

Overview South Workshop 1:

Priorities (Pages 2-3)

- Address blight and vacancy through mixed-use redevelopment, commercial spaces, community gardens, and open spaces, while ensuring landowner accountability.
- Enhance accessibility through multi-modal transportation, including improved pedestrian safety, maintained sidewalks, ADA-compliant infrastructure, cycling paths, and public transit.
- Promote affordable, high-quality multi-family development that aligns with anti-discrimination fair housing practices, while addressing existing housing disrepair and encouraging homeownership opportunities
- Strengthen equitable code enforcement around commercial centers and civic assets, addressing dumping sites, street cleaning, and private property violations
- Assess, remediate, and address environmental impacts of industrial use, including brownfields and former sterilization sites, to protect public health and enable sustainable real estate development

Highlighted Places:

Location	Recommended Future Land Use Category	Page Number
Existing Anchors		
Third and Crump	No Anchor- Low intensity Commercial Services Gateway	4
Mississippi and Walker	Anchor Neighborhood Mainstreet	4
Third and Belz	Anchor Neighborhood Mainstreet	4
Lauderdale and Mallory	No Anchor- Neighborhood Commercial Services	5
Lauderdale and Rosewood	Anchor Neighborhood Crossing	5
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Meeting Themes: (Pages 11-12)

City Wide Actions

- Community Engagement and Transparency

South Actions

- Public Space Maintenance and Beautification
- Vacant Property Utilization
- Traffic Safety and Infrastructure
- Community Development
- Crime Reduction and Public Safety

South Priorities:

Original Priority	Community Feedback	New Priority
<p>Strategically address blight and vacancy with a mix of building redevelopment and open space and agricultural uses</p>	<p>Community feedback emphasized the need to address blight and vacancy through various approaches. Residents supported mixed-use redevelopment, including the addition of commercial spaces, alongside open spaces and agricultural uses such as community gardens. Some residents specifically noted that vacant parcels in disrepair were more prevalent than maintained vacant properties and supported redevelopment initiatives. There was consensus around maintaining the existing priority framework while adding accountability measures for vacant landowners to ensure proper property maintenance.</p>	<p>Address blight and vacancy through mixed-use redevelopment, commercial spaces, community gardens, and open spaces, while ensuring landowner accountability.</p>
<p>Improve pedestrian and cyclist infrastructure to increase accessibility and support multi-modal transportation options</p>	<p>Community members highlighted significant concerns about pedestrian and cycling infrastructure. Residents emphasized safety issues, recommending speed bumps and improved crosswalks, particularly near schools. They also identified specific maintenance problems including overgrown vegetation on sidewalks, particularly near Trigg Ave & James, along with broken and discontinued pedestrian facilities and bridges. Other feedback suggested broadening the existing priority to place pedestrian and cycling improvements within a comprehensive accessibility framework that includes universal/ADA accessibility and public transportation options like the Ready! Bus service.</p>	<p>Enhance accessibility through multi-modal transportation, including improved pedestrian safety, maintained sidewalks, ADA-compliant infrastructure, cycling paths, and public transit</p>

<p>Promote affordable high quality multi-family development</p>	<p>Community members expressed concerns about the current state of multi-family housing in the district, noting that while there is an abundance of supply, much of it is in disrepair, which discourages residency and contributes to property vacancy. Additional feedback recommended explicitly incorporating anti-discrimination and fair housing practices into the existing priority statement on affordable multi-family development to ensure equitable housing opportunities for all residents.</p>	<p>Promote affordable, high-quality multi-family development that aligns with anti-discrimination fair housing practices, while addressing existing housing disrepair and encouraging homeownership opportunities</p>
<p>Encourage active Code Enforcement around Commercial Centers and Civic Assets</p>	<p>Community members largely agreed with this priority. Community members advocated for improved code enforcement practices, particularly around commercial centers and civic assets. Residents highlighted specific environmental concerns, including the need to address dumping sites and enhance street cleaning services with regular street sweepers. There was also a strong emphasis on equity in code enforcement, with calls for increased attention to code violations on private properties. Additionally, residents suggested expanding community outreach efforts through PJA meetings to better engage the public in code enforcement initiatives and awareness.</p>	<p>Strengthen equitable code enforcement around commercial centers and civic assets, addressing dumping sites, street cleaning, and private property violations</p>

New Priorities:

- Assess, remediate, and address environmental impacts of industrial use, including brownfields and former sterilization sites, to protect public health and enable sustainable real estate development
- Repurpose and redevelop closed school buildings to serve community needs.

Existing Anchors:

1. Third and Crump

Summary of Community Feedback	Anchor Type: Neighborhood Mainstreet
<p>Community members are concerned about overgrown lots but are excited about seeing some new investments in homes and business in the area. Community members see this as the Gateway into South District</p>	<p>Existing Anchor Type: Neighborhood Mainstreet</p> <p>Recommended Land Use Type: Neighborhood Mainstreet</p> <p>Neighborhood Mainstreet describes walkable, mixed-use centers with house-scale buildings lining main streets, serving as moderate-intensity anchors for surrounding neighborhoods.</p> <p>While this serves as a gateway into the neighborhood the goal is for it to remain a walkable asset and community members expressed the impact that this area has had on the surrounding areas for this reason. We want to give it the Anchor designation over the Gateway Designation.</p>

2. Mississippi and Walker

Summary of Community Feedback	Anchor Type: Neighborhood Mainstreet
<p>This anchor serves as a critical anchor point for the entire district, connecting multiple neighborhoods and development zones.</p> <p>The upcoming agrotourism program near Lauderdale and Laclede Avenue represents a significant development opportunity, with Knowledge Quest planning retail shops, corner stores, farms, and homes.</p> <p>Safety concerns exist regarding the current infrastructure, specifically the need for better visible speed bumps.</p> <p>The presence of unused vacant lots represents untapped potential for community development.</p>	<p>Existing Anchor Type: Neighborhood Mainstreet</p> <p>Recommended Anchor Type: Neighborhood Mainstreet</p> <p>Anchor Neighborhood Mainstreet describes Walkable, mixed-use centers with house-scale buildings lining main streets, serving as moderate-intensity anchors for surrounding neighborhoods.</p> <p>This designation addressed the desire for walkability and growth.</p>

3. Third and Belz/Mallory Heights

Summary of Community Feedback	Anchor Type: Neighborhood Mainstreet
<p>Community members were largely okay with this being an anchor they just want to address some of the safety concerns in the area. Some</p>	<p>Existing Anchor Type: Neighborhood Mainstreet</p>

<p>community members asking for Cameras to be installed.</p>	<p>Recommended Anchor Type: Neighborhood Mainstreet</p> <p>Anchor Neighborhood Mainstreet describes Walkable, mixed-use centers with house-scale buildings lining main streets, serving as moderate-intensity anchors for surrounding neighborhoods.</p> <p>This designation will encourage more eyes on the street addressing the community concern for vigilance here</p>
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4. Lauderdale and Mallory

<p>Summary of Community Feedback</p>	<p>No Anchor: Neighborhood Commercial Services</p>
<p>This specific anchor was not mentioned during workshop 1 meetings.</p>	<p>Existing Anchor Type: Neighborhood Crossing</p> <p>Recommended Land Use Type: Neighborhood Commercial Services</p> <p>Anchor- Neighborhood Crossing describes Small, walkable mixed-use centers with house-scale buildings embedded within residential neighborhoods, providing convenient services and community gathering spaces.</p> <p>This is surrounded by primarily industrial uses and while it serves the neighborhood it is not a walkable location. Neighborhood Commercial may be a better use.</p> <p>Neighborhood Commercial describes neighborhood-oriented commercial areas with house-scale buildings, providing retail, services, and offices, typically not associated with anchors.</p> <p><i>*After the South 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></p>

5. Lauderdale and Rosewood

<p>Summary of Community Feedback</p>	<p>Anchor Type: Neighborhood Crossing</p>
<p>Community members were largely okay with this being an anchor they just want to address some of the safety concerns in the area. Some</p>	<p>Existing Anchor Type: Neighborhood Crossing</p>

<p>community members pointed out the lack of sidewalks and the illegal dumping that is happening.</p>	<p>Recommended Anchor Type: Neighborhood Crossing</p> <p>Anchor Neighborhood Crossing describes Small, walkable mixed-use centers with house-scale buildings embedded within residential neighborhoods, providing convenient services and community gathering spaces.</p> <p>This designation should address the walkability concerns in the area.</p>
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6. Neptune and Walker

<p>Summary of Community Feedback</p> <p>This is the location of Lemoyne-Owen College, Community members see this as a great location and community asset.</p>	<p>Anchor Type: Medical and Institutional Campus</p> <p>Existing Anchor Type: Campus Institution Recommended Land Use Type: Campus Institution</p> <p>Anchor- Medical and Institutional Campus, describes walkable hospital and university campuses that catalyze activity in adjacent mixed-use areas, serving as anchors for medical and educational institutions.</p>
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7. Soulsville

<p>Summary of Community Feedback</p> <p>Community members were largely okay with this being an anchor they just want to address some of the safety concerns in the area. Some community members want to see more affordable housing particularly geared towards seniors.</p>	<p>Anchor Type: Neighborhood Mainstreet</p> <p>Existing Anchor Type: Neighborhood Mainstreet</p> <p>Recommended Anchor Type: Neighborhood Mainstreet</p> <p>Neighborhood Mainstreet describes Small, walkable mixed-use centers with house-scale buildings embedded within residential neighborhoods, providing convenient services and community gathering spaces.</p> <p>This designation encourages development of residential neighborhood.</p>
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8. Kerr and Gaither

<p>Summary of Community Feedback</p>	<p>No Anchor: Neighborhood Commercial Services</p>
<p>Community members sad that this was not an anchor. Community members wanted to see</p>	<p>Existing Anchor Type: Neighborhood Mainstreet</p>

<p>the old vacant church redeveloped into a mixed-use development and they saw the site as less of a priority area.</p>	<p>Recommended Land Use Type: Neighborhood Commercial</p> <p>Neighborhood Commercial describes neighborhood-oriented commercial areas with house-scale buildings, providing retail, services, and offices, typically not associated with anchors.</p> <p><i>*After the South 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></p>
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9. Elvis Presley and Alcy

<p>Summary of Community Feedback</p>	<p>No Anchor: Low Commercial Services (Gateway)</p>
<p>Community members have expressed several priorities for this area, including curtailing auto-oriented development by prohibiting new gas stations and limiting similar businesses along Elvis Presley from Mallory to 240. They want enhanced gateway features at Alcy Barron Park through welcome signage and public art installations. Pedestrian safety is a major concern, with residents calling for missing sidewalks to be installed along Elvis Presley, better sidewalk maintenance, and ADA accessibility for all new developments. Environmental issues are also important, particularly addressing illegal dumping on Hernando Road near the interstate. The community wants action on blighted commercial properties along Elvis Presley Boulevard and improved landscape maintenance throughout the area, highlighting concerns about beautification and neglect by property owners. These priorities collectively reflect a vision for a more pedestrian-friendly, aesthetically pleasing neighborhood with stronger community identity.</p>	<p>Existing Anchor Type: Neighborhood Mainstreet</p> <p>Recommended Land Use Type: Commercial Services Low</p> <p>Neighborhood Mainstreet describes walkable, mixed-use centers with house-scale buildings lining main streets, serving as moderate-intensity anchors for surrounding neighborhoods.</p> <p>Commercial Services Low describes- Low-rise, auto-oriented commercial areas with house- or block-scale buildings, providing neighborhood-supporting retail and services.</p> <p>This designation is the best fits the pedestrian friendly neighborhood identity that residents wanted to see here. The Gateway designation would allow for the feeling of entering a distinct neighborhood.</p> <p><i>*After the South District Workshop, we added the Category of Neighborhood Commercial Services and the Gateway designation. Retroactively the planning team believes that this would be a better fit. We will engage further with community for feedback.</i></p>

10. Alcy Ball Area (Airways and Ketchum)

<p>Summary of Community Feedback</p>	<p>No Anchor: Commercial Services Low Intensity (Gateway)</p>
<p>Community members have raised specific concerns about the Alcy Ball intersection area, focusing on two primary issues. First, they worry about water contamination from nearby industrial properties and its potential negative impact on the surrounding neighborhood. Second, they desire greater investment in local school infrastructure. These priorities reflect both environmental health concerns and a commitment to improving educational facilities for area residents.</p>	<p>Existing Anchor Type: Neighborhood Crossing Recommended Anchor Type: Low Commercial Services</p> <p>Commercial Services Low describes- Low-rise, auto-oriented commercial areas with house- or block-scale buildings, providing neighborhood-supporting retail and services.</p> <p>Airways Blvd is not walkable especially right before the interstate exchange. Neighborhood Crossing is not an appropriate designation but designating the area as a gateway allows us to highlight the entrance the neighborhood as a distinct location. And it serves as a gateway into the city for people coming from the airport.</p> <p><i>*After the South District Workshop, we added the Gateway designation. Retroactively the planning team believes that this would be a better fit. We will engage further with community for feedback.</i></p>

11. Mississippi and Georgia

<p>Summary of Community Feedback</p>	<p>Anchor Type: Neighborhood Crossing</p>
<p>Community members largely approved of this anchor. They would like to see the abandoned properties redeveloped as mixed use and affordable housing particularly for seniors in the community.</p>	<p>Existing Anchor Type: Neighborhood Crossing</p> <p>Recommended Anchor Type: Neighborhood Crossing</p> <p>Anchor Neighborhood Crossing describes Small, walkable mixed-use centers with house-scale buildings embedded within residential neighborhoods, providing convenient services and community gathering spaces.</p> <p>This designation should address the desire to see mixed use neighborhood scale development</p>

Community Identified Priority Areas:

12. Riverside and First (Mallory)

Community Feedback Summary	Analysis	Recommended FLU Designation: Neighborhood Crossing
<p>Community members expressed the need for an addition anchor on the Westside of the South District. They first identified Riverside and Mallory.</p> <p>The area is surrounded by industrial uses but there is a neighborhood that is there and want to see development in the way that centers the neighborhood and not the industrial uses that surrounds the area.</p> <p>The neighborhood used to have it's own commercial areas.</p>	<p>Residential Focus: There is a community that has been a bit isolated due to a lot of surrounding industrial uses. They would like to have a center point of their neighborhood.</p> <p>Industrial Development: Near the actual intersection of Riverside and Mallory there are too many heavy industrial uses to be really strong anchor.</p> <p>Walkability: Just North of the that location at Riverside and 1st Ave is a commercial intersection that by its nature should be walkable especially for community members</p>	<p>Riverside and Mallory is best classified as and industrial (I) designation. It is described as high-intensity industrial areas with large-scale manufacturing and industrial uses, typically located near highways and freight infrastructure.</p> <p>In contrast, Riverside and 1st is classified as an Anchor Neighborhood Crossing (A-NC). It is described as Small, walkable mixed-use centers with house-scale buildings embedded within residential neighborhoods, providing convenient services and community gathering spaces.</p>

	Industrial	Anchor Neighborhood Crossing
Building Setbacks	Large-scale industrial buildings with typical setbacks.	Minimal setbacks; buildings are brought up to the street to create an active streetscape.
Mixed-Use	Mixed-use is not appropriate; primarily heavy and light industrial uses.	Encouraged; a mix of residential and commercial uses with active ground floors.
Scale	High intensity; large-scale industrial uses.	Small, walkable, house scale locally serving businesses.
Community Impact	Preserves industrial jobs and protects neighborhoods from high-impact uses.	Creates vibrant, walkable hubs that foster community interaction and pride of place

13. South Parkway (Third Street, Mississippi Blvd, Kansas)

Community Feedback Summary	Analysis	Recommended FLU Designation: Various designations
<p>South Parkway came up at almost every table at the South Workshop 1. Community members</p> <p>Mississippi Blvd Community members pointed out that this is the location of the South Memphis Farmers Market and wanted to see improvements to the area.</p> <p>Kansas Community members Desire to see affordable housing in the large apartment complex that is located at the intersection</p> <p>Third Street Overpass feels hazardous and unsafe to both motorist and pedestrians. Community members would like to see better visibility</p>	<p>Mississippi Blvd This area has a farmers’ market, an historic church a restaurant and the area is filled with house scale buildings.</p> <p>Kansas There is a large housing community that is owned by the Memphis Housing Authority. Community members likely want it to be updated like other MHA properties have been.</p> <p>Third Street Most of the comments were about the overpass. The only comments about the future land use were about walkability and lowering the intensity of the commercial services that are located here.</p>	<p>Mississippi Blvd Anchor- Neighborhood Mainstreet describes walkable, mixed-use centers with house-scale buildings lining main streets, serving as moderate-intensity anchors for surrounding neighborhoods.</p> <p>Kansas Neighborhood Multifamily describes Residential neighborhoods consisting primarily of multi-unit buildings located more than a 10-minute walk from any anchor destination.</p> <p>Third Street Anchor- Neighborhood Mainstreet describes walkable, mixed-use centers with house-scale buildings lining main streets, serving as moderate-intensity anchors for surrounding neighborhoods.</p>

Themes and Actions:

City Wide Goals and Actions-

- **Community Engagement and Transparency**
 - **Key Feedback:** Community members expressed concerns about the need for more relatable public information sharing, insufficient youth engagement opportunities, and a disconnection between long-term residents and community development efforts.
 - **Action Item:** Establish regular community forums for initiative updates, create youth-focused facilities and activities, develop diverse communication channels for community updates, and form representative working groups to guide implementation of community improvements.

South District Themes and Actions

- **Public Space Maintenance and Beautification**
 - **Key Feedback:** Community members report concerns about maintenance of public spaces, including overgrown parks, unmaintained landscaping, facility upkeep issues, unpruned trees, and illegal dumping in various locations.
 - **Action Item:** Implement regular maintenance for parks and green spaces, creating resident-driven beautification program, establishing dedicated cleanup crews for problem areas, installing surveillance at dumping sites, and conducting soil sampling at a local golf course.
- **Vacant Property Utilization**
 - **Key Feedback:** Residents expressed concerns about multiple vacant school buildings across different areas, emphasizing the need for comprehensive planning to address these empty facilities along with other blighted properties.
 - **Action Item:** Develop a comprehensive strategy to address vacant school buildings and create developer incentives for property rehabilitation.
- **Traffic Safety and Infrastructure**
 - **Key Feedback:** Community members expressed concerns about traffic safety issues, including speeding throughout the district, inadequate pedestrian and bike infrastructure on major boulevards, traffic problems near a local park, and street racing.
 - **Action Item:** Address traffic safety concerns by increasing traffic enforcement especially during peak hours, implementing stronger penalties for street racing, and assessing missing infrastructure like sidewalks and streetlights.

- **Community Development**

- **Key Feedback:** Community members expressed concerns about the proliferation of unwanted businesses like title loan companies, tire shops, and dollar stores, along with fears of new development displacing current residents and questions regarding lack of public investment in annexed areas.
- **Action Item:** Strengthen zoning regulations, targeted economic development, affordable housing requirements, pollution reduction strategies, and investigation of public investment disparities in annexed areas.

- **Crime Reduction and Public Safety:**

- **Key Feedback:** Community members expressed general crime concerns throughout all areas, along with specific requests for improved law and code enforcement near commercial centers and heightened public safety measures in certain neighborhoods.
- **Action Item:** Create safety improvements by increasing community policing presence, establishing neighborhood watch programs, enhancing street lighting in high-crime areas, creating youth engagement programs to prevent crime involvement, and developing a data-driven approach to identify and address crime patterns.