

Overview Jackson Workshop 1:

Priorities (Page 2)

- Expand access to green spaces and community gardens by repurposing vacant parcels and developing greenways, particularly in the southeastern part of the district
- Enhance pedestrian and cyclist infrastructure, with a focus on school safety, ADA accessibility, and traffic calming measures.
- Implement urban design standards through code enforcement and beautification initiatives, including public art and improved landscaping.
- Offer incentives for small businesses to fill vacant properties and diversify the types of businesses in the district.

Highlighted Places:

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Meeting Themes: (Pages 10)

City Wide Actions

- Community Engagement and Communication

Jackson Actions

- Local Business and Economy
- Urban infrastructure and Road Improvements
- Recreation and Community Amenities
- Increase Access to Quality Fresh Foods

Anchor Actions

- Neighborhood Aesthetic and Property Management
- Public Art and Cultural Resources
- Public Safety and Community Well-being

Jackson Priorities:

Residents' Comments	Feedback Analysis	New Priority
Increase access to open space through greenway development and the greening of vacant parcels	There is a strong desire for more accessible green spaces and community gardens, particularly in underserved areas. Vacant parcels could be repurposed for greenways, parks, or community gardens.	Expand access to green spaces and community gardens by repurposing vacant parcels and developing greenways, particularly in the southeastern part of the district.
Improve pedestrian and cyclist infrastructure with a focus on safety and accessibility.	Residents want safer routes for children walking to school, with better crosswalks, lighting, and traffic calming measures. ADA accessibility is a key concern, particularly for elderly and disabled residents.	Enhance pedestrian and cyclist infrastructure, with a focus on school safety, ADA accessibility, and traffic calming measures.
Promote urban design standards in commercial and residential areas	There is a desire for more aesthetically pleasing commercial and residential areas, with less blight and more attention to design. Code enforcement could help ensure that properties are maintained and that new developments meet community standards.	Implement urban design standards through code enforcement and beautification initiatives, including public art and improved landscaping.

New Priorities:

- **New Priorities-** Offer incentives for small businesses to fill vacant properties and diversify the types of businesses in the district.

Existing Anchors:

Graham and Chelsea

Summary of Community Feedback	Anchor Type: Neighborhood Crossing
This area should remain a Neighborhood Crossing with improvements to lighting and pedestrian infrastructure. Install better lighting near the railway. Improve pedestrian access and safety around the railway	This should remain a Neighborhood Crossing as it is a place where the neighborhood gathers.

Wells Station and Reed

Summary of Community Feedback	Anchor Type: Neighborhood Primarily Single Unit
Original location of Jerry's snow cones. Jerry's was the force that was making this an anchor. Now without Jerry's community members would like to see a kid focused community serving place.	This is a commercial building that is within the pattern of a primarily single unit community.

Wells Station and Grey

Summary of Community Feedback	Anchor Type: Neighborhood Crossing
Community Concerns about speeding and speed control measurements like speedbumps are not working to control traffic	Because of the Mix of building types and the types of community serving commercial businesses this should remain a neighborhood crossing. There should also be attention given to other traffic calming measures

Summer and National

Summary of Community Feedback	Anchor Type: Urban Main Street/ Neighborhood Mainstreet
Overall Positive reaction to the Heights line project some community members concerned about National becoming more walkable and less car centric. Overall goal to attract both large and small business to the area.	Urban Main Street is appropriate for Summer but a lesser intensity like Neighborhood Main Street is more appropriate for National. Our hope is that his dual designation will attract more community scale businesses to National and larger scale businesses to Summer

Macon and Berclair

Summary of Community Feedback	Anchor Type: Neighborhood Crossing
N/A	Even Though this anchor wasn't really mentioned too much in the meeting the planning team thinks it is important to point out that the strong mix of building types that are surrounding the anchor makes this location appropriate to remain a neighborhood Crossing.

Macon and Wells Station

Summary of Community Feedback	Anchor Type: Neighborhood Crossing
Community Members are okay with this no longer being an anchor and are satisfied if this anchor were to be moved. Community Members wanted us to Improve lighting and accessibility near Gaisman Community Center.	We believe that this is still an appropriate space for an anchor neighborhood crossing because of it's impact on Gaisman Park

Macon and Victor

Summary of Community Feedback	Anchor Type: Neighborhood Main Street
Community members were primarily concerned with the local businesses, making sure there was no trash or blight, and pedestrian safety	The Planning team believes it is appropriate to continue to call it a Neighborhood Mainstreet Note: This anchor is Mislabeled in the Memphis 3.0 Plan as neighborhood Crossing but will be updated to reflect a neighborhood Mainstreet

Janice and Berclair

Summary of Community Feedback	Anchor Type: Neighborhood Crossing
N/A	Because of the mix of building types around the commercial area that it is appropriate to call it a Neighborhood Crossing,

Summer and Graham

Summary of Community Feedback	Anchor Type: Urban Mainstreet <i>*This designation was mislabeled as Neighborhood MainStreet</i>
Improve pedestrian and cyclist infrastructure. Attract new businesses to the area.	Urban Main Street anticipates buildings built closer to the street surrounded by a mix of housing types

Macon and Homer

Summary of Community Feedback	Anchor Type: Neighborhood Crossing
Community members are concerned about the after school programs that recently closed and wanted buildings that would support new youth activities	Update the surrounding communities to reflect the multifamily supporting communities. Because of the mix of building types we believe that this is still an appropriate Neighborhood Crossing.

Given and Isabelle

Summary of Community Feedback	Anchor Type: Neighborhood Crossing
Community members would like to see the installation of public art neat the library and improvement to pedestrian access and safety to both the library and the boys and girls club.	This is a library a boys and girls club it does not have a mix of building types around it and is worth future discussion about its status as an anchor. Neighborhood Crossing

Community Identified Priority Areas:

Jackson Corridor International Flea Market

Community Feedback Summary	Analysis	Recommended FLU Designation: Anchor Neighborhood Mainstreet
The Jackson Corridor, particularly around the International Flea Market , has significant potential for revitalization. Residents want to see upgraded commercial properties , improved pedestrian safety, and a stronger reflection of the community's cultural identity. While the flea market is a key focal point, it may not function as a traditional anchor but could serve as a catalyst for economic activity along the corridor.	Community Hub: The International Flea Market serves as a central hub for community activity, drawing residents and visitors for shopping, cultural exchange, and social interaction. Unlike the rest of Jackson Avenue, the flea market is a destination where people gather. Cultural and Economic Significance: The flea market is a cultural landmark that reflects the diversity of the community, particularly the Hispanic population. It generates economic activity and supports local vendors, making it a vital part of the neighborhood's economy. Walkable and Mixed-Use Potential: While the broader Jackson Avenue is autocentric, the flea market area has the potential to become more walkable and mixed-use. Improvements to the flea market's design and infrastructure could enhance its role as a Neighborhood Main Street Anchor, fostering a sense of place and community pride.	The International Flea Market is best classified as an Anchor Neighborhood Main Street (A-NMS) because of its potential to become a walkable, mixed-use hub that fosters community interaction and economic growth. In contrast, Jackson Avenue as a whole is a Commercial Services Low (CSL) corridor due to its auto-oriented design, low-intensity commercial uses, and lack of walkability. This side-by-side comparison highlights the key differences between the two place types and underscores the importance of treating the flea market as a community anchor while improving Jackson Avenue as a supporting corridor.

	Neighborhood Main Street	Low Intensity Community Services
Building Setbacks	Minimal setbacks; buildings are brought up to the street to create an active streetscape.	Larger setbacks to accommodate parking and car access.
Mixed-Use	Encouraged; a mix of retail, residential, and community uses.	Encouraged; a mix of retail, residential, and community uses.
Scale	House- and block-scale buildings, 1-5 stories.	House- or block-scale buildings, 1-4 stories.
Community Impact	Creates vibrant, walkable hubs that foster community interaction and pride of place.	Provides access to essential services

Graham and Bayliss

Community Feedback Summary	Analysis	Recommended FLU Designation: Anchor Neighborhood Primarily Single Unit (AN-S)
The intersection of Graham St and Bayliss Ave is a critical area for school zone safety, as it serves Kingsbury Elementary, Middle, and High Schools. Residents have expressed significant concerns about speeding traffic and the lack of pedestrian infrastructure, especially during school drop-off and pick-up times. The area currently lacks high-visibility crosswalks, ADA-compliant ramps, and other essential safety measures, creating hazards for students and families walking to school. The intersection has no dedicated crosswalks or pedestrian signals, and the wide street design of Graham St exacerbates speeding, making it difficult for pedestrians to cross safely. To address these issues, residents have recommended installing RRFBs (Rectangular Rapid Flashing Beacons), raised crosswalks, bump-outs, and landscaped medians with pedestrian refuge islands. They also emphasized the need for sidewalk improvements to create a safer and more inviting environment. As a key access point for students and families, improving safety at this intersection would have a significant positive impact on the entire Berclair neighborhood fostering a safer and more walkable community.	Lack of Mixed-Use Development: Anchors are typically mixed-use areas that combine residential, commercial, and community uses. This area lacks commercial or retail activity, which is a key component of an anchor. No Central Hub: While the schools and nonprofits are important community resources, they do not create a central hub or destination where people gather for multiple purposes (e.g., shopping, dining, socializing) Overbuilt Road: The overbuilt road design makes the area less walkable and less conducive to the kind of pedestrian-friendly environment that anchors require. Anchors thrive in walkable, bikeable areas with active streetscapes, which this area lacks. Residential Focus: The area is primarily residential, with a focus on single-family homes. While this is important for the neighborhood, it does not align with the mixed-use, community-oriented nature of an anchor.	Proximity to Anchor Amenities: The area is located within a 10-minute walk of potential anchor amenities (e.g., schools, nonprofits), which aligns with the AN-S place type. This proximity makes it easier for residents to access community resources without relying on cars. Stabilization of Single-Family Neighborhoods: The area exemplifies the preservation and stabilization of single-family neighborhoods, which is a key goal of the AN-S place type. By maintaining and improving the residential character of the area, we can create a stable, walkable neighborhood that supports the broader anchor. Walkable and Transit-Oriented: While the overbuilt road is a challenge, the area has the potential to become more walkable and transit-oriented with improvements to pedestrian infrastructure and traffic calming measures. This aligns with the AN-S goal of creating walkable neighborhoods that support plan goals and objectives. Community Resources: The presence of schools and nonprofits within walking distance of the residential area supports the AN-S goal of locating housing near services and jobs. This creates a healthy, connected neighborhood where residents can easily access essential services.

Macon and Vaughn

Community Feedback Summary	Analysis	Recommended FLU Designation: AN-S
Residents have identified the Macon and Vaughn area, particularly around the Gaisman Community Center , as a key location for improvement. The primary concerns revolve around safety, accessibility, and community resources . Residents highlighted the lack of adequate lighting near the community center, which creates safety and mobility issues, especially in the evenings. They also pointed out the absence of high-visibility crosswalks , making it difficult and unsafe for pedestrians to cross the street to access the community center. Additionally, there is strong interest in utilizing the Gaisman Community Center as a hub for community activities , such as hosting a weekly or monthly farmer's market , which would provide fresh food options and foster community engagement. Overall, the community wants to see Gaisman Community Center become a central gathering place that enhances quality of life and strengthens the neighborhood's sense of community.	Lack of Mixed-Use Development: The area is purely residential and institutional, with no commercial or retail activity. Anchors require a mix of uses to function as community hubs. No Central Hub: While the park and community center are important, they do not create a central gathering place or destination for multiple purposes (e.g., shopping, dining, socializing). Residential Focus: The area is primarily single-family residential, which is important for the neighborhood but does not align with the mixed-use, community-oriented nature of an anchor. Limited Walkability: While the road is not overbuilt, the lack of a quality crosswalk and pedestrian infrastructure limits walkability to the park and community center.	Proximity to Anchor Amenities: The area is within a 10-minute walk of the park and community center, which aligns with the AN-S goal of locating housing near services. This proximity makes it easier for residents to access community resources without relying on cars. Stabilization of Single-Family Neighborhoods: The area exemplifies the preservation and stabilization of single-family neighborhoods, which is a key goal of the AN-S place type. Walkable and Transit-Oriented Potential: While the area currently lacks pedestrian infrastructure, the desire for a quality crosswalk shows potential for improving walkability. This aligns with the AN-S goal of creating walkable neighborhoods that support plan goals and objectives. Community Resources: The presence of a park and community center within walking distance of the residential area supports the AN-S goal of locating housing near services and jobs. This creates a healthy, connected neighborhood where residents can easily access essential services.

	Anchor Neighborhood Primarily Single Unit	Anchor Neighborhood Crossing
Building Setbacks	Typical residential setbacks, with houses close to the street to create a walkable environment.	Minimal setbacks; buildings are brought up to the street to create an active streetscape.
Mixed-Use	Limited; primarily single-family residential with occasional attached single-family homes.	Encouraged; a mix of residential and commercial uses with active ground floors.
Scale	House-scale buildings, 1-3 stories.	House-scale buildings, 1-3 stories
Community Impact	Creates stable, walkable neighborhoods that support anchor amenities and foster community interaction.	Creates vibrant, walkable hubs that foster community interaction and pride of place

Macon Road and National

Community Feedback Summary	Analysis	Recommended FLU Designation: CSL
The Macon and National area is currently best classified as Commercial Services Low (CSL) due to its auto-oriented design, low-intensity commercial uses, and lack of walkability. While it has potential to become an anchor in the future, it does not currently meet the criteria for a Neighborhood Crossing Anchor (A-NC). By improving pedestrian infrastructure and encouraging mixed-use development, the area could eventually transition to a more walkable, community-oriented place type. For now, it serves as an important supporting corridor for the surrounding neighborhood.	Lack of Mixed-Use Development: The area is dominated by single-use commercial businesses (gas stations, car detailer, tire shop), which do not create a mixed-use hub, No Central Hub: While the businesses provide essential services, they do not create a central gathering place or destination for multiple purposes (e.g., shopping, dining, socializing). Residential Disconnect: The auto-oriented businesses are not well-integrated into the surrounding residential neighborhood, creating a disconnect between the commercial and residential areas.	Low-Intensity Commercial Uses: The area is dominated by low-intensity commercial services (gas stations, car detailer, tire shop), which align with the CSL place type. These businesses provide essential services but do not create a cohesive, walkable district. Community Role: While the businesses provide essential services, they do not foster community interaction or create a central hub. The area’s role is to support local commerce rather than serve as a community gathering place. <i>*After the Jackson District Workshop, we added the Category of Neighborhood Commercial Services. Retroactively the planning team believes that this would be a better fit. We will engage further with community for feedback.</i>

Themes and Actions:

City Wide Goals and Actions-

- **Community Engagement & Communication**
 - **Key Feedback:** Residents want more involvement in planning decisions and better communication about projects.
 - **Action Item:** Host regular community meetings and improve transparency in decision-making.

Jackson District Themes and Actions

- **Local Business & Economy**
 - **Key Feedback:** Residents want more local businesses and fewer title loan shops, dollar stores, and gas stations.
 - **Action Item:** Offer incentives for small businesses and diversify the types of businesses in the district.
- **Urban Infrastructure & Road Improvements**
 - **Key Feedback:** Residents want safer roads, better pedestrian infrastructure, and traffic calming measures.
 - **Action Item:** Redesign roads to slow traffic and improve pedestrian safety, particularly near schools.
- **Recreation & Community Amenities**
 - **Key Feedback:** Residents want more parks, trails, and community centers.
 - **Action Item:** Repurpose vacant lots for parks, trails, and community gardens.
- **Increase Access to Quality Fresh Foods**
 - **Feedback:** Residents want to address food deserts by expanding healthy corner store initiatives and attracting grocery stores.
 - **Action Item:** Partner with local organizations to expand healthy food options and attract a grocery store to the district.

Anchor Goals and Actions

- **Neighborhood Aesthetic & Property Management**
 - **Key Feedback:** Residents want more public art, murals, and improved landscaping.
 - **Action Item:** Implement a public art program and enforce property maintenance standards
- **Public Art and Cultural Resources**
 - **Feedback:** Residents want to see public art, murals, and cultural resources integrated into the neighborhood to foster pride of place.
 - **Action Item:** Develop a public art program that includes murals, sculptures, and cultural installations in key areas like Graham St, Stratford Rd, and Summer Ave
- **Public Safety & Community Well-being**
 - **Key Feedback:** Concerns about crime, illegal dumping, and overgrown areas.
 - **Action Item:** Increase lighting, organize cleanups, and address blight.