

Questions & Answers

Q&A from Grant Avenue Corridor Plan Feb. 23 Virtual Public Meeting

- **Are you going to blight these houses like you did Galloway?**

The City of Springfield does not plan to initiate a blight process. (The Galloway blight process was initiated at the blighted property owners' request.)

- **What upgrades to utilities to handle all this increase in population?**

Grant Avenue Parkway project includes new gas and water lines in addition to relocated power and telecommunications underground.

- **Will any of this funding be used for park updates (along the corridor)?**

Additional paved trails could be included in Fassnacht Park and additional access to Hawthorn Park may be provided in the Grant Avenue Parkway project.

- **What company is getting all this work?**

The Springfield office of Crawford, Murphy, and Tilley Engineers is lead consultant for planning and overseeing the design-build solicitation for Grant Avenue Parkway. A design-build team will be selected this fall. Houseal Lavigne Associates, the same firm in charge of the community's Forward SGF Comprehensive Plan, is preparing the Grant Avenue Corridor Plan and the zoning ordinance that will follow the approval of the plan. Private property investors will retain engineers and contractors for their projects.

- **Thanks for the explanation of the overlay.**

- **How much are my real estate taxes going to go up to fund this?**

No real estate taxes will be used to fund the Grant Avenue Parkway. It is anticipated that reinvestments in properties along Grant Avenue will be privately funded.

- **Will businesses/schools be encouraged to incentivize biking/walking: example-covered bicycle parking, discounts for arriving by foot/wheel, etc.?**

Great ideas! Implementing the kinds of initiatives that reinforce a bike and pedestrian vibe will be up to businesses and schools along the corridor.

- **If there is going to be big apartments and amount of people and cars will increase, how city is going to solve traffic problems on Grant?**

Traffic data indicate that Grant Avenue Parkway will have traffic capacity greater than its current traffic volumes. And, with fewer signals, traffic should move more steadily, resulting in a reduction of traffic problems.

- *Is this plan looking far enough to handle increased population and traffic? Or will this be a build and expand later project?*

The Corridor Plan and the design of Grant Avenue Parkway are intended to complement each other. With pedestrian and bicycle uses being emphasized, it is expected that the configuration of the Grant Avenue Parkway will remain in place for a long time.

- *Given the high rate of poverty in SGF, what mechanisms could be utilized to mitigate gentrification and pricing current renters or other residents out of their neighborhoods?*

The Grant Avenue Corridor Plan addresses these issues in several ways. Existing structures in their current use may remain as they are. The community's Restore SGF effort can be a resource for homeowners, landlords and tenants to improve substandard housing in ways that promote neighborhood stability and relative certainty for residents. Additional new types of housing are encouraged, including affordable housing.

- *When can owners who don't want alleys have a voice in this process?*

Owners who don't want alleys should contact City planning staff at their earliest convenience. Contact the Planning and Development Department at 864-2027.

- *How far East and West do you imagine?*

The Corridor Plan includes the blocks adjacent to Grant Avenue.

- *Any plans to connect greenways through this area?*

The Grant Avenue Parkway trail will connect to the Ozark Greenways trail system at Fasnicht Park.

- *Enjoyed this much, very pleased! This is one of the most exciting visions I've ever seen for an area in Springfield! Very enthused to be in a part of this!*

- *Will this increase traffic on College to access Bass Pro?*

It is possible that visitors who are Route 66 enthusiasts visit the College Street Historic Route 66 corridor and Birthplace of Route 66 Roadside Park, before or after visiting Bass Pro. (They probably do already.)

- *Where are you taking the property from to get the alley?*

The Corridor Plan does not include specific plans to implement traditional alleys. The plan calls for new parking lots, when needed, located behind buildings. The plan also discourages access to these lots from Grant Avenue Parkway, so that pedestrian-vehicle conflicts are minimized. Access to parking could be from driveways at the back of lots connected to side streets, or to a street parallel to Grant. These would most likely be arranged by investors, not the City.

- *You have mentioned rezoning. Does that eliminate "Grandfathering"?*

No. Existing structures and existing uses may remain under the planned rezoning.

- Is it true that Shakespeare's Pizza is considering a location adjacent to Fasnicht Park?***
This is an unconfirmed rumor.
- Used to live on College west of Grant. The intersection was often a challenge because of heavy traffic. How is increased traffic going to be handled? Part of the reason we moved was because there needs to be a center turn lane to get off Grant onto College.***
There are left turn lanes on all four legs of the intersection of College and Grant. It is expected that they will remain in place in the new configuration of Grant Avenue Parkway.
- Will you incentivize green building/infrastructure/LEED certified and low impact development?***
This idea is being explored.
- Any specifics for expanding/bolstering of pedestrian and bicycle usage along the parkway?***
A minimum 10' wide pedestrian and bicycle path will be part of Grant Avenue Parkway. The corridor plan encourages uses along Grant Avenue Parkway that are oriented to the path.
- Will this area turn into a PUD area with grandfathered existing houses?***
Not specifically a Planned Unit Development (PUD), and not specifically grandfathered, but generally, yes: existing structures and uses may remain, and new development standards will apply to any improvements to properties in the corridor.
- Will the rezoning affect current commercial properties along the parkway?***
It could. The proposed rezoning will allow a wider range of uses and include development standards to reinforce goals of the Grant Avenue Parkway – to promote development, to create a pedestrian-oriented streetscape, and to transform neighborhoods.
- Moving forward, are there plans to extend the parkway past downtown to Grant Beach Park?***
Grant Avenue Parkway is an opportunity to re-think our community's approaches to streets and neighborhoods. While there are currently no specific plans for Grant Avenue in the Grant Beach neighborhood, lessons learned from Grant Avenue Parkway could be applied in the future to other neighborhoods such as Grant Beach.
- Will current residents have access to financial assistance or loans to improve their property?***
Current residents interested in improving their property should visit the RestoreSGF.com website.
- How many people will be displaced by rezoning houses?***
It is not known how many people, if any, will be displaced by activities initiated by property owners in response to rezoning. Rezoning will allow existing structures and uses to remain.
- Will current owners of properties be required to implement the landscaping requirements etc.?***
No one will be required to, but it is anticipated that as improvements are made on one property, nearby property owners will want to follow.
- We used to live on College just west of Grant.***

- ***How will the City incentivize investment along the corridor?***

The \$26.2 million investment in the Grant Avenue Parkway is the first, and likely most significant, incentive for private investment in the corridor. Other economic development opportunities available elsewhere in Springfield are being explored for this corridor.

- ***How many density housing doors are you all proposing?***

The plan does not propose a specific number of housing units. Under the plan, property owners would have the choice to redevelop their property with denser units of housing, or to leave their existing residence in place, as-is.

- ***Will the city be using eminent domain to enforce the vast redevelopment vision for the area between Catalpa and Grand?***

The City of Springfield does not plan to use eminent domain for private development.