require a Conditional Use Permit in an LB district.

Site 5- Property located at 935 to 949 S. Grant.
Current Zoning: GR
Proposed Zoning: R-SF
Staff Recommendation: R-TH

This site contains two-family uses and a vacant lot. Surrounding land uses include duplexes to the east across Grant, a church to the southeast, an abandoned gas station to the south across Grand and single-family uses to the north and west. This site is not likely to be used as a single-family use as it is located at the intersection of two arterial streets and a single-family structure was recently demolished on the corner lot.

Site 6a, b & c- Property at 829-865 S. Douglas and 1025 W Elm and 1055-1059 W. Walnut.
Current Zoning: R-MD
Proposed Zoning: R-LD
Staff Recommendation: R-MD

These sites contain larger apartment complexes that are currently legal nonconforming uses under the R-MD zoning. These sites should remain R-MD.

Site 7-Tier of lots adjacent to Walnut between Fort and New.

Current Zoning: R-MD
Proposed Zoning: CS
Staff Recommendation: R-TH

This site contains single-family uses with a two-family use and a retail flower shop. Rezoning to R-TH would preserve the residential land use of this tier of lots and correspond with the proposed zoning on the south side of Walnut Street.

Recommendations:

- ***Defer zoning cases in Area B until a formal redevelopment proposal is submitted and approved by City Council.***
- ***Retain the current zoning on Sites 1, 2, 4, and 6 as indicated on Map 1 (Proposed Zoning)***
- ***Rezone Sites 3,5 and 7 as indicated on Map 1 (Proposed Zoning)***
- ***Focus proposed actions, including city-initiated zoning, and revitalization and redevelopment strategies, within the Neighborhood Planning Area (Area A).***

OTHER ACTIONS PROPOSED IN PLAN

The consultant proposed two other actions staff recommends not to pursue.

Minimum Maintenance Ordinance

A pilot project was attempted for the entire city in 1996. This ordinance was not favorably received.

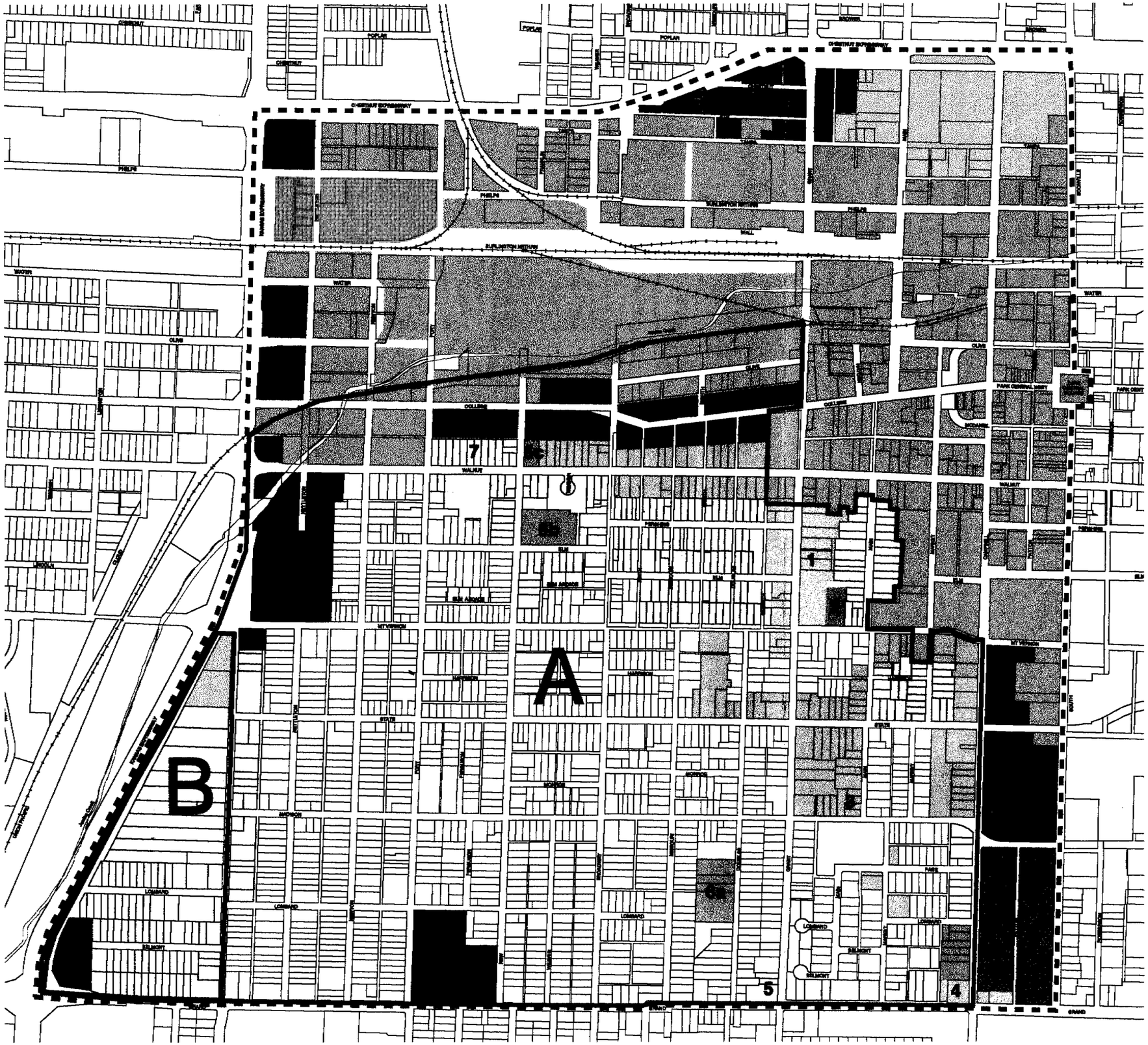
Urban Conservation District

An Urban Conservation District (UCD) was discussed at a neighborhood meeting to require site plan review for duplexes. A decision was made not to pursue a UCD at this time.

Proposed Zoning

West Central Neighborhood Strategic Planning Program

Springfield, Missouri



Zoning Key

- R-SF
- R-TH
- R-LD
- R-MD
- R-HD
- R-MHC
- O-1
- O-2
- GI
- PD
- LB
- GR
- HC
- CS
- CC
- RI
- LI
- GM
- HM
- IC
- UN
- UC
- L
- AO

Neighborhood Boundary

Area A:
Neighborhood Planning Area
Recommendations in the Plan apply only to property within this area.

Area B:
Proposed Redevelopment Area
Changes in zoning shall be submitted in conjunction with a formal redevelopment proposal.

700 0 700 Feet

N W E S

Planning & Development Department
City of Springfield, Missouri

6-30-98

Map 1

STRATEGIC PLAN - WEST CENTRAL NEIGHBORHOOD

INTRODUCTION

The report document comprising the Strategic Plan for the West Central neighborhood contains extensive information including:

- Identification of the issues of importance to the residents and property owners,
- Review and analysis of many of the City policy and physical/environmental factors which may be negatively impacting the Neighborhood, and
- Proposed remedies and development or redevelopment opportunities that can help to stabilize and enhance the desirability of the Neighborhood.

The Strategic Plan report is intended to provide information for a relatively wide audience and thus requires careful study in order for a reader to fully review and understand its content. This Executive Summary is intended to allow interested parties to have a brief overview of the report and encourage further study of it.

OVERVIEW

Strategic Plan - Statement of Purpose (or Mission)

Halt the decline, stabilize the physical and environmental conditions, and develop a program for increasing the livability and desirability of the West Central neighborhood for residential, commercial, and light-industrial uses and the property owners and tenants.

Goals for Achieving the Purpose of the Plan

Develop objectives and/or policies for the West Central neighborhood to:

- **Halt further decline and raise the level of property values;**
- **Respond to the residents' and businesses' needs for City amenities and services; and,**
- **Restore a positive image and sense of place for the Neighborhood.**

Supporting Objectives, Policies and Programs[1]

Objective 1

Improve the physical and aesthetic appearance of the Neighborhood.

[1] While the Objectives are numbered for reference, the numbering is not intended to suggest any priority order.

Policies and Programs Supporting Objective 1

a. Devise and implement a trash removal/clean-up program that provides bulky item pickup at least annually.

b. Enforce any and all ordinances currently in effect that relate to weed control, trash removal, and property use and maintenance.

c. Enact and enforce an exterior, minimum-maintenance code for all types of property.

d. Clean up Jordan Creek and capitalize on its alignment along the rail corridor, proposed for abandonment, to develop a greenway through the Neighborhood.

e. Condemn and remove abandoned and dilapidated buildings.

f. Rezone single-family parcels to single-family zoning so that conversion of existing single-family housing units to two-family and multi-family use is not promoted without adequate review by the Planning & Zoning Commission and the City Council.

Objective 2

Encourage enhancement of investment in all West Central neighborhood properties.

Policies and Programs Supporting Objective 2

a. Develop a financial assistance program for funding exterior maintenance to aid those residential property owners who cannot afford it. Solicit corporate grants to "seed" this program.

b. Develop a property rehabilitation incentive program for property owners that includes low-interest loan and/or limited grant programs for building rehabilitation (with emphasis on exterior improvement).

c. Identify potential development/redevelopment opportunities within the Neighborhood and work with local developers to encourage new development of all types (based on compatibility with surrounding land uses).

d. Develop an incentive program to make 2.c. happen using an appropriate combination of State redevelopment statutes, streamlined development approval processing, abated permit fees, etc.

e. Encourage the Neighborhood association to have a composition that represents the interests of resident property owners and landlords and to act as a unit in representing the interests of the Neighborhood.

Objective 3

Increase the desirability of the Neighborhood as a place to live.

Policies and Programs Supporting Objective 3

a. **In conjunction with the proposed development of a citywide greenway system, acquire (or better yet secure a donation) of a portion of the concrete plant site for a new park to serve the northwestern sector of the Neighborhood.**

b. **Also in conjunction with the greenway concept, if the proposed abandonment of the Union Pacific Railway corridor through the Neighborhood occurs, secure the use of the right-of-way for development as a biking/rollerblading, walking trail.**

c. **Investigate the potential opportunity and cost/benefit for development of a park and community center with the possible closure of Campbell School.**

d. **Review recreation programs currently available to the Neighborhood to determine if programs and facilities can be offered to target teenage residents (with particular emphasis on after school, summertime, and evening hours).**

e. **Establish a police substation in the Neighborhood (potentially as an ancillary use in conjunction with the use of Campbell School as discussed in 3c. above).**

f. **Ensure that police response to Neighborhood issues and calls is timely and effective and that patrols are noticeable (3.e. will help to implement this program).**

g. **Implement a Neighborhood watch program.**

h. **Review narrow streets and their fronting properties to determine if restricting parking to one side of the street or implementation of a one-way traffic pattern can alleviate conditions which make some streets nearly impassable.[2]**

I. **Encourage the proposed acquisition of residential parcels to the west of Hawthorn Park for expansion of the park.**

j. **Develop a School - Park at McGregor School**

FUTURE DEVELOPMENT PLAN

The Future Development Plan is depicted on Plate 3 in Section 3 of the Strategic Plan report. It depicts a variety of information and notation that provide a snapshot of the basis for the recommended land use patterns for the Neighborhood. The Future Development Plan is based largely on two factors:

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[2] These streets include, but are not necessarily limited to, the north/south streets between College, Mt. Vernon, Grant, and Broadway, and Elm Arcade, and Pershing Streets.

- A review of the existing land uses and property conditions in the Neighborhood, and
- Recognition of the likely ability (or in some cases inability) of the City and the Neighborhood residents and property owners to change the land use patterns that presently exist.

In general, the Future Development Plan focuses on the retention of the predominately single-family residential character of the Neighborhood and in particular, that portion generally bounded by Walnut Street, Kansas Avenue, Grand Street, and Campbell Avenue. The land use designations attempt to give recognition to block segments where the proportion of multi-family to single-family has increased to the point where multi-family uses predominate. In these blocks, it is not likely that multi-family units will be converted back to single-family units, even if the zoning is changed to single-family. In many instances, these blocks would actually benefit from the removal of converted, substandard, single-family units and replacement with well-planned, low-density multi-family development. Where the land use designation is multi-family, limitations on the densities are recommended. For the purposes of the Future Development Plan, townhouse density is limited to 11 units per acre. Low-density multi-family is limited to 16 units per acre.

Several commercial development opportunities are identified. The Plan recommends that the City use Tax Increment Financing (TIF) in conjunction with the largest of these developments, which is comprised of a number of parcels north of Grand Street, fronting to Kansas Expressway and extending north to Mt. Vernon.

The availability of TIF would act as an inducement to a developer and existing property owners. TIF could provide a revenue source for the creation of a low-interest loan and grant fund that could be used by Neighborhood property owners for residential building rehabilitation and construction. In addition, this would expand the retail opportunities for Neighborhood residents in a convenient location better serving the needs of Neighborhood.

The Future Development Plan makes a number of recommendations for park and recreation facilities. These include:

- Expansion of Hawthorn Park,
- Development of a new park on the concrete plant property along Jordan Creek,
- Development of a greenway using the soon to be abandoned Union Pacific tracks coupled with clean up of Jordan Creek which traverses the Neighborhood generally along the railroad alignment,
- Use of Campbell Elementary School as a community center, possibly containing a police substation and an entrepreneur center[3], and
- Development of McGregor School-Park

[3] An entrepreneur center (sometimes called an incubator) is a building that provides office space and shared operations resources (secretarial, accounting, and marketing staff) for new businesses start-ups. These facilities are typically set up and funded through local government and economic development entities such as chambers of commerce, industrial development authorities, or corporate foundations.

PROPOSED ZONING

Plate 4 in Section 3 of the Strategic Plan depicts the recommended zoning for the Neighborhood. In many instances, the proposed zoning designations follow earlier recommendations made by the Planning and Development Department. However, in residential blocks where the multi-family uses (including those that are in converted single-family structures) predominate, the Plan is recommending townhouse or low-density multi-family zoning. This would be achieved by first creating an Urban Conservation District under the provisions of the City's Zoning Code. Through the provisions of this district, no new duplex or multi-family development would be allowed except through the site plan review and approval process. The density standard for any proposed multi-family use would be set as a part of this procedure. Using these techniques, the following benefits and controls would be realized:

- further conversions of single-family uses would be prohibited,
- the current multi-family character of these sections of the neighborhood would be recognized, and
- full input to the type and character of any new multi-family development would be afforded a full review by the Neighborhood, the Planning and Zoning Commission, and the City Council.

Existing duplexes in the Residential Single-Family district are a permitted use and could be rebuilt if destroyed by fire or other means. It is recommended that the zoning ordinance provisions be modified to require that reconstruction of such duplexes be initiated within a year of the event that destroyed the building. In the event the reconstruction does not take place, any new unit built would be required to be of single-family type.

There are several instances where single-family residential uses in small "enclaves" are surrounded by commercial and/or industrial land uses. In these instances, the Future Development Plan and the Proposed Zoning recommend the ultimate reuse of these properties as commercial or industrial uses with a corresponding recommendation for zoning.

SUMMARY

Implementation of the Strategic Plan will occur over time and will take the combined cooperation and support of the Neighborhood property owners and the City. It will be important for the City to begin to implement some of the recommended policies and programs immediately in order to stabilize the Neighborhood. It is likewise important for Neighborhood residents and property owners to voluntarily comply with the provisions of the Plan. This is particularly important with respect to the enforcement of ordinances and codes already "on the books" which can stem the tide of further deterioration in the Neighborhood.

SECTION 1

GOALS, OBJECTIVES, POLICIES, AND PROGRAMS FOR PLAN IMPLEMENTATION

INTRODUCTION

A "comprehensive plan" for a community or a portion of a community, as defined in typical urban planning terms, can have many applications and functions. Usually, it focuses on the physical, demographic, and economic factors using a review of past history and current conditions to develop conclusions as recommendations for future growth. However, its primary role is to act as a guide to elected officials, the planning and zoning commission, the business interests, and residents for the future growth and development (and sometimes redevelopment) of the community.

A "strategic plan" is somewhat different in its approach but also uses some of the same methods and techniques to draw its conclusions and recommendations. The term "strategic plan" comes from the corporate business world. The focus of a strategic plan is directed at specific action items intended to achieve an overall "mission". When the techniques of strategic planning are applied to community development, the goals and objectives are expressed in the form of action items directed at achieving the overall mission statement. In other words, the strategic plan must have a broad purpose or "mission" on which it is focused.

This section focuses on the mission statement, the underlying goals, and the supporting objectives, policies, and programs for achieving the mission of the Strategic Plan for the West Central neighborhood[1] of the City of Springfield. The development of the material in this chapter was based on key input methods and events throughout the course of the planning program.

Early in the program, two workshops were held for Neighborhood residents and property owners. More than 90 people attended. The first of these workshops, held on January 22, 1997, was intended to provide the attendees with an understanding of the strategic planning program. The format of this workshop was a presentation by the City Planning and Development Department staff and a representative of the urban planning consultant that has assisted the City with the Strategic Plan program. The presentation was followed with a question and answer session.

The second workshop held on January 23, 1997, was conducted using a technique called "nominal group process". Using this meeting and input format, the 35 participants were split into three groups (two groups of twelve and one group of 11). Each group provided their opinion and issues of concern to a group facilitator who recorded their comments on large newsprint sheets. Each of the groups then ranked

[1] In this document, the West Central neighborhood may also be referred to as "the Neighborhood".

the items from their respective lists for importance. The results of this second workshop, in the form of a tabulation of the result for each group, can be found in Appendix A of this report.

An additional input gathering effort was conducted in the form of a survey mailed to approximately 1300 property owners in the Neighborhood based on County property ownership records. Survey respondents had the option of mailing back their completed survey forms or dropping them off at several locations around the neighborhood. The response rate for the survey was just over 20% percent, which is quite high for this type of survey. The survey results were tabulated and analyzed by Hope Fryer, an intern with the Planning and Development Department, and provided many interesting and often consistent comments regarding West Central neighborhood conditions and issues. The original survey form and the tabulation results memorandum provided by Hope Fryer are included in Appendix B of this report.

In addition to these formal input methods for development of the Strategic Plan, the planning consultant, key City Planning and Development Department staff, and members of the West Central neighborhood Association board participated in a "windshield" review of the Neighborhood on January 22, 1997. Subsequent visits to the Neighborhood were conducted by the planning consultant on an as needed basis. Thus, the development of the material of this section of the report and on the Plan overall was based on direct and extensive input by Neighborhood residents and property owners, as well as City and private-practice urban planning professionals.

STATEMENT OF PURPOSE (OR MISSION)

Halt the decline, stabilize the physical and environmental conditions, and develop a program for increasing the livability and desirability of the West Central neighborhood for residential, commercial, and light-industrial uses and the property owners and tenants.

GOALS FOR ACHIEVING THE PURPOSE OF THE PLAN

Develop objectives and/or policies for the West Central neighborhood to:

- Halt further decline and raise the level of property values;
- Respond to the residents' and businesses' needs for City amenities and services; and,
- Restore a positive image and sense of place for the Neighborhood.

SUPPORTING OBJECTIVES, POLICIES, AND PROGRAMS [2]

OBJECTIVE 1

Improve the physical and aesthetic appearance of the Neighborhood.

Policies and Programs Supporting Objective 1

a. Devise and implement a trash removal/clean-up program that provides bulky item pickup at least annually.

b. Enforce any and all ordinances currently in effect that relate to weed control, trash removal, and property maintenance.

c. Enact and enforce an exterior, minimum-maintenance code for all types of property.

d. Clean up Jordan Creek and capitalize on its alignment along the rail corridor, proposed for abandonment, to develop a greenway through the Neighborhood.

e. Condemn and remove abandoned and dilapidated buildings.

f. Rezone single-family parcels to single-family zoning so that conversion of existing single-family housing units to two-family and multi-family use is not promoted without adequate review by the Planning & Zoning Commission and the City Council.

OBJECTIVE 2

Encourage enhancement of and investment in all West Central neighborhood properties.

Policies and Programs Supporting Objective 2

a. Develop a financial assistance program for funding exterior maintenance to aid those residential property owners who cannot afford it. Solicit corporate grants to "seed" this program.

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[2] While the Objectives are numbered for reference, the numbering is not intended to suggest any priority order.

b. Develop a property rehabilitation incentive program for property owners that includes low-interest loan and/or limited grant programs for building rehabilitation (with emphasis on exterior improvement).

c. Identify potential development/redevelopment opportunities within the Neighborhood and work with local developers to encourage new development of all types (based on compatibility with surrounding land uses).

d. Develop an incentive program to make 2.c. happen using an appropriate combination of State redevelopment statutes, streamlined development approval processing, abated permit fees, etc.

e. Encourage the Neighborhood association to have a composition that represents the interests of resident property owners and landlords and to act as a unit in representing the interests of the Neighborhood.

OBJECTIVE 3

Increase the desirability of the Neighborhood as a place to live.

Policies and Programs Supporting Objective 3

a. In conjunction with the proposed development of a citywide greenway system, acquire (or better yet secure a donation) of a portion of the concrete plant site for a new park to serve the northwestern sector of the Neighborhood.

b. Also in conjunction with the greenway concept, if the proposed abandonment of the Union Pacific Railroad corridor through the Neighborhood occurs, secure the use of the right-of-way for development as a biking/rollerblading, walking trail.

c. Investigate the potential opportunity and cost/benefit for development of a park and community center with the possible closure of Campbell School.

d. Review recreation programs currently available to the Neighborhood to determine if programs and facilities can be offered to target teenage residents (with particular emphasis on after school, summertime, and evening hours).

e. Establish a police substation in the Neighborhood (potentially as an ancillary use in conjunction with the use of Campbell School as discussed in 3c. above).

f. Ensure that police response to Neighborhood issues and calls is timely and effective and that patrols are noticeable (3.e. will help to implement this program).

g. Implement a Neighborhood Watch program.

h. Review narrow streets and their fronting properties to determine if restricting parking to one side of the street or implementation of a one-way traffic pattern can alleviate conditions which make some streets nearly impassable.[3]

i. Encourage the proposed acquisition of residential parcels to the west of Hawthorne Park for expansion of the park as outlined in the Parks Element of the Vision 20/20 Comprehensive Plan.

j. Encourage the proposed acquisition of residential parcels to the north of McGregor School to implement the school-park concept as outlined in the Parks Element of the Vision 20/20 Comprehensive Plan.

[3] These streets include, but are not necessarily limited to, the north/south streets between College, Mt. Vernon, Grant, and Broadway, and Elm Arcade, and Pershing Streets. Further discussion of these streets is found in Sections 2 and 3 of this document.

SECTION 2

EXISTING CONDITIONS

BACKGROUND OF THE NEIGHBORHOOD

According to the West Central Neighborhood Alliance, the Neighborhood is one of the City's oldest residential areas. Several of the homes have historic significance such as the Fulbright House, which is reportedly the City's oldest frame home. The Neighborhood was the site of the major Civil War battle of Springfield and several Civil War forts, the old City Jail (known as the "Calaboose"), and the City's first school.

The Neighborhood also has a strong transportation heritage including the alignment of a stage coach route, some of the City's earliest railroad and trolley lines, and the original alignment of Route 66 (College Avenue). However, this historic background does not really represent the character of the Neighborhood. Most of the housing stock is of frame construction generally built in the period between 1930 and 1950. This housing stock is now aging to the point where constant repair and maintenance is required. The same is true for the commercial and industrial properties as well.

The West Central neighborhood is in "transition" and can be classified as unstable based on a number of factors that support this contention. The reasons for this instability are many and varied but in part are the result of actions and/or inactions on the part of the City. They include the expansive multi-family zoning of the Neighborhood, enforcement of health/safety codes on a complaint basis only, and lack of required trash service.

ECONOMIC AND DEMOGRAPHIC FACTORS

There are a number of factors suggesting the conditions of the West Central neighborhood are not likely to improve. In fact, they seem to indicate the Neighborhood is likely to experience further deterioration unless some incisive action is taken. For example, some of the Census data that the City staff supplied is indicative of a declining neighborhood. While this data is aged (1990), it is not likely that more current data would indicate significantly improved conditions.

Table 2-1 on the following page entitled *Key Demographic Characteristics, West Central Neighborhood and the City of Springfield,* provides some key indicators of the Neighborhood demographics. For comparative purposes, the Neighborhood characteristics are contrasted with the City as a whole. This data provides a neighborhood "picture" suggesting there will be no significant improvement in housing and crime conditions and improved overall appearance without oversight and assistance.

TABLE 2-1

Key Demographic Characteristics
West Central Neighborhood and the City of Springfield

West Central Neighborhood Strategic Plan

Demographic Characteristic	West Central Neighborhood	City of Springfield
Percentage of Persons Age 65 & Over (Percentage of Total Population)	14%	15%
Median Age of the Population	26.7 years	31.8 years
Average Age of Housing Stock	43 years	31 years
Percent of Persons Below Poverty [4]	40%	17% [5]
Percent of Housing Units Renter Occupied (If larger apartment complexes are included)	73%	40% [6]
Percent of Housing Units Renter Occupied (If larger apartment complexes are excluded)	66%	

None of these factors paint a picture of a neighborhood where property is likely to be maintained as well as it might be in a neighborhood where:

- the housing stock is not as old,
- the median age is slightly older; and
- the percentage of renter occupied housing units is lower.

If we remember that the West Central neighborhood was constructed as a single-family neighborhood, the proportion of housing units that are renter-occupied is

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[4] Of the persons for whom poverty status was determined.

[5] The income cutoffs used by the Census Bureau in 1990 to determine the poverty status of families and unrelated individuals included a set of 48 thresholds arranged in a two-dimensional matrix. This matrix consisted of family size (from one person to nine or more persons) cross-classified by presence and number of family members under 18 years old (from no children present to eight or more children present). Unrelated individuals and two-person families were further differentiated by age of the householder (under 65 years old and 65 years old and over).

The total income of each family or unrelated individual in the sample was tested against the appropriate poverty threshold to determine the poverty status of that family or unrelated individual. If the total income was less than the corresponding cutoff, the family or unrelated individual was classified as "below the poverty level." The number of persons below the poverty level was the sum of the number of persons in families with incomes below the poverty level and the number of unrelated individuals with incomes below the poverty level. The poverty thresholds are revised annually to allow for changes in the cost of living as reflected in the Consumer Price Index.

[6] Renter occupancy data for the City as a whole was not segregated to reflect the percentage of units based on inclusion and exclusion of larger apartment developments.

dramatically high. Keep in mind that 66% of the units are renter-occupied *after* the larger apartment developments in the Neighborhood are removed from the base. As noted above, this rate is 26% greater than the citywide rate of renter occupancy. Single-family neighborhoods with such a high percentage of rental units (both single-family and multi-family) normally show significant stability problems. As a rule, stable and desirable neighborhoods, that are predominantly single-family areas, have renter occupancy in the range of 10 to 30 percent.

EXISTING ZONING

There is extensive multi-family zoning of single-family properties in the West Central neighborhood. This zoning is inappropriate for a residential environment that is predominantly single-family. This extensive multi-family zoning has encouraged conversion of single-family units to multi-family use. In many instances, these have occurred in buildings that are not suitable for such conversions. In addition, this has caused the Neighborhood to have an extremely high proportion of non-owner occupants both in the single-family and multi-family units. Plate 1, on the following page, shows the current zoning of the Neighborhood. Plate 2, which follows Plate 1, shows the existing land use of the neighborhood. A comparison of the maps will readily show the extent to which single-family properties are zoned for multi-family use.

The conversion of single-family housing units to multi-family use (two-family or otherwise) is another negative sign. These conversions are often an attempt on the part of a property owner to maximize the income potential of a housing unit that has lost its desirability for its original, single-family use.[7] The primary goal of the property owner in these instances is to maximize the income of the property while investing as little as possible. Turnover of units with code violations breeds advanced and rapid property deterioration. This is evident in the West Central neighborhood. Discussions with the Planning and Development Department staff indicate that some of the converted units may not comply with zoning standards including off-street parking requirements. As a result of exterior field review of these buildings, the Planning Consultant believes it is likely that many of these converted buildings may not meet building code requirements.

The typical single-family homeowner who lives in the unit is usually interested in maximizing the long-term value of the unit. Thus, the ongoing maintenance and upkeep of the unit is a priority. This goal however is difficult to maintain for the aged homeowner on a fixed income.

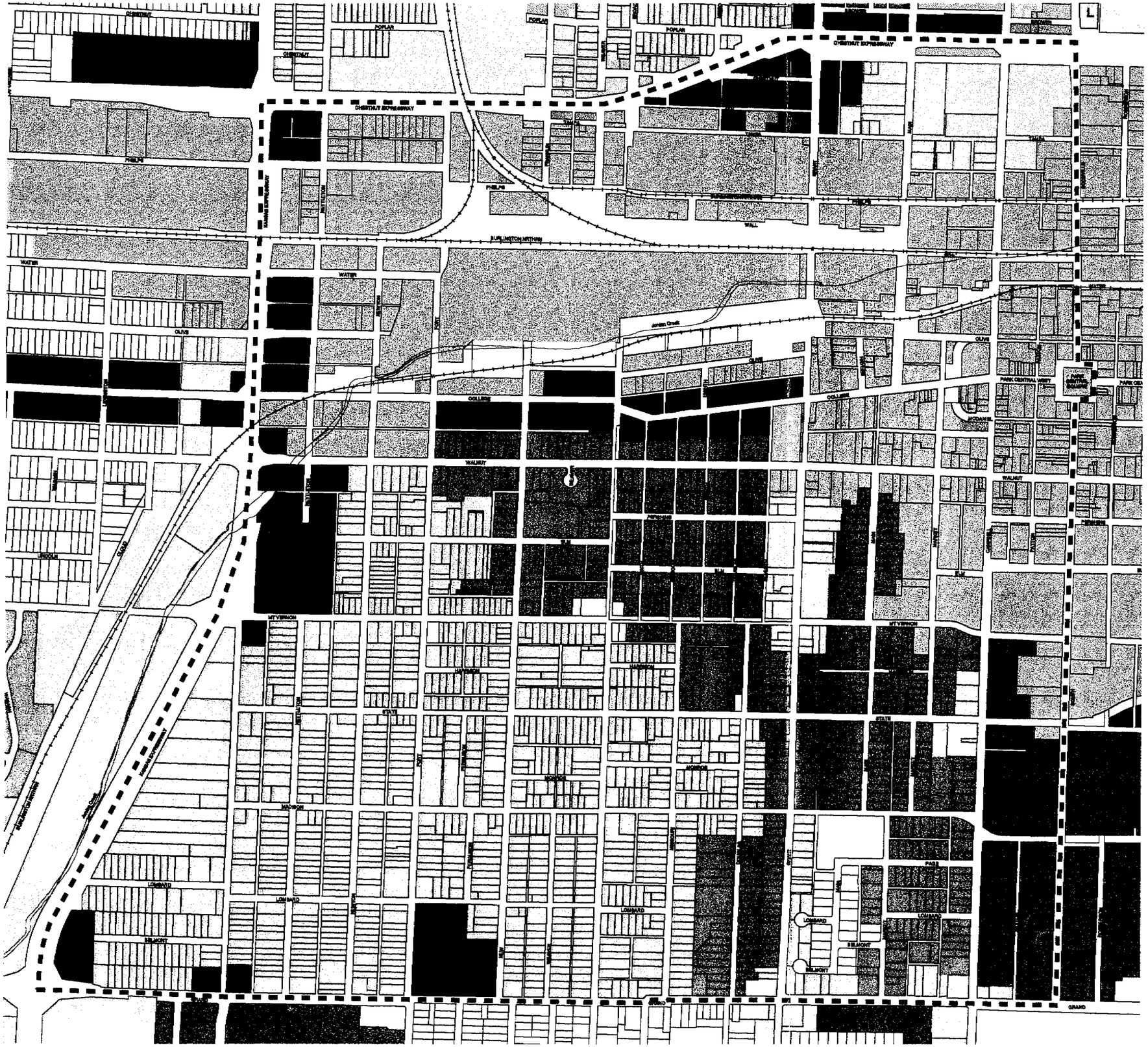
As noted previously, according to the 1990 Census data, the Neighborhood had 14% of its population age 65 and over. It is likely that this figure has increased, if the City is following national trends. To the extent that this segment of the Neighbor-

[7] These conversions are also a typical phenomenon in a college town such as Springfield, particularly in neighborhoods that are close to the campus. However, the "college" segment of Springfield's housing market does not seem to be the primary market for West Central neighborhood rental units.

Current Zoning

West Central Neighborhood Strategic Planning Program

Springfield, Missouri



Current Zoning Key

- R-SF
- R-TH
- R-LD
- R-MD
- R-HD
- R-MHC
- O-1
- O-2
- GI
- PD
- LB
- GR
- HC
- CS
- CC
- RI
- LI
- GM
- HM
- IC
- UN
- UC
- L
- AO

Neighborhood Boundary

PLATE 1

600 0 600 Feet

N W E S

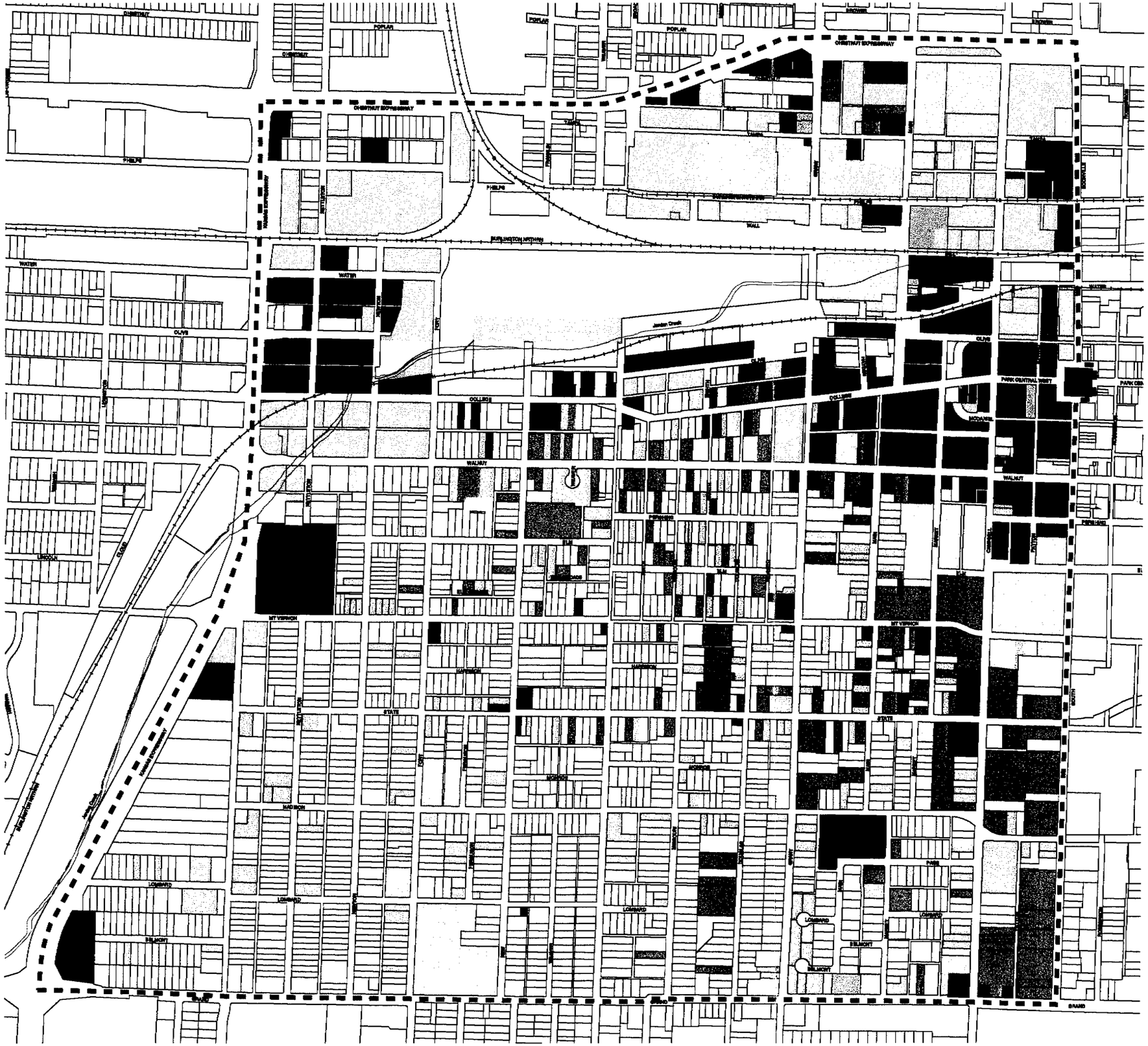
Planning & Development Department
City of Springfield, Missouri

7-18-97

Existing Land Use

West Central Neighborhood Strategic Planning Program

Springfield, Missouri



Land Use Key

- Single-Family
- Two-Family
- Multi-Family
- Office
- Commercial
- Industrial
- Trans/Utility
- Community
- Park/OpenSpace
- Vacant
- Mixed Use

- - Neighborhood Boundary

PLATE 2

600 0 600 Feet

N W E S

Planning & Development Department
City of Springfield, Missouri

7-18-97

hood increases, the single-family housing maintenance may decrease. In addition, poverty status is at a level of nearly 40%. Where these trends continue, deferred maintenance becomes a problem.

The City Planning and Development Department conducted a very thorough analysis of the current zoning in the Neighborhood. This study, entitled *West Central Neighborhood Zoning Study*, was completed in June of 1996 and presented to the City Council. The study area focuses on the portion of the Neighborhood generally bounded by Kansas Expressway on the west, the railroad on the north, Campbell Avenue on the east, and Grand Street on the south.

The resulting recommendation of this study was to rezone much of the property currently in single-family land use from multi-family zoning back to single-family. The Planning and Development Department staff reasoned that such an action would reduce the relatively uncontrolled conversions and resulting housing density increases. To date this effort has been met with considerable resistance from some property owners (particularly landlords) and with some skepticism by the Council. In addition, an effort to implement maintenance codes and systematic inspection for the entire City has been received with considerable resistance as well.

EXISTING LAND USE

By again referencing Plate 2, it can be noted that the West Central neighborhood is dominated by single-family residential land use. Commercial uses are concentrated in the northeastern corner of the Neighborhood bounded by Walnut Street, Grant Avenue, the Union Pacific and Burlington Northern Railroads, and Campbell Avenue. Other concentrations of commercial land use can be found along College Street, Kansas Expressway, and Campbell. In addition, there are spot commercial uses scattered throughout the Neighborhood which represent vestiges of the typical neighborhood corner commercial structures and uses of a type which were common when much of the West Central neighborhood was developed. For the most part, these structures are vacant.

The resurrection of these "corner" commercial sites for new neighborhood commercial uses is not likely to occur. In the first place, the commercial uses attracted to such locations are not likely to have long-term success competing against the other commercial development in the City. None of these properties has adequate off-street parking or the ability to provide it without additional land acquisition. In addition, several of these sites were former gasoline stations and thus may have site and/or building contamination. Further, there would be no concentration of these uses in the center of the Neighborhood where they could truly act as a neighborhood shopping center. Also, the Neighborhood is adjacent to Springfield's Central Business District where significant vacant commercial space currently exists.

Multi-family uses are found predominantly in the eastern two-thirds of the Neighborhood, primarily north of Madison Street and east of New Avenue. Two-family uses are dispersed throughout the neighborhood.

OTHER CONTRIBUTING FACTORS

Property Maintenance

There are a number of other factors that contribute to the current deteriorating condition of the West Central neighborhood. As discussed previously in this section, the extensive multi-family zoning of the Neighborhood has contributed to the conversion of single-family units to two-family or multi-family use. This has meant that an abnormally high proportion of non-owner residents occupy these units and have no vested interest in and responsibility for the maintenance and upkeep of the property.

The landlords who own these units have difficulty keeping good tenants in the units because the conditions and appearance of the Neighborhood cannot attract better tenants. In turn, these units cannot command a rent structure that will allow for significant investment on the part of the landlords in maintenance and upkeep. These conditions are further exacerbated by the City's lack of maintenance and occupancy ordinances that can control the ongoing upkeep of the property. In addition, current State and Federal laws make eviction of undesirable tenants difficult and time consuming for the landlords.

Trash

There is a general problem with trash throughout the neighborhood. This is particularly true with respect to bulkier items or the types of items which trash haulers will not (or legally cannot) take. In some blocks, the run-down appearance of properties is compounded by the outdoor presence of discarded furniture, appliances, tires, and vehicles and/or vehicle parts. Springfield does not have mandatory trash pickup and does not conduct annual or semi-annual bulk pickup of bulky trash items.

A common citation among the respondents to the Neighborhood property owner survey noted in Section 1 of this report was that the City has some ordinances that can help correct some of these conditions but that they are not enforced. These are primarily ordinances that relate to the correction of property conditions that present a health or safety hazard. These include removal of weeds, abandoned appliances, discarded tires, etc. Ordinances presently exist to address these types of issues; however, they are only enforced on a complaint basis. The inspectors do not self-initiate a complaint and rely solely on complaints citing violations to be reported by neighborhood residents. In addition, there are buildings appearing to need removal that should be condemned. This was another factor cited in the survey responses, as an area where the City is not being as aggressive as it should be.

Street Congestion

A collateral effect of the increase in housing unit density in the Neighborhood has been an increase in street congestion. There are a number of streets in the Neighborhood that have very narrow pavement cross-sections. The age of the Neighborhood reflects street right-of-way and pavement width that was not designed for modern times.

Some of the streets have pavement width that is not significantly wider than a typical alley and, in fact, may have been platted as such. In addition, there is, in many instances, not enough off-street parking for the number of vehicles which are associated with the housing units along a given street frontage. The streets involved include a series of north/south streets between Grant Avenue and Broadway Avenue on the east and west, and College Street and Mt. Vernon Street on the south. These streets are 9th, Missouri, 5th, Douglas, and 7th Avenues. In addition, an east/west street called Elm Arcade (between Broadway and New Avenues) and Pershing Street have similar pavement and/or right-of way deficiencies.

The increasing density brought on by the conversion of single-family housing units to two-family and multi-family units has further contributed to the street congestion.[8] In some cases, this presents a definite safety problem whereby it would be nearly impossible at certain times of the day for emergency vehicles to traverse these streets.

Crime

During the workshops and in the survey responses it was noted that there is perception of an unsafe atmosphere, particularly in some parts of the neighborhood. At the request of the Planning Consultant and the Department of Planning and Development, the Police Department compiled crime data for the West Central neighborhood.

The Police Department compiled a tally of the police calls for the last 6 months of 1996 for the 16 patrol grids covering the Neighborhood. While this data is not utilized to reflect official crime statistics, it does provide some level of indication of whether or not the residents' and property owners' perceptions have any foundation.[9]

The "Calls for Police Service" data which was provided by the Police Department contains many calls for services which would be considered routine in any neighbor-

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[8] Street congestion may be due to inadequate off-street parking that could be the result of illegal conversions or insufficient off-street parking requirements at the time of conversion.

[9] A "Call for Police Service" is the initiating action for police response. Once the officer(s) reach the scene and/or when reports are filed, individual calls may be reclassified. Therefore, "Calls for Police Service" are not utilized to reflect official crime statistics.

hood. However, the calls that may be indicative of Neighborhood crime of a serious nature should be noted. Table 2-2 on the following page shows the data for selected "Calls for Police Service" categories. The call categories that were chosen from the overall data provided by the Police Department are those that are often associated with a neighborhood in an unstable state. This instability is reflected in the physical conditions of the properties and demographic and economic characteristics of the neighborhood residents. The call categories are those which generally represented a percentage greater than 9% of the total calls for that category citywide. As noted previously, calls that are not necessarily indicative of neighborhood conditions but also exceeded the 9% threshold are not included. In addition, some categories were chosen (general disturbance and noise disturbance) because they represent a quality-of-life indicator for the Neighborhood.

Table 2-2

Calls for Police Service - West Central Neighborhood

West Central Neighborhood Strategic Plan

Call Type	Total of Selected Grids	Selected Grids % of City	City Wide
Robbery	16	14.81	108
Assault	240	9.64	2,489
Residential Burglary	99	9.04	1,095
Stolen Property	4	15.38	26
Weapons Offense	10	12.35	81
Vice/Prostitution	1	20.00	5
Sex Offense	8	16.00	50
Drugs	53	9.67	548
General Disturbance	409	10.79	3,791
Noise Disturbance	150	9.93	1,510
Juvenile Offense	52	11.93	436
Gunshots in Area	18	10.11	178
Arrest/Warrant	166	10.13	1,639

Looking at the column of Table 2-2 with the heading *Selected Grids % of City* it is apparent that the West Central neighborhood is accounting for a significant percentage of the police calls for the various crime categories. The 13 categories represented in the table account for an average of 12.3% of all the calls in these categories in the entire City.

If we compare the Neighborhood using other parameters, the following data is derived:

- The total area of the Neighborhood (915 acres) is only 2% of the City (45,841 acres);

- Using 1990 Census data, the Neighborhood has a population of 3688 persons as compared to the population of the City of 140,491 persons. Based on this data the Neighborhood accounts for 2.6% of the City's population.
- The larger data base for police calls reviewed for this Plan contained a total of 67 call categories. This data indicated that the Neighborhood accounted for 7.5% of all police calls in the City.

Based on these comparisons, the West Central neighborhood seems to be accounting for more than its share of police activity, especially if it is noted that the land use character of the Neighborhood is predominantly residential. What this information also suggests is that the residents' and property owners' concern for crime activity in the Neighborhood is not completely unfounded. It should again be noted that this data is not a completely accurate reflection of crime statistics for the Neighborhood. In addition, the extent to which these calls are generated from the sectors of the Neighborhood where commercial or industrial land uses predominate is not known. However, this evidence clearly indicates that the Neighborhood is generating police attention at a rate that is 3 to 4 times its proportion to the City's population or area. Certainly this is another negative factor affecting the neighborhood.

It should be noted that this information should not elicit an over-reaction from Neighborhood residents and property owners. Springfield is a large city. Although this data shows the Neighborhood is representing a relatively high proportion of calls for the City as a whole, it does not indicate a crime rate, level of activity, or type of crime commensurate with that found in some neighborhoods in other large cities.

The West Central neighborhood Alliance indicated there is a perception that a "threatening" presence is evolving as a result of the increasing number of young, unemployed persons "hanging out". The low median age (26 years) of the population would lend some credence to this perception. The number of vacant and deteriorating buildings contributes to a negative atmosphere and this "threatening" feeling on the part of some residents. These circumstances play as much (or more) a part in generating an impression of crime activity in the Neighborhood as that suggested by the "calls for police service" data or the actual crime statistics.

SECTION 3

PLANNING STRATEGIES AND POLICY RECOMMENDATIONS

INTRODUCTION

This section of the West Central Neighborhood Strategic Plan focuses on specific planning strategies and policy recommendations for the neighborhood. These strategies are based on several types of data and input including but not necessarily limited to the following:

- Field work and analysis carried out by the planning consultant;
- Data provided by the City from various departments including Planning and Development, Public Works, and Police;
- Input from Neighborhood residents and property owners received via the Neighborhood survey and the Neighborhood workshops; and
- Meetings and consultation with the City Planning and Development Department staff.

In addition, a variety of existing data and documents were reviewed and analyzed. This material provided useful background information about the Neighborhood and the ongoing attempts on the part of the City and the Neighborhood Association to assist and stabilize the area. These data and documents included:

- City of Springfield Zoning Ordinance - Chapter 36, Article 1 of the Springfield City Code
- West Central Neighborhood Zoning Study - Planning and Development Department - June 1996
- Neighborhood Survey - Developed by the West Central Neighborhood Alliance
- Construction Plan for the Grand Street improvements.
- Current Bus Route Map - Prepared by City Utilities of Springfield
- Urban Districts Alliance Organizational and Capital Plan
- Identified Goals to be Addressed Through Desired Land Use Proposal and Specific Recommendations - West Central Neighborhood Alliance

- Current U.S. Census of Population and Housing Statistics - Compiled by the Planning and Development Department
- Report to the R-12 Facilities Review Committee - Prepared by the Springfield School District
- Various Background Information Items Included with the original RFP:
  - West Central Neighborhood Alliance Mission Statement and History
  - Preliminary Goals and Objectives from the Neighborhood Element of the Springfield-Greene County Comprehensive Plan
  - Excerpts from the *Springfield - Greene County Concept Plan: An Interim Plan Guide - Immediate Action Steps and Overall Development Principles*
- City Planning and Development Department Reports for all of the more recent West Central Zoning cases
- SMSU Visioning Guide
- Excerpt from the City Council Meeting Minutes of November 12, 1996

PLANNING & POLICY RECOMMENDATIONS

The following pages of this section of the Strategic Plan report outline a series of strategies, actions, and policies that the City Council and the residents and property owners of the West Central neighborhood should begin to implement. These recommendations are in the form of a map, entitled Future Development Plan (Plate 3), which can be found on the following page, and Proposed Zoning (Plate 4), located later in this section with the discussion of proposed zoning. Other recommendations are contained in the ensuing pages of this section of the Strategic Plan report.

The Future Development Plan map depicts a variety of information regarding the recommended land use patterns for the Neighborhood. The Plan is largely based on two factors:

- A review of the existing land uses and property conditions in the neighborhood, and
- Recognition of the likely ability (or in some cases inability) of the City and the Neighborhood residents and property owners to change the land use patterns that presently exist.

Future Development Plan

West Central Neighborhood Strategic Planning Program

Springfield, Missouri

THESE RESIDENTIAL AREAS ARE SURROUNDED BY INCOMPATIBLE USES.

THIS AREA NEEDS CLEARANCE.

MAKES A GOOD SERVICE / COMMERCIAL SITE.

RAILROAD R.O.W. IS PROPOSED TO BE ABANDONED.

USE AS PART OF A TRAILWAY / GREENWAY SYSTEM.

COMMERCIAL & INDUSTRIAL USES

"M-F" & "2-F" ALREADY PREDOMINATES IN

"S-F" USES IN THIS

THEY'RE SURROUNDED.

HAS FOR ENTIAL ALTY CIAL

VACANT LOTS, "2-F" & "M-F" USES MAKE THIS AREA NOT SUITABLE FOR "S-F" IN FUTURE.

"M-F" HAS STARTED TO OVERWHELM THESE BLOCKS.

VISIBILITY TO X-WAY MAKES THIS A GOOD GENERAL COMMERCIAL SITE.

MAIN ACCESS TO BE FROM GRAND ST.

McGREGOR SCHOOL

"M-F" USES ALREADY PREDOMINAT AREA

CAMPBELL SCHOOL

LEGEND

- NEIGHBORHOOD BOUNDARY
- * IMPORTANT ENTRANCE TO WCN
- SINGLE FAMILY
- LIGHT INDUSTRIAL
- MULTI-FAMILY (TOWNHOUSE)
- PUBLIC / SEMI-PUBLIC
- MULTI-FAMILY (LOW DENSITY)
- PARKS & RECREATION
- GENERAL COMMERCIAL
- NEIGHBORHOOD BUSINESS
- SERVICE / COMMERCIAL
- TRAILWAY / GREENWAY

* THESE NEIGHBORHOOD ENTRANCES SHOULD BE CLEANED UP. CONSIDER BANNER OR OTHER I.D. SIGNAGE.

PLATE 3

JULY 18, 1997

0 300 600

NORTH

PGAV Urban Consulting

The Plan map has various notations that briefly depict the rationale behind the designation of certain land use categories in various areas of the Neighborhood. However, some of the features of the Plan need further elaboration that is discussed in the following pages of this section. The key recommendation(s) for each subsection that follows are summarized in bold italics at the end of each subsection or following the detailed discussion of the recommendation(s). This feature is intended to provide a quick reference for the reader.

Residential Land Uses

In general, the Future Development Plan focuses on the retention of the predominantly single-family residential character of the Neighborhood and in particular, that portion generally bounded by Walnut Street, Kansas Avenue, Grand Street, and Campbell Avenue. At the same time, the land use designations attempt to give recognition to block segments where the proportion of multi-family to single-family use has increased to the point where multi-family use predominates.

In these blocks, it is not likely that multi-family units will be converted back to single-family units, even if the zoning is changed to single-family. In many instances, these blocks would actually benefit from the removal of converted, substandard, single-family units and replacement with well-planned, townhouse-type multi-family development.

There are some blocks where higher-density multi-family development now predominates. In these cases, new development should focus on redevelopment of converted single-family buildings with low-density multi-family uses. For the purposes of this Plan, townhouse-type multi-family development is intended to provide for a density of 11 units per acre. Low-density multi-family development is intended to indicate a density greater than 11 units per acre but not more than 16 units per acre. These densities generally correspond to the density provisions of the R-TH Residential Townhouse and R-LD Low-Density Multi-Family District categories of the Springfield Zoning Ordinance.

One way to easily compare the Neighborhood blocks where the changes discussed above are suggested to occur is by comparing Plate 3 entitled *Future Development Plan* and Plate 2, entitled *Existing Land Use,* in Section 2. By comparing these two maps, the predominance of multi-family uses in the designated blocks will be evident.

Recommendation: ***Provide an incentive through zoning of targeted blocks to the R-TH or R-LD categories with caps on the density of each:***

- ***R-TH - 11 units per acre, and***
- ***R-LD - 16 units per acre.***

Commercial Land Uses

Other residential block segments within the Neighborhood are surrounded by incompatible uses of either a commercial or an industrial nature. In these instances, the continued viability and desirability of these units for single-family residences is questionable. As shown on Plate 3, these are principally in the northern part of the Neighborhood north of Walnut Street. These are primarily instances comprising a small number of isolated single-family residential uses. The Future Development Plan suggests that these properties be redeveloped with the types of uses that surround them. These include general commercial, service/commercial, and light industrial uses. In some instances, the adjoining commercial property owners may be interested in purchasing these units.

Recommendation:

- ***Rezone residential properties that are surrounded by incompatible commercial or industrial land uses to appropriate commercial or industrial categories and encourage the reuse of these properties for those purposes.***

There are two excellent opportunities for redevelopment of single-family residential properties into new retail and service/commercial areas. The larger of these development opportunities is generally located along Kansas Expressway between State Street and Grand Street, west of Kansas Avenue. The assembly of the parcels within this area would yield a tract of approximately 25 acres. A second, smaller development opportunity is located between Kansas Expressway, Walnut Street, Elm Street, and the alley west of Newton Avenue. This is a smaller collection of parcels with access from Newton Avenue north of the lumber company that is located on a larger tract at Mt. Vernon and Kansas Expressway. This would create a tract of not quite 4 acres. Each of these instances represent not only a potential to attract new retail commercial development to serve the Neighborhood but also an opportunity to fund housing rehabilitation assistance programs.

Recommendations:

- ***Create retail development opportunities comprising the properties bounded by:***
  - ***Kansas Expressway, State Street, Grand Street, and***
  - ***Kansas Avenue; and Kansas Expressway, Walnut Street, Elm Street, and the alley west of Newton Avenue.***
- ***Use new revenue created by the project as a development inducement and as a funding vehicle for Neighborhood housing rehabilitation programs. Added benefit is new retail development for the Neighborhood.***

Each of these areas has some development challenges represented by physical features of the area which will need to be overcome (primarily topography and drainage) and vehicular access. While the location and the size of the tracts which could be assembled is excellent, these physical challenges and the number of properties

that would have to be acquired represent a financial disincentive to potential developers. These areas are not the types of development opportunities in which developers would typically show interest, as long as other more readily developable areas exist. On the other hand, these potential commercial-development tracts are located along a heavily traveled arterial roadway and central to a large part of the City's population. As an example, a new supermarket is being developed on an adjacent tract to the south. However, both of these locations represent tracts of land where programs and mechanisms are available to the City to assist in underwriting these development costs.

To some degree, depending on which of the development opportunity sites is involved, there are 5 primary development costs which will need to be addressed. They are:

- Relocation of drainageways through the site that presently impede the ability to create a large tract;
- Site grading and preparation costs exceeding those normally associated with commercial development;
- Development of appropriate vehicular access including traffic signalization (this will be more extensive on the larger tract to the south);
- Land acquisition expenses associated with acquiring improved property where the improvements have no value to the project and must be demolished; and
- Relocation expenses associated with moving residents and business whose property would be acquired.

Initial review of these potential, commercial development areas suggests that these costs are very manageable. The discussion below outlines one way in which the City could financially assist this development scenario and potentially have enough new revenue generated to assist various other Neighborhood initiatives.

The City could designate these areas as tax increment financing (TIF) districts using a Missouri redevelopment statute frequently used in other cities around the State (including Springfield). The *new* property, sales, and utility taxes generated annually by the commercial redevelopment of these areas could be used for up to 23 years to achieve two goals:

- To fund the extraordinary costs associated with the commercial development of the tracts, and
- To fund neighborhood improvements such as:

- Funding a low-interest loan and/or grant program for rehabilitation and/or purchase of single-family and multi-family residential properties in the neighborhood;

- Acquiring Campbell School and converting it into a combined community center, police substation, and entrepreneur center (if the School Board decides to combine schools and close Campbell);

- Funding sidewalk and street repairs; and

- Developing new park facilities.

A number of Missouri communities have used TIF as a mechanism to successfully rehabilitate declining residential areas by "capturing" the revenue generated by new industrial and commercial development adjacent to such areas. When the revenues from this mechanism are used in conjunction with other funding sources such as capital improvements programs, Federal Community Development Block Grant funds, etc. the ability to achieve fairly dramatic results in a relatively short time is enhanced. As noted above the City of Springfield has used the TIF mechanism once and has used a development agreement mechanism for achieving similar results for other commercial development projects.

Another recommendation that is shown on the Future Development Plan represents a unique situation that has potential elsewhere in the Neighborhood. Plate 3 shows a series of parcels located on the northwest corner of the intersection of Campbell Avenue and Olive Street where the use is indicated to be a combination of residential and commercial uses. These parcels are occupied by a warehouse building that overlooks the Jordan Creek valley and railroad. This building represents an example of the type of structure that has become very popular in larger cities for conversion. Typically, large, residential "loft" living units are located on the upper floors and retail or service commercial uses are located on the ground floor.

For living spaces, these buildings offer bright, airy, spaces. When used in this fashion, they often bring life back to older commercial areas. Springfield and the neighborhood have a number of buildings that offer the potential for this type of use. The Planning and Development Department staff has indicated that some of these types of conversions have already occurred successfully. The property depicted on Plate 3 is simply one such example.

While it is beyond the scope of this study to identify all of these properties in the Neighborhood where this potential exists, an effort should be made to determine other similar possibilities. The City should then identify potential developers and what, if any, assistance the City might provide to encourage this unique type of development.

Recommendation: • ***Encourage reuse of suitable multi-story warehouse and commercial buildings within and adjacent to the Downtown portions of the Neighborhood for loft living spaces and specialty/unique retail development and entertainment uses.***

Parks and Recreation

The Future Development Plan recommends extensive park and recreation improvements which will benefit the Neighborhood and the City. It has recently been learned that the Union Pacific Railroad, which has significant trackage in the Neighborhood, has petitioned to abandon some of its tracks and right-of-way near and through the Neighborhood. One of these is a line that abuts the Neighborhood on the west along a north/south axis and then turns to the east and traverses the Neighborhood through the northern section generally paralleling College Street. This provides an excellent opportunity to establish a greenway system through the Neighborhood.

The soon-to-be-closed concrete plant site west of Fort Avenue provides an opportunity to provide a park facility that would serve the northern portion of the Neighborhood. In addition, Jordan Creek follows the railroad alignment through the entire Neighborhood. The establishment of a greenway system provides an excellent opportunity to clean up this drainageway and turn it into an asset for both the City and the Neighborhood. The development of this greenway and park also provides an excellent linkage to the proposed Civic Park project which has been proposed and is now under study for an area to the east of the Neighborhood.

The School District has indicated an intention to close Campbell Elementary School and to rehabilitate and expand McGregor Elementary School. The Campbell Elementary School building represents a potential opportunity for use as community center that could serve the Neighborhood as well as a larger segment of the central part of the City. A police substation could also be located in this building. This building might also serve as an "entrepreneur center" with some of its space converted for use by new business start-ups needing office space. In addition, the Parks element of the Comprehensive Plan is recommending the acquisition of land north of McGregor Elementary School for development as a small neighborhood park. Also, the Parks element has proposed to acquire a block of parcels adjacent to the west side of Hawthorn Park located at Market Avenue and Madison Street for expansion of that park.

Plate 3 also shows a strip of greenway along the north side of the existing Grand Street right-of-way. This land is being acquired in conjunction with the Grand Street widening project and will be part of the "boulevard" design of this street. Plans call for trees to be planted along the narrow greenway that will be created along both sides of the rebuilt roadway.

At several of the Neighborhood input sessions and in the West Central Neighborhood Alliance action document, suggestion is made in favor of establishing more small vest pocket parks in the Neighborhood. While this suggestion is not illogical, it may not provide the intended benefit. In "transitional" neighborhoods like the West Central, these small parks could, in fact, have a negative impact. These types of parks can become "hangouts" and attract undesirable elements to the neighborhood. In order to prevent this type of usage, they often require active policing. In addition, compared to larger park facilities, they are more costly to maintain on a per-acre or per-capita basis.

Recommendations:

- ***Design and implement a greenway/trail system based on use of the railroad right-of-way proposed to be abandoned***
- ***Acquire the concrete plant site west of Fort Avenue.***
- ***Clean up Jordan Creek.***
- ***Integrate these projects with Civic Park project.***
- ***If the School District decides to close Campbell Elementary School, convert the building to a multi-purpose community facility possibly containing a community center, police substation, and entrepreneur center.***

Neighborhood Entrances

There are a number of street entrances to the Neighborhood where much of the traffic through the Neighborhood is funneled. These entrances are important in that they provide an impression of the area not only for the residents and property owners but also for other City residents and visitors who are simply traveling through. Therefore, it is especially important that these entrances present a favorable impression of the neighborhood. These locations are shown with gray dots on Plate 3. Buildings at these entrances and along these corridors should be the focus of the earliest efforts at cleanup and building rehabilitation and/or demolition. In addition, it might be effective to design and place colorful banners at these locations to signify the identity of the Neighborhood.

Recommendations:

- ***Target commercial buildings at key Neighborhood entrances for first efforts at rehabilitation and/or redevelopment of commercial properties.***
- ***Design and place banners at entrances.***

Proposed Zoning

There is far too much of the West Central neighborhood that is currently zoned for multi-family use. As noted in Section 2 of this Strategic Plan, this has fueled many

of the poor-quality, single-family residential conversions to two-family and multi-family units. Most of the recommendations already made by the Planning and Development Department for returning much of the Neighborhood to single-family zoning are highly appropriate. In addition, even in the blocks where the Future Development Plan map (Plate 3) recommends townhouse or low-density residential development, existing zoning should not encourage further conversion of single-family residential buildings. In nearly every instance observed by the planning consultant, these buildings were never intended to be used for two-family or multi-family occupancy. The results of these conversions have been very detrimental to the stability and viability of the Neighborhood.

It is recommended that the suggested return to the single-family zoning proposed by the City Planning and Development Department staff be implemented with some modifications as discussed below and as depicted on Plate 4, Proposed Zoning on the following page. There are some instances where the Future Development Plan map recommends townhouse or low-density multi-family use where the continuation of or rezoning to multi-family zoning may be appropriate. However, even in these instances, further multi-family development should be controlled so that each such development or conversion must be done according to a plan submitted to the City staff and the Planning and Zoning Commission for review. This would mean the implementation of zoning techniques where all development requires approval, at least at the Commission level.

Rather than writing new zoning classifications to carry out such a plan, the present Urban Conservation District provisions of the City's zoning ordinance can be utilized. These provisions will allow the West Central neighborhood to be treated as a zoning district unto itself with special provisions tailored to meet the needs of the Neighborhood. A number of other key recommendations for the Neighborhood which are outlined in the following pages of this section of the Strategic Plan can also be incorporated in the Urban Conservation District designation. The UC – Urban Conservation District provisions of the City's zoning ordinance can be found in Section 4-2300.

The proposed zoning for the West Central neighborhood is shown on Plate 4. The zoning classifications shown thereon are, in many respects, similar to the recommendations made by the Planning and Development Department staff in the West Central Neighborhood Zoning Study. However, some differences should be noted. Plate 4, shows more extensive R-TH and R-LD designations in the portion of the Neighborhood bounded by Mt. Vernon, Walnut, New, and Campbell than that which was recommended by the City Planning and Development Department staff. These zoning recommendations attempt to recognize that multi-family uses have already overwhelmed most of these blocks. Many of the units in these areas are converted single-family houses. It is highly unlikely that conversion back to single-family use will be attractive to most potential buyers. Thus, it more realistic to encourage the removal of these units over time coupled with the combination of adjoining properties for the construction of new low and medium density residential units.

Consultant's Proposed Zoning

West Central Neighborhood Strategic Planning Program

Springfield, Missouri

Zoning Key

- R-SF
- R-TH
- R-LD
- R-MD
- R-HD
- R-MHC
- O-1
- O-2
- GI
- PD
- LB
- GR
- HC
- CS
- CC
- RI
- LI
- GM
- HM
- IC
- UN
- UC
- L
- AO

Neighborhood Boundary

700 0 700 Feet

N W E S

Planning & Development Department
City of Springfield, Missouri

1-28-98 Plate 4

In the case of portions of the Neighborhood where R-SF, Single Family, zoning is recommended, there needs to be new language written to clarify certain provisions already in the language of this district. Duplex developments are now permitted in the R-SF, Single-Family, zoning district if they are legally conforming at the time the district was first mapped (and as it would be remapped in accord with the recommendations herein). However, there is other language in the ordinance that makes it unclear whether or not such units could be rebuilt if destroyed by fire or other means. New text should be added to the ordinance to clearly permit such reconstruction if it is initiated within one year of destruction. As of this writing, an administrative ruling has been issued which permits this reconstruction.

It is important for the future stability of the Neighborhood to prevent further conversions of single-family units to two-family and multi-family units, particularly without City review. Therefore, it is recommended that all future development of the properties in the R-TH and R-LD districts in the Neighborhood require the use of site plan review procedures outlined in Section 3-3000 of the City's zoning ordinance. A review of the Urban Conservation District provisions of the ordinance suggests that this kind of review could be created through this mechanism. This will mean that the site plan review procedures will need to be incorporated into the Urban Conservation District regulations that are enacted for the Neighborhood. Therefore, in these portions of the Neighborhood, the current multi-family uses would be "grandfathered" and use of any unit for single-family purposes would be permitted. Any new use of parcels for townhouse or low-density, multi-family development would be permitted only through the site plan review process.

The principal purpose of this approach is to create a situation where:

- The predominant multi-family nature of these Neighborhood blocks is recognized and multi-family uses (townhouse or low-density) are permitted but only via the site plan review procedure,
- The further inappropriate and illegal conversion of units is not encouraged,
- Existing multi-family landlords in the Neighborhood will not feel threatened by the more extensive down-zoning approach of the initial City staff recommendations,
- New multi-family development will be promoted but at appropriate densities and with proper controls.

It will be important that the use of the site plan review regulations in this manner be supported by appropriate and specific review criteria for the review process. The Administrative Review Committee could be used to review proposals and would use such criteria as their primary basis for review.

Other zoning recommendations shown on Plate 4 are principally those associated with existing or proposed commercial development areas (such as along Kansas Expressway) or areas presently developed in light industry or service commercial uses. Zoning which proposes redevelopment of residential uses to commercial, service commercial or light industrial uses is limited. Such scenarios are limited to the Kansas Expressway parcels discussed earlier in this Section and to small residential enclaves that are surrounded by commercial or industrial development. These occur principally in the portion of the Neighborhood north of Walnut Street where various types of commercial and industrial uses occupy nearly the entire northern third of the Neighborhood. In these instances, the proposed zoning is intending to recognize that the existing single-family residential uses in the parts of the Neighborhood will have no long-term viability or likelihood to be desirable to new residents.

Recommendations:

- ***Rezone portions of the Neighborhood that are predominantly single-family to the R-SF district.***
- ***Areas that have evolved to be predominantly multi-family should be rezoned to the R-TH or R-LD districts depending on the current densities and desirable future densities.***
- ***Zone existing single-family areas that are surrounded by industrial or commercial uses to the appropriate industrial or commercial zoning category.***
- ***An Urban Conservation District should be established to incorporate the provisions and techniques of the Site Plan Review process.***
- ***All new multi-family development should be permitted only if it receives approval via the Site Plan Review process.***
- ***Criteria should be established for Site Plan Review.***

Other Recommendations

The following recommendations and strategies for the improvement of the West Central neighborhood are important for its future well being and stability. These are outlined in no particular order of importance.

- Without the existence and enforcement of land use, development and occupancy controls, the neighborhood transition will continue its current negative trend. The City must actively enforce all applicable ordinances presently available that will assist in removing derelict buildings, weeds, and trash and will eliminate and/or discourage criminal activity and disturbances.

- Forty years of urban planning experience on the part of the planning consultant throughout the U.S. has shown that there is no greater tool to ensure the quality and stability of a city's neighborhoods than effective maintenance and

occupancy codes (both exterior and interior) which apply to existing, not just new, housing units. These become even more important in neighborhoods like West Central where there is a disproportionate number of rental units to single-family homes and where there is a tendency for single-family units to become two-family units.

The effectiveness of such codes has been proven in major cities throughout the U.S. While many examples from other midwestern cities could be cited, two examples from the St. Louis area might be most familiar to Springfield residents. These are the cities of University City and Webster Groves. Each of these is an older city adjacent to the City of St. Louis. Each of these communities has a mix of older housing not unlike that of the West Central neighborhood. Each of these communities began to have neighborhoods experiencing many of the same conditions now found in West Central.

They both took the same steps to head off further deterioration. Their actions involved the adoption of strong exterior building maintenance and occupancy codes coupled with a strong commitment to effective enforcement. University City has been a case study for many communities since the mid-1960's when the codes were adopted. Property tax collections are up, school enrollment is stable and vacancies/for sales are very low. Today, each of these communities has some of the highest-valued, single-family housing for the size and type of construction and mix of types of any of the St. Louis area communities. Housing units in these cities in all types and sizes (including their multi-family units) are considered very desirable. When units are put up for sale or rent, they rarely stay on the market for any significant length of time.

One of the perceived drawbacks to the implementation and enforcement of housing maintenance codes is the cost to the property owner. This is true only in the short-term and long-term benefits outweigh early costs. In a neighborhood of low and middle-income residents, this can present some hardship in the short term. To alleviate some of the early adverse economic impact of such regulations and provide an incentive for investment, many cities have used various mechanisms to establish low interest loan and grant programs for housing rehabilitation. These programs are structured to offer these benefits to both owner-occupied units and to property owners who own rental units. Since attempts to establish these codes for the City as a whole have been met with some resistance, these should be implemented in conjunction with zoning designation of the West Central neighborhood as an Urban Conservation District. The various analyses and field reviews of neighborhood conditions in the Neighborhood indicate that without such codes, it is a virtual certainty that the Neighborhood will experience further deterioration.

- The conditions of the segment of the neighborhood along Pershing Street indicate that rehabilitation and/or redevelopment of these block segments should be a priority. This block might become a "demonstration" project that can be used as a catalyst for encouraging other efforts.

- The vacant and scattered, corner commercial buildings are not likely to offer effective and long-term stability for new commercial uses. In addition, several of these buildings are former gasoline and automotive service stations that may present significant environmental cleanup challenges. The resurrection of the "corner" commercial sites for new neighborhood commercial uses is not likely to be successful. In the first place, the uses attracted to such locations are not likely to have long-term success. Also, none of these properties have adequate off-street parking or the ability to provide it without additional land acquisition. This additional land acquisition is likely to make the reuse of these properties economically unfeasible. Further, there would be no concentration of these uses central to the Neighborhood where they could truly act as a central, neighborhood shopping center. Where these buildings cannot be converted to serve residential needs, a program should be developed to acquire and demolish these buildings and provide an incentive to developers to build new housing units on these sites.

- The police call data suggests that the West Central neighborhood is responsible for a higher number of calls than the proportion of the City it represents in either area or population. While this data is not a complete indicator of crime levels, it is consistent with police call patterns that are seen in declining neighborhoods. This data seems to indicate that the concern about crime and other disturbances expressed by the Neighborhood residents and property owners at the workshops is not without foundation.

  Experience with neighborhood crime issues has shown that the presence of a police substation can be an effective deterrent and should receive serious consideration. If the cost of establishing a substation is an issue, there may be ways in which such costs could be covered such as with TIF as noted previously. Also, if the Campbell School building can be acquired for use as a community center, it may be possible to also locate a police substation in this building.

  The Police Department has established the Police Area Representative (PAR) program to cover all police beats in the City. This program allows officers to remain on patrol in their beat as opposed to manning a police substation. Each beat has one PAR officer assigned to it. Due to the West Central neighborhood's proximity to the recently expanded downtown substation, the West Central PAR officer will receive additional assistance from the downtown substation officers. If a police substation is not established in the Neighborhood, the Police Department should continue and expand its PAR program.

- Some neighborhood residents have raised the potential for using historic preservation as a means to assist in neighborhood revitalization. A large historic district designation for portions of the West Central neighborhood could actually have a negative impact on neighborhood rehabilitation unless investor/developer interest is greatly stimulated. The observed number of buildings with historic significance would appear to be very small and not likely to be able to stimulate such interest. In some cases, such a designation would increase the cost of rehabilitation of the housing or commercial units so designated.

- As noted previously, there is a general problem with trash throughout the Neighborhood. This is particularly true with respect to bulkier items or the types of items which trash haulers will not (or legally cannot) take. In some blocks, the run-down appearance of properties is compounded by the outdoor presence of junk furniture, appliances, tires, and vehicles and/or vehicle parts. Springfield does not have mandatory trash pickup and does not conduct annual or semi-annual bulk pickup of bulky trash items. The City should implement mandatory trash service, perhaps linked to water service and billing as is done in some other cities. In addition, a bulky-item pickup program conducted at least once a year would go a long way toward the improvement of the WCN and would be of benefit to other neighborhoods as well. As of this writing, the West Central Neighborhood Alliance has received a grant to provide a one-time, "spring clean up" trash service for 1998.

- The TIF program discussed earlier in this section combined with block grant or other funds is only one of a variety of ways in which some of the needed programs and services in the West Central neighborhood can be funded. Creation of a Neighborhood Improvement District (NID) is another mechanism that may be useful. A NID is designated by either petition or vote of the property owners in the potential district. Using a tax levied against the property, special services or improvements are provided. Although the NID mechanism is typically used for things such as street improvements, it may be possible to use it for something such as trash pickup services. A legal opinion would need to be sought to determine if trash pickup is an eligible activity.

- One of the most innovative programs for housing improvements has been implemented by the Housing Authority in Jefferson City. The Authority buys houses that are in need of rehabilitation, vacant lots, or derelict residential structures that must be removed before the lots can be reused. The Authority then contracts with the local vocational schools that use the housing rehabilitation or new construction projects to train students in carpentry, plumbing, or electrical vocational programs. Some units are rented by the Authority and others are sold. In this manner, quality housing construction and rehabilitation is provided for low-income residents and the housing unit stock is improved. A program of this nature may have applicability to the West Central neighborhood.

Recommendations:

- ***Enforce all applicable ordinances presently available that control land use, derelict buildings, removal of weeds and trash, and will eliminate and/or discourage criminal activity and disturbances.***
- ***Establish maintenance and occupancy codes for the Neighborhood.***
- ***Use Pershing Street as a potential "demonstration" project for Neighborhood improvement.***
- ***Encourage and induce the redevelopment of "corner commercial" properties for appropriate types of housing.***
- ***Establish appropriate ongoing communications between the Neighborhood and the Police Department to achieve a reduction in crime (potentially via a Neighborhood Watch program.)***
- ***The City should consider establishing mandatory trash service and annual or semi-annual bulk item pickup Citywide.***
- ***Consider the establishment of TIF or NID programs to provide a funding source for some of the needed Neighborhood programs.***
- ***Investigate the feasibility of establishing a housing rehab and construction program as a cooperative venture between the City, local schools, and the Housing Authority.***

SUMMARY

The West Central neighborhood is at a crossroads. If no formal organized City/neighborhood sponsored and supported program is pursued, deterioration is likely to continue, possibly at an accelerated rate. Two of the most important actions which need to be taken are the implementation of maintenance and occupancy code programs and the rezoning along the lines of what the City Planning and Development Department staff and this study has recommended. The implementation of an Urban Conservation District appears to be a candidate vehicle for packaging the zoning and maintenance/occupany code programs that are needed. In addition, implementation of a bulky-item trash pickup program should be another priority. The neighborhood must support these initiatives or they are not likely to succeed. Voluntary compliance as opposed to mandatory enforcement is always preferable.

Each of these actions may have a negative reaction among some vested interests. To some degree, this has already occurred and thereby initiated the Neighborhood evaluation and strategic planning effort on the part of the planning consultant.

These interests, who seem to be primarily the landlords and absentee owners, should not prevail. Neither should they be ignored. Several of these parties have developed good multi-family and two-family units. Since more of this type of development is appropriate, the parties who are willing to build more quality housing units should be cultivated and appreciated by the Neighborhood. Others who may be interested in rehabilitation of existing units should be encouraged as well.

Some property owner residents may be concerned or fearful that they will have to incur maintenance and rehab costs which they fear they cannot afford as a result of these initiatives. It will be most important to attempt to identify mechanisms that can be used to fund some of these costs and thereby alleviate these fears. The mechanisms that are suggested in this section of the Strategic Plan should be thoroughly investigated for applicability.

The West Central neighborhood is a neighborhood whose residents, in many instances, cannot afford by themselves to take appropriate action. Without a neighborhood/City partnership effort to eliminate some of the negative influences and stabilize the neighborhood, property values will continue to fall. Even those owners of rental property within the neighborhood should recognize that.

APPENDIX A

WORKSHOP RESULTS

At the Neighborhood workshop held on January 23, 1997 a process was used to organize and solicit input from the attendees. This input technique is called Nominal Group Process. After initially convening the meeting and reviewing the agenda, the attendees were divided into 3 discussion groups. The focus of each group was to provide input to a group facilitator regarding the issues that they believed to be important to the future health and stability of the Neighborhood. In order to distribute the workshop attendees among the groups in a manner representative of the various Neighborhood interests, the agendas handed out at the beginning of the workshop were coded using underlining in the agenda heading. This created 3 groups as follows:

- No Line Group (No heading text underline)
- One Line Group (One line under heading text)
- Two Line Group (Double underline of heading text)

The group facilitator wrote down each item cited by a group member on sheets of newsprint paper at the front of the room where each group had convened. Once each group believed they had a list of the most important items, the members of the group were each given 5 self-adhesive red dots. Each group member was then asked to choose the five most important items out of the list that their group generated by placing the dot alongside one of the numbered list items. They were free to use multiple dots for an item; if they felt its importance was significantly greater than others items in the list.

The results of this workshop contained in this appendix are tabulated by group name as noted above. In addition, they are tabulated by group name as follows:

- According to the numeric order in which the items were placed on the list by each group, and
- Based on the number of dots assigned to the various items.

West Central Neighborhood Workshop
One Line Group – Comments in Order of Input

No. of Dots Allocated	Comment No.	Comment
6	1	Spring and Fall City coordinate trash pick-up (furniture, hazardous waste, other bulk items.
1	2	Ordinance to limit time of building abandonment.
	3	Keep regulation at level which is affordable to all.
5	4	Zoning flexible to retain rights of existing M.F. owner, not require construction of new M.F.
	5	Prioritize the repair of deteriorated sidewalks with handicapped access.
2	6	Repair streets.
1	7	Improve education/awareness of available rehab. monies.
2	8	Identify and eliminate dangerous buildings.
1	9	Clean up the neighborhood.
2	10	Work closer with P.D. on curbing driving activity - WCN need contact.
	11	City challenge of providing sanitary sewers on very affordable basis.
	12	Bring apartment association/landlords into "the picture".
1	13	WCN needs park and community center – Campbell School could fill this need and park as well - need programs.
	14	Keep compliance to home maintenance voluntary.
2	15	Need a police substation and a No Tolerance policy toward WCN.
	16	Require home maintenance via ordinance.
1	17	Better understanding/explanation of zoning term "permitted use".
1	18	50 ft. lot limitations are a problem for new S-F housing construction.
3	19	Determine if WCN can organize a n-f-p corp. to assist in home repair but avoid heavy legal and cost of liability insurance and laws.
	20	Review street system to determine how to reduce through (non-neighborhood) traffic.
1	21	Need a way to communicate with beat cop other than 911.
	22	Retain police officers for a longer time so they can better know area.
1	23	City help to eliminate 3 light next to square and barricade barriers.
	24	Keep required home improvement costs to a minimum - subsidize or grants to high cost cases.
	25	Way to target buildings, sidewalks, trash, parking improvement to Pershing Street.
2	26	Establish WCN landlords association as an entity with which the WCN could coordinate.
1	27	Once per year work with City to have chipper available for tree limb removal.
	28	Open up storm drainage corridors for recreational use and flow improvement.
	29	Light industrial at Jordan Creek not appropriate.
	30	Regulation should focus on home improvements that are easy to do.
1	31	Incentives for College Street businesses to make it a more flourishing area.

West Central Neighborhood Workshop
One Line Group – Comments in Order of Input

No. of Dots Allocated	Comment No.	Comment
	32	Reduce amount of M-F zoning in WCN.
	33	Program to identify substandard housing and bring to adequate conditions.
	34	Eliminate all M-F housing which was not permitted (as in bldg. permit).
1	35	Beautification projects planned by professionals (i.e., tree planting plan) use services which are free or cost little from conserv. or college.
6	36	Give home maintenance violators ample time to accomplish improvements - extensions of time with good cause.
	37	Occupancy code which WCN sets the standards for.
1	38	Need to have neighbors helping each other.
	39	More of a partnering spirit with City and WCN and potential relaxing of some regulations.
	40	City or others to help with improvement of vacant lots - WCN to identify lots for houses. Keep inspectors to a min. so City doesn't overspend (a dozen or less).
1	41	Systematic enforcement of maintenance codes.
2	42	Park department complete Hawthorne Park improvements.
	43	More diversified background (education) for inspectors.
	44	Coordinate trash pick-up.
	45	City to provide trash service.
	46	Building reg. Department should inspect houses being moved.

West Central Neighborhood Workshop
One Line Group – Comments Sorted by Dot Allocation

No. of Dots Allocated	Comment No.	Comment
6	1	Spring and Fall City coordinate trash pick-up (furniture, hazardous waste, other bulk items.
6	36	Give home maintenance violators ample time to accomplish improvements - extensions of time with good cause.
5	4	Zoning flexible to retain rights of existing M.F. owner, not require construction of new M.F.
3	19	Determine if WCN can organize a n-f-p corp. to assist in home repair but avoid heavy legal and cost of liability insurance and laws.
2	6	Repair streets.
2	8	Identify and eliminate dangerous buildings.
2	10	Work closer with P.D. on curbing driving activity - WCN need contact.
2	15	Need a police substation and a No Tolerance policy toward WCN.
2	26	Establish WCN landlords association as an entity with which the WCN could coordinate.
2	42	Park department complete Hawthorne Park improvements.
1	2	Ordinance to limit time of building abandonment.
1	7	Improve education/awareness of available rehab. monies.
1	9	Clean up the neighborhood.
1	13	WCN needs park and community center – Campbell School could fill this need and park as well - need programs.
1	17	Better understanding/explanation of zoning term "permitted use".
1	18	50 ft. lot limitations are a problem for new S-F housing construction.
1	21	Need a way to communicate with beat cop other than 911.
1	23	City help to eliminate 3 light next to square and barricade barriers.
1	27	Once per year work with City to have chipper available for tree limb removal.
1	31	Incentives for College Street businesses to make it a more flourishing area.
1	35	Beautification projects planned by professionals (i.e., tree planting plan) use services which are free or cost little from conserv. or college.
1	38	Need to have neighbors helping each other.
1	41	Systematic enforcement of maintenance codes.
	3	Keep regulation at level which is affordable to all.
	5	Prioritize the repair of deteriorated sidewalks with handicapped access.
	11	City challenge of providing sanitary sewers on very affordable basis.
	12	Bring apartment association/landlords into "the picture".
	14	Keep compliance to home maintenance voluntary.
	16	Require home maintenance via ordinance.
	20	Review street system to determine how to reduce through (non-neighborhood) traffic.
	22	Retain police officers for a longer time so they can better know area.

West Central Neighborhood Workshop
One Line Group – Comments Sorted by Dot Allocation

No. of Dots Allocated	Comment No.	Comment
	24	Keep required home improvement costs to a minimum - subsidize or grants to high cost cases.
	25	Way to target buildings, sidewalks, trash, parking improvement to Pershing Street.
	28	Open up storm drainage corridors for recreational use and flow improvement.
	29	Light industrial at Jordan Creek not appropriate.
	30	Regulation should focus on home improvements that are easy to do.
	32	Reduce amount of M-F zoning in WCN.
	33	Program to identify substandard housing and bring to adequate conditions.
	34	Eliminate all M-F housing which was not permitted (as in bldg. permit).
	37	Occupancy code which WCN sets the standards for.
	39	More of a partnering spirit with City and WCN and potential relaxing of some regulations.
	40	City or others to help with improvement of vacant lots - WCN to identify lots for houses. Keep inspectors to a min. so City doesn't overspend (a dozen or less).
	43	More diversified background (education) for inspectors.
	44	Coordinate trash pick-up.
	45	City to provide trash service.
	46	Building reg. Department should inspect houses being moved.

West Central Neighborhood Workshop
No Line Group – Comments in Order of Input

No. of Dots Allocated	Comment No.	Comment
4	1	Uncertainty about future - Should I invest?
1	2	Inadequate parking for conversions - enforcement.
2	3	Police enforcement
3	4	Potential decrease in property values with rezoning.
1	5	Misunderstanding/miscommunication tenants/landlords, City & police.
	6	Failure of police to take care of drug.
1	7	Concerned Newton will be zoned commercial.
3	8	Condition of rental property.
	9	Prohibit parking on one side of Main between Mt. Vernon & State (apply anywhere with narrow streets).
	10	Location of combined elementary school.
1	11	Lack of sewer - who pays.
3	12	Concerned about down zoning from commercial.
	13	Need for residential rehab assistance.
4	14	Home maintenance law - if rezone to commercial shouldn't have to bring into compliance.
	15	If don't enforce parking requirements, should widen streets.
	16	Stormwater drainage.
	17	Need to attract new businesses.
	18	Need sewer 400 block Nettleton
1	19	Too long response time (police).
3	20	Financial assistance to comply with home maintenance law
	21	Property destruction by delinquents.
	22	Ability for individual property owners to rezone to single-family.
6	23	Parks and activities for youth.
2	24	Ability to keep small businesses in neighborhood (not grandfathered).
	25	New sidewalks/replace deteriorating sidewalks.
1	26	Speed control.
1	27	Sidewalks adjacent to street - no.
1	28	Continuation and expansion of summer youth programs.
	29	Reasonable workable exterior maintenance program.
1	30	Getting passed around at City Hall "Good ole boy circle".
	31	Allow home businesses provided don't negatively impact neighbors.
2	32	Need street lights throughout.
3	33	Enforce ordinances on book, re: property upkeep.
1	34	Central neighborhood business district.
	35	Use neighborhood improvement district to provide parking lots and parks.
	36	Appeal procedure/recourse if programs don't go right.
2	37	Neighbors need to be on lookout and inform police. Need neighborhood watch/cell phones.
	38	Upkeep needed on City owned property (weeds).
	39	Status of streets/alley (e.g., Weaver Circle).

West Central Neighborhood Workshop
No Line Group – Comments in Order of Input

No. of Dots Allocated	Comment No.	Comment
	40	Vacant abandoned buildings.
	41	Weeds (particularly around vacant buildings).
3	42	How can we learn from other neighborhoods who've gone through the same process (plant rezoning).
1	43	Manned police substation.
1	44	Junk, inoperable vehicles, weeds in business backyards.
	45	Should allow front yard parking.
2	46	Consider effect of ordinances on low income.

West Central Neighborhood Workshop
No Line Group – Sorted by Dot Allocation

No. of Dots Allocated	Comment No.	Comment
6	23	Parks and activities for youth.
4	1	Uncertainty about future - Should I invest?
4	14	Home maintenance law - if rezone to commercial shouldn't have to bring into compliance.
3	4	Potential decrease in property values with rezoning.
3	8	Condition of rental property.
3	12	Concerned about down zoning from commercial.
3	20	Financial assistance to comply with home maintenance law
3	33	Enforce ordinances on book, re: property upkeep.
3	42	How can we learn from other neighborhoods who've gone through the same process (plant rezoning).
2	3	Police enforcement
2	24	Ability to keep small businesses in neighborhood (not grandfathered).
2	32	Need street lights throughout.
2	37	Neighbors need to be on lookout and inform police. Need neighborhood watch/cell phones.
2	46	Consider effect of ordinances on low income.
1	2	Inadequate parking for conversions - enforcement.
1	5	Misunderstanding/miscommunication tenants/landlords, City & police.
1	7	Concerned Newton will be zoned commercial.
1	11	Lack of sewer - who pays.
1	19	Too long response time (police).
1	26	Speed control.
1	27	Sidewalks adjacent to street - no.
1	28	Continuation and expansion of summer youth programs.
1	30	Getting passed around at City Hall "Good ole boy circle".
1	34	Central neighborhood business district.
1	43	Manned police substation.
1	44	Junk, inoperable vehicles, weeds in business backyards.
	6	Failure of police to take care of drug.
	9	Prohibit parking on one side of Main between Mt. Vernon & State (apply anywhere with narrow streets).
	10	Location of combined elementary school.
	13	Need for residential rehab assistance.
	15	If don't enforce parking requirements, should widen streets.
	16	Stormwater drainage.
	17	Need to attract new businesses.
	18	Need sewer 400 block Nettleton
	21	Property destruction by delinquents.
	22	Ability for individual property owners to rezone to single-family.
	25	New sidewalks/replace deteriorating sidewalks.
	29	Reasonable workable exterior maintenance program.

West Central Neighborhood Workshop
No Line Group – Sorted by Dot Allocation

No. of Dots Allocated	Comment No.	Comment
	31	Allow home businesses provided don't negatively impact neighbors.
	35	Use neighborhood improvement district to provide parking lots and parks.
	36	Appeal procedure/recourse if programs don't go right.
	38	Upkeep needed on City owned property (weeds).
	39	Status of streets/alley (e.g., Weaver Circle).
	40	Vacant abandoned buildings.
	41	Weeds (particularly around vacant buildings).
	45	Should allow front yard parking.

West Central Neighborhood Workshop
Two Line Group – Comments in Order of Input

No. of Dots Allocated	Comment No.	Comment
1	1	North side of Grand between Fort and Kansas - zoning remains un-changed two lots deep.
2	2	More incentives for home ownership.
1	3	Vacant buildings running down property values.
10	4	Stricter ordinances for tenants and landlords.
1	5	Neighborhood Association cooperation with neighbors.
3	6	Park Board involved Greenway on Grand Street widening.
1	7	Break rezoning up into smaller areas. Madison to Grand - 927 S. Doug-las.
1	8	Mechanism for setting standards for ordinances.
3	9	Courtesy trash pick-up/City neighborhood involvement.
	10	Healthcare access for children who are uninsured or on Medicade.
4	11	Police substation in neighborhood.
3	12	Limitation on higher density in neighborhood.
	13	Community center in neighborhood.
	14	Neighborhood Agency will offer space for a police substation.
	15	Same down payment assistance program available to WCN as available Sherman Avenue.
3	16	Public/private/nonprofit City money used for physical improvements to neighborhood.
	17	Neighborhood communicate issues with City Council.
	18	Streets are too narrow.
	19	Lack of sewer west of Fort.
1	20	Sidewalk repair program.
4	21	Neighborhood - safer environment.
2	22	Off-street parking.
2	23	Public transportation study on East-West routes to change E-W Streets to one-way and single-side parking.
1	24	Better cooperation between landlords and homeowners/Neighborhood Association.
	25	Lack of animal control.
	26	City more contact within neighborhood area meetings.
2	27	Special City funds to pave alleys (to enhance parking).
1	28	More City money for rehab. of property other than owner-occupied hous-ing.
2	29	Available money for rehab. Where does it come from? No taxes.
	30	Get rid of blight – enhance safety.
2	31	Barrier between commercial and housing.

West Central Neighborhood Workshop
Two Line Group – Comments in Order of Input

No. of Dots Allocated	Comment No.	Comment
	32	Buffer zone between Kansas Expressway and neighborhood.
1	33	Greenway/Buffer around neighborhood.
	34	City money for new business based on population density.
2	35	Accurate study for zoning and look at everyone's needs.
1	36	Zoning tied to individual property.
	37	Study for street lighting.
	38	City maintenance ordinance too strict.
	39	Street trees in neighborhood.
	40	City commitment new business in neighborhood.
1	41	Improvements instead of studies.

West Central Neighborhood Workshop
Two Line Group – Sorted by Dot Allocation

No. of Dots Allocated	Comment No.	Comment
10	4	Stricter ordinances for tenants and landlords.
4	11	Police substation in neighborhood.
4	21	Neighborhood - safer environment.
3	6	Park Board involved Greenway on Grand Street widening.
3	9	Courtesy trash pick-up/City neighborhood involvement.
3	12	Limitation on higher density in neighborhood.
3	16	Public/private/nonprofit City money used for physical improvements to neighborhood.
2	2	More incentives for home ownership.
2	22	Off-street parking.
2	23	Public transportation study on East-West routes to change E-W Streets to one-way and single-side parking.
2	27	Special City funds to pave alleys (to enhance parking).
2	29	Available money for rehab. Where does it come from? No taxes.
2	31	Barrier between commercial and housing.
2	35	Accurate study for zoning and look at everyone's needs.
1	1	North side of Grand between Fort and Kansas - zoning remains un-changed two lots deep.
1	3	Vacant buildings running down property values.
1	5	Neighborhood Association cooperation with neighbors.
1	7	Break rezoning up into smaller areas. Madison to Grand - 927 S. Doug-las.
1	8	Mechanism for setting standards for ordinances.
1	20	Sidewalk repair program.
1	24	Better cooperation between landlords and homeowners/Neighborhood Association.
1	28	More City money for rehab. of property other than owner-occupied hous-ing.
1	33	Greenway/Buffer around neighborhood.
1	36	Zoning tied to individual property.
1	41	Improvements instead of studies.
	10	Healthcare access for children who are uninsured or on Medicade.
	13	Community center in neighborhood.
	14	Neighborhood Agency will offer space for a police substation.
	15	Same down payment assistance program available to WCN as available Sherman Avenue.
	17	Neighborhood communicate issues with City Council.
	18	Streets are too narrow.

West Central Neighborhood Workshop
Two Line Group – Sorted by Dot Allocation

No. of Dots Allocated	Comment No.	Comment
	19	Lack of sewer west of Fort.
	25	Lack of animal control.
	26	City more contact within neighborhood area meetings.
	30	Get rid of blight – enhance safety.
	32	Buffer zone between Kansas Expressway and neighborhood.
	34	City money for new business based on population density.
	37	Study for street lighting.
	38	City maintenance ordinance too strict.
	39	Street trees in neighborhood.
	40	City commitment new business in neighborhood.

APPENDIX B

NEIGHBORHOOD SURVEY FORM AND RESULTS

As noted in Section 1 of this report, a survey was conducted of approximately 1300 property owners in the West Central Neighborhood. This appendix contains a copy of the survey form that was distributed to the property owners by mail.

During the course of this planning program, the City Planning and Development Department had a Southeast Missouri State University planning student named Hope Fryer working as an intern to the Department prior to her graduation. Ms. Fryer tabulated and analyzed the results of the survey. She prepared a very thorough tabulation and summary of the survey results in the form of a memorandum that is also included in this appendix.

Dear West Central Neighborhood Property Owner:

The survey questions on the following pages provide an opportunity to share your opinions and ideas about the West Central Neighborhood (WCN) and the property that you own in the neighborhood. This questionnaire will require approximately 15 minutes or less for you to complete. The results of this survey will be evaluated objectively. The results will be a key component in developing a strategic plan for your area. Your opinions are important to the City planning staff and project consultant. This same questionnaire has been sent to every property owner in the area within the boundaries of Kansas, Grand, South, and Chestnut Expressway. Instructions for returning the survey are outlined on the last page.

This survey was sent to all property owners in the WCN based on the property address and location. If you own more than one property in the WCN and received more than one copy of this survey, you may respond using only one copy.

Place an X in the box that corresponds to your answer for each question.

1. What is the current use of your property (If you own more than one property, please show the use for other properties you own in the WCN as provided for below.)?

Property 1	Property 2	Property 3
☐ Single family house	☐ Single family house	☐ Single family house
☐ Two-family apartment	☐ Two-family apartment	☐ Two-family apartment
☐ Multi-family apartment	☐ Multi-family apartment	☐ Multi-family apartment
☐ Commercial	☐ Commercial	☐ Commercial
☐ Industrial	☐ Industrial	☐ Industrial
	☐ NA – I only own 1 property	☐ NA – I only own 1 property

2. Do you occupy this property yourself (Please provide information for each of the properties you own and for which you responded in Question1)?

Property 1		Property 2		Property 3	
Yes☐	No ☐	Yes☐	No ☐	Yes☐	No ☐

3. Is property maintenance a problem in the neighborhood? Yes ☐ No ☐

4. Rate those factors below which are potential obstacles to maintenance of your property.

		Big Obstacle	Obstacle	Not a Problem
a.	General appearance	☐	☐	☐
b.	Compliance of ordinances	☐	☐	☐
c.	Advanced age or disability	☐	☐	☐
d.	Time	☐	☐	☐
e.	"Know How"	☐	☐	☐
f.	Proper Equipment	☐	☐	☐

k. Other (Please specify): _____

5. Please rate the following factors based on their potential to influence future investment of time/money into your property: (Check one box for each item)

		Positive Influence	Moderate Influence	Neutral	Moderately Negative	Very Negative
a.	General neighborhood beautification	☐	☐	☐	☐	☐
b.	Exterior improvement of adjacent properties	☐	☐	☐	☐	☐
c.	Increase in real estate values	☐	☐	☐	☐	☐
d.	Increase in owner-occupied properties	☐	☐	☐	☐	☐
e.	Elimination of abandoned buildings	☐	☐	☐	☐	☐
f.	Knowing others are investing in their properties	☐	☐	☐	☐	☐
g.	Ability to get higher rental income	☐	☐	☐	☐	☐
h.	Consistent enforcement of city ordinances	☐	☐	☐	☐	☐
i.	Increase in multifamily units (either new buildings or new conversions)	☐	☐	☐	☐	☐
j.	Further knowledge of expansion plans in adjacent areas like SMSU and Downtown Springfield	☐	☐	☐	☐	☐

k. Other (Please specify): _____

6. Would you support making use of vacant lots by allowing homes to be built:

a. By a not-for-profit housing corporations such as Habitat for Humanity: Yes ☐ No ☐

b. For Modular Homes (prefabricated structures, not mobile homes): Yes ☐ No ☐

c. Other (please specify): _____

7. Do you own an unoccupied, abandoned, or boarded up building? Yes ☐ No ☐

a. If yes, what incentives would make it easier for you to rehabilitate the building (please specify)?

_____

_____

b. If demolition is necessary, what incentives would make it possible for you to tear down the building (please specify)?

_____

_____

8. Please rate the programs listed below based on your perception of their effectiveness for minimizing poorly maintained, deteriorated, or neglected housing.

		Highly needed	Needed	Less Desired	Not Needed
a.	Aid to middle income residents	☐	☐	☐	☐
b.	Targeted aid to elderly or handicapped	☐	☐	☐	☐
c.	Aid for historic housing restoration	☐	☐	☐	☐
d.	Tool Sharing program	☐	☐	☐	☐
e.	Other (please specify): _____				

9. Would you be willing to participate in a "neighborhood watch program?" Yes ☐ No ☐

If yes, would you be interested in participating in a "citizens' patrol?" Yes ☐ No ☐

10. Do we need increased recreational activities for youth in our area? Yes ☐ No ☐

If yes, what age groups? (please specify) _____

11. Would you be interested in more neighborhood activities that promote neighbor to neighbor interaction like picnics, block parties, etc.? Yes ☐ No ☐

12. Do you have a need for daycare in this neighborhood? Yes ☐ No ☐

13. Do you feel well informed about activities concerning the West Central Neighborhood? Yes ☐ No ☐

If you would like to know more, what is the way you would prefer to be informed? (check one)

☐ newsletter ☐ church bulletin

☐ newspaper announcement ☐ other (describe): _____

14. Please rate each of the following areas of concern and interest about the neighborhood.

	High Priority	Priority	Low Priority	Not a Problem
a. Crime and Safety	☐	☐	☐	☐
b. Housing Condition/Property Maintenance	☐	☐	☐	☐
c. Trash	☐	☐	☐	☐
d. Sewer Problems	☐	☐	☐	☐
e. Street and sidewalk condition	☐	☐	☐	☐
f. Zoning and land use	☐	☐	☐	☐
g. Youth	☐	☐	☐	☐
h. Another park west of Grant	☐	☐	☐	☐
i. Police substation	☐	☐	☐	☐
j. Abandoned buildings	☐	☐	☐	☐
k. Vacant lots	☐	☐	☐	☐
l. Attracting new businesses	☐	☐	☐	☐
m. Financing/lending needs	☐	☐	☐	☐
n. Parking	☐	☐	☐	☐
o. Traffic	☐	☐	☐	☐
p. Adequate street lighting	☐	☐	☐	☐
q. Making Jordan Creek a more desirable area	☐	☐	☐	☐
r. Ornamental lighting on select streets	☐	☐	☐	☐
s. Entryway markers into the neighborhood (like stone columns, lights, signs, etc.)	☐	☐	☐	☐

t. Other (please specify): _____

_____

15. What do you like about the West Central Neighborhood? (check all that apply)

- ☐ Location
- ☐ Affordable housing
- ☐ Neighbors
- ☐ Schools
- ☐ Historical character/architecture
- ☐ Good place to raise a family
- ☐ Other (please explain): _____
- ☐ Beauty of neighborhood
- ☐ Proximity to churches
- ☐ Diversity of people
- ☐ Good investment potential
- ☐ Have always lived in the area
- ☐ Close to work

16. What would you be willing to do to help improve the neighborhood? (check all that apply)

- ☐ Improve my property's grounds maintenance
- ☐ Beautify my property through more trees/flowers
- ☐ Fix up my property exterior
- ☐ Report/respond to neighborhood problems
- ☐ Get involved in the neighborhood association
- ☐ Assist others in the neighborhood with their maintenance tasks
- ☐ Loan or share tools
- ☐ Make phone calls
- ☐ Pick up trash along Route 66 (The neighborhood's current Adopt a Street assignment)
- ☐ Clean up Jordan Creek
- ☐ Assist local churches and schools with youth activities (lockins, school stores, read to children, etc.)

17. A "Landlords' Association" for the West Central Neighborhood could act in several capacities for the benefit of the neighborhood's rental property owners and could provide an interface with the neighborhood residents and single-family property owners.

a. If you are a landlord, would you favor establishment of a Landlord's Association? Yes ☐ No ☐

b. If your answer to 17.a. is yes, would you support such an organization by paying a nominal membership fee based on the number of residential living units you own in the neighborhood? Yes ☐ No ☐

The space below may be used to provide any further comments or suggestions you may wish to make.

The City of Springfield appreciates your assistance in completing this survey. Please return this survey by folding all the pages together according to the instructions printed on the back of this page and **sealing with tape at the bottom.** In order for this information to be use in the Strategic Planning Program for the West Central Neighborhood, please return your completed survey not later than March 17, 1997. You may return the survey via one of the following methods:

- Regular mail;
- By dropping it off in the ground floor lobby of the Busch Building at the reception desk; or
- Dropping it at one of the following neighborhood locations:

  Boys Town of Missouri - 1212 W. Lombard
  Campbell Elementary School - 506 South Grant
  McGregor Elementary School – 1221 W. Madison
  Rapid Roberts Convenience Store – Corner of Campbell and Grand

Seal with tape at one or more points along this edge.

DO NOT STAPLE

Fold along this line second

City of Springfield
Department of Planning & Development
840 Boonville
P.O. Box 8368
Springfield, MO 65801

West Central Neighborhood Survey
City of Springfield
Department of Planning & Development
840 Boonville
P.O. Box 8368
Springfield, MO 65801

Fold along this line first

MEMO

To: Brendan Griesmer
From: Hope Fryer
Subject: West Central Neighborhood Survey Results
Date: April 24, 1997

The results from the returned West Central Neighborhood surveys are finished. The department sent out a total of 1,341 surveys to property owners within the West Central Neighborhood. We received back 266 surveys. That is a return rate of 20% (19.8% to be exact). We received 47 surveys back from the post office that were undeliverable. Taking the 47 undeliverable surveys into account, the return rate for the survey was 20.6%

Attached is the actual computer print out of the survey results. I think it is important to note that a *No Answer* option was added to most questions. This is because many surveys we received were not completely filled out. By adding the *No Answer* option, I believe the results are shown more accurately. I think it is also important to note that four surveys were left out of the compilation of results. Two were disregarded due to the fact that they were missing a few pages or the respondents were not answering the questions seriously. Also, attached are the comments from two surveys that were returned blank except for the last comment section. These were not tabulated with the others, but their comments have been recognized.

The following are a few highlights from the survey results that I think are the most useful:

- 59.6% of the respondents cited property maintenance as being a problem in the neighborhood.

- The biggest obstacles to maintenance of the respondent's properties was *time* with 15% and *proper equipment* with 10.5%. I'd also like to point out that 26 of the 266 survey respondents volunteered in the comment section of question 2 that *money* was also a big obstacle to maintaining their propoerty.

- For future investment of the respondent's time and money into their property the most positive influences were *elimination of abandoned buildings* (50.6%) and *increase in real estate values* (45.1%). The most negative influence was an *increase in multifamily units* (33.3%).

- 55.4% of the respondents would be willing to participate in a "neighborhood watch program."

- 64% of the respondents stated there is a need for increased recreational activities for youth in the area. The predominate age group in need of those activities are teenagers (61.7%).

- 63.9% of the respondents stated there is a need for daycare in the neighborhood.

- 52.9% of the respondents did not feel well informed about the West Central Neighborhood Association. That's only about half of the respondents. 86.7% believed a newsletter would increase the awareness in the area.

- The highest priority in the neighborhood for neighborhood concern and interest was crime and safety (63.4%) and a police substation (32.1%). There were many comments about the slow response time of the police and lack of police patrols.

The following are comments I have applying to the survey and its results:

- Many concerns were expressed about different issues not addressed by the survey. This includes lack of park space, lack of animal control, and lack of current ordinance enforcement.

- I believe there was a misunderstanding that might have thrown off the results of questions 9-12. Many people who owned property but didn't occupy it marked no for those questions but then commented that since they didn't live in the area they wouldn't be interested in those issues. This caused a skewing of the results.

- Home maintenance is a very big issue that was commented on throughout the results. It was expressed that it has become a problem because some landlords believe it is the tenants' responsibility while the tenants think it is the landlords'. This was a recurring argument throughout the surveys.

- There are also differing concerns on the issue of multi-family housing. Many commented that the neighborhood needs to become predominately single family. This of course differed from the views of the landlords in the area.

1. What is the current use of your property (if you own more than one property, please show the use for other properties you own in the WCN as provided below.)?

Property 1

78.2%	Single family house	6.8%	Multi-family apartment	0.4%	Industrial
11.7%	Two-family apartment	3.0%	Commercial	0.0%	N/A

Property 2

78.4%	N/A	3.9%	Two-family apartment	0.8%	Commercial
13.9%	Single family house	3.1%	Multi-family apartment	0.0%	Industrial

Property 3

89.0%	N/A	2.0%	Two-family apartment	0.4%	Commercial
7.9%	Single family house	0.8%	Multi-family apartment	0.0%	Industrial

2. Do you occupy this property yourself (Please provide information for each of the properties you own and for which you responded in Question 1)?

Property 1

62.4%	Yes	37.6%	No	0.0%	Not Applicable

Property 2

78.6%	Not Applicable	21.1%	No	0.4%	Yes

Property 3

89.1%	Not Applicable	10.9%	No	0.0%	Yes

3. Is property maintenance a problem in the neighborhood?

59.6%	Yes	35.2%	No	5.2%	No Answer

4. Rate those factors below which are potential obstacles to maintenance of your property.

a. General appearance

3.0%	Big Obstacle	13.9%	Obstacle	67.4%	Not a Problem	15.7%	No Answer

b. Compliance of ordinances

5.3%	Big Obstacle	10.5%	Obstacle	66.2%	Not a Problem	18.0%	No Answer

c. Advanced age or disability

7.5%	Big Obstacle	13.5%	Obstacle	61.7%	Not a Problem	17.3%	No Answer

d. Time

15.0%	Big Obstacle	26.6%	Obstacle	42.3%	Not a Problem	16.1%	No Answer

e. "Know-How"

7.1%	Big Obstacle	18.4%	Obstacle	56.2%	Not a Problem	18.4%	No Answer

f. Proper equipment

10.5%	Big Obstacle	16.9%	Obstacle	51.3%	Not a Problem	21.3%	No Answer

g. Other (Please specify):

- Neighbors are disgusting
- If we have a problem, we get help.
- age of house
- age of house, money
- Money
- money
- Big house, takes time and money.
- money
- My only income is Social Security ($365.00) per month and it's hard to make ends meet since I have to hire to get repair work done and pay supplement insurance, buy groceries and pay monthly bills.
- B is your problem. Please advise the owner who is snooping into someone's property.
- I keep up my property well.
- Property is now being remodeled.
- Cost and transfer of lumber.
- Excessive taxes, government and bureaucratic intrusions
- No problems- our property is neat and clean.
- My property is very well kept.
- Renters frequently tear up my property. Leave old furniture and trash in yard and on porch, tear up grass in yard.
- This property is maintained.
- Cost of maintenance
- Poor quality renters
- General funding
- City needs to build fence between my backyard and city greenway
- Expense- big obstacle
- It would be nice if tenant would notify us if home needs maintenance and a tenant does not keep up the yard as tidy as I do my home.
- Knowledge of regulations.
- Dogs
- Lack of money
- Depends upon renter - Some mow grass some do not. Some have trash outside some do not. It is difficult enough under present laws to put out a renter who does not pay rent let alone force them to be neat.
- money
- money
- Why should I fix up - Inspectors cite me for small things, but abandoned buildings around me go unenforced.
- City enforcement is foul methods. a little fair-play would go a long way.

- Money
- money
- money
- money
- money
- money
- Money
- Money; Keeping housing affordable.
- My property is rental property.
- Money
- Need to know people to call to do work.
- Vandalism
- Tenants tear up property faster than I can fix it.
- Money
- City program tore up my home
- Money
- Finding people to do work at reasonable cost.
- Money

---

5. Please rate the following factors based on their potential to influence future investment of time/money into your property: (Check one box for each item)

a. General neighborhood beautification

42.9%	Positive Influence	15.4%	Neutral	4.5%	Very Negative
20.7%	Moderate Influence	3.4%	Moderately Negative	13.2%	No Answer

b. Exterior improvement of adjacent properties

42.7%	Positive Influence	14.6%	Neutral	4.5%	Very Negative
20.6%	Moderate Influence	3.7%	Moderately Negative	13.9%	No Answer

c. Increase in real estate values

45.1%	Positive Influence	16.7%	Neutral	4.2%	Very Negative
19.7%	Moderate Influence	1.5%	Moderately Negative	12.9%	No Answer

d. Increase in owner-occupied properties

38.7%	Positive Influence	24.1%	Neutral	3.8%	Very Negative
16.5%	Moderate Influence	3.4%	Moderately Negative	13.5%	No Answer

e. Elimination of abandoned buildings

50.6%	Positive Influence	13.5%	Neutral	5.6%	Very Negative
13.9%	Moderate Influence	1.5%	Moderately Negative	15.0%	No Answer

f. Knowing others are investing in their properties

42.7%	Positive Influence	16.5%	Neutral	3.4%	Very Negative
21.3%	Moderate Influence	1.5%	Moderately Negative	14.6%	No Answer

g. Ability to get higher rental income

25.3%	Positive Influence	30.2%	Neutral	7.2%	Very Negative
17.0%	Moderate Influence	3.0%	Moderately Negative	17.4%	No Answer

h. Consistent enforcement of city ordinances

34.6%	Positive Influence	20.7%	Neutral	7.1%	Very Negative
19.5%	Moderate Influence	3.8%	Moderately Negative	14.3%	No Answer

i. Increase in multifamily units (either new buildings or new conversons)

4.1%	Positive Influence	25.5%	Neutral	33.3%	Very Negative
6.4%	Moderate Influence	13.5%	Moderately Negative	17.2%	No Answer

j. Further knowledge of expansion plans in adjacent areas like SMSU and Downtown Springfield

17.2%	Positive Influence	34.5%	Neutral	5.6%	Very Negative
21.3%	Moderate Influence	3.4%	Moderately Negative	18.0%	No Answer

k. Other (Please specify)

- Someone needs to come around this neighborhood and make these people clean their yards and maintain their houses. They make the neighborhood look really bad and my house and I keep up with my yard and house. It disgusts me.
- money
- Please finish Grand project before starting another street.
- If others would just "join the bandwagon" a lot of incentive could be gained to make this a "hot market" where people could invest cheaply and realize a great return by owning property known for its uniqueness and integrity.
- You will never change the area. This is a poor man's area. Impossible. Too much city ordinances just leave it as it is.
- Please close the alley east and west on Weaver to Broadway.
- Enforcement of Animal Control
- Marxist dictates - very negative
- Send a copy of city ordinance to home owners.
- Landlords making it easier to collect past due rent from renters.
- Neighbor problems
- I'd like to know City ordinances. Would like to see enforcement on Kansas, Mt. Vernon, S. New, Fort and Madison.
- Force the slum lords to live in the hovels they own and do not maintain.
- lower crime rate
- We keep our property up because it is our home.
- Coalitions of Planning and Development scare me.
- I make improvements for myself and would do so regardless of my neighbor's activities.
- Schools
- City make low interest loans to this area and not just big companies.
- We keep our property to our standards regardless of what the neighbors or others do.
- The yards and trash are problems in my neighborhood. Some houses a few blocks away look as if they should be condemned however, people live there.
- Clean-up maintenance and sanitary upkeep by neighborhood.
- These questions could obviously mean a lot of different things to different people, therefore they are impossible for me to answer.
- We bought the 2nd property because it was such an eyesore and I got tired of the police having to come every week to the neighborhood.
- New sewer and road in the 1700 block of west Lombard would be very positive influence.
- Knowing exterior improvements would last.

- Too much crowding (W. of Grant; N. or Grand and Mt.Vernon)
- Rental property and Commercial property is negative.
- Market Street needs resurfacing.

6. Would you suport making use of vacant lots by allowing homes to be built:

a. By a not-for-profit housing corporation such as Habitat for Humanity

55.4% Yes	32.6% No	12.0% No Answer

b. For Modular Homes (prefabricated structures, not mobile homes):

45.7% No	41.9% Yes	12.4% No Answer

c. Other (please specify)

- as long as they kept it clean
- One family homes would be ok.
- Move homes that normally would be torn down for expansion projects.
- This is none of my business
- Before allowing new home construction- old homes should be fixed up or tore down. This brings property value up.
- Owner occupied for both A and B
- I am for progress
- I'd like the new construction to blend in with existing structures in terms of architectural qualities.
- Just vacant space for a walk with a dog, a baseball game, a place to fly a kite. a place with a park bench under a tree.
- Anything other than duplexes or apartments. Aesthetically we would rather see an attractive new home built.
- Move usable homes from poor locales to good lots.
- Free market use only
- Beautiful homes that are affordable for all people. Homes that are built correctly with good lumber and good electrical wiring.
- We could use it for community gardens.
- Commercial buldings for this area a+
- My opinion is that Habitat for Humanity is a bad joke; a rip off.
- Tear down junky houses; make room for a park.
- Also use as pocket parks with lots of trees, bushes, benches
- Small parks with benches and flowers.
- Keep governing bodies out let Private Enterprise develop - Plenty of builders that would love to build on vacant lots - Lots are hard to find.
- Provided these were occupied by owners not used as rental property.
- Prefer regular contractors.
- Housing should follow architectural style of neighborhood when built. Not eyesores.
- I believe in private property
- Single family dwellings
- Anything new would be nice.
- No vacant lots are nearby.
- duplexes, apartments
- I would support vacant lots for parks so kids could have a place to do something besides watch tv or play in the streets.
- Yes, by private owners - single family units.
- Use as a park for kids.
- Recommend that area between Kansas Ave. and Kansas Expressway North of Lombard and south of Mt. Vernon be purchased for park purposes. Also include eastside of 700 block Kansas Ave. which is a slum that should be torn down.
- Too many houses now.

- My opinion is give us more leeway to run our property as best we know how. This gives us more freedom.

7. Do you own an unoccupied, abandoned, or boarded up building?

97.0%	No	1.5%	Yes	1.5%	No Answer

a. If yes, what incentives would make it easier for you to rehabilitate the building (please specify)?

- Building is in process of being remodeled.
- Someone to rent building that would properly care for it.
- No prevailing wages on city loans.
- Government or state grants that are possible. City codes would put me under to do the much needed work.

b. If demolition is necessary, what incentives would make it possible for you to tear down the building (please specify)?

- If there are no future plans, money to pay for demolition and removal of building.
- Demolish 922 E. Locust! Dangerous structure signs were removed 6 months ago.

8. Please rate the programs listed below based on your perception of their effectiveness for minimizing poorly maintained, deteriorated, or neglected housing.

a. Aid to middle income residents

25.2%	Highly needed	9.8%	Less Desired	9.8%	No Answer
36.1%	Needed	19.2%	Not Needed		

b. Targeted aid to elderly or handicapped

39.1%	Highly needed	7.1%	Less Desired	8.3%	No Answer
38.7%	Needed	6.8%	Not Needed		

c. Aid for historic housing restoration

18.8%	Highly needed	21.4%	Less Desired	9.0%	No Answer
25.2%	Needed	25.6%	Not Needed		

d. Tool Sharing program

11.4%	Highly needed	23.5%	Less Desired	15.9%	No Answer
29.2%	Needed	20.1%	Not Needed		

e. Other (please specify):

14.3%	Any suggestions to help are better than mandatory regulations.
7.1%	I am not familiar enough with this program.
78.6%	Other

- Landlords don't want to spend any money for repairs.
- Please make landlords clean up their rentals.
- (c) Even if income seems to be above poverty level.
- Paint center-People take left over paint, brushes and rollers for use by others.
- Investigating "slum landlord" properties
- Abolish all existing public funding
- Landlord Aid
- Notification to those whose homes are an eyesore - request to clean it up with an offer of help if needed.
- Patrols in Hawthorne Park to minimize vandalism and loitering- frightens neighbors with small children
- Enforcement of ordinances against junk cars, furniture on porches and in yards. Better police patrols - police substation.
- Tear down abandoned after 1 year.
- Some may need help knowing where and how to start- even on yard work.
- In our case the neighbors are just lazy.
- Annual free clean up day.
- Rental housing checked regularly
- Disabled could use some help.
- Semi-annual trash and appliance removal.
- Neighborhood participation- group helping projects
- Home ownership. Some type of free help to those who need it. Perhaps use of teens with good supervision- much more useful than selling overpriced candy.
- You pay for it.
- Less welfare handouts for people that do not help themselves.
- No comment

9. Would you be willing to participate in a "neighborhood watch program?"

55.4% Yes	36.3% No	8.2% No Answer

If yes, would you be interested in participating in a "citizen's patrol?"

45.1% No	28.4% No Answer	26.5% Yes

10. Do we need increased recreational activities for youth in our area?

64.0% Yes	22.5% No	13.5% No Answer

If yes, what age groups? (please specify)

61.7%	teens	34.2%	all ages	3.4%	pre-teens	0.7%	Other

- 35-60

11. Would you be interested in more neighborhood activities that promote neighbor to neighbor interaction like picnics, block parties, etc.?

47.7% No	42.3% Yes	10.0% No Answer

12. Do you have a need for daycare in this neighborhood?

63.9%	No	19.8%	Yes	16.3%	No Answer

13. Do you feel well informed about activities concerning the West Central Neighborhood?

52.9%	No	46.4%	Yes	0.8%	No Answer

If you would like to know more, what is the way you would prefer to be informed? (check one)

86.7%	newletter	1.0%	radio or TV
16.2%	newspaper announcement	5.7%	Other
2.4%	church bulletin		

- Phone. Network with a phone committee.
- Let the complainers come to the property owners and leave the city out of this.
- Personal or Private research
- direct mail
- Any method that is free
- volunteers or place to pick up info.
- television
- television news
- tv announcement
- Meetings by sponsors and neighbors.
- cable access on tv
- radio like KTTS, City print in pennypower, send home with school kids in grade cards.

14. Please rate each of the following areas of concern and interest about the neighborhood.

a. Crime and Safety

62.4%	High Priority	10.5%	No Answer	3.0%	Not a Problem
20.3%	Priority	3.8%	Low Priority		

b. Housing Condition/Property Maintenance

38.0%	Priority	13.5%	Low Priority	5.3%	Not a Problem
33.1%	High Priority	10.2%	No Answer		

c. Trash

35.6%	High Priority	13.1%	Low Priority	7.1%	Not a Problem
31.8%	Priority	12.4%	No Answer		

d. Sewer Problems

27.7%	Not a Problem	21.6%	Low Priority	12.9%	High Priority
24.6%	Priority	13.3%	No Answer		

e. Street and sidewalk condition

32.2%	Priority	19.1%	High Priority	11.2%	No Answer
24.7%	Low Priority	12.7%	Not a Problem		

f. Zoning and land use

27.4%	Priority	20.7%	Low Priority	12.8%	No Answer
22.9%	High Priority	16.2%	Not a Problem		

g. Youth

33.8%	Priority	14.4%	Low Priority	10.6%	Not a Problem
27.0%	High Priority	14.1%	No Answer		

h. Another park west of Grant

28.4%	Priority	16.3%	Not a Problem	14.4%	No Answer
25.8%	Low Priority	15.2%	High Priority		

i. Police substation

32.1%	High Priority	18.9%	Low Priority	9.4%	Not a Problem
26.8%	Priority	12.8%	No Answer		

j. Abandoned buildings

37.1%	High Priority	15.4%	Low Priority	11.6%	No Answer
23.6%	Priority	12.4%	Not a Problem		

k. Vacant lots

30.5%	Low Priority	16.9%	Priority	11.7%	High Priority
27.4%	Not a Problem	13.5%	No Answer		

l. Attracting new businesses

34.2%	Low Priority	18.4%	Priority	10.9%	High Priority
22.2%	Not a Problem	14.3%	No Answer		

m. Financing/lending needs

26.0%	Priority	19.2%	High Priority	16.2%	No Answer
21.1%	Low Priority	17.4%	Not a Problem		

n. Parking

27.3%	Low Priority	18.0%	Priority	13.1%	No Answer
27.3%	Not a Problem	14.2%	High Priority		

o. Traffic

31.6%	Low Priority	16.9%	Priority	13.2%	No Answer
23.3%	Not a Problem	15.0%	High Priority		

p. Adequate street lighting

26.2%	Priority	20.6%	Not a Problem	13.9%	No Answer
21.3%	High Priority	18.0%	Low Priority		

q. Making Jordan Creek a more desirable area

29.8%	Priority	19.6%	Low Priority	14.0%	Not a Problem
20.8%	High Priority	15.8%	No Answer		

r. Ornamental lighting on select streets

38.2%	Low Priority	14.2%	No Answer	7.1%	High Priority
30.3%	Not a Problem	10.1%	Priority		

s. Entryway markers into the neighborhood (like stone columns, lights, signs,etc)

37.5%	Not a Problem	14.2%	No Answer	6.0%	High Priority
33.3%	Low Priority	9.0%	Priority		

t. Other (please specify):

- Great number of large dogs allowed to run loose in neighborhood. People walk their dogs and allow them to place their piles of crap on front yards and terraces. To be tracked into the house.
- I think you have to decide what image you want to convey about the area.
- It seems the city is content to let us be the problem neighborhood so everything can be contained here.
- Rentals won't pay for trash removal. You should fix sewer problems. The city needs to stay out and drop this idea of changing the neighborhood; drugs; If the city wants to put a police substation. Parking is not a problem;traffic is ok;Street lighting is ok; Entry markers are totally unnecessary.
- Home maintenance standards. Junk removal free twice yearly. No junk cars across yards or sidewalks for years. Enforce noise ordinance and parking ordinance.
- Mobs and gangs and their associations and affiliations with pseudo legitimate governments.
- I am for having the neighborhood cleaned up where it is needed.
- Landlords who live out of town do not keep up their rental properties or are not aware of the deterioration of their property.
- vandalism
- Child care facilities for kids under age of 2. Improve lighting in back alleys, streets and behind houses.
- Please make Douglas, 8th Ave., W. Missouri 1 way.
- Most concerned about crime, especially youth crime. Would like to see youth curfew enforced. They roam the streets like animals all nights getting into trouble.
- Enforce City Codes
- Condemned buildings not being torn down for 10 years.
- Proper fencing between private properties and city properties such as greenways.
- Leave the neighborhood alone; It is doing just fine. Over the years it has been upgrading. The type of investment for a neighborhood that offers a very low rate of return. The rate of return is passbook savings or CD type of return. With more rate of return, then more investment.
- Removal of dilapidated buildings; enforcement of trash from yards and porches.
- Not living in the area I don't know some of the problems except the houses are getting older.
- We need more middle income families not low income.
- I called about the sidewalks on Madison west of Fort. It is on my property. They said they would take care of it last Nov. 96. I am still waiting for them to fix it
- Police and parents need to warn children not to play in and/or ride bikes and trikes in the street.
- Access to grocery stores needed.
- City doesn't belong in the 'loan and lending' business.
- Patrol parks to keep out drugs! The park on west Madison and Main is a nest.
- State and New- Old street car turn-around- like to see marker for this site.
- Affordable housing that is decent on the inside before we get too concerned about the outside. Pretend you live on $200 per week then go look for a house to rent. Good Luck.
- A high priority is the groups of teenage boys roaming.
- The subject area is too large. Problems and concerns downtown are much different than those in

- the "residential" areas.
- There are no sidewalks on our street; not many street lights- not necessarily ornamental, just more lighting. Kansas Street too narrow.
- Too many vehicles remain overnight on streets sometimes in direct violation of existing ordinances.

15. What do you like about the West Central Neighborhood? (check all that apply)

59.6%	Affordable Housing
50.6%	Location
26.6%	Historical character/architecture
24.3%	Neighbors
24.3%	Schools
23.6%	Close to work
22.8%	Proximity of churches
22.5%	Diversity of people
20.6%	Good investment potential
20.2%	Have always lived in the area
14.6%	No Answer
11.2%	Good place to raise a family
6.4%	Beauty of neighborhood
0.7%	We wound up here by accident. If money were no object, we wouldn't be here.
5.2%	Other

- Hate the neighbors-they are pigs
- WCNA- Never heard of it.
- This is a rental property. I keep my property up.
- I like living in mid city but this is not a good area.
- None of the above
- can't keep tenants because of crime. I would like to sell and get out.
- It's in a country with a constitution.
- What used to be a nice neighborhood is deteriorating badly.
- There is a lot of poverty in this area.
- Access to bus
- Hope to spend the rest of my life here.
- People aren't interested in keeping up their property for various reasons.
- It has been a good family neighborhood.

16. What would you be willing to do to help improve the neighborhood? (check all that apply)

54.1%	Improve my property's grounds maintenance
50.4%	Fix up my property exterior
49.6%	Beautify my property through more trees/flowers
39.1%	Report/respond to neighborhood problems
28.6%	Get involved in the neighborhood association
21.8%	No Answer
16.5%	Assist others in the neighborhood with their maintenance tasks
16.2%	Make phone calls
12.8%	Loan or share tools
10.2%	Clean up Jordan Creek
9.4%	Assist local churches and schools with youth activities (lockins, school stores, read to children,etc)
7.9%	Pick up trash along Route 66 (The neighborhood's current Adopt a Street assignment)
4.1%	Other

- I have plenty to do without looking for a job.
- Local churches could take turn hosting a youth event for neighborhood each month.
- Would assist others, but I am unable to.
- Too old to do much, but I keep up my own property.
- I'm doing all I can now.
- Mine are in good shape, but neighbors are bad.
- Very easy to do, and a good way to help each other
- low cost.
- We are senior citizens and already do 1-4
- Mind my own business.
- My property is very well maintained. However property next door is a dump. Prevents me from having good renters.
- Take care of anything that affects health or safety where the public is welcome on my property.

17. A "Landlords' Association" for the West Central Neighborhood could act in several capacities for the benefit of the neighborhood's rental property owners and could provide an interface with the neighborhood residents and single-family property owners.

a. If you are a landlord, would you favor establishment of a Landlord's Association?

48.3%	Not Applicable	27.7%	Yes	15.4%	No	8.6%	No Answer

b. If your answer to 17a is yes, would you support such an organization by paying a nominal membership fee based on the number of residential living units you own in the neighborhood?

47.6%	Not Applicable	19.9%	Yes	19.5%	No Answer	13.1%	No

The space below may be used to provide any further comments or suggestions you may wish to make.

- Apply to Question 17: Not unless they kept the neighborhood clean.
  The West 1400 block of Madison is where I reside. I work full time and go to school yet I still find time to keep my house and yard very clean. When I walk outside and have to look at the neighbor's yards, I want to gag. It's the most disgusting mess I've ever seen in my life. There is no need in it. There is a city ordinance, I think it's not nearly enforced enough, I would be glad to write down some addresses for a city official to go around and let these people know they need to clean up. My 80 year old neighbors and I who keep their home and yards clean.
- Apply to 17: Need information
  there are questions that we feel that we can not answer as we don't live in the neighborhood now. We do have 4 rentals and try to take care of them. We think it is a good thing if people will help with their property.
- Very high crime area, people in area have low or no pride in themselves or their surroundings. My kids have many items stolen from them. My car has been hit twice while parked in front of my house. School kids cuss like sailors. Gang grafitti is everywhere and we have two drug houses on the block. We are moving to an $80,000 home on the southside. I pity and decent a family forced to live here.
- Apply to 16: Paint
- Apply to 16: Paint
- I'm really disappointed to see how the west side is so unattractive, especially since that is where the

real history of our city is. In larger cities they have taken their history and made it the most desirable place to be. We have a little house that we fixed up and that we live in with our two children. We wish other people could do the same. We need more families.

- There's a vacant building on the corner of Lomabard and Ferguson. Needs a good paint job. Also a garage that sits behind the empty buildings need a good paint job. Can you figure out which ones I'm talking about?
- Apply to 13: If all of this neighborhood was informed as to what is being stolen, vandalized,etc (drugs) We would be helped to look out for trouble. When someone tried to steal our '90 Club van the police never came to make an investigation ($900 damage). We notified all our neighbors. Come to find out lots of things were being taken.
  So many of us that live in the neighborhood have young families and both working parents. If we have time our own property needs maintained. The reason we bought a house here is we could pay for it and hopefully fix it up.
- I would like to know how the West Central activities compare to other neighborhood alliances in the city. It would be nice if each house/apartment could have a tree planted in the parkway. That would make a visual focus for the neighborhood during the growing season
- As a neighborhood we already maintain our property, have block parties and neighborhood activities and are vitally concerned about the area. Obviously we would support a neighborhood watch program though we are not present as living bodies on a 24 hour basis. Property is a church.
- It doesn't make sense to make rules if you don't enforce them.
- I'd like to see building regulations look at a project before they give approval. I'd like this department to have more intense oversight because it appears some of these inspectors give some property owners preferential treatment. I've known building inspectors to threaten the person making the complaint. I'd like to know what happens after this survey. I'd like someone to thoroughly explain the new zoning laws.
- Just let people live their own lives. I know that you won't like this but I spent 1 hour in filling out these five pages.
- Use the apartment license money that we already pay, to support the cause.
- This past summer I spent $7000 fixing up my rental property. When asked how much it would now bring, it never changed a bit because of the neighborhood. Nobody wants to live next door to a house with windows in yard and traffic and fighting all night long.
- The youth in the area need greater supervision. Increased police activity in the area is necessary. Currently, the teenagers in the area are destroying property and running wild, but no one seems to be able to do anything about it.
- Maintenance and beautification are key problems that need improvement on our block and street. However, much of the property is rental, so landlords definitely need to get together with the city to improve their property.
- Rental housing poor upkeep in ten hundred block of west Madison. A few of the houses are kept good. I'm sorry that I couldn't complete all of this survey. I did not understand all of it. I like well kept property. I keep mine that way. I wish something could be done to keep trashy people out.
- Business buildings that were constructed for business should remain business zoning.
- Slum Landlord properties be the A#1 targets of investigation- not only for appearance, but for structural, wiring, plumbing, health, and safety requirements of the City Code.
- Landlords and neighborhood associations are typically comprised of parasitic marxist dupes with low self esteem of the Nationalistic, two-face, double speaking, low life, cheating, lying, stealing, double dealing, mindless, mediocre, scum bags that brought Hitler to power in preWWII Germany. Hitler and Marx are both dead, but their spirits continue to thrive in the bodies of idiots everywhere
- Raze the numerous abandoned/ burned out structures. 700 blk State-3 Story burned out brick apartment building.
- Apply to 16: Everyone needs their own tools to maintain a good appearance of their home
- Take the troubled children and adults and have them clean up Route 66
- People buying property can help clean up Jordan Creek.
- This neighbor has a lot of friends drinking, using drugs. They break windows in cars, break into vehicles, steal things. Steal things in your yards. There is an alley they go down it like mad (speed) throw rocks through windows. Dogs running loose. There is a big problem with crime here. Children writing bad notes using very bad language put in your mailbox. Young kids are out all hours of the night at least 4:30.

- Our neighborhood is beautiful. Crime is a problem because Springfield Police Dept. is a joke. Each officer tells us something different. response time is always over an hour and as long as four hours. One call was never responded to. We need a police dept. with officers interested in serving the community.
- I think people should be made to keep their yards and buildings in good repair, this means grass no higher than 6", paint on buildings, no trash laying around, no junk cars or trucks and no junk of any kind laying around. Otherwise take pride in your property and this city would be a much better place for everybody but it takes work.
- My rental property is in good repair and I intend to keep it that way. No trees and no shrubs helps keep rental property looking neat and clean. Renters as a whole don't take care of shrubs and rake leaves and pick up limbs.
- My property is located at 1019 W. Mt. Vernon and is presently zoned for limited business. I have a beauty shop which I had built in 87 at a cost of approx. 22,000. Built on front of a nice 2 bedroom cottage. At that time I got the zoning changed from 1-family to LB through legal channels. Thinking never to change zoning. all I'm asking is to leave zoning as is. As my property is kept up well and clean. Thank you- Mrs. Lillian Talbot
- I can't do yard chores in my back yard. Always being harrassed and attacked by juvenile gangs (boys).
- Need closer look at exterior deterioration of neighborhood.
- 17b- depending on how the money is spent.

1- own 5 houses and 2 duplexes.

- I think the grounds and yards should be cleaned of trash and litter. I do not support any mandatory maintenance to any property.
- The city should quit spending money analyzing and studying problems and put the money to work fixing streets, sidewalks and maintaining the existing parks. Police patrols should be increased so as to give the neighborhood a better feeling of security.
- I want to see my neighborhood remain single-family. What bothers me most is to work hard on my house and have the houses on either side of me run down, which lowers my property value. I think the number of cars at some house also needs to be addressed as well as parking on the street in front of others homes.
- Get landlords to repair buildings
- Police to shut down crack houses.
- Stop people from stacking crap on porches and in yards. Trees and bushes that hang over sidewalk and street. Check Missouri 900 block.
- We would like to see better maintenance and sidewalks for walking potential and children who walk to school. Also better pet control and surveillance of drug control.
- I am in favor of a "Home Maintenance Law." What I see is the young abled body people who are lawn mowers not cutting grass and not cleaning up the trash in their yards. There are some rental properties in bad need of repair.
- I would like to see people clean up their property and get rid of trash and abide by the law concerning dogs running loose.
- My husband is an invalid and I keep him at home. He is 71 and I am 65. I would agree to all questions above if we were able. I try to keep our grounds and house in the best shape possible.
- Owns two other properties which are both vacant lots.
- The people who live there must develop a sense of community and ownership. This is different when they rent. Criminal activity must not be tolerated and the police need to be much more visible in this area. Also, the police need to respond promptly and take an interest in the needs of the citizens of this area. This has been a problem in the past. Jill Norton 725-2921
- We would like to see this area become a single family dwelling area. Start a simplified beauty and clean up law that's enforced. Also financial help for the elderly who can not afford major clean ups.
- I own a house that I inherited from my parents 4 years ago. I have very good, responsible renters there now, but when they leave I will sell the property because landlords have very little control over their property, collecting rent on time,and who they can rent to or not rent to. I don't care to put up with that hassle. I can only see the property value going down. People just aren't willing to put their money and time where their mouths are.
- Happier if everyone sweeps their own doorsteps and leaves me alone.

- If this city can not tear down condemned buildings which have been standing for 15 years how can we have confidence in any new programs.
- The city needs to build privacy fence between private backyards exposed by city property acquisition and demolition of homes for greenway at 1600-1800 Grand.
- The ARC is a not for profit agency serving MR/DD individuals. The group home owned by the ARC is a relatively new structure all brick and in good condition
- The main problem with this neighborhood is its crime and nightly disturbances.
- Neighborhoods rise and decline over the years in all US cities