

**Input on Re-Use of Sears USARC Site**  
**Public Meeting**  
**September 18, 2007**

**I. Background**

**R1 Zoning:**

- Could house up to 120-215 residential units
- Nonconforming existing use could continue unless stopped for three years, then it would no longer qualify with its current zoning
- zoning allows parks, schools and churches

**II. Possible Options**

**a. Fits Requirements:**

- Market rate housing
- Affordable housing
- Mixed use housing
- Mixed income housing with PSH

**b. Could fit requirements:**

- Neighborhood retail
- Commercial office
- Service/industrial
- Civic/institutional

**II. Neighborhood Interest/Public Feedback**

**Choices for Re-use & Additional Concerns**

**Group 1:**

Group Spokesperson: Not identified

**Top Three Choices:**

1. Affordable housing
2. Institutional use
3. Good development

**Group 2:**

Group Spokesperson: Neighborhood resident

**Top Choices**

1. Affordable housing
2. Institutional use

**What we don't want:**

1. Retail
2. Very large (up to 215 units) housing projects

**Concerns:**

1. Neighbors should be compatible with the nearby school

**Group 3:**

Group Spokesperson: Neighborhood resident

**Top Three Choices:**

1. Housing
2. Community center

**What we don't want:**

1. Retail
2. Office
3. Prisons

**Concerns:**

1. Need more details about affordable housing

**Group 4:**

Group Spokesperson: Community member

**Top Three Choices:**

1. Affordable housing
2. High school
3. Community center

**What we don't want:**

1. No private office
2. Retail

**Concerns:**

1. A few people in this group are affiliated with a proposal currently on the table and would like to see what else has been presented in order to make a more informed decision

### **Group 5:**

Group Spokesperson: Works in area

#### **Top Three Choices:**

1. School
2. Community center
3. Green space
4. Affordable rental housing and homeownership (mix)

#### **What we don't want:**

1. Homeless shelter
2. Increase in traffic

### **Group 6:**

Group Spokesperson: Neighborhood resident

#### **Top Three Choices:**

1. Civic/Institutional use
  - Educational use would give back to the community and be open to the neighborhood residents as a venue for community partnerships, cultural uses
  - This use would complement and enhance the current design of the building
  - Would also provide stability within the neighborhood and likely guarantee long term use
  - Would create predictable traffic patterns
2. Residential
3. Open space
4. Commercial office use

#### **What we don't want:**

1. Retail use
  - There has been a lot of turnover with businesses in this area and increase in traffic, this move may need rezoning
2. Homeless housing
  - This would require more infrastructure being built into the community

### **Group 7:**

Groups Spokesperson: High school board member and Employee of Neighborhood House, Inc. (community homeless assistance center)

#### **Top Three Choices:**

1. Mixed income, multi-family housing facility
2. High school
3. Civic uses: Park, Library, etc.
  - Would like open, green space

### **Group 8:**

Group Spokesperson: Neighborhood resident

#### **Top Three Choices:**

1. We are interested in the possibility of the National Guard's use of this space as a possibility

#### **What we don't want:**

1. Traffic increases/decreases

#### **Concerns**

1. Density of the housing (could create traffic)
2. This property is a buffer—if this characteristic is a benefit of the area
3. Safety improvements will be needed if more traffic is created
4. Noise issues—housing or another school could increase noise

### **Group 9:**

Group Spokesperson: Neighborhood resident

#### **Top Three Choices:**

1. Affordable housing
2. Consolidation of the SW and SW Hills schools

#### **What we don't want:**

1. Increase in traffic flow  
-school consolidation would be a traffic issue
2. Disturbances to nearby neighbors' property