

Overview North Workshop 1:

Priorities (Pages 2-3)

- Increase access to fresh and healthy foods for the entire district with a focus on community driven solutions.
- Enhance transportation options by improving pedestrian and bicyclist infrastructure, expanding multimodal solutions to better connect the district and meet community needs.
- Address environmental and infrastructure challenges through the cleanup of brownfield sites, improved stormwater management, and flood prevention.
- Strategically address blight and vacancy by demolishing eyesore buildings, eliminating illegal dumping, and encouraging land assembly for infill development, open spaces, and agricultural uses.

Highlighted Places:

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City Wide Actions

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North Actions

- Economic Development (Page 11)
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Anchor Actions

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North Priorities:

Existing Priorities	Community Feedback	New Priority
Increase access to fresh and healthy foods for the entire district	Community members largely agreed with this priority. Community members expressed a strong need for greater access to fresh food, with many neighborhoods highlighting the lack of grocery stores and fresh food options. Areas like Douglas Park and Jackson and Watkins specifically noted the challenges of living in food deserts and called for the establishment of more grocery stores, farmers' markets, and neighborhood-serving stores. Some residents suggested innovative solutions like urban farming, community kitchens, and food halls to provide locally sourced fresh food. Overall, the community emphasized that improving access to fresh food should be a priority.	Increase access to fresh and healthy foods for the entire district with a focus on community driven solutions.
Improve the pedestrian and bicyclist realm through infrastructure improvements with a focus on multimodal options	Transportation emerged as a major concern among residents. They called for increased transportation options, with some suggesting light rail as a possibility. Improvements to the existing streetcar service were requested, along with additional bus routes with proper shelters. There was support for bike lanes, particularly on less congested streets such as Watkins. Some residents suggested exploring more ambitious transit solutions like subway systems or other forms of fast transit to better connect the area.	Enhance transportation options by improving pedestrian and bicyclist infrastructure, expanding multimodal solutions to better connect the district and meet community needs

Address flooding and stormwater issues throughout the district	Environmental issues were a significant focus during the meeting. Residents called for the cleanup of brownfields with meaningful community input in the process. They identified Lick Creek as needing cleaning and raised concerns about stormwater management and flooding issues throughout the area. Regular cleaning of storm drains was requested, with specific mention of the ditch on Clayton and Britton. Cypress Creek was described as overgrown and subject to dumping. Trail maintenance was identified as needing attention. Residents emphasized addressing blight, vacant properties, and eyesore buildings that should be demolished. Illegal dumping was described as a "HUGE issue" requiring immediate solutions. There was also a call for greater accountability for out-of-town property owners who neglect their properties.	Address environmental and infrastructure challenges through the cleanup of brownfield sites, improved stormwater management, and flood prevention.
Encourage reuse of brownfield sites		
Strategically address blight and vacancy through land assembly with infill development, open space, and agricultural uses		Strategically address blight and vacancy by demolishing eyesore buildings, eliminating illegal dumping, and encouraging land assembly for infill development, open spaces, and agricultural uses.

Existing Anchors:

Chelsea and Ayers

Summary of Community Feedback	Anchor Type: Neighborhood Crossing
There was not a lot of community feedback during the meeting about this location. It is the location of the Dave Wells Community Center. It is also the location of several vacant commercial lots.	An Anchor- Neighborhood Crossing describes Small, walkable mixed-use centers with house-scale buildings embedded within residential neighborhoods, providing convenient services and community gathering spaces. This would be appropriate for this area.

Firestone and Breedlove

Summary of Community Feedback	Anchor Type: Neighborhood Crossing
This area is culturally significant to the New Chicago community because it is the home of the Kukutana African American History and Culture Museum. It is also the home of New Chicago Community Development Corporation.	An Anchor- Neighborhood Crossing describes Small, walkable mixed-use centers with house-scale buildings embedded within residential neighborhoods, providing convenient services and community gathering spaces. This would be appropriate for this area.

Brown and Watkins

Summary of Community Feedback	Anchor Type: Neighborhood Crossing
The intersection of Brown and Watkins faces significant challenges. The community expressed the need for resources to support brownfield development that is to the north of this location and called for a clear list of resources for developers addressing brownfield sites. Creative suggestions included developing solar fields with sunflowers on these sites. Residents also noted that people are using the Sexton Community Center, which needs improvements.	An Anchor- Neighborhood Crossing describes Small, walkable mixed-use centers with house-scale buildings embedded within residential neighborhoods, providing convenient services and community gathering spaces. This would be appropriate for this area.

Jackson and Watkins

Summary of Community Feedback	Anchor Type: Anchor Neighborhood Mainstreet
Community members feel like the intersection of Jackson and Watkins to Jackson and North Claybrook requires an environmental assessment according to community feedback. Residents expressed support for the Mansfield Plaza development and identified commercial corridors as important. Problems in the area include vacant lots and gas stations, as well as a lack of fresh food options. The community called for lower intensity commercial uses similar to those along McLean, focusing on retail that doesn't pollute. There was interest in more recreation options and transitioning from a Neighborhood Main Street designation to a Neighborhood Crossing designation.	An Anchor- Neighborhood Crossing describes Small, walkable mixed-use centers with house-scale buildings <u>embedded within</u> residential neighborhoods, providing convenient services and community gathering spaces. An Anchor- Neighborhood Mainstreet describes Walkable, mixed-use centers with house-scale buildings <u>lining main streets</u>, serving as moderate-intensity anchors for surrounding neighborhoods Because Jackson Avenue is where a couple of different neighborhoods meet, and this is an area where both sides of the street are lined with commercial uses we recommend the Neighborhood Mainstreet designation.

Chelsea and Hollywood

Summary of Community Feedback	Anchor Type: Neighborhood Mainstreet
The Chelsea and Hollywood anchor presents an opportunity as a mixed-use anchor that could provide important services for the neighborhood. Residents noted that services once available along Jackson Avenue are now gone, creating gaps in community resources, particularly afterschool programs for children. The community desires better curb appeal with planters, more street lighting, and a mini-transportation hub with protected bus stops. There was support for programs to educate and aid parents and community members. Residents specified particular uses they'd like to see in mixed-use areas, including supportive services like mental health resources, social services, health services, and practical amenities such as a laundromat. They expressed the need for more single-family detached homes. Concerns were raised that the history of the area is not currently reflected in its development.	An Anchor- Neighborhood Mainstreet describes Walkable, mixed-use centers with house-scale buildings lining main streets, serving as moderate-intensity anchors for surrounding neighborhoods.

Douglass Park Neighborhood

Summary of Community Feedback	Anchor Type: Neighborhood Crossing
Douglas Park faces numerous challenges that residents believe are not being adequately addressed. The community is still waiting on plans from the Parks Department and identified the area as a food desert needing access to fresh and healthy food. While the park has a pavilion, residents suggested an amphitheater would enhance community gatherings. Safety concerns were prominent, particularly regarding lighting along the Wolf River Conservancy where women especially feel unsafe walking. The area experiences problems with stolen cars after dark, prompting calls for cameras and better lighting. Dumping was identified as a persistent problem. Residents noted the presence of an old rail car and track in the wooded area. The park could benefit from additional parking and continued support for the annual Juneteenth Festival. There was a call for more trees around the perimeter, noting that a promised planting of new trees has not been fulfilled, leaving the area without adequate shade. Residents expressed interest in the addition of an aquatic spa center with hydrotherapy, sauna, and hot/cold water therapy facilities.	Originally this Anchor was located on Ash Street but after this conversation it was decided that it would be better located on Chelsea Ave to allow the Parks designation to be the primary voice for the Park and let the Anchor serve where community members want to see walkable neighborhood serving commercial. An Anchor- Neighborhood Crossing describes Small, walkable mixed-use centers with house-scale buildings embedded within residential neighborhoods, providing convenient services and community gathering spaces. The Parks designation describes public parks and active recreation facilities managed by government agencies or nonprofits, providing active and passive recreation opportunities.

Jackson and Hastings

Summary of Community Feedback	Anchor Type: Neighborhood Mainstreet
Residents identified park flooding as a primary concern in the area. It was also a little confusing as to why part of the intersection was called an Anchor Neighborhood Mainstreet while the other part of the intersection was called an Anchor Neighborhood Crossing.	An Anchor- Neighborhood Crossing describes Small, walkable mixed-use centers with house-scale buildings <u>embedded within</u> residential neighborhoods, providing convenient services and community gathering spaces. An Anchor- Neighborhood Mainstreet describes Walkable, mixed-use centers with house-scale buildings <u>lining main streets</u>, serving as moderate-intensity anchors for surrounding neighborhoods

Springdale and Brown

Summary of Community Feedback	Anchor Type: Neighborhood Crossing
The community noted that apartments intended for students at Springdale and Brown are not being well utilized. They also identified vacant street issues along Brown Street.	An Anchor- Neighborhood Crossing describes Small, walkable mixed-use centers with house-scale buildings embedded within residential neighborhoods, providing convenient services and community gathering spaces.

Jackson and Evergreen

Summary of Community Feedback	Anchor Type: Neighborhood Crossing
Residents described Jackson and Evergreen as startlingly different from surrounding areas. There were concerns about people being driven out of the area, likely due to rising costs. The community called for more traffic calming measures and greater investment in youth programs. An environmental assessment was identified as necessary. Residents suggested creating an enterprise zone to increase private investments and developing commercial centers. They noted that Jackson from Evergreen to Decatur has excessive vacant commercial and residential properties, with problems stemming from absentee landlords. The community expressed desire for less industry, more walkable distances to commercial centers, and fresh food options. Some parts of this neighborhood were identified as historic. Housing affordability was raised as an issue, with prices described as too high. Some houses remain empty due to nuisances like drug activity.	An Anchor- Neighborhood Crossing describes Small, walkable mixed-use centers with house-scale buildings embedded within residential neighborhoods, providing convenient services and community gathering spaces.

Chelsea and Thomas

Summary of Community Feedback	Anchor Type: Neighborhood Mainstreet
At Chelsea and Thomas, residents complained about excessive garbage on streets and called for more trash bins. They expressed interest in developments such as urban farming and a community kitchen in this area.	An Anchor- Neighborhood Mainstreet describes Walkable, mixed-use centers with house-scale buildings lining main streets, serving as moderate-intensity anchors for surrounding neighborhoods

Harbor Town

Summary of Community Feedback	Anchor Type: Neighborhood Mainstreet
Harbor town was not brought up very often in Workshop 1.	An Anchor- Neighborhood Mainstreet describes Walkable, mixed-use centers with house-scale buildings lining main streets, serving as moderate-intensity anchors for surrounding neighborhoods
There is some room for debate as to if it is an Anchor Urban Mainstreet or an Anchor Neighborhood Mainstreet	An Anchor- Urban Mainstreet describes walkable, vertically mixed-use centers with block-scale buildings along main streets, serving as moderate to high-intensity anchors for urban neighborhoods. Although Harbor town serves more than its surrounding neighborhood it is not high intensity, nor does it have a vertical mix of buildings. If more development were to come to Harbor Town, it would likely be the same moderate intensity.

Community Identified Priority Areas:

Chelsea and Warford

Community Feedback Summary	Analysis	Recommended FLU Designation: Industrial Flex
Chelsea and Warford was identified as a troubled area characterized by heavy industrial use including tire shredding facilities. Residents called for traffic lights with turn signals to improve safety . They complained about terrible smells in the area and problems with trains blocking access from the neighborhood , sometimes for days, creating a feeling of being trapped. These train blockages force residents to commit traffic violations to get around. The area has a large Hispanic population east of Douglas, prompting requests for Spanish-language options for these residents. Community members wanted focus on issues beyond beautification, including more neighborhood-serving stores and repurposing of vacant properties. There were concerns about gentrification, with residents stating, " Keep us where we are. " The neighborhood faces issues with crime, drugs, and prostitution.	Heavy Industrial Uses The area is filled with present and former industrial uses. Leading to large roads that were once used by heavy trucks going to and from the industrial sites. The pollution coming from the industrial activities and pollution are significantly impacting residents' quality of life. Traffic and Accessibility The Area is frequently blocked by trains. Need for Economic Development There are very few neighborhoods serving stores and a lot of vacant parcels.	Chelsea and Warford is best described as industrial flex. Industrial flex is best described as Lower-intensity industrial areas with mixed-use potential, compatible with nearby neighborhoods and suitable for light manufacturing and services. This designation would allow for new uses while the area steps down from its heavy industrial past.

Building Setbacks	Industrial Large-scale industrial buildings with typical setbacks.	Industrial Flex Small-scale industrial buildings with typical setbacks.
Mixed-Use	Mixed-use is not appropriate; primarily heavy and light industrial uses.	Mixed-use is appropriate; light industrial and commercial uses compatible with nearby neighborhoods.
Scale	High intensity; large-scale industrial uses.	Moderate intensity; small-scale industrial and mixed-use buildings.
Community Impact	Preserves industrial jobs and protects neighborhoods from high-impact uses.	Encourages mixed-use industrial environments compatible with adjacent neighborhoods.

Chelsea and Watkins

Community Feedback Summary	Analysis	Recommended FLU Designation: Industrial Flex
The intersection of Chelsea and Watkins was identified as needing more development and economic investments. Residents described environmental degradation along the corridor, particularly related to brownfields. They noted poor transit connections between anchor points and called for better coordination of urban cultural uses in the area.	Need for Development and Economic investment: Potential hub for economic growth and the creation of spaces that can serve local needs (e.g., retail, housing, etc.) Brownfields: Pose unknown health and safety hazards. There needs to be some clarity about the environmental impacts, contamination level, and what remediation efforts are needed. Accessibility and Connectivity: Poor transit Connections opportunity for integration with surrounding neighborhoods and opportunity to align community-driven needs with local resources	Chelsea and Watkins is best described as industrial flex. Industrial flex is best described as Lower-intensity industrial areas with mixed-use potential, compatible with nearby neighborhoods and suitable for light manufacturing and services. This designation would allow for new uses while the area steps down from its heavy industrial past.

	Industrial	Industrial Flex
Building Setbacks	Large-scale industrial buildings with typical setbacks.	Small-scale industrial buildings with typical setbacks.
Mixed-Use	Mixed-use is not appropriate; primarily heavy and light industrial uses.	Mixed-use is appropriate; light industrial and commercial uses compatible with nearby neighborhoods.
Scale	High intensity; large-scale industrial uses.	Moderate intensity; small-scale industrial and mixed-use buildings.
Community Impact	Preserves industrial jobs and protects neighborhoods from high-impact uses.	Encourages mixed-use industrial environments compatible with adjacent neighborhoods.

Themes and Actions:

City Wide Goals and Actions-

- **Community Building and Communication**
 - **Key Feedback:** The community expressed strong interest in strengthening community bonds. They supported grassroots organizations focused on community building and called for city-sponsored holiday decorations to create traditions in North Memphis. Building long-term connections between communities was identified as important. Residents felt that communication with residents needs significant improvement and suggested better outreach through flyers and postings in local businesses. They emphasized the importance of including residents with historical knowledge in planning processes and prioritizing community voices in decision-making.
 - **Action Item:** Develop and implement a robust communication strategy to better engage residents, using flyers, local business postings, and digital platforms to ensure that all community members are informed and involved.
 - **Action Item:** Provide resources and funding to grassroots organizations focused on community building, to help foster local connections, organize events, and ensure that community voices, especially those with historical knowledge, are included in planning processes.

North District Themes and Actions

- **Economic Development**
 - **Key Feedback:** The community strongly emphasized the need for improved economic development. There was significant support for creating incentives to attract businesses to invest in the community. Residents desire more diverse development including retail spaces, playgrounds, and medical clinics. They showed interest in commercial mixed-use development and entertainment venues such as food halls and movie theaters. Regarding housing, community members prioritized increasing affordable housing options, developing the HUB model for senior tiny homes, and encouraging renovation of existing homes to improve neighborhood appearance.
 - **Action Item:** Establish targeted incentives to attract businesses and developers to invest in the community, with a focus on diverse development, including retail spaces, mixed-use developments, entertainment venues, and medical clinics, while also encouraging the renovation of existing homes and affordable housing options.
- **Community Safety**
 - **Key Feedback:** Residents expressed concerns about community safety and advocated for mental health services that don't involve police intervention. There was support for establishing a community conflict resolution center to address local disputes. The community also emphasized the need to invest in safety improvements to support multi-modal transportation infrastructure throughout the area.
 - **Action Item:** Create a dedicated community conflict resolution center to address local disputes and provide mental health services that focus on prevention and support without relying on police intervention, while also enhancing safety measures to support multi-modal transportation infrastructure.

Anchor Goals and Actions

- **Jackson Ave**
 - **Key Feedback:** The community called for implementation of the existing Jackson Avenue corridor plan. The area was identified as a site of significant illegal dumping. Homelessness was described as a "Huge Issue!" requiring solutions.
 - **Action Item:** Move forward with the implementation of the Jackson Avenue corridor plan, focusing on tackling illegal dumping through increased cleanup efforts, and develop targeted solutions to address homelessness in the area.
- **Near St. Jude**
 - **Key Feedback:** For the area near St. Jude, residents expressed desire for fresh food options and family-oriented, community-driven development that directly meets community needs. They called for spaces designed for seniors, including exercise facilities and food options. The community envisioned brick and mortar development built with a future-focused vision.
 - **Action Item:** Encourage the development of spaces that provide fresh food options, exercise facilities for seniors, and other community-driven amenities, with a vision for sustainable, brick-and-mortar development that meets the long-term needs of the community.