

## Get Ready, Run!

Run Kannapolis is part of the City's Discover a Healthy Life brand. Runners and walkers of all ages and abilities are invited to participate in a unique series featuring the best 5k runs/walks featured in the city.

In 2016 there will be eight 5K walks/runs in the city. Runners/walkers are encouraged to participate in the entire series of races. To increase participation and to promote a healthy lifestyle, series awards will be provided simply for participating and finishing no less than five events. Good luck with the 2016 Run Kannapolis series and hope to see you all at the finish line!

- March 19** *Spring It On 5k* (Kannapolis City Schools)
- April 9** *Feeding Frenzy 5k*  
(Main Street Mission/Compassion Int'l.)
- April 23** *Strides for Stroke 5k*  
(Carolinas Medical Center-NorthEast)
- May 3** *Jiggy with the Piggy 5k*  
(Kannapolis Parks & Recreation)
- May 14** *Rhythm & Run 5k* (NC Music Hall of Fame)
- Sept. 24** *MURDOCK Study 5k* (MURDOCK Study)
- Nov. 12** *Nutrition 5k* (Kannapolis Rotary Club)
- Dec. 17** *Frostbite 5k*  
(Cannon Memorial YMCA-Kannapolis Branch)



### Join the Running Club

The Kannapolis Running Club was founded so that like-minded people in the area can train and enjoy being active while being supported by a group and meeting

new people. It's simple.

Join us every Tuesday at 6:30 pm at Village Park, 700 West C Street, for a

one-, two- or three-mile route through the greenway or research campus. The Run Club is free and welcomes runners and walkers of all ages and abilities to participate. Whether you are an experienced or a new runner, Kannapolis Running Club will help you reach your running goals and have a lot of fun along the way!



JANUARY 2016

# KANNAPOLIS MATTERS

## Next Step In Downtown Revitalization Process Underway

The next step in the Downtown Revitalization plan – a site analysis – is now complete and plans for a demonstration project have begun.



The site analysis, conducted by the Development Finance Initiative (DFI), studied the downtown property owned by the City to determine the scale of potential development and the appropriate mix of uses for revitalizing the downtown district. As part of the analysis, preliminary plans for an early-stage demonstration project have been developed.

DFI utilized the guiding principles adopted by City Council in September to build out a program of downtown uses, including anchor projects, residential, retail, office, hotel, public and institutional facilities, and associated parking. For each site owned by the City, DFI identified uses that would maximize value of the specific site, while also creating a vibrant downtown district.

The goal of the site analysis is to understand how the City can maximize the potential value of every property in the Downtown Core. We are looking, not just at the quantity of development you can add, but the quality of development that can occur in downtown and how this development can benefit the city from an economic development standpoint and a social standpoint for citizens and visitors.

The site analysis identified approximately 2.5 million square feet of possible new development opportunities, including four anchor projects with sites appropriate for a baseball stadium and performing arts center, two hotels, a location for a landmark office building, approximately 1,500 new residential units, 300,000 square feet of retail space and three acres of green space.

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## Calendar of Events

### ONGOING Tuesdays

David's Dance Low Impact Exercise Class; 4:45-5:30 pm; free

### Tuesdays & Thursdays ZUMBA Class: Village Park; 6-7 pm

### FEBRUARY

**13** Free E-Waste Recycling Day 9 am 12 pm; Kannapolis Public Works Operation Center; 1401 Bethpage Road

### MARCH

**21** Couch to 5K Training, an 8-week running training program; \$35 per person 704-920-4346; levans@kannapolisnc.gov



It was standing room only at the dedication of the new Kannapolis City Hall and Police Headquarters on December 14. Attendees at the ceremony toured the building and witnessed the swearing in of City Council members.



Follow the City on Facebook ([facebook.com/cityofkannapolis](https://www.facebook.com/cityofkannapolis)) and Twitter ([#Kannapolis](https://twitter.com/Kannapolis)) for regular updates and more ideas for fun.



The City of Kannapolis  
401 Laureate Way | Kannapolis, NC 28081  
704.920.4300 | [www.kannapolisnc.gov](http://www.kannapolisnc.gov)

The analysis projects that it will take 10 to 20 years to build all of these projects in the downtown district. The overall mix of uses at full build-out would include 40 percent of the property as residential units; 15 percent retail; 28 percent office; 2 percent hotel rooms; 3 percent entrepreneurial use of basement space; 12 percent public and institutional facilities; and 20 acres of green space.

A 3-D model, which shows the topography, vacant land and existing properties, clearly shows the amount of vacant land and properties that are currently underutilized and could be revitalized. The demonstration project is one that could get underway quickly and jump start the revitalization of downtown. The proposed location of the demonstration project would be between Main Street and West Avenue. It would include three multi-story buildings with street-



level retail, upper-story apartments/condominiums, structured parking and an educational facility. The project would also involve creating a new street in order to better facilitate traffic flow to the new development.

The next step is for a financial analysis and detailed architectural renderings to be completed. The goal is to attract private investors to develop and pay for the project with the City providing the infrastructure improvements.

Council will receive the proposed development plan for the demonstration project in March.

The City's long-term vision for the downtown area is a vibrant urban center that connects hubs of economic and cultural activity. Council has further stated their intent to leverage private investment in order to return the downtown properties to private ownership, encourage employment opportunities and increase property tax growth.

## WHAT IS FAIR HOUSING?

Fair housing means all persons have equal opportunity to be considered for rental units, purchase of property, housing loans and property insurance.



estate agents, landlords, banks, developers, builders and individual homeowners who are selling or renting their property.

### EXAMPLES OF DISCRIMINATION:

- A property manager refuses to rent an apartment to a single woman, but he will rent the apartment to a single man.
- A landlord refuses to rent an apartment to a blind woman because she has a seeing eye dog.
- Set different terms, conditions or privileges for the sale or rental of a dwelling.

If you feel that you have been discriminated against and wish to file a complaint, your local contact is Sherry Gordon, Community Development Program Administrator, 704-920-4332 or [sgordon@kannapolisnc.gov](mailto:sgordon@kannapolisnc.gov).

The law applies to the sale, rental and financing of residential housing. Apartments, houses, mobile homes and even vacant lots to be used for housing are covered by the Fair Housing Act. With a few exceptions, anyone who has control over residential property and real estate financing must obey the law. This includes rental managers, property owners, real

## Meeting Schedules Announced

The Kannapolis Board of Adjustment (BOA) meetings will take place on the third Tuesday of each month, instead of the first Tuesday. This change is intended to better serve the public and development community. The meeting dates for 2016 are as follows: January 19; February 16; March 15; April 19; May 17; June 21; July 19; August 16; September 20; October 18; November 15; December 20.

The Planning and Zoning Commission meetings will continue to take place on the first Wednesday of the month.

The 2016 schedule for the Planning and Zoning Commission is: January 6; February 3; March 2; April 6; May 4; June 1; July 13; August 3; September 7; October 5; November 2; December 7.

All meetings begin at 6 pm and take place in the new City Council chambers, 401 Laureate Way. Call 704-920-4350 if you have any questions.



## Fire Stations To Be Improved

The Kannapolis City Council has approved funds to construct a new Fire Station 2 and to make renovations to Fire Station 3.

The City has five stations: Station 1 on Firehouse Drive, Station 2 on Richard Avenue, Station 3 on Florida Avenue, Station 4 on Stewart Street, and Station 5 on Barr Road.

Fire Station 2 was built in 1963. With only 1,838 square feet, it was originally designed as a volunteer fire station with no living quarters for fire personnel and it only has one bay to house a fire truck. The building is now more than 50 years old and has inadequate work space areas and living quarters for staff. The station also cannot adequately accommodate fire trucks and other fire service equipment.

A new fire station will be constructed on the same site as the current station. The cost is expected to be \$3.9 million.



Fire Station 3 was built in 1967 and has 3,082 square feet and two bays to house fire trucks. Additional space is needed for both personnel and equipment. The facility also needs structural repairs such as a new roof. Renovations and additions to this station are expected to cost \$1.2 million.

Funding will come from the City's budget and will not result in a property tax increase.