



S U R V E Y R E S U L T S

Gift of Land for Kerrville City Hall

Results of our survey indicate the overwhelming majority of people are **NOT** in favor of the City of Kerrville accepting the gift of land by the Cailloux Foundation with the stipulation that a new City Hall be built on that land.

Many respondents had good comments. Those comments can be viewed on the following pages.

Below are the results of the survey as of 3/7/2011 (199 respondents).

DETAILED SURVEY RESULTS

1. Please tell us where you live.

- Kerrville - 57%
- Kerr County - 42%
- Outside Kerr County - 1%

2. Are you in favor of accepting this gift of land from the Cailloux Foundation, wherein the City of Kerrville (or its citizens) is required to build, and would bear the expense of building the new City Hall?

- Yes - 14%
- No - 86%

3. Are you in favor of accepting the gift of land by the Cailloux Foundation without any stipulation?

- Yes - 73%
- No - 27%

4. How would you prefer to develop this land formerly occupied by the old Peterson Hospital?

- Greenspace - 17%
- Greenspace and Amphitheater - 19%
- Other - (See following pages) 64%

COMMENT DETAILS

1. Green space and retail/office to produce tax revenues.
2. Green Space, Ampitheater, and additional retail/restaurants, art galleries, etc.
3. Sell to a taxable developer.
4. Put it on the market for bid.
5. Commerical development...enhance downtown.
6. Sell/develop the property for commercial use, thus adding it to the tax rolls. There is already lots of green space nearby, along the river.
7. A new City Hall in close proximity to the Courthouse would be a highly desirable development. In addition it would make more sense for all of the City offices to be in a single location. In this connection and to make downtown a more visitor friendly feature, the parking garage should be retained and utilized for the general public, as well as city employee parking. NO parking facility, except for emergency &/or handicapped parking should be located on the former Hospital space!
8. Leave current concrete as it is for additional downtown parking on level. Keep the area clear, except for trees and plantings. If the City has the money, let them build on the 2nd and third levels of the empty garage across the street, use the ground level garage for employee parking. Make entry OFF Water and 16. Too much congestion as it is.
9. A small outdoor partially covered mall similar to La Cantera to accommodate small shops as well as being attached to old Shreiner Building using the current parking lot across the street with a small tower for elevator for sky walk would provide an area that would enhance the redevelopment of trade in downtown Kerrville.
10. Retail establishments...something that would create tax revenue for the City.
11. Green space with City Hall housed in new building, which is designed to be compatible with other older buildings in the area.
12. Green Space with gazebo, band stand, etc. Retail, restaurants, other possible venues for revenue for the city to receive. Absolutely no public building...what a waste for the city to build a public building. This area should be something lovely that we can all enjoy.
13. Walking trails, benches and area for Market Days; will bring people downtown & shoppers on lunch hour.
14. If they want a new city hall, tear down the stupid parking garage and walkway and build it there. The architect that improved the building where they are now said that there is plenty of room to expand. They don't need to move anywhere else for more space. I want to see a GREEN SPACE/PARK.
15. Green space with pleasing pavilion. Child friendly and welcoming to the public.
16. Retail, restaurants with some green space.
17. Something that would bring in money for the city and lower the tax burden on the home owners.

18. Retail, taxpaying property. The city is killing us with excessive property taxes and podunk style building regulations.
19. Development to attract vendors and shops to forward the downtown area. Any city service would not promote any downtown growth for Kerrville.
20. Allow it to be sold to American investors as to create revenue for our city.
21. Condos and retail.
22. Something to bring in tax revenue and help the people of Kerrville and Kerr County.
23. Taxable Real Estate. THIS CITY IS BROKE.....
24. Green space should have trees, paths and benches; it would be a focal point for downtown and a statement about Kerrville's quality of life objectives.
25. Retirement Center residences would be a perfect location.
26. City Hall sounds fine to me.
27. Definitely NOT for a new city hall.
28. I think what they have planned from the plans looks good and we all know City Hall is way too small for our town as it continues to grow, open space with amphitheater would be my 2nd choice
29. To Be Determined.
30. Nice public areas with some green space -- GOOD restaurant, shops & meeting space. Making that space a City Hall wouldn't encourage visitors other than a place to pay for the traffic tickets that seem to be given out abundantly.
31. New city hall
32. No city hall monument needed at this location. Just something for the citizens and tourist to use for the enjoyment of the community and downtown
33. High rise apartments with shops & restaurant on lower level and green space
34. Retail shops, green space & parking
35. Commercial area, from which taxes could come to the City, etc.
36. It should be something that would cause people to use "down town". The Cailloux Foundation has a successful record in projects and it seems to me that our City Fathers can't make a decision concerning anything of importance. Our down town is going to die while they continue to pro & con . Something must be done to bring LIFE to that area, The sooner the better !!!
37. Leave land empty and ask citizens what they would like to use land for.
38. Citizen desire after community input
39. Leave it to the investors.
40. Let the market decide without government interference. I would like to see ad valorem tax paying retail and restaurants, with their own greenspace a la " La Cantera" something that will draw people downtown, definitely not a government building which will have no significant draw. Case in point, there is not one business nor one tourist that has been drawn

to the current city hall, why would it be different downtown?

41. New Court House and move City Hall to the old Court House.
42. Build city hall with multiple levels, much like the old hospital. Parking will continue to be in the parking garage, and a “green space” could be placed adjacent to the area, as city hall’s required space would not mandate using the entire piece of land for the structure.
43. Some green space and some retail
44. Having had family members in the old hospital and spending a great deal of time there, I would rather have a place of tranquility to visit and reflect. A gift with stipulations?? Especially at taxpayer expense again, no thanks.
45. Small stores, quaint restaurants, outside sitting areas and walkways with trees, and decorative shrubbery. Someplace that we could all enjoy. Personally I’ve never been in city hall, after living here for over 15 years.
46. Convention Center
47. Doesn’t matter
48. Park area like Fredericksburg has with possible bandstand. We have so many great bands here, I think it would draw more people to utilize the downtown area for the merchants that are there.
49. Let the city lease it or sell it to a approved developer so we taxpayers could at least get something out of it
50. Anchor city hall. Nice shops & restaurants
51. Green space with public art sculptures and a pavilion for public events..ie; art, music and food. Kiosks available for hot dogs and drinks. wine/jazz on Friday nights....no parking on the site. All parking in parking garage.
52. Market plaza with public rest rooms
53. We think a convention center would be a better use of that location if parking garage is part of the deal. It seems that a city hall limits use to those already here. A convention center expands our tax base by making Kerrville a destination of those outside our community.
54. A public gathering area, shops, offices etc. Within the scope of surrounding buildings.
55. High rise condo’s or any other commercial facility which provides taxable income to Kerrville & Kerr Co.
56. Green space and appropriate retail/restaurants
57. Green space, small shops, food
58. Green space and feature that would bring \$\$\$’s into Kerrville -- City Hall can be built else where. City Hall will not bring commerce into our city.
59. Private commercial development. Or greenspace NOT funded by the taxpayers
60. Green space, shops, restaurant and parking.
61. Green space and city hall.
62. Green space and limited retail.

63. City hall and both of the above
64. I'm OK with building the new city hall. The plan they offered seems very attractive and would be a good addition to the city. Green space is nice too, but we do have the park just a block away and we have other musical venues. The city does need a city hall, more than additional green space. We still would have to purchase a building somewhere for that purpose.
65. Sell it to a developer who will invest in its use.
66. Green space with shops and restaurants
67. I'm sure I'm in the minority here, but I believe the proposed vision for a new City Hall in the center of our business district is a good idea and will add to the overall goal of beautifying the city. Based on the architectural drawing in the KDT, I believe the building (along with added green space) would enhance our city and contribute positively to the economic impact within the business district.
68. Let time pass and we will see what should go there
69. They need to do a feasibility study to see what would bring more revenue to the city and not get into a hurry trying to put something there. Also I thought the city had already purchased the old Bank of America bldg...what will become of that deal?
70. Retail and restaurant locations and green space. Prefer City Hall expand into vacant Building next door to present City Hall.
71. Green space with a Marketplatz and some retail space.
72. A few ideas. A revitalized downtown would be the best use of the land in my opinion. Perhaps the land could be kept by the Cailloux Foundation and developed into a multi-level business structure containing both retail and office space. This could help in replacing business space lost by earlier changes made to downtown Kerrville. This could also preserve the outer limits of the city from being over developed and provide future revenues because businesses would be located downtown. I'm not sure how all this would work out if the foundation is a non profit. A tax incentive could be provided to spur business growth in the new downtown center. Some large chain retailers obtain them, they could be extended to small businesses. The foundation could collect rent and continue to do good works. Doesn't the city own some land out on the loop? Previous surveys indicate very few people use the drive-thru or visit city hall. Put the new city hall out on the land they already have at their disposal. They would have all the administrative and maintenance assets in one convenient location. A revitalized downtown, future revenues for the city, and more efficient city operations seem like reasonable objectives.
73. Both green space & a new City Hall
74. Private enterprise
75. City Hall and some green space
76. The land should be developed by private enterprise and not by government entities. Development should be left to the land owners.
77. As stipulated to be a new City Hall

78. This property should be sold or donated to whoever the Cailloux foundation so chooses. Preferably to any business developer so the property will have TAX value to the city.
79. City Hall would be good, we would have a parking garage. City Hall paid by others, Government grant, etc
80. As recommended by the Cailloux Foundation
81. Small shops and green space
82. Functional park like Fredericksburg to be used for pleasure or events ie.. market days expansion , educational or green shows etc. etc.
83. Green space and specialty shops to enhance the downtown area, generate foot traffic and also generate tax revenue for the city. I prefer to see this done privately, the City does not need to be involved, That is the main reason I oppose acceptance of the gift of land with or without stipulations.
84. Business purposes that would revive Kerrville and increase the tax base.
85. Development of the space is the responsibility of the property owner. While I might like to see commercial development - retail, hotel, residential - that is largely dependent on an owner/investor to assume the financial risk of deveolping the property. This survey seems biased.
86. Sell it to retail for development...and get some tax money from the property to help with the City's financial income
87. Green space and low bldg.
88. Green space and nicely designed retail space. Something that will attract people with money to spend to the downtown area.
89. City building as noted above.
90. Green space with shops to attract visitors to downtown.
91. Retail shops and green space
92. City Hall with green space and possible other boutique shops.
93. Green space and covered area such as Fredericksburg has to facilitate large public gatherings of both citizens and tourists that would cause a great deal of business growth in the downtown area in the way of restaurants and shops.
94. Some green space would be nice along with businesses that would attract shoppers and pay taxes. The idea of surrounding the City Hall with a green belt owned by a private citizen is not a good idea.
95. How about a memorial to all of the historical landmarks this city has chosen to destroy over the last 50 years?
96. Downtown park... with nice amphitheater style gazebo area. The downtown area is beautiful now with the eyesore of the hospi tal out of the way. The beautiful store fronts are now visible and more appealing.
97. I'm not sure at this time.....I just know the proposed gift stipulation is something Kerrville cannot afford.

98. Green space with small pavilion or structure for events so you could have a function and the downtown businesses would benefit. It also would look great in the middle of Kerrville.
99. Tax generating business
100. Shops and green space. Maybe a shopping mall
101. Let the market decide, sell to a developer
102. Green space with walking trail lined by native flora and fauna and water fountains and benches.
103. Green space is nice, but we live in the middle of the Texas Hill Country. We're surrounded by green space. Also, given the congestion and traffic surrounding that area, an amphitheater doesn't sound all that appealing either. I'm not sure I've heard all of the best ideas for using this land.
104. Places to shop, it will bring people downtown
105. Business
106. Retail business to support the business district and bring more activity to the downtown area. Green space and an amphitheater. How ridiculous can you think. Just look at Kerrville versus Fredericksburg. No wonder all the visitors to Kerrville go to Fredericksburg to shop. Get Real.
107. Green Space and area for vendors and events.
108. There wasn't an option of stipulating to have a park built or I would of checked yes. I am guessing green space means a park?
109. Retail and dining
110. Greenspace and retail shops and restaurants to enhance the downtown area.
111. Something that would bring in tax revenue.
112. A retail business or a hotel and conference center.
113. Other investors and private money. The people of Kerrville should not pay for our City of Kerrville elected and salaried officials dreams.
114. If you do not want Kerrville to prosper and grow put City Hall there. If you want Kerrville to prosper and grow do something that will do just that, a City Hall is not going to do that. Make it good for the entire Community.