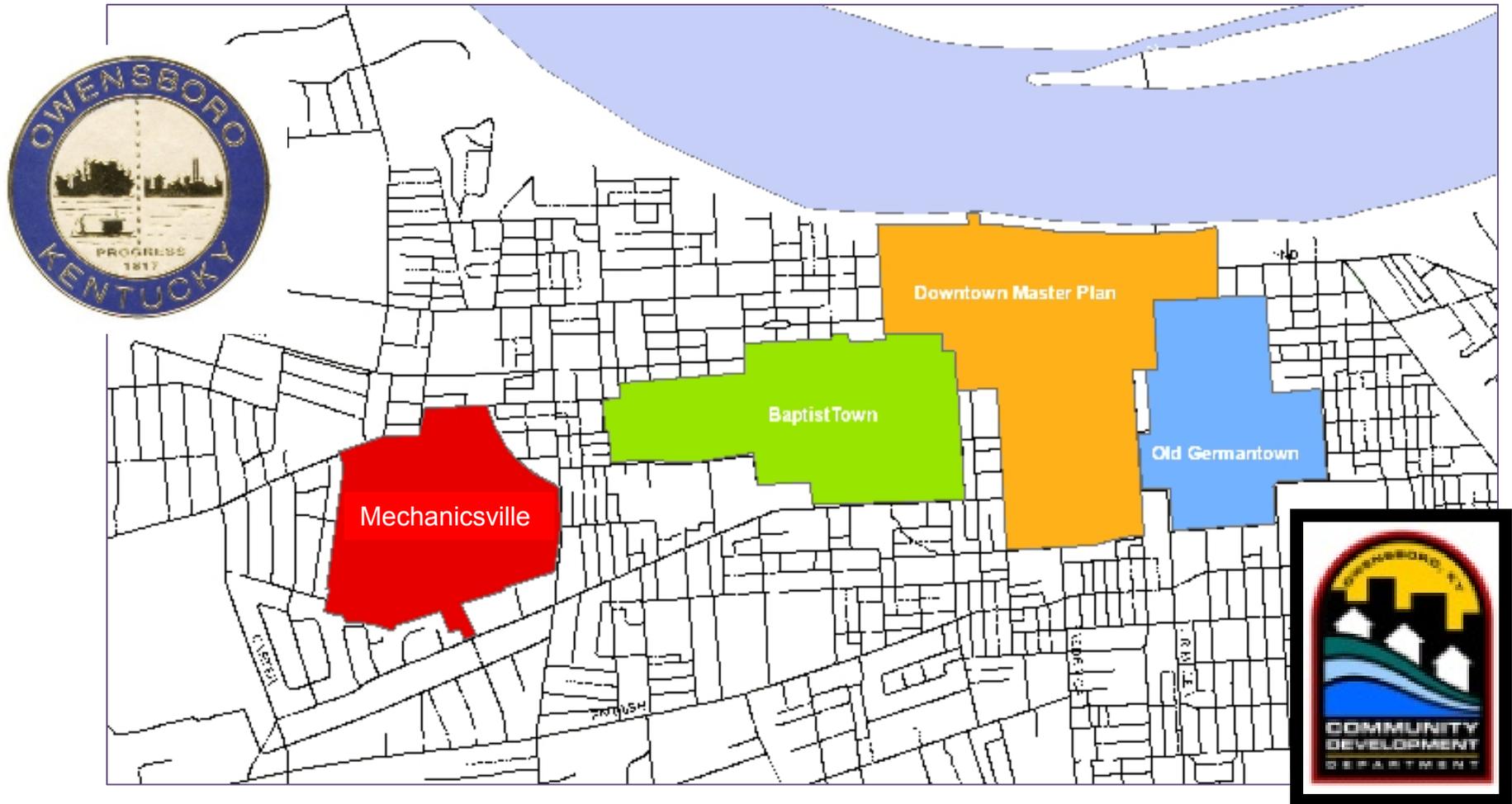


City of Owensboro, Kentucky

Overview of the BaptistTown, Old Germantown District & Mechanicsville Neighborhood Redevelopment Efforts 2000 - 2015





TIMELINE

	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
BaptistTown Plan Created	█																
BatptistTown Plan Implementation		█	█	█	█	█											
Old Germantown District Plan Created					█												
Old Germantown District Plan Implementation						█	█	█	█	█	█						
Mechanicsville Plan Created											█						
Mechanicsville Plan Implementation												█	█	█	█	█	█
Downtown Master Plan Created											█						
Downtown Master Plan Implemented											█	█	█	█	█	█	
Other Public Improvements & Housing Investments	█	█	█	█	█	█	█	█	█	█	█						



Neighborhood Triage

**Why should you start
where they say you can't.**

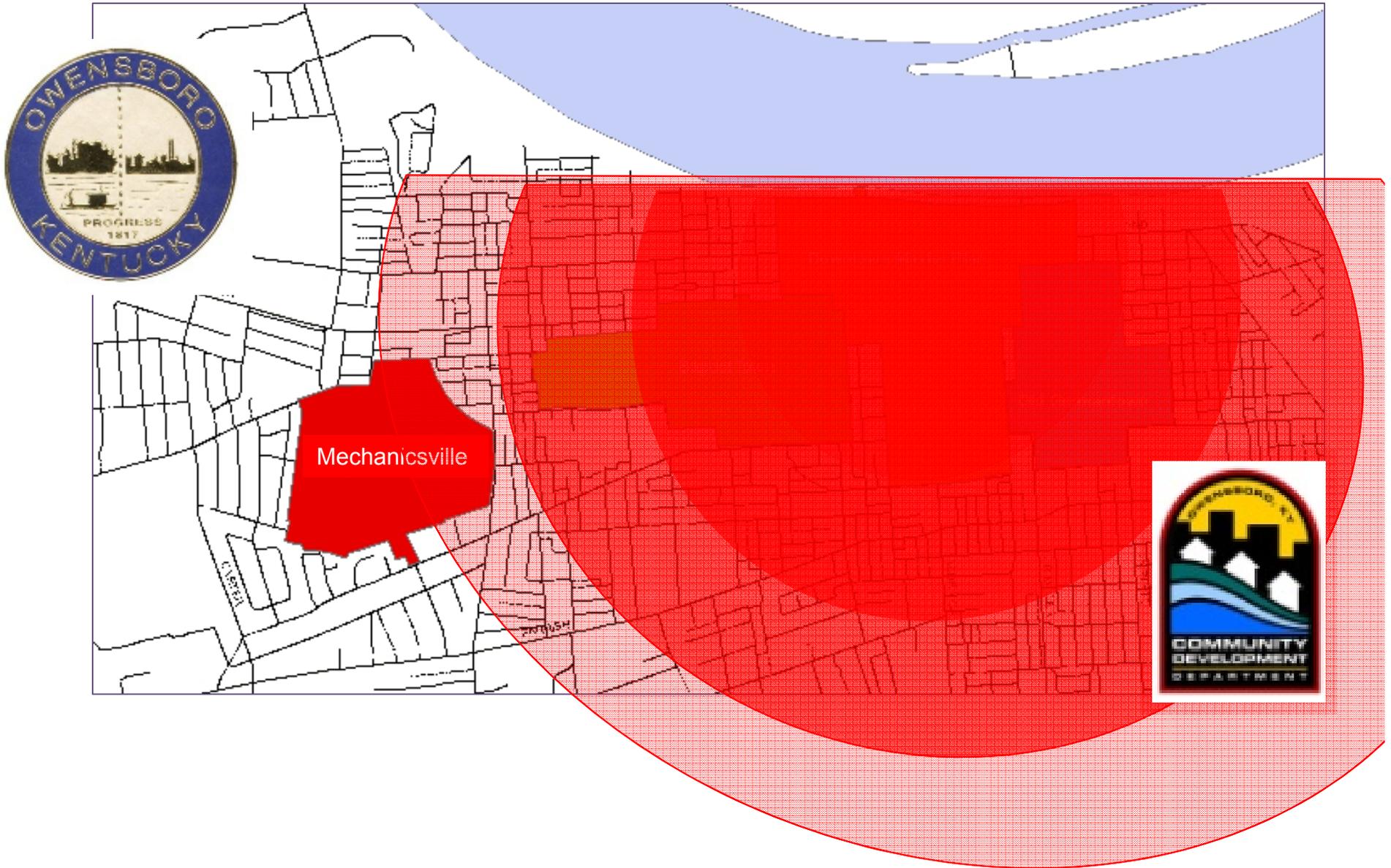
**Why is Residential
Redevelopment in Hard to
Develop Neighborhoods
Important?**

**Perception of the downtown
Business District is tied to
the community perception of
the adjacent older residential
neighborhoods**

Once the opportunity and environment is set for development of infill lots, a great deal can occur in a short 5 to 10 year period

**The development that occurs
will be your community's
legacy for the next 50 years**

DOWNTOWN BUSINESS DISTRICT IMPACT

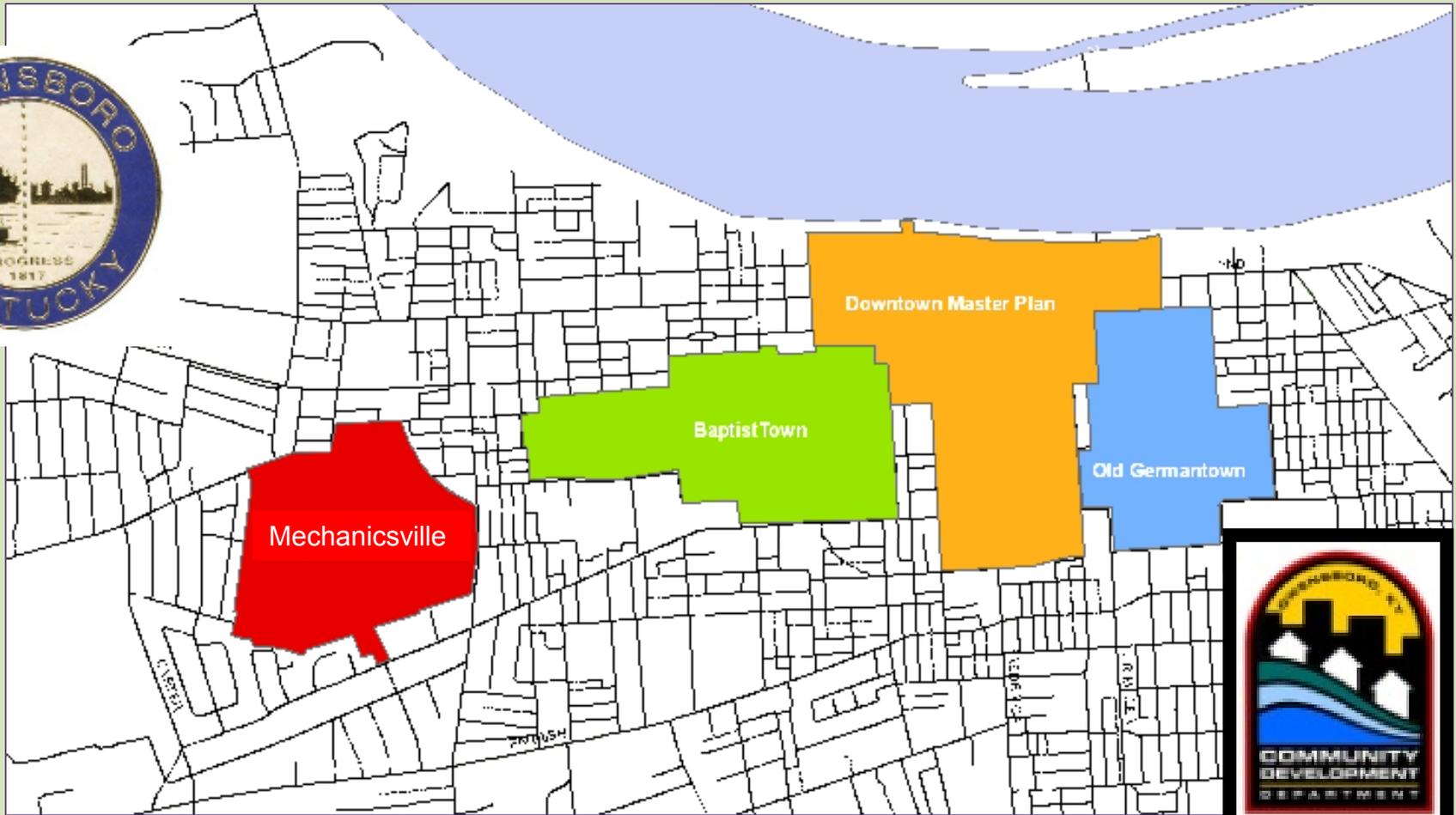


Overview

Baptist Town

Neighborhood

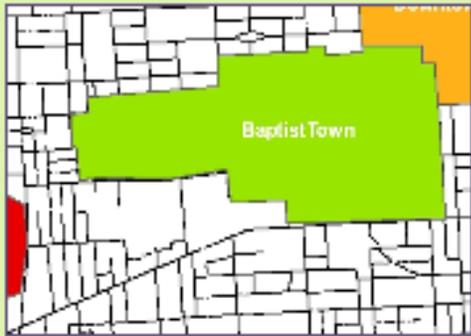
Redevelopment Project



Baptist Town

Neighborhood Redevelopment

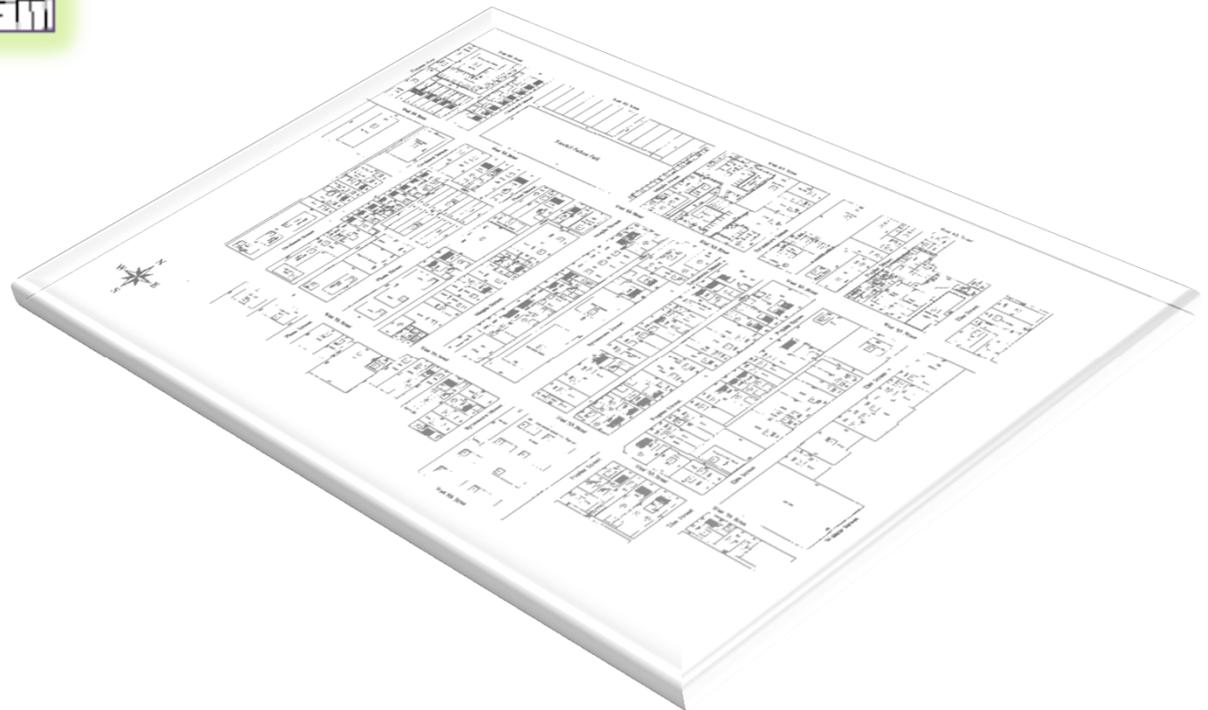
2000 - 2004



*Master Plan
Created:*

1999

*With the
Dr. Martin
Luther King Jr.
Plaza Committee*



CONDITIONS BEFORE REDEVELOPMENT



Baptist Town



DELAPIDATED HOUSING



Baptist Town

UNSAFE AREAS



Baptist Town

OVERGROWN LOTS & VACANT HOUSES



Baptist Town

There Goes the Neighborhood

**Why a new park may not be enough
to turn a neighborhood around.**

KENDALL PERKINS PARK \$750,000 IMPROVEMENT



Baptist Town



NEW PARK



Baptist Town

Pushing the reset button



Neighborhoods By Design

Why is it vital to build high quality custom homes in low to moderate income neighborhoods?

**Home plans should build
Neighborhoods, not just
houses**

Remember: The quality and type of home that is built in a Neighborhood actively communicates to the residents who live there

Neighborhoods By Design

Home Plans

City of Owensboro, Kentucky



**Community
Development
Department**



The 56 unique, custom designed home plans pay special attention to various characteristics of older, working class neighborhoods.

Close attention to detail makes a home visually pleasing and compatible with the surrounding neighborhood.

Public funds used to construct affordable housing should not only provide decent housing for the homeowner, but also improve the street, the greater neighborhood and compliment the community as a whole.

Easy Spirit III Easy Spirit III

Martin D Sparrow I Unisonian Victorian Free Spirit

Woodpecker David III American Spirit I American Spirit II

Bluejay I Bluejay I Kentucky Spirit Sparrow IV Bluejay II Majestic Spirit I & II

Colonial Spirit I & II Embrey Susana

Homes from 1,176 Sqft to 2,340 Sqft

Liberty III Liberty IV Emily Morgan Martin C

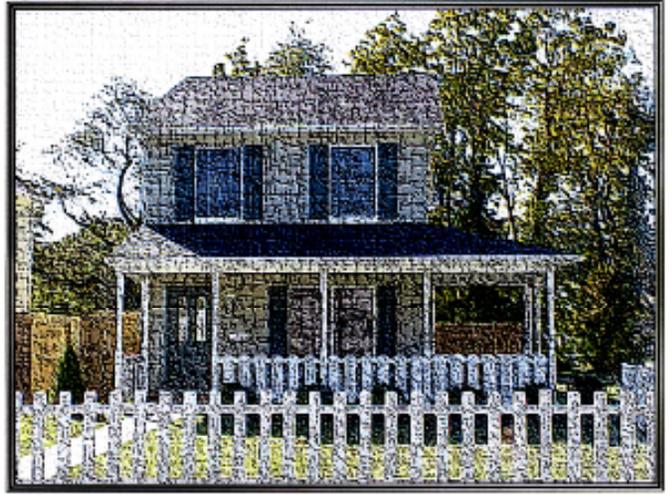
Easy Spirit Ia Henry IIx Easy Spirit IIa

Homes from 1,025 Sqft to 1,176 Sqft

Harmony March Wind March Wind Sparrow II

Homes from 484 Sqft to 1,024 Sqft

Neighborhoods By Design Home Plans



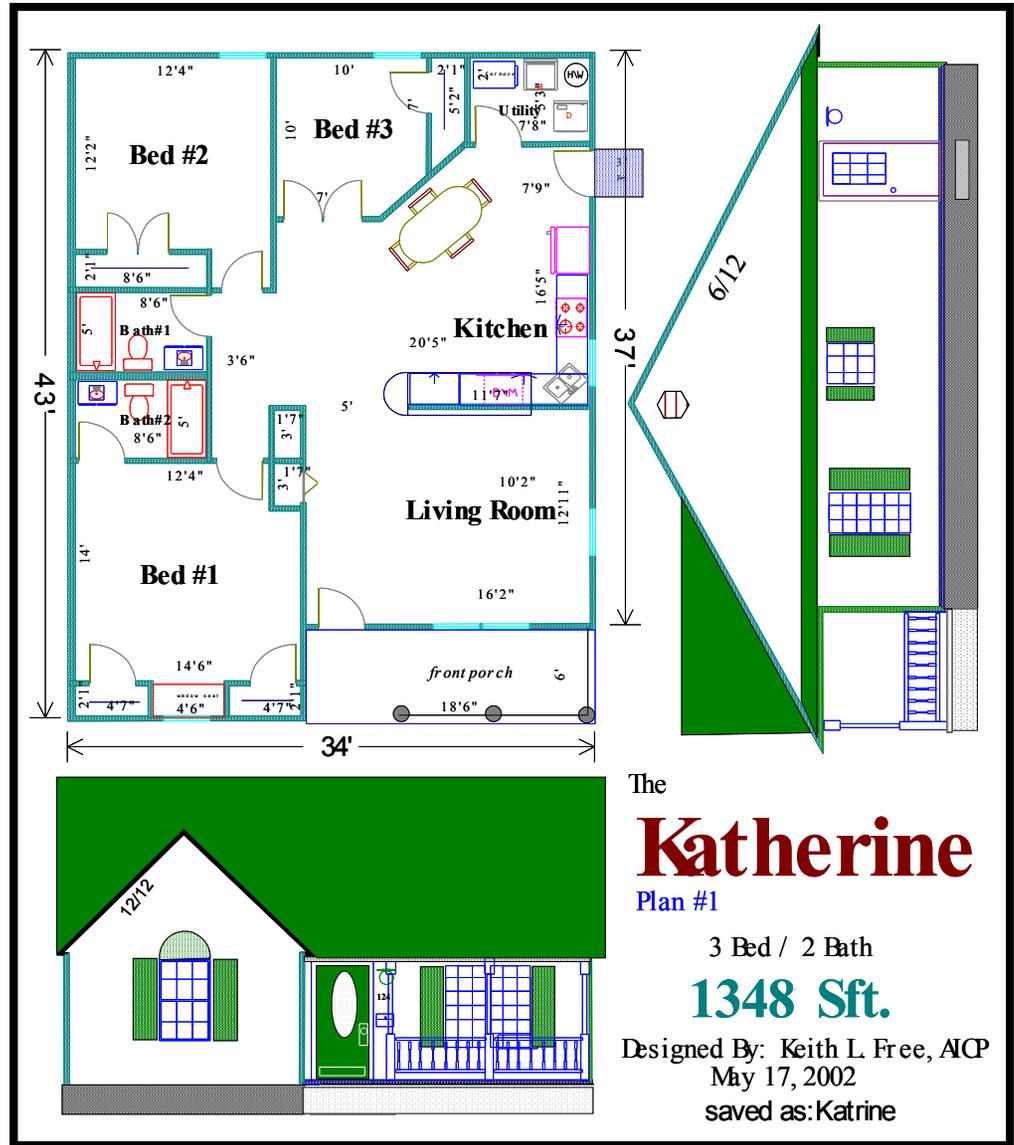
City of Owensboro, Kentucky
Community Development Department



Published October 2001
Phone: (270) 687-8390

Katherine

1,348 Square Feet
3 Bed / 2 Bath
34' Wide & 43' Long



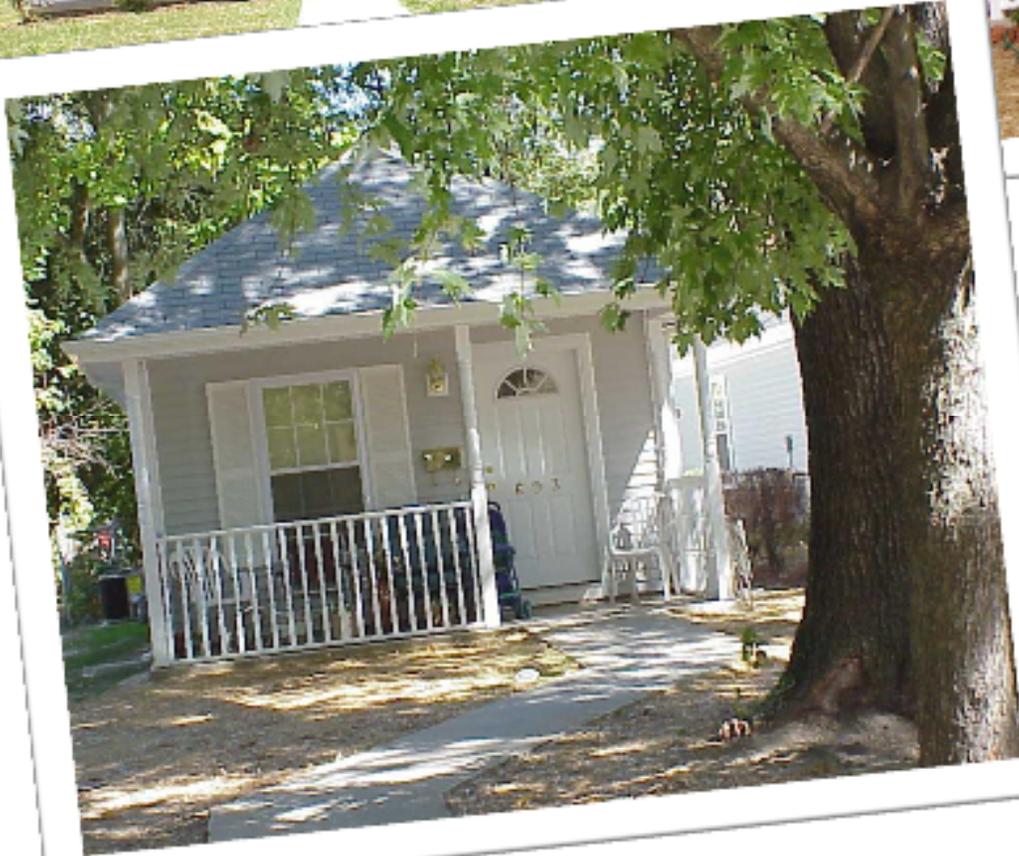
The
Katherine

Plan #1

3 Bed / 2 Bath

1348 Sft.

Designed By: Keith L. Free, AICP
May 17, 2002
saved as: Katrine



Attractive Narrow Home Plans are necessary to encourage quality residential infill development in older neighborhoods.



**New Construction can
look like a great job of
remodeling an older
home**

**Large front porches &
higher roof pitch can
assist new homes
blend into older
neighborhoods**



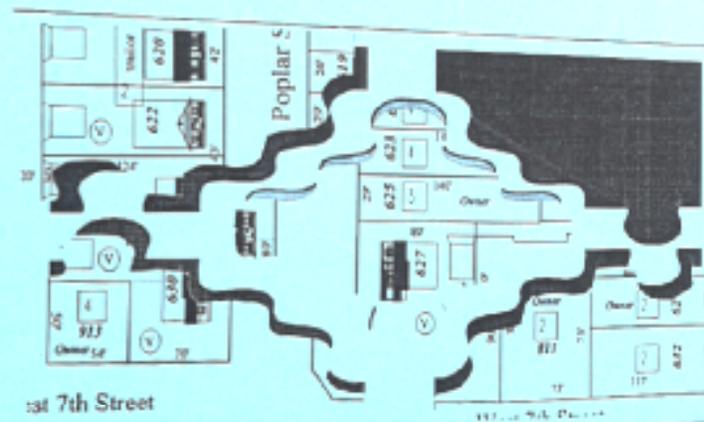


Special attention must be given to the interior of homes to insure comfort and practical liveability. unique features help make each home special and give it value.

Baptist Town

Neighborhood Redevelopment Plan

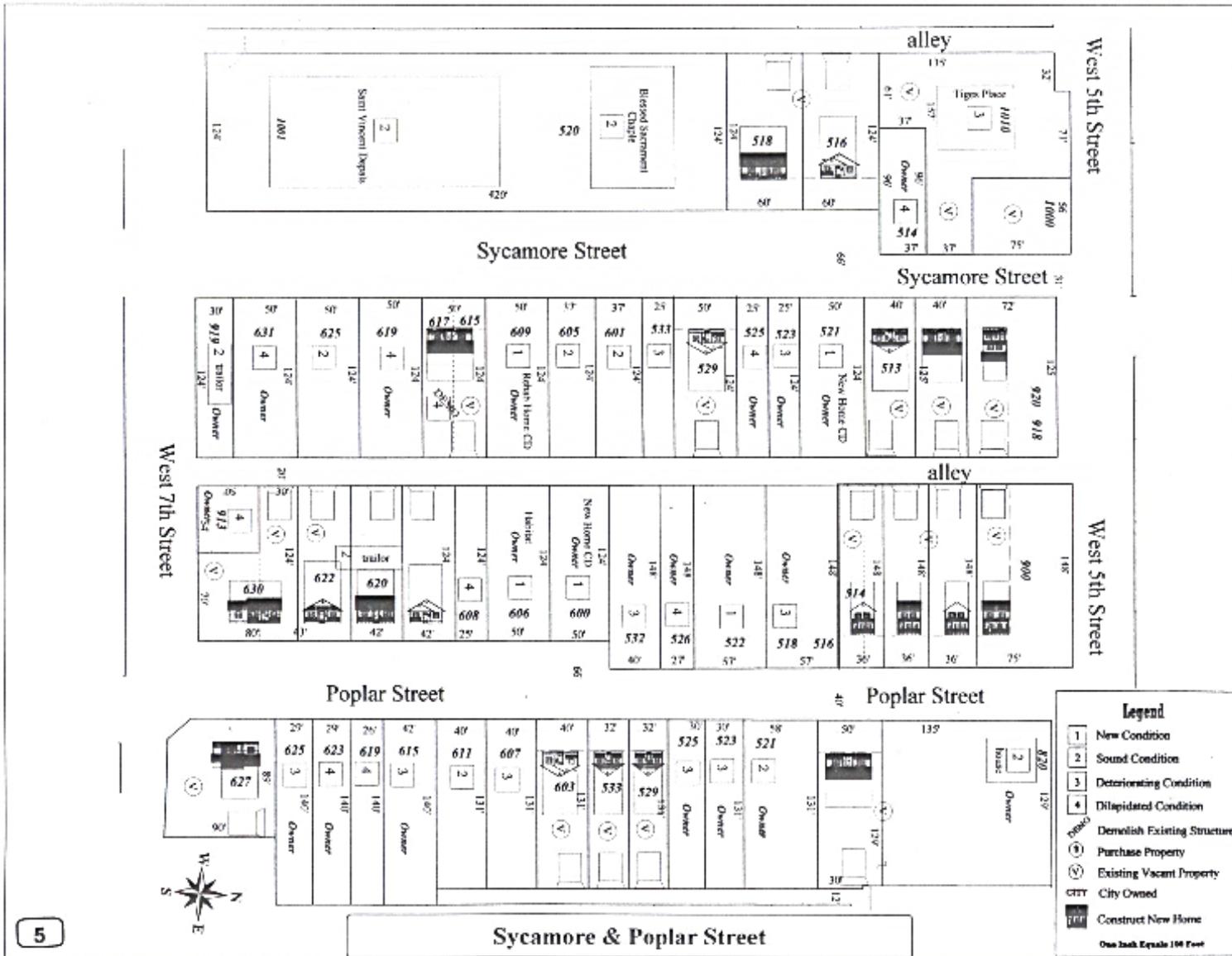
"A Small Area Land Use Plan"



OWENSBORO
METROPOLITAN
PLANNING
COMMISSION

Prepared For:
Dr. Martin Luther King Jr. Plaza Committee
April 1999

Baptist Town

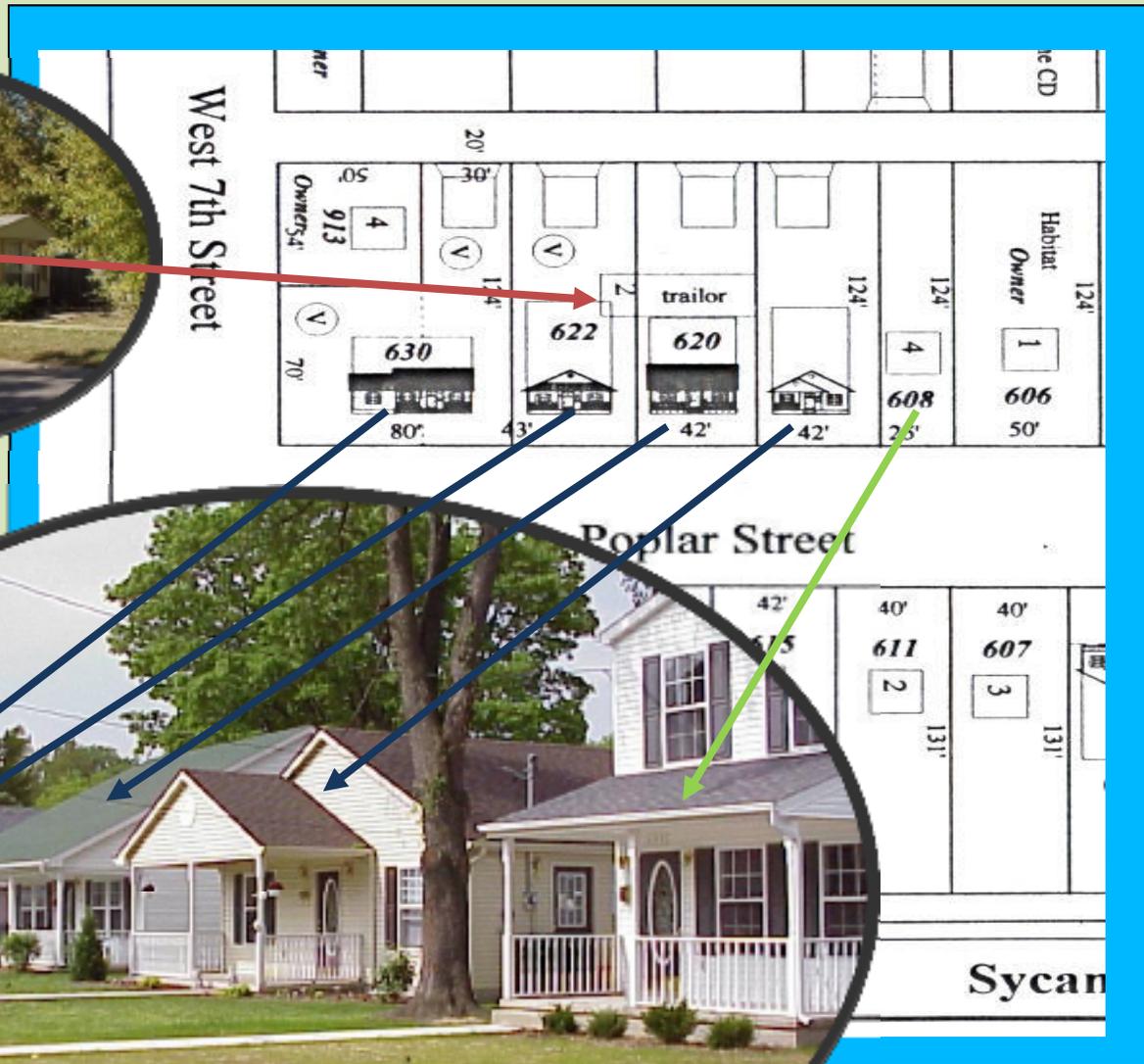


A CLOSER LOOK



Sycamore & Poplar Street

#	Street Address	Existing Use	Existing Zoning	Future Use
918 / 920	West 5th Street	vacant / vacant	B-4	Single Family Residential
1010	West 5th Street	Trailer Renter	B-4	Commercial
1000	West 5th Street	vacant	B-4	Commercial
820	West 5th Street	Single Family Owner	B-4 & R-1T	Single Family Residential
514	Sycamore Street	Single Family Owner	R-1T	Single Family Residential
516	Sycamore Street	vacant	R-1T	Single Family Residential
518	Sycamore Street	vacant	R-1T	Single Family Residential
520	Sycamore Street	Church	R-1T	Public Service
513	Sycamore Street	vacant	R-1T	Single Family Residential
521	Sycamore Street	Single Family Owner	R-1T	Single Family Residential
523	Sycamore Street	Single Family Owner	R-1T	Single Family Residential
525	Sycamore Street	Single Family Owner	R-1T	Single Family Residential
529	Sycamore Street	vacant	R-1T	Single Family Residential
533	Sycamore Street	Single Family Renter	R-1T	Single Family Residential
601	Sycamore Street	Single Family Renter	R-1T	Single Family Residential
605	Sycamore Street	Single Family Renter	R-1T	Single Family Residential
609	Sycamore Street	Single Family Owner	R-1T	Single Family Residential
615	Sycamore Street	vacant	R-1T	Single Family Residential
617	Sycamore Street	Single Family Renter	R-1T	Single Family Residential
619	Sycamore Street	Single Family Owner	R-1T	Single Family Residential
625	Sycamore Street	Single Family Renter	R-1T	Single Family Residential
631	Sycamore Street	Single Family Owner	R-1T	Single Family Residential
919	West 7th Street	Trailer Owner	R-1T	Single Family Residential





Baptist Town

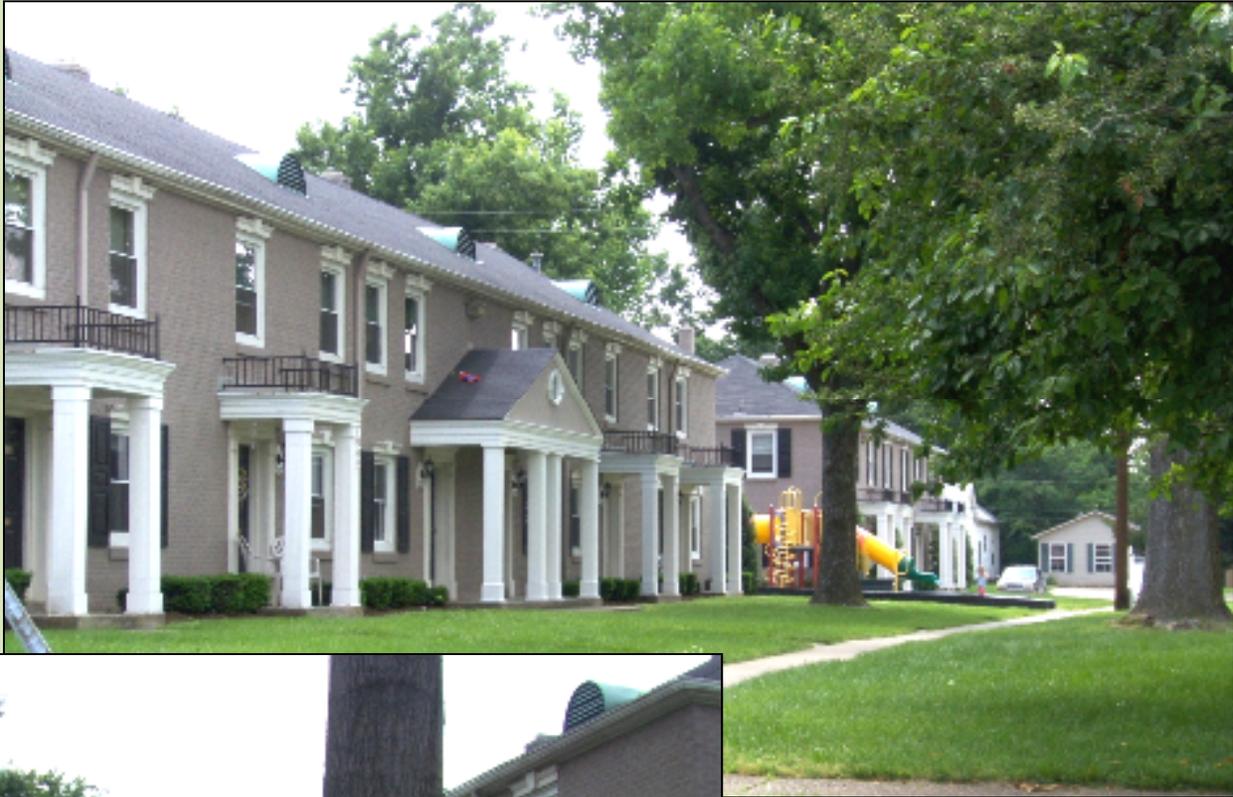


BaptistTown Estates

**A Partnership between
Private Development &
Local Government**

BaptistTown

**THE NEW
FACE OF
PUBLIC
HOUSING**



Baptist Town

Neighborhood Redevelopment



Decreased the Rate
of Unsound Structures
from **36%** to



7%

1999-2009



2317 West 5th Street
(Before)



2317 West 5th Street (After)

Baptist Town



2308 West 7th Street
(Before)

2308 West 7th Street (After)



Baptist Town



709 Poindexter Street
(Before)



709 Poindexter Street (After)

Baptist Town



520 Poplar Street (Before)

Baptist Town



520 Poplar Street (After)

Baptist Town



Maple Street (Before)



Maple Street (After)



1804 West 5th Street (Before)



1804 West 5th Street (After)

Baptist Town

Baptist Town

Neighborhood Redevelopment



**83 Homes Constructed
or Renovated**

2000-2004



613 Elm Street. (Before)



613 Elm Street (After)

Baptist Town



200 Block Sycamore Street
(Before)

Baptist Town



200 Block Sycamore Street (After)





West 7th & Poplar Street
(Before)

Baptist Town



West 7th & Poplar Street (After)

Baptist Town

Baptist Town

Neighborhood Redevelopment

Increased the
Homeownership Rate

by Structure from **47%** to

61%

2000-2010





Baptist Town



Baptist Town



Baptist Town



Baptist Town



Baptist Town



Baptist Town



Baptist Town



Baptist Town



Baptist Town



Baptist Town



Baptist Town



Baptist Town



Baptist Town



Baptist Town



Baptist Town

No Private Developer Would Do That

**How to define the “GAP” and incentivize private
sector developers**

**31 DIFFERENT
DEVELOPERS HAVE
PARTICIPATED IN
THE OWENSBORO
HOMEBUYER
PROGRAM OVER
THE PAST 10 YEARS**

Baptist Town

Neighborhood Redevelopment

\$4.5 million Valuation in 1999

\$10.1 million Valuation in 2009

\$5.6 million Valuation increase

123%

Baptist Town

Neighborhood Redevelopment

\$5,682,942

Total Investment

2000-2004

\$1,661,380 Public

\$4,021,544 Private

Baptist Town

Neighborhood Redevelopment

What Investment Has
Happened **After** the
Redevelopment?

2004-2009

Baptist Town

Neighborhood Redevelopment

Impact After 2004



Construction of
H.L. Neblett
Youth Center

Construction of **10**
New Homes



Baptist Town

Neighborhood Redevelopment

Impact After 2004



Construction of **Horn's**
Automotive Repair



Construction of
Flower's Discount
Bakery Store



Construction
of **Falloway's**
Auto Sales

Baptist Town

Neighborhood Redevelopment

Impact After 2004

Construction of **Audubon**
Area Community Services
Main Office Complex



Major Façade
Improvements to **Foust**
Elementary School

Baptist Town

Neighborhood Redevelopment

Impact After 2004



Construction of
Mount Calvary Baptist Church

Construction of
McFarland Funeral Home



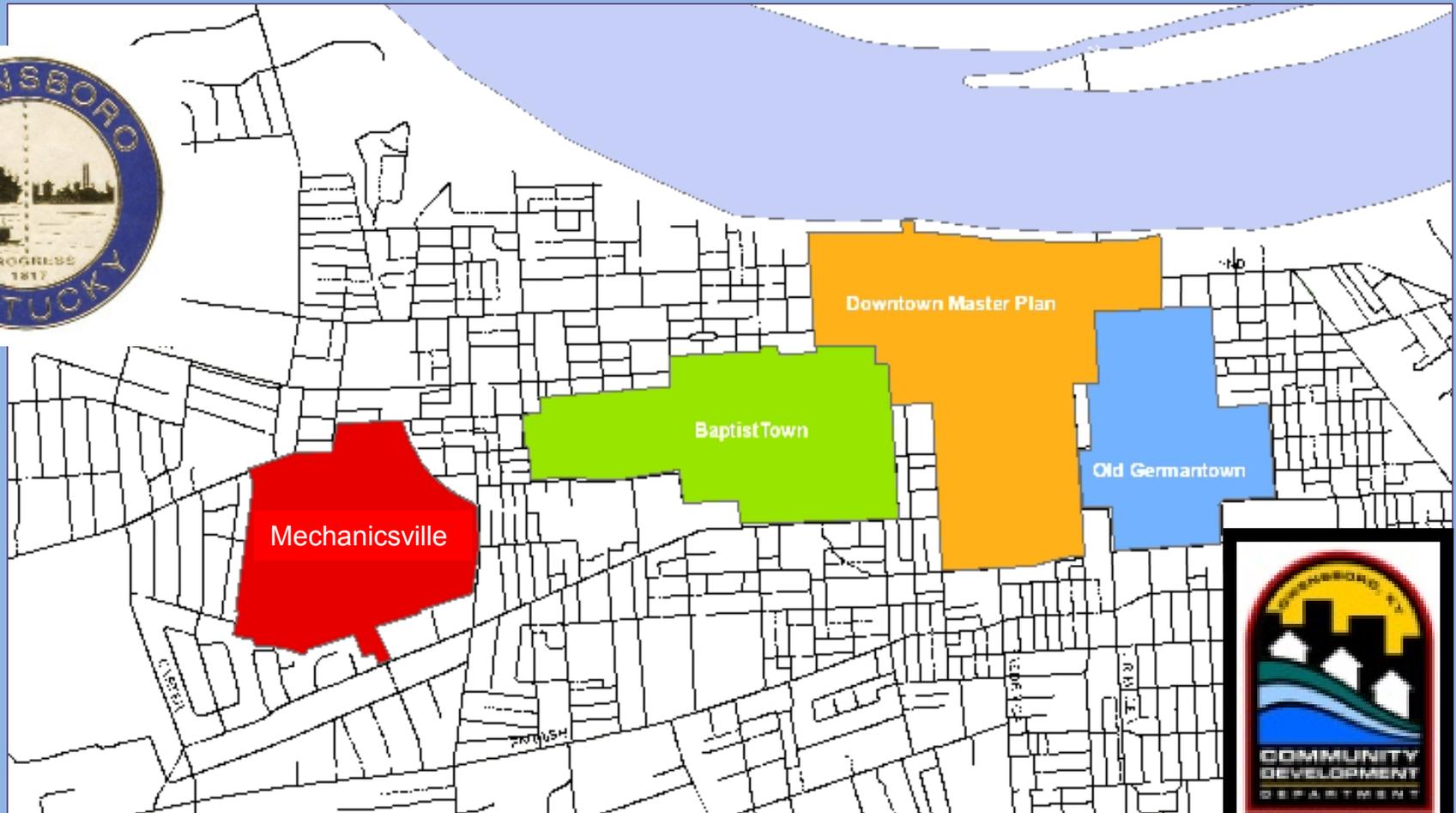
Overview

Old Germantown

Neighborhood

Redevelopment Project

Old Germantown



Old Germantown District

Neighborhood Redevelopment

2004 - 2010



*Master Plan
Created:*

2003

*With the
Old Germantown
Neighborhood
Redevelopment
Team*



They Lived There First

Giving neighborhood residents a “real voice”

Neighborhood Planning & Redevelopment with Old Germantown Residents



HOW DO YOU GET THE NEIGHBORHOOD VISION OUT OF THE NEIGHBORS?

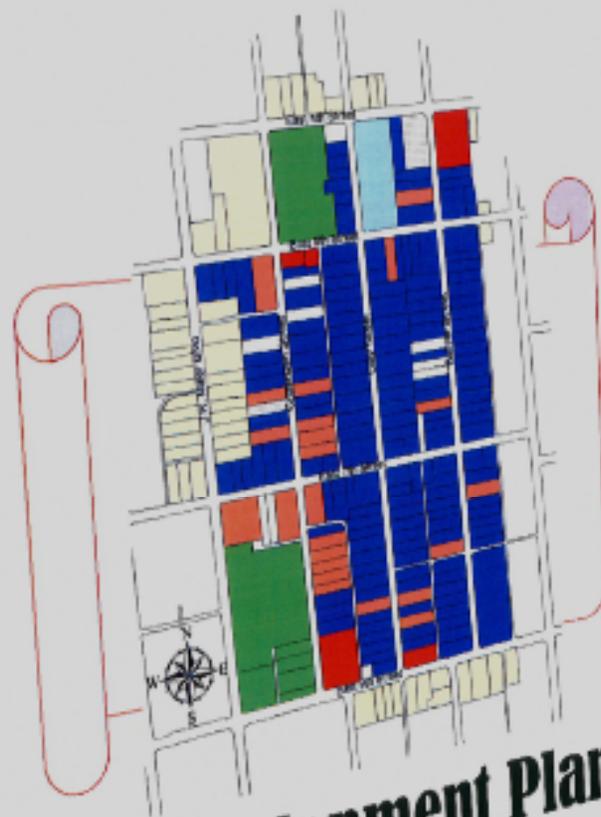
First, select a manageable number of residents who live in the plan area and are already actively involved in improving their neighborhood and work through the following:

- Ask: **WHATS GREAT ABOUT YOUR NEIGHBORHOOD?**
- Ask: **WHAT WOULD DRAW YOU TO LIVING IN AN OLDER DOWNTOWN NEIGHBORHOOD?**
- Ask: **WHAT ARE THE CHALLENGES IN YOUR NEIGHBORHOOD RIGHT NOW?**
- Ask: **RANK CHALLENGES OF IMPORTANCE?**
- Ask: **HOW CAN WE OVERCOME THE CHALLENGES?**
- Ask: **KNOWING WHAT FINANCIAL RESOURCES WE HAVE FOR THIS REDEVELOPMENT OVER THE NEXT TWO YEARS, WHAT PROJECTS AND PROGRAMS SHOULD WE DO AND CREATE ?**





The **Old Germantown District**



Redevelopment Plan

Created by
The Old Germantown District Redevelopment Team

2009





The Challenges

- 1. Drugs & Crime**
- 2. Lack of Landlord Responsibility**
- 3. Trash & Property Maintenance**
- 4. Lack of Landscaping & Beautification**
- 5. Lack of Homeownership**
- 6. Bus Stop Safety for Kids**
- 7. MPD Catwalk over East 9th Street**
- 8. Lack of Park & Recreation**
- 9. Alley, Street & Sidewalk Repair**

Challenge	Recommended Action	2002-03 Budgeted \$	2003-04 Proposed	Private \$	Total \$
Drugs & Crime	Create strong Neighborhood Watch				
	Create Policing Plan with OPD				
Landlord Responsibility	Annual Landlord & Homeowner Forum				
	Annual Landlord Education & Training				
Property Maintenance	Undertake detailed inspection of Area	\$ -	\$ -	\$400,000	\$400,000
Beautification	Install Decorative Light Post in Area				
	Install Custom Designed Banners	\$5,000	\$ -	\$ -	\$5,000
	Replace Existing Retaining Walls	\$150,000	\$ -	\$ -	\$150,000
	Matching off-street parking Grants	\$5,000	\$ -	\$5,000	\$10,000
	Implement Tree Plan (plant 120+ trees)	\$30,000	\$ -	\$ -	\$30,000
Homeownership	Rehab Grant for existing L/M Owners	\$225,000	\$125,000	\$350,000	\$700,000
	Rehab Grant for exist non-L/M Owners	\$ -	\$75,000	\$75,000	\$150,000
	Rehab Grant for Rent 2 Owner Switch	\$210,000	\$180,000	\$650,000	\$1,040,000
	Rehab Grant for New Homebuyer Homes	\$245,000	\$380,000	\$1,320,000	\$1,945,000
School Bus Stops	Work with OPS on Problem Locations				
	Neighborhood Watch will look out				
MPD Catwalk	CD Dept. work with MPD to remove walk				
Parks & Recreation	Buy land at 4th & Critt for small park	\$20,000	\$120,000	\$ -	\$140,000
	Buy Smith Machine for large park (3-phase)				
Streets & Sidewalks	Close Alley running E to W (Clay to Boliv)	\$5,000	\$ -	\$ -	\$5,000
	Repair various sidewalks				
	Replace damaged alley street light (shot)				
	Install Brick Asphalt at 3 intersections (7th)	\$10,000	\$ -	\$ -	\$10,000
TOTALS		\$905,000	\$880,000	\$2,800,000	\$4,585,000



\$4.5 Million Total Investment

Existing & Proposed Street Trees

OGD Outer Boundary

OGD Data DBF.FRONT_YARD



Front Yard Trees Exist



Existing Street Trees



Plant New Street Trees



Street Tree Plan





Existing Property Type by Structure







Before Walls





After Walls



Old Germantown District

Neighborhood Redevelopment



Decreased the Rate
of Unsound Structures

from 52% to

12%

2004-2009



Old Germantown District

Neighborhood Redevelopment



**52 New Homes
Constructed**

2004-2010



423 East 5th Street (Before)



423 East 5th Street (After)





406 Clay Street (Before)



406 Clay Street (After)



Old Germantown District

Neighborhood Redevelopment

Increased
the Homeownership Rate
from 37% to

58%

2004-2009





2010/05/24 01:31 pm













10/05/24 01:25 pm















OLD COLUMBIANA DISTRICT





OLD COLUMBIANA DISTRICT
INDIANAPOLIS, IN

















Old Germantown District

Neighborhood Redevelopment



\$7.8 million Valuation in 2002

\$12 million Valuation in 2009

\$4.2 million Valuation increase

54%

Old Germantown District

Neighborhood Redevelopment



\$6.9 million

Total Investment

2004-2010

\$3.5 million

Public

\$3.4 million

Private



Old Germantown District

Neighborhood Redevelopment

What Other Investment Has
Occurred **During** the
Redevelopment?

2004-2009



Old Germantown District

Neighborhood Redevelopment

Impact During



Development of
Carnegie **Business**
Center

Establishment of
Rocky's Bar & Grill



Old Germantown District

Neighborhood Redevelopment

Impact During



Construction of **Saint Paul Parrish Hall**

Establishment of **Creative Catering Sweet Shop**



Construction of **Benchmark Properties Mini Storage Facility**

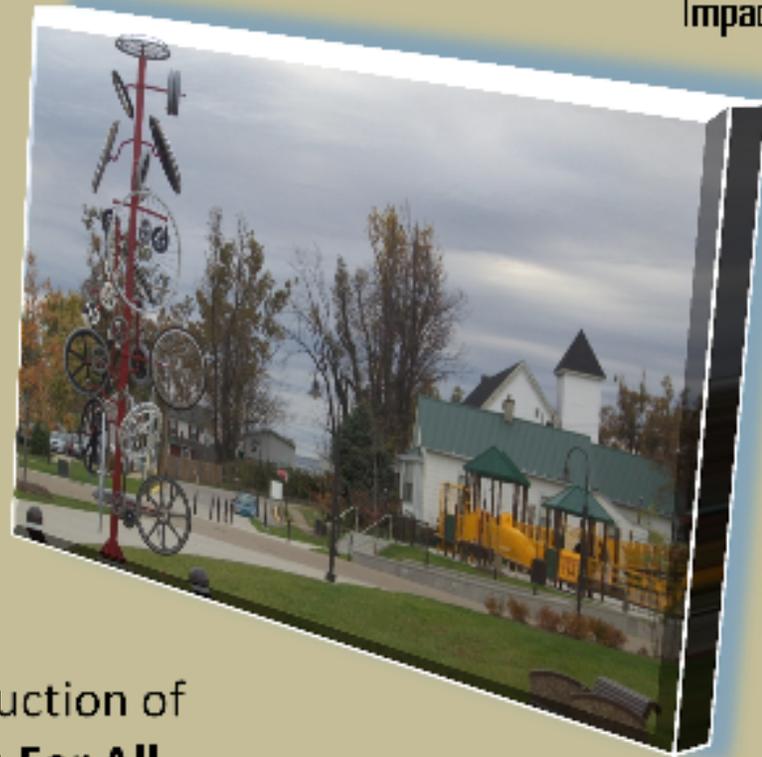


Old Germantown District

Neighborhood Redevelopment

Impact During

Construction of Wendell
Foster Sensory Park



Construction of
Church For All



Old Germantown District

Neighborhood Redevelopment

Impact During



Establishment of
Dollar General Store

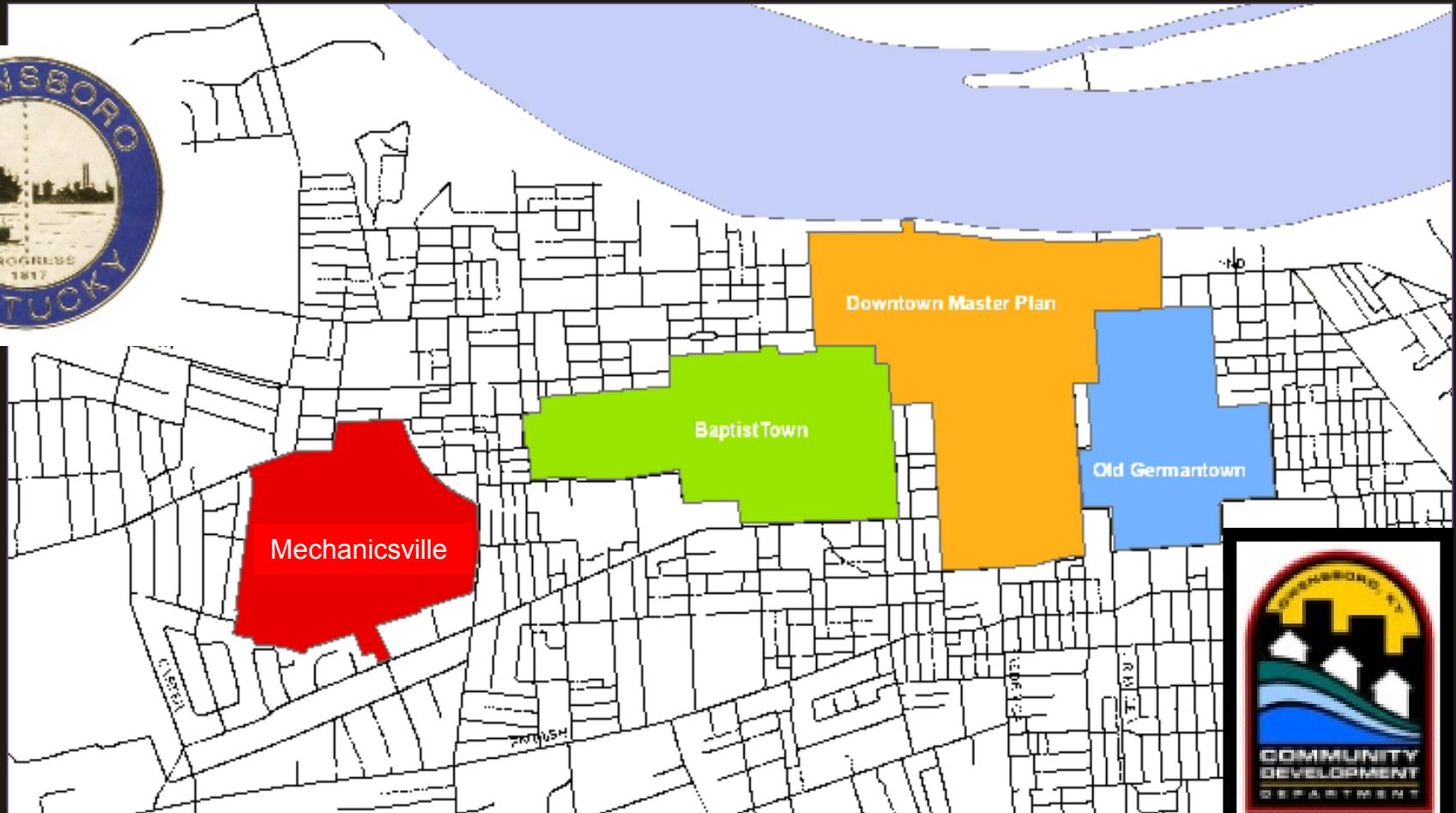


Establishment of
Miller House
Restaurant



Mechanicsville

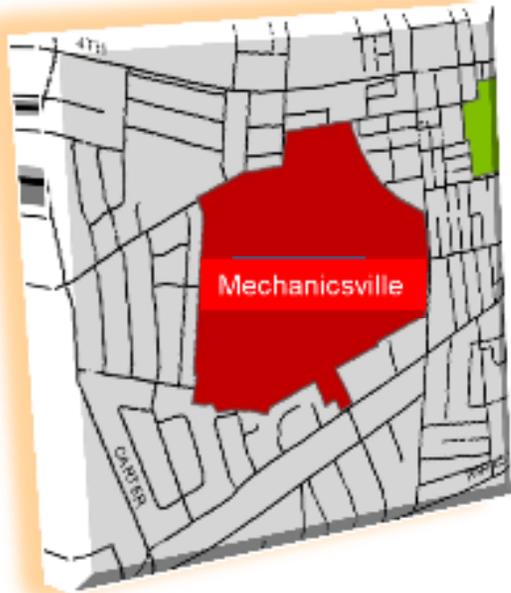
Neighborhood Redevelopment



Mechanicsville

Neighborhood Redevelopment

2010-2015



41 New Homes Constructed
47 Homes Renovated
10 Public Improvement Projects

\$3.6 million Public Investment
\$5.2 million Private Investment

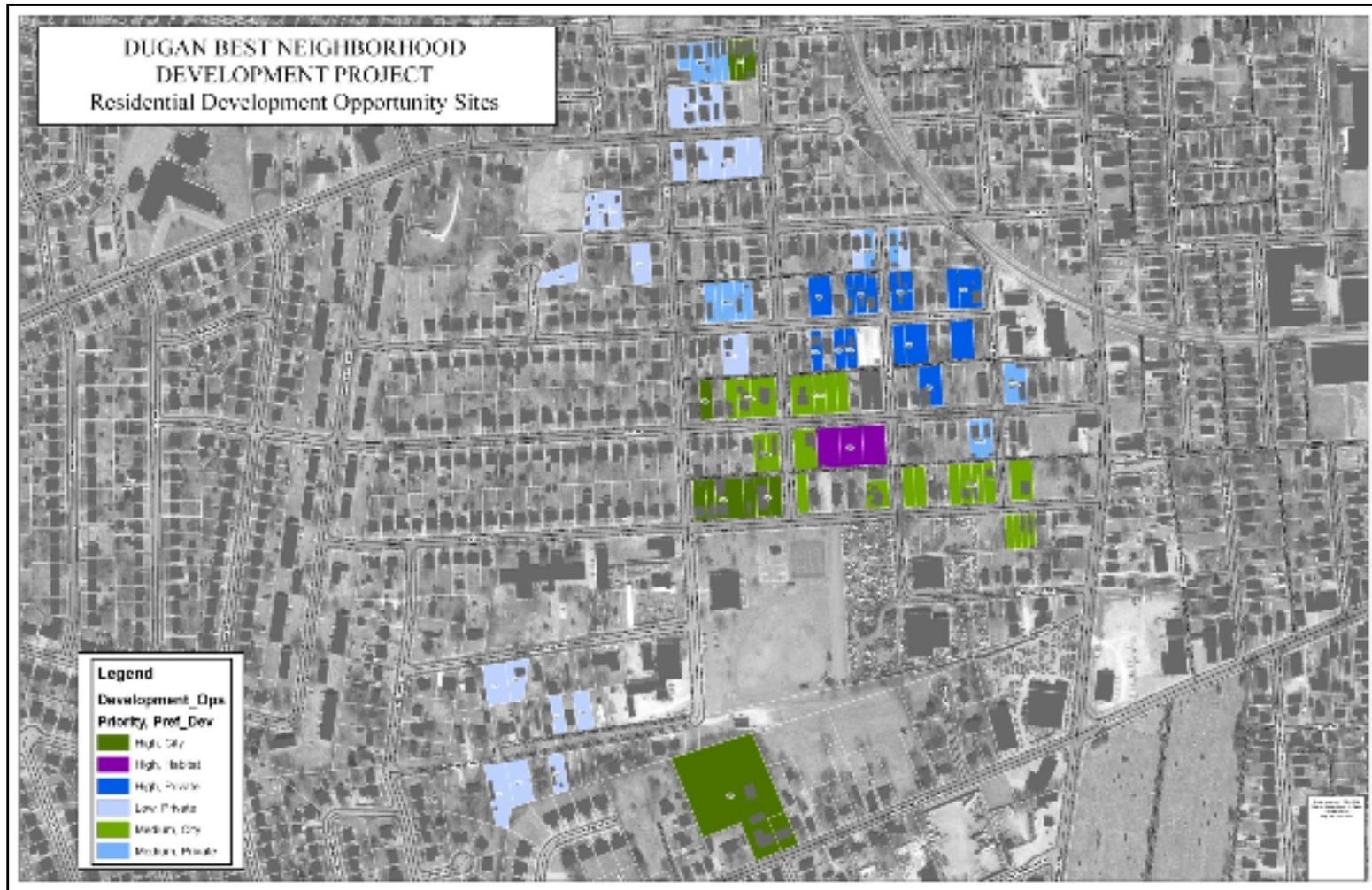


\$8.8 million Public & Private Investment

Mechanicsville

Neighborhood Redevelopment

2010-2015





Mechanicsville

Neighborhood Redevelopment

Parkview Development Phase I & II Recommended Actions:

2010-2015

Construct Parkview Development Phase I

Purchase needed properties for Parkview Development Phase I.

\$110,000 CDBG Funds 2009 - 2010

Relocated tenants for Parkview Development Phase I.

\$44,000 CDBG Funds 2009 - 2010

Demo structures for Parkview Development Phase I.

\$36,500 CDBG Funds 2011 - 2012

Construct five (5) new Signature Homes upon Parkview Development Phase I.

\$200,000 HOME Funds 2011 - 2013

\$35,000 CHDO/HOME Funds 2011 - 2012

Construct Parkview Development Phase II

Purchase needed properties for Parkview Development Phase II.

\$80,000 CDBG Funds 2011 - 2012

Relocated tenants for Parkview Development Phase II.

\$20,000 CDBG Funds 2011 - 2012

Demo structures for Parkview Development Phase II.

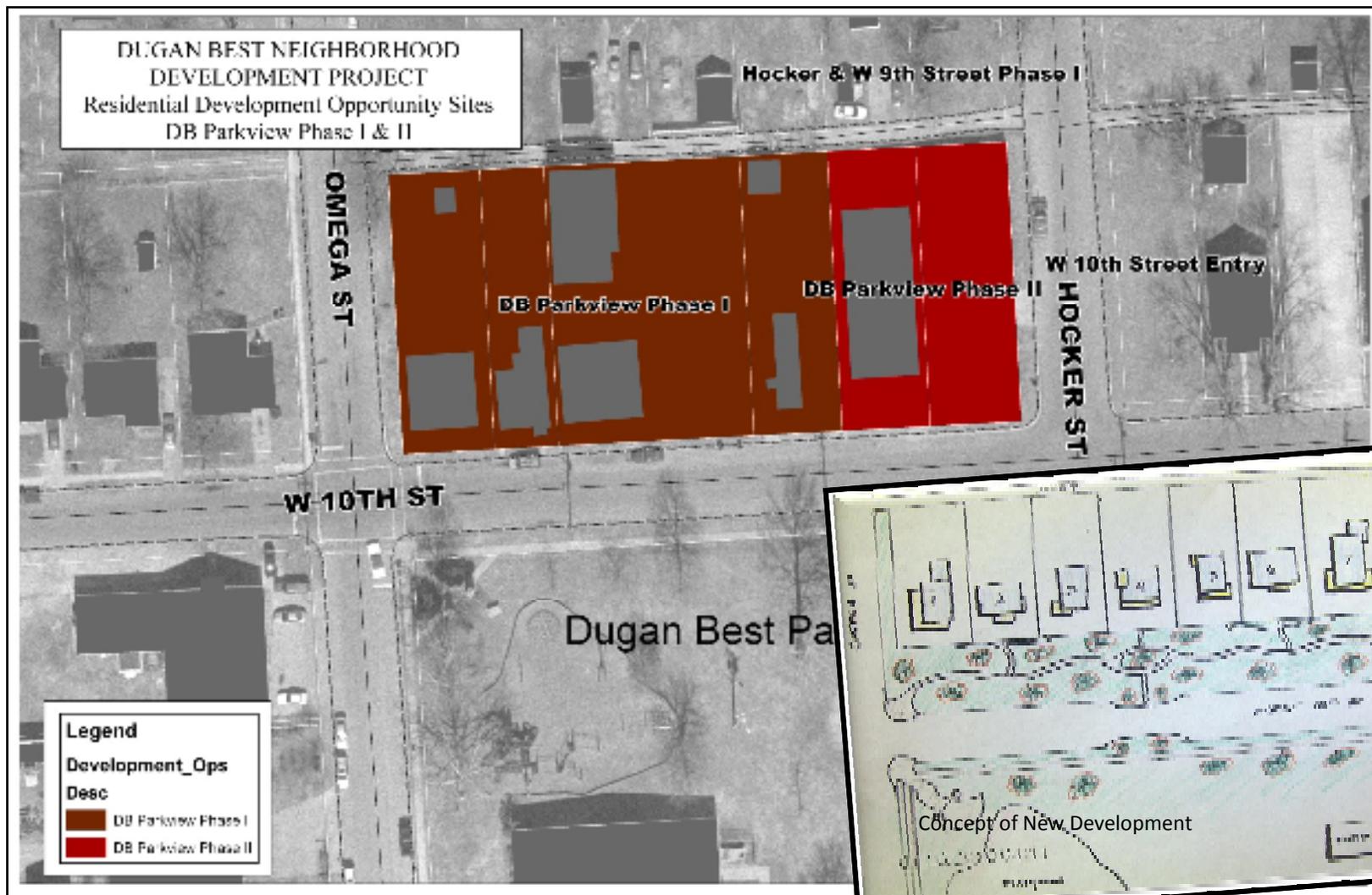
\$36,500 CDBG Funds 2011 - 2012

Construct two (2) new Signature Homes upon Parkview Development Phase II.

\$100,000 HOME Funds 2013 - 2014

Mechanicsville

Neighborhood Redevelopment



Mechanicsville

Neighborhood Redevelopment



Mechanicsville

Neighborhood Redevelopment

Before



After



Mechanicsville

Neighborhood Redevelopment

Before



After



Mechanicsville

Neighborhood Redevelopment

Before



After



Mechanicsville

Neighborhood Redevelopment

Before



After



Mechanicsville

Neighborhood Redevelopment

Before



After



Mechanicsville

Neighborhood Redevelopment

Before



After



Mechanicsville

Neighborhood Redevelopment

Before



After



Mechanicsville

Neighborhood Redevelopment

Before



After



Mechanicsville

Neighborhood Redevelopment

Before



After



Mechanicsville

Neighborhood Redevelopment

Before



After



Mechanicsville

Neighborhood Redevelopment

\$14.3 million Valuation in 2009

\$16.8 million Valuation in 2014

\$2.5 million Valuation increase

17%

Mechanicsville

Neighborhood Redevelopment

\$8,823,962

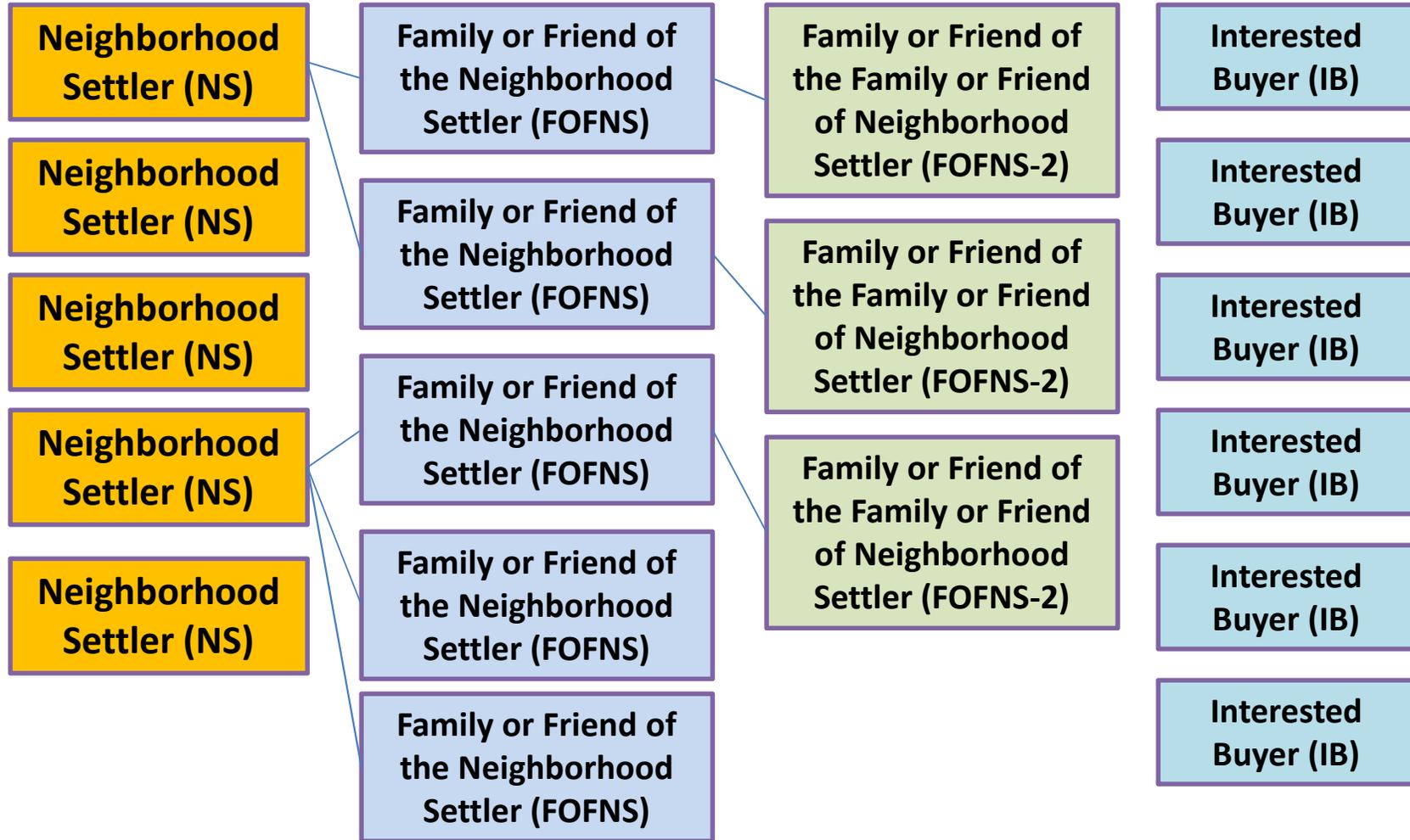
Total Investment

2010-2015

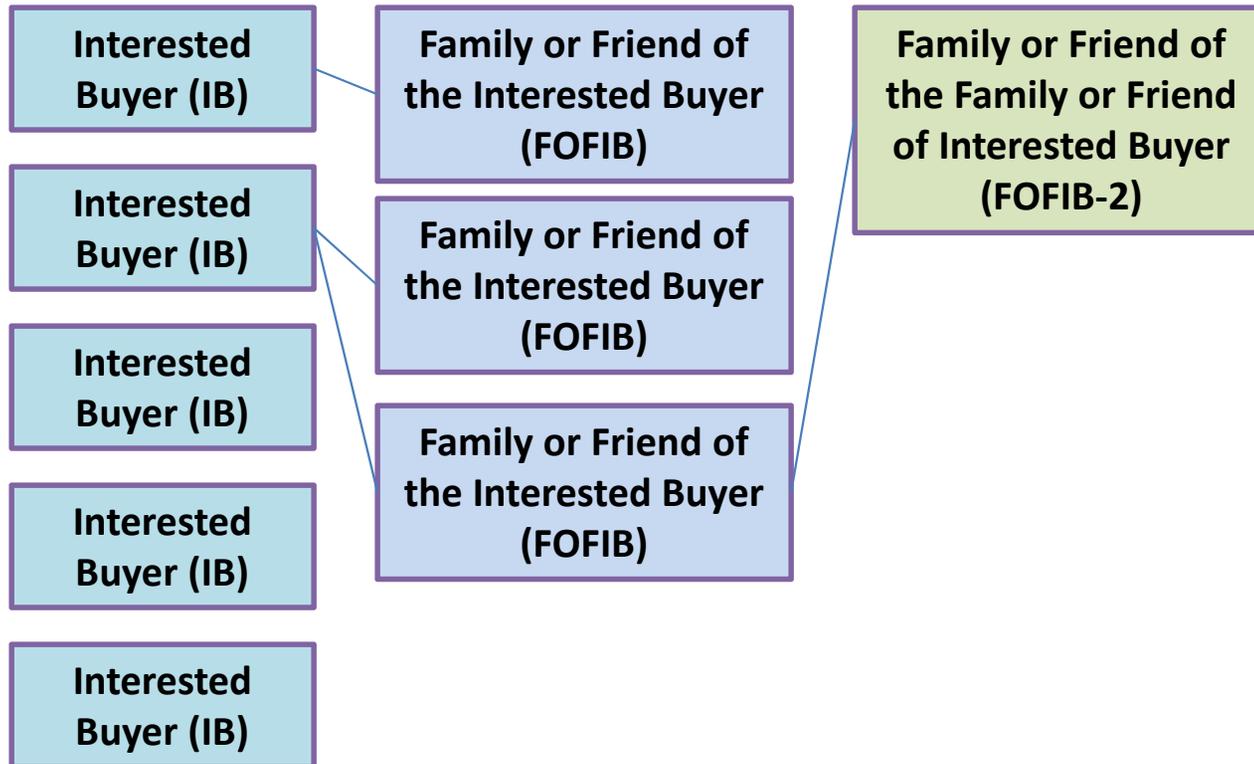
\$3.5 million Public

\$5.3 million Private

Redevelopment of Neighborhood Homebuyers – 1st Cycle



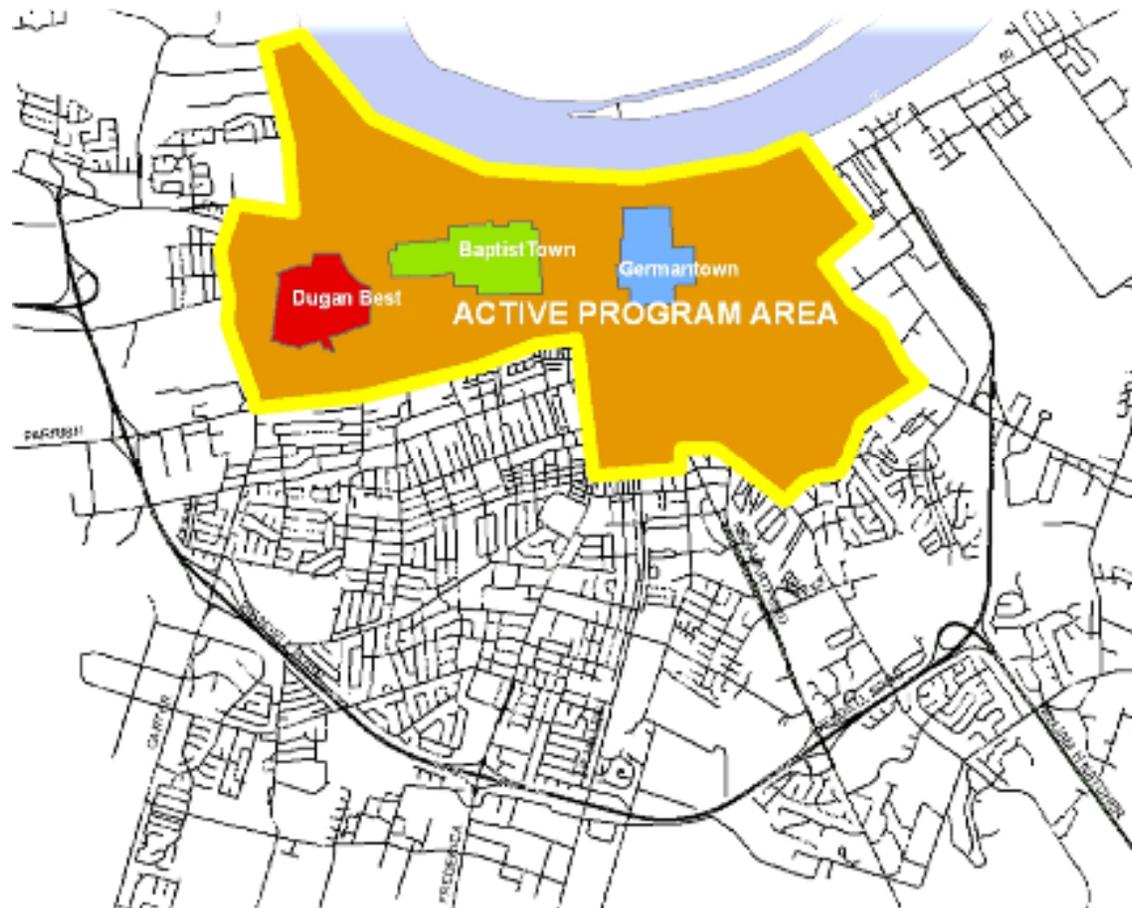
Redevelopment of Neighborhood Homebuyers – 2nd Cycle



Community Development Activities

Occurring Outside of
BaptistTown & Old Germantown Neighborhoods

2000-2014



Community Development Activities

Occurring Outside of
Baptist Town & Germantown Neighborhoods

2000-2014



74 Homes Constructed
or Renovated

\$4.5 million Total Investment

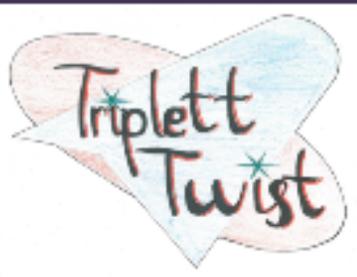
\$1.6 million Public

\$2.9 million Private

11 Public Improvement Projects

2015 – 2018

City of Owensboro, Kentucky
Community Development Department
&
Triplett Twist District Redevelopment
Advisory Team



Triplett Twist District

Area Redevelopment Plan



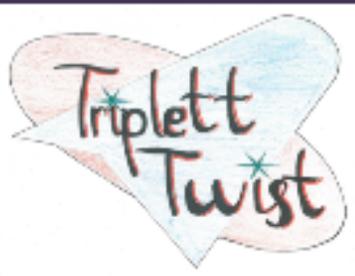
After

1517 Triplett St.



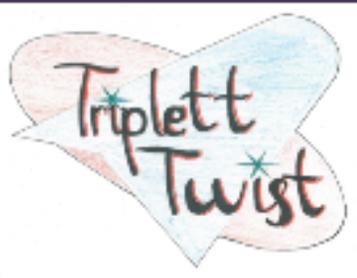
Before

1517 Triplett St.



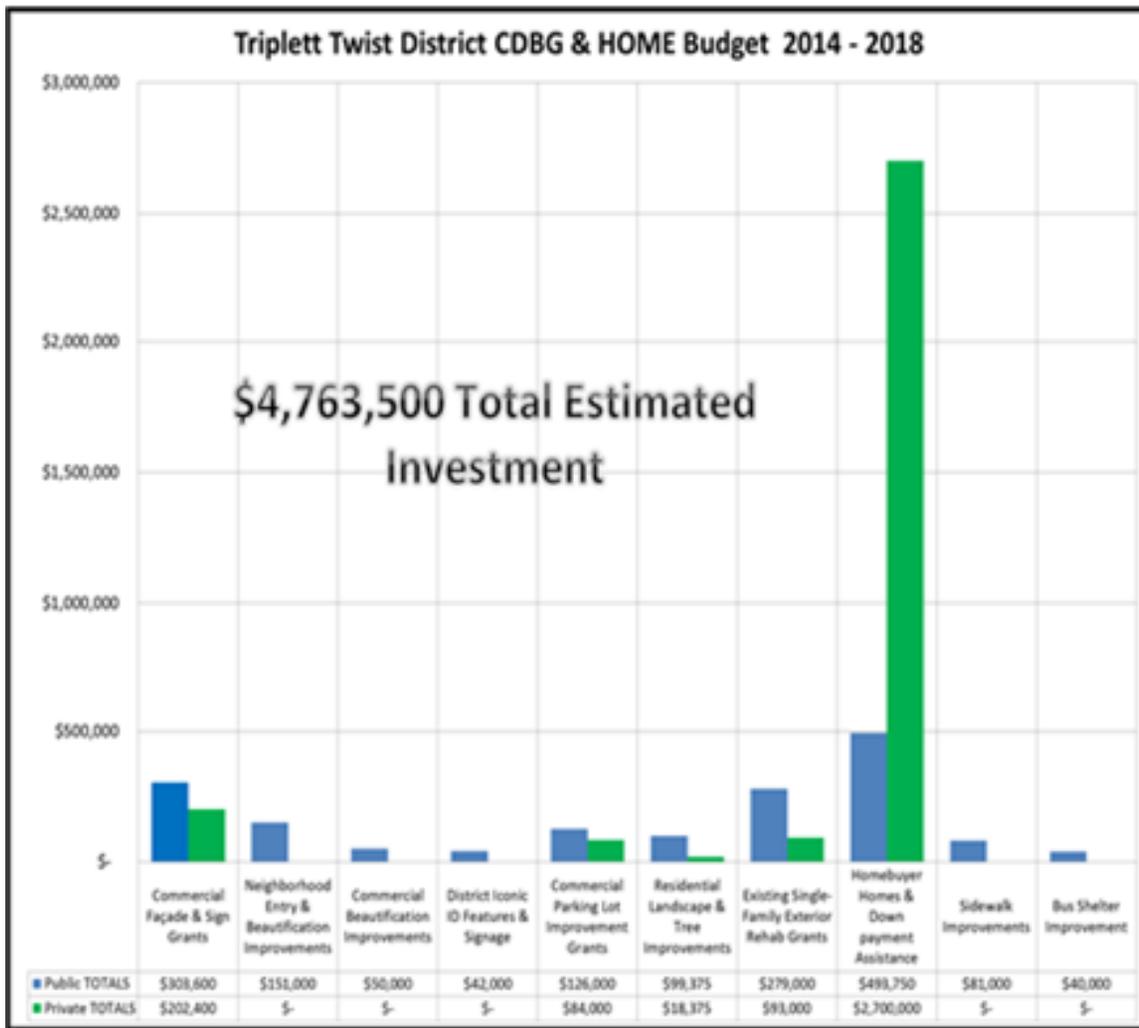
Triplett Twist District

Area Redevelopment Plan



Triplett Twist District

Area Redevelopment Plan



Triplett Twist District

Area Redevelopment Plan

Owensboro Redevelopment Neighborhoods Comparison 1999 - 2018

Item	BaptistTown	Old Germantown District	Mechanicsville	Triplett Twist District (estimated)
Redevelopment Plan Created	1999	2003	2010	2015
Redevelopment Plan Implementation	2000 - 2004	2004 - 2010	2010-2014	2015-2018
PVA Values Before	\$4.5M (1999)	\$7.8M (2002)	\$14.3M (2009)	\$56.9M (2014)
PVA Values After	\$10.1M (2009)	\$12M (2009)	\$16.8M (2014)	\$59.4M (2018)
Increase in PVA Value	\$5.6M	\$4.2M	\$2.5M	\$2.5M
% Increase in PVA Value	124%	54%	17%	4%
Down Payment Assistance	0	0	0	35
New Homes Constructed	80	47	41	5
Existing Homes Renovated	27	9	47	50
Rate of Homeownership Before	47% (1999)	37% (2003)	52% (2009)	62% (2014)
Rate of Homeownership After	61% (2009)	58% (2010)	63% (2015)	69% (2018)
Structures Demolished	47	42	27	9
% Unsound Structures Before	36% (1999)	52% (2003)	40% (2009)	12.9% (2014)
% Unsound Structures After	7% (2009)	12% (2009)	10% (2015)	9% (2018)
Commercial Business Enhancements	0	0	0	17
Public Investment	\$ 1,661,380	\$ 3,651,982	\$ 3,526,667	\$ 1,665,725
Private Investment	\$ 4,021,544	\$ 3,411,606	\$ 5,258,968	\$ 3,097,775
Total Investment	\$ 5,682,924	\$ 7,063,588	\$ 8,785,635	\$ 4,763,500







City of Owensboro, Kentucky

Overview of the BaptistTown, Old Germantown District & Mechanicsville Neighborhood Redevelopment Efforts 2000 - 2015

