

Overview Southeast Workshop 1:

Priorities (Page 2)

- Incentivize local businesses and thriving-wage jobs, supporting workforce development and attracting employers in key sectors like healthcare.
- Restructure and maintain buildings and parking to enhance safety, aesthetics, and economic development
- Strengthen code enforcement to reduce blight, holding negligent landlords accountable while supporting residents who need assistance
- Enhance street safety through traffic calming and expanded transit services

Highlighted Places:

Location	Recommended Future Land Use Category	Page Number
Existing Anchors		
Ridgeway and Winchester (Hickory Ridge Mall)	Urban Center	3
Kirby and Winchester	High Intensity Commercial Corridor	4
Kirby and Raines	Anchor Neighborhood Mainstreet	4

Meeting Themes: (Page 5)

City Wide Actions

- Communication and Engagement

Southeast Actions

- Parks and Public Spaces

Southeast Priorities:

Original Priority	Community Feedback	New Priority
Incentivize local business and local jobs in current commercial areas	Community members emphasized the importance of economic growth and opportunity, with a focus on incentivization tied directly to workforce development, leadership development, and jobs that provide a thriving wage. They expressed support for local businesses while also noting the need to attract larger companies to expand employment opportunities, particularly in areas such as healthcare, where the lack of nearby medical facilities and related jobs is a concern. Overall, residents agreed on the priority of creating more accessible, sustainable, and well-paying job opportunities in the district.	Incentivize local businesses and thriving-wage jobs, supporting workforce development and attracting employers in key sectors like healthcare.
Restructure building placements and parking to maximize aesthetics, curb appearance and economic development	Community members supported the priority of restructuring building placements and parking but stressed that improvements should be explicitly tied to driving economic development rather than treated as an afterthought. Residents emphasized the need for better upkeep and design to address crime prevention, noting that crime itself is a barrier to economic growth. While acknowledging the district’s auto-centric design, most were comfortable with it but called for a cleaner, safer, and more attractive environment, citing issues such as the dilapidated Hickory Ridge Mall, potholes, and overgrown lots. Although some mentioned the lack of walkable amenities, this was not seen as a major concern.	Restructure and maintain buildings and parking to enhance safety, aesthetics, and economic development
Hold property owners account through timely proactive enforcement of codes and regulations to fight blight	Community members strongly supported the priority of addressing blight through proactive code enforcement but emphasized refining its focus. They expressed concern about negligent landlords, particularly out-of-state owners, who fail to maintain their properties and harm the community. At the same time, residents highlighted the need for compassion toward aging or vulnerable populations who may lack the ability to upkeep their homes, noting that punishment should not be the first step in these cases. Overall, they agreed with the intent of the priority but suggested clearer emphasis on landlord accountability and more responsive enforcement.	Strengthen code enforcement to reduce blight, holding negligent landlords accountable while supporting residents who need assistance

<p>Improve Connectivity, mobility, safety, and aesthetics/comfort along streets while calming traffic supporting transit service</p>	<p>Community members supported the priority of improving streets but clarified that their main concern is driver comfort and safety. They emphasized the need to rewrite the priority to better highlight traffic calming and improved transit service, while also noting that trash and litter are the most pressing aesthetic issues along streets. Overall, residents agreed with the intent but want the language to reflect their specific concerns.</p>	<p>Enhance street safety through traffic calming and expanded transit services</p>
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Existing Anchors:

Ridgeway and Winchester (Hickory Ridge Mall)

<p>Summary of Community Feedback</p>	<p>Urban Center</p>
<p>The community expressed strong feelings about Hickory Ridge Mall, with many wanting to see it revitalized into a vibrant hub once again. For some, the mall holds nostalgic value as a social hangout, with residents reminiscing about attractions like the Merry-Go-Round and expressing a desire to bring back family-oriented retail and entertainment options. Others emphasized the urgent need for maintenance and cleanup, citing potholes, overgrown grass, and vacancy as persistent issues. While some residents preferred the mall to remain a traditional commercial destination with large stores and entertainment, others suggested a “little village” model, integrating housing, mixed uses, and indoor/outdoor activation similar to Crosstown Concourse. Residents also raised concerns about safety and connectivity, noting that bike lanes along Winchester and Hickory Hill are poorly planned, inconsistent, and unsafe near gas station entrances. Vacant and blighted sites nearby, including an empty strip center at Hickory Hill and Winchester and heavy blight along Flowering Peach near a local park, were also highlighted as barriers to creating a more walkable, livable community. Additional concerns included a high number of vacant apartment complexes and frequent illegal dumping, especially near the former Big Daddy Pawn site.</p>	<p>Hickory Ridge Mall functions as an urban center in that it draws people primarily by car, serving as a destination where visitors park and then walk around within the site. While the mall currently operates in a largely auto-oriented pattern, it holds significant potential to evolve into a mixed-use hub of activity. With thoughtful reinvestment and redesign, the site could transition from a single-purpose retail center into a walkable environment that integrates housing, services, and community spaces, creating an internal network of activity that feels vibrant, connected, and accessible.</p>

Kirby and Winchester

Summary of Community Feedback	High Intensity Commercial
<p>Residents agreed that Kirby and Winchester functions more as a commercial corridor than a true anchor. They voiced strong opposition to the overconcentration of gas stations, dollar stores, and nightclubs, calling instead for more beneficial and family-friendly uses. Safety was a recurring concern, as community members reported frequent speeding, drag racing, and spinouts along Winchester, with the area even being used as a gathering spot to watch illegal races. They also identified the intersection itself as dangerous for all modes of travel and stressed the need for infrastructure improvements, such as raised crosswalks and better pedestrian connections, particularly if the nearby Hickory Ridge Mall is redeveloped..</p>	<p>Kirby and Winchester operate as a high-intensity commercial corridor that is currently in need of revitalization. Redefining it as high-intensity commercial ensures the area continues to accommodate heavy auto traffic while also encouraging larger-scale stores, commercial uses, and venues that can better serve the community. This approach balances the corridor’s role as a major traffic artery with the opportunity to attract higher-quality businesses, reduce the concentration of low-value uses, and reestablish the area as a strong commercial destination.</p>

Kirby and Raines

Summary of Community Feedback	Anchor Type: Neighborhood Mainstreet
<p>Community members described Kirby and Raines as an aspirational anchor with strong potential but raised concerns about instability among existing businesses. They would like to see the area strengthened with youth- and family-oriented uses such as a YMCA, Boys and Girls Club, and restaurants that could serve as community gathering spaces. At the same time, residents noted significant blight and vacancy in the area, pointing to the beauty supply store as an example of deteriorating properties. They also expressed a need for improved transportation infrastructure, specifically the addition of bike lanes to provide safe cycling options, and emphasized that the Holmes & Crumpler bus route does not effectively serve nearby warehouses and factories where many residents work.</p>	<p>Kirby and Raines is an aspirational Neighborhood Mainstreet with the potential to become a true neighborhood center. With targeted investment, it can support local youth from the nearby high school while also serving the surrounding residential areas, providing gathering spaces, amenities, and commercial uses that strengthen community connections.</p>

Themes and Actions:

City Wide Goals and Actions-

- **Communication and Engagement**

- **Key Feedback:** Community members highlighted frustration with 311 and public works due to poor communication and slow response times. They emphasized the need for clear, timely updates on issues such as service requests and trash pickups, noting that delays—like those experienced in Knight Arnold—undermine confidence in the system.
- **Action Item:** Enhance communication and responsiveness between public works and residents, providing timely updates on service requests and community maintenance.

Southeast Themes and Actions

- **Parks and Public Spaces**

- **Key Feedback:** Residents called for more investment in parks and civic spaces to improve safety and reduce blight, with the Boys & Girls Club at Ross and Elkgate highlighted as an important asset. They also want more youth- and family-oriented gathering places, from a YMCA at Kirby and Raines to family-friendly redevelopment at Hickory Ridge Mall.
- **Action Item:** Invest in parks and youth facilities while promoting family-friendly gathering spaces in key community anchors.
- **Action Item:** Enhance public safety by addressing crime and property concerns, improving lighting and surveillance in civic and park spaces, and increasing connectivity to community resources