



MEETING NOTES

Date: January 19, 2018

Subject: Reconstruction of Woerner Avenue, Public Meeting Q&A Notes

1. What is the focus of the South Clarksville Redevelopment Plan?

The South Clarksville Redevelopment Plan establishes a shared community vision for new development and revitalization in a broadly-defined area extending from the Ohio River to Stansifer Avenue. The Plan identifies a need for community improvements and revitalization in all portions of the 320-acre area. The market analysis conducted for this plan has demonstrated that opportunities for significant private investment and redevelopment should be focused on the riverfront, and on lands in close proximity to the riverfront.

Clarksville's economy, and the way its people supports themselves, their families, and their businesses, has been tied to the river for centuries. As the broader economy has changed and evolved, it is time for Clarksville to change its waterfront in ways that provide greater prosperity and opportunity for its residents, as well as the next generation. The Clarksville waterfront, once a great job-provider for the town, no longer fills that role. It needs to be transformed into a destination oriented place, in order to advance its marketability, livability, desirability and - ultimately - the Town's economy and the access its people have to opportunity.

This study demonstrates that an opportunity exists to attract \$210 million in private investment for new, market-based development along the waterfront and near-waterfront area, characterized by a vibrant mixed-use district with public gathering spaces, walkable streets, bicycle trails, shopping, dining and entertainment venues - anchored by the river, a spectacular view of the downtown Louisville skyline, and the iconic historic architecture of the former Colgate facility and Ohio Falls Car complex.

This focus on riverfront transformation is part of a long-term strategy for community investment that will pay dividends for decades to come, having a ripple effect of economic investment in larger areas, to the benefits of the entire town.

2. Why is Woerner Ave the first project?

Reconstruction of Woerner Avenue is a logical first step as it will connect spectacular views of the Louisville skyline to the iconic historic architecture of the former Colgate facility. This project will be a catalyst for redevelopment, fueling the revitalization of South Clarksville.

3. How is this infrastructure project being paid for?



The South Clarksville Plan will be funded in part by private and public monies. The Woerner Avenue infrastructure improvements will be supported through TIF (tax increment financing). TIF is a public financing method that is used to pay redevelopment, infrastructure, and other community-improvement projects. Through the use of TIF, municipalities are able to bond capital funds by pledging the future property tax revenue increases from a defined area or district towards economic development projects or public improvement projects in the community.

Reconstruction of Woerner Avenue can be successfully funded provided future development along the roadway occurs within a timely manner. Such future development contributes to the Town's future tax revenues and provide funding to pay the incurred bond debt.

4. What will happen to the properties along Woerner Avenue?

To accommodate the community features along Woerner Avenue, the right-of-way will be expanded. The new right-of-way boundary lines pass through many properties and structures on the west side of the road. The Town intends to purchase affected properties to accommodate the infrastructure improvements.

5. If a property owner sells to the Town, how long will it take to get money?

Purchase offers are contingent on title work and environmental assessments. It is the Town's intention to enter purchase agreements with property owners in February. There will be a 90-day approval of offer to closing and ownership would be transferred in May 2018 – at which point the property owner would receive funds.

6. The town offered to buy my property. What happens if I decline the offer?

The Town is able to offer the average of two appraisals. If the property owner declines the offer, the Town is able to initiate the condemnation process under eminent domain laws.

7. How long will this whole project take?

The design is expected to be completed in Fall of 2018, with construction completed by 2020. Development is expected in multiple phases thereafter, with full build out within 25-30 years.

8. What can residents expect around the construction area as the project moves forward?

The timing of construction activities will be better understood once construction documents are developed. The Town will be creating a communications plan to keep residents of properties along and adjacent to Woerner Avenue informed on timing and duration of any disruptions to infrastructure, including roads and utilities. Residents adjacent to the construction area will receive mailers. Additionally, information will be updated on the website and social media.

9. **Concern:** I received a purchase offer for my property from the Town for the average of two appraisal values. I feel offer is too low and I have concerns with which properties the appraisers used for comparison.

Response: Properties on the map of the proposed improvements along Woerner Avenue simply show up as rectangles, when in reality each one represents a real person with a real story. The Town is moving forward with this project for the betterment of the entire area, and in doing so we want to be as respectful and fair to property owners as possible.

Clarksville hired two reputable local appraisal companies that have been used on many area projects. The appraisers were directed to appraise properties at fair market value based on highest and best use. Ideally, the appraisal would compare the property of interest with nearby properties that were recently sold of like use, size, age and condition. Where the appraised values differed greatly (spread of 25% or more from their average and having a difference of \$8,000 or more), the Town will order a third independent appraisal.

Additionally, the Town will closely review which properties were used as comps in the completed appraisals and consult with the appraisers to discuss the rationale behind selections and if corrections are needed. It is the Town's intention to use representative information when analyzing the property of interest.

10. **Why is the proposed right of way expanding only on the west side of the road?**

The idea of the broadened flood wall gate is to open the view connecting the Louisville skyline to the iconic Colgate clock. There is an active flood control pump station located just north of the flood wall on the east side of Woerner Avenue. Relocation of the pump station was considered, but eliminated as an alternative due to costs and complexities related to interim flood protection and the impact on the many related infrastructure changes required. The proposed roadway is positioned around the pump station while maximizing the flood wall opening.

11. **Can town just buy a portion of my property?**

The proposed roadway requires an additional 18 ft of width (expanding the right of way from 60 ft to 78 ft). The Town took a consistent approach and presented purchase offers for the entire property. The Town intends to purchase the entire property in situations where the proposed ROW intersects a structure. If the

ROW does not interfere with a structure, the Town will complete discussions with property owners about purchasing a smaller portion of the parcel.

12. Won't roots of the street trees end up cracking the concrete sidewalks?

A great deal of thought is behind the design of the planting area as well as the selection of tree species themselves. The key to encouraging directional root growth is to provide ample soil volume for their growth. This design calls for 800-900 cf. Further, a mix of tree species will be selected considering many factors such as mature growth size, shade density, watering needs, tolerance to urban conditions, maintenance, growth rate and more.