



ZONE 1– Post-It Notes Comments

1ST PUBLIC MEETING — MARCH 10, 2008

In the evening on Monday, March the 10th, over four hundred residents, business people and government officials gathered for over two hours at the Alabama School of Math and Science to discuss and provide their input regarding the future of Zone 1 as it has been defined for the purpose of this planning effort. The consultant team provided a short introductory presentation that outlined the process, purpose and timeline of the “New Plan for Mobile” effort. After introducing the consultant team, the project’s objective and the planning process steps to the public the attendees were divided into six groups to discuss in more detail the main elements that the plan should address.

Initially all attendees were given two post-it notes and they were asked to record:

1. What they consider to be the greatest assets of their community;
2. What they consider to be the greatest needs of their community.

The list below includes the array of all the responses and records the frequency in which they appeared in the post-it notes.

ASSETS:

URBAN DESIGN & PUBLIC REALM ENHANCEMENTS

▪ Trees canopy and landscape (live oaks; tree-canopied boulevards; magnolias; azaleas; tropical, lush)	50
▪ Green spaces – gardens, parks	15
▪ Convenience – never have to travel far to get where you’re going; close to Downtown; proximity to entertainment and cultural districts	11
▪ Government Street corridor (Broad Street to the Loop)	7
▪ Bienville Square & Cathedral Square	4
▪ Walkable neighborhoods	3
▪ Bike paths	2
▪ Two major high schools	2
▪ DeTonti Square	1
▪ Nice “urban” feel	1
▪ Canon Park at Loop, Magnolia Cemetery, Monroe Park	1
▪ Church St. Cemetery	1
▪ Sense of place	1
▪ Street grid that is largely intact	1
▪ Compact Downtown ringed by neighborhoods	1

ECONOMIC DEVELOPMENT & TOURISM

▪ Water / Waterfront / Ports: Proximity to water presents development potential for tourists & residents;	33
▪ Restaurants / Restaurants with music	7
▪ Re-development of Downtown – exciting to see it come back; great potential	5
▪ Hotels	5
▪ Large amount of available space for infill construction: residential, commercial, parking or entertainment	4
▪ Downtown - all or most events happen in or around Downtown; commercial vitality; people are already interested in building downtown, living downtown, eating & doing business there	3
▪ Cruise ships	2
▪ Convention Center	2
▪ Entertainment District	2
▪ Diverse economy	1
▪ Mixed land use	1

Zone 1

▪ Growing residential area	1
▪ Office buildings	1
▪ Unique no chain stores	1
▪ GSPC Coffee Club	1
▪ Presence of solid retail already	1
▪ Hospitals	1

HOUSING & NEIGHBORHOOD CORRIDORS

▪ Residents – historically diverse culture & heritage / racial diversity / religious diversity / mixed incomes	11
▪ Residents – involved, knowledgeable, concerned citizens, interested in preservation; strong community organization; friendly people	11
▪ Quiet, safe neighborhoods	8
▪ Mixed-income housing (not all condos)	3
▪ Well-defined neighborhoods	2
▪ “Safe” area to be in at night	2
▪ Residents – mix of seniors and newer, younger residents	1
▪ People are proud to be in an older neighborhood – Midtown life vs. West Mobile	1
▪ Vibrant neighborhoods	1
▪ Lofts & apartments: St. Francis Place, St. Louis Lofts, Mattress Factory, Clarkson Townhouses, etc.	1
▪ Nice Spanish/French architecture to draw inspiration from	1
▪ Garden District restored homes	1
▪ Residential growth in the area	1
▪ Existing Building heights	1

INFRASTRUCTURE & TRANSPORTATION

▪ Sidewalks	5
▪ Public transportation that can be enhanced and expanded upon	2
▪ Narrow streets	2
▪ Basic transportation	1
▪ High-quality infrastructure	1
▪ Walkability – easy pedestrian traffic to Downtown	1
▪ Location as hub of metro area/region	1
▪ Transportation advantage of 2 interstates, seaport and airport all centrally located	1
▪ Easy access to Downtown	1
▪ Easy access to Interstate	1
▪ Good traffic	1
▪ GM&O Station	1
▪ Good clean Downtown	1
▪ Kentucky Street, where I grew up, seems improved	1
▪ Infrastructure at Henry Aaron Loop	1

CULTURAL & HISTORICAL RESOURCES

▪ Historic Districts – homes / structures: beautiful architecture, charming character	107
▪ Arts communities / organizations / galleries / opera & symphony	10
▪ Saenger Theater	10
▪ Variety of museums and tourist attractions	8
▪ History and Unique Historical Culture	8
▪ Mobile Historic Development Commission and the Architectural Review Board are doing great job of protecting our historical heritage	4
▪ Gulf Coast Exploreum Museum – Science Center	4
▪ Barton Academy	3
▪ Cathedral and other historic churches	3
▪ Battle House	2

Zone 1

▪ Library	2
▪ Movie theater	2
▪ African American contributions to the City have historical significance	1
▪ Cultural events	1
▪ The Bee Hive (Methodist Church): the church is the viable gateway to Downtown	1
▪ Presbyterian Church on Government Street	1
▪ Southern hospitality	1
▪ Preserve historic storefronts – enforce maintenance	1

MISCELLANEOUS ASSETS

▪ Good government officials; willingness to listen to citizens about concerns in community;	1
▪ Council representative who is receptive to needs of residents	3
▪ Police force – security of Downtown living	2
▪ Breakfast for the homeless	1
▪ High density of fiber optic cable for “very” broad band communication	1
▪ Weather	1
▪ Long growing green season	1
▪ 311/SRO	1

NEEDS:

URBAN DESIGN & PUBLIC REALM ENHANCEMENTS

▪ More and/or improved parks and green spaces (with play areas) – e.g., improve Lyons Park (3); develop Courthouse Square into a park (2); park at Government & Lafayette (1)	35
▪ Streets in need of repair / re-paving (e.g., Old Dauphin Way)	25
▪ More landscaping Downtown & surrounding areas (parking lots, sidewalks, etc.)	12
▪ Street lighting: need well-lit streets / better lighting / restore old street lights (gateway to Downtown)	11
▪ To create a cohesive “feeling” Downtown: architecture & signage – consistent design (e.g., regulation that maintains Mobile’s character, rather than conforming to national chain big box stores; architectural protection for buildings in mid-town); maintain current classical look	8
▪ Need better maintenance of trees – cut back; trim; nourish properly	4
▪ Need funds to develop a DeTonti Square Park	3
▪ Replace/convert vacant areas Downtown with green space similar to “squares” in Savannah	2
▪ Washington Square – return original 4 sculptures of boys on dauphins (have copy of original)	1
▪ Form Friends of the Parks group for each park & add a large riverfront park	1
▪ Revive Azalea Trail	1
▪ Improve Springhill Recreation Center to be used as a community center with better access	1
▪ Horse & carriage ride Downtown	1
▪ Riverside Park is an underutilized asset	1
▪ Bear Garden at Cooper Park	1
▪ 5-Point area needs a lot of work	1
▪ Skateboard park	1
▪ Frisbee golf courses	1
▪ Clean up industrial area near river	1
▪ Clean up area near jail	1
▪ Clean up and weed empty parking lots	1
▪ Need to use stamped asphalt on our historic streets	1
▪ Gathering space for community events	1

ECONOMIC DEVELOPMENT & TOURISM

▪ Grocery stores	52
Upscale Grocery stores: Trader Joe’s, Whole Foods (12); fresh market (1)	
▪ Retail stores/shopping centers: clothing, upscale (Nordstrom’s), boutiques, book stores, bakeries, etc.	44
▪ Develop the Waterfront to include parks, recreation, & restaurants (e.g., Baltimore Inner Harbor (3)/ New Orleans Riverwalk (2)); need better access to waterfront & cruise terminal; improve State dock	35
▪ Tear down Vacant buildings / Property (e.g., Royal St, beside Kress bldg.) or rehab & utilize: plenty of unused property; so much open & deserted buildings & lots – tremendous opportunity to fill in with more residential, retail & open space	29
▪ Develop more tourism opportunities in the City - more attractions (i.e., revamp Fort Conde); more emphasis on Mobile as an “historic city” (i.e., St. Augustine, FL) – unique histories of each neighborhood with signage / tours / pamphlets (our area had civil war encampments – clarify where these were); Visitor Center (green space opposite museum);	13
▪ More Downtown entertainment: family-friendly, indoors/outdoors; arcades, bowling, etc.	11
▪ Restaurants (upscale; 24-hour venues; etc.)	9
▪ More cultural events - Arts & Music (e.g., Bienville & Cathedral Squares; Cooper Riverside Park)	7
▪ Continue revitalization of Downtown (e.g., quality infill of vacant buildings, lots)	6
▪ Improve and build on Springhill Avenue (<i>used to be very nice</i>)	5
▪ Civic Center has opportunity for redevelopment – need large events facility-Civic Center is a bust; not attractive; tear down & replace with housing; convert to mixed-use	5
▪ Owners of Downtown buildings that are boarded up & look terrible need to be asked to fix them or at least put up facades so they will look decent (need enforcement)	5
▪ Movie theater Downtown	5

Zone 1

▪ Nightlife activities to bring people Downtown every night beyond bar scene	5
▪ Business – new business development outside and away from historic areas	4
▪ Clean up blighted areas before we build anything new	4
▪ More live theaters (indoors/outdoors)	3
▪ Cultural Center like Faneuil Hall, Boston – open building w/food court, music, vendors, festivals	3
▪ Drug store	3
▪ Mardi Gras park Downtown @ old Courthouse; Mobile was birthplace of Mardi Gras – capitalize on	3
▪ Need hospitals, health clinics	3
▪ More cruise lines (e.g., Carnival)	3
▪ Clean up strip malls – e.g., near Starbucks on Government–Nobody can currently walk around there.	2
▪ Revitalize / renovate Van Antwerp Building	2
▪ Development – plan placement of new buildings to aide in sensible flow of traffic, transportation & parking	2
▪ Restaurants should stay open later Downtown	2
▪ Restaurants – more family-friendly	2
▪ Restore the Kennedy House	2
▪ More sustainable businesses Downtown that attract people (e.g., Downtown Charleston on weekends)	2
▪ Development – upgrading & economic development of residential areas just west of Broad	1
▪ Development – Ann St. / Dauphin / Springhill / Broad ripe for development	1
▪ Need more cooperation from City departments for development	1
▪ Zoning – flexible zoning to allow for more development	1
▪ Zoning – enlightened, fair and consistent zoning – land use projects	1
▪ Zoning – better support (City government and legislature) for ARB and Zoning	1
▪ Zoning – address gaps in ARB: re-work historic district boundaries including adjacent areas or adjust zoning and require non-historic adjacent districts to be more compatible	1
▪ Zoning – easier zoning for bed & breakfast usage for larger homes	1
▪ Zoning – enforced with few variances that works with both business community & fabric of area	1
▪ Business – Downtown needs to attract more national businesses	1
▪ Business – need incentives for businesses to improve existing properties	1
▪ Business – no more business sites Downtown	1
▪ Industrial parks to address expansion of businesses such as EADS, TK, and supporting industry shipping through the port and Brookley	1
▪ City / County Center for all things	1
▪ Underutilized auditorium property	1
▪ Community Center for students	1
▪ Remove Oaks Apartments	1
▪ Get rid of drugstore on Emery Corner	1
▪ Build aquarium near the Science Museum	1
▪ Downtown can't seem to catch on – many false starts	1
▪ Gas station	1
▪ A great big luxury hotel	1
▪ More homegrown corporations/banks Downtown	1
▪ Cafes opened on weekends	1
▪ More neighborhood corridors–place to walk & grab a snack or socialize & shop (Five Pts;Birmingham)	1
▪ More museums/science	1

HOUSING & NEIGHBORHOOD CORRIDORS

▪ Historic properties – protect w/more historic district designations/renovate/maintain (some need repair)	25
▪ Affordable housing Downtown (condos, apts.)	17
▪ Affordable housing for seniors/elderly, low-income, poor; service industry workers (2)	13
▪ Improve neighborhoods – Codes that require homeowners to clean up debris, furniture in yards	11
▪ Affordable, high-quality, dense multi-family rental housing	7
▪ Vacant/abandoned housing / apt. complexes: tear down / restore / utilize	7
▪ Provide home improvement incentives to homeowners: grants, low interest rates, etc.	6

Zone 1

▪ Historic properties – enforcement of codes (e.g., signage, car parking on neutral ground)	4
▪ Historic Commission and ARB difficult to work with and allow too much to go through	3
▪ Medium-priced housing (middle-income)	3
▪ Apartment complexes – clean up!	3
▪ Apartment complexes – regulation to remove multiple rentals in homes	3
▪ Apartments for low-income are poorly managed; transient residents - promotes crime	3
▪ Multi-family construction should have to provide on-site parking	2
▪ Historic properties – respect homeowners rights who have invested in restoration	1
▪ Waterfront condos (more of)	1
▪ Townhouses – (more); limit condo development	1
▪ Housing – more inhabited by owners, not renters need more full-time residents: De Tonti & Oakleigh, Flo-Claire, Midtown	2
▪ Historic home preservation – excessive regulation hinders property development	1
▪ Transition between A1 Downtown business and A2 residential districts west of Broad Street	1
▪ Mixed-use neighborhoods with feeder businesses to residents living Downtown	1
▪ Incentives, but not more zoning or restrictions, to encourage property improvements	1
▪ Section 8 housing in old, established areas with architectural beauty. It doesn't fit and diminishes desirability of residences	1
▪ Relieve concentration of Social Services agencies in Zones 1A & 1B – negative appearance & perception	1
▪ Retailers that will support residents & development of new homes/condos	1
▪ Neighborhood corridors – houses are cheap; could redevelop into higher densities; multi-family (Old Shell)	1
▪ Small, older houses between Broad & Georgia, Texas to Washington – could be renovated for inexpensive housing – neat, historic, simple	1
▪ More Hope VI housing (mixed income)	1

INFRASTRUCTURE & TRANSPORTATION

▪ More walking / jogging / bike paths – Downtown & waterfront – <i>make Downtown accessible</i>	33
▪ Repair / replace / maintain sidewalks	48
▪ Public / Mass Transit:	48

(buses/shuttles) better, more frequent, later hours, affordable, clean & reliable

Comments: Bring back AMTRAK train service (6); better public transit within Downtown – “trolley”/cable car (6); increase public’s awareness of MODA hours (3); light rail (2); cruise ship tourists don’t have evening transportation - buses should run late; rapid transit from Downtown to airport; free buses in Downtown; bus terminal center at Ft. Conde to Broad St. & back down Dauphin St.; public transportation to Blakely/Pinto Islands; old trolley routes provide a conduit for developing 21st century public transit system; hovercraft to service Mobile Bay; move mid-town train (N&S) & recover right-of-way for bike/pedestrian or future light rail;

▪ More Parking	45
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Comments: Off-street parking for all new Downtown buildings; parking challenges; parking for Downtown condos; better parking; more Downtown parking (10): need easily accessed parking decks/multi-story parking (8); free parking Downtown (4); designated residential parking: multi-floor parking to replace too many ugly lots; parking for businesses should not be the most prominent feature; fewer substandard surface parking lots; more off-street parking; use St. Louis Street transportation shuttle for access to parking; designated parking for rental & business property; valet parking & low-cost parking Downtown; “parking, parking, parking”; expand airport parking; parking deck for Civic Center; underutilized Downtown parking; high-rise parking; parking without harassment by “diplomats”; West Palm has valet in areas where there is concern about crime;

▪ Need to control Traffic congestion and flow	34
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Comments: Traffic will get worse unless there is a plan put in place, especially north-south corridor - need more north-south streets (6); old Government/start of Airport Blvd. to Loop; traffic lights need to be more in-sync (4); install more speed bumps; consider free transit to Loop area to reduce traffic; reduce lanes of Government St. under oaks; Ann Street @ Government Street: Left-turn lane to reduce traffic flow

thru Georgia Ave. corridor; traffic light management at Government St.; too much truck traffic on Catherine St.; remove speed bumps from major crossroads & in neighborhoods to allow for better traffic flow; will soon be crippled by traffic; speed on Government Street.

- Repair Street drainage / flooding / sewer drainage 34
- Transportation: Proposed I-10 Bridge 14

1) I-10 bridge through Downtown would endanger historical aspect of City 2) It is important to support the MHDC (Mobile Historic Development Commission) and ARB, preserve and promote those assets we haven't lost yet; prevent projects such as the I-10 bridge which will cause permanent, irreversible damage. 3) Another crossing over Mobile River, but NOT Downtown – KMM proposes an alternate using existing Cochran Bridge & alter existing roadways; this will complement future roads. Mobile River depth is limited by Bankhead Tunnel built in 1940 – do not further hamper river with bridge height restriction; Mobile River Harbor is 4 miles long vs. Houston with 50 miles. 4) Balancing need for bridge against current assets (shipyards, cruise terminal, historic neighborhoods) 5) No bridge in Downtown area – put it south by Berkeley 6) No bridge over Downtown 7) Protect historic character by moving I-10 Bridge away from Downtown 8) & 9) Proposal Interstate 10 connector bridge – don't let it break up Historic District (2) 10) Proposed bridge – limit height because of cross-winds 11) Proposed bridge – detrimental to maritime industry and aesthetics 12) Proposed bridge – very high bridge over Maritime Center, cruise terminal and Cooper Riverside park would devastate downtown and bring much more air pollution 13) No bridge Downtown; traffic should be re-routed to the north 14) No I-10 bridge over Downtown

- Enforce traffic laws – speed limits not enforced on major roads 4
- Transportation Plan: 1
 - Western by-pass (I-65 to I-10 to west); northern by-pass (I-65 to I-10 via Cochran Bridge); fix tunnel west entrance / exit.
- Educate transportation people on community strengths, activities, etc. 1
- Educate motorists on sharing highways with pedestrians & bikers 1
- Sky rail to reduce public transportation, save gas, reduce parking, etc. 1
- Proper infrastructure to direct influx of traffic with increased growth 1
- Better corridors to handle increased volume of traffic 1
- Less emphasis on automobile; more pedestrian opportunities 1
- Causeway – gateway 1
- Oaks outgrowing sidewalks; cracking sidewalks – City needs to maintain 2
- Grade sidewalks at street intersections so there is no curb drop-off 1
- Sidewalk on Airport Blvd. 1
- Sewage and utilities development for construction and housing development 1
- Sustainable and environmentally neutral public drainage to local watersheds 1
 (Woodcock Branch, Eslava Creek, Dog River)
- More pedestrian-friendly and bike-friendly streets & crossings (e.g., @ Water St.) for tourists & residents 8
- Get rid of one-way streets; more two-way streets (more walkable) 6
- Clean up medians / streets – too much litter 6
- Need readable, lit street signs, especially Downtown at eye level and with destination signs 5
- Lighting issues – e.g., north side of Dauphin Street; major roadways 2
- Street signage that is “unique” to the City with an artistic flair 1
- Traffic circle around Mobile – pulling pass-thru traffic around the City to Bay Way 1
- Widen Virginia Street 1
- Bury utilities lines (for safety & quick power restoration after storms / hurricanes) 5
- Cable, TV, wireless internet 1
- Improve technical training or locally support State efforts 1

CULTURAL & HISTORICAL RESOURCES

- Save & restore Barton Academy 8
- Preservation of historic assets outside designated historic districts 1
- Abandoned old theater on Bienville Square – Film education 1

MISCELLANEOUS NEEDS

▪ Crime: Control / Prevention	38
1)more/heavy police presence 2) clean up Salvation Army & neighborhood or remove out of residential area–loitering & crime 3) crime problems in area of Old Shell Road near Oaks Apts. with open prostitution 4) Old Dauphin Way – clean up the crime!; crime in low-income apartment areas; address drug-dealing activity and gangs (Springhill, Broad, etc.) 5) perception of crime 6) address crime more comprehensively with additional policing strategies & community-oriented policies; Downtown is not safe for tourists or residents 7) need safety, especially for tourists and elderly; get hold of crime; clean-up mid-town crime; reduction in crime; crime prevention.	
▪ Homeless:	11
1) Programs for homeless (they are becoming more obvious) ; 2) Emergency housing for homeless – individuals & families; resources for placement of homeless; 3) Address homeless & addiction recovery as a community issue. Greatness of a community is not just measured by the arts, recreation, nice neighborhoods, but also by how it shows compassion to the poor; 4)Break up homeless shelters and spread throughout County (all shelters currently in our zone) 5) Fewer transients in public places (parks & libraries) 6)Move the homeless	
▪ Downtown secondary education such as SCAD, Savannah, GA; Columbus State University Arts School, Columbus, GA); technical training	4
▪ Public schools need to be supported through attendance by all classes & races; flight to suburbs can not be stemmed until parents are satisfied with public schools	2
▪ Recycling –comprehensive City program including plastics; poor recycling program now	2
▪ Noise control	2
▪ Effective regulation of noisy air conditioners and other systems	1
▪ Better opportunities for the youth	1
▪ Pollution concerns: coal dust	1
▪ On-line City Council agenda, www.cityofmobile.com , www.municode.com – internet-based improvement to existing sites can improve flow of info, reduce costs to consumer; expedite and reduce expenditure of time, gas, vehicle traffic, etc.	1
▪ Mobile weather is hot and humid	1
▪ Mosquitoes	1