
Triplett Twist District

Area Redevelopment Plan

2015 – 2018



Created by:

City of Owensboro, Kentucky

Community Development Department

&

Triplett Twist District Redevelopment Advisory Team

May 5, 2015

Triplett Twist District

Area Redevelopment Plan

Overview

By 2015, the City had successfully completed the BaptistTown Neighborhood Redevelopment (2000-2004), the Old Germantown District Neighborhood Redevelopment (2004-2010) and the Mechanicsville Neighborhood Redevelopment (2010-2014). City staff began looking for the next area on the east side of the city to begin a new revitalization project.

After reviewing the potential areas and neighborhoods, the Triplett Twist District area was selected. The Triplett Twist District Neighborhood Revitalization Strategy Area is generally bounded on the north by East 9th Street, on the south by East 24th Street, on the east by Breckenridge Street and on the west by JR Miller Blvd., and includes Triplett Street, East Parrish Avenue, East 14th Street, East 15th Street, East 16th Street, East 17th Street, Cumberland Street, East 18th Street, Colonial Court, East 19th Street, East 20th Street, East 21st Street, Old Hartford Road, New Harford Road, Veach Road, Hathaway Street, Center Street, Pearl Street, Virginia Court, Sweeny Street, Moseley Street, Anderson Alley and Guenther Alley (see Map #1). The Triplett Twist District Revitalization Area encompasses approximately 250 acres, 601 parcels of property and is primarily residential (65%), but it also includes commercial, industrial and other public use properties (35%). The Triplett Twist District Revitalization Area includes four (4) defined residential neighborhoods:

Mercy Heights

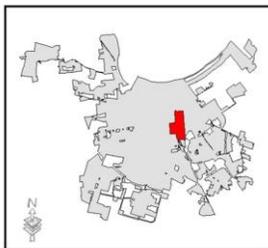
Virginia Court

Old Fairground Heights

Colonial Heights

The City of Owensboro has realized the key to rebuilding strong neighborhoods is increasing and maintaining the percentage of single-family homeowners within a defined area. Stable homeownership rates encourage community pride and continued investment and sustainability. Over the past 25 years, older neighborhoods within the northern 1/3 of the city have seen the conversion from single-family homeownership properties to rental investment properties. A mix of well-maintained rental investment property and homeownership property can create a vibrant and extremely desirable neighborhood. But when the unit percentage of homeownership starts to drop below 45%, a neighborhood is at risk of losing a cohesive neighborhood feel.

This will be the first comprehensive effort to address the redevelopment of residential areas while at the same time redeveloping older commercial areas. The following is the defined mission statement for the Triplett Twist District Area Redevelopment:

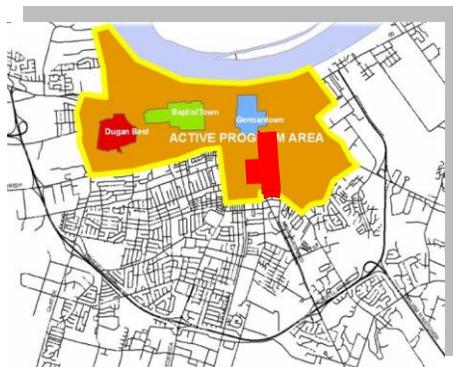


This redevelopment plan will be anchored by the reality of the Triplett Twist District's true potential and aggressively implemented with urgency. We will define the gap between what the area is now and what it wants to be. We will direct focused resources and thoughts to make it happen. We will blend technology, planning and partnerships to create a bold plan that will define the direction of new development, redevelopment and capture the interest and imagination of the Triplett Twist District Area residents, businesses and beyond.

In November 2014, the Owensboro Board of Commissioners appointed residents and business owners that live in the area to serve on the Triplett Twist Neighborhood Redevelopment Advisory Team. The Team consisted of the following individuals:

- Natalie Offill***
- Steve Tuttle***
- Cindy Rigsby***
- Chris Payne***
- Russ Fredrick***
- Dr. William J. Aud***
- Jack Purcell***
- Joe Taylor***
- Grady Harreld***
- Kathy Shouse***
- Mary Lou Taylor***
- Anne Mulligan***

Staff: Keith L. Free, MPA, AICP, Community Development Director



History

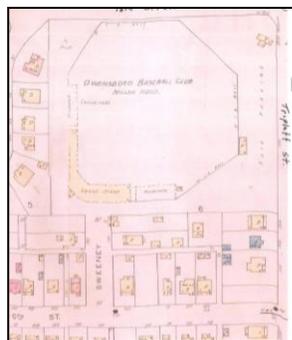
The area within the Triplett Twist District Plan Boundary has a rich history with a distinct identity. The area has represented the spirit, imagination and innovational spirit of the community for over 160 years. The majority of residential structures were constructed between 1930 thru 1950 and the majority of commercial structures were constructed from 1940 thru 1970.



A large portion of the area was the site of the old Daviess County Fairgrounds. From 1850 thru 1872 the Daviess County Agricultural and Mechanical Association held fairs regularly with the exception of the time during the Civil War. In 1866 the 5 day fair was back in full swing and recorded 5,000 to 6,000 people attending daily. From 1873 thru 1902 the fair was operated by the Daviess County Fair Company and had major attractions, horse racing and events that would typically be associated with fairs in much larger areas. The Fair also had an attraction of diving elks that would jump into a pool of water from a 50' tall platform. The property was sold in 1902 and eventually became the greater part of the property that is located within the Old Fairground Heights residential neighborhood.

The organization of the German American School Association in 1863 played a very important role in the development of the Owensboro-Daviess County Hospital (now Owensboro Regional Hospital). The original aim of the association was for to provide free education for children of German parentage, but the establishment of the Owensboro Public School System in 1871 made this purpose unnecessary and the organization continued to invest its funds. In 1889 a plan was worked out between the German American School Association and the City of Owensboro to establish a hospital in the now Triplett Twist District area. The original hospital property consisted of 7 acres and the first building was built in 1898 facing Ninth Street. Thru the years the hospital expanded the amount of land and buildings until a new hospital was built on a new campus to the southeast of the city in 2012. The majority of the old hospital buildings were demolished in 2014. The Owensboro Regional Hospital still has a significant presence on the remaining campus buildings

The current location of Gabe's Tower and Gabe's Shopping Center was previously the site of Miller Field, the home of the Owensboro Oilers of the Class D Kitty League baseball team. The first baseball game was played in 1938 and the final game was held on August 23, 1955. The old stadium was demolished to make way for the Gabe Fiorella Sr. shopping center.



Mr. Fiorella constructed the 13 floor silo shaped Gabe's Tower Inn in 1963. Gabe's Tower Inn boasted the Gabe's Atop the Tower restaurant located on the 12th floor of the tower, introducing high-rise dining to Kentucky. The Tower fell on hard times in 1977 when the Executive Inn opened. The tower is currently vacant and a developer is working on a plan to revitalize it as a hotel.

Map #1 Triplett Twist District Area Neighborhood Revitalization Strategy Area Boundary 2014



Statistical Review

Census Tract & Block Group Information

The Triplett Twist District Area is located within portions of Census Tract #3- Block Group #100, Census Tract #4- Block Group #300, Census Tract #5- Block Group #100, Census Tract #8- Block Group #100 and Census Tract #9- Block Groups #200 & #300; which consist of an average of 63.2% low to moderate income households (see Table #1) (see Map #2). The data in Table #1 represents information for the entire block group and only portions of the block group are located within the Triplett Twist Area boundary. According to the 2010 estimated Census information. The total estimated population of the District is 1,071 (2.3 persons per household).

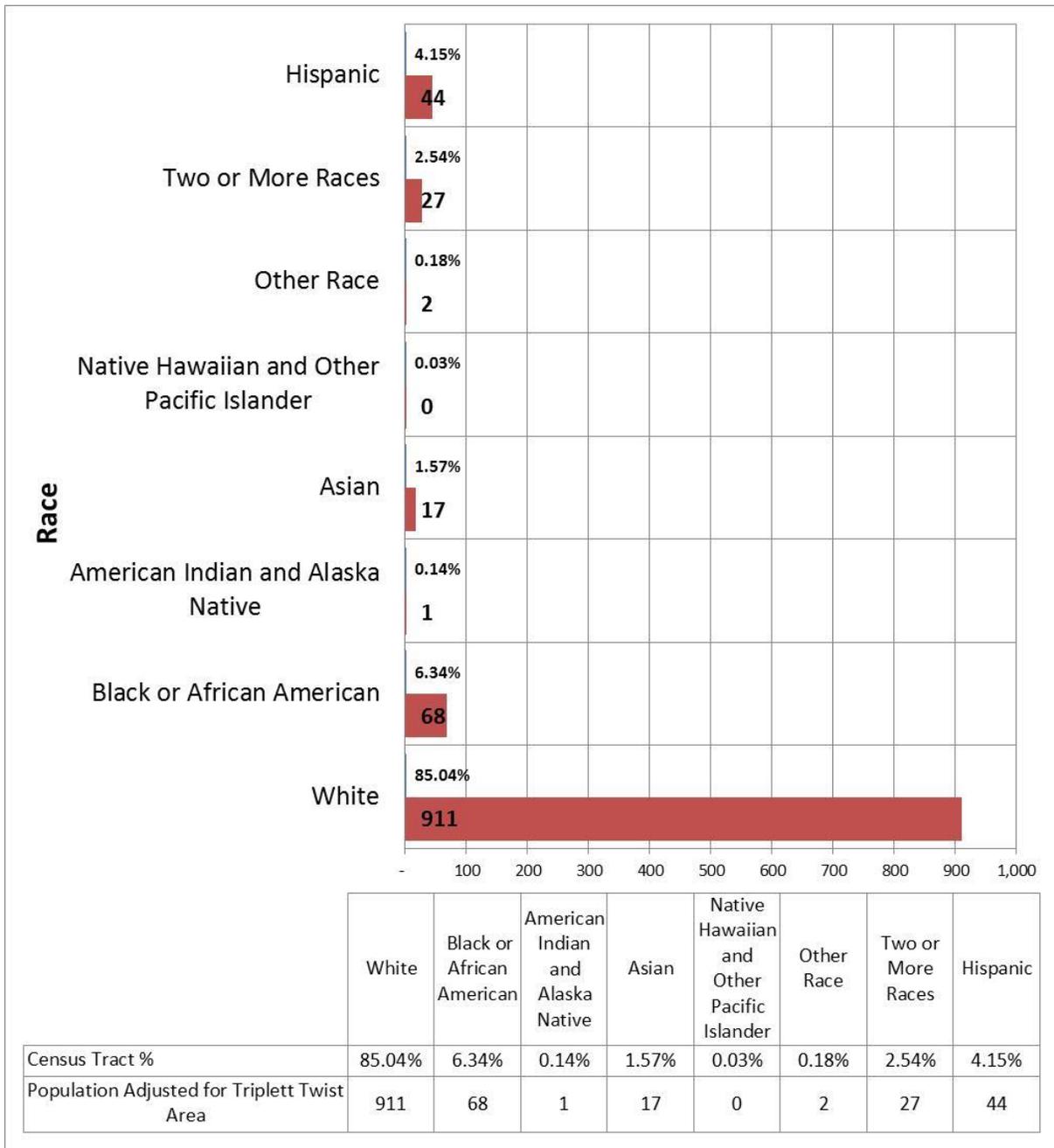
**Table #1: Triplett Twist District Area 2014 HUD Census Information
Low to Moderate Income Block Group Data**

Census Tract	Block Group	Low/Mod Households	Total Households Universe	Low/Mod %
3	1	365	460	79.3%
4	3	1215	1605	75.7%
5	1	435	985	44.2%
8	1	425	755	56.3%
9	2	715	1170	61.1%
9	3	875	1400	62.5%
	Totals	4030	6375	63.2%

2014 HUD Information

In reviewing the larger Census Tracts associated with the Triplett Twist District area boundary, it is estimated that 85.04% of the total population are White and the minority population is estimated to represent 15% of the households that live in the area (see Table #2) (see Map #3). Of the 15% minority population, 6.34% is African American, 4.15% is Hispanic and 2.54% are two or more races.

Table #2: Triplett Twist District Area Estimated Population by Race 2011

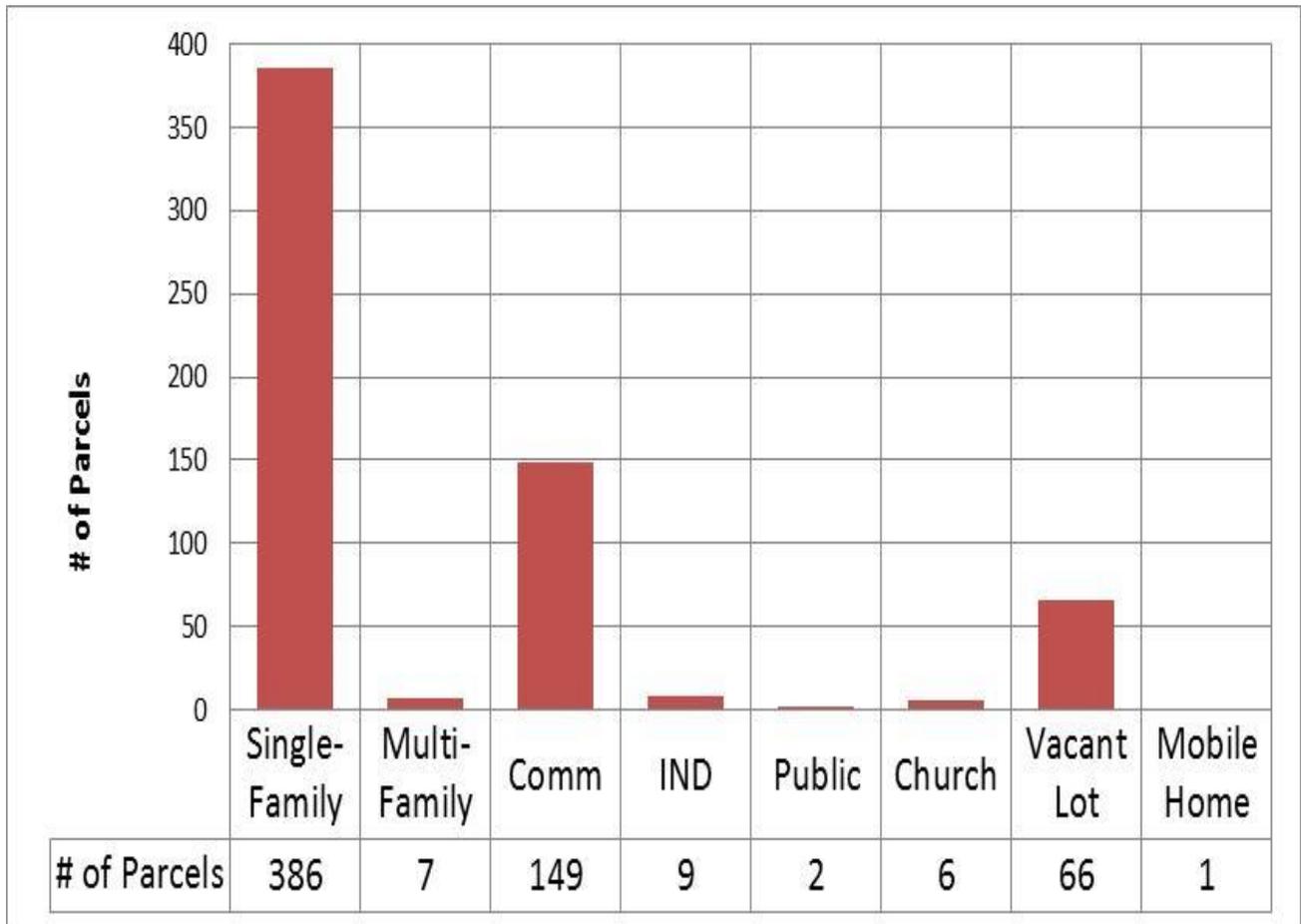


2007 – 2011 American Community Survey Information

Existing Land Use

The Triplett Twist Redevelopment District Area is 64% Single-Family, 1% Mutli-Family, 24% Commercial, 1% Industrial, 1% Public & Churches and 6% Vacant Lots (see table #3 and Map #4). All combined residential uses make up more than 65% of total uses, while all other uses make up less than 35%. Commercial uses are located mostly on Triplett Street, East Parrish Avenue and East 18th Street. A mix of Industrial and Commercial uses are located in the area bound by East 18th and East 14th and JR Miller Boulevard and Triplett Street. There are six (6) churches located within the defined neighborhood plan area. The Triplett Twist District Redevelopment Area includes four (4) defined residential neighborhoods (see Map #5): **Mercy Heights, Virginia Court, Old Fairground Heights** and **Colonial Heights**.

Table #3 Triplett Twist District Area Existing Land Use by Type 2014



Map #4 Triplett Twist District Area Existing Land Use by Type 2014



Condition and Age of Structures

Currently the condition of all structures for all use types in the Triplet Twist District area is as follows: 474 structures (87%) are in sound condition, and 70 structures (12%) are in unsound condition (see Table #4). The majority of these 70 existing unsound structures, identified as in need of substantial repair or deteriorated, can be attributed to Single-Family Renter (42%), Single-Family Owner (38%) and Commercial (14%) (see Table #5). The overwhelming majority (87%) of all of all structures are in sound condition and fall into the structures identified as new, superior, average and in need of minor repair (see map #6). This is a strong indicator of the overall existing stability of the area. Map #7 shows the major exterior elements that have been evaluated as needing to be replaced or repaired within the next 5 to 10 years.

Only 29 properties within the area were identified to have active property maintenance issues (see Table #6 and Map #8). Only 14 major structural violations, 18 junk and trash violations and 1 tall grass violation were found within the area. This is a strong indication of overall health and stability of the area given that a total of 596 properties had no issues that would be in violation of the city’s property maintenance code.

**Table #4: Triplet Twist District Area
Existing Structural Condition by Structure for All Use Types 2014**

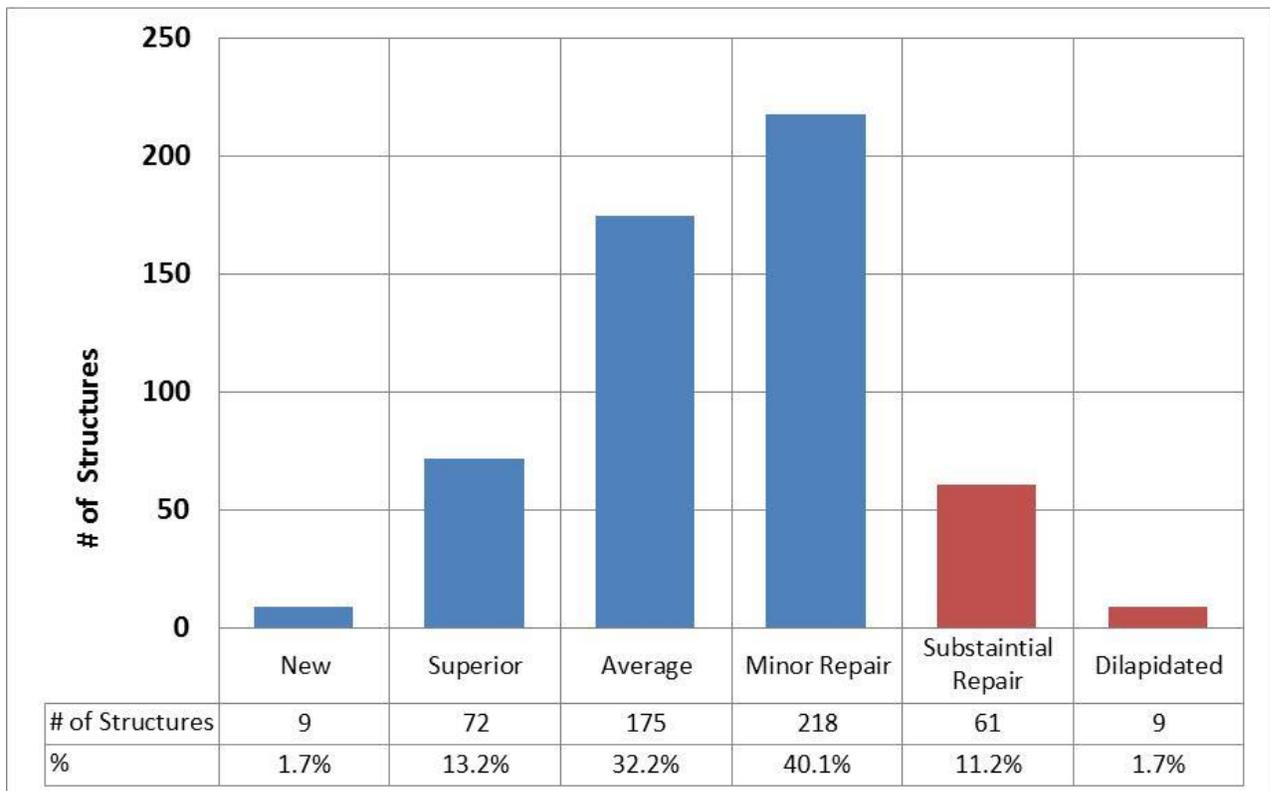


Table #5: Triplett Twist District Area Existing Structural Condition by Use & Type 2014

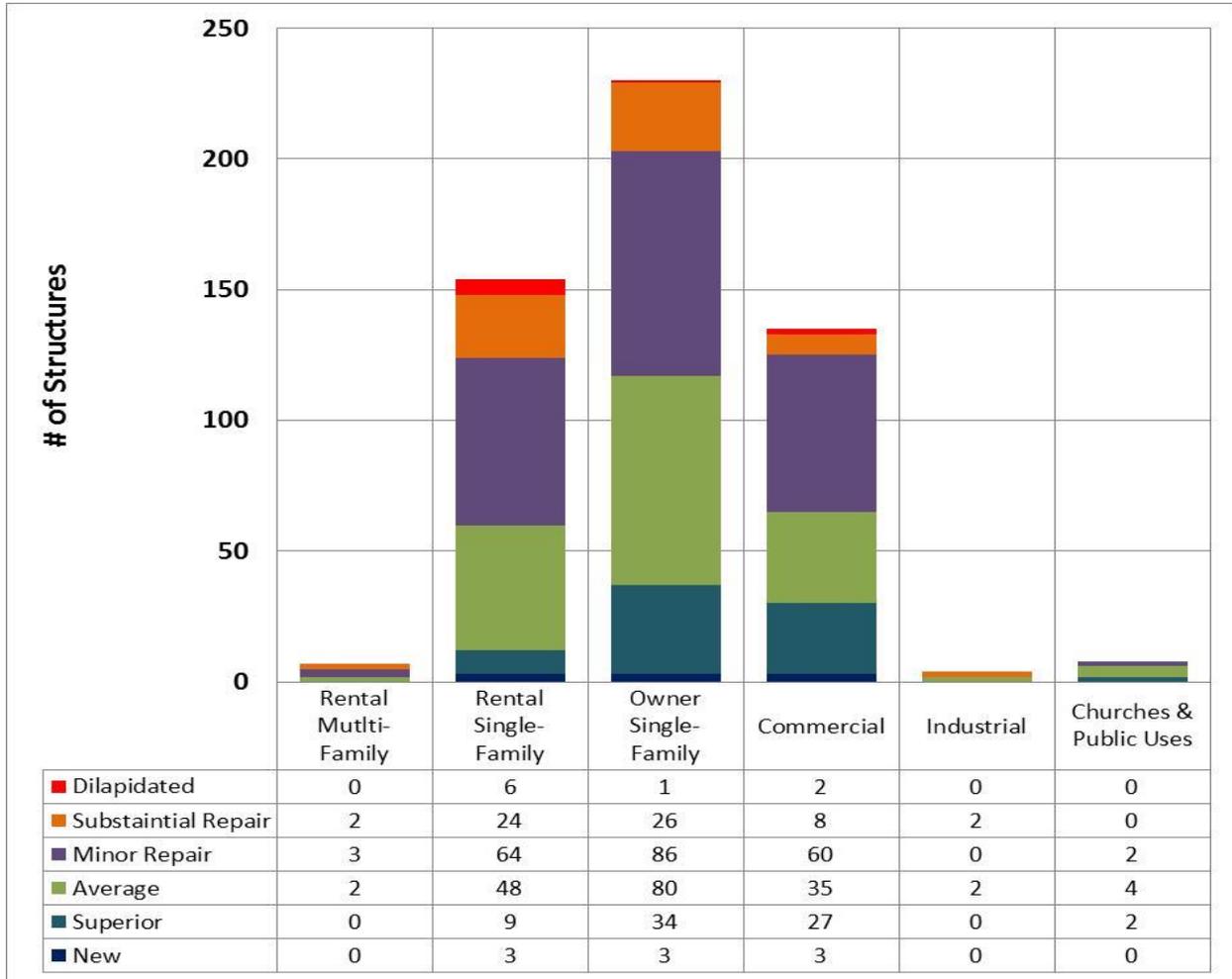
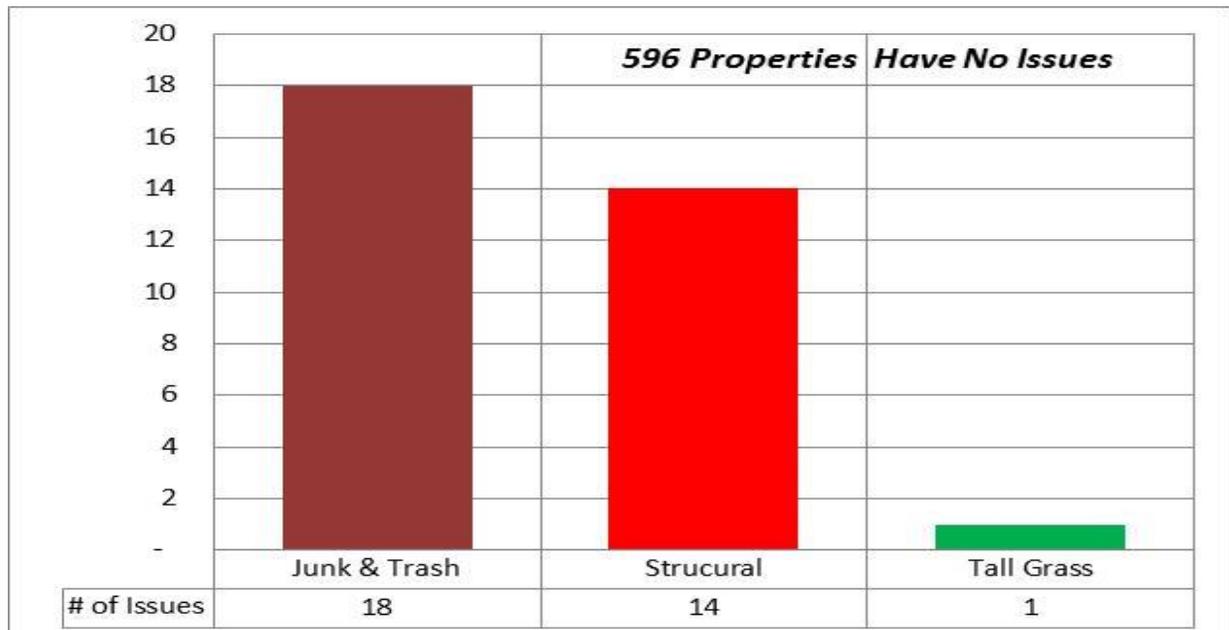
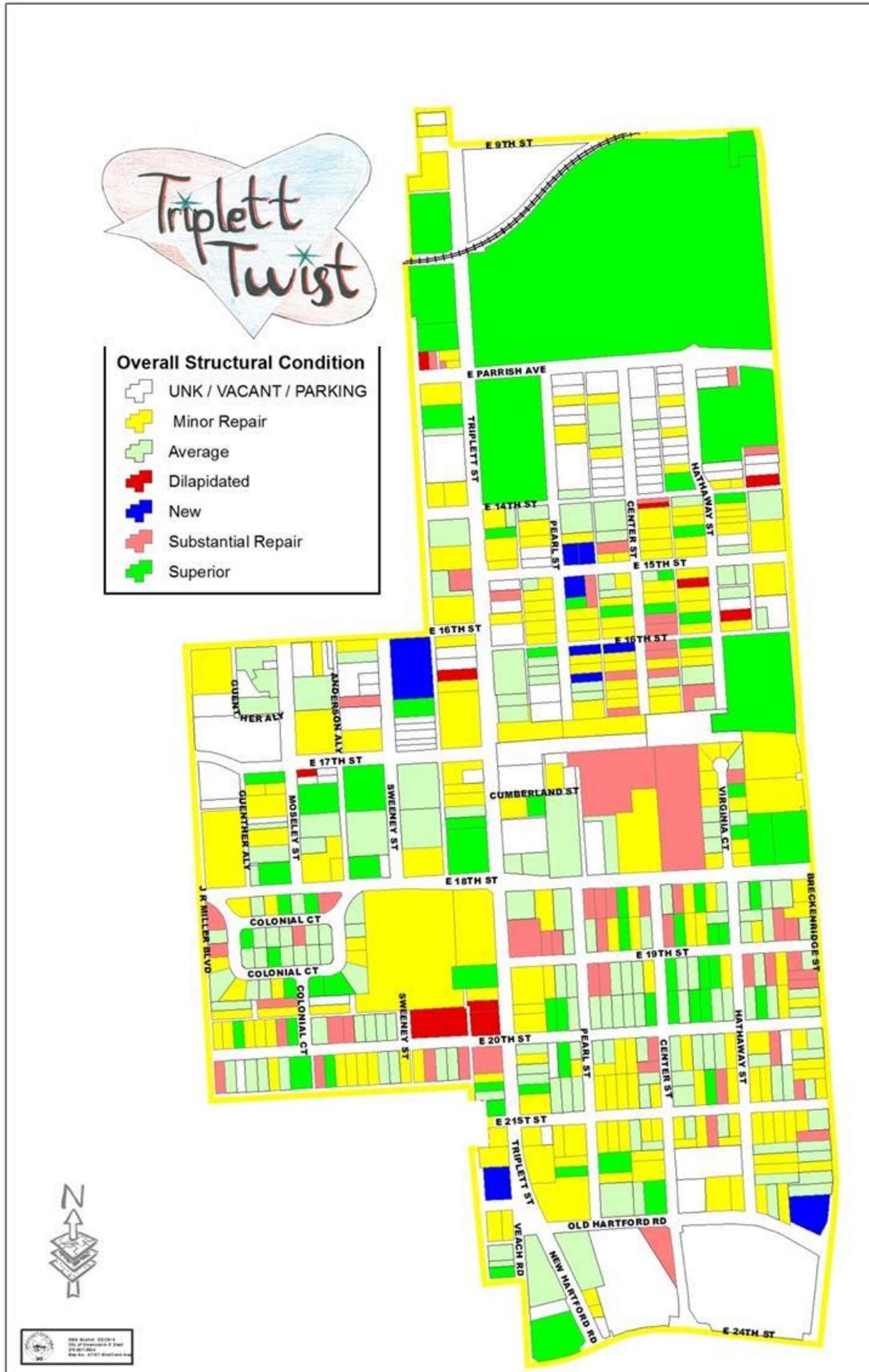


Table #6: Triplett Twist District Area Property Maintenance Issues 2014

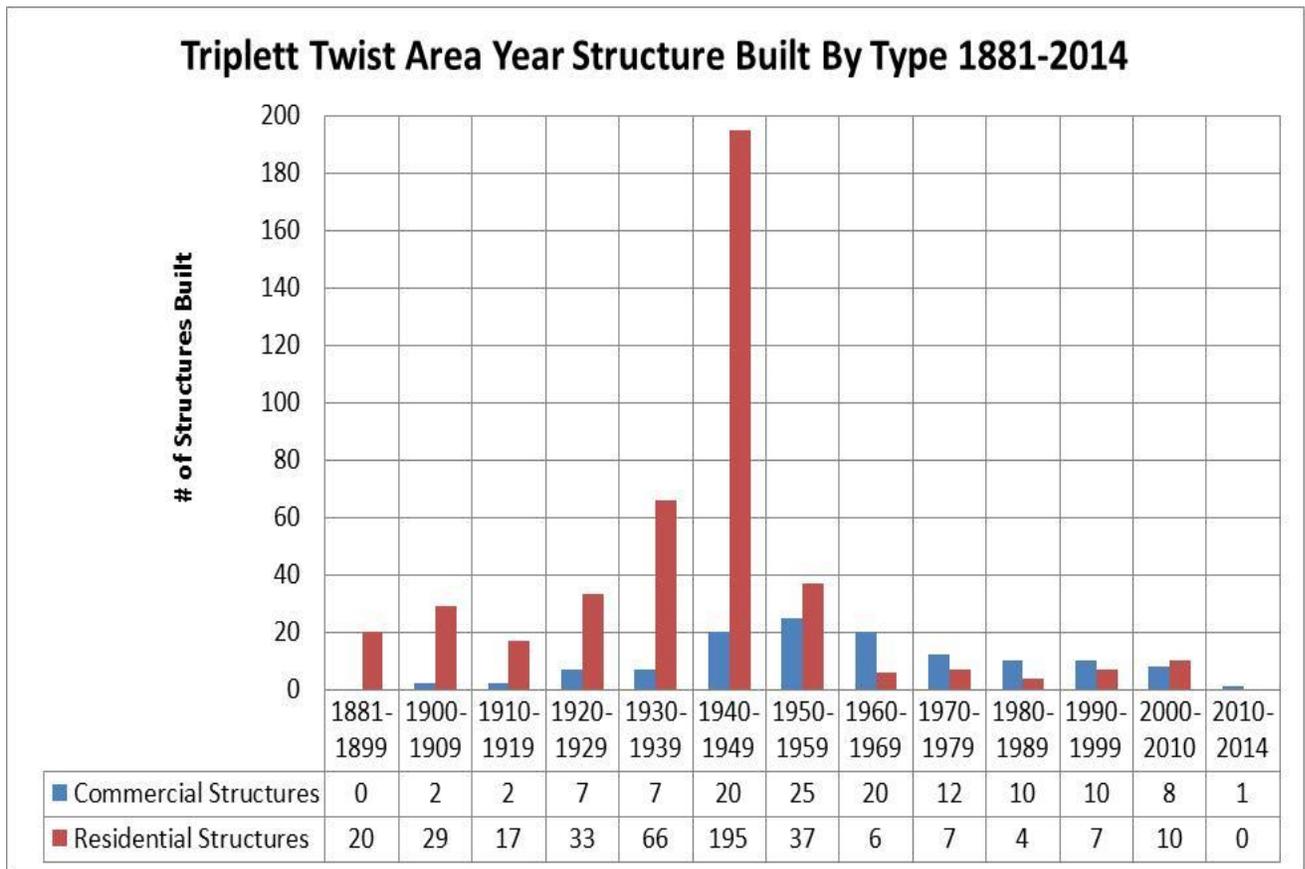


Map #6 Triplett Twist District Area Existing Structural Condition 2014

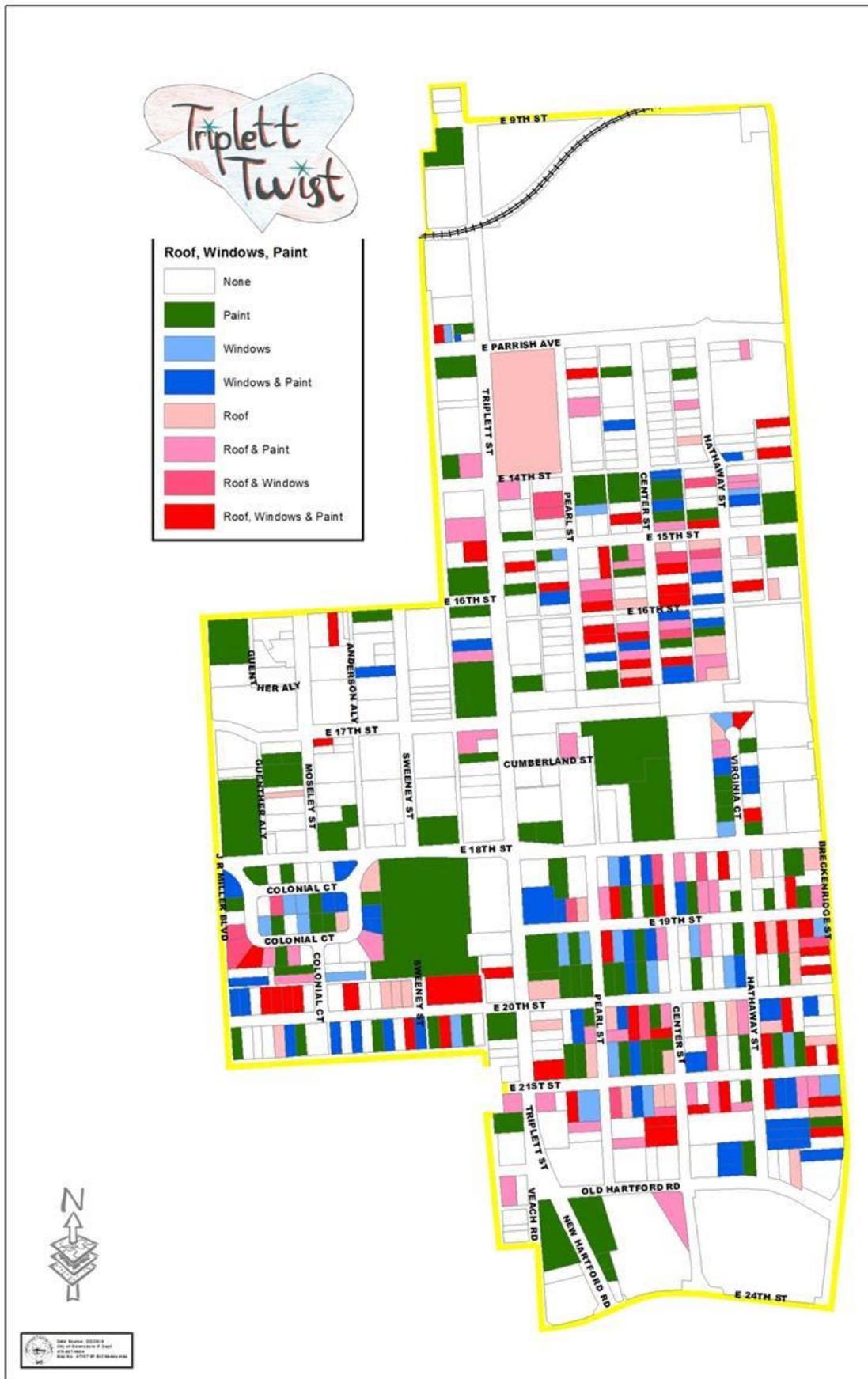


The original construction dates of existing residential structures range from 1881 to 2011 (see Table #7). The majority (52%) of all commercial buildings were constructed from 1940 to 1969). The oldest commercial building was constructed in 1905 and the newest was constructed in 2011. There are a few Industrial buildings that are included within the commercial numbers. The oldest residential homes were built in 1881 and the newest was built in 2009.

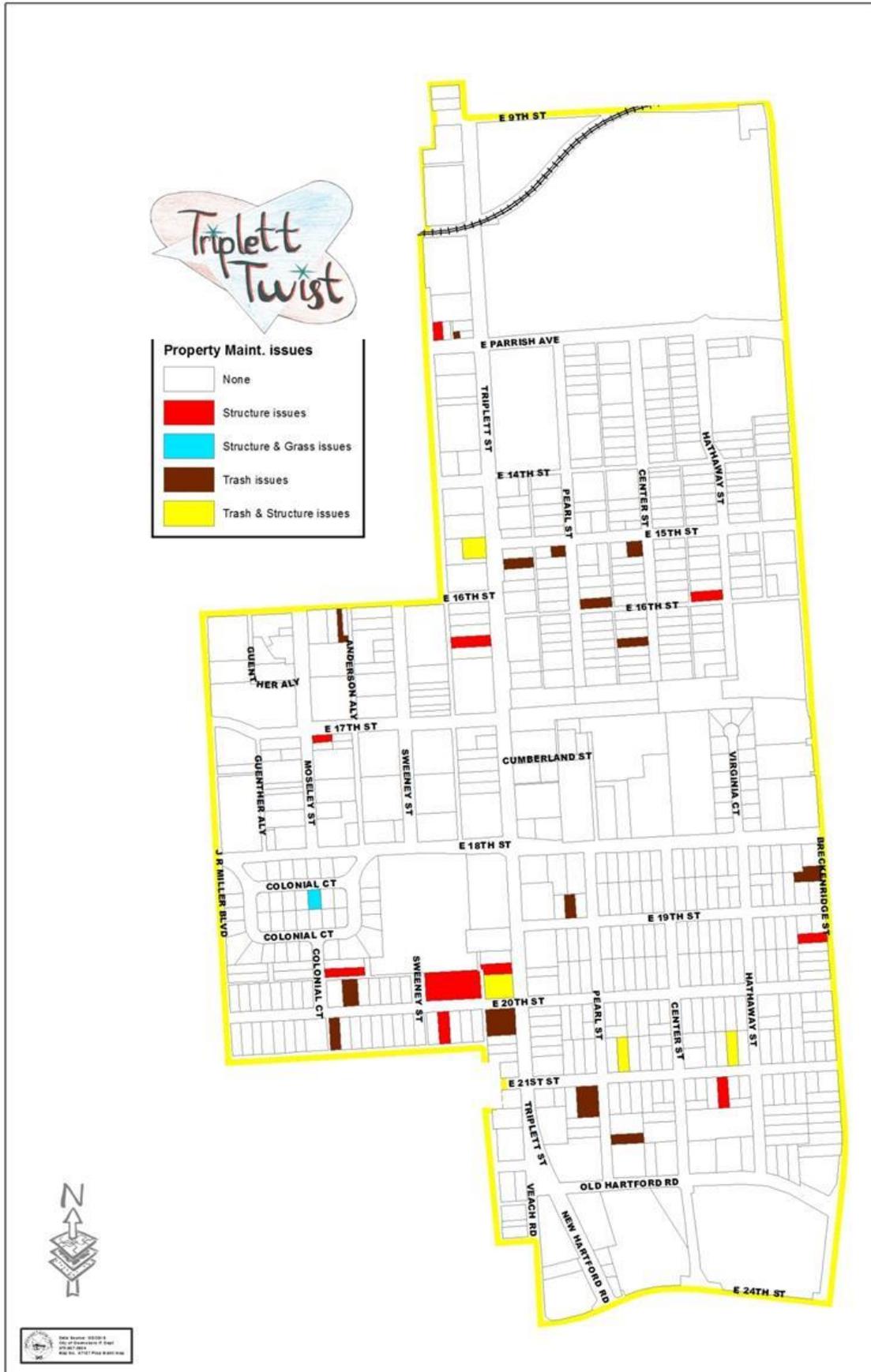
Table #7: Triplett Twist District Area Year Structure Built By Type 1881-2014



Map #7 Triplett Twist District Area Major Exterior Elements Needing Repair or Replace 2014



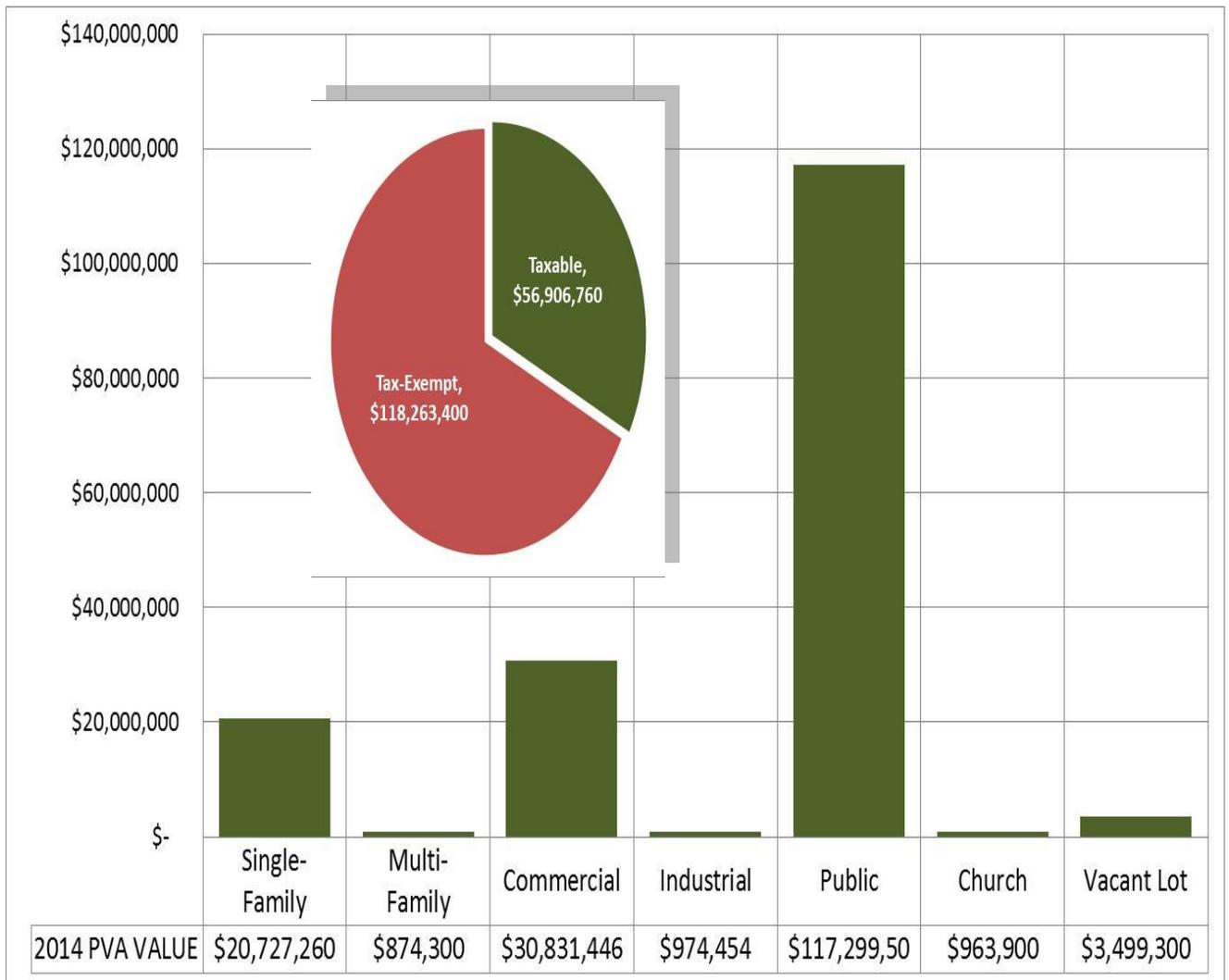
Map #8 Triplett Twist District Area Property Maintenance Issues 2014



Property Values – All Uses

The current total assessed value for property within the Boundary of the Triplett Twist Area is \$175,170,160 (see Table #8). The valuation of existing nontaxable properties totals \$118,263,400 (68%) and the valuation of taxable properties totals \$56,906,760 (32%). Commercial properties comprise the highest value of all taxable uses with \$30,831,446 (54%).

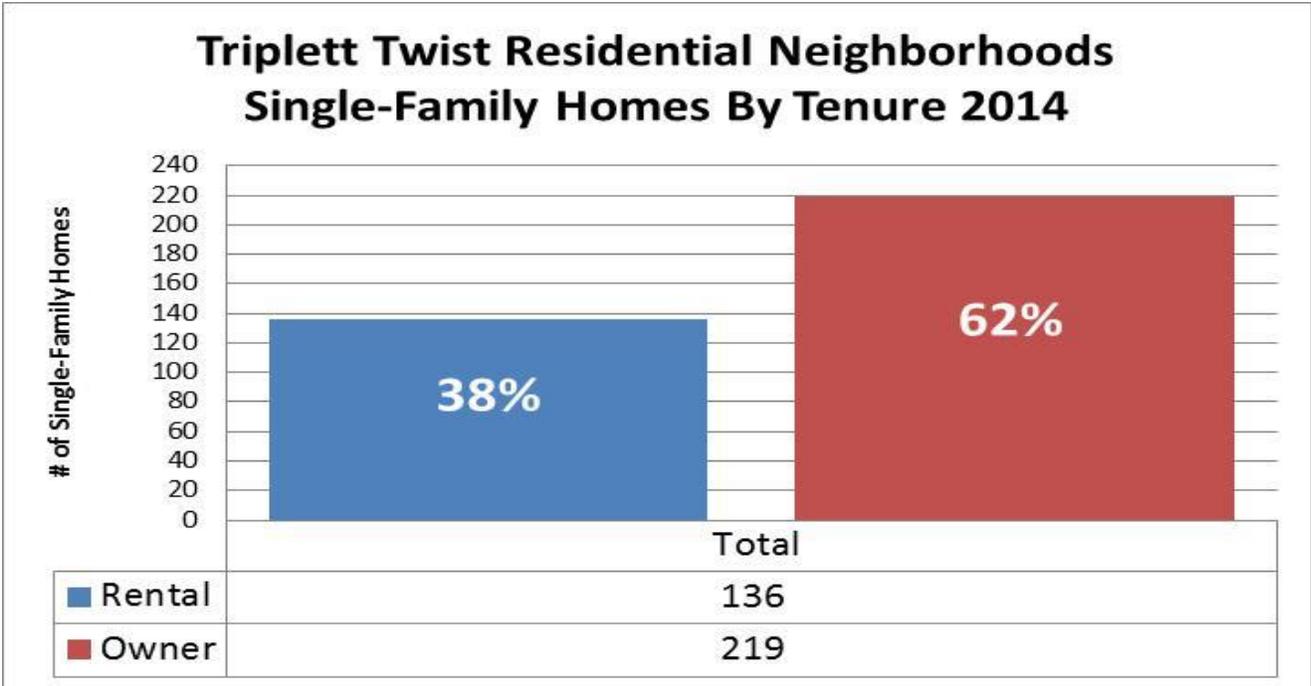
Table #8 Triplett Twist District Area PVA Assessed Values by Use Type 2014



Ownership Rates & Property Values – Single Family Residential Uses

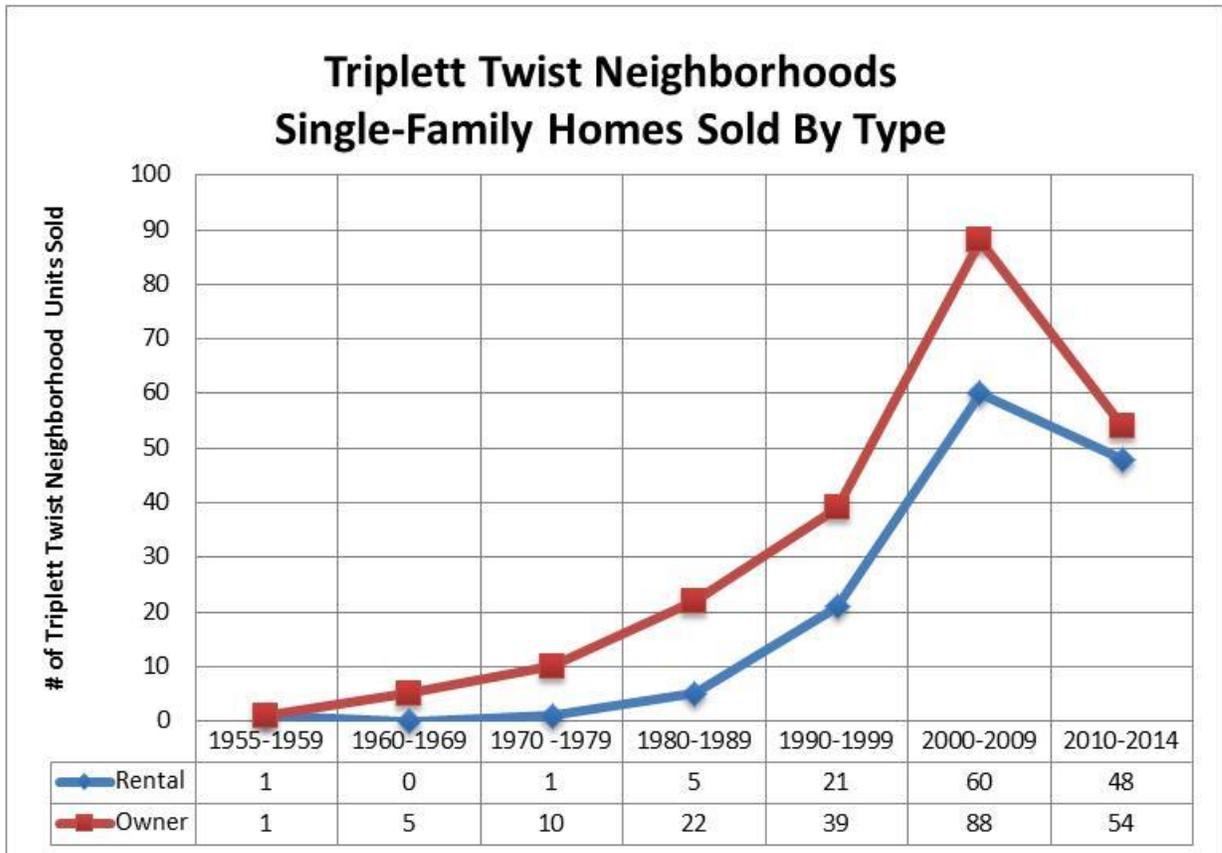
Within the boundary of the Triplett Twist Area, the four (4) defined residential neighborhoods: Mercy Heights, Virginia Court, Old Fairgrounds Heights and Colonial Heights (see Map #5), have a total of **355** residential single-family homes. The Triplett Twist defined residential neighborhood area currently has a 62% homeownership rate by single-family structure (see Table #8). The Colonial Heights Neighborhood Area has 3 multi-family structures that contain a total of 9 units and the Mercy Heights Neighborhood Area has 2 multi-family structures that contain 20 units.

**Table #8 Triplett Twist District Residential Neighborhoods
Single-Family Homes By Tenure 2014**

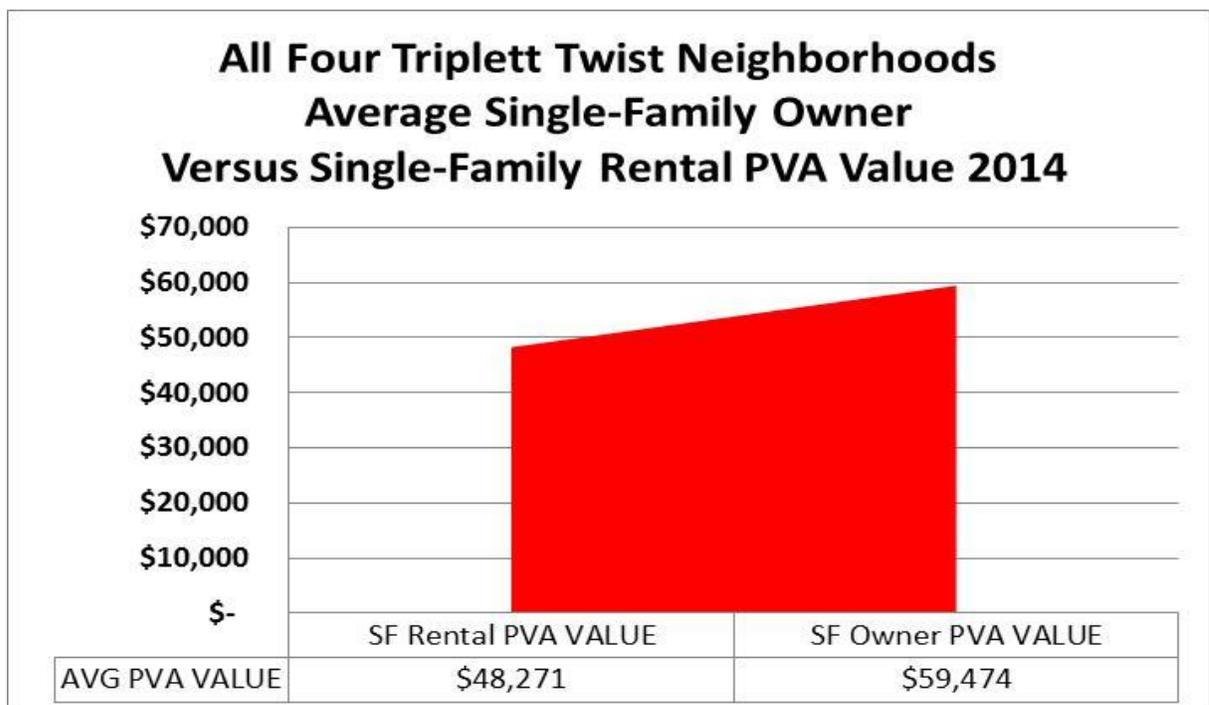


A total of 129 single family homes were purchased from 1990-2014 and converted for rental investment property, this represents 36.3% of existing single family structures (see Table #9). Table #9 shows properties sold by type from 1955 – 2014 and demonstrates that the resale of homes to homebuyer has kept ahead of conversion to investment rental. This is a good indicator of the overall stability of the four neighborhoods within the Triplett Twist District area. It is a little concerning that the number of single-family homes that may resale within the next 6 years, without a revitalization of the area, would result in the conversion to rental would start to outpace homebuyers as has been seen in previous evaluations of older neighborhoods in Owensboro. We will look closer at each sub-neighborhood resale analysis later in the plan. Map #9 shows the location and distribution of homeowner parcels located within the neighborhood during 2014. The average PVA value of a single-family owner home is \$59,474, while the average value of a single-family rental home is only \$48,271 (see table #10). This is 23% difference (\$11,203) in valuation based on ownership and increasing number of units converted from ownership to rental will have a negative impact on overall valuation of the neighborhoods if not corrected.

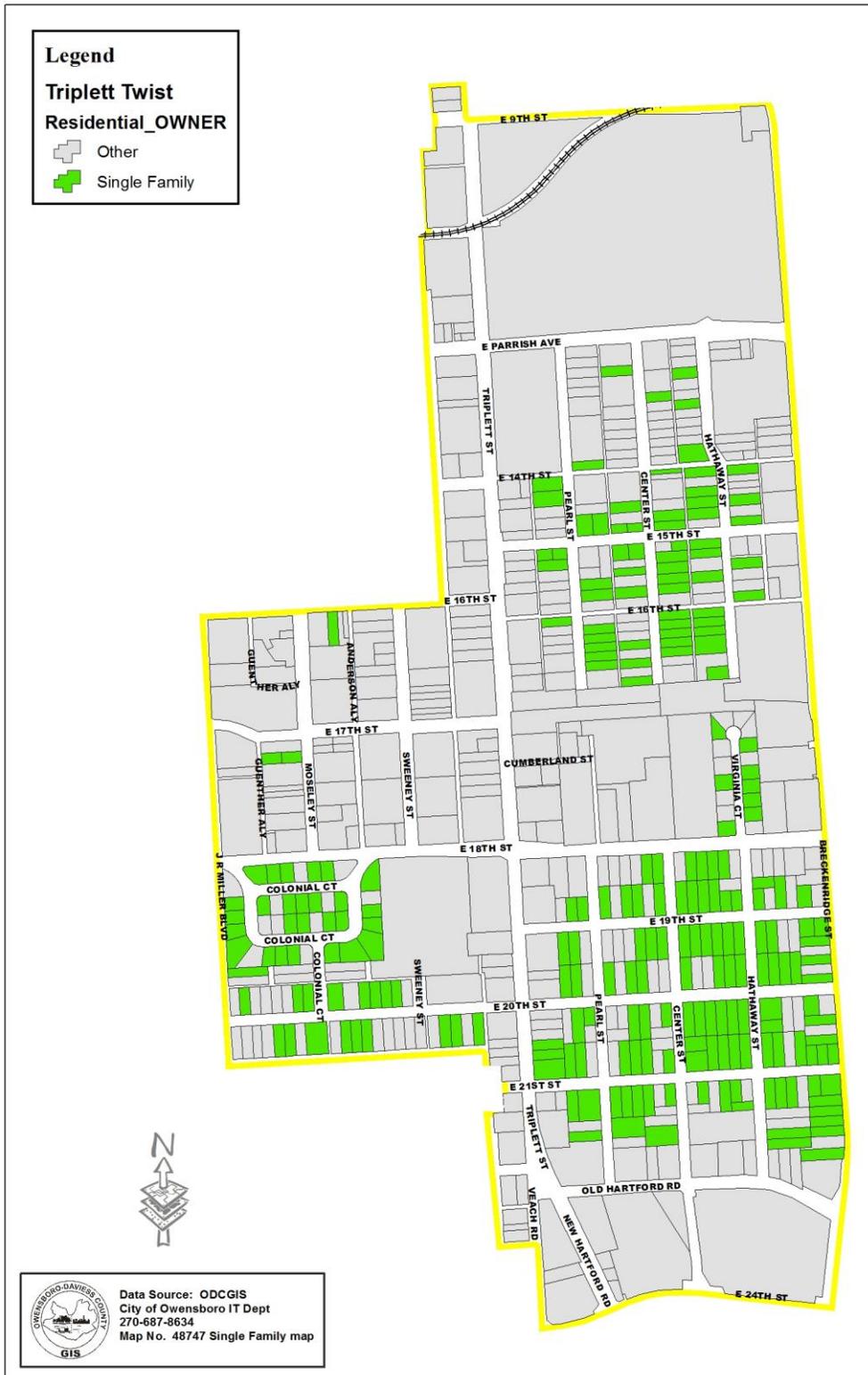
**Table #9 Triplett Twist District Neighborhoods
Single-Family Homes Sold By Type 1955-2014**



**Table #10 Triplett Twist District Neighborhoods Average
Single-Family Owner Versus Single-Family Rental PVA Value 2014**



Map #9 Triplett Twist District Single-Family Homeowners by Parcel 2014



MERCY HEIGHTS NEIGHBORHOOD - Within the boundary of the Mercy Heights Neighborhood, there are a total of **97** residential single-family homes. The Mercy Heights Neighborhood currently has a 57% homeownership rate by single-family structure (see Table #11), as compared to the 62% homeownership rate for all four neighborhoods combined. The Mercy Heights Neighborhood also has 2 multi-family structures that contain 20 units.



Table #11 Mercy Heights Neighborhood Single-Family Homes By Tenure 2014

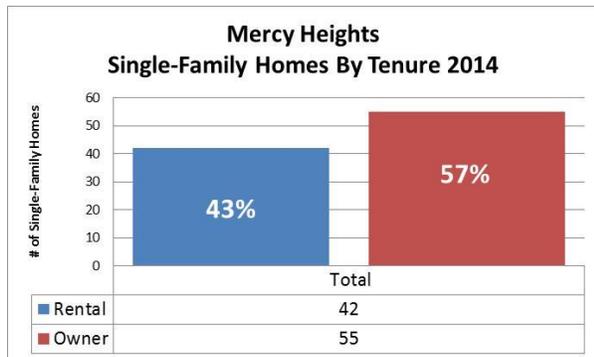
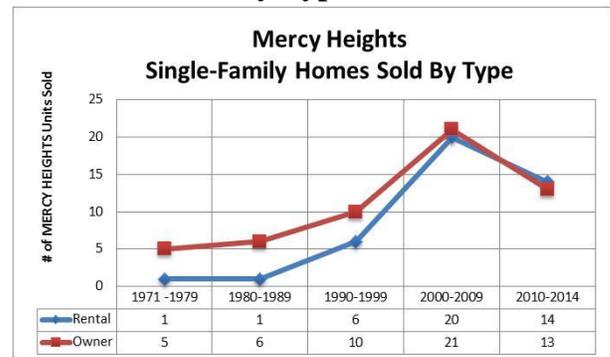


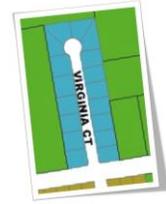
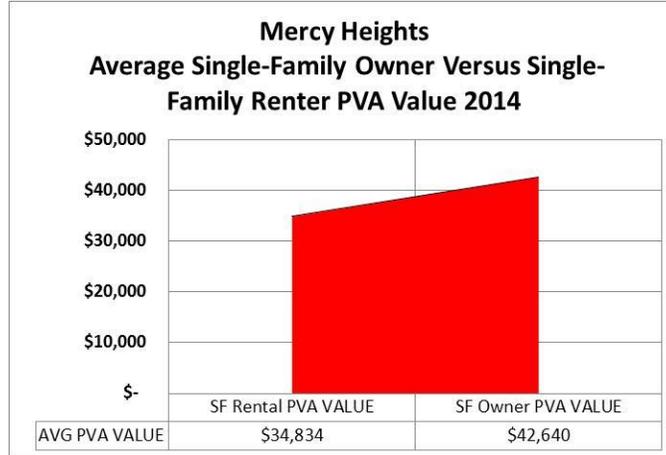
Table #12 Mercy Heights Neighborhood Single-Family Homes Sold By Type 1971-2014



A total of 34 single family homes were purchased from 2000-2014 and converted for rental investment property, this represents 35% of existing single family structures (see Table #12). Table #12 shows properties sold by type from 1971 – 2014 and demonstrates that the resale of homes to homebuyer has not kept ahead of conversion to investment rental since 2010. This is a good indicator of the overall stability of the Mercy Heights neighborhood. It is a very concerning that the number of single-family homes that may resale within the next 6 years, without a revitalization of the area, would result in the conversion to rental that would continue to outpace homeownership. The average PVA value of a single-family owner home in the Mercy Heights neighborhood is \$42,640, while the average value of a single-family rental home is only \$34,834 (see Table #13). This is 22% difference (\$7,806) in valuation based on ownership and increasing number of units converted from ownership to rental will have a negative impact on overall valuation and stability of the neighborhood if not corrected.

Table #13 Mercy Heights Neighborhood

Average Single-Family Owner Versus Single-Family Rental PVA Value 2014



VIRGINIA COURT NEIGHBORHOOD - Within the boundary of the Virginia Court Neighborhood, there are a total of **17** residential single-family homes. The Virginia Court Neighborhood currently has a 47% homeownership rate by single-family structure (see Table #14), as compared to the 62% homeownership rate for all four neighborhoods combined.

Table #14 Virginia Court Neighborhood Single-Family Homes By Tenure 2014

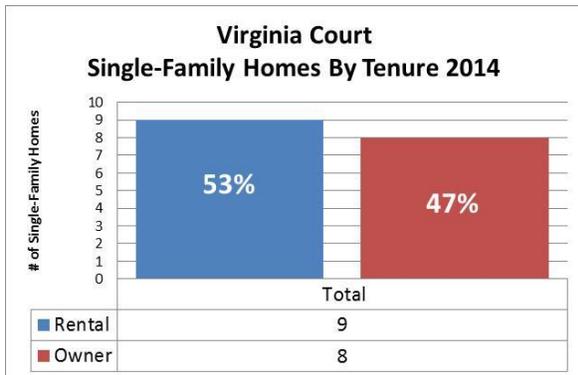
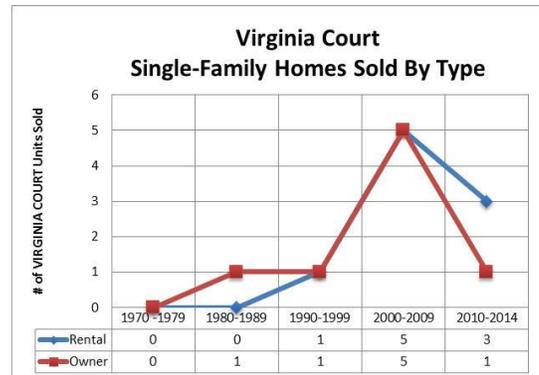


Table #15 Virginia Court Neighborhood Single-Family Homes Sold By Type 1970-2014

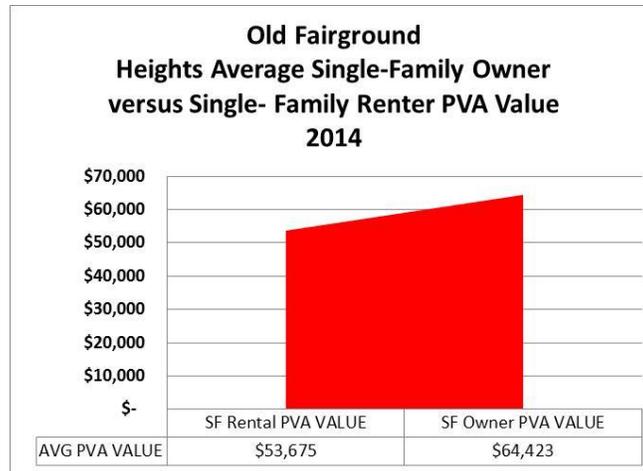


A total of 8 single family homes were purchased from 2000-2014 and converted for rental investment property, this represents 47% of existing single family structures (see Table #15). Table #15 shows properties sold by type from 1970 – 2014 and demonstrates that the resale of homes to homebuyer has not kept ahead of conversion to investment rental since 2010. This is a good indicator of the overall stability of the Virginia Court neighborhood. It is a very concerning that the number of single-family homes that may resale within the next 6 years, without a revitalization of the area, would result in the conversion to rental that would continue to outpace homeownership. The average PVA value of a single-family owner home in the Virginia Court neighborhood is \$53,675, while the average value of a single-family rental home is only \$44,556 (see Table #16). This is 20% difference (\$9,119) in valuation based on ownership and increasing number of units converted from ownership to rental will have a negative impact on overall valuation and stability of the neighborhood if not corrected.

Table #16 Virginia Court Neighborhood

ownership and increasing number of units converted from ownership to rental may have a negative impact on overall valuation and stability of the neighborhood.

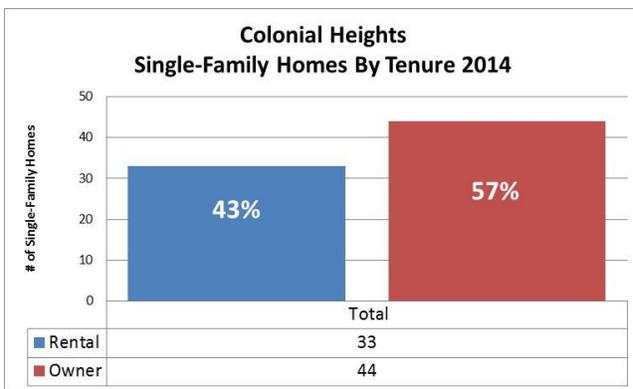
**Table #19 Old Fairground Heights Neighborhood
Average Single-Family Owner Versus Single-Family Rental PVA**



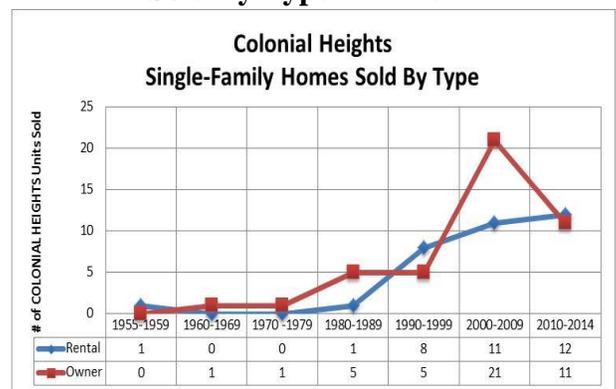
Value 2014

COLONIAL HEIGHTS NEIGHBORHOOD - Within the boundary of the Colonial Heights Neighborhood, there are a total of **77** residential single-family homes. The Colonial Heights Neighborhood currently has a 57% homeownership rate by single-family structure (see Table #20), as compared to the 62% homeownership rate for all four neighborhoods combined). The Colonial Heights Neighborhood has 3 multi-family structures that contain a total of 9 units

**Table #20 Colonial Heights Neighborhood
Single-Family Homes By Tenure 2014**



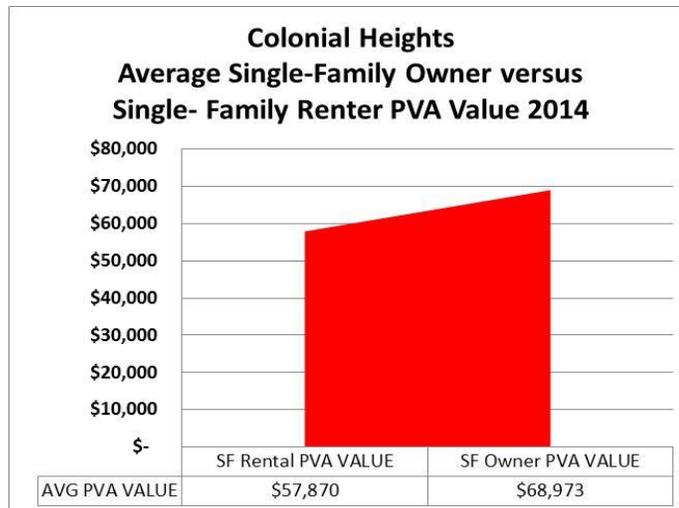
**Table #21 Colonial Heights Neighborhood
Single-Family Homes Sold By Type 1971-2014**



A total of 23 single family homes were purchased from 2000-2014 and converted for rental investment property, this represents 29% of existing single family structures (see Table #21). Table #21 shows properties sold by type from 1955 – 2014 and demonstrates that the resale of homes to homebuyer has not kept ahead of the steady conversion to investment rental since 2010. This is a good indicator of the overall stability of the Colonial Heights neighborhood. It is a very concerning that the number of single-family homes that may resale within the next 6 years, without a revitalization of the area, would result in the conversion to rental that would continue to outpace homeownership. The average PVA value of a single-family owner home in the Colonial Heights neighborhood is \$68,973, while the average value of a single-family rental home is only \$57,870 (see Table #22). This is 19% difference

(\$11,103) in valuation based on ownership and increasing number of units converted from ownership to rental may have a negative impact on overall valuation and stability of the neighborhood.

**Table #22 Colonial Heights Neighborhood
Average Single-Family Owner Versus Single-Family Rental PVA Value 2014**



BALANCE AREA - NOT IN A DEFINED NEIGHBORHOOD - Within the balance of the Triplet Twist District Area that is outside of the four defined neighborhoods, there are a total of **35** residential single-family homes. This Balance Area currently has a 40% homeownership rate by single-family structure (see Table #23), as compared to the 62% homeownership rate for all four neighborhoods combined. The Balance Area also has 2 hotels that are typically rented by the month or week: The Colonel House with 56 units and the Owensboro Motel with 21 units.

Table #23 Triplet Twist District Balance Area Single-Family Homes By Tenure 2014

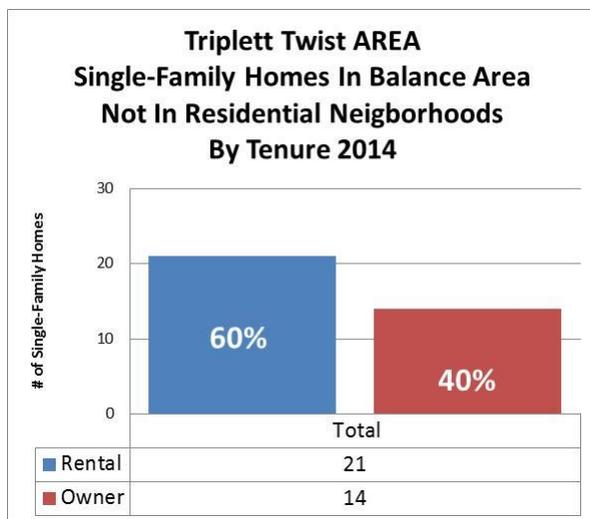
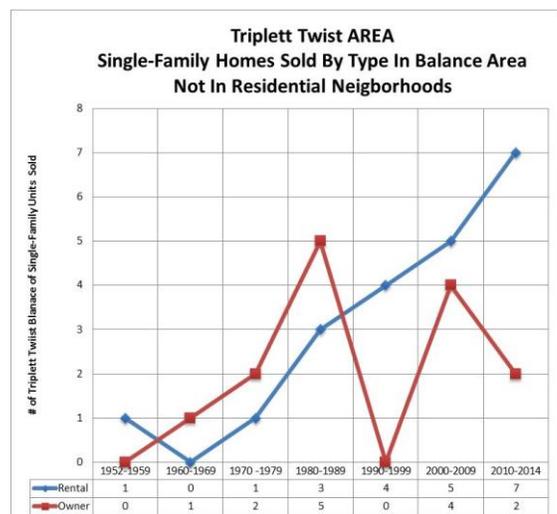


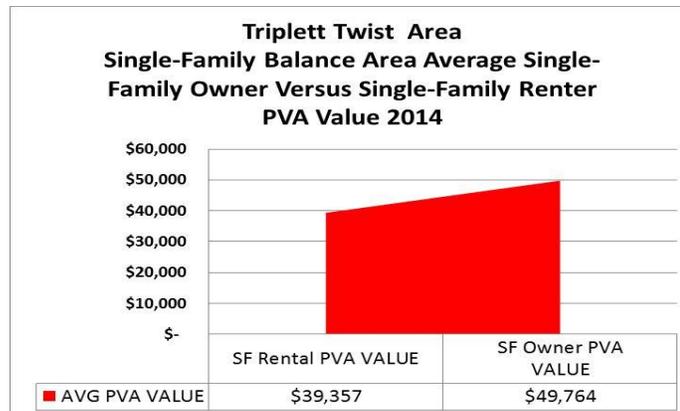
Table #24 Triplet Twist District Balance Area Single-Family Homes Sold By Type 1952-2014



A total of 23 single family homes were purchased from 2000-2014 and converted for rental investment property, this represents 29% of existing single family structures (see Table #24). Table #24 shows properties sold by type from 1955 – 2014 and demonstrates that the resale of homes to homebuyer has not kept ahead of the steady conversion to investment rental since 2010. This is a good indicator of the

overall stability of the Colonial Heights neighborhood. It is a very concerning that the number of single-family homes that may resale within the next 6 years, without a revitalization of the area, would result in the conversion to rental that would continue to outpace homeownership. The average PVA value of a single-family owner home in the Colonial Heights neighborhood is \$68,973, while the average value of a single-family rental home is only \$57,870 (see Table #25). This is 19% difference (\$11,103) in valuation based on ownership and increasing number of units converted from ownership to rental may have a negative impact on overall valuation and stability of the neighborhood.

**Table #25 Triplett Twist District Balance Area
Average Single-Family Owner Versus Single-Family Rental PVA Value 2014**



Landscaping & Trees

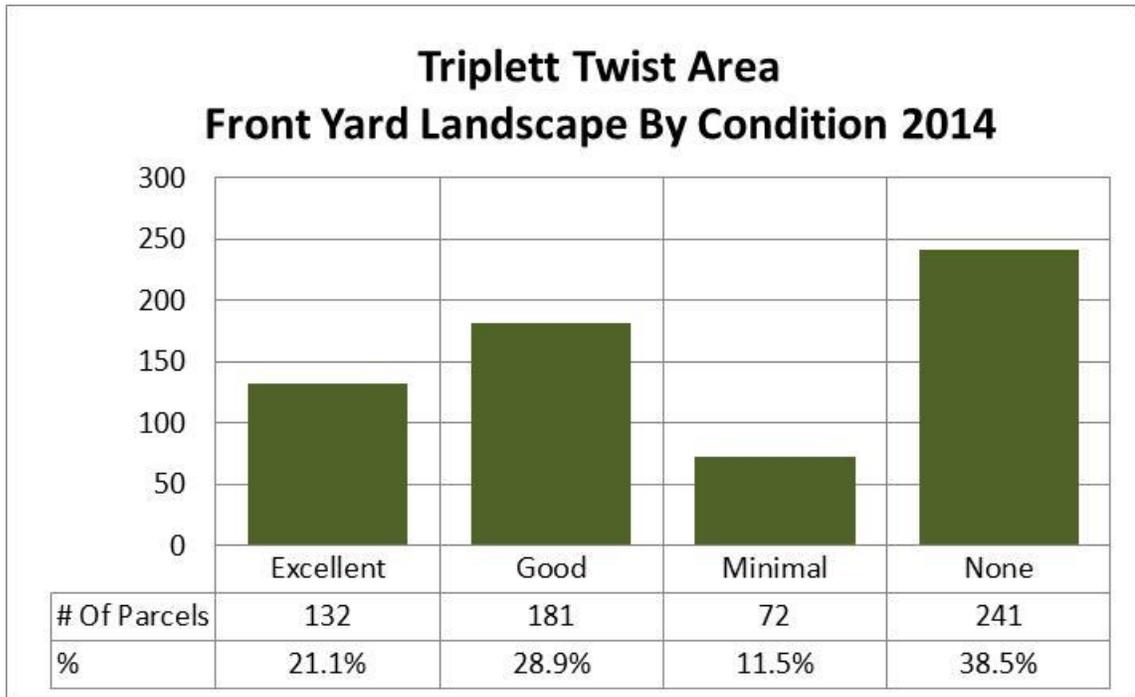
A thorough evaluation of the condition and existence of front yard landscaping and trees located in front yards revealed a significant opportunity to improve decorative landscaping and tree-scape within the neighborhood. 50% of all parcels with structures of all uses have none or very minimal landscaping located within front yards (see Map #10 and Table #26). There is a direct relationship between quality of landscaping and assessed value of single-family homes located within the neighborhood, as can be seen in Table #27. The average valuation of single family properties with quality landscaping was a staggering 53.2% (\$22,345) higher than similar single family homeowner properties with no landscaping. Table #28 and Table #29 also shows that single family homeowner properties with quality landscaping is 18% (\$9,382) higher in valuation than single-family homeowner properties with no or minimal landscaping and that single family rental properties with quality landscaping are 38% (\$14,501) higher in valuation than single-family rental properties with no or minimal landscaping. This clearly demonstrates that quality of landscaping is not only tied to residential pride, but also to property valuation.

Map #11 shows the distribution and quantity of front yard trees within the Triplett Twist District area. There are several areas within the District that lack any front yard trees. Front yard trees add value to property and assist in lowering cooling bills for homes and businesses.

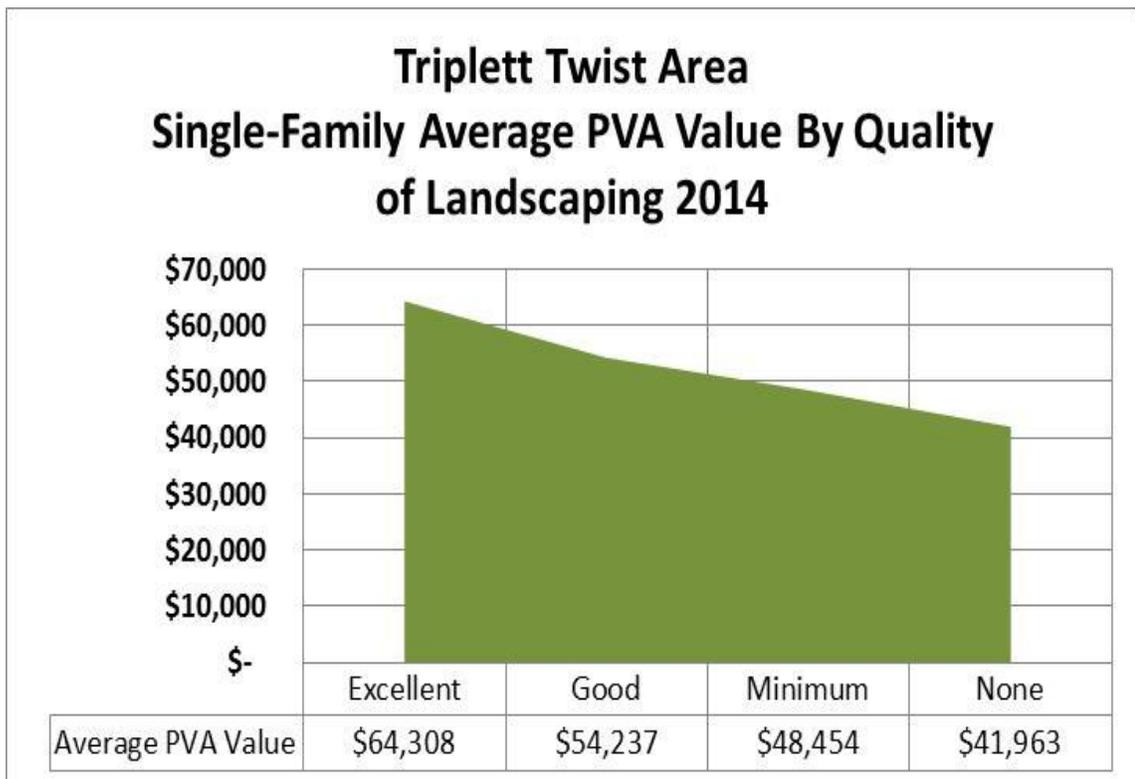
Map #10 Triplett Twist District Front Yard Landscape Condition 2014



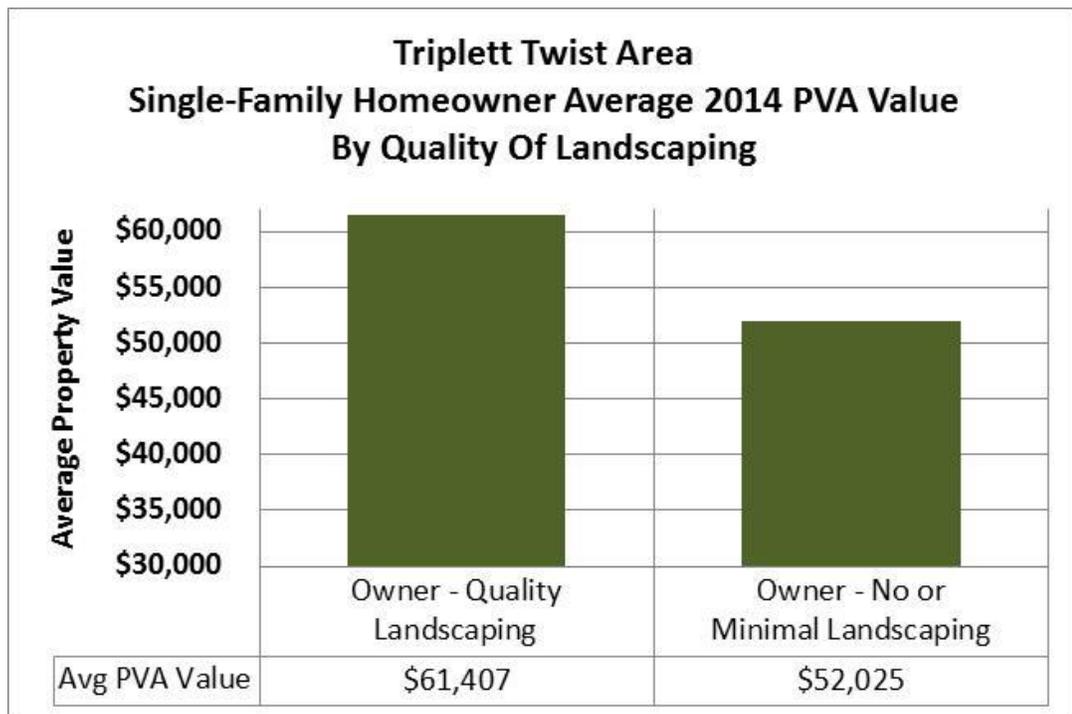
**Table #26 Triplett Twist District Area
Front Yard Landscape By Quality 2014**



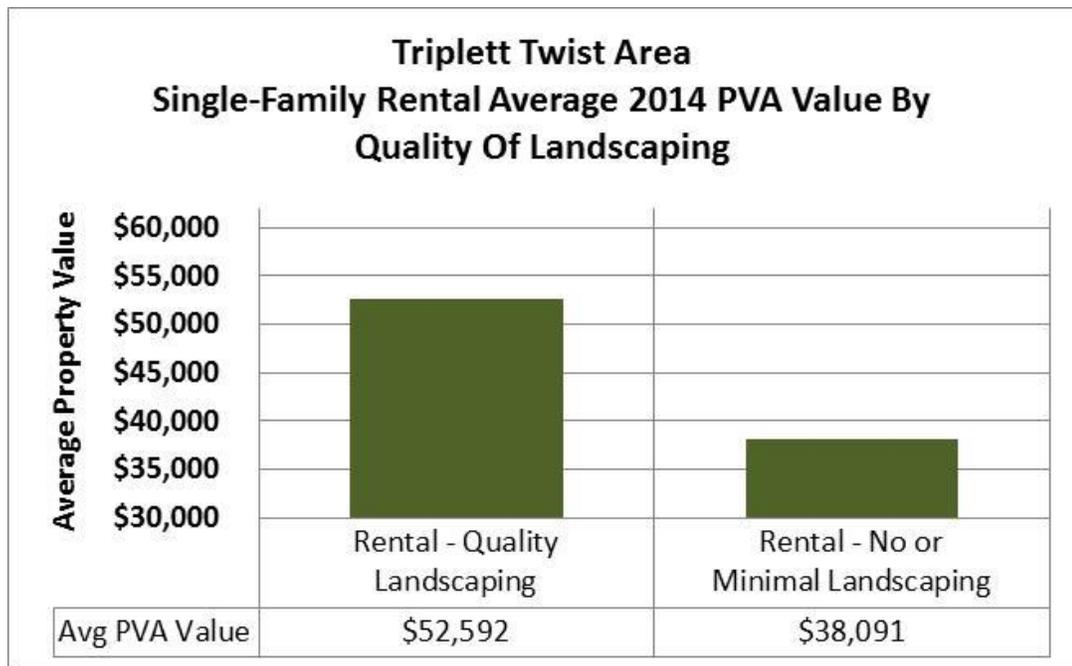
**Table #27 Triplett Twist District Area
Single-Family Average PVA Value By Quality of Landscaping 2014**



**Table #28 Triplett Twist District Area
Single-Family Homeowner Average PVA Value By Quality of Landscaping 2014**



**Table #29 Triplett Twist District Area
Single-Family Homeowner Average PVA Value By Quality of Landscaping 2014**



Map #11 Triplett Twist District Area Number of Trees in Front Yards 2014



Business Area

There are currently **158** active businesses operating within the Triplet Twist District area employing an estimated **879 persons** (average of 5.6 persons per business). The Majority (63%) of commercial buildings were purchased from 2000-2014 (see Table #30). This is a positive indicator that the majority of current commercial owners have owned their properties for less than 14 years and will work well with the focused redevelopment over the next few years. There are a total of 195 commercial units within the Triplet Twist District area and 81% (158) of all units are currently occupied and 19% (37) are vacant (see Chart #1).

Table #30 Triplet Twist District Area Commercial Buildings By Date Purchased 2014

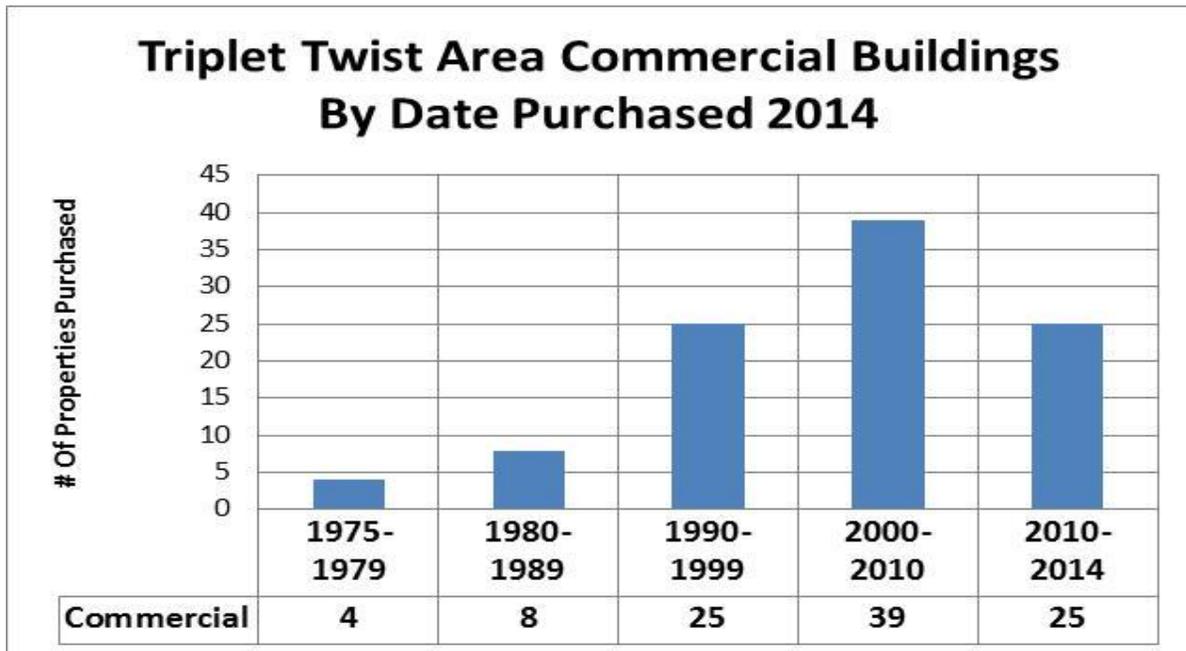
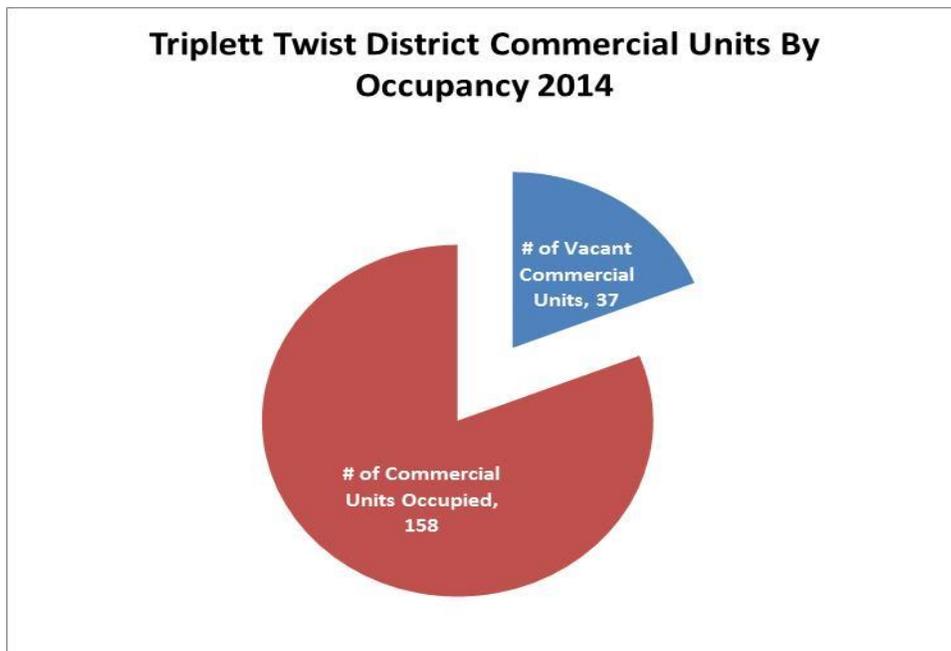


Chart #1 Triplet Twist District Area Commercial Units By Occupancy 2014

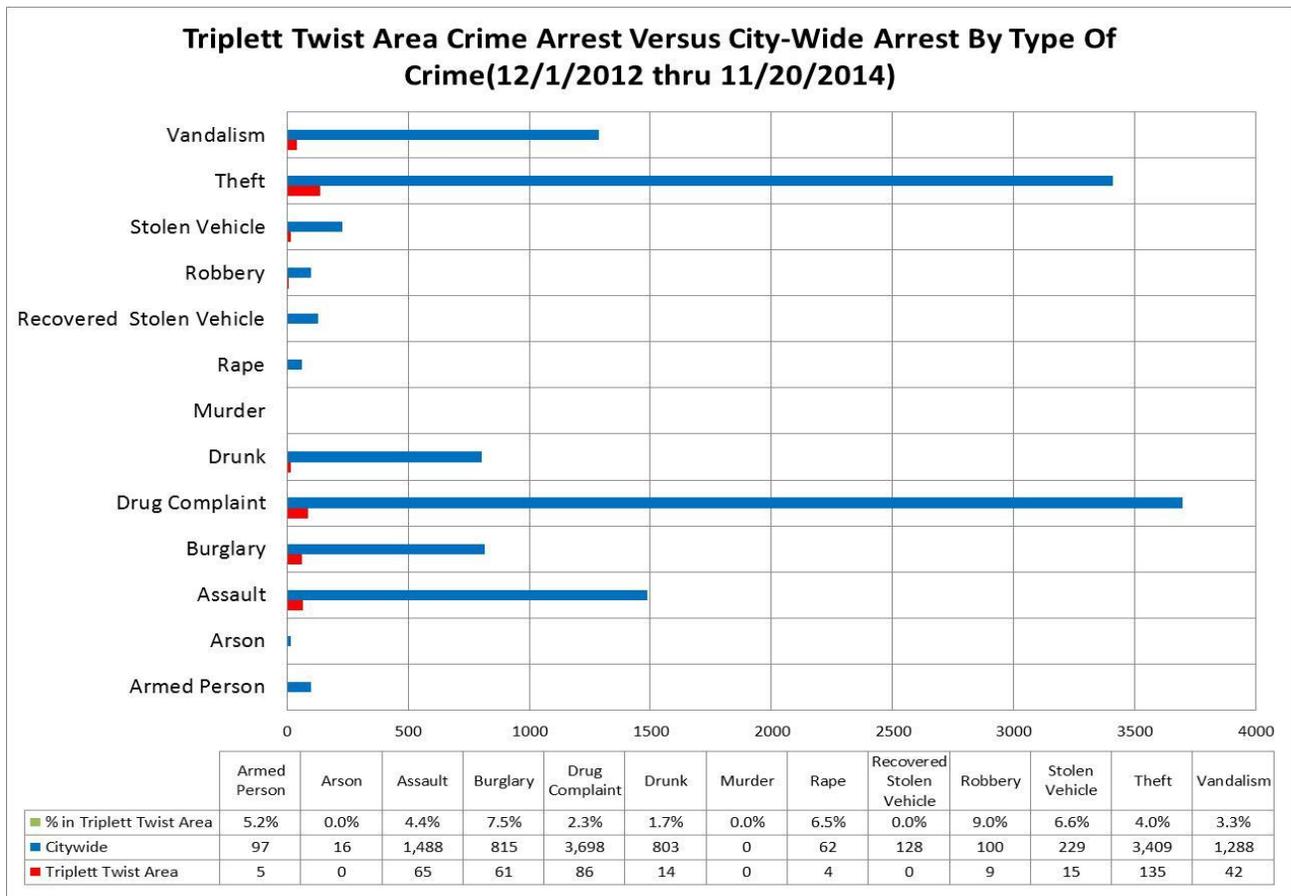


Crime

During the period from December 1, 2012 thru November 30, 2014, only 3.5% of all reported criminal arrest incident categories occurred within the Triplett Twist District area when compared to similar reported incidents in Owensboro during the same time period (see Table #31 and Chart #2). Chart #3 shows that the number of total acres of the Triplett Twist Area (250 acres) only represents 1.8% of the total acres within the total city limits of Owensboro.

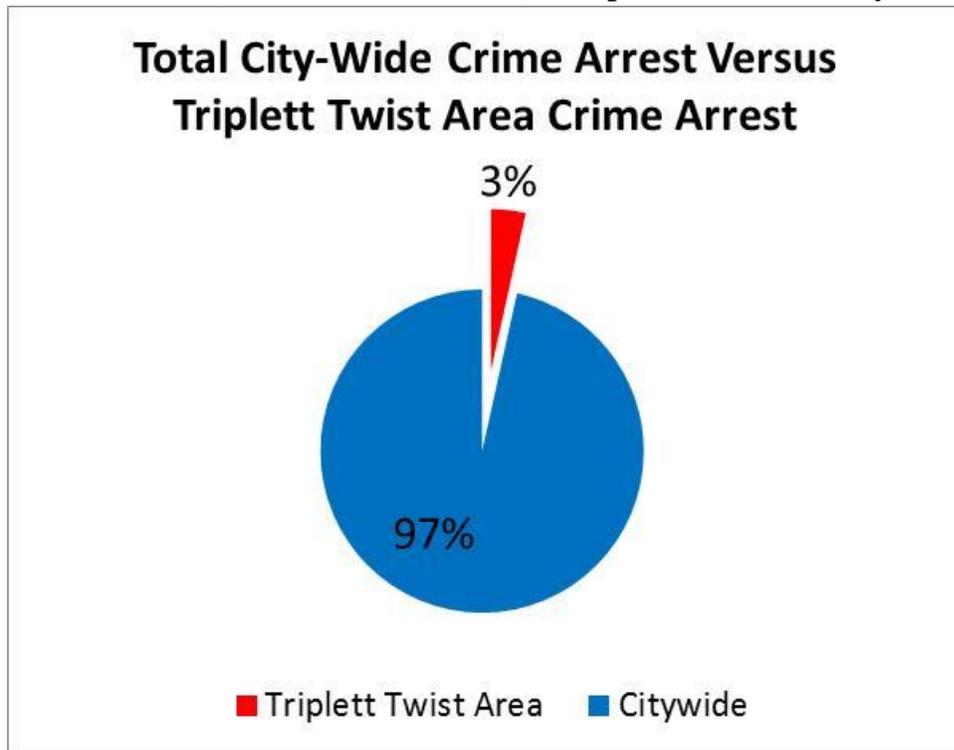
Assessment of the data revealed that the major criminal arrest events that have occurred within the neighborhood by numbers are theft (135), Drugs (86), Assault (65), Burglary (61) and Vandalism (42). Major criminal arrest events that seem to be higher in this area as compared to the city overall taking into account the size of the area (1.8% of total city acres) are Robbery (9%), Burglary (7.4%), Recovered Stolen Vehicle (6.5%), Rape (6.4%), Armed Person (5.1%) and Assault (4.3%). This area is a mix of residential and commercial and most of the criminal activity has occurred within the commercial sections of the plan area. It is anticipated that a comprehensive and focused redevelopment effort will assist in reducing these numbers on an average basis.

**Table #31 Triplett Twist District Area
Crime Arrest Statistics (12/1/2012 – 11/20/2014) Compared to Rest of City of Owensboro**



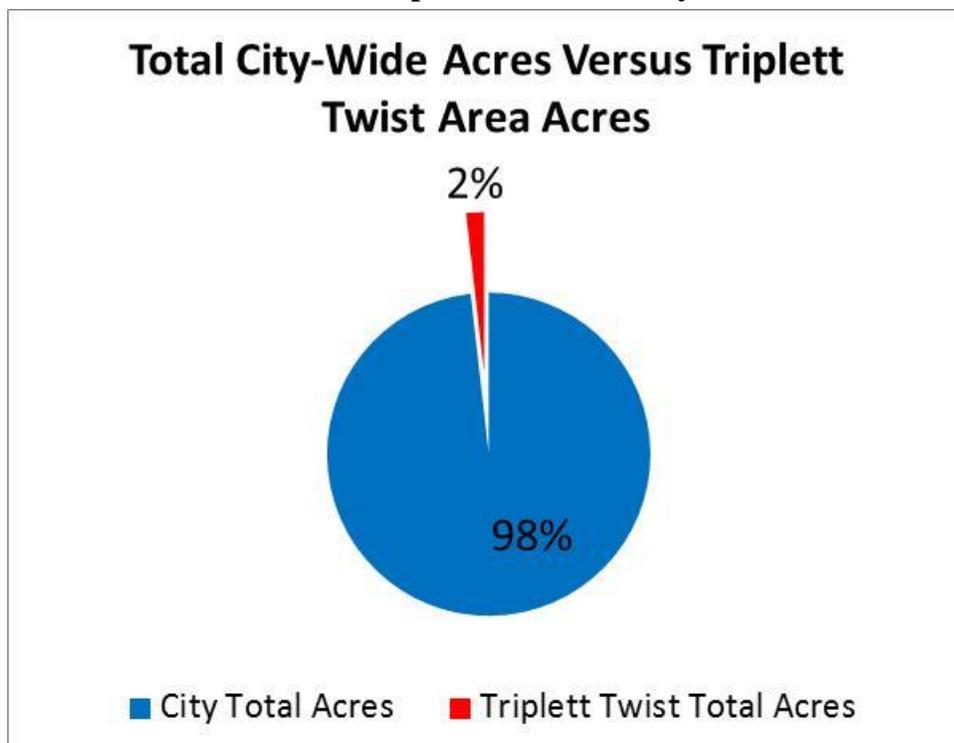
Source: Owensboro Police Department Records Division

**Chart #2 Triplett Twist District Area
Crime Arrest Statistics (12/1/2012 – 11/20/2014) Compared to Rest of City of Owensboro**



Source: Owensboro Police Department Records Division

**Chart #3 Triplett Twist District Area
Total Size in Acres Compared to Rest of City of Owensboro**



Zoning

The following zoning classifications existing within the Triplett Twist Area (see Map #12):

P-1 (professional/service)

B-4 (general business)

B-5 (business/industrial)

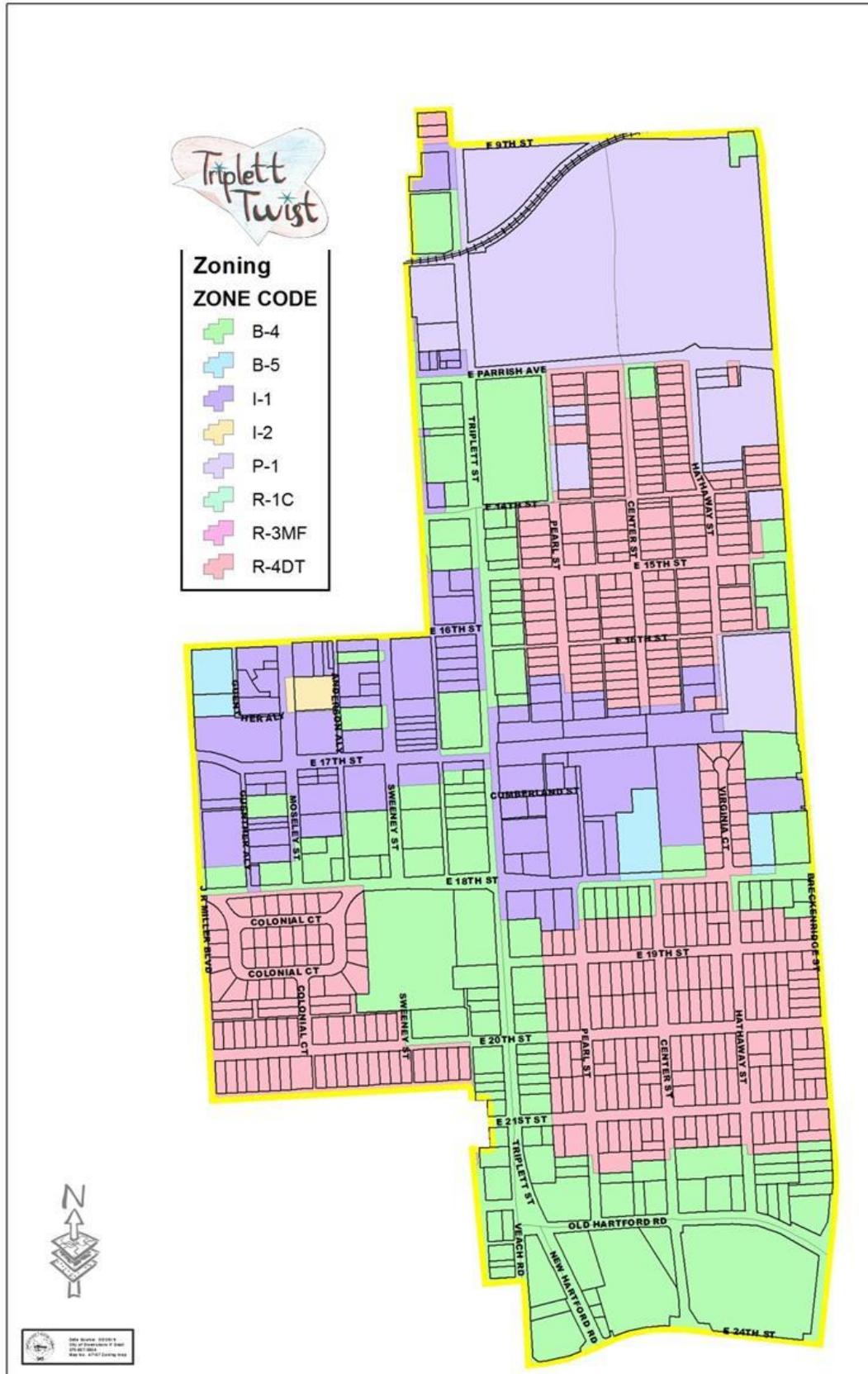
R-4DT (inner-city residential)

I-1 (light industrial)

I-2 (heavy industrial)

The majority of commercial properties are zoned **B-4** and the four defined neighborhoods are zoned **R-4DT**. The majority of industrial zoned properties are located within the middle of the Triplett Twist District area and most parcels are zoned **I-1** (light industrial). The old hospital campus site is zoned **P-1** (professional/service).

Map #12 Triplet Twist District Area Existing Zoning 2014



Public Input & Meetings

The majority of data for this Plan was collected during the summer of 2014. The following meetings have been held to obtain public input and refine the full Triplett Twist District Redevelopment Plan:

- Pre-Planning Public Hearing – June 16, 2014
- Triplett Twist District Area Redevelopment Advisory Team Planning Meeting – December 18, 2014
- Triplett Twist District Area Redevelopment Advisory Team Planning Meeting – December 30, 2014
- Public Hearing on First Draft of the Triplett Twist District Redevelopment Plan – January 22, 2015
- Triplett Twist District Area Redevelopment Advisory Team Planning Meeting – January 26, 2014
- Citizen Advisory Committee for Community Development First Public Hearing – March 2, 2015
- 30 Day Period for Public to Review and Comment on the Plan – March 15, 2015 thru April 13, 2015
- Citizen Advisory Committee for Community Development Final Public Hearing – April 13, 2015
- City Commission Meeting – Final Approval– May 5, 2015

Triplett Twist District

Neighborhood Redevelopment Plan

Major Challenges & Proposed Actions

The Triplett Twist District Redevelopment Advisory Team identified the following major challenges within the Area:

Neighborhood Identity

Commercial Buildings

Beautification

Housing

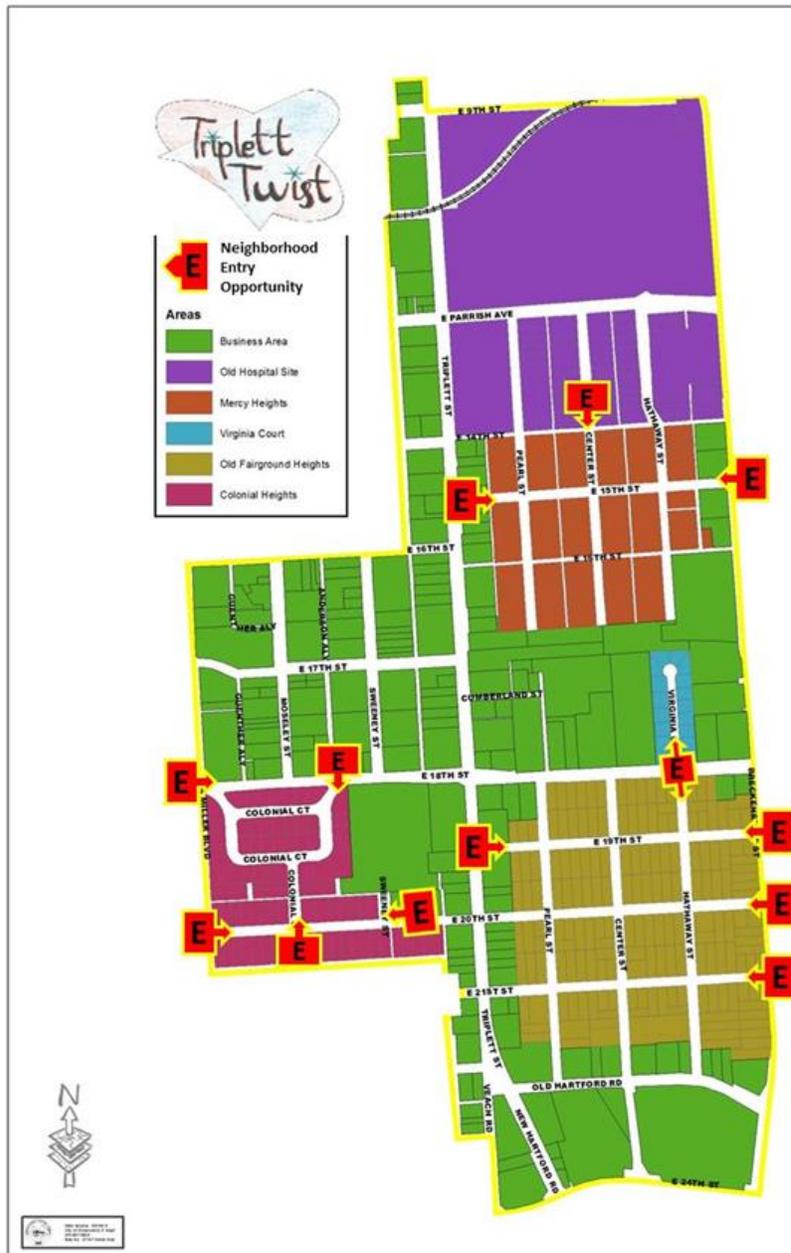
Safety

Neighborhood Identity

Neighborhood Entry Projects

Within the four separate Triplet Twist District residential neighborhoods there currently exist no or very minimum levels of neighborhood identification. The creation and establishment of enhanced neighborhood entry areas and identity signage would promote the specific neighborhood boundary definition for each unique neighborhood and give an opportunity to utilize new material elements within the redeveloping neighborhoods. Properly designed and scaled neighborhood identification signage would be located at major entryways into the four different residential neighborhoods (see Map #13).

Map #13 Projected Triplet Twist District Neighborhood Entry Enhancement Opportunities



Neighborhood Entry & Identity Signage Recommended Action:

1. Install Neighborhood Entry Identity Signage and landscaping at the locations in each Neighborhood identified on Map #13. The total estimated cost for this improvement would be **\$86,000** in 2015-16 and 2016-17 CDBG funds (see Table #32 and Table #33)

Table #32 Projected Neighborhood Entry Enhancement Projects for Residential Neighborhoods Within the Triplett Twist District Area by Project

Projected Grants for Neighborhood Entry Projects	#	Cost	Total Estimated Grant	Total Estimated Private	Total Estimated Cost
Mercy Heights	3	\$ 6,000	\$ 18,000	\$ -	\$ 18,000
Virginia Court	1	\$ 8,000	\$ 8,000	\$ -	\$ 8,000
Old Fair Grounds Heights	5	\$ 6,000	\$ 30,000	\$ -	\$ 30,000
Colnial Heights	5	\$ 6,000	\$ 30,000	\$ -	\$ 30,000
		Total Cost	\$ 86,000	\$ -	\$ 86,000

Table #33 Projected CDBG Budget for Neighborhood Entry Enhancement Projects for Residential Neighborhoods Within the Triplett Twist District Area by Funding Year

Triplett Twist District CDBG Budget 2014 - 2018	Year #1 2014-15		Year #2 2015-16		Year #3 2016-17		Year #4 2017-18	
Neighborhood Identity	CDBG \$	Private \$						
Neighborhood Entry Improvements	\$ -	\$ -	\$60,000	\$ -	\$ 26,000	\$ -	\$ -	\$ -
Estimated Project CDBG Funding Totals	\$ -	\$ -	\$60,000	\$ -	\$26,000	\$ -	\$ -	\$ -

The following Images (Image #1 thru Image #18) show several examples of before and after concepts of potential Neighborhood Entry Enhancement Projects locations. Unique materials, landscaping and signage would be selected for each of the residential neighborhoods (**Mercy Heights, Virginia Court, Colonial Heights** and **Old Fairground Heights**). The majority of improvements would be installed upon private property. Easements would need to be acquired and agreements with the existing property owners allowing the improvements to be installed. A few major entry areas will be defined as well as smaller complementing entry points within each neighborhood. This will add to the value and identification of each unique residential neighborhood and assist in providing a needed visual buffer from the adjacent commercially developed areas.

**Image #1 Triplett Twist District Neighborhood Entry Enhancement Project
E. 19th and Breckenridge BEFORE (Old Fairground Heights Neighborhood)**



**Image #2 Triplett Twist District Neighborhood Entry Enhancement Project
E. 19th and Breckenridge AFTER (Old Fairground Heights Neighborhood)**



**Image #3 Triplett Twist District Neighborhood Entry Enhancement Project
E. 18th and Colonial Ct. BEFORE (Colonial Heights Neighborhood)**



**Image #4 Triplett Twist District Neighborhood Entry Enhancement Project
E. 18th and Colonial Ct. AFTER (Colonial Heights Neighborhood)**



**Image #5 Triplet Twist District Neighborhood Entry Enhancement Project
E. 18th and Virginia Ct. BEFORE (Virginia Court Neighborhood)**



**Image #6 Triplet Twist District Neighborhood Entry Enhancement Project
E. 18th and Virginia Ct. AFTER (Virginia Court Neighborhood)**



**Image #7 Triplet Twist District Neighborhood Entry Enhancement Project
E. 20th and Colonial Ct. BEFORE (Colonial Heights Neighborhood)**



**Image #8 Triplet Twist District Neighborhood Entry Enhancement Project
E. 20th and Colonial Ct. AFTER (Colonial Heights Neighborhood)**



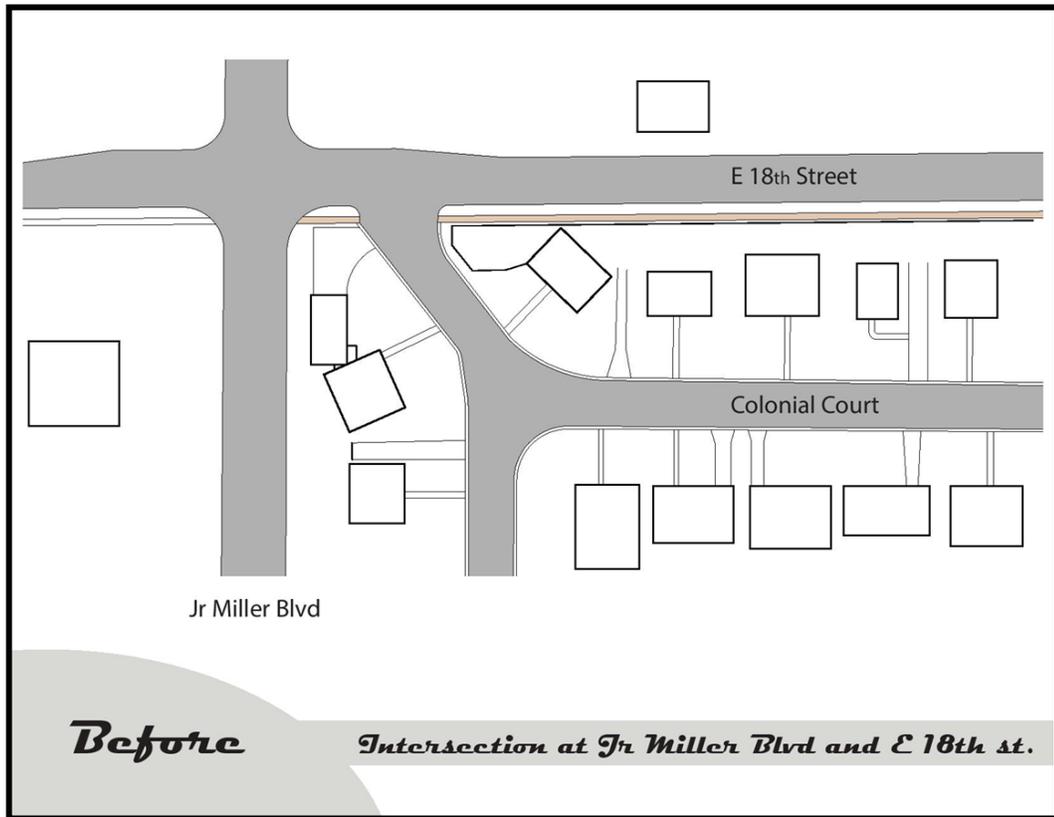
**Image #9 Triplet Twist District Neighborhood Entry Enhancement Project
E. 15th and Breckenridge BEFORE (Mercy Heights Neighborhood)**



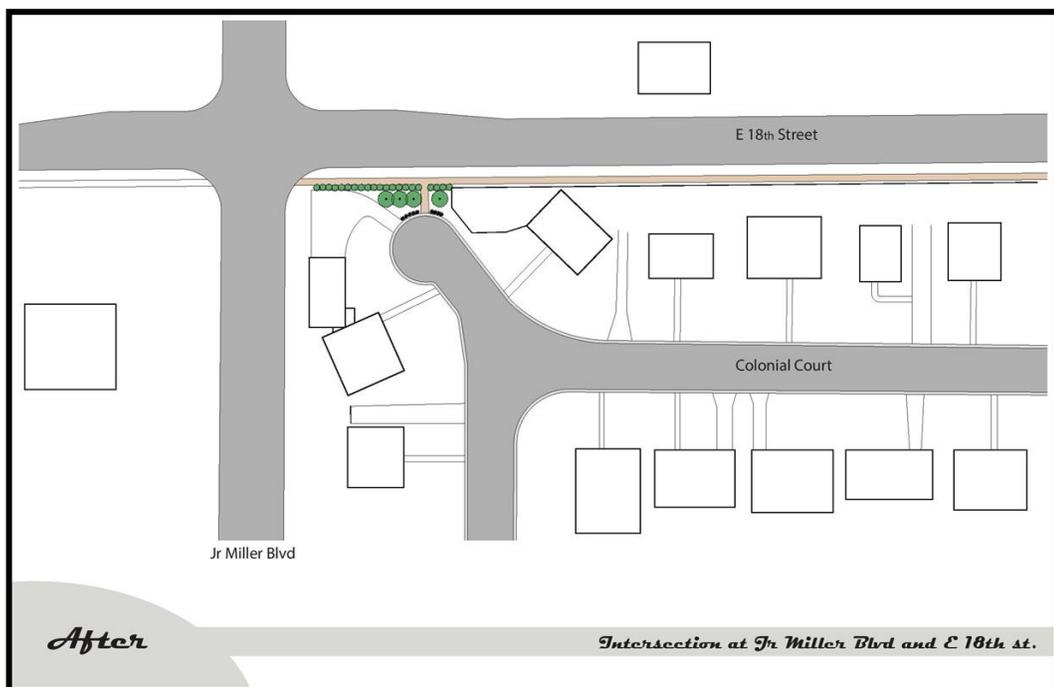
**Image #10 Triplet Twist District Neighborhood Entry Enhancement Project
E. 15th and Breckenridge AFTER (Mercy Heights Neighborhood)**



**Image #11 Triplett Twist District Neighborhood Entry Enhancement Project
E. 18th and JR Miller Blvd. BEFORE (Colonial Heights Neighborhood)**



**Image #12 Triplett Twist District Neighborhood Entry Enhancement Project
E. 18th and JR Miller Blvd. AFTER (Colonial Heights Neighborhood)**



**Image #13 Triplett Twist District Neighborhood Entry Enhancement Project
E. 18th and JR Miller Blvd. BEFORE (Colonial Heights Neighborhood)**



**Image #14 Triplett Twist District Neighborhood Entry Enhancement Project
E. 18th and JR Miller Blvd. AFTER (Colonial Heights Neighborhood)**



**Image #15 Triplett Twist District Neighborhood Entry Enhancement Project
433 E. 20th Street BEFORE (Colonial Heights Neighborhood)**



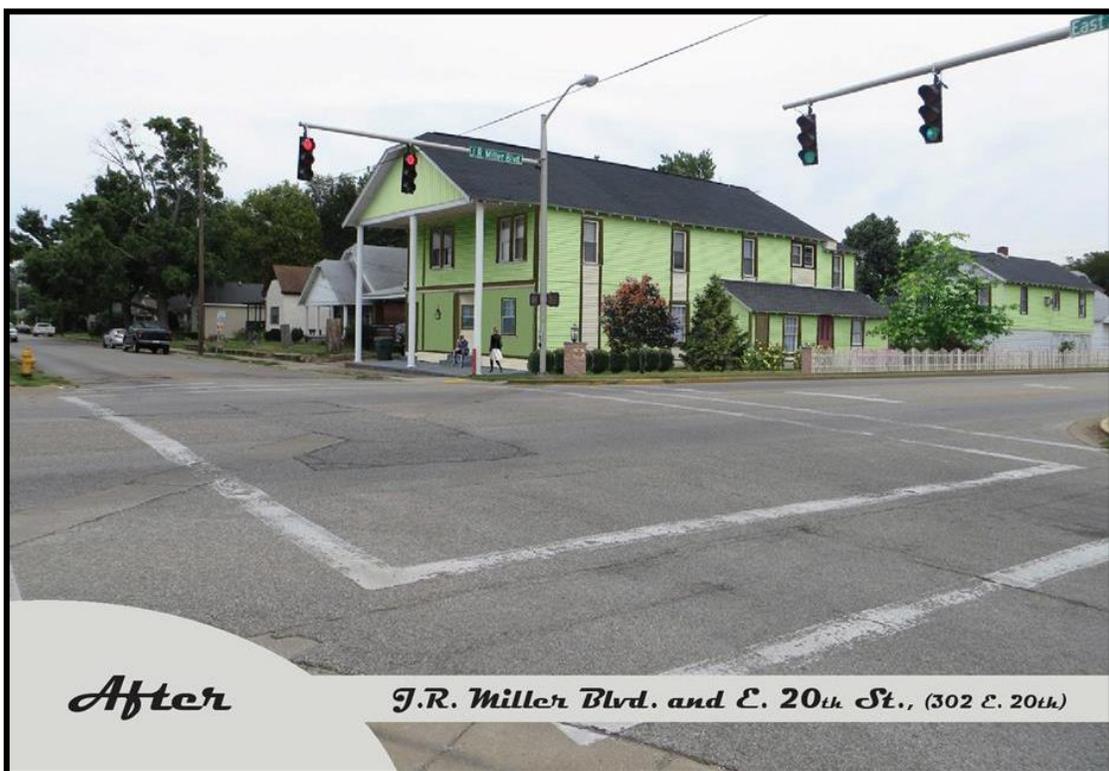
**Image #16 Triplett Twist District Neighborhood Entry Enhancement Project
433 E. 20th Street AFTER (Colonial Heights Neighborhood)**



**Image #17 Triplett Twist District Neighborhood Entry Enhancement Project
E. 20th and JR Miller Blvd. BEFORE (Colonial Heights Neighborhood)**



**Image #18 Triplett Twist District Neighborhood Entry Enhancement Project
E. 20th and JR Miller Blvd. AFTER (Colonial Heights Neighborhood)**



Neighborhood Entry & Identity Signage Recommended Action:

1. Design, fabricate and install 12 Triplett Twist District iconic signage elements that will assist in visually defining the boundary (see Map #14). Image #19 is a conceptual example of what an iconic element could look like. The total estimated cost for this improvement would be **\$42,000** in 2014-15 and 2015-16 CDBG funds (see Table #34 and Table #35)

**Table #34 Projected Iconic District Identification Projects
Within the Triplett Twist District Area by Project**

Projected Grants for Iconic District Identification Projects	#	Cost	Total Estimated Grant	Total Estimated Private	Total Estimated Cost
Iconic ID Features & Signs	12	\$ 3,500	\$ 42,000	\$ -	\$ 42,000
		Total Cost	\$ 42,000	\$ -	\$ 42,000

**Table #35 Projected CDBG Budget for Iconic District Identification Projects
Within the Triplett Twist District Area by Funding Year**

Triplett Twist District CDBG Budget 2014 - 2018	Year #1 2014-15		Year #2 2015-16		Year #3 2016-17		Year #4 2017-18	
	CDBG \$	Private \$						
Neighborhood Identity								
District Iconic ID Features & Signage	\$ 5,000	\$ -	\$37,000	\$ -	\$ -	\$ -	\$ -	\$ -
Estimated Project CDBG Funding Totals	\$ 5,000	\$ -	\$37,000	\$ -	\$ -	\$ -	\$ -	\$ -

Image #19 Example of a Conceptual Triplett Twist District Iconic Identification Element



Commercial Buildings

Commercial Improvements

The exterior visual appearance of several key commercial properties located within the Triplett Twist District commercial area is creating a unjustified negative perception of the entire area that is not supported by the true vitality and value of the area. A focused effort to improve the exterior of existing commercial properties that have main frontage along Triplett Street and East 18th Street would have a significantly increase the positive perception of the commercial areas and by connection the adjacent residential neighborhoods. Map #15 shows the locations of existing commercial buildings that conceptual façade designs have already been completed. Due to availability of affordable commercial leasing opportunities and a desirable central location, the District has become an organic business incubator. The City will continue to work with the local Economic Development Corporation to create even more opportunities for new businesses to locate and existing business to expand within the area

Commercial Improvements Recommended Action:

1. Utilize CDBG grant funds to incentivize existing businesses to improve the exterior fronts of their buildings, signage and parking lots. Matching grants may be utilized that could provide for 60% of total cost and not to exceed a determined amount. There will be some buildings that may require reduced match requirements in order to improve key visual opportunities areas. See Image #20 thru Image #47 that shows examples of before and after concepts of such exterior improvements. See Image #48 thru Image #55 for conceptual examples of parking lot improvements. See Image #56 and Image #57 for conceptual example of creative sign improvements. The total estimated cost for this improvement would be **\$429,600** in 2014-15, 2015-16, 2016-17 and 2017-18 CDBG funds (see Table #36 and Table #37)

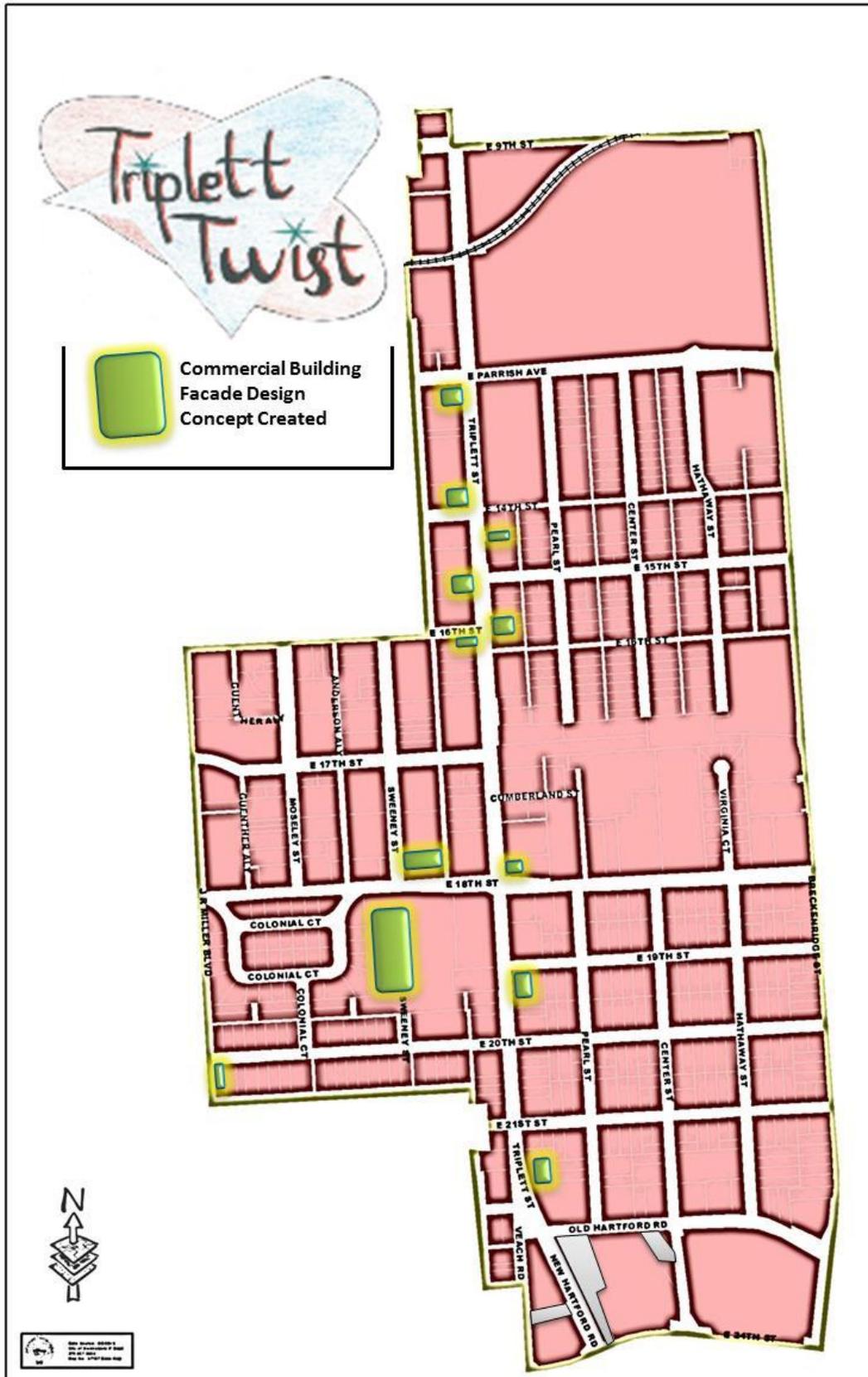
**Table #36 Projected Commercial Improvement Projects
Within the Triplett Twist District Area by Project**

Projected 60/40 Matching Grants for Commercial Properties	#	Cost	Total Estimated Grant	Total Estimated Private	Total Estimated Cost
Need a Facelift	15	\$ 30,000	\$ 270,000	\$ 180,000	\$ 450,000
Need a New Sign	14	\$ 4,000	\$ 33,600	\$ 22,400	\$ 56,000
Need Parking Lot Improved	5	\$ 42,000	\$ 126,000	\$ 84,000	\$ 210,000
		Total Cost	\$ 429,600	\$ 286,400	\$ 716,000

**Table #37 Projected CDBG Budget for Commercial Improvement Projects
Within the Triplett Twist District Area by Funding Year**

Triplett Twist District CDBG Budget 2014 - 2018	Year #1 2014-15		Year #2 2015-16		Year #3 2016-17		Year #4 2017-18	
	CDBG \$	Private \$	CDBG \$	Private \$	CDBG \$	Private \$	CDBG \$	Private \$
Commercial Façade & Sign Grants	\$ 100,000	\$70,000	\$75,000	\$ 50,000	\$ 108,625	\$ 70,000	\$ 19,975	\$ 12,400
Commercial Parking Lot Improvement Grants	\$ 105,000	\$70,000	\$21,000	\$ 14,000	\$ -	\$ -	\$ -	\$ -
Estimated Project CDBG Funding Totals	\$205,000	\$140,000	\$96,000	\$64,000	\$ 108,625	\$ 70,000	\$19,975	\$ 12,400

Map #15 Triplett Twist Area Commercial Building Façade Design Concepts Created 2014



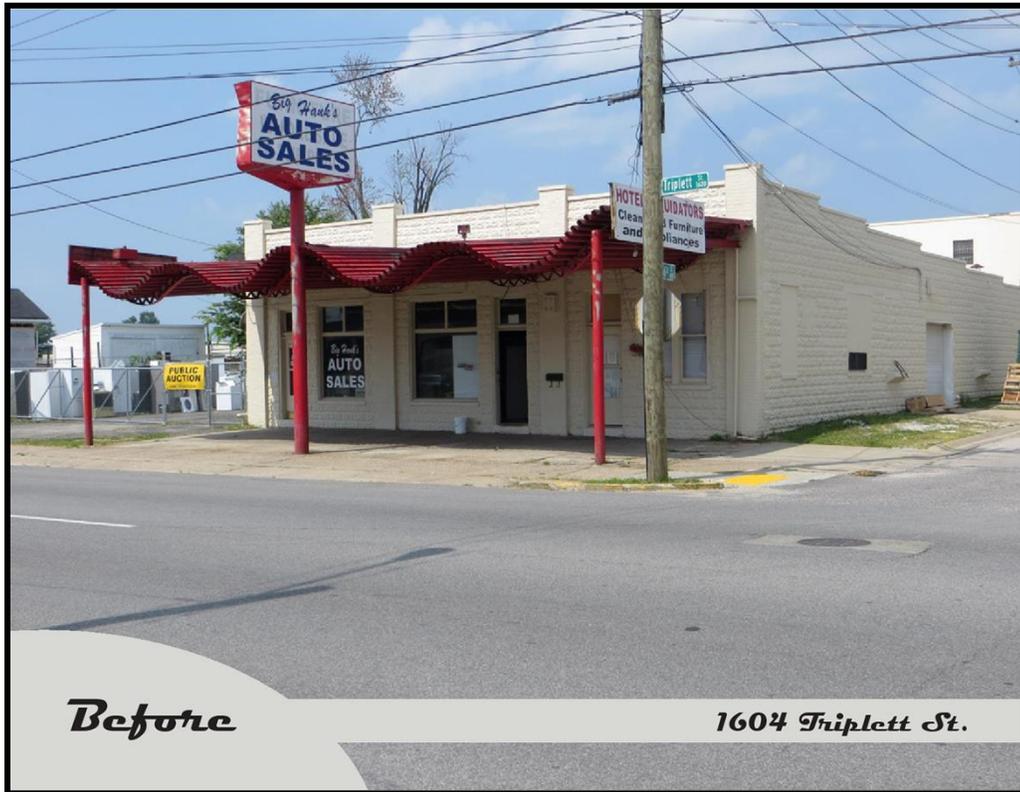
**Image #20 Triplett Twist Commercial Façade Improvement
1413 Triplett Street BEFORE**



**Image #21 Triplett Twist Commercial Façade Improvement
1413 Triplett Street AFTER**



**Image #22 Triplett Twist Commercial Façade Improvement
1604 Triplett Street BEFORE**



**Image #23 Triplett Twist Commercial Façade Improvement
1604 Triplett Street AFTER**



**Image #24 Triplett Twist Commercial Façade Improvement
1751 Triplett Street BEFORE**



**Image #25 Triplett Twist Commercial Façade Improvement
1751 Triplett Street AFTER**



**Image #26 Triplett Twist Commercial Façade Improvement
1517 Triplett Street BEFORE**



**Image #27 Triplett Twist Commercial Façade Improvement
1517 Triplett Street AFTER**



**Image #28 Triplett Twist Commercial Façade Improvement
1901 Triplett Street BEFORE**



**Image #29 Triplett Twist Commercial Façade Improvement
1901 Triplett Street AFTER**



**Image #30 Triplett Twist Commercial Façade Improvement
1502 Triplett Street BEFORE**



**Image #31 Triplett Twist Commercial Façade Improvement
1502 Triplett Street AFTER**



**Image #32 Triplett Twist Commercial Façade Improvement
1202 Triplett Street BEFORE**



**Image #33 Triplett Twist Commercial Façade Improvement
1202 Triplett Street AFTER**



**Image #34 Triplett Twist Commercial Façade Improvement
1814 Triplett Street BEFORE**



**Image #35 Triplett Twist Commercial Façade Improvement
1814 Triplett Street AFTER**



**Image #36 Triplett Twist Commercial Façade Improvement
1814 Triplett Street BEFORE**



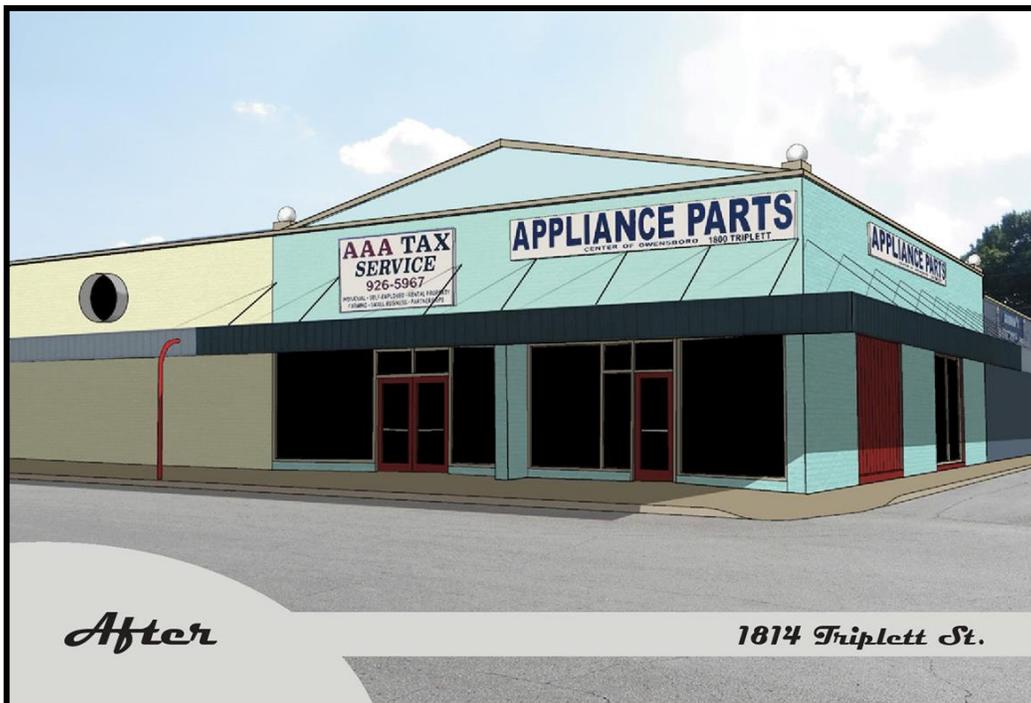
**Image #37 Triplett Twist Commercial Façade Improvement
1814 Triplett Street AFTER**



**Image #38 Triplett Twist Commercial Façade Improvement
1814 Triplett Street BEFORE**



**Image #39 Triplett Twist Commercial Façade Improvement
1814 Triplett Street AFTER**



**Image #40 Triplett Twist Commercial Façade Improvement
1814 Triplett Street BEFORE**



**Image #41 Triplett Twist Commercial Façade Improvement
1814 Triplett Street AFTER**



**Image #42 Triplett Twist Commercial Façade Improvement
502 E. 18th Street BEFORE**



**Image #43 Triplett Twist Commercial Façade Improvement
502 E. 18th Street AFTER**



**Image #44 Triplett Twist Commercial Façade Improvement
2121 New Hartford Road BEFORE**



**Image #45 Triplett Twist Commercial Façade Improvement
2121 New Hartford Road AFTER**



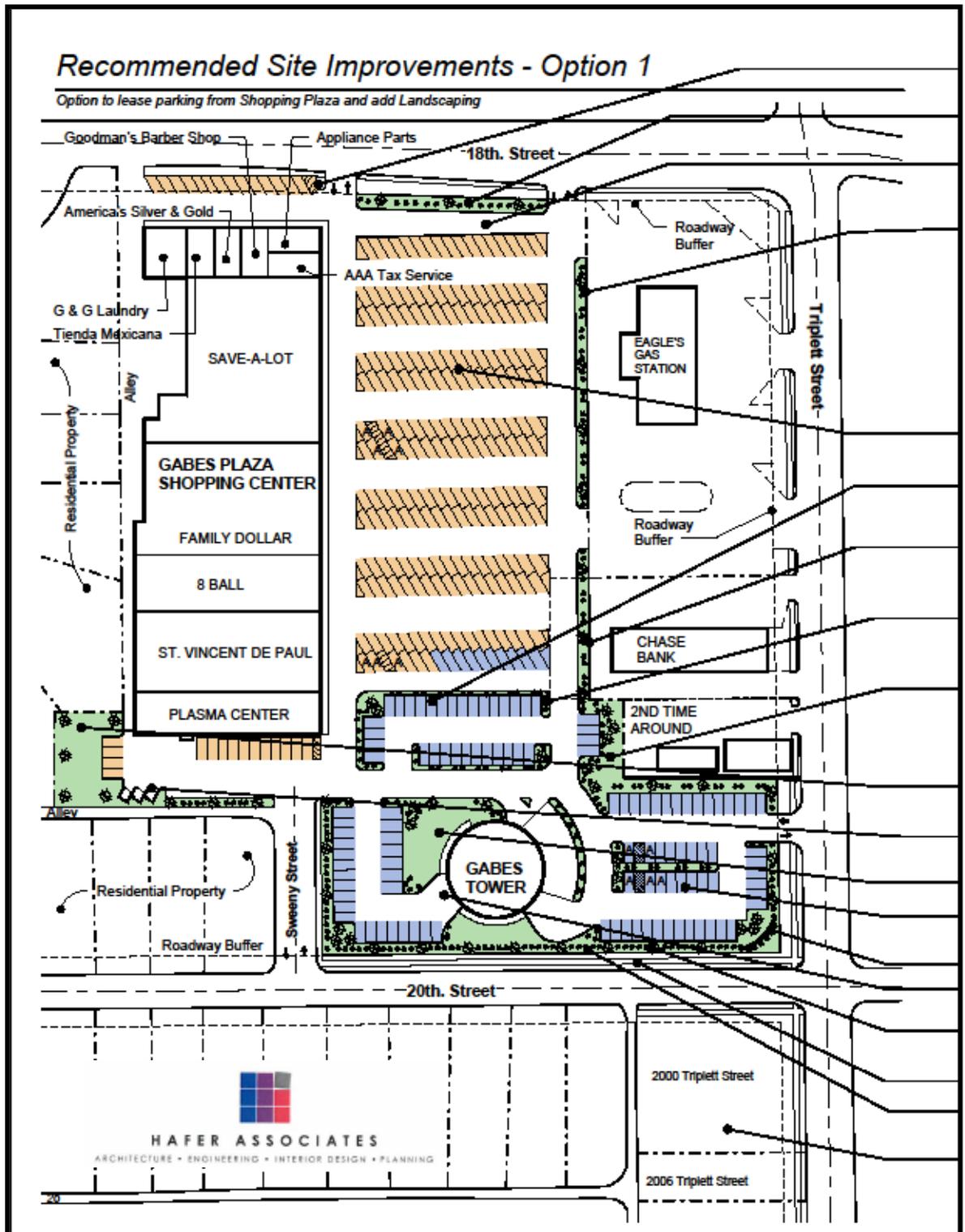
**Image #46 Triplett Twist Commercial Façade Improvement
1320 Triplett Street BEFORE**



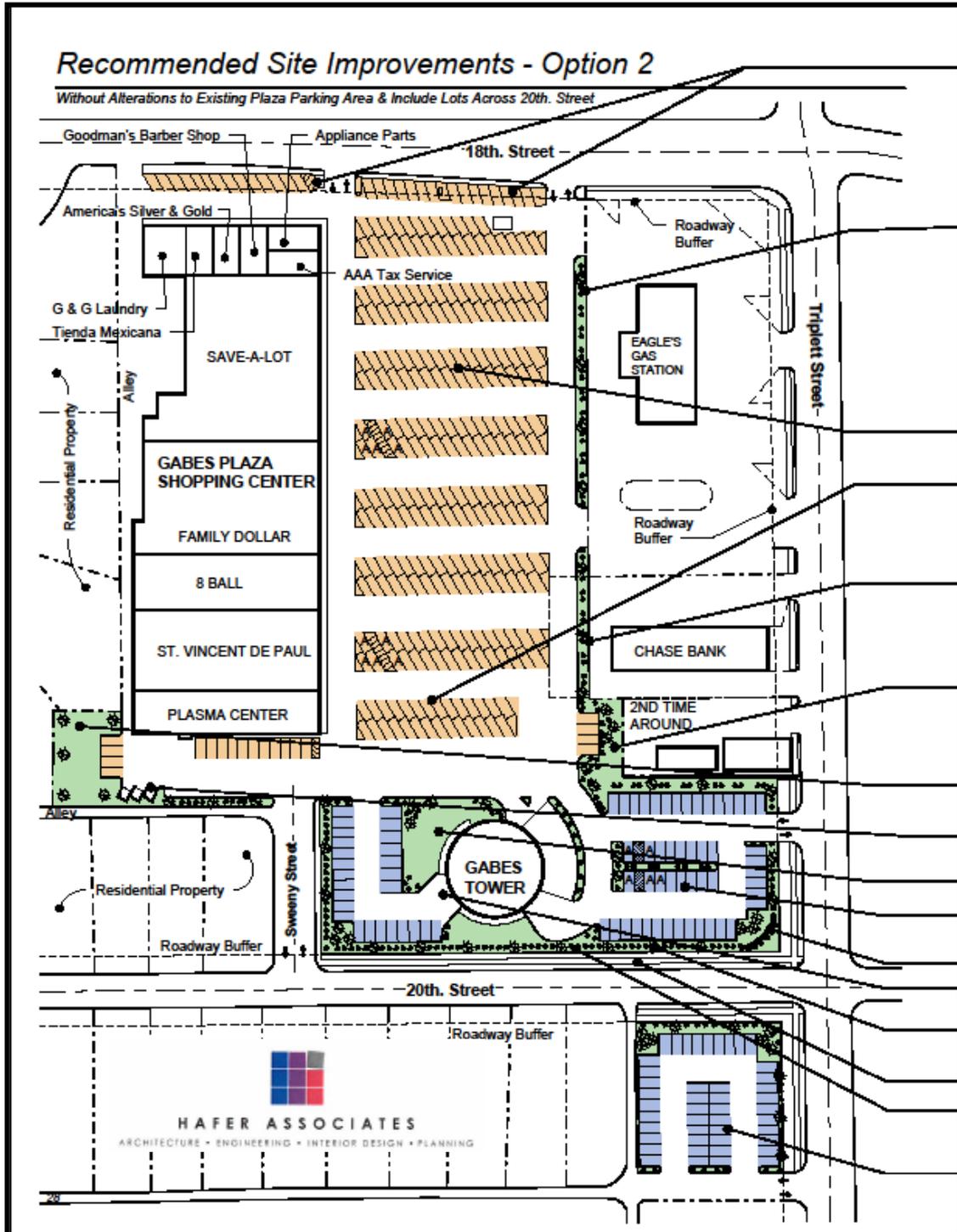
**Image #47 Triplett Twist Commercial Façade Improvement
1320 Triplett Street AFTER**



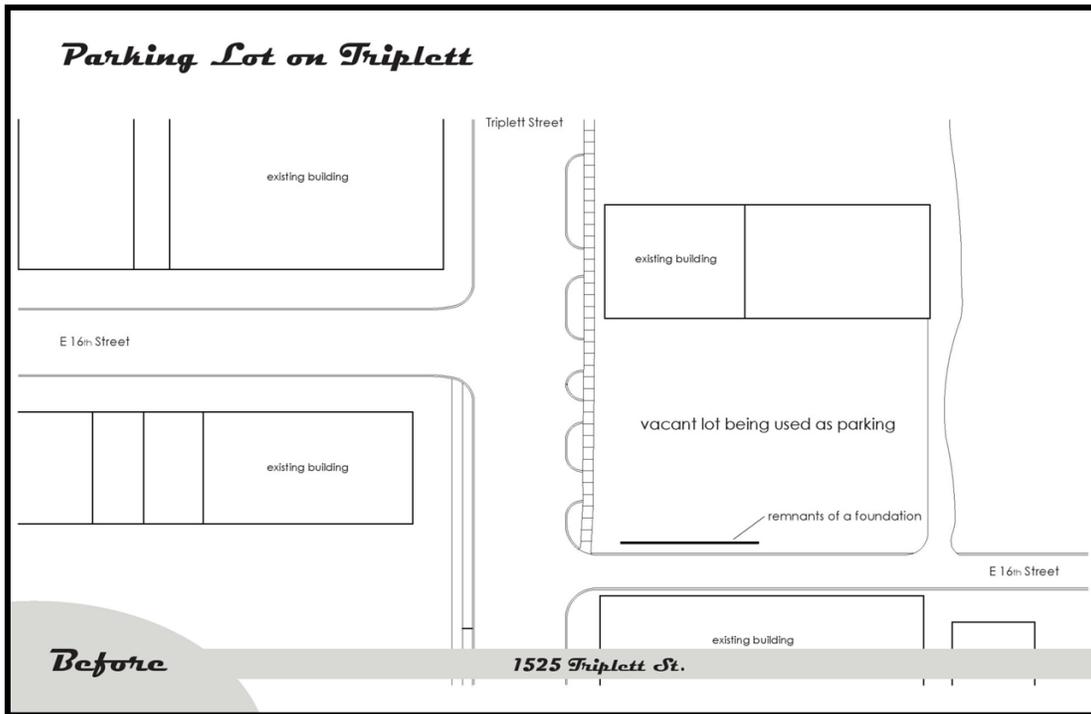
**Image #48 Conceptual Parking Lot and Site Improvements
Gabes Plaza Shopping Center and Gabes Tower (Option #1)**



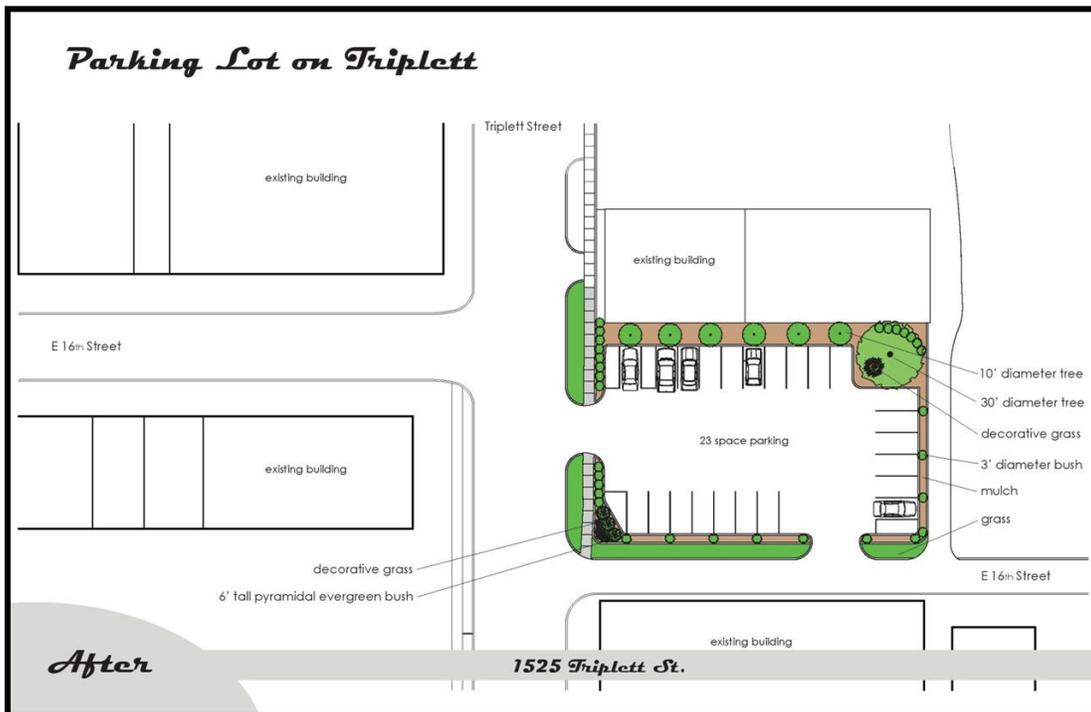
**Image #49 Conceptual Parking Lot and Site Improvements
Gabes Plaza Shopping Center and Gabes Tower (Option #2)**



**Image #50 Conceptual Parking Lot and Site Improvements
1525 Triplett Street BEFORE**



**Image #51 Conceptual Parking Lot and Site Improvements
1525 Triplett Street AFTER**



**Image #52 Conceptual Parking Lot and Site Improvements
1525 Triplett Street BEFORE**



**Image #53 Conceptual Parking Lot and Site Improvements
1525 Triplett Street AFTER**



**Image #54 Conceptual Parking Lot and Site Improvements
North Parking for Gabes Shopping Center BEFORE**



**Image #55 Conceptual Parking Lot and Site Improvements
North Parking for Gabes Shopping Center AFTER**



**Image #56 Conceptual Parking Lot and Site Improvements
Gages Shopping Center Signage BEFORE**



**Image #57 Conceptual Parking Lot and Site Improvements
Gages Shopping Center Signage AFTER**



Beautification

Landscaping & Beautification Improvement Program

Significantly increasing the attractiveness and beauty of the area will play a vital role in creating and maintaining a sound base for business investment and home ownership within the Triplett Twist District. As mentioned earlier 50% of all parcels within the Triplett Twist District area contain minimal or no front yard landscaping. It is important to increase the number of properties with quality front yard landscaping within the neighborhood. Many different issues contribute to the overall aesthetic appeal of the District. Amenities identified as impacting the level of natural attractiveness of the District are: residential treescape and quality landscaping, neighborhood level beautification projects and specific beautification projects within the commercial areas along Triplett Street. Investment in the above mentioned improvements impact all residents within the neighborhood by increasing property value and overall quality of life. Map #16 shows the locations of high visual impact areas within the District.

Landscaping & Beautification Improvement Program Recommended Action:

1. Create a tree planting program that would install new trees in residential front yards. The city would cover all cost associated with the purchase and installation of the trees and the property owner would agree to maintain the trees. A total of 100 homeowner properties and 77 rental properties could have a new tree installed (177 new trees). The total estimated cost for this improvement would be **\$44,250** in 2015-16 and 2016-17 CDBG funds (see Table #38 and Table #39).
2. Create a residential landscape matching grant program to encourage property owners to improve front yard landscaping. Potential grant could allow 75/25 matching grants (city pays 75% / owner pays 25%). Grants for an estimated 66 homeowner properties and 81 rental properties could be provided. The total estimated cost for this improvement would be **\$55,125** in 2015-16 and 2016-17 CDBG funds (see Table #38 and Table #39).
3. Create a Residential Beautification Program within the four neighborhoods that would complete a total of 22 separate beautification projects (see Map #17 and Image #58 thru Image #77). These projects would be a combination of landscaping, fencing and unique materials that complement the neighborhood entry ways that would be installed in each neighborhood. The total estimated cost for this improvement would be **\$65,000** in 2015-16 and 2016-17 CDBG funds (see Table #38 and Table #39).
4. Create a Commercial Beautification Program that would complete a total of 10 separate beautification projects (see Map#17 and Image #78 thru Image #87). These projects would utilize a combination of landscaping, trees, fencing and unique materials to soften key visual areas. The total estimated cost for this improvement would be **\$65,000** in 2015-16 and 2016-17 CDBG funds (see Table #38 and Table #39).

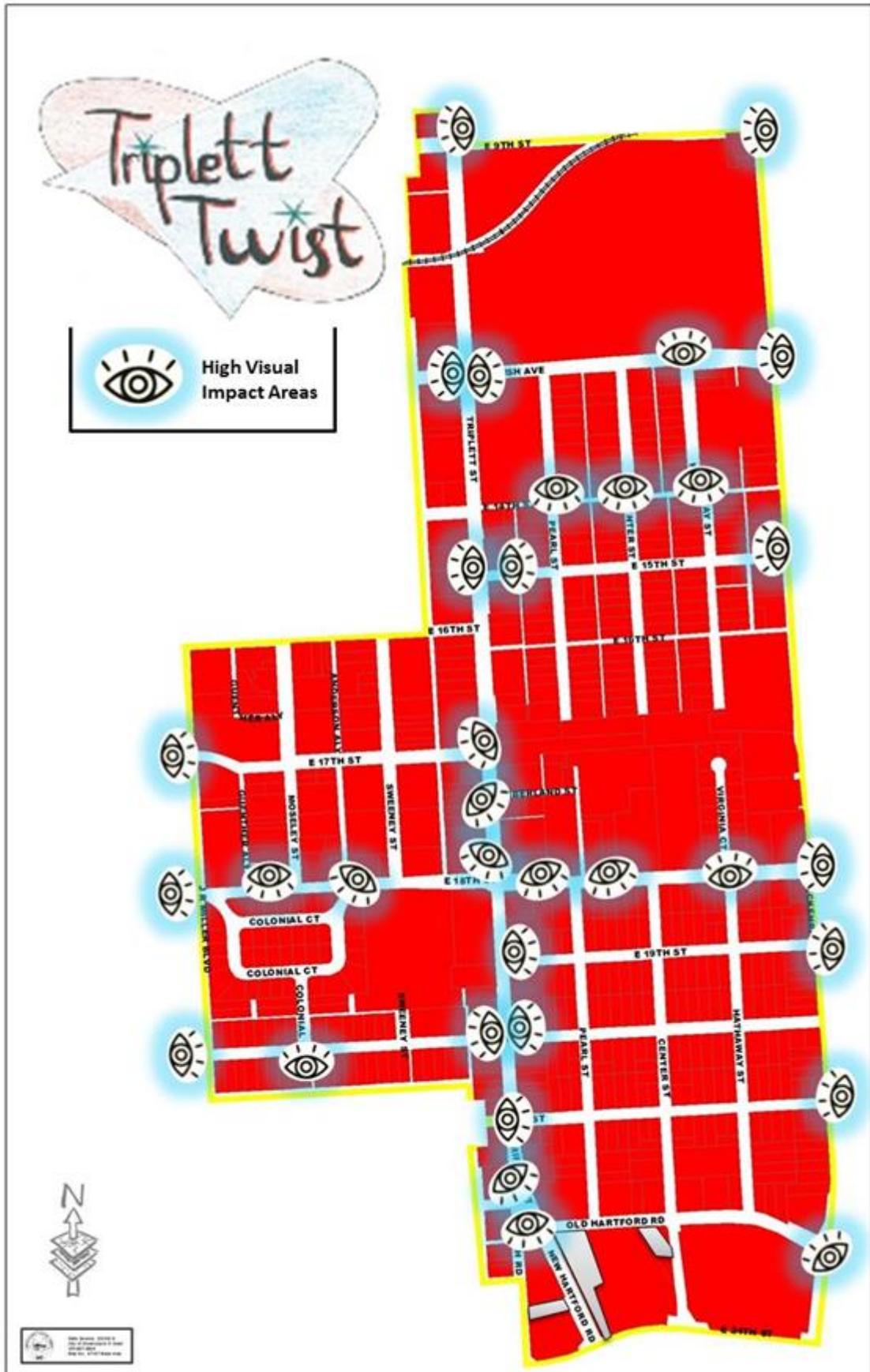
**Table #38 Projected Neighborhood & Commercial Beautification Improvements
Within the Triplett Twist District Area by Project**

Projected Grants for Single-Family Owner Homes Trees & Landscaping	#	Cost	Total Estimated Grant	Total Estimated Private	Total Estimated Cost
Trees to Add	100	\$ 250	\$ 25,000	\$ -	\$ 25,000
(75/25) Add Landscaping	66	\$ 500	\$ 24,750	\$ 8,250	\$ 33,000
		Total Cost	\$ 49,750	\$ 8,250	\$ 58,000
Projected Grants for Single-Family Rental Homes Trees & Landscaping	#	Cost	Total Estimated Grant	Total Estimated Private	Total Estimated Cost
Trees to Add	77	\$ 250	\$ 19,250	\$ -	\$ 19,250
(75/25) Add Landscaping	81	\$ 500	\$ 30,375	\$ 10,125	\$ 40,500
		Total Cost	\$ 49,625	\$ 10,125	\$ 59,750
Projected Grants for Neighborhood Beautification Projects	#	Cost	Total Estimated Grant	Total Estimated Private	Total Estimated Cost
Mercy Heights	18	\$ 2,000	\$ 36,000	\$ -	\$ 36,000
Virginia Court	0	\$ -	\$ -	\$ -	\$ -
Old Fair Grounds Heights	2	\$ 2,500	\$ 5,000	\$ -	\$ 5,000
Colnial Heights	2	\$ 12,000	\$ 24,000	\$ -	\$ 24,000
		Total Cost	\$ 65,000	\$ -	\$ 65,000
Projected Grants for Commercial Beautification Projects	#	Cost	Total Estimated Grant	Total Estimated Private	Total Estimated Cost
Beautification Projects	10	\$ 5,000	\$ 50,000	\$ -	\$ 50,000
		Total Cost	\$ 50,000	\$ -	\$ 50,000

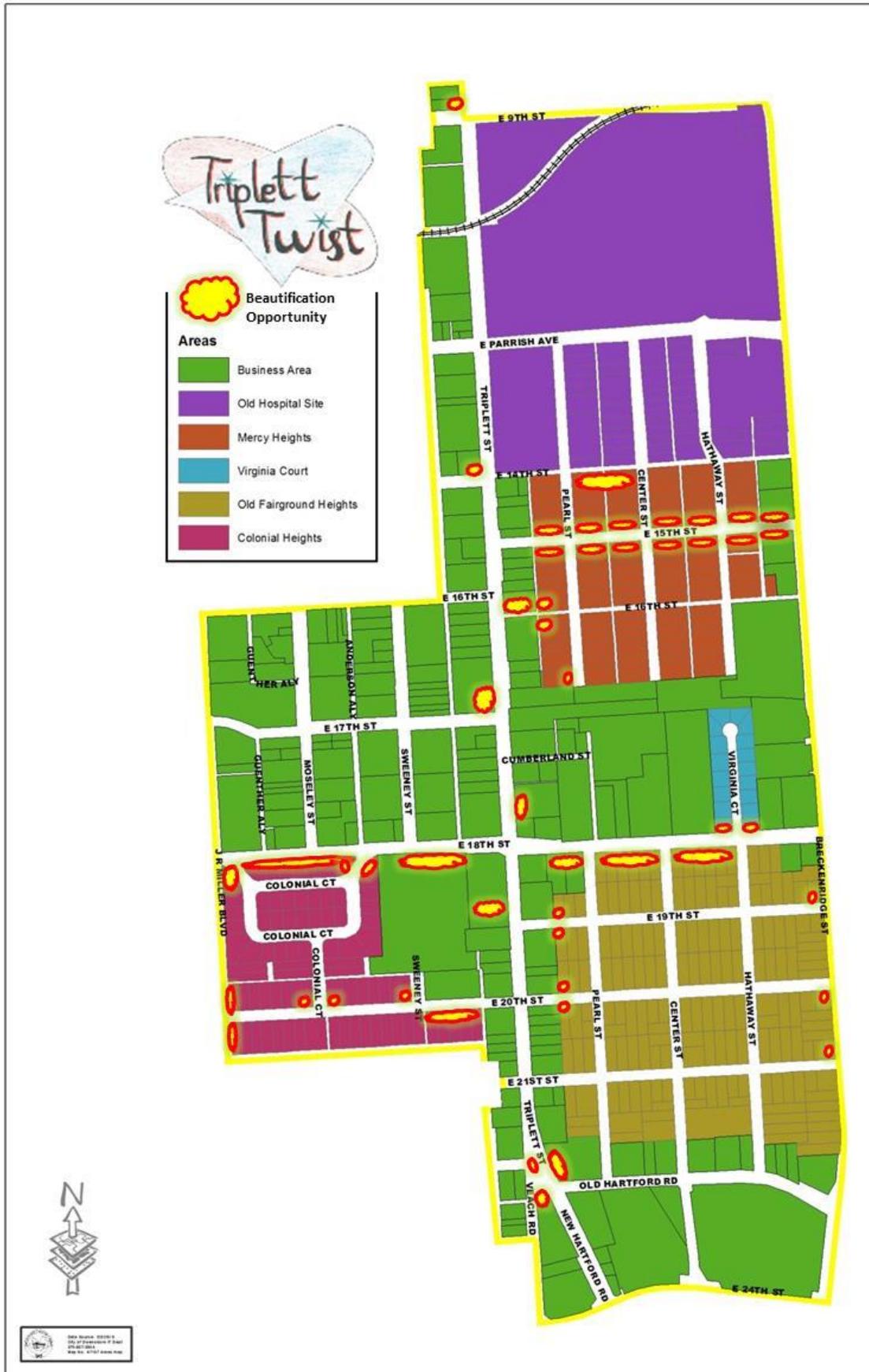
**Table #39 Projected CDBG Budget Commercial Beautification Improvements Projects
Within the Triplett Twist District Area by Funding Year**

Triplett Twist District CDBG Budget 2014 - 2018	Year #1 2014-15		Year #2 2015-16		Year #3 2016-17		Year #4 2017-18	
Beautification	CDBG \$	Private \$						
Neighborhood Beautification Improvements	\$ -	\$ -	\$ -	\$ -	\$ 65,000	\$ -	\$ -	\$ -
Commercial Beautification Improvements	\$ 20,000	\$ -	\$ 30,000	\$ -	\$ -	\$ -	\$ -	\$ -
Residential Landscape & Tree Improvements	\$ -	\$ -	\$ 41,000	\$ 9,375	\$ 58,375	\$ 9,000	\$ -	\$ -
Estimated Project CDBG Funding Totals	\$ 20,000	\$ -	\$ 71,000	\$ 9,375	\$ 123,375	\$ 9,000	\$ -	\$ -

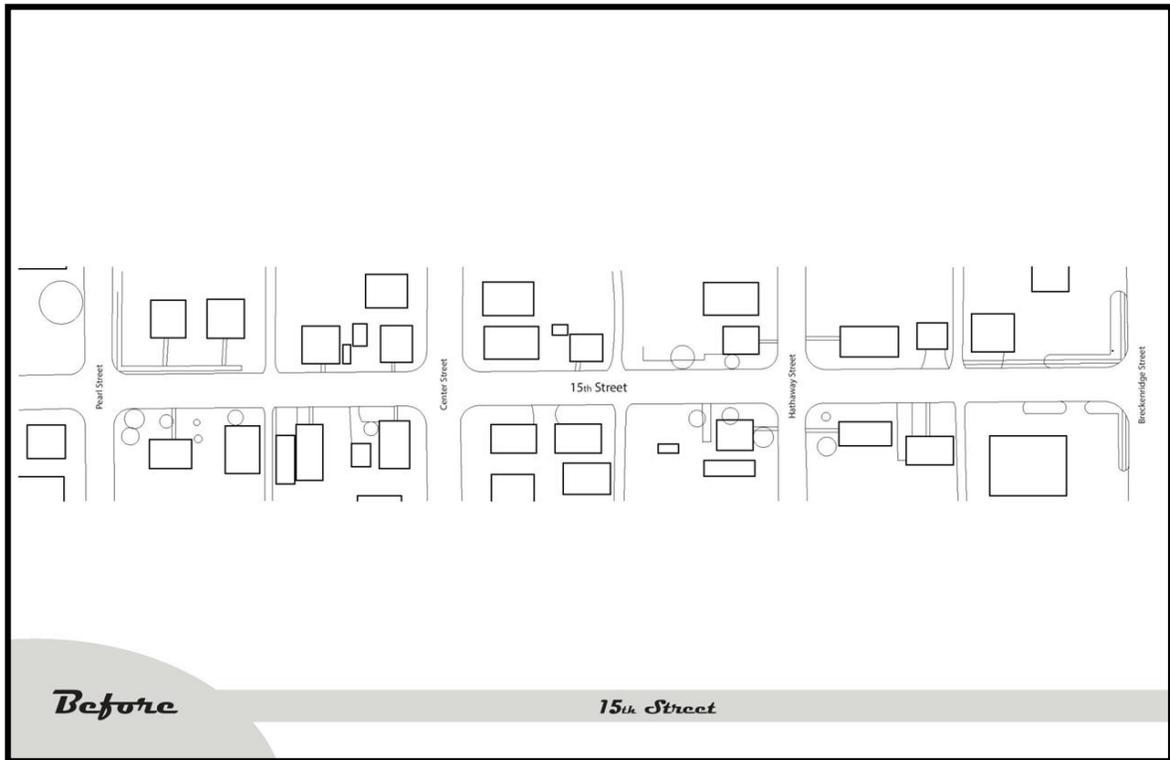
Map #16 Triplett Twist District High Visual Impact Areas



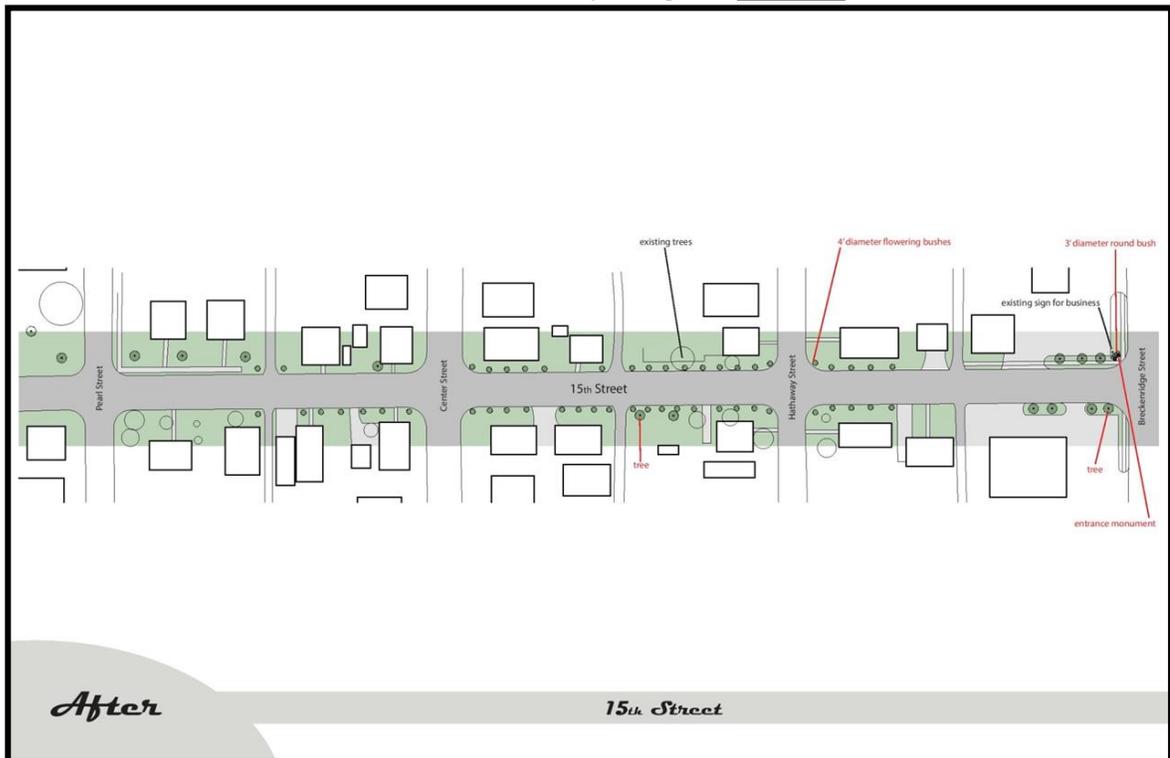
Map #17 Triplett Twist District Beautification Opportunity Areas



**Image #58 Conceptual Residential Beautification Improvement
E. 15th Street (Mercy Heights) BEFORE**



**Image #59 Conceptual Residential Beautification Improvement
E. 15th Street (Mercy Heights) AFTER**



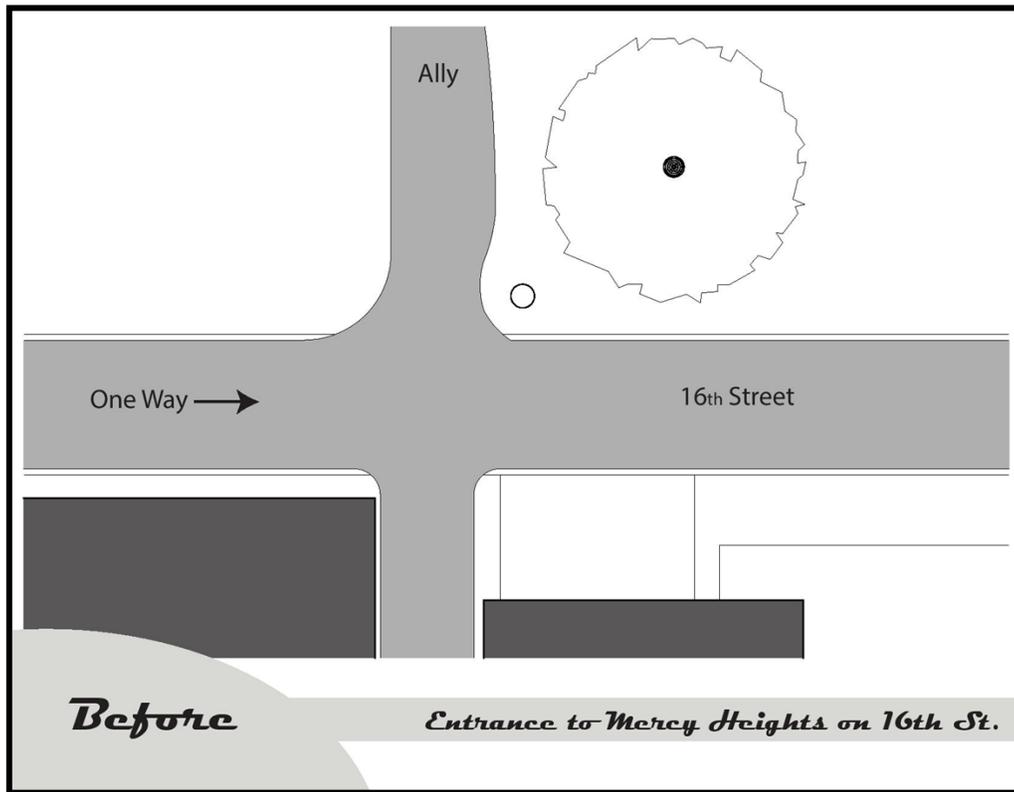
**Image #60 Conceptual Residential Beautification Improvement
E. 15th Street (Mercy Heights) BEFORE**



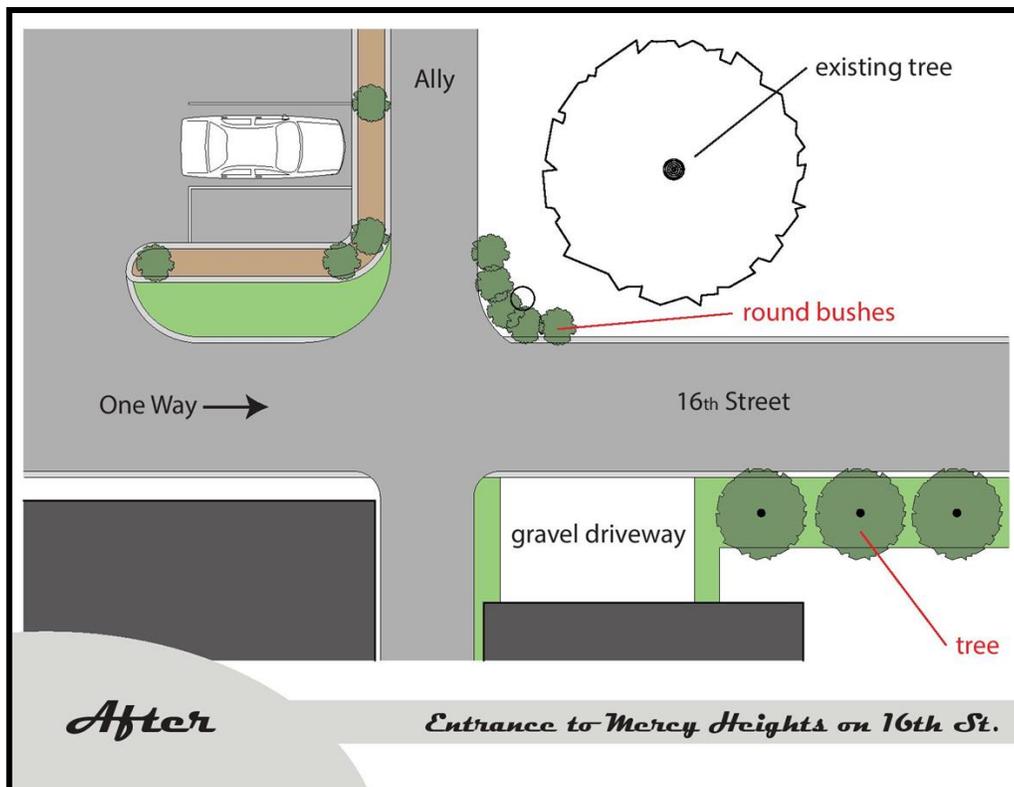
**Image #61 Conceptual Residential Beautification Improvement
E. 15th Street (Mercy Heights) AFTER**



**Image #62 Conceptual Residential Beautification Improvement
E. 16th Street (Mercy Heights) BEFORE**



**Image #63 Conceptual Residential Beautification Improvement
E. 16th Street (Mercy Heights) AFTER**



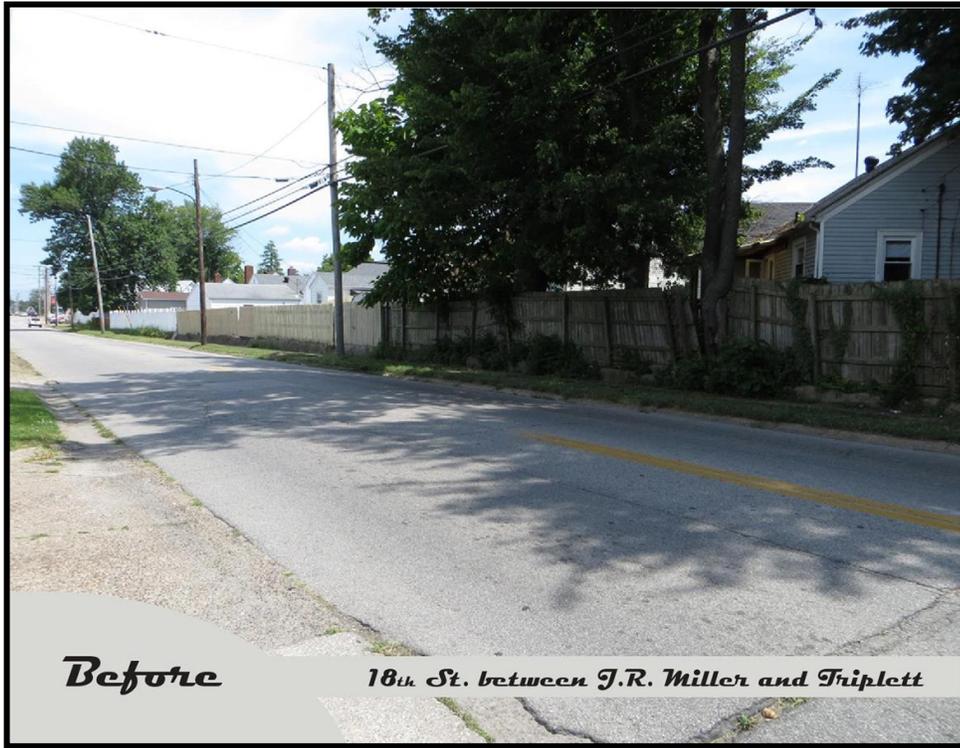
**Image #64 Conceptual Residential Beautification Improvement
E. 16th Street (Mercy Heights) BEFORE**



**Image #65 Conceptual Residential Beautification Improvement
E. 16th Street (Mercy Heights) AFTER**



**Image #66 Conceptual Residential Beautification Improvement
E. 18th Street near JR Miller Blvd. (Colonial Heights) BEFORE**



**Image #67 Conceptual Residential Beautification Improvement
E. 18th Street near JR Miller Blvd. (Colonial Heights) AFTER**



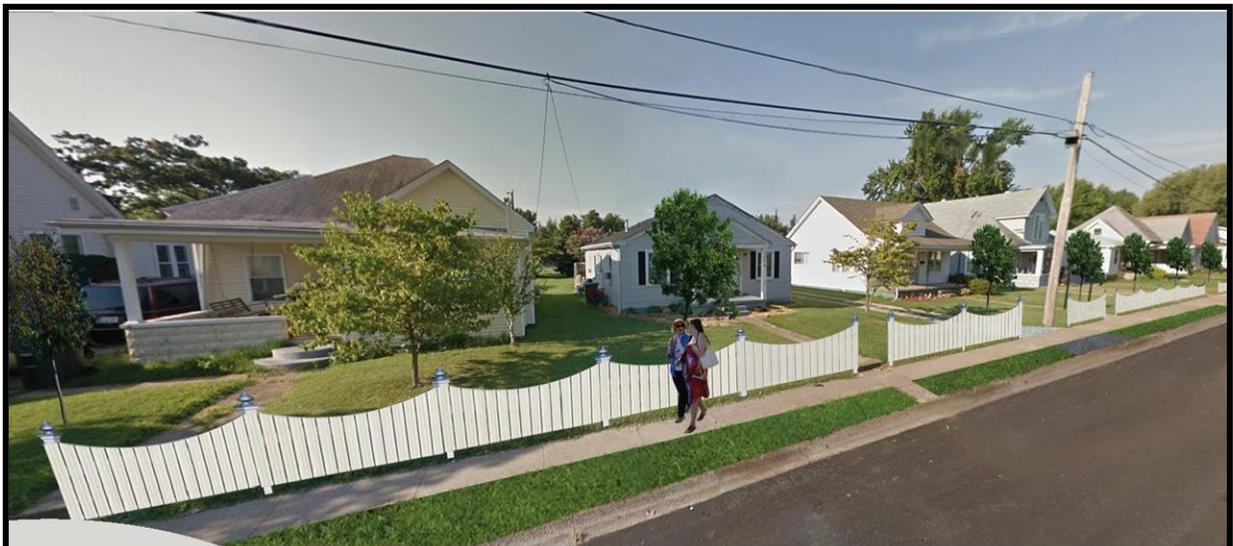
**Image #68 Conceptual Residential Beautification Improvement
E. 20th Street across from Gabes Tower (Colonial Heights) BEFORE**



Before

Across from Gabes Tower, 20th St.

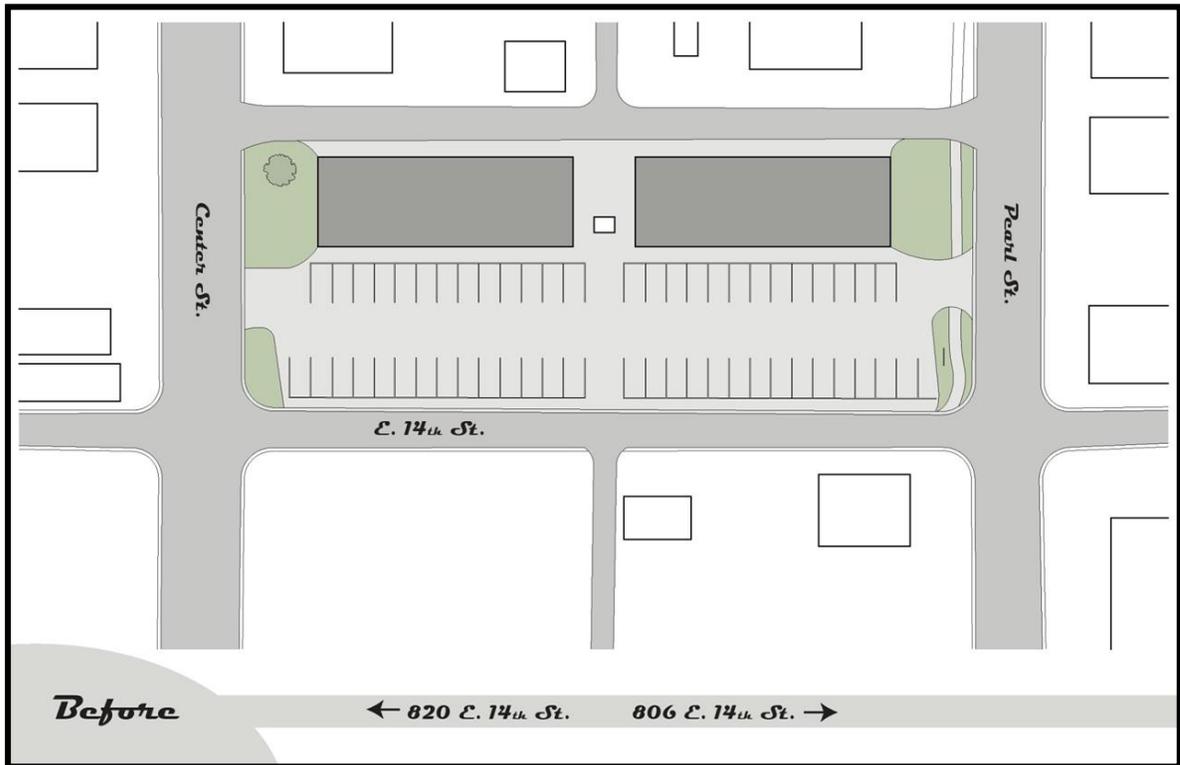
**Image #69 Conceptual Residential Beautification Improvement
E. 20th Street across from Gabes Tower (Colonial Heights) AFTER**



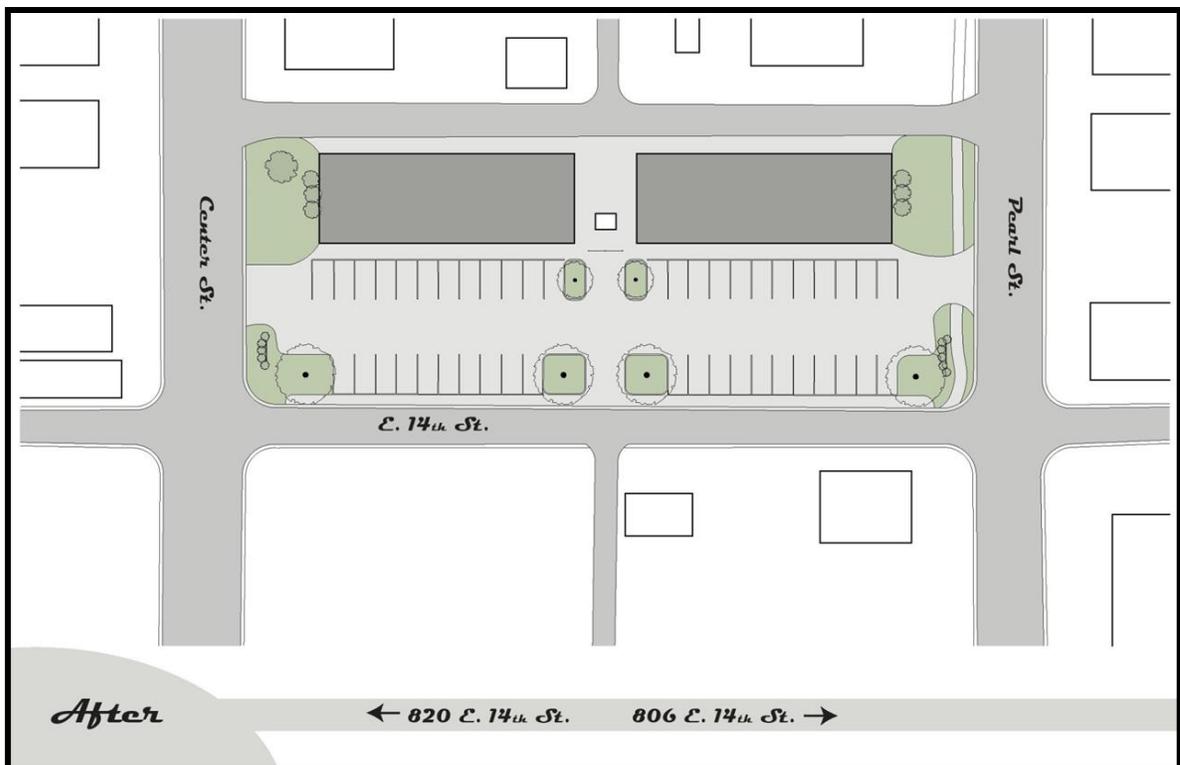
After

Across from Gabes Tower, 20th St.

**Image #70 Conceptual Residential Beautification Improvement
820 & 806 East 14th Street Apartments (Mercy Heights) BEFORE**



**Image #71 Conceptual Residential Beautification Improvement
820 & 806 East 14th Street Apartments (Mercy Heights) AFTER**



**Image #72 Conceptual Residential Beautification Improvement
820 East 14th Street Apartments (Mercy Heights) BEFORE**



**Image #73 Conceptual Residential Beautification Improvement
820 East 14th Street Apartments (Mercy Heights) AFTER**



**Image #74 Conceptual Residential Beautification Improvement
820 & 806 East 14th Street Apartments (Mercy Heights) BEFORE**



**Image #75 Conceptual Residential Beautification Improvement
820 & 806 East 14th Street Apartments (Mercy Heights) AFTER**



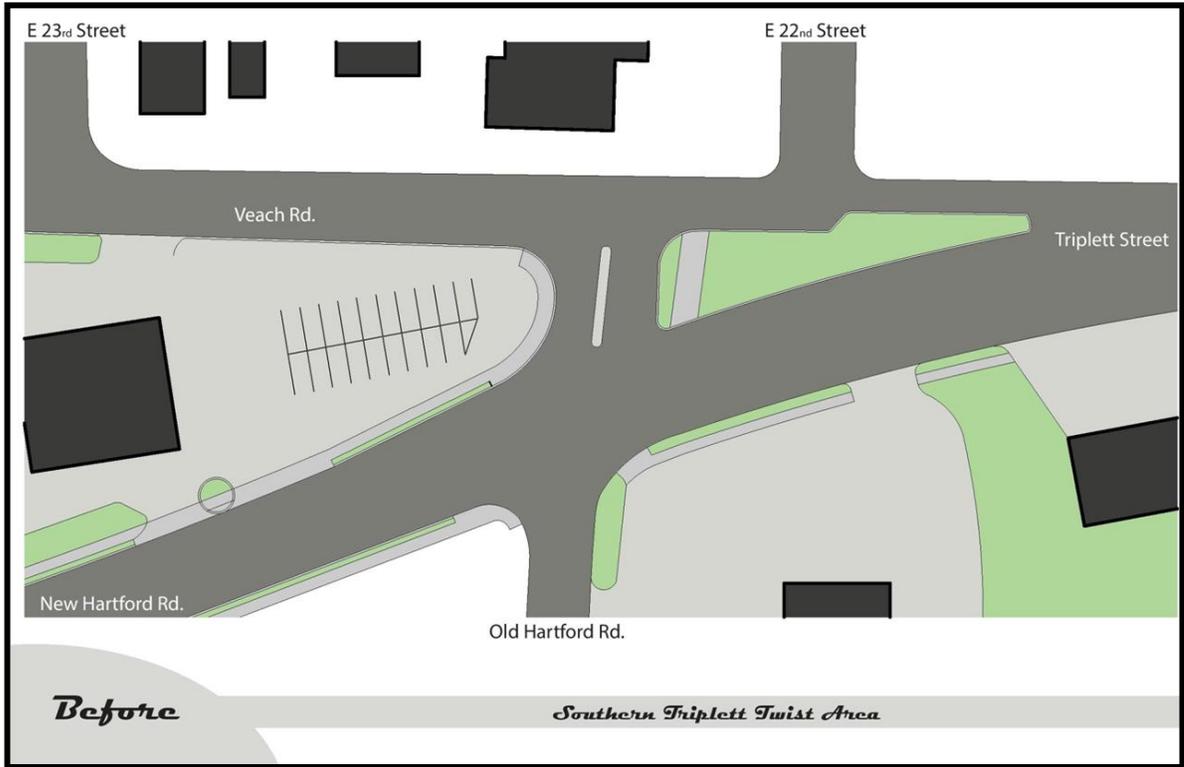
**Image #76 Conceptual Residential Beautification Improvement
806 East 14th Street Apartments (Mercy Heights) BEFORE**



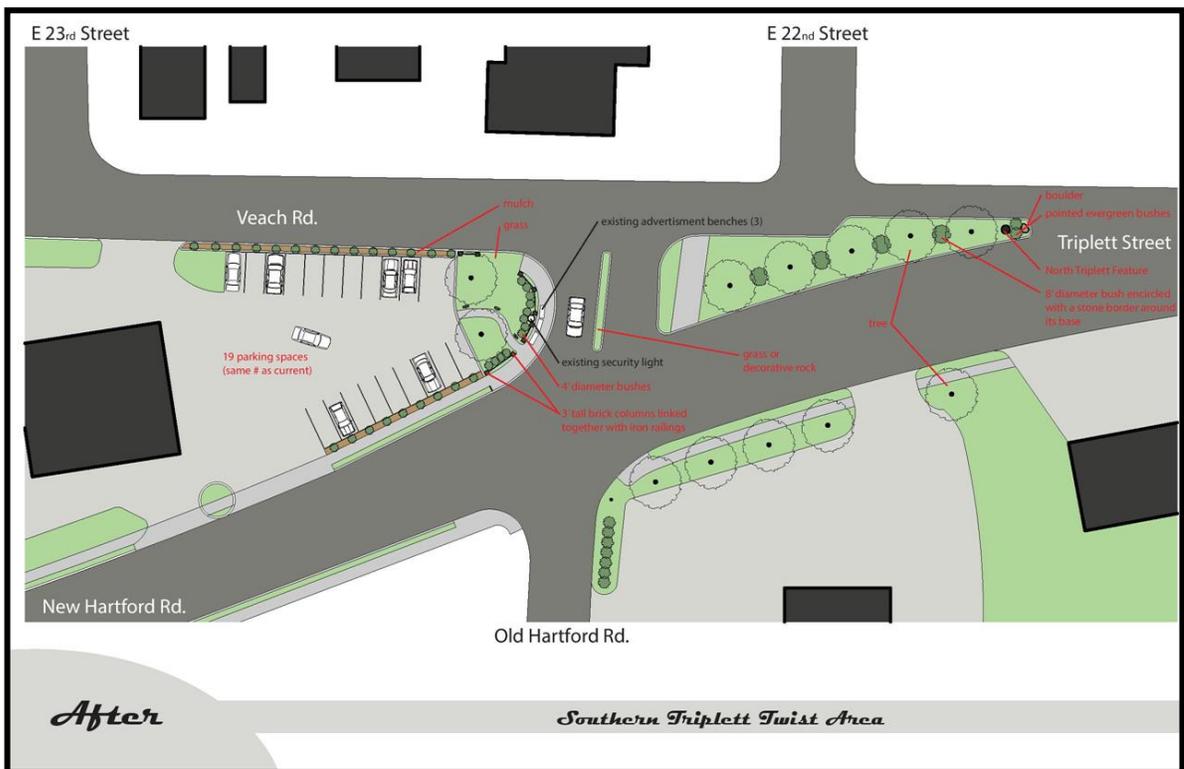
**Image #77 Conceptual Residential Beautification Improvement
806 East 14th Street Apartments (Mercy Heights) AFTER**



**Image #78 Conceptual Commercial Beautification Improvement
Southern Triplet Street Area BEFORE**



**Image #79 Conceptual Commercial Beautification Improvement
Southern Triplet Street Area AFTER**



**Image #80 Conceptual Commercial Beautification Improvement
Southern Triplett Street Area BEFORE**



**Image #81 Conceptual Commercial Beautification Improvement
Southern Triplett Street Area AFTER**



**Image #82 Conceptual Commercial Beautification Improvement
2215 New Hartford Rd. -Southern Triplett Street Area BEFORE**



**Image #83 Conceptual Commercial Beautification Improvement
2215 New Hartford Rd. -Southern Triplett Street Area AFTER**



**Image #84 Conceptual Commercial Beautification Improvement
2123 Triplett Street. -Southern Triplett Street Area BEFORE**



**Image #85 Conceptual Commercial Beautification Improvement
2123 Triplett Street. -Southern Triplett Street Area AFTER**



**Image #86 Conceptual Commercial Beautification Improvement
1737 Triplett Street. -Mid Triplett Street Area BEFORE**



**Image #87 Conceptual Commercial Beautification Improvement
1737 Triplett Street. -Mid Triplett Street Area BEFORE**



Property Maintenance Issues

As identified earlier only 29 properties within the Triplett Twist District area were identified to have active property maintenance issues in 2014 (see previous Table #6 and Map #8). Considering the overall size of the plan area this is relatively small number of active property maintenance issues. As the District transitions during the redevelopment efforts over the next three years, the focus of property maintenance code enforcement will adapt to the new level the areas level of acceptance of maintenance issues. A continued evaluation of the neighborhood by Property Maintenance Code Enforcement officials will be coordinated to ensure measured and progressive enforcement as the redevelopment moves forward.

Property Maintenance Issues recommended Actions:

1. Work with the City of Owensboro Property Maintenance Inspector to address the current 29 properties that are in violation of the Property Maintenance Code. A stepped up enforcement of Property Maintenance Code violation within the area will be pursued thru 2018 in order to compliment the significant public and private investment that will occur within the area. The following Violations categories will be strictly enforced in coordination with the Triplett Twist District redevelopment:

Structural – Roofs, gutters, siding, windows and trim work. Every structure shall be in a good state of repair and brought into compliance with the maximum standard (this standard shall be used consistently and fairly throughout the neighborhood).

Trash & Junk – All shall be removed from the eye of the public. There shall be a zero tolerance or acceptance of any accumulation of trash and junk.

Inoperative & Unlicensed Vehicles - All shall be removed from the eye of the public. There shall be a zero tolerance or acceptance of any such vehicles.

Tall Grass – Grass shall be maintained and not allowed to exceed 10 inches in height.

2. Gabes Tower is a significant structure located within the heart of the Triplett Twist District and has been vacant and a negative visual element for some time. The City is currently working with developers that have expressed intentions to revitalize the Tower into a hotel. If major renovations are not initiated by mid-2015, then the City should pursue property maintenance actions to have the Tower demolished.



Housing

Residential Exterior Rehab Program

Housing rehab programs offer opportunity for property owners to renovate existing single family homes within the defined Triplet Twist District Boundary. These rehab programs range from full grants with volunteer labor to matching grant opportunities to make repairs to the exterior of single family homes. The greatest leverage to increase the value of a home within this neighborhood is to make needed repairs to the exterior of the home. Repairs to the interior of the home become costly and does not significantly improve the value of neighboring homes. Repairs the exterior of the home are generally less expensive but make a dramatic impact on the curb appeal and the value of the home renovated as well as nearby homes. By assisting homeowners with exterior renovation, equity in value of the home rises and makes it possible for the owner to secure financing to make additional interior repair at a later time.

As previously detailed, the core neighborhoods within the Triplet Twist District currently (2014) have average 62% homeownership rate by single-family structure. The homeownership rates within this District are strong and typically a homeownership rate of 45% creates stability and livability within a as long as the homeownership rate remains steady and does not decrease over time. In order to further stabilize homeownership rates within the District grants can be utilized to assist existing homeowners in the area to renovated the exterior of their homes.



63% of existing owners within the neighborhood are classified as low-income persons or families according to HUD guidelines. Property values for single-family homeowners average \$59,474 within the four neighborhoods within the District. This low property value creates a situation for many existing homeowners in which it is difficult or impossible for to obtain loans for needed home improvements. The overall condition and value of homeowner property has a direct relationship and effect upon the value of rental investment property. In turn, rental investment property has a direct effect upon the value of homeowner property.



As noted earlier, the average value for single-family investment rental property is approximately \$11,200 less than single-family homeowner property. Even homeowners who possess the financial ability to further invest in their property may be hesitant to do so because of the condition of rental units within a neighborhood. Rental investors typically will not exceed the investment of homeowners within the neighborhood. This connection in value can lead to single-family investment rental properties not being maintained at a high level. This circle of value and lack of investment has the potential to take inner city neighborhoods spiraling downward if aggressive action is not taken to encourage investment within single-family homeowner properties that increase property values.

Residential Exterior Rehab Program Recommended Action:

1. Create an Existing Homeowner Exterior Rehab Matching Grant Program. Existing single-family homeowner homes will have the opportunity to participate in a 75/25 matching exterior repair grant (example would be city would pay for 75% of cost and owner would pay for 25% of cost plus amount over max grant). Grants may vary in match depending on household income limits. The program would target exterior improvements such as: windows, roof, paint and siding. A total of 50-70 homeowner properties could be assisted thru this program. Also, work with banks to create special home improvement loan programs that will assist low to moderate income individuals and families within the Triplett Twist District secure their personal match requirement for the rehabilitation. The total estimated cost for this program would be **\$279,000** in 2014-15, 2015-16, 2016-17 and 2017-18 CDBG funds (see Table #40 and Table #41).
2. Create a Rental Exterior Rehab Matching Grant Program. Existing single-family rental homes could have the opportunity to participate in a 25/75 matching exterior repair grant (example would be city would pay for 25% of cost and owner would pay for 75% of cost plus amount over max grant). No funding is being made available at this time. If funds become available due to lack of interest in the Existing Homeowner Rehab Program then funding may be utilized. The first priority will be to assist existing homeowner properties before rental.

**Table #40 Projected Existing Homeowner Exterior Repair Programs
Within the Triplett Twist District Area by Project**

Projected 75/25 Matching Grants for Single-Family Owner Homes Exrteriors	#	Estimated Cost (75%)	Total Estimated Grant	Total Estimated Private	Total Estimated Cost
Need Windows Replaced	40	\$ 2,800	\$ 84,000	\$ 28,000	\$ 112,000
Need Roof Replaced	20	\$ 8,000	\$ 120,000	\$ 40,000	\$ 160,000
Need Exterior Paint	0	\$ 2,000	\$ -	\$ -	\$ -
Need Vynil Siding	10	\$ 10,000	\$ 75,000	\$ 25,000	\$ 100,000
		Total Cost	\$ 279,000	\$ 93,000	\$ 372,000

**Table #41 Projected CDBG Budget Existing Homeowner Exterior Repair Program Projects
Within the Triplett Twist District Area by Funding Year**

Triplett Twist District CDBG Budget 2014 - 2018	Year #1 2014-15		Year #2 2015-16		Year #3 2016-17		Year #4 2017-18	
Existing Single-Family Homes	CDBG \$	Private \$						
Existing Single-Family Exterior Rehab Grants	\$ 20,000	\$ 6,600	\$ 66,000	\$ 21,780	\$ 72,000	\$ 23,760	\$ 121,000	\$ 40,860
Estimated Project CDBG Funding Totals	\$20,000	\$6,600	\$66,000	\$21,780	\$72,000	\$23,760	\$121,000	\$40,860

Homebuyer Homeownership Stabilization Programs



The City of Owensboro has a successful history in incentivizing private developers and contractors to construct high quality single family homes within older inner city neighborhoods. Incentives are necessary in order to make new housing construction a reality in these areas. The average valuation of a single family home located in the Triplett Twist District is around \$53 per square foot, while the average cost to develop and construct a new home of similar size per square foot would be \$120 per square foot (includes lot). The City of Homebuyer Program works with

non-profits (such as Habitat for Humanity) to develop and construct homes to the city's specifications and sell them too low to moderate income homebuyers at a price (\$68 per square foot) that is just below the appraised value, but significantly below actual development cost. The city covers the cost between the actual development cost and the appraised value, which in this scenario would be around \$52 per square foot. There are fewer opportunities to construct new homes within this area due to the lack of vacant lots and the higher quality condition of existing residential structures.



Existing vacant single family homes within the District may provide the opportunity for the City to purchase existing homes, renovate them and then sell them too low to moderate income buyers. The area has proven to be attractive to individuals and families interested in purchase a quality, older and affordable home. Opportunities exist to

provide assistance to potential low to moderate income buyers that are interested in purchasing a starter home in the area. A down payment assistance grant program could be utilized to provide homeownership opportunities while further stabilizing the balance between owner versus rental properties.



Homebuyer & Homeownership Stabilization Programs Recommended Action:

1. Create a Triplet Twist District Homebuyer Program. Work with non-profits, such as Habitat for Humanity and the Housing Authority of Owensboro to construct new or renovated existing homes and sell them too low to moderate income homebuyers. The City could also act as the non-profit developer for the homes. A total of 5 homes could be constructed or rehabbed then sold thru this program. Homes would be sold from \$1,000 to \$14,000 below the final appraised value. The total estimated cost for this program would be **\$362,500** in 2014-15, 2015-16, 2016-17 and 2017-18 HOME funds (see Table #42 and Table #43).

2. Create a Triplet Twist District Down Payment Assistance Program. Provide grant funds to assist low to moderate income individuals and families with down payment and closing cost in order to purchase existing homes within the Triplet Twist District. A qualified persons could receive up to \$5,000 in total assistance. This would provide many households the opportunity to purchase a home while increasing the likelihood that when a single-family home is on the market in the District that it will remain or be return to the status of a homeowner home. It is estimated that a total of 35 homes could be assisted thru this program. The total estimated cost for this program would be **\$131,250** in 2014-15, 2015-16, 2016-17 and 2017-18 HOME funds (see Table #42 and Table #43).

3. Work with banks to create special mortgage loan programs that will assist low to moderate income individuals and families purchase homes within the Triplet Twist District.

**Table #42 Projected Homebuyer & Homeownership Stabilization Programs
Within the Triplet Twist District Area by Project**

Projected Grants for Homebuyer & Homeownership Stabilization	#	Cost	Total Estimated Grant	Total Estimated Private	Total Estimated Cost
Build/Rehab Homes to Sell	5	\$ 72,500	\$ 362,500	\$ 425,000	\$ 787,500
Down Payment Assistance	35	\$ 5,000	\$ 131,250	\$ 2,275,000	\$ 2,406,250
		Total Cost	\$ 493,750	\$ 2,700,000	\$ 3,193,750

**Table #43 Projected HOME Budget Homebuyer & Homeownership Stabilization Projects
Within the Triplet Twist District Area by Funding Year**

Triplet Twist District HOME Budget 2014 - 2018	Year #1 2014-15		Year #2 2015-16		Year #3 2016-17		Year #4 2017-18	
	HOME \$	Private \$	HOME \$	Private \$	HOME \$	Private \$	HOME \$	Private \$
Homeownership								
Homebuyer Homes & Down payment Assistance	\$ 100,000	\$ 170,000	\$ 135,000	\$ 170,000	\$ 135,000	\$ 1,360,000	\$ 123,750	\$ 1,000,000
Estimated Project HOME Funding Totals	\$ 100,000	\$ 170,000	\$ 135,000	\$ 170,000	\$ 135,000	\$ 1,360,000	\$ 123,750	\$ 1,000,000

Safety

Sidewalks & Safety Improvements

A consistent and safe linkage of quality sidewalks exist for most of the commercial areas within the Triplett Twist District. Sidewalks do not exist within most of the four residential neighborhoods. In evaluating the possibility of installing sidewalks within the four existing neighborhoods it was determined that it would be a significant investment that has not been something that has been strongly requested as desired by residents through the planning process. Map #18 shows the location of key sidewalk linkages that are missing. Filling in these sidewalks will significantly increase the walkability of the District. The street lighting within the four neighborhoods and the commercial areas needs to be assessed to determine if there is opportunity to improve the quality and quantity of street lights to improve safety at night. Traffic along Triplett Street moves much quicker than the established speed limit and can create an unsafe situation for motorists and pedestrians trying to cross. Some existing businesses along Triplett Street utilize the public right of way and the sidewalk to display merchandise creating a safety hazard for pedestrians walking on the public sidewalks

Sidewalks & Safety Improvements Recommended Action:

1. Install new sidewalks within the areas represented on Map #18. It is estimated that a total 1,800 lft of sidewalks will be installed. The total estimated cost for this program would be **\$81,000** in 2017-18 CDBG funds (see Table #43 and Table #44).
2. Install new bus shelter at Gabes Shopping Center, facing Triplett Street. Design in shelter should be unique and (see Image #68 as an example) complement the visual theme of the District established by the District Iconic Element. The total estimated cost for this program would be **\$40,000** in 2017-18 CDBG funds (see Table #43 and Table #44).
3. Request for OMU to review the existing street lights within the area and determine where new lights need to be installed to create a warm and safe atmosphere during nighttime hours.
4. Work with Owensboro Police Department on focused enforcement efforts to reduce the speed of cars traveling on Triplett Street.
5. Work with the State to confirm that street markings and signage are correct and in good shape along Triplett Street.
6. Work with City Code enforcement officials to not allow businesses along Triplett Street to display merchandise on or around the public sidewalk.

**Table #44 Projected Safety Improvements
Within the Triplett Twist District Area by Project**

Projected Grants for Safety Projects	#	Cost	Total Estimated Grant	Total Estimated Private	Total Estimated Cost
(lft) Install New Sidewalks	1800	\$ 45	\$ 81,000	\$ -	\$ 81,000
Install Unique Bus Shelter	1	\$ 40,000	\$ 40,000	\$ -	\$ 40,000
		Total Cost	\$ 121,000	\$ -	\$ 121,000

**Table #45 Projected CDBG Budget Safety Improvements Projects
Within the Triplett Twist District Area by Funding Year**

Triplett Twist District CDBG Budget 2014 - 2018	Year #1 2014-15		Year #2 2015-16		Year #3 2016-17		Year #4 2017-18	
	CDBG \$	Private \$						
Sidewalk Improvements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 81,000	\$ -
Bus Shelter Improvement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 40,000	\$ -
Estimated Project HOME Funding Totals	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$121,000	\$ -

Image #88 Conceptual Triplett Twist District Bus Shelter Design

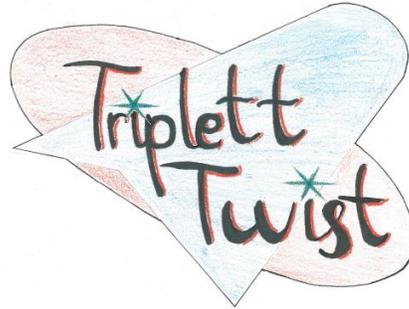


Map #18 Triplett Twist District Potential Sidewalk Improvements



Triplett Twist

District



Area Redevelopment Plan

2015 – 2018 POTENTIAL PROJECTS & BUDGET

Tables #46, #47 and #48 detail the projected 2014 – 2018 Triplett Twist District Redevelopment Plan Budget and include all projects identified earlier in the Plan as Major Challenges. The Proposed Budget Tables detail five (5) major Project Categories (**Neighborhood Identity, Commercial Buildings, Beautification, Housing and Safety**), 16 Sub Project Categories and 518 potential Individual projects funded, consisting of 26 Neighborhood Identity, 34 Commercial Buildings, 356 Beautification, 90 Housing and 12 Safety projects. CDBG and HOME funding will be utilized to cover all of the proposed public investment and it is forecasted that funding will be sufficient to fully implement the identified projects from 2015 – 2018.

A total of **\$1,665,725** in Public Funding is estimated to be available from 2014 – 2018 (\$1,171,975 in CDBG and \$493,750 in HOME Funds) (see Table #47 and Table #48). The estimated total Public and Private investment that will occur from 2014 – 2018 within the Triplett Twist District will be **\$4,763,500** (see Table #49). This breaks down to **\$1,665,725 Public investment** (35%) and **\$3,097,775 Private investment** (65%).

The **Triplett Twist District Redevelopment Advisory Team** has prioritized all of the potential projects and selected those that would have an opportunity for funding in a specific fiscal year during Plan implementation. CDBG funds are Community Development Block Grant funding that have a wide range of eligible uses that can benefit low to moderate income individuals. HOME funds can be used for homeownership related activities such as a homebuyer or down payment assistance programs. For more specific information for a particular project refer back to the Major Challenges Identified and Proposed Actions Section of this Plan that starts on page 38.

Table #46 Projected Triplett Twist District Total Public and Private Funds for Proposed Projects to meet Identified Major Challenges 2014-2018

Neighborhood Identity	Public Grant Funds	Private Funds	Total Funds
Neighborhood Entry Projects	\$ 86,000	\$ -	\$ 86,000
Iconic Distirct Identification Projects	\$ 42,000	\$ -	\$ 42,000
<i>Neighborhood Identity Total</i>	\$ 128,000	\$ -	\$ 128,000
Commercial Buildings	Public Grant Funds	Private Funds	Total Funds
Exterior Commercial Facelift Program	\$ 270,000	\$ 180,000	\$ 450,000
Commercial Sign Replacement Program	\$ 33,600	\$ 22,400	\$ 56,000
Commercial Parking Lot Enhancement Program	\$ 126,000	\$ 84,000	\$ 210,000
<i>Commecial Buildings Total</i>	\$ 429,600	\$ 286,400	\$ 716,000
Beautifcation	Public Grant Funds	Private Funds	Total Funds
Commercial Beautification Projects	\$ 50,000	\$ -	\$ 50,000
Single-Family Home Tree Program	\$ 44,250	\$ -	\$ 44,250
Single-Family Landcape Improvement Program	\$ 55,125	\$ 18,375	\$ 73,500
Neighborhood Beautification Projects	\$ 65,000	\$ -	\$ 65,000
<i>Beautification Total</i>	\$ 214,375	\$ 18,375	\$ 232,750
Housing	Public Grant Funds	Private Funds	Total Funds
Window Replacement Program	\$ 84,000	\$ 28,000	\$ 112,000
Roof Replacement Program	\$ 120,000	\$ 40,000	\$ 160,000
Exterior Siding Replacement Program	\$ 75,000	\$ 25,000	\$ 100,000
Homebuyer Build / Rehab Program	\$ 362,500	\$ 425,000	\$ 787,500
Homebuyer Downpayment Assistance Program	\$ 131,250	\$ 2,275,000	\$ 2,406,250
<i>Housing Total</i>	\$ 772,750	\$ 2,793,000	\$ 3,565,750
Safety	Public Grant Funds	Private Funds	Total Funds
Sidewalk Replacement Projects	\$ 81,000	\$ -	\$ 81,000
Bus Shelter Installation Project	\$ 40,000	\$ -	\$ 40,000
<i>Safety Total</i>	\$ 121,000	\$ -	\$ 121,000
Challenge Category	Public Grant Funds	Private Funds	Total Funds
Neighborhood Identity	\$ 128,000	\$ -	\$ 128,000
Commercial Buildings	\$ 429,600	\$ 286,400	\$ 716,000
Beautifcation	\$ 214,375	\$ 18,375	\$ 232,750
Housing	\$ 772,750	\$ 2,793,000	\$ 3,565,750
Safety	\$ 121,000	\$ -	\$ 121,000
<i>Challange Total</i>	\$ 1,665,725	\$ 3,097,775	\$ 4,763,500

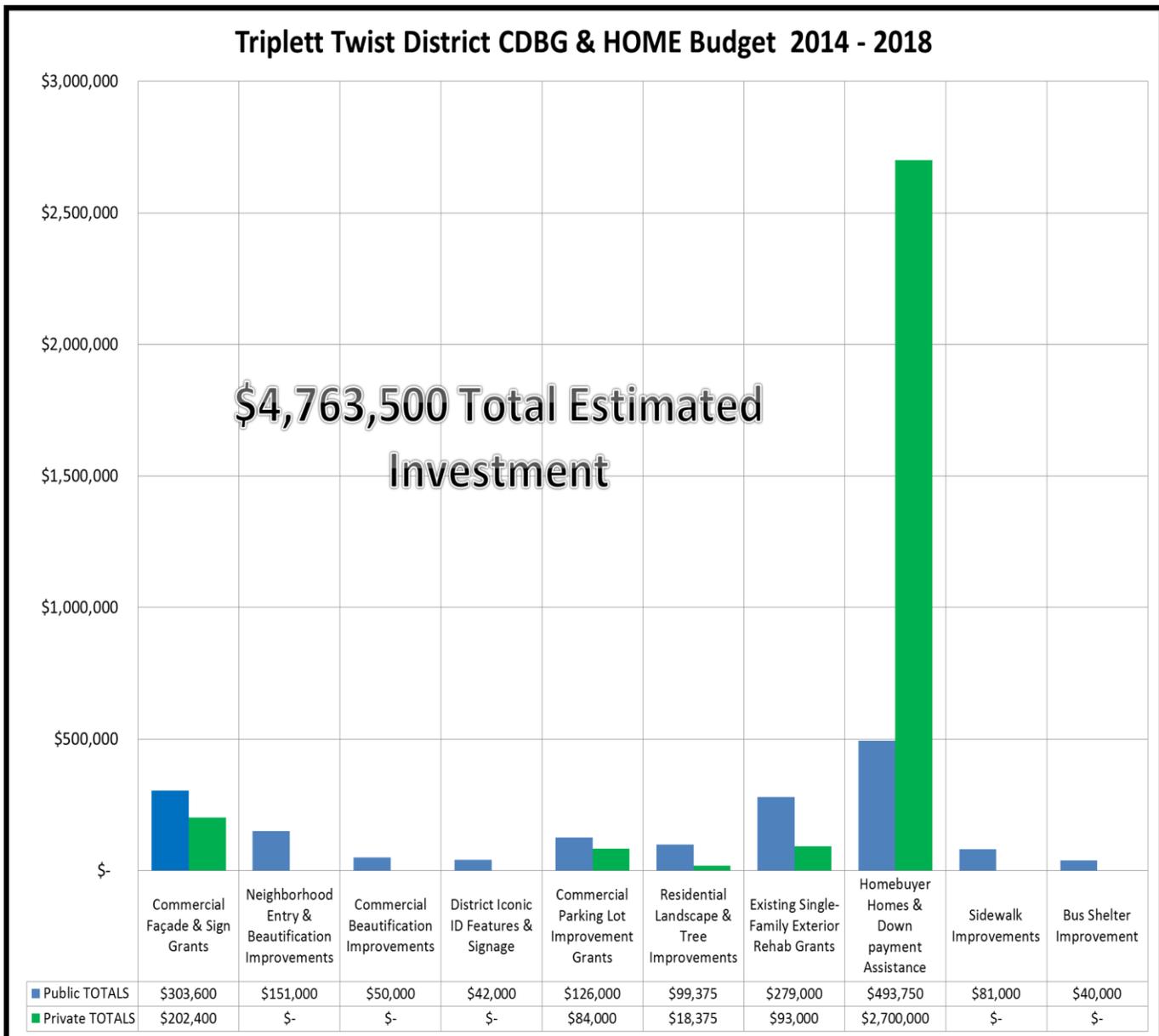
**Table #47 Projected Triplett Twist District Total Public and Private Funds
Proposed Projects Addressing Identified Major Challenges by CDBG Grant Year 2014-2018**

Triplett Twist District CDBG Budget 2014 - 2018	Year #1 2014-15		Year #2 2015-16		Year #3 2016-17		Year #4 2017-18	
	CDBG \$	Private \$	CDBG \$	Private \$	CDBG \$	Private \$	CDBG \$	Private \$
Proposed Triplett Twist District Projects								
Commercial Façade & Sign Grants	\$ 100,000	\$70,000	\$75,000	\$ 50,000	\$ 108,625	\$ 70,000	\$ 19,975	\$12,400
Neighborhood Entry Improvements	\$ -	\$ -	\$60,000	\$ -	\$ 26,000	\$ -	\$ -	\$ -
Neighborhood Beautification Improvements	\$ -	\$ -	\$ -	\$ -	\$ 65,000	\$ -	\$ -	\$ -
Commercial Beautification Improvements	\$ 20,000	\$ -	\$30,000	\$ -	\$ -	\$ -	\$ -	\$ -
District Iconic ID Features & Signage	\$ 5,000	\$ -	\$37,000	\$ -	\$ -	\$ -	\$ -	\$ -
Commercial Parking Lot Improvement Grants	\$ 105,000	\$70,000	\$21,000	\$ 14,000	\$ -	\$ -	\$ -	\$ -
Residential Landscape & Tree Improvements	\$ -	\$ -	\$41,000	\$ 9,375	\$ 58,375	\$ 9,000	\$ -	\$ -
Existing Single-Family Exterior Rehab Grants	\$ 20,000	\$ 6,600	\$66,000	\$ 21,780	\$ 72,000	\$ 23,760	\$121,000	\$40,860
Homebuyer Homes & Down payment Assistance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sidewalk Improvements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 81,000	\$ -
Bus Shelter Improvement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 40,000	\$ -
Estimated Project CDBG Funding Totals	\$250,000	\$146,600	\$330,000	\$95,155	\$330,000	\$102,760	\$261,975	\$53,260

**Table #48 Projected Triplett Twist District Total Public and Private Funds
Proposed Projects Addressing Identified Major Challenges by HOME Grant Year 2014-2018**

Triplett Twist District HOME Budget 2014 - 2018	Year #1 2014-15		Year #2 2015-16		Year #3 2016-17		Year #4 2017-18	
	HOME \$	Private \$	HOME \$	Private \$	HOME \$	Private \$	HOME \$	Private \$
Proposed Triplett Twist District Projects								
Commercial Façade & Sign Grants	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Neighborhood Entry Improvements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Neighborhood Beautification Improvements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Commercial Beautification Improvements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
District Iconic ID Features & Signage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Commercial Parking Lot Improvement Grants	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Residential Landscape & Tree Improvements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Existing Single-Family Exterior Rehab Grants	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Homebuyer Homes & Down payment Assistance	\$ 100,000	\$170,000	\$135,000	\$ 170,000	\$135,000	\$1,360,000	\$123,750	\$1,000,000
Sidewalk Improvements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Bus Shelter Improvement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Estimated Project HOME Funding Totals	\$100,000	\$170,000	\$135,000	\$ 170,000	\$135,000	\$1,360,000	\$123,750	\$1,000,000

**Table #49 Projected Triplet Twist District Total Public and Private Funds
Proposed Projects Addressing Identified Major Challenges
for CDBG & HOME Grant Year 2014-2018**



The Projected Statistics

See Table #50 thru Table #53 for projected statistical changes that are anticipated to occur within the Triplett Twist District by 2018. The total taxable assessed value of all property is projected to increase by 4% from \$56.9 million in 2014 to \$59.4 million in 2018 (\$2.5 million increase). The rate of homeownership by structure is estimated to increase from **62%** to **69%** in the District. Five (5) new homes will be constructed within the neighborhood and fifty (50) existing homes will be renovated. The rate of unsound structures within the neighborhood will decrease from 12.9% to 9% by 2018. Table #54 show the projected main outcomes for the Triplett Twist District redevelopment as compared to the BaptistTown, Old Germantown District and Mechanicsville efforts (see Map #19)

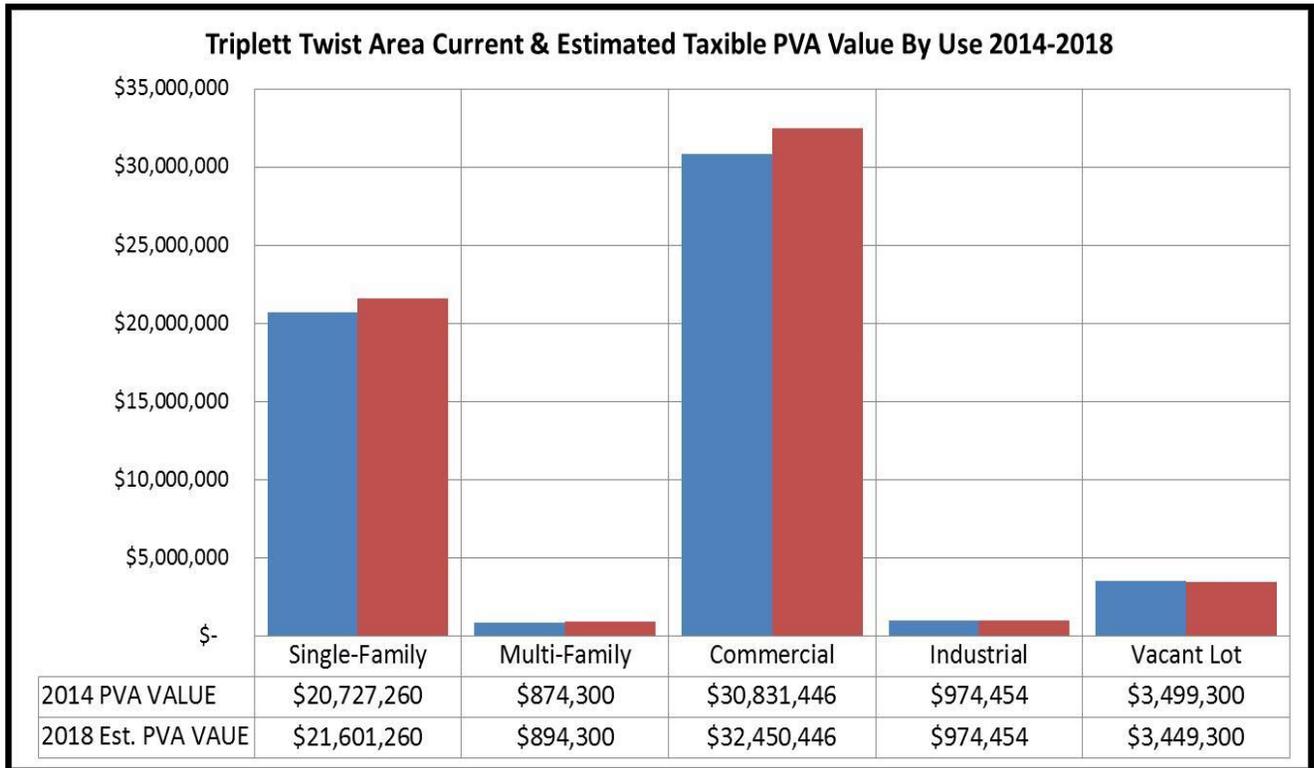
Implementation

This Plan and recommended actions will be implemented by the Community Development Department of the City of Owensboro. The Mayor and City Commission have appointed the Triplett Twist District Redevelopment Advisory Team. This Team consists of individuals that live or own businesses within the redevelopment area. The Advisory Team will provide oversight for the redevelopment and work with the Community Development Department on implementation of the proposed recommendations. The Advisory Team will assist the Community Development Department in identifying and selecting visual elements relating to housing, neighborhood signage, and landscaping.

Citizen Involvement in Plan

A Twelve (12) member Redevelopment Advisory Team was appointed by the Mayor to work with the Community Development Department staff to create the Triplett Twist District Redevelopment Plan. All of the Advisory Team members live within or own businesses or property within the District and are active in the community. The Advisory Team has met on three (3) occasions to create and then refine the draft of the Plan. The Advisory Team members will also be active during the Plan Implementation over the next three (3) years by assisting in clarification of Plan objectives and communicating with their neighbors about the status of the implementation. A Pre-Planning Public hearing was held on **June 6, 2015** to solicit comments from the public. Twenty-three (23) interested persons attended the first hearing. An overview of potential projects and active discussion with participants occurred. A second public Hearing was held on **January 22, 2015** in order to obtain input from the public concerning the general direction and refinement of possible projects as established by the Triplett Twist District Redevelopment Advisory Team. Sixteen (16) interested persons attended the first hearing. A third Public Hearing conducted by the Owensboro Citizen Advisory Board for Community Development was held on **March 2, 2015** and the first draft of the Triplett Twist District Area Redevelopment Plan was presented as well as an opportunity for the public to present projects or provide information for the 2015-2019 Consolidated Plan and the 2015-2016 Annual Action Plan. A total of (14) interested person attended the hearing and all comments from the public related to questions and support for the Triplett Twist District Redevelopment Plan. A fourth and final Public Hearing was held on **April 13, 2015** to recommend the Plans to the City Commission for approval. The meeting was attended by 11 residents and the Plan was unanimously approved for recommendation to the City Commission. The City commission approved the recommended Mechanicsville Redevelopment Plan at a public meeting on **May 5, 2015** (Municipal Order # __-2015). The Grass Roots nature of this process has created a document that takes the vision, priorities and dreams of the residents who live in the neighborhood and converts them into specific actions and projects based on available resources to significantly revitalize the area within a three year time-frame.

**Table #50 Triplet Twist District Area
Projected Taxable PVA Valuations by Use 2014-2018**



**Table #51 Triplet Twist District Residential Neighborhoods
Projected Ownership by Tenure – 2018**

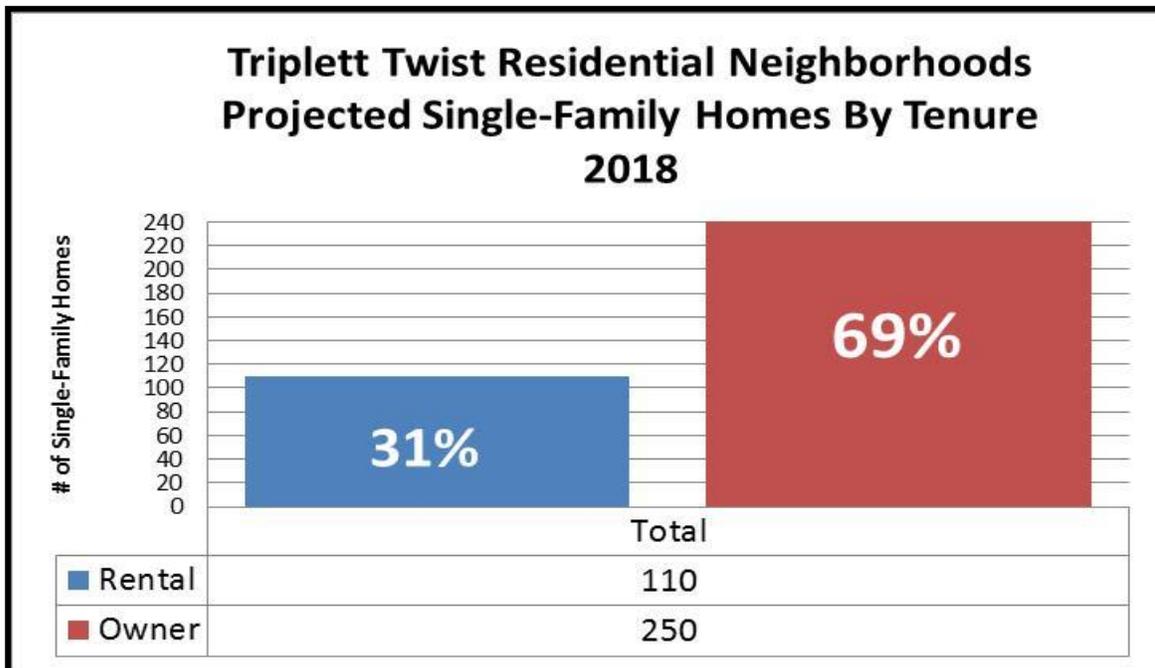
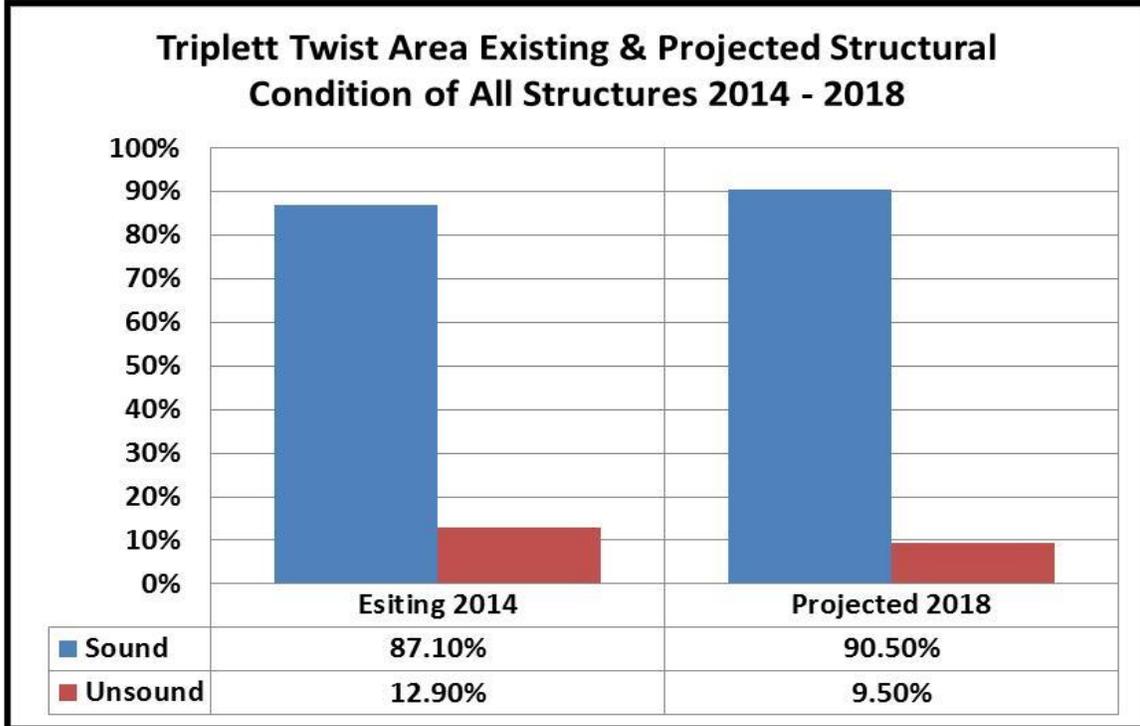


Table #52 Triplet Twist District Area

Projected Structural Condition (All Structures) Current & Proposed 2014 - 2018



**Table #53 Triplett Twist District Area
Front Yard Landscape Condition Current & Proposed 2014-2018**

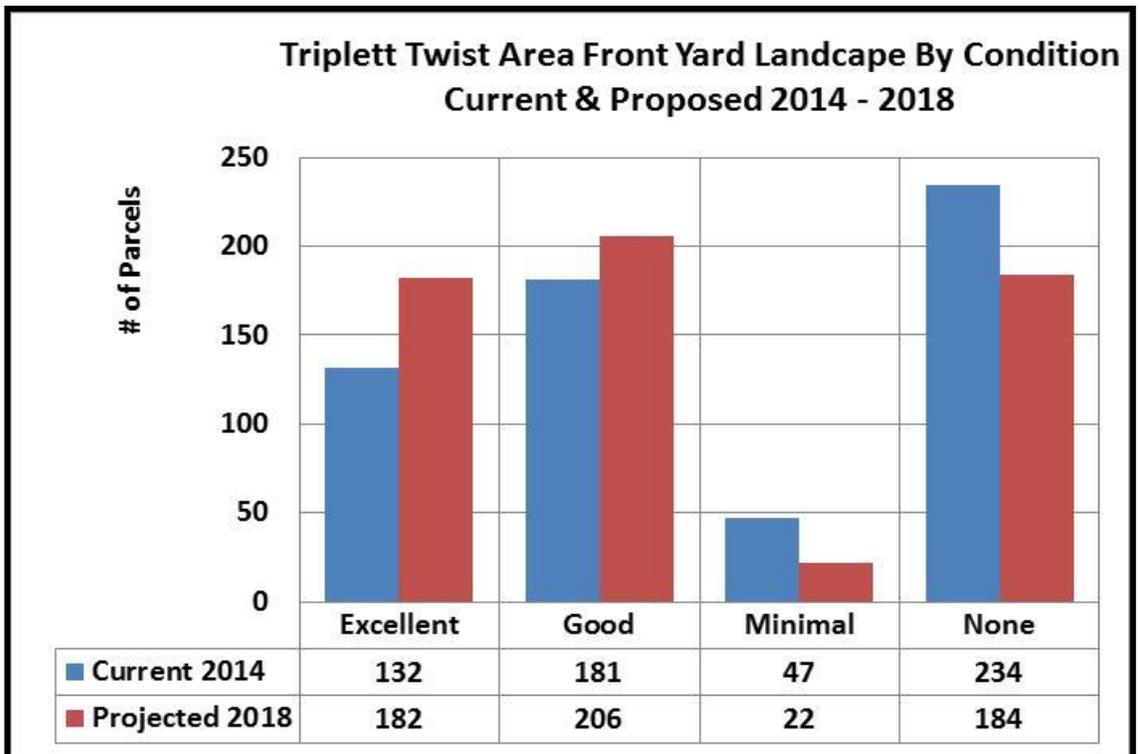


Table #54 Comparison of All Redevelopment Neighborhoods 1999 – 2018

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

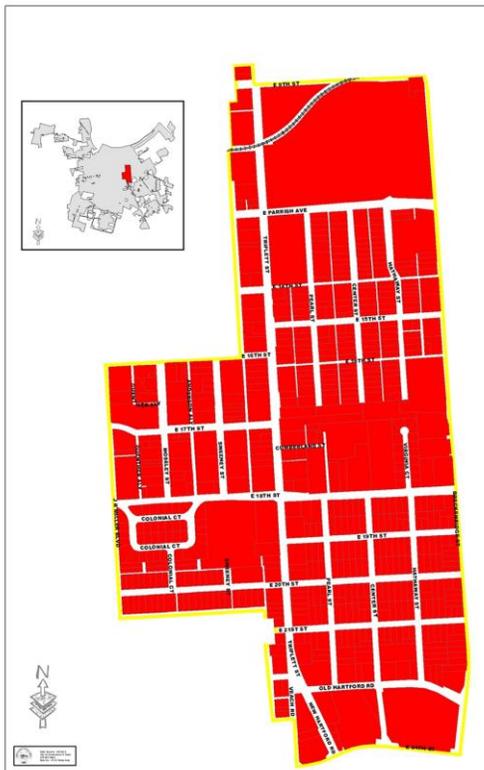
Map #19 Neighborhood Redevelopment Plan Areas 1999-2018



Triplett Twist District

Neighborhood Redevelopment Plan

2015 – 2018



Neighborhood Revitalization Strategy Area (NRSA)

This portion of the Plan is to specifically address HUD NRSA Requirements”

Triplett Twist District NRSA Goals:

1. Build Strong Neighborhoods.
2. Make Neighborhoods attractive for investment.
3. Encourage and maintain neighborhood participation for long-term stability of the neighborhood.
4. Encourage mutual participation from citizens, financial institutions, churches, non-profit developers and the Community Development Office.
5. Encourage Neighborhood Advisory Boards to be involved in the process of identifying needs within their neighborhoods.
6. Attack the problems associated with declining neighborhoods with a multi-pronged coordinated approach.
7. Economic empowerment of low to moderate-income residents within the most distressed neighborhood of our community.

NRSA Benefits for Triplett Twist District:

NRSA Job Creation / retention as Low / Moderate Income Area Benefit

Eliminates the need to track income of persons hired for jobs created with federal funds.

NRSA Aggregation of Housing Units

Allows for greater flexibility to carry out housing programs that revitalize neighborhoods. All housing created or maintained in the area will be assumed to assist low to moderate-income families and persons.

NRSA Aggregate Public Benefit Standard Exemption

Increase flexibility for economic development activities by reducing record keeping requirements.

NRSA Public Service Cap Exemption

Public Services carried out pursuant to the Strategy by a CBDO will be exempt from the public service cap. Strategy will be implemented in accordance with Civil rights related requirements (24 CFR part 91) as addressed by the Consolidated Plan.

NRSA Boundaries

The Triplett Twist District Neighborhood Revitalization Strategy Area (TTD-NRSA) shall be bounded on the north by East 9th Street, on the south by East 24th Street, on the east by Breckenridge Street and on the west by JR Miller Blvd., and includes Triplett Street, East Parrish Avenue, East 14th Street, East 15th Street, East 16th Street, East 17th Street, Cumberland Street, East 18th Street, Colonial Court, East 19th Street, East 20th Street, East 21st Street, Old Hartford Road, New Harford Road, Veach Road, Hathaway Street, Center Street, Pearl Street, Virginia Court, Sweeny Street, Moseley Street, Anderson Alley and Guenther Alley (see Map #19). The Triplett Twist District Revitalization Area encompasses approximately 250 acres, 601 parcels of property and is primarily residential (65%), but it also includes commercial, industrial and other public use properties (35%). The Triplett Twist District Revitalization Area includes four (4) defined residential neighborhoods: Mercy Heights, Virginia Court, Old Fairground Heights and Colonial Heights.

The Triplett Twist District Area is located within portions of Census Tract #3- Block Group #100, Census Tract #4- Block Group #300, Census Tract #5- Block Group #100, Census Tract #8- Block Group #100 and Census Tract #9- Block Groups #200 & #300; which consist of an average of 63.2% low to moderate income households (see Table #55) (see Map #20). The data in Table #55 represents information for the entire block group and only portions of the block group are located within the Triplett Twist boundary. According to the 2010 estimated Census information. The total estimated population of the District is 1,071 (2.3 persons per household).

Map #19 Triplett Twist District Area Neighborhood Revitalization Strategy Area Boundary 20

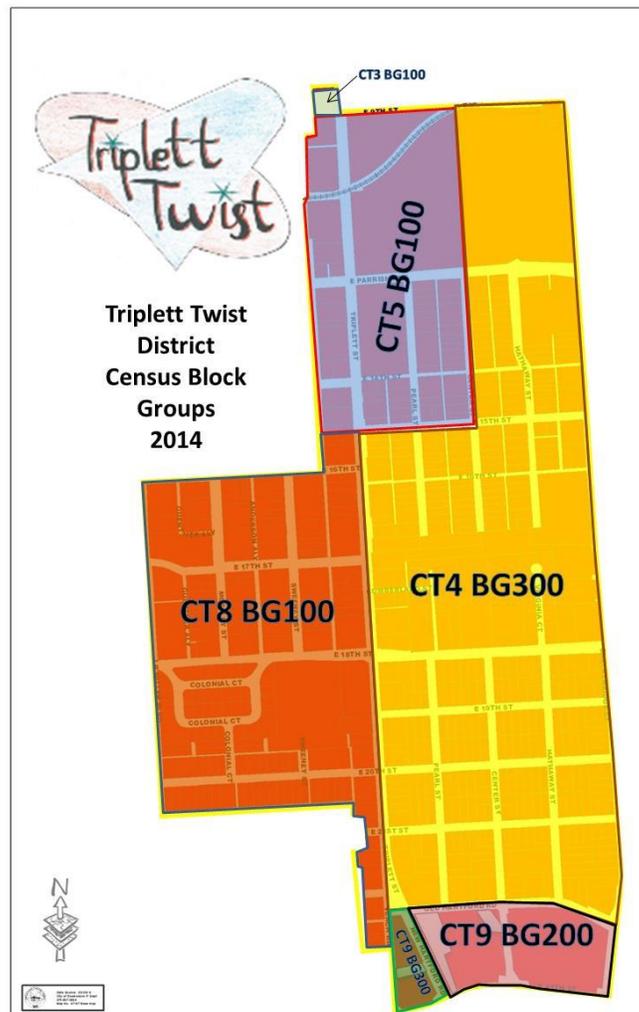


**Table #55: Triplet Twist District Area 2014 HUD Census Information
Low to Moderate Income Block Group Data**

Census Tract	Block Group	Low/Mod Households	Total Households Universe	Low/Mod %
3	1	365	460	79.3%
4	3	1215	1605	75.7%
5	1	435	985	44.2%
8	1	425	755	56.3%
9	2	715	1170	61.1%
9	3	875	1400	62.5%
	Totals	4030	6375	63.2%

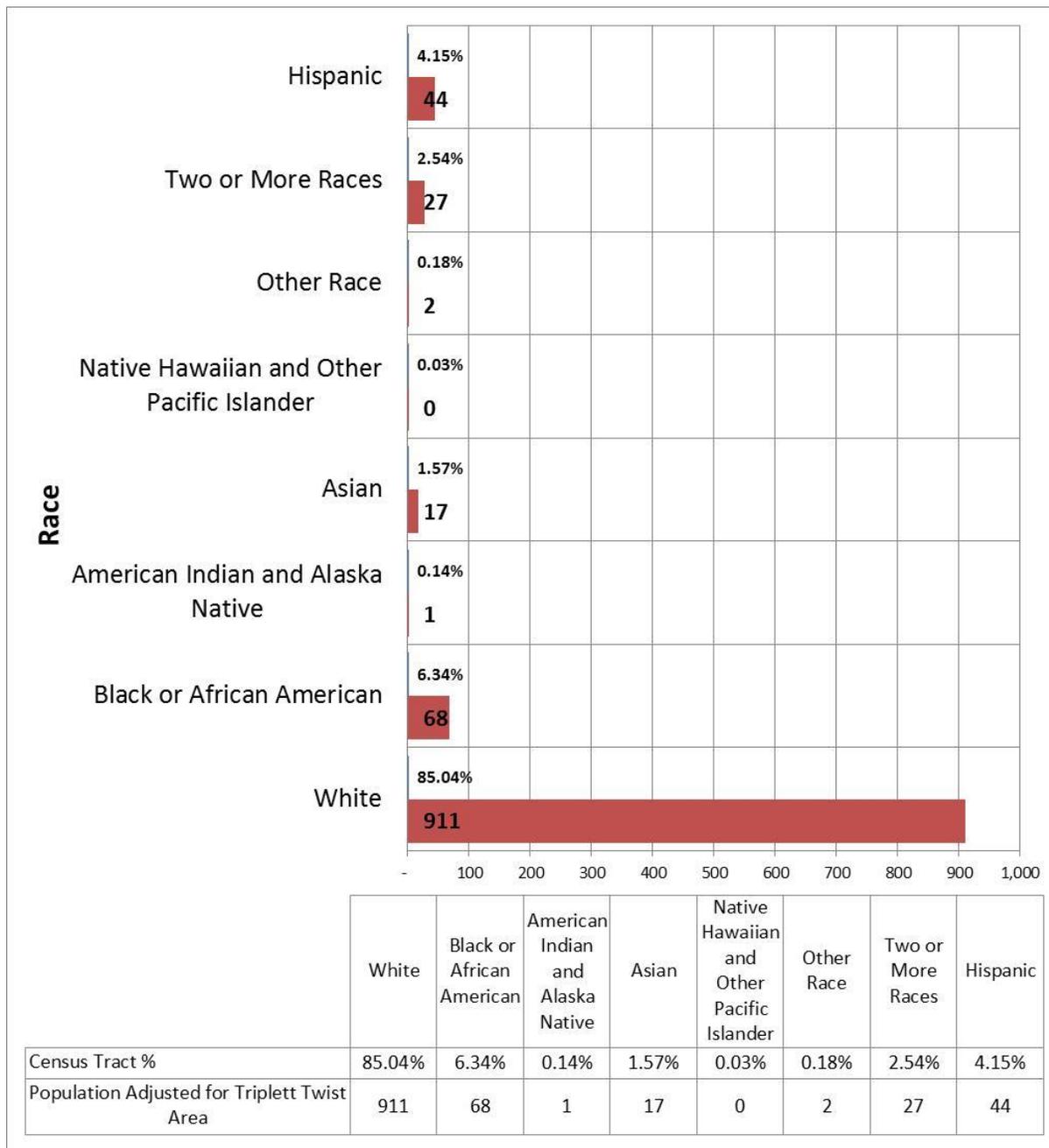
2014 HUD Information

Map #20 Triplet Twist District Area Census Block Group Map 2014



In reviewing the larger Census Tracts associated with the Triplett Twist District area boundary, it is estimated that 85.04% of the total population are White and the minority population is estimated to represent 15% of the households that live in the area (see Table #56). Of the 15% minority population, 6.34% is African American, 4.15% is Hispanic and 2.54% are two or more races.

Table #56: Triplett Twist District Area Estimated Population by Race 2011



2007 – 2011 American Community Survey Information

NRSA Demographic Criteria

All of the Census Tracts and Block Groups have a combined average low to moderate-income households in excess of 51% (see Table #55). The Revitalization Area is primarily residential (65%) and includes the associated Business area (35%).

NRSA Consultation

Numerous meetings were held with all stakeholders involved over the several months. These stakeholders include the following:

1. Citizens
2. Business owners and interest
3. Financial Institutions
4. Non-profit organizations
5. Neighborhood Advisory Board Representatives

In conjunction with the Consolidated Plan process, consultations with stakeholders interested in inner city redevelopment have been held. The area includes four older residential neighborhoods that are at risk of blight and in need of quality investment. The Economic Empowerment of the Strategy Area rests in the parallel revitalization of older residential neighborhoods and the commercial areas. Promoting home ownership and business investment within this area will stimulate economic development and secure a stable quality of life for residents. Several Public Hearings are being held to give residents the opportunity to comment on the proposed Triplett Twist District Neighborhood Redevelopment Strategy Plan.

NRSA Assessment

The economic conditions of the Triplett Twist District Neighborhood Strategy Area are as follows:

1. Deterioration exists in the area and development activities are almost non-existent.
2. The area has a tremendous amount of potential economic improvement that could have major impacts on other adjacent residential and business areas.

The following economic development opportunities have been identified within the area:

1. The renovation and construction of single-family homes will bolster and stabilize the neighborhood as a strong community, thus spurring future expenditures in the construction industry, providing jobs for local workers.
2. The investment in commercial façade renovations will further stabilize the business areas and bring additional investment and job opportunities for low to moderate income individuals.

Possible problems that have been identified that could deter economic development within the area are:

1. The continued conversion of single-family homes into rental investment property.
2. Stagnant commercial investment.
3. Problems associated with two hotels located within the area.
4. The ongoing presence of a Gabe's Tower vacant and in disrepair.
5. Incorrect perceptions related to crime in the area

NRSA Economic Empowerment

The following development strategy will promote the Area’s economic progress and the creation of meaningful jobs for the unemployed and low to moderate-income residents:

1. Focus resources in small areas to provide the maximum leverage and make greatest impact.
2. The stabilization of the older residential neighborhoods and associated commercial areas will strengthen the overall bankability of the downtown area, leading to new jobs and investment.
3. The renovation and construction of affordable housing will stimulate the local economy and provide new jobs and restore pride to older neighborhoods and the citizens that live there.

Table #56 shows the Benchmarks will be set for the Triplett Twist District Neighborhood Strategy Area to be completed by 2018:

**Table #56 Triplett Twist District Neighborhood Redevelopment Strategy Area
Performance Measurements 2015 - 2018**

Measurable Item	Number or Measure	Estimated Public Investment	Estimated Private Investment
Single-Family Homebuyer Homes or Down payment Assistance	40	\$493,750	\$2,700,000
Existing Single-Family Homes Renovated	50	\$279,000	\$93,000
Commercial Improvements	34	\$429,600	\$286,400
Beatification Improvements	356 projects	\$214,375	\$18,375
Safety Improvements	12 projects	\$121,000	\$0
Neighborhood Identity Improvements	26 Projects	\$128,000	\$0
TOTALS		\$1,665,725	\$3,097,775

Other Documents By Reference

This Plan refers to specific portions on the 2015 – 2019 Consolidated Plan for the City of Owensboro, as well as the Analysis of Impediments for Fair Housing. The following are specific references covered by these two documents:

1. Certifications
2. Monitoring
3. Fair Housing

Consultation with Kentucky HUD CPD Field Office

The State Field Office was consulted and assistance was received on the formulation of the Neighborhood Revitalization Strategy Area submission. It is the City of Owensboro's commitment to work with HUD in creating meaningful documents that further the quality of life for the low to moderate-income residents of Owensboro.

Annual Action Plan Reference

The City of Owensboro is not formally committing itself to use Federal Funds for future years; it will show in each year's Annual Action Plan the specific activities it plans to assist with any of the HUD formula program funds covered in the Consolidated Plan for that year. Projects that will pursue the strategy to revitalize the Strategy Area will be clearly identified.

Annual Performance Reporting on Approved Neighborhood Revitalization Strategy Area

A year-end report of accomplishments within the Strategy Area will be prepared and sent to HUD for their review. The report will compare actions to taking during the previous year and what progress has been made toward the benchmarks established.

END