

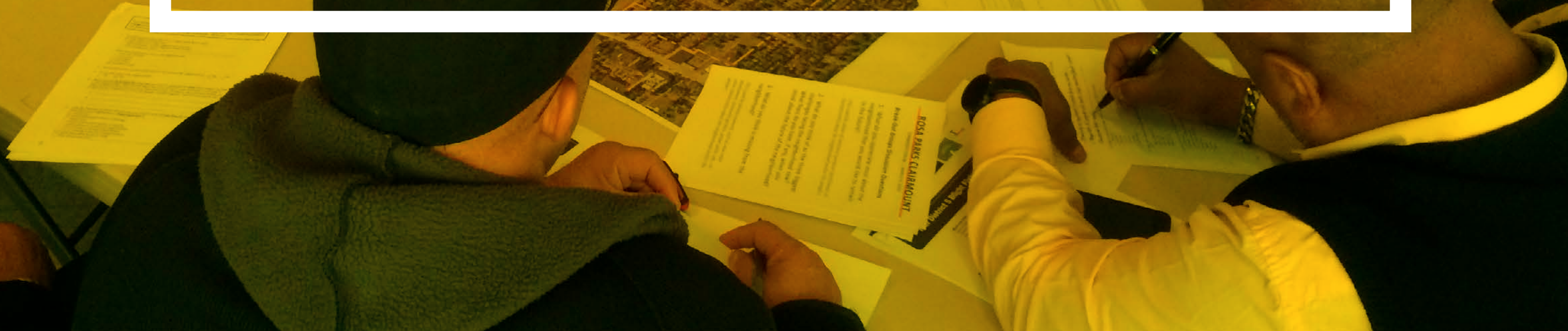
A photograph of a row of brick townhouses in a winter setting, with snow on the ground and a teal overlay. The text "NEIGHBORHOOD STORIES" is centered in a white box.

# NEIGHBORHOOD STORIES





# WHAT WE HEARD LAST TIME





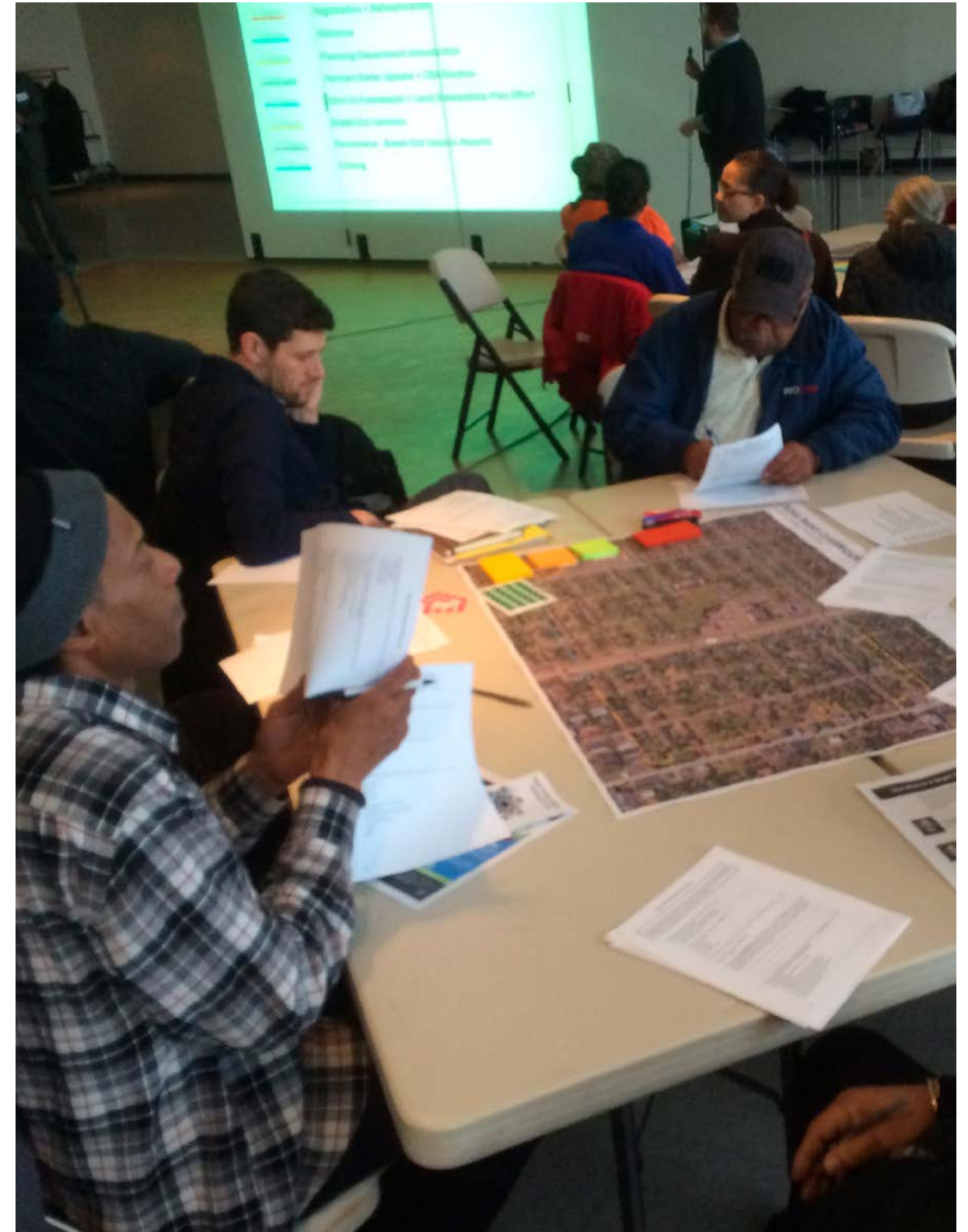
# What Do You Appreciate Most That You'd Like To Remain?

- Black culture
- **Neighbors that have stayed**
- **Houses that remain, but to be restored**
- Young adults (make things safer)
- **Historic architecture**
- Cooperative ownership
- Access to food - urban agriculture
- Proximity to downtown and entire city
- Ease of access to the Lodge
- Majority single-family residential use
- Shopping center
- Historic significance



# What Are The Biggest Challenges Facing The Area Now?

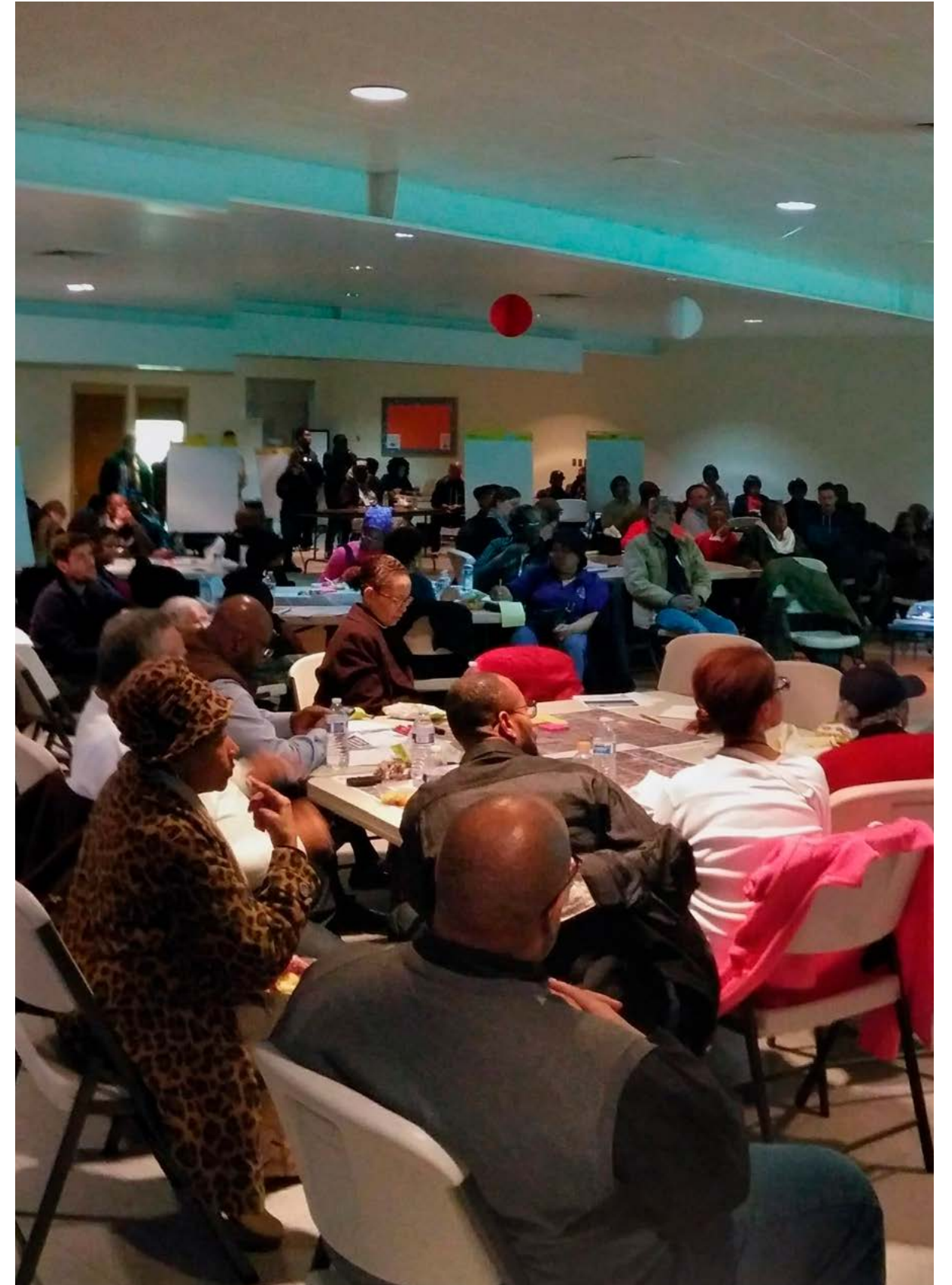
- **Safety**
- **Poor street lighting**
- **Lot vacancies and abandoned homes**
- Lack of security/police presence
- Property upkeep by current residents
- Poor sewage infrastructure
- Demolition prevention
- **Preservation of affordability / prevention of displacement** as future developments come online
- **Lack of education centers/training/schools**





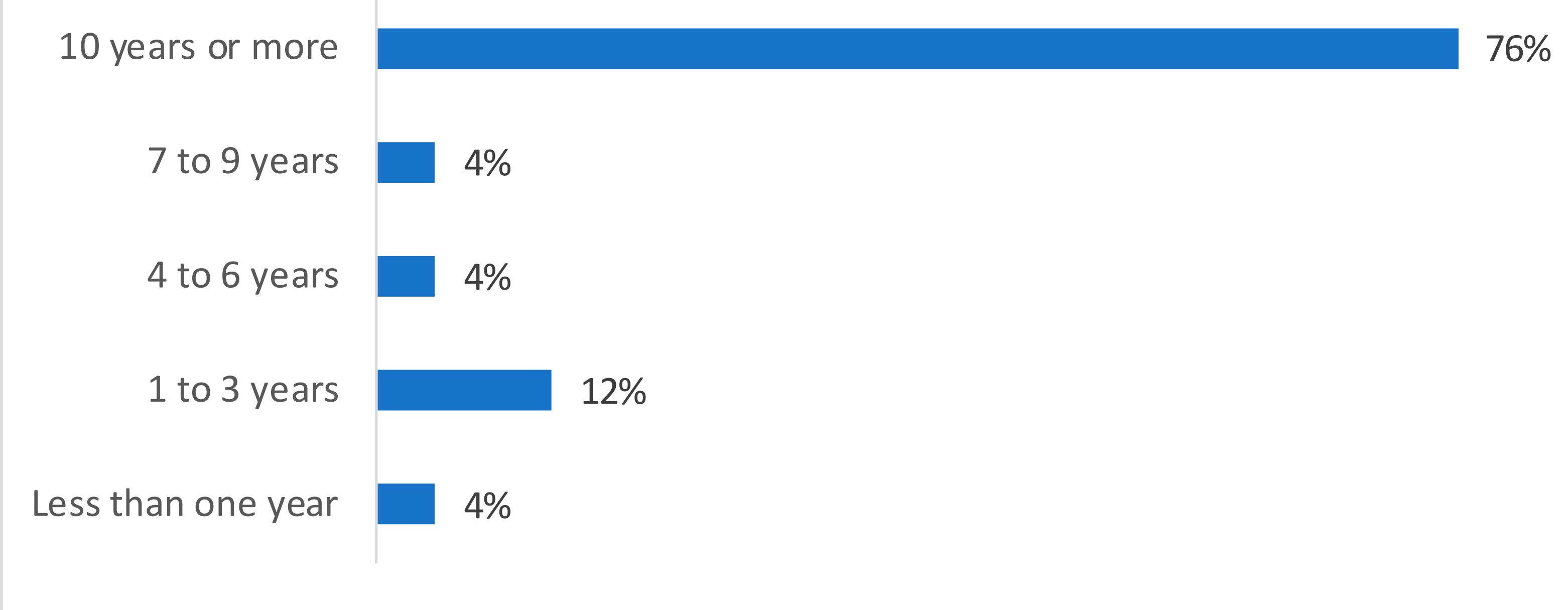
# What Is Missing From The Neighborhood?

- **Public arts and programming**
- Fitness amenities
- Spaces for the elderly
- Adequate public transportation
- Sustainable infrastructure (solar street lighting)
- Schools
- Activated, functional alleys
- Bike lanes
- **Destinations for walkability**
- Green spaces of all sizes



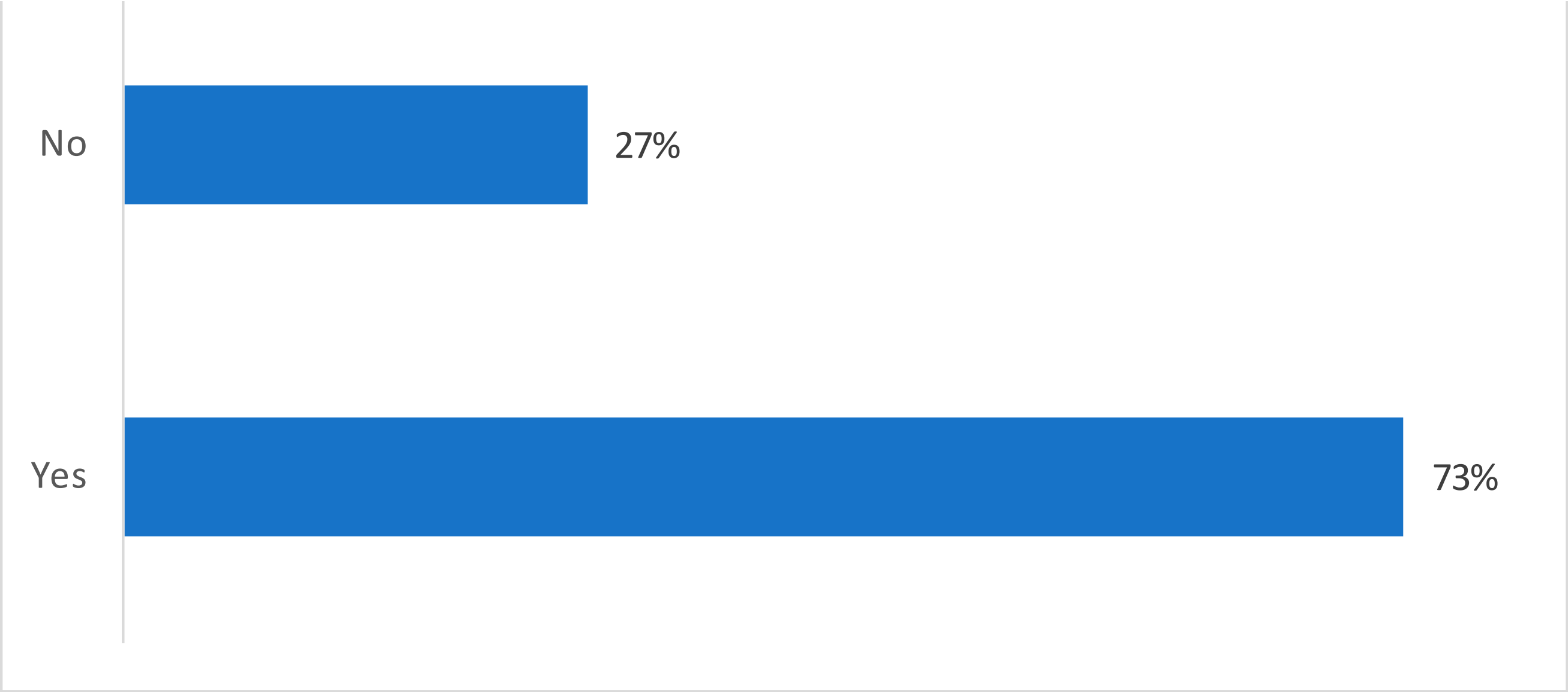
# Survey Results

## How long have you lived in the neighborhood?



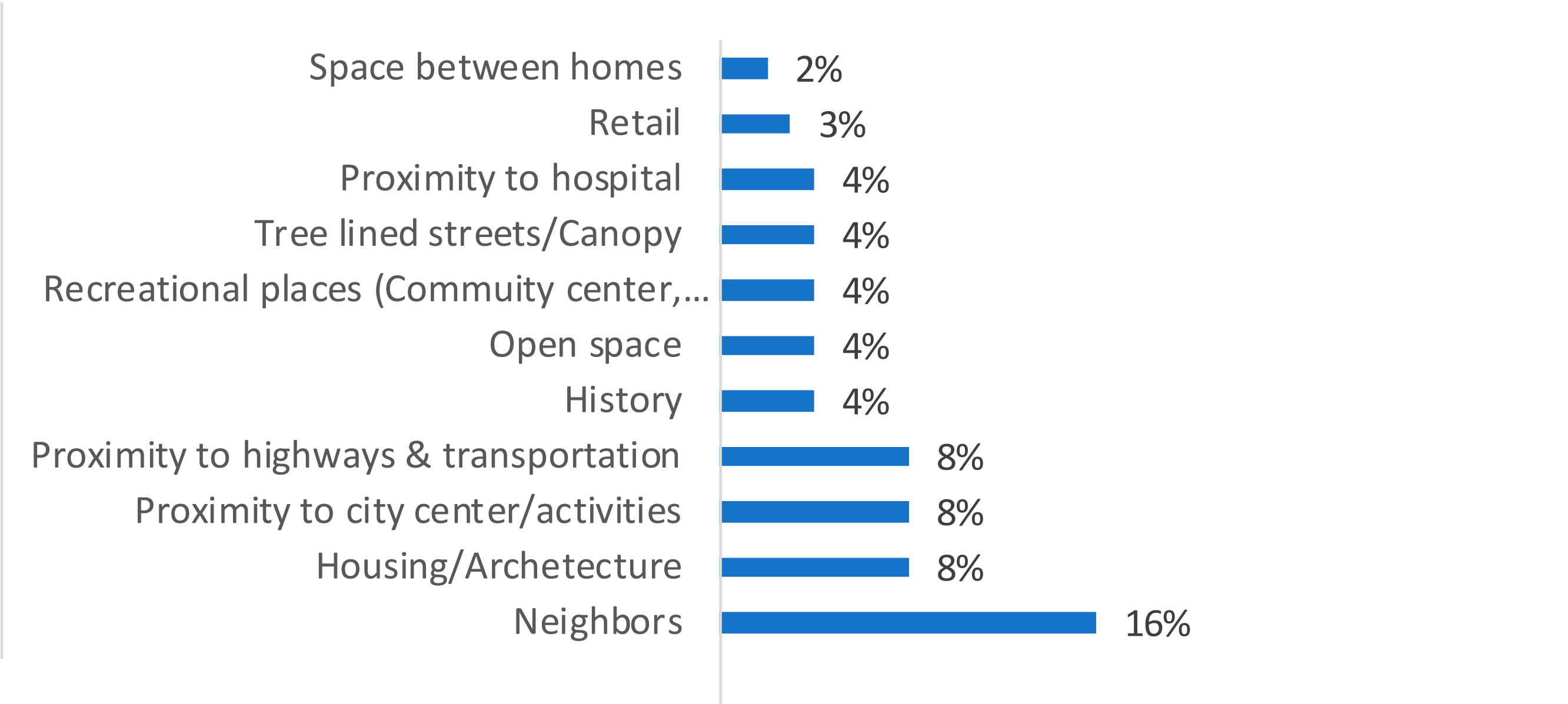
# Survey Results

## Do you have family members that live in or very close to this neighborhood?



# Survey Results

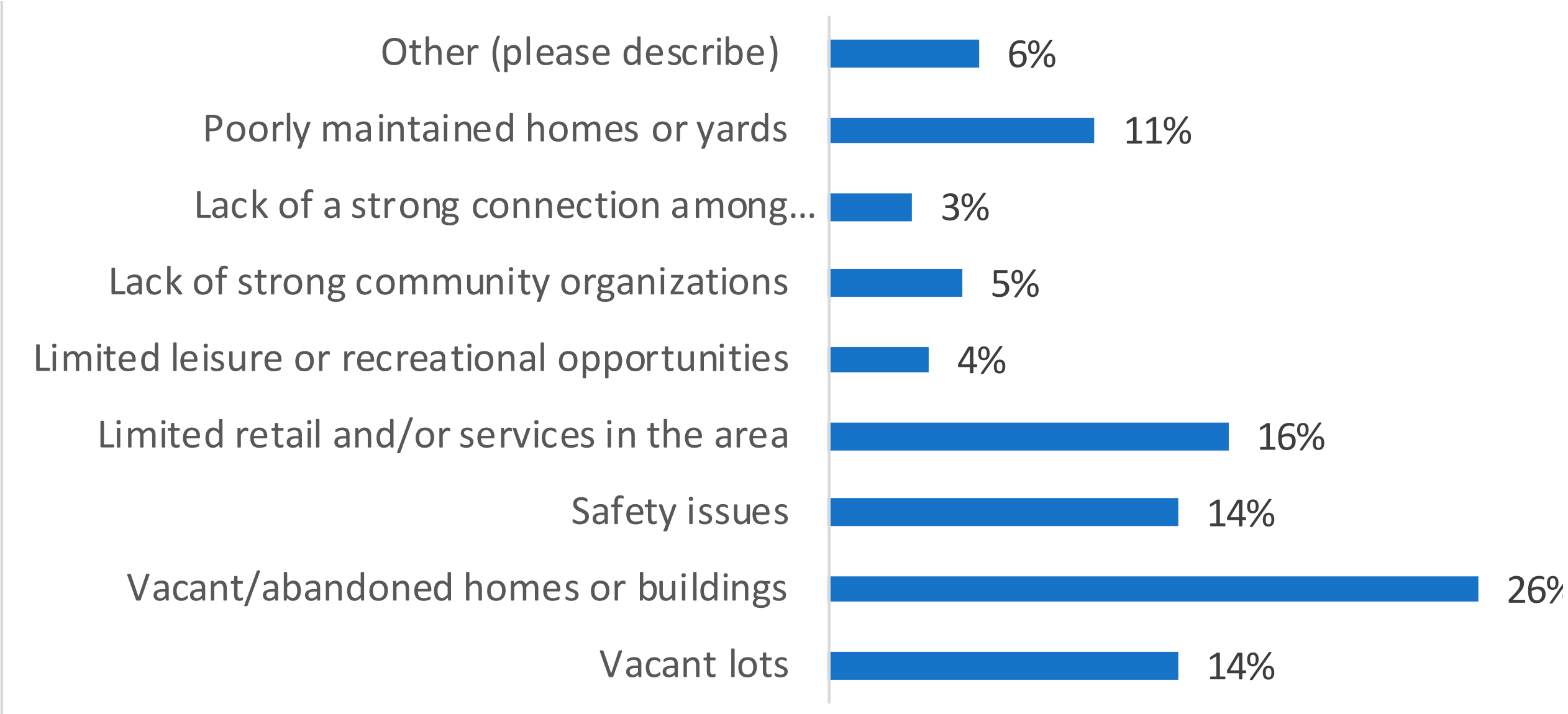
## Things you enjoy or appreciate most about this neighborhood:





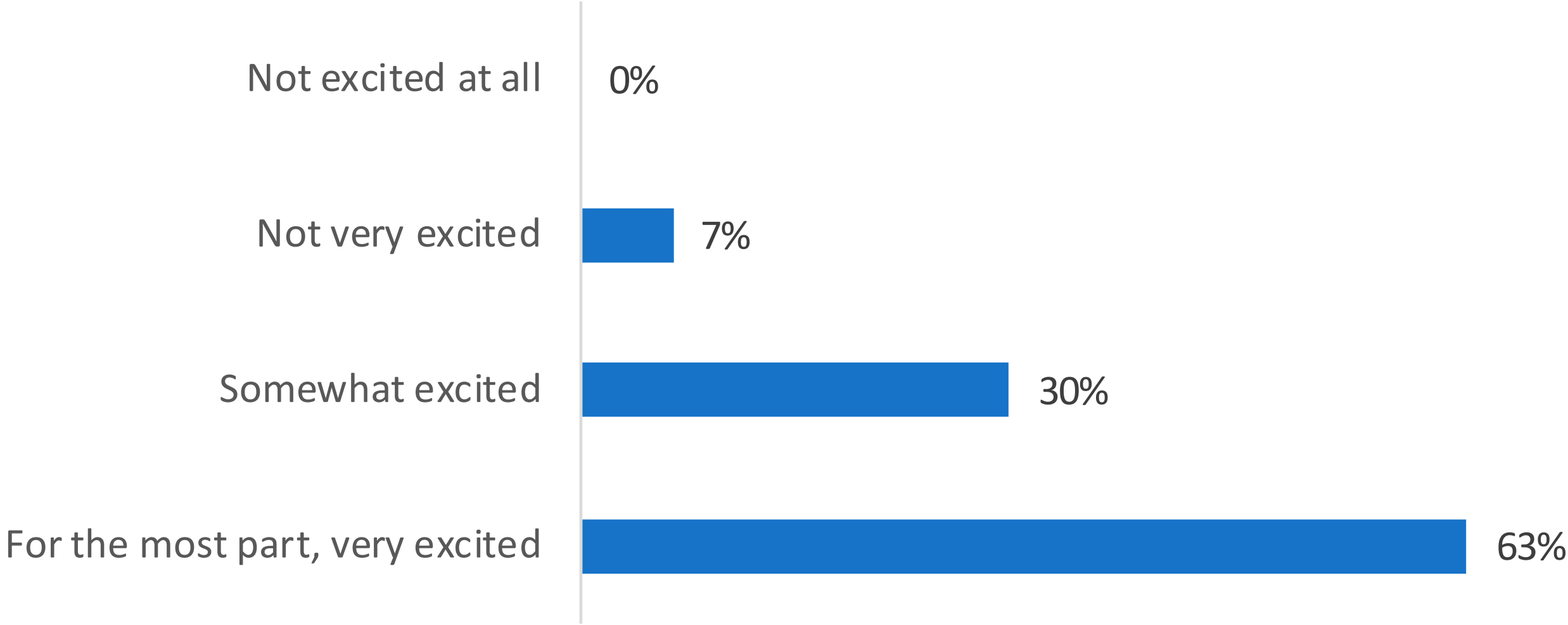
# Survey Results

## What do you consider to be the top issues in this neighborhood?



# Survey Results

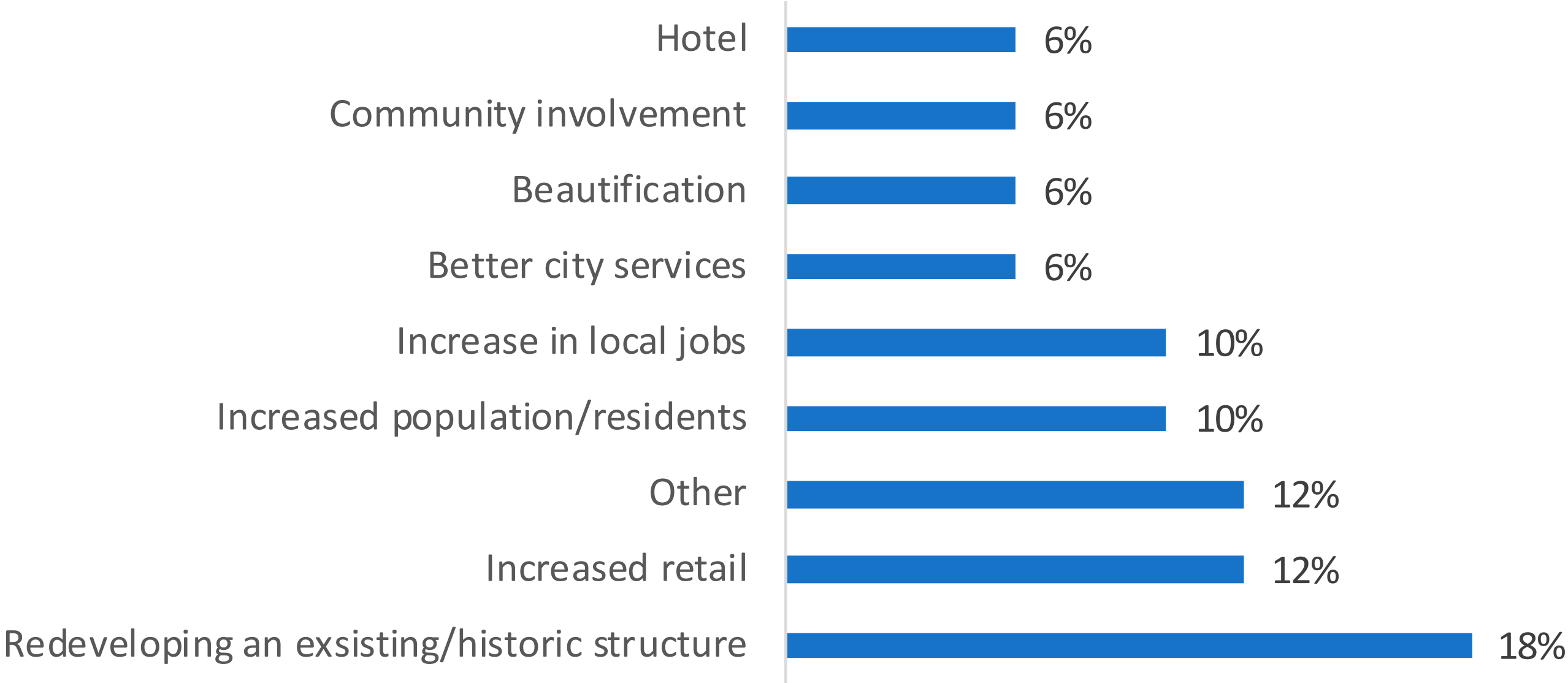
## How do you feel about the Herman Kiefer Project as an opportunity to significantly improve the neighborhood?





# Survey Results

## What do you find exciting about the Herman Kiefer redevelopment project?





An aerial photograph of a residential neighborhood, likely in a city, showing several brick houses with gabled roofs. The trees are bare, suggesting a late autumn or winter setting. The lighting is warm and golden, possibly from the setting or rising sun. A white rectangular box is superimposed over the center of the image, containing the text.

CONVERSATIONS:  
WHERE DO WE GO FROM  
HERE?



# What We're Doing in the Next Hour

**10 MIN.**

**Introduction**

**5 MIN.**

**How is Your Neighborhood Defined?**

**25 MIN.**

**Where Should Investment Happen in the Future?, Pt. 1**

**5 MIN.**

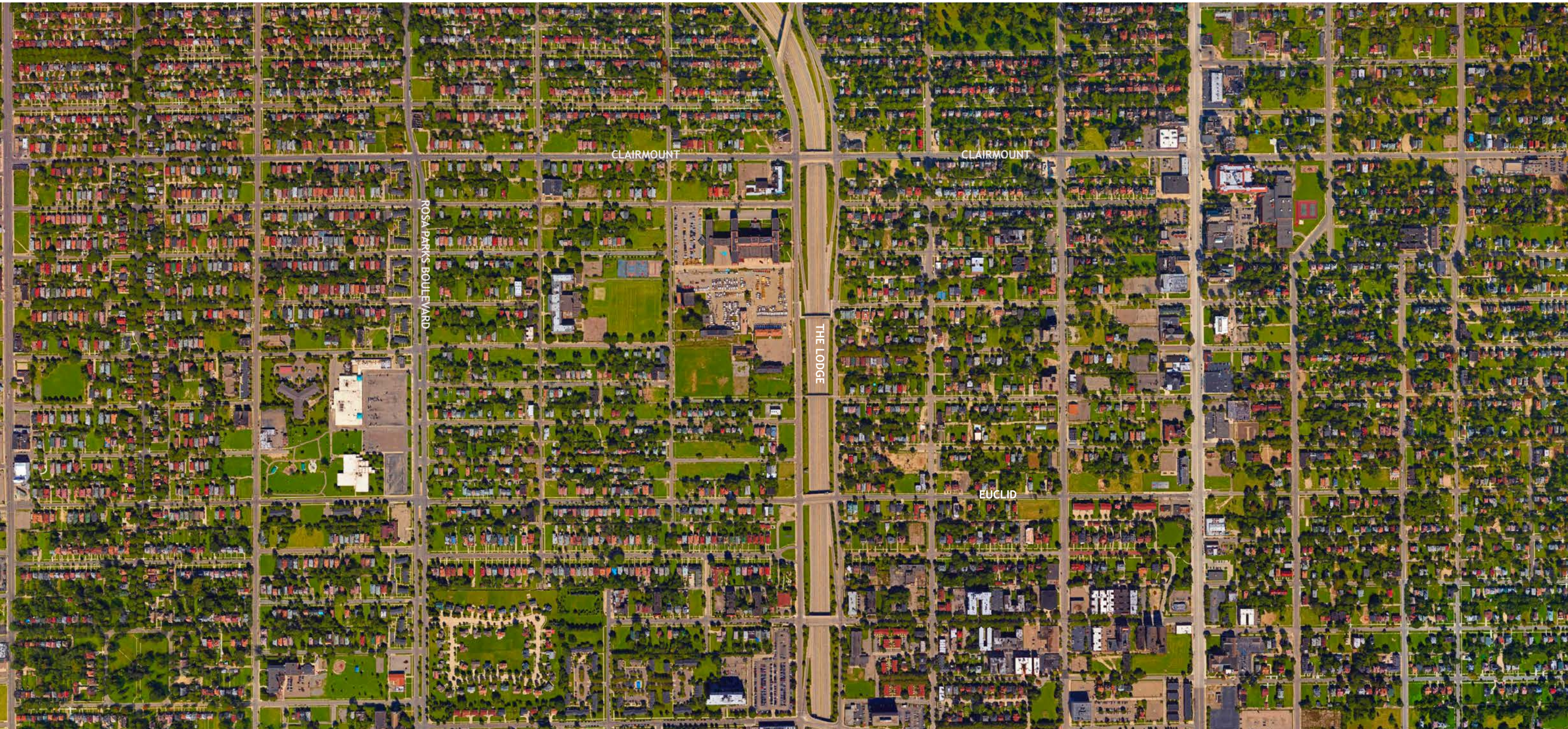
**SWITCH TABLES**

**25 MIN.**

**Where Should Investment Happen in the Future?, Pt. 2**



# Identity: What Do You Call Your Neighborhood? What are its Boundaries?



**HERMAN KIEFER**  
**VIRGINIA PARK**

**PIETY HILL**  
**ROSA PARKS**

**GLADSTONE**  
**12th STREET**

**CLAIRMOUNT**



# Investment: What is Happening Now?





# Investment: Where is Investment Happening Now?





# Investment: Where Should Investment Happen in the Future?

## 1. What Kind of Development Should Take Place?

**BUILDING  
CONSTRUCTION + RENOVATION**

**LANDSCAPE, STREETS, OPEN SPACE**

## 1a. Where Should Investment Take Place, and When?







# RENOVATION AND NEW DEVELOPMENT



# Opportunity: Use Herman Kiefer Site to Anchor Development





# Opportunity: Focus Development Along Primary Corridors





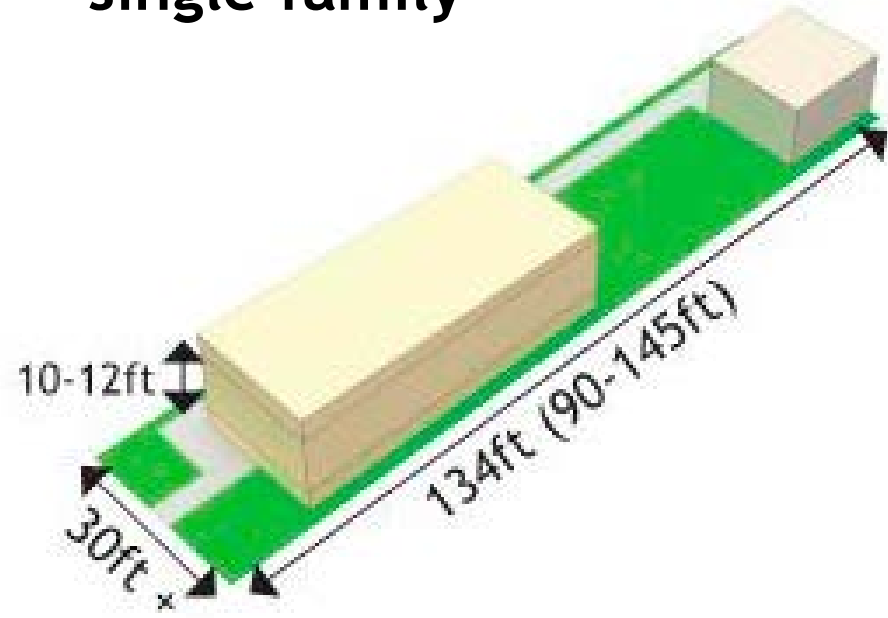
# Opportunity: Focus on the Interior of the Neighborhood



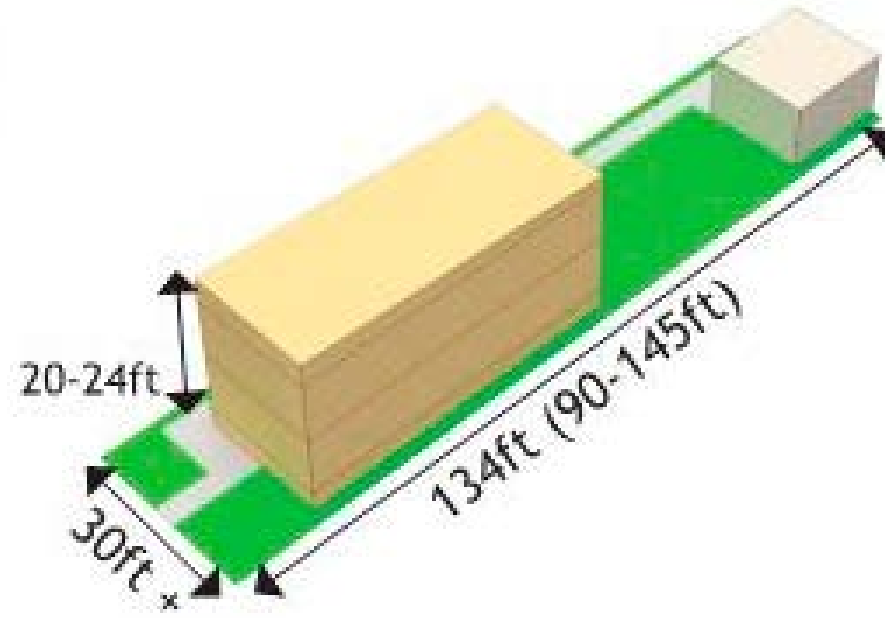


# Residential Building Typologies

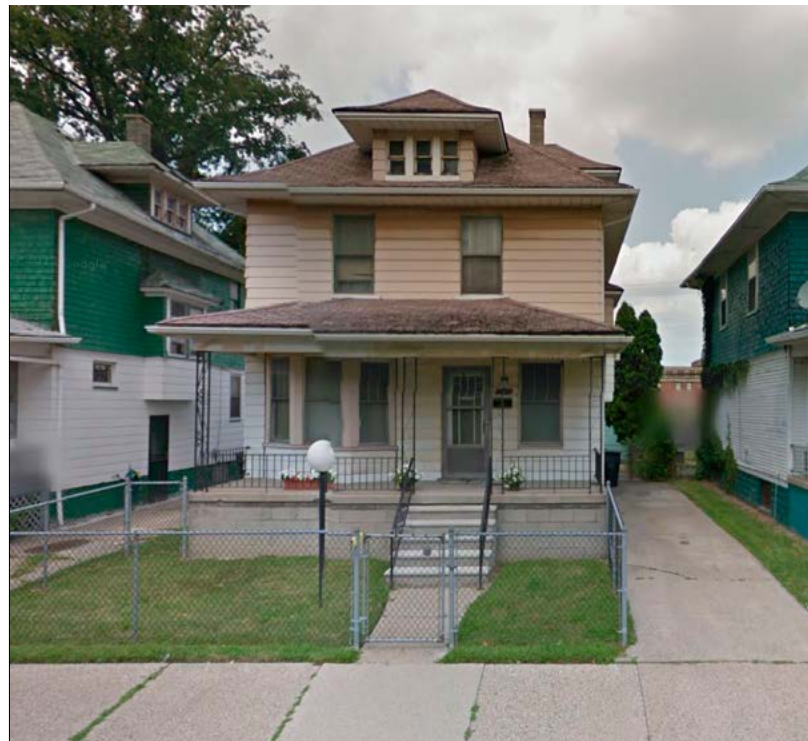
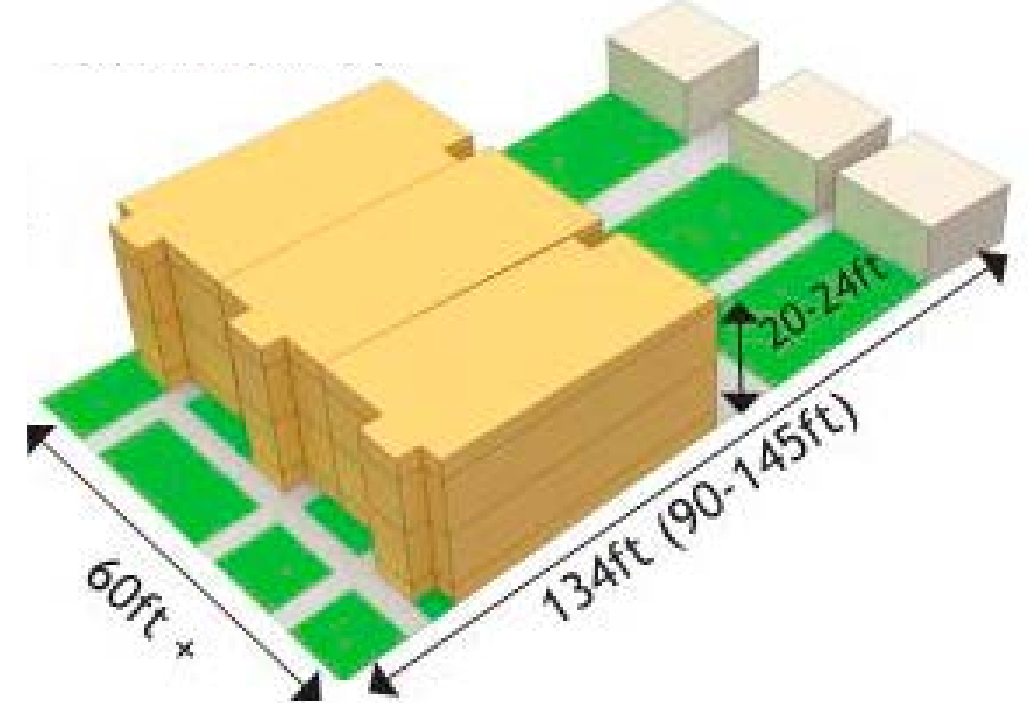
renovation  
single family



duplex



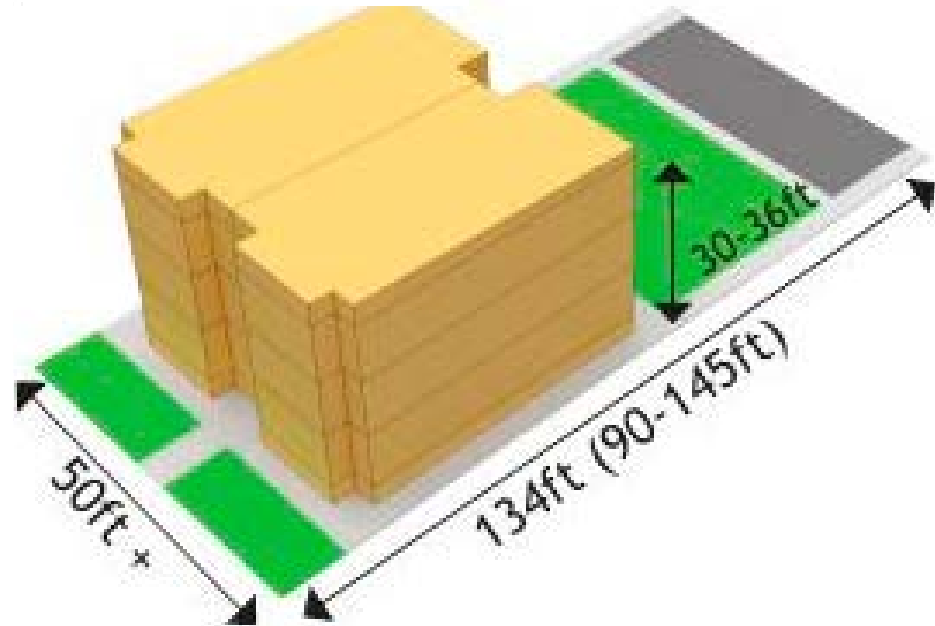
townhomes



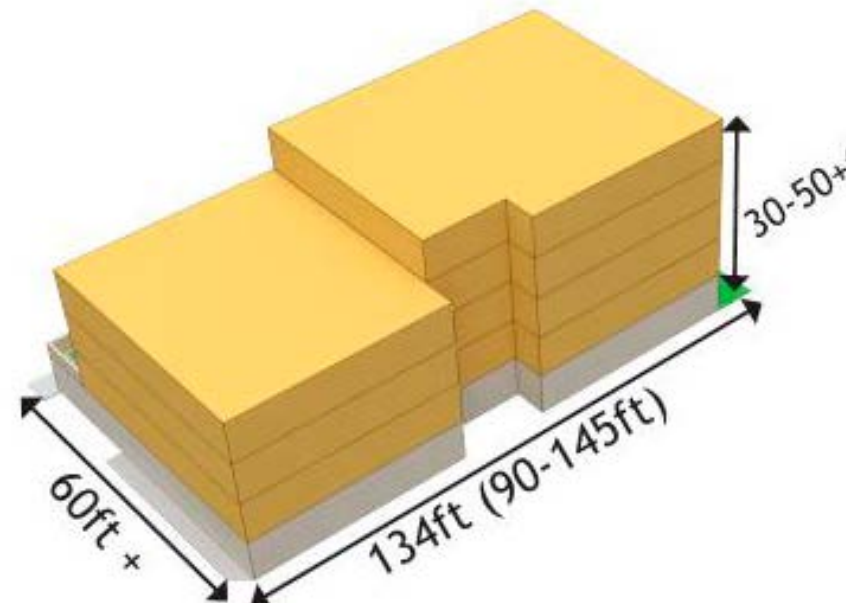


# Residential Building Typologies

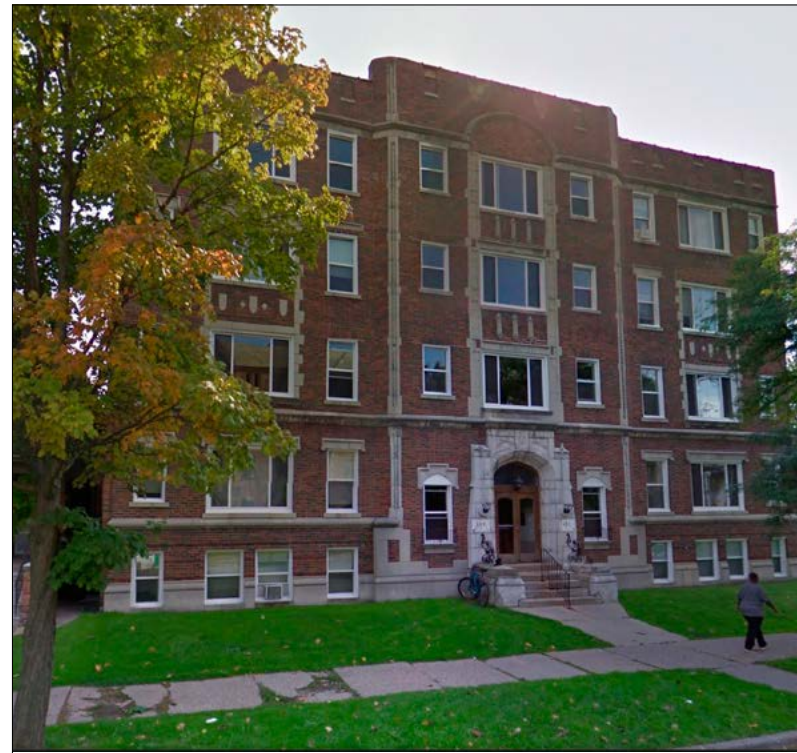
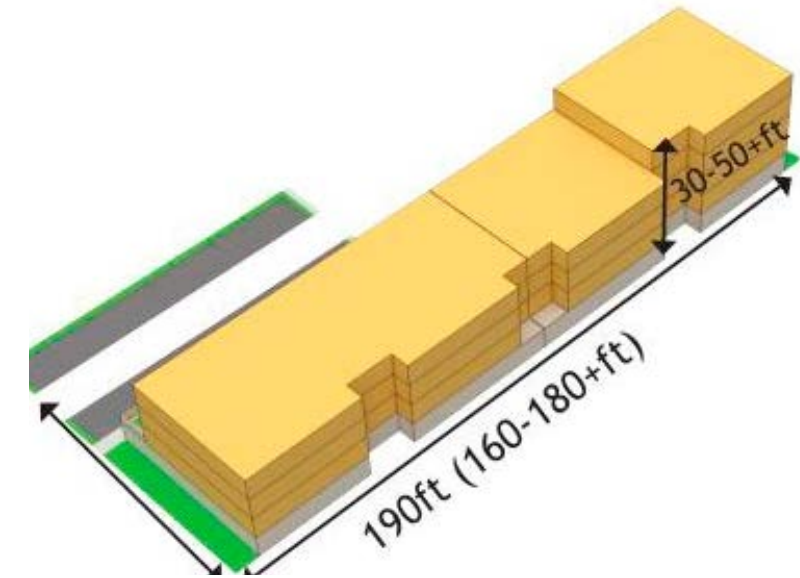
walk-up apartments



apartments



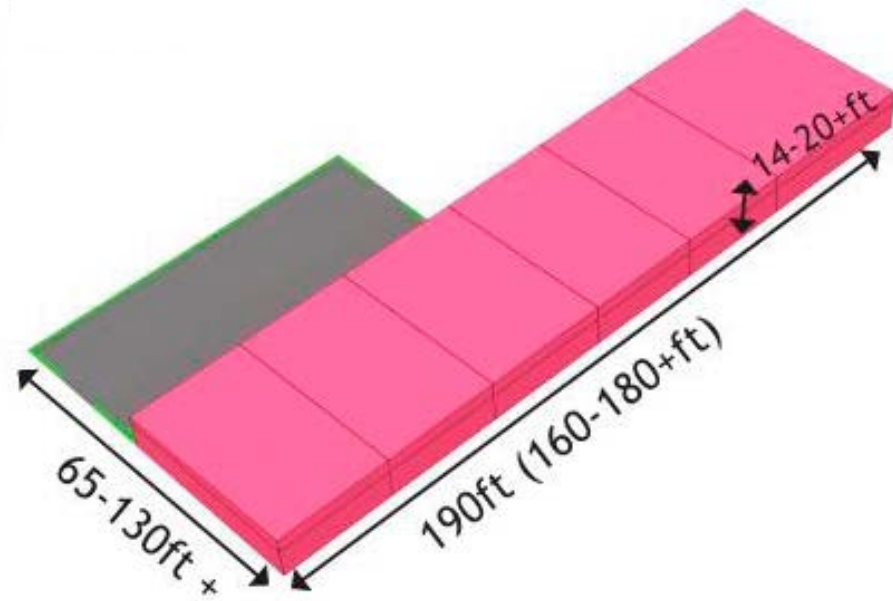
apartments/senior bldg



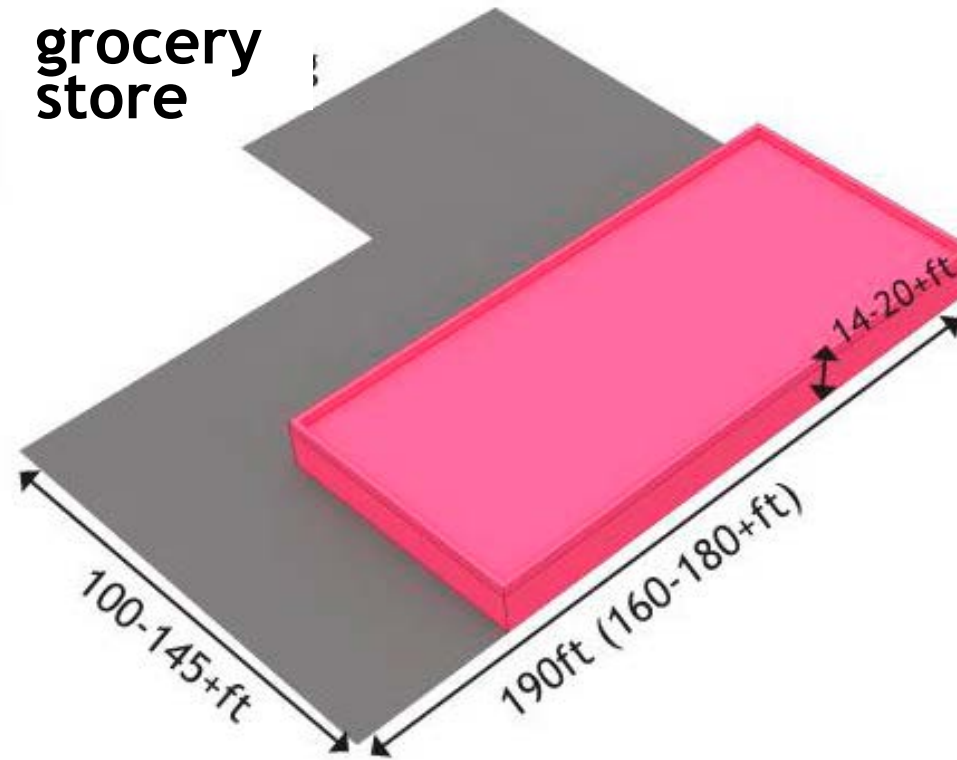


# Retail & Mixed-Use Building Typologies

convenience retail



grocery store



big box retail

