

GRAVOIS-JEFFERSON HISTORIC NEIGHBORHOODS PLAN

11/10/2016

Community Conditions Report

The following information was gathered through a variety of activities that asked residents to prioritize focus areas, map their neighborhood, and reflect on neighborhood conditions. At the end of this document, we have laid out a general summary of this data.

Who was at the Kick Off?

- 93 People Total!
- 9 Members of the Planning Team (excluded from neighborhood counts)
- Neighborhood Residents and Others
 - 31% Residents of Benton Park West
 - 21% Residents of Gravois Park
 - 9% Residents of Dutchtown
 - 21% Residents of other Neighborhoods
 - 18% did not specify a neighborhood

A. Planning Focus Areas (39 responses)

Participants were given a list of ten Planning Priorities and asked to rank them from 1 to 10 in order of importance, with 1 being top priorities. Below are the results, with the average ranking:

1. Health and Safety (3.58)
2. Youth and Families (4.45)
3. Economic Development and Prosperity (4.56)
4. Education and Training (4.90)
5. Housing (5.00)
6. Empowerment, Civic Engagement and Equity (5.55)
7. Public Space and Urban Landscape (5.67)
8. Mobility, Circulation and Transportation (6.00)
9. Arts and Culture (6.58)
10. Air, Water, Energy, Sanitation and Environment (7.80)

B. Planning Focus Areas

Participants placed dots on planning focus areas in order to demonstrate the importance of each area. They also could add areas that were not already displayed. The numbers below show how many dots each category received. People also wrote some additional comments.

| People | |
|--|----|
| Health & Safety | 20 |
| Youth & Families | 14 |
| Education & Training | 10 |
| Arts & Culture | 9 |
| Racial Equity | 5 |
| Air, Water, Energy, Sanitation & Environment | 4 |
| Public Services | 4 |
| Affordable Child Care & Development | 2 |

| Neighborhood | |
|--|----|
| Mobility, Circulation & Transportation | 10 |
| Public Space & Urban Landscape | 8 |
| Economic Development | 7 |
| Resources: Grocery, Laundry, etc. | 6 |
| Infrastructure | 4 |
| Public Facilities | 2 |

| Housing | |
|--|----|
| Higher Standards for Building Repair and Maintenance | 11 |
| Out of state and absentee landlords | 11 |
| Affordable Housing | 9 |
| Vacancy | 8 |
| Tenant Resources & Support | 6 |
| Homebuyer Education and Assistance | 6 |
| Maintenance & Repair Resources | 4 |
| Landlord Resources & Support | 4 |
| Development Incentives | 4 |
| Street Beautification (sidewalks, etc.) | 2 |

| Comments |
|--|
| Affordable housing for Black working class people! |
| Housing that is going back into the hands of low income residents, existing residents in the area. (How do we prevent displacement and build wealth for low-income residents?) |
| Invest in Black-owned businesses that serve the needs of the community. |
| How do we connect schools and the community? |
| Metrolink! |



C. Strengths, Opportunities and Challenges Mapping (128 responses)

Participants were asked to map areas in their community and identify them as strengths (blue), opportunities (yellow), or challenges (red). An interactive map on the website (GravoisJeffersonPlanning.org) also shows these inputs.

Strengths:

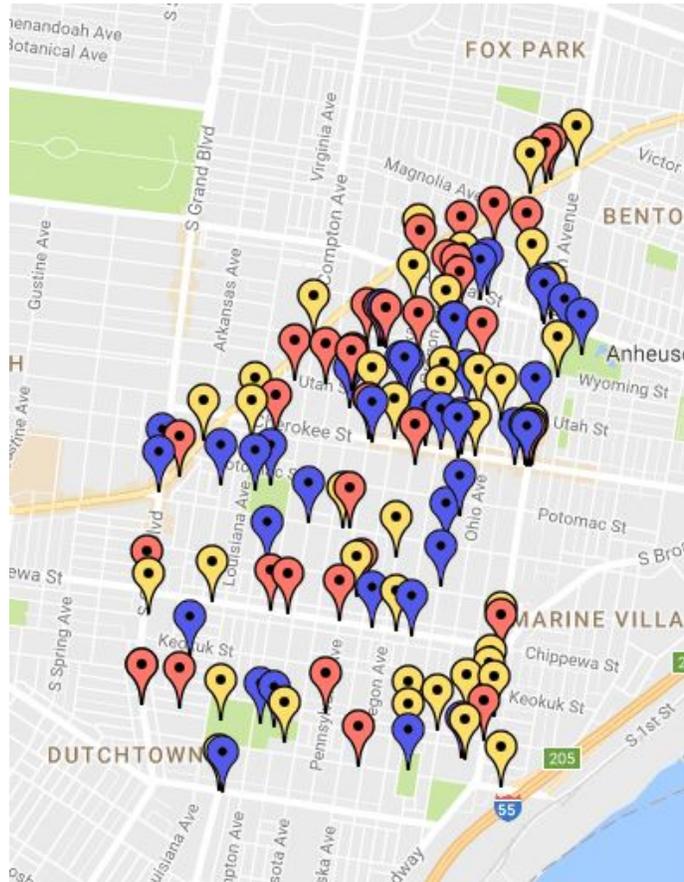
- Diversity
- Parks and Green space (Gravois Park, Marquette Park, BPW Dog Park, Love Bank)
- Cherokee Street
- Beautiful Architecture
- Strong pockets with connected neighbors (3500 Tennessee, 3500 Michigan, 2700 Utah, 2900 Wyoming)

Opportunities:

- Connect Schools with Community
- Redevelopment of historic properties
- Pedestrian and bike infrastructure (Gravois, Broadway, Chippewa)
- Metro Expansion
- Transit Hub (Jefferson and Cherokee)
- Community-based Policing
- Community involvement and empowerment, including youth
- Minority-owned business expansion
- Policies to prevent pushing out low-income people

Challenges:

- Vacant and Abandoned Buildings
- Crime and Safety Concerns
- Garbage/Trash
- Youth Involvement
- Prostitution (S. Grand, S. Broadway)
- Employment Opportunities
- Traffic Circulation, speeding and ineffective stop signs (Gravois Park, Utah, Wyoming, S. Broadway)
- Potential for gentrification



Blue: Strengths
Yellow: Opportunities
Red: Challenges

F. General Kick Off Meeting Feedback (31 responses)

- 97% felt the meeting was run effectively (47% felt it was more or consistently more effective than they expected).
- 100% said they enjoyed the process.

Comments

- Strengths: “Great turn out!” “Well run meeting.” “Fun and constructive activities.”
- Challenges: “You have to reach the minorities.” “The crowd was overwhelmingly white.” “A lot of non-neighborhood residents.”

G. Conclusions

Insights

- Continued Engagement
 - We need to ensure our process is representative of the racial and socioeconomic diversity of these neighborhoods
 - We need to ensure our process engages residents of these neighborhoods and does not prioritize outside stakeholders
 - We need to engage youth in the planning and implementation stages of this process
- Focus Areas
 - All of the focus areas discussed are inherently interrelated, and solutions must embrace this
 - From the feedback, people’s major foci include health and safety, youth and families, and inclusive economic and neighborhood development

Actions

- Continued Engagement
 - We will employ on-the-ground engagement strategies to meet people where they are
 - Talk to folks at churches, community centers, schools, shops, etc.
- Focus Areas
 - We will conduct our first Public Working Meeting using the overarching subject of “People”—all focus areas will be considered through this lens
 - The information we collect at this Public Working Meeting will also be collected in various forms through our broadened community engagement efforts.