

HISTORIC CENTENNIAL HILL CHOICE NEIGHBORHOOD TRANSFORMATION PLAN

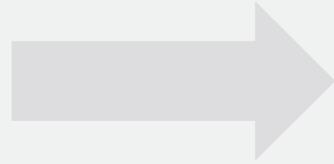
Community Meeting 3
June 16, 2022



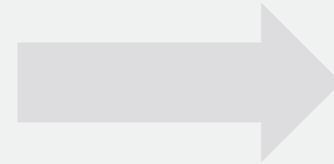
AGENDA – COMMUNITY MEETING 3



Introductions



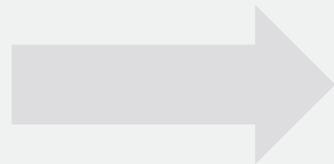
Background



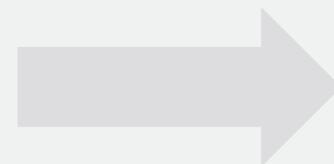
Project Updates



Concepts



Preferences



Questions

INTRODUCTIONS



PROJECT TEAM



City of Montgomery

- Steven Reed, Mayor
- Marche' Johnson, City Council District 3
- Robert Smith, Director of Planning
- Desmond Wilson, Director of Community Development
- Isaiah Sankey, Montgomery County, Alabama Commissioner District 4

Montgomery Housing Authority

- Glynis Tanner, Acting President/CEO
- Amy Kell, Project Director
- LaTonya Surls, Director of Resident Services
- Jelani Moore, Real Estate Coordinator



APD Urban Planning and Management



- O. Jesse Wiles, CEO/Principal Planner
- Deborah Jensen, Senior Planning & Design Manager
- Carter Coleman, Real Estate Development Associate
- Reginald White, GIS Analyst



OUR PARTNERS



PROJECT BACKGROUND

- Choice Neighborhoods is a HUD grants program, designed to address distressed HUD-assisted housing and struggling neighborhoods through a comprehensive approach to neighborhood transformation.
- The program builds on the success and lessons learned from the earlier HOPE VI program.
- This is a transformation plan for the Centennial Hill neighborhood, and may include new housing for Paterson Court residents, and for anyone who wishes to live in Centennial Hill.

- Vision Statement, Goals and Actions
- Locating Uses in Centennial Hill

COMMUNITY MEETING 2 RESULTS



WORKSHOP: VISION EXERCISE

- Edit the Vision
- Set Goals for the Vision
- Determine Actions to Achieve the Goals

VISION, GOALS and ACTIONS



VISION STATEMENT:

Centennial Hill is a proud neighborhood that celebrates its history and culture, is safe and diverse, promotes healthy living and education, and offers housing choices for all income levels.

EXAMPLE GOAL: Centennial Hill is a healthy community.

ACTIONS:

1. Locate convenient health care.
2. Set up a weekly farmer's market for fresh fruits and vegetables.
3. Add sidewalks where missing to encourage daily walking for improved health.
4. Locate small parks for residents to decompress in nature.
- 5.
- 6.
- 7.

GOAL 2:

ACTIONS:

- 1.
- 2.
- 3.
- 4.
- 5.
- 6.
- 7.

GOAL 3:

ACTIONS:

- 1.
- 2.
- 3.
- 4.
- 5.
- 6.
- 7.

GOAL 4:

ACTIONS:

- 1.
- 2.
- 3.
- 4.
- 5.
- 6.
- 7.

GOAL 5:

ACTIONS:

- 1.
- 2.
- 3.
- 4.
- 5.
- 6.
- 7.

TRANSFORMATION PLAN VISION

Centennial Hill is a proud neighborhood that celebrates its history and culture, is vibrant, safe and diverse, promotes healthy living, recreation, and education, and offers housing choices for all income levels.



Centennial Hill is a diverse neighborhood that celebrates its history and provides access to healthy living, goods and services, and amenities to its residents.



Centennial Hill is a neighborhood with a stable housing market, a mix of housing typologies where income levels are mixed, and where long-term residents can age in place.



Centennial Hill is a connected community that provides and supports access to high quality educational, health, economic, and social programs and services for every resident to reach their highest potential.

GOALS



Redevelopment of Centennial Hill as a historic community of choice.

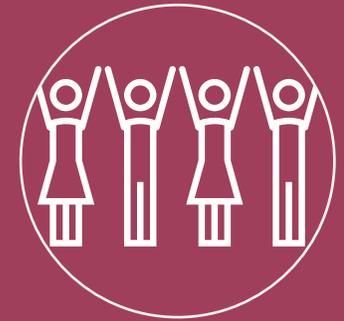
A safe, vibrant, and diverse community.

Promotes healthy living by being walkable and having accessible goods and services.



Offer housing choices for all income levels while rebuilding the neighborhood housing market.

Assist long term residents to remain in the community.



Create or improve cradle to college/career resources that encourage life-long learning.

Create intentional physical and programmatic pathways for sharing and supporting high quality services.

Elevate a culture of health and wellness that improves personal health and well being.

Create economic mobility pathways to support families and businesses to reach their full potential

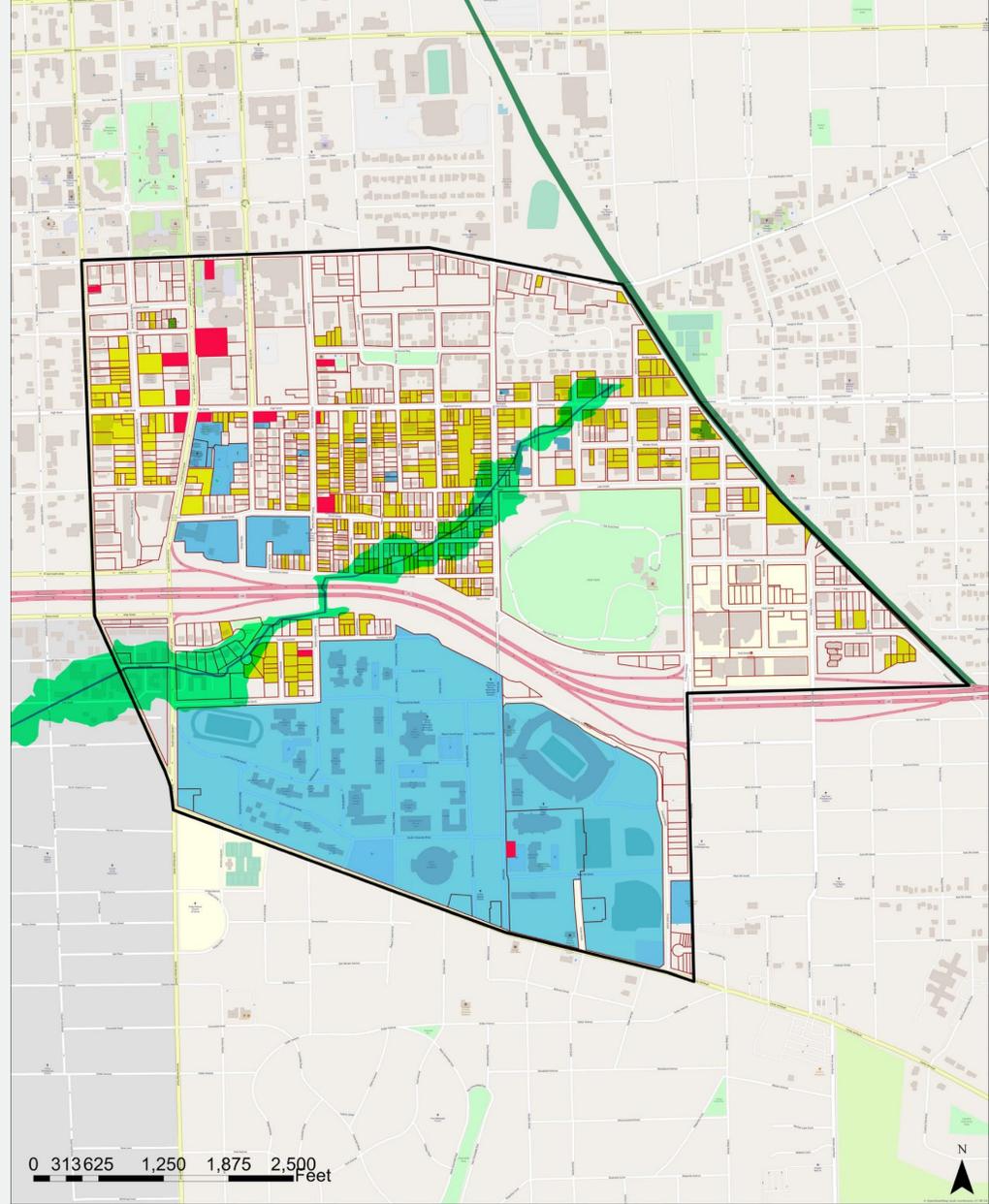
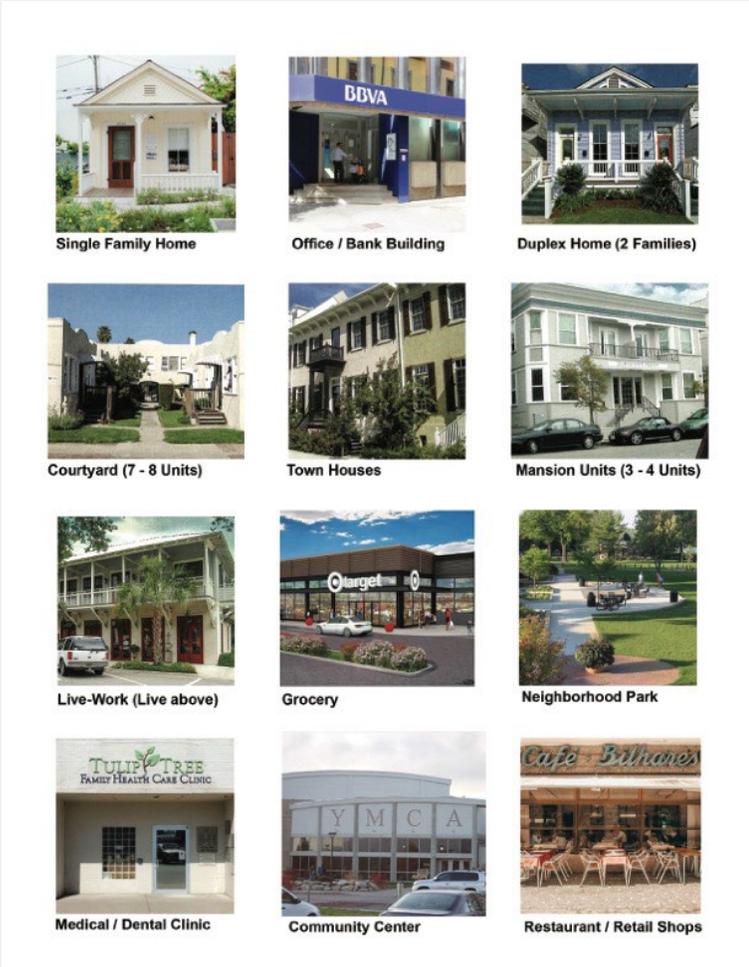
Create community connectivity with the neighborhood, its history and future redevelopment. .



WORKSHOP: LAND USE EXERCISE

Locate in the Yellow Areas:

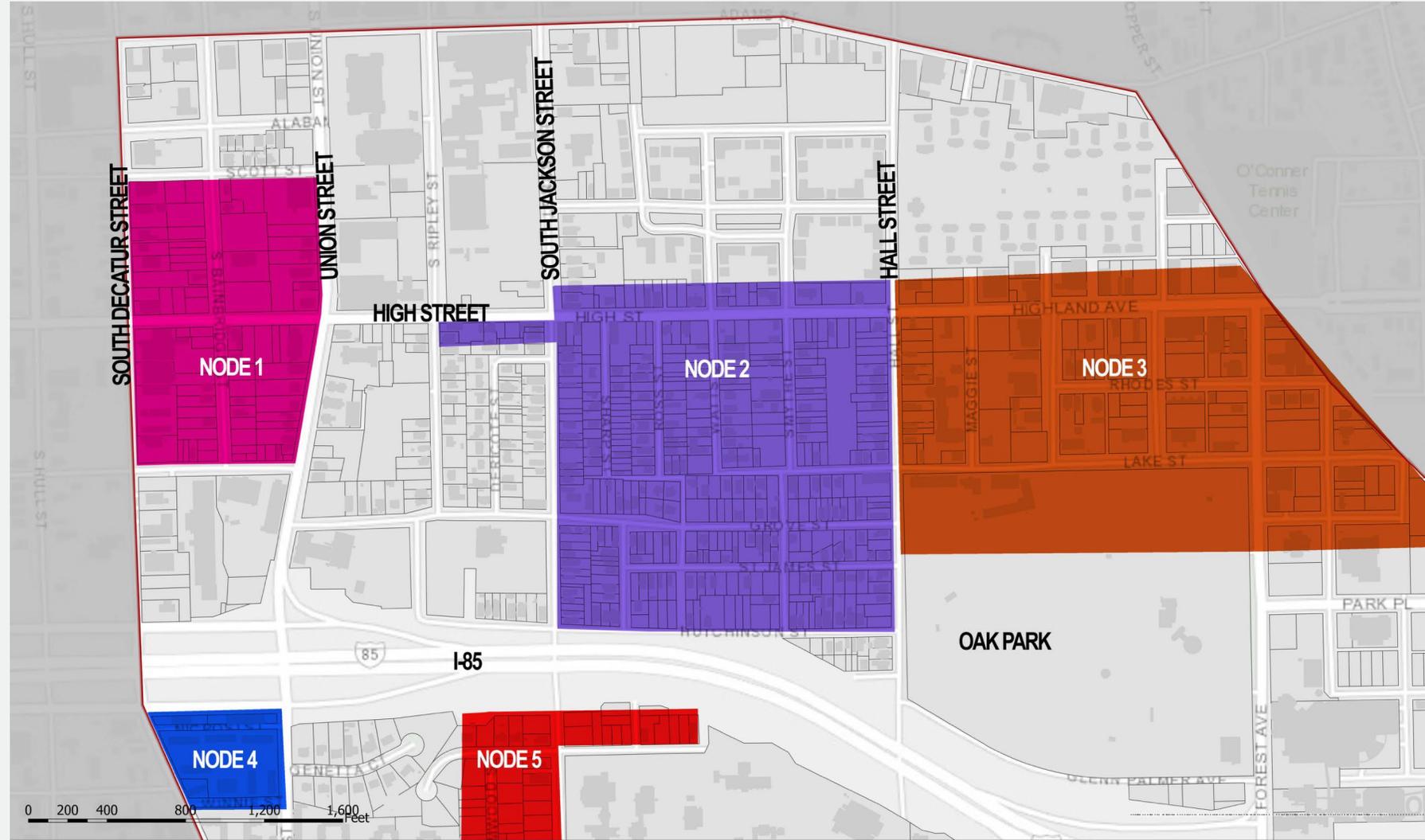
- Housing
- Commercial
- Services
- Community
- Parks



Prepared by: APD Urban Planning and Management
Sources: APD Urban Planning & Management, City of Montgomery GIS Dept.
Date: 4/28/2021

WORKSHOP: LAND USE RESULTS

Node	Location	Land Uses	Votes
Node 1	S. Decatur to Union Street	Neighborhood Park	3
		Restaurant/Retail	1
		Duplex Homes	1
		Single Family Homes	1
		Townhomes	1
		Mansion Apartments	1
Node 2	S. Jackson to Hall Street	Grocery Store	4
		Office/Bank	4
		Live/Work	4
		Restaurant/Retail	3
		Duplex Homes	3
		Community Center	3
		Mansion Apartments	2
		Medical/Dental Clinic	2
		Townhomes	2
		Single Family Homes	2
		Neighborhood Park	2
		Courtyard Apartments	1
		Node 3	
Neighborhood Park	4		
Restaurant/Retail	4		
Townhomes	3		
Mansion Apartments	2		
Live/Work	2		
Courtyard Apartments	2		
Grocery Store	2		
Community Center	2		
Medical/Dental Clinic	1		
Office/Bank	1		
Node 4	S. Decatur to Union Street	Neighborhood Park	2
		Community Center	1
		Medical/Dental Clinic	1
		Grocery Store	1
		Courtyard Apartments	1
		Restaurant/Retail	1
Node 5	S. Jackson at University Dr.	Grocery Store	1
		Medical/Dental Clinic	1
		Restaurant/Retail	1
		Office/Bank	1
		Live/Work	1
		Townhomes	1
		Duplex Homes	1
		Single Family Homes	1
		Mansion Apartments	1



Centennial Hill - Land Use Workshop Results

Prepared by: APD Urban Planning and Management
 Sources: APD Urban Planning & Management, City of Montgomery
 Date: April 16, 2022

- Neighborhood Concepts
- Priorities and Preferences for Centennial Hill

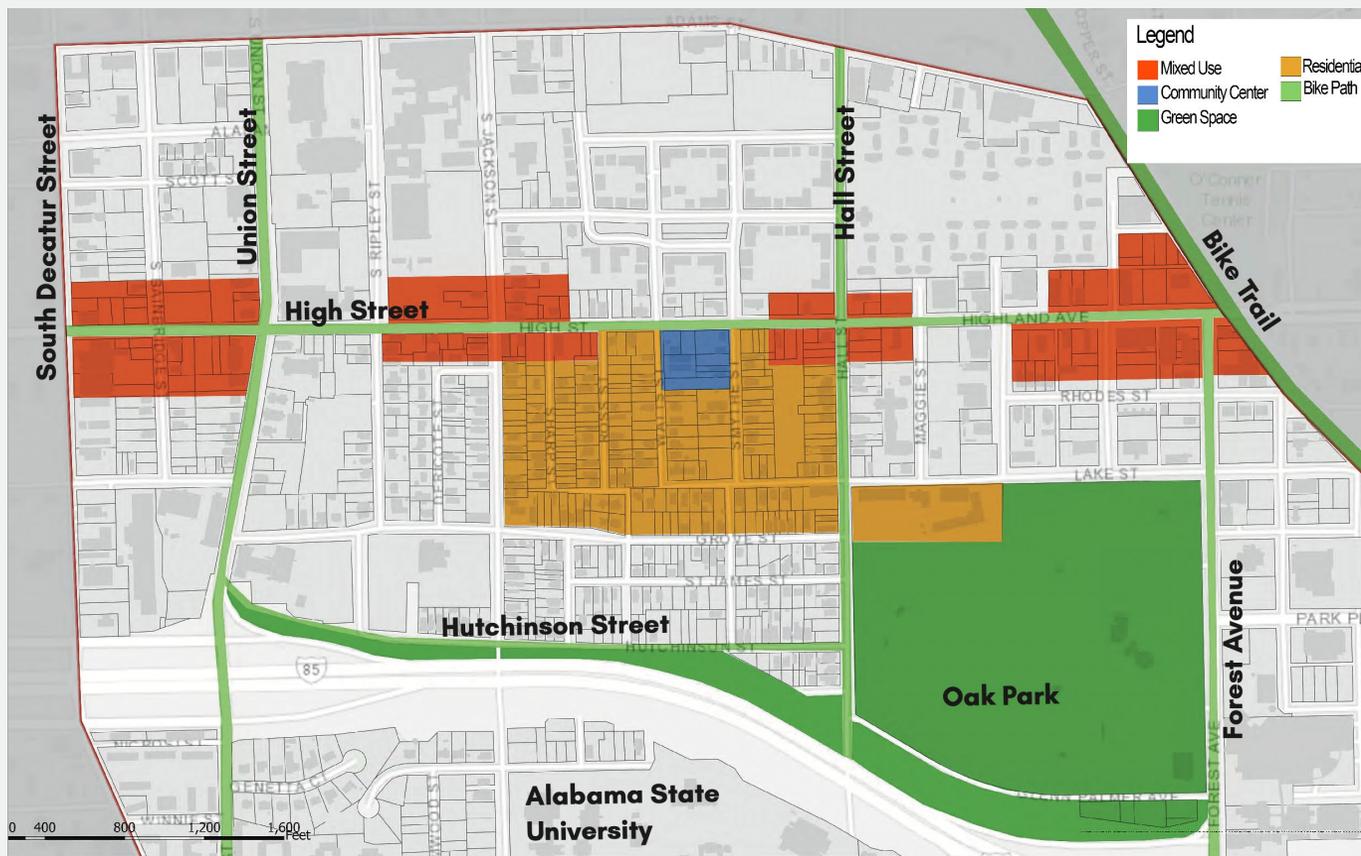
COMMUNITY MEETING 3 ACTIVITIES

FRAMEWORK CONCEPT ONE

The framework concept plan guides how the neighborhood will grow and be improved by illustrating areas targeted for improvements along with the locations of neighborhood amenities.

Instructions:

Please vote for the Framework Concept Plan you prefer by sticking a color dot on the board.



CONCEPT ONE

5 Major Streets Improved

- Union Street
- Hall Street
- Forest Avenue
- High Street/Highland Street
- Hutchinson Street

4 Areas of Commercial/Mixed Use

- On High Street

High Street Community Center

- Between Jackson and Hall Streets

Bike Lanes/Transit on 5 Improved Streets

Rails-to-Trails Bike Trail

I-85 Landscape Buffer

Residential Infill

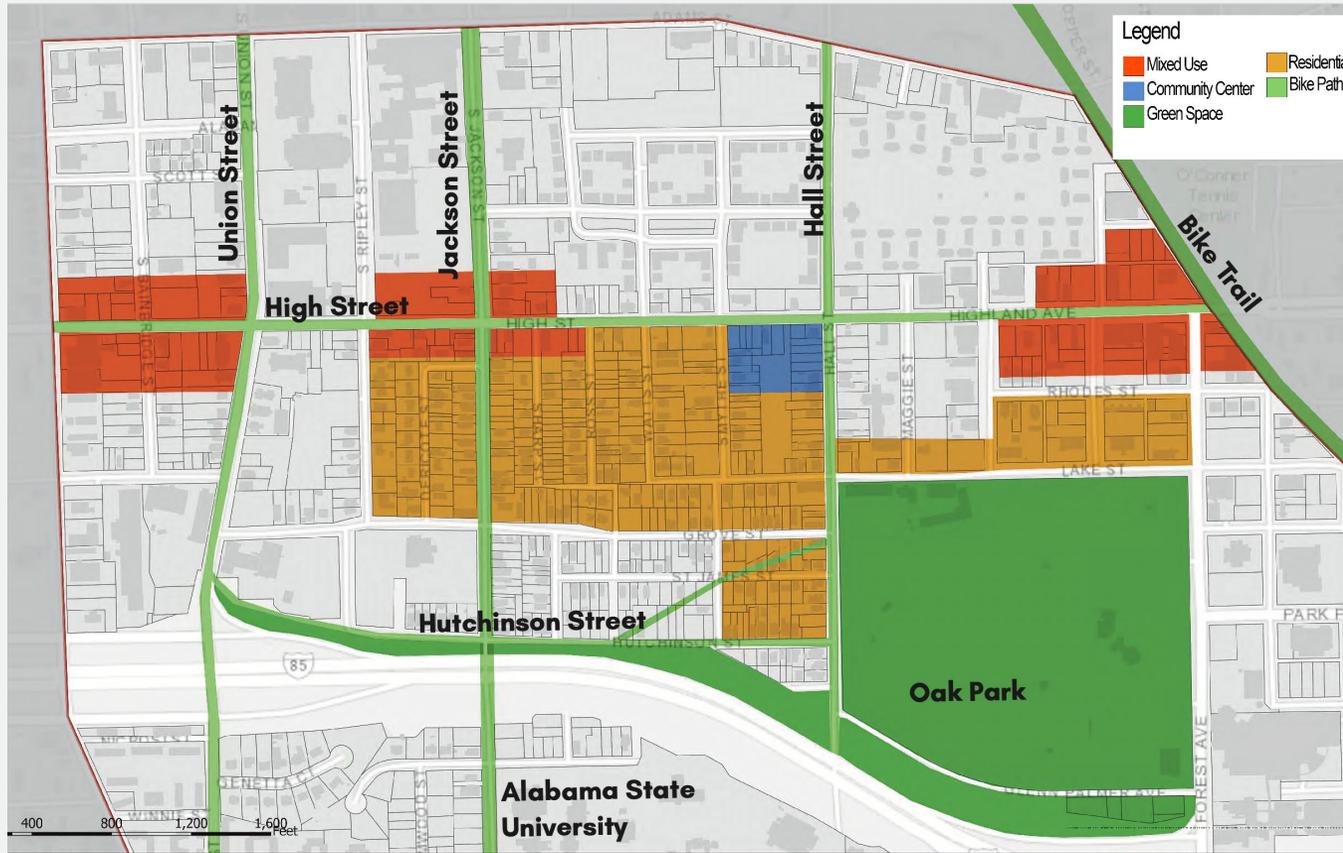
- Replaces City maintenance yard in Oak Park
- South of High Street

FRAMEWORK CONCEPT TWO

The framework concept plan guides how the neighborhood will grow and be improved by illustrating areas targeted for improvements along with the locations of neighborhood amenities.

Instructions:

Please vote for the Framework Concept Plan you prefer by sticking a color dot on the board.



CONCEPT TWO

5 Major Streets Improved

- Union Street
- Jackson Street
- Hall Street
- High Street/Highland Street
- Hutchinson Street

3 Areas of Commercial/Mixed Use

- On High Street

High Street Community Center

- Corner of High and Hall Streets

Bike Lanes/Transit on 5 Improved Streets

Rails-to-Trails Bike Trail

I-85 Landscape Buffer

Residential Infill

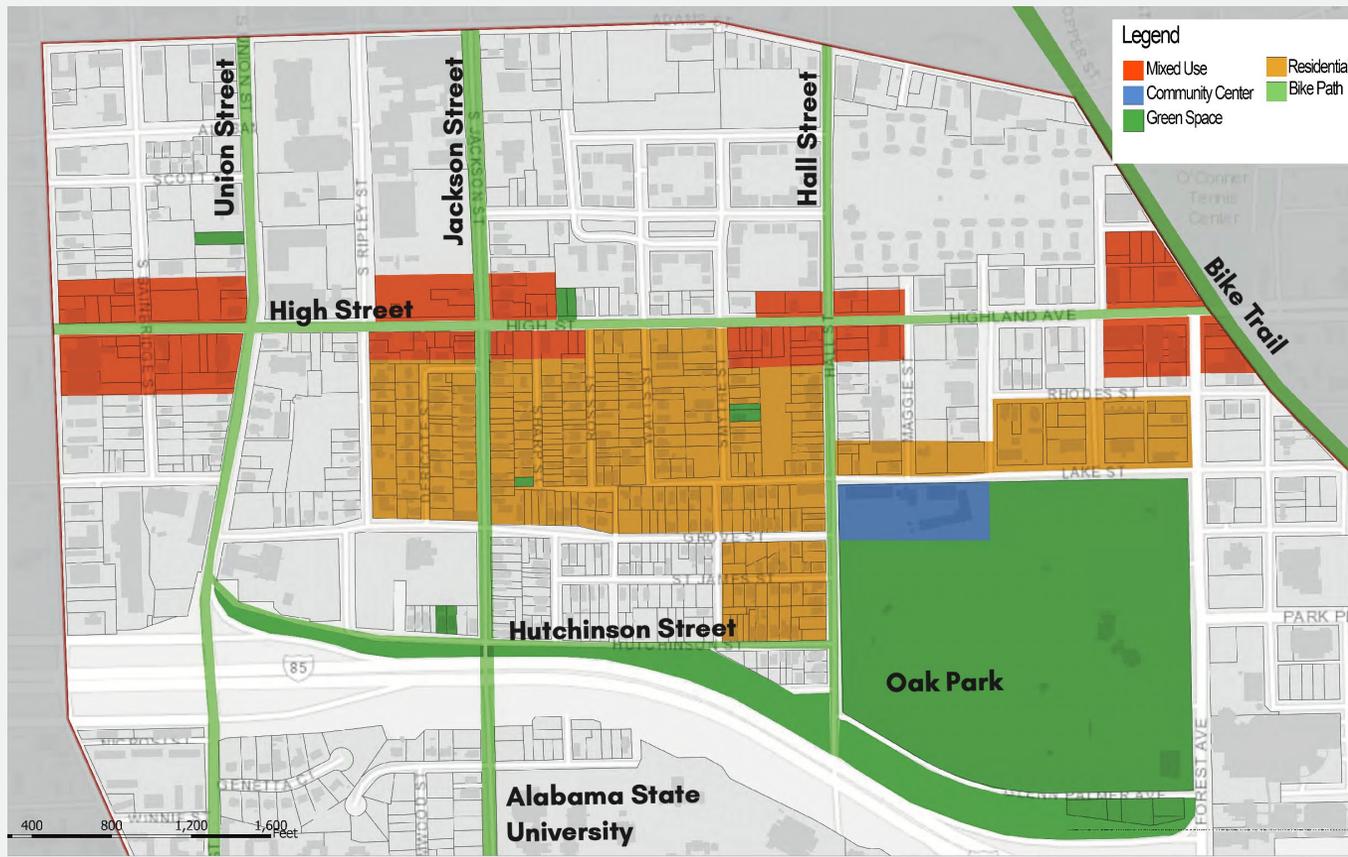
- Surrounding Oak Park
- South of High Street

FRAMEWORK CONCEPT THREE

The framework concept plan guides how the neighborhood will grow and be improved by illustrating areas targeted for improvements along with the locations of neighborhood amenities.

Instructions:

Please vote for the Framework Concept Plan you prefer by sticking a color dot on the board.



CONCEPT THREE

5 Major Streets Improved

- Union Street
- Jackson Street
- Hall Street
- High Street/Highland Street
- Hutchinson Street

4 Areas of Commercial/Mixed Use

- On High Street

High Street Community Center

- Replaces City maintenance yard in Oak Park

Bike Lanes/Transit on 5 Improved Streets

Rails-to-Trails Bike Trail

I-85 Landscape Buffer

Green Space Neighborhood Parks

Residential Infill

- Surrounding Oak Park
- South of High Street



HOUSING TYPES

A mix of housing types creates vibrancy in a neighborhood. It allows for individuals to grow up, start a family, and age in place - all within their neighborhood.

Instructions: Please vote for the top 3 housing types that you want to see in Centennial Hill.

1st Choice: Green Sticker ●

2nd Choice: Yellow Sticker ●

3rd Choice: Blue Sticker ●

CENTENNIAL HILL NEIGHBORHOOD HOUSING PREFERENCES

Single Family Cottage



Source: APD Urban Planning & Management, Texas



Source: APD Urban Planning & Management, Texas



Source: Stephanie Design Book

Duplexes - 2 Units



Source: APD Urban Planning & Management



Source: Housing in Dallas Housing

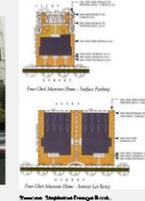


Source: Housing in Dallas Housing

Mansion House 3-4 Units



Source: Housing in Dallas Housing

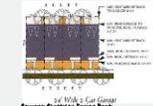


Source: Stephanie Design Book



Source: Housing in Dallas Housing

Townhomes



Source: Stephanie Design Book



Source: Housing in Dallas Housing



Source: APD Urban Planning & Management

Courtyard Apartments 6-12 Units

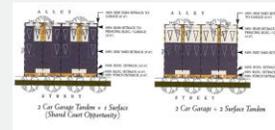


Source: Housing in Dallas Housing



Source: Housing in Dallas Housing

Live/Work



Source: Stephanie Design Book



Source: Stephanie Design Book

Neighborhood Mixed Use



Source: Housing in Dallas Housing



Source: WSP | Parsons

Comments



MONTGOMERY HOUSING AUTHORITY HOME PREFERENCES

HOUSING TYPES

Montgomery Housing Authority proposed replacement housing.



Townhomes



Source: Montgomery Housing Authority, The Hillbank Group, LLC, Ballantine and Partners.

Multifamily



Source: Montgomery Housing Authority, Studio 41 Design, LLC.



Source: Montgomery Housing Authority, Elwood Cummings Reynolds & Co.

Single Family Cottage



Source: Montgomery Housing Authority.



Source: Montgomery Housing Authority, Elwood Cummings Reynolds & Co.

Comments

NEIGHBORHOOD PREFERENCES

PARKS, BIKE PATHS, AND STREETSCAPES

Instructions: What are your preferred Parks, Bike Paths, and Street Improvements? Please select your top choice for each category and place a sticker next to it.

PARKS



Passive Park: A park for relaxation and enjoying nature. Often used as an informal gathering space, for dog walks or for meeting friends and neighbors.



Active Park: A park with a purpose. This could be sports related, such as basketball or volleyball.



Nature Park: A park filled with native plants to control storm water and attract insects and birds, a butterfly garden, a cardinal habitat, an owl nest box area.



Children Focused: Greenspace focused on providing recreation opportunities for children.



Special Events: A park with a gazebo, bandstand, sheltered picnic tables or barbecues and fire pits.

BIKE PATHS



Conventional Bicycle Lanes: Striped on-street lanes that are specifically for use by bicyclists.



Buffered Bicycle Lanes: A space between the bicycle lane and vehicular travel lane; this example is testing temporary planters.



Bicycle Boulevard: A street designed to prioritize bicycle travel by reducing vehicular traffic volumes and speed with calming measures.



Protected Bicycle Track: Buffered bicycle lanes to create physical protection between bicyclists and vehicles.



Multi-use Path: A multi-use path is a completely separated facility, adjacent to a street, for use by bikes and pedestrians.

STREET IMPROVEMENTS



Crosswalk Amenities: Indicate where to safely cross the street and alerts drivers to look out for pedestrians.



Lighting: Pedestrian scaled lighting increases safety, discourages criminal activity and improves visibility.



Signage & Graphics: Artwork and signage convey neighborhood identity, tell a story, and help pedestrians navigate to key destinations. Bus shelters, banners and free standing signs can be used.



Traffic Calming: Measures to help slow vehicular traffic and improve safety.



ADA Improvements: Adapts sidewalks to improve mobility for people with disabilities, children and the elderly.



COMMUNITY CENTER



Instructions: What types of spaces would you want to see in a community center located in Centennial Hill. Pick the top 5.

NEIGHBORHOOD PREFERENCES

Five rows of five circles each for ranking.



Fitness Center

Five rows of five circles each for ranking.



Community Kitchen

Five rows of five circles each for ranking.



Reduced Rate Lunches

Five rows of five circles each for ranking.



Pool

Five rows of five circles each for ranking.



Barbecue Area

Five rows of five circles each for ranking.



Counseling Areas

Five rows of five circles each for ranking.



Computer Lab

Five rows of five circles each for ranking.



Picnic Area

Other: Did we miss anything? If so, please write it below.

Five rows of five circles each for ranking.



Library Branch

Five rows of five circles each for ranking.



Youth Programs

Five rows of five circles each for ranking.



Meeting Spaces

Five rows of five circles each for ranking.



Senior Activities

- Results will be Tabulated and included in the final recommendations for Centennial Hill.
- Any Questions?

RESULTS & NEXT STEPS



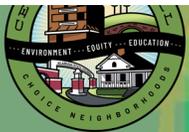
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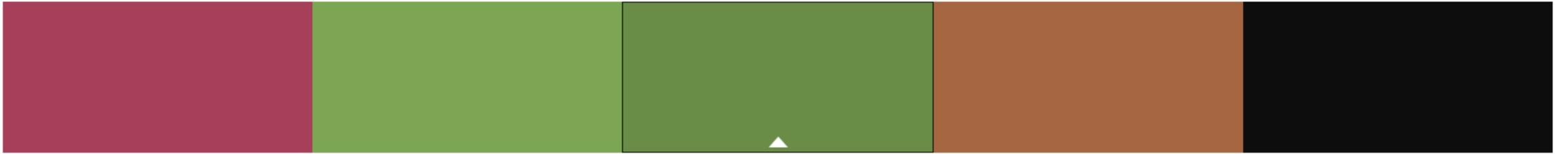
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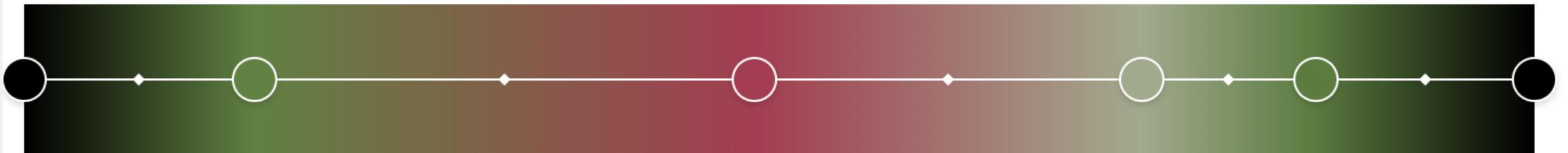
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13



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