

SUSTAINABLE DECATUR

sensible responsible marketable

Land 2 Working Group

April 14, 2010

Attending:

Jim Alpi-Decatur Housing Authority
Stephanie Ashe-City of Decatur
Eric Bremer – Historic Preservation
Ben Carlisle-Teska Associates
Mary Cave-City of Decatur
Greg Crowe-City of Decatur
Phil Hazenfield –Chastain and Associates
Steve Horve Jr-Builder
Randy Johner – City of Decatur
Kent Massie-Massie and Massie
Hank Norris-HASC
Christine Pinkard-Chamber of Commerce
Todd Cyrulik, BLDD Architects
Nathan Elliott, BLDD Architects

Key Issues:

- Decatur has a demolition mentality
 - Restoration should be emphasized
 - Tax revenue issue
- Availability of new housing versus infrastructure
 - Aging infrastructure
 - Loss in the core
 - Blocks of property zoned for working neighborhoods
 - Connectivity of parcels is lacking
- Wealth in outer rings, abandoning core
- 3,000 more houses than families
 - Vacancy
 - Demolition needs
 - Pre-WWII
- What do we do with existing housing stock and redevelopment instead of sprawl?
 - Trend is to grow at periphery

Department of Planning & Building Services
One Gary K. Anderson Plaza
Decatur, Illinois 62523
e: sustainability@decaturil.gov
p: 217.424.2778



Stay up-to-date with the latest news and information
at:

<http://www.teskaassociates.com/sustainabledecatur/>

- Create a reason to develop vacant lots in city
- Retail has left core
 - Entertainment is gone
 - City has tried concerted effort in downtown
- Quality of life better on periphery
 - Schools and perception
- Lack of connectivity and walkability
 - Lack of nodes of interest/pedestrian friendly
 - Encourage outdoor dining
 - Decatur core gets too much truck traffic
- Highlight Lake Decatur for entertainment, recreation, etc
 - There is no relationship between urban core and lakefront
- Housing
 - No low impact development: Not the mindset in Decatur
 - Lack of diversity of product-no market
- Lack of sustainable development
 - No low impact development
- Biggest issue is economics
 - Resale value in Decatur is low-especially in district 61 and urban core
 - Perception of school district issues
 - Small lot size issues in core
 - Easier to get development plans through in periphery
 - Lack of experience in adjacent municipalities
 - Lack of regulations in adjacent municipalities
- Brownfields?
 - What to do with them
 - Market them for industry
- Hard to attract employees

Key Indicators:

- # of permits issued in core
- Inventory of units and occupancy
- Vacancy rates

Strategies:

- Require developers to set aside \$ for sustainable/affordable housing
- Find incentives for infill and redevelopment
- Require smarter growth at periphery
- Highlight Lake Decatur for entertainment, recreation, etc