

EPA Smart Growth Workshop



March 28-29, 2012

Participants

Renaissance Planning Group
(EPA Contractors)

North Salina Community Development
City of Salina Staff and Officials
Salina Residents

Participants

Renaissance Planning Group
(EPA Contractors)

North Salina Community Development

City of Salina Staff and Officials

Salina Residents

Participants

Renaissance Planning Group
(EPA Contractors)
North Salina Community Development
City of Salina Staff and Officials
Salina Residents

Participants

Renaissance Planning Group
(EPA Contractors)

North Salina Community Development
City of Salina Staff and Officials

Salina Residents

Technical Assistance

Smart Growth Approaches for Mixed Income
Housing

Redevelopment and Revitalization

Sustainable Design Concepts

Technical Assistance

Smart Growth Approaches for Mixed Income
Housing

Redevelopment and Revitalization

Sustainable Design Concepts

Technical Assistance

Smart Growth Approaches for Mixed Income
Housing

Redevelopment and Revitalization

Sustainable Design Concepts

Key Strengths & Weaknesses

Primary Strengths:

Opportunities for development

Large amount of vacant land

Underutilized sites and abandoned buildings

Significant amount of public infrastructure

Accessibility to the area and proximity to downtown

Sense of community and neighborhood identity

There is a community mindset to make things happen

Key Strengths & Weaknesses

Secondary Strengths:

Gateway to the city from the north and east

Area is established and has a history

Major arterials serve the area

Flexibility in how to shape the future

Primary Weaknesses

Lack of retail and services, including a grocery store or banking

Lack of public services and facilities, including a fire station, elementary school and parks

Negative perception of the area in general

Diverse property ownership make it difficult to assemble and develop property

Visual appeal is poor due to aging properties and lack of upkeep

Secondary Weaknesses

High percentage of rental property in the area

Many landlords reluctant to improve rental properties

Significant number of distressed properties

Incentives for redevelopment are lacking

Lack of understanding of the possibilities of change
and a fear of change

Flood plain challenges and limitations

Key Development Opportunities

Strengthen and direct development towards existing communities

Make development decisions predictable, fair, and cost effective

Foster distinctive, attractive communities with a strong sense of place

Encourage community and stakeholder collaboration in development decisions

Create a range of housing opportunities and choices

Key Development Opportunities

Strengthen and direct development towards existing communities

Make development decisions predictable, fair, and cost effective

Foster distinctive, attractive communities with a strong sense of place

Encourage community and stakeholder collaboration in development decisions

Create a range of housing opportunities and choices

Key Development Opportunities

Strengthen and direct development towards existing communities

Make development decisions predictable, fair, and cost effective

Foster distinctive, attractive communities with a strong sense of place

Encourage community and stakeholder collaboration in development decisions

Create a range of housing opportunities and choices

Key Development Opportunities

Strengthen and direct development towards existing communities

Make development decisions predictable, fair, and cost effective

Foster distinctive, attractive communities with a strong sense of place

Encourage community and stakeholder collaboration in development decisions

Create a range of housing opportunities and choices

Key Development Opportunities

Strengthen and direct development towards existing communities

Make development decisions predictable, fair, and cost effective

Foster distinctive, attractive communities with a strong sense of place

Encourage community and stakeholder collaboration in development decisions

Create a range of housing opportunities and choices

Key Opportunities - Subareas

Subarea 1 – 9th Street Corridor:

Gateway landscape features installed at interchange

Redevelop hotel at the southwest corner of the interchange

Existing creeks present an opportunity for more formalized
flood control measures

Mobile home sales site can be converted to park and public
land

Natural areas should be connected with multi-use trail

Levy trail should be extended and connected to the
neighborhood

Expand the public tree nursery as public orchard

Potential for wind or solar generation in the floodplain

Key Opportunities - Subareas

Subarea 1 – 9th Street Corridor (cont.):

New mixed use development should frame the gateway into the neighborhood district of the city in the area Euclid Avenue

Keeping and reinforcing the residential character between Euclid and Pacific with low to moderate density housing and retail

9th Street should have a porch program

Reinforce tree canopy on 9th Street south of Euclid

Landscape and façade enhancements

Key Opportunities - Subareas

Subarea 2 – Five Corners:

Opportunity for a roundabout

(would require property acquisition on the southeast corner)

Opportunity for mixed use catalyst redevelopment projects

Two to three story developments are appropriate

A living wall, perhaps on an abandoned structure

Accommodate North/south bicycle travel

On street bike lanes could connect to off road multi-use trail

Key Opportunities - Subareas

Subarea 3 – Broadway Boulevard:

Remain part industrial and part commercial

East of 13th Street: emphasis on neighborhood commercial
uses

West of 13th Street: larger commercial and light industrial
uses

Opportunity for streetscape improvements

Key

Actions/Timeframes/Responsibilities

1. Continue to engage and inform residents, businesses, property owners and citywide stakeholders regarding issues, opportunities and accomplishments.

Key

Actions/Timeframes/Responsibilities

1. Continue to engage and inform residents, businesses, property owners and citywide stakeholders regarding issues, opportunities and accomplishments.

Monthly meetings and opportunities to collaborate on projects are ongoing efforts. Work is beginning on organizing neighbors into community groups utilizing the web-based social networking site www.nextdoor.com with direction from City of Salina staff.

2. Establish a clear vision and direction for North Salina Community Development (NSCD) to undertake its next phase of growth and activity with an eye toward long term organizational goals. Identify the people who will be involved in advancing community driven initiatives, facilitating public decisions and facilitating a consistent and continuous dialogue between residents, businesses, property owners and citywide stakeholders, groups and agencies.

2. Establish a clear vision and direction for North Salina Community Development (NSCD) to undertake its next phase of growth and activity with an eye toward long term organizational goals. Identify the people who will be involved in advancing community driven initiatives, facilitating public decisions and facilitating a consistent and continuous dialogue between residents, businesses, property owners and citywide stakeholders, groups and agencies.

North Salina Community Development . Inc. is in the process of filing for 501.c.3 status and has elected an executive committee and appointed a Board of Directors

3. Develop a framework plan for North Salina that will establish general guidance for physical development, uses and activities, infrastructure improvements and environmental considerations. Include short, medium and long term improvements.

3. Develop a framework plan for North Salina that will establish general guidance for physical development, uses and activities, infrastructure improvements and environmental considerations. Include short, medium and long term improvements.

North Salina Community Development, Inc. has prepared a Conceptual Master Plan for the redevelopment of North Salina. As part of the planning process, a neighborhood assessment was conducted and Goals & Objectives established.

4. Explore and seek out appropriate funding mechanisms that support improvement projects and programs, fund organizational and planning activities and increase the presence and power of community dollars in North Salina.

4. Explore and seek out appropriate funding mechanisms that support improvement projects and programs, fund organizational and planning activities and increase the presence and power of community dollars in North Salina.

In addition to establishing a 501.c.3 organizational structure, the organization is actively engaged in finding community, regional and national sources for funding through grants and gifts. One such grant is through the Greater Salina Community Foundation.

5. Undertake a number of lower-cost, viable and visible projects to increase the awareness of public/private partnership and organized efforts to improve the area.

5. Undertake a number of lower-cost, viable and visible projects to increase the awareness of public/private partnership and organized efforts to improve the area.

NSCD through Salina Downtown Inc. applied for "Façade Improvement" funding from SEDIC, and for Broadway beautification through GSCF. The Façade project did not happen, however, the Broadway Beautification project will take place in spring 2013. NSCD will continue to seek out similar private/public opportunities in the future.

6. Identify and tackle needed changes and additions to existing policies and procedures to better support smart growth development.

6. Identify and tackle needed changes and additions to existing policies and procedures to better support smart growth development.

NSCD has prepared a North Salina Conceptual Plan with Goals & Objectives which address a commitment to smart growth principles and policies that promote and incentivize the redevelopment of North Salina.

