

# CENTENNIAL HILL CNI COMMUNITY- WIDE VISIONING SESSION

Survey Results



## Partners

Centennial Hill Choice Neighborhoods Initiative  
The Montgomery Housing Authority  
APD Planning + Management

December 12, 2021

## Introduction

The first community-wide visioning meeting was held on December 2, 2021. The participants of this meeting discussed ideas for the Centennial Hill transformation plan and what they would like to see moving forward. This document is a review of the results of the community visioning meeting as well as the proposed guiding principles that will be used to develop the CNI plan.

# Project Area

Population Characteristics		
Total Population (2021)	3,063	206,664
Total Households	663	82,543
Median Age	22.3	36.4
Below 18 Years of Age	36%	26%
Above 65 Years of Age	16.1%	16%
Average Household size	2	2
White Alone	2%	31%
Black Alone	97%	61%
Income		
Median Household Income	\$15,658	\$51,085
Average Household Income	\$32,001	\$70,582
Housing		
Owner	18.9%	50.7%
Renter	59.8%	36.3%
Vacancy Rate	21.4%	12.9%
Education and Employment		
Less than 9th Grade	6%	4%
9th - 12th Grade, No Diploma	10%	9%
High School Graduate	28%	20%
GED/Alternative Credential	5%	5%
Some College, No Degree	29%	21%
Associate Degree	5%	8%
Bachelor's Degree	8%	20%
Graduate/Professional Degree	8%	15%





The “Vision” station also asked specifically what should be celebrated, enhanced, reduced and removed from the community. The following is collection of responses expressed by the participants. Numbers listed in parentheses are responses that were repeatedly given by participants.

## **Celebrate/Preserve**

- [Historic Homes] of Civil Rights Leaders (6)
- Make the block of Dexter Parsonage and The Harris House a Historic District
- Preserve home on Union St. that was built in 1930’s
- Preserve Old Homes
- Civil Rights History
- Jackson Community House (Union St)
- Cultural and Historic Sites

## **Enhance**

- Economic Development
- Enhance Curb Appeal
- Vacant Buildings/Clean Up Homes or Remodel
- Parks /Play areas (2)

- Enforce Proper Care of Homes
- Lighting (2)
- Better Living Quarters (2)
- Green Space (2)
- Sidewalks
- Art Programs

## **Reduce**

- Reduction in Crime (7)
- Litter/Pollution/Garbage
- Drugs/Substance Abuse

## **Remove**

- Vacant Buildings/Homes (10)
- Garbage/Trash (4)
- Crime
- Overgrown Lots

## Sation #2: History - People, Places & Events

The history station was meant to reveal the important events and places to the neighborhood. This section lists specific areas within the Centennial Hill neighborhood highlighted by participant's expressions of the important aspects of each site.

### Jackson Community House & Dexter Parsonage

#### I. People

- Victor Tulane
- Georgia Gilmore & Rufus Lewis
- Dr. Martin Luther King Jr.
- Various Civil Rights leaders/activists
- Various African American entrepreneurs

#### II. Places

- Ben Moore Hotel
- Mason Hall
- Tradesmen Club
- Jackson St. Baptist Church
- Victor Tulane Building
- Odessa's Blessings Restaurant (tour groups, private dining, meetings and events)
- College Hill Barbershop @ 907 Hutchinson St. (first barbershop of Dr. Martin Luther King)

#### III. Events/Memories

- Attending church and raising children
- Growing up on Ripley St.
- "Homes left on the 700 block of Grove St. were built and owned by people involved in the Civil Rights Movement. Current owners are children and grandchildren."
- "Visiting the home of Dr. Martin Luther King as a child growing up in the Victor Tulane Project."
- Seventh generation family home[s].

- “My father was in the Civil Rights Movement. Police on horses with dogs chased him and his brother.”
- “My father was one of the first black dentists in Montgomery (office on Monroe St.). I still live there.”
- “Highland was high up to Hall St. and African Americans did not live east of Hall St.”
- “I once lived on Hall St. at the corner of Ruben St.”
- “Home was built in the early 30’s. The neighborhood included doctors, lawyers, the first African American library, schools and much more.”

### Paterson Court Apartments

- Improvements at Paterson Ct. apartments

### Oak Park

- I. People
  - Local residents and family members
- II. Places
  - Planetarium
  - Walking Trails
  - Picnic Areas
- III. Events/Memories
  - Family gatherings and reunions
  - “People could hang out in numbers and safely.”
  - “Picnics in Oak Park but my kids called it ‘oatmeal park’.”
  - “Went to the planetarium as an elementary class and loved it!”

## Sation #3: Transportation

Station #3 asked questions about transportation. The following is a collection of the major areas of concern to most participants. There was also a lot of mention of crime on the map [especially] along Highland Avenue. Numbers listed in parentheses are responses that were repeatedly given by participants.

### South Union St.

- Speeding (3)
- Dangerous Intersections (1)

### High St./Highland Ave.

- Speeding (3)
- Dangerous Pedestrian Crossing (2)
- Blind Spots (1)

### South Jackson St.

- Speeding (3)
- Dangerous Pedestrian Crossing (2)

# Sation #4: Land Use

Station #4 asked participants about their land use preferences. This was an effective way to gauge what uses and styles are preferred by residents, which will help inform strategies for replacement housing.

## Single-Family Homes

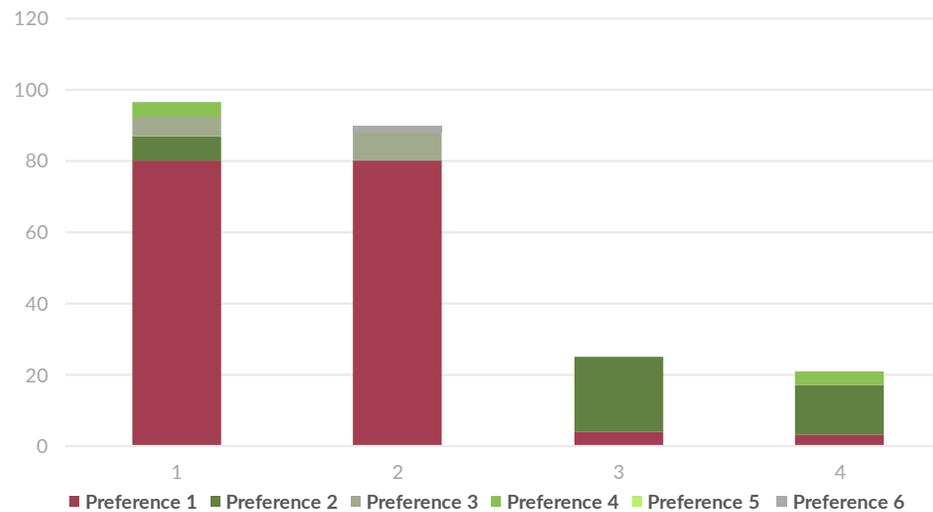
Red indicates the highest preference. So—as in the following chart for—examples 1 and 2 are the most preferred by participants.



## STATION 4: LAND USE

### Single Family

11



## Duplex Homes

The vote for Duplex homes was a bit more varied. Example 2, which looks like a large single-family home, had the highest level of approval. Many communities are opposed to duplex homes because of past problems with maintenance. But they fill a specific niche that facilitates home ownership and provides another price point to single family that is in scale and context to single family homes.

1



2



3

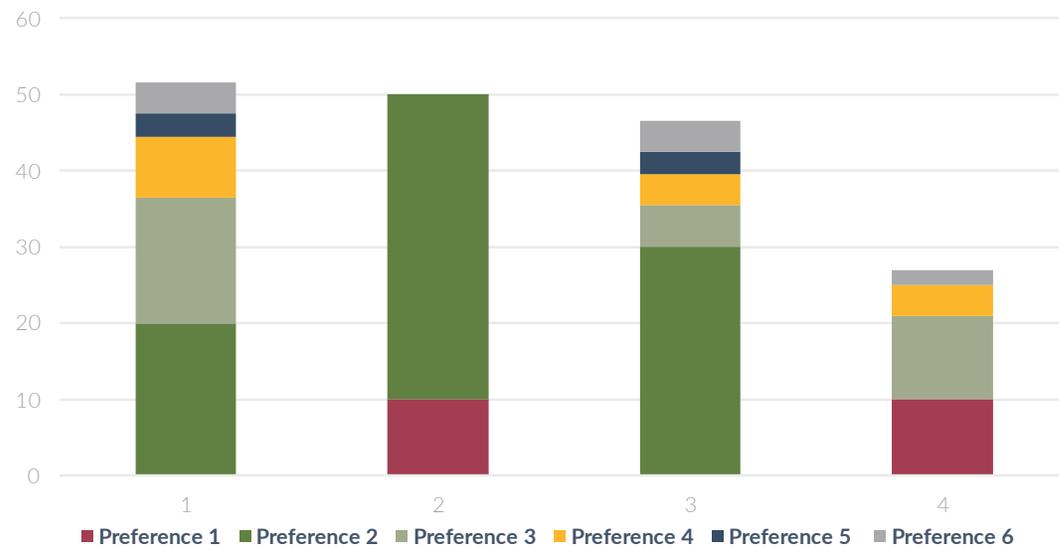


4



## STATION 4: LAND USE Duplex

12



## Townhomes

Townhomes can be a good option for ownership with lower maintenance. All the examples shown have driveways to the rear to create a good pedestrian streetscape. We do not advocate building townhomes with garages and driveways on the street. The most preferred were examples 3 and 1, either of which could fit into Centennial Hill.

1



2



3



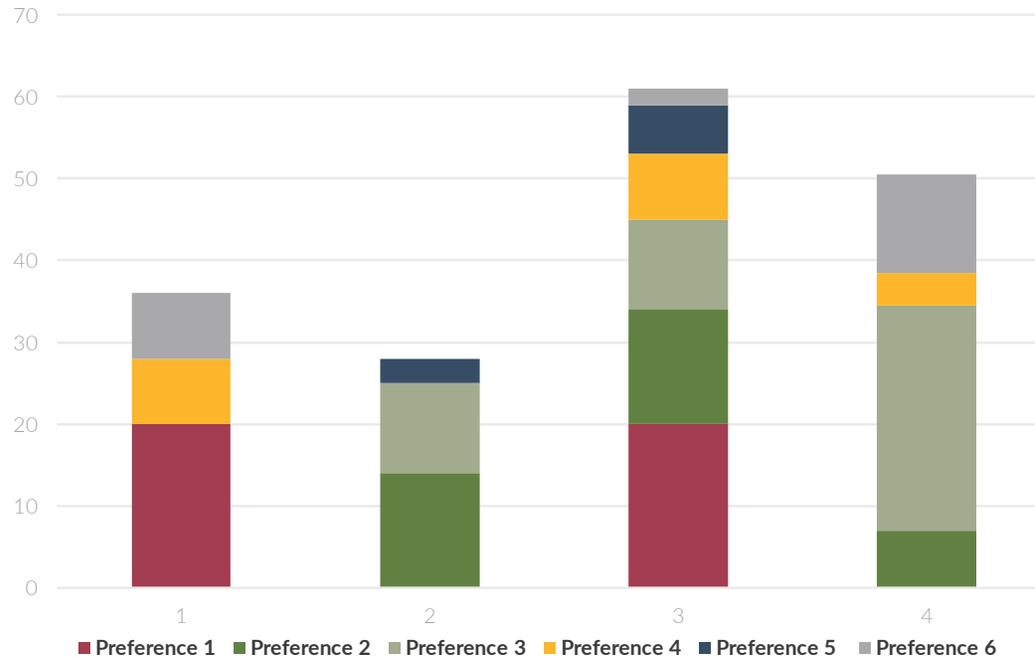
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## STATION 4: LAND USE

### Townhome

13



## Multi-Family Homes

Multi-Family Homes run the gamut from condominiums to rental apartments. We know there is a need for quality rental units in Centennial Hill. Interestingly, no votes were recorded for a number 1 preference (red). The highest positive preference was for example 1 a courtyard style 3-story building.

1



2



3

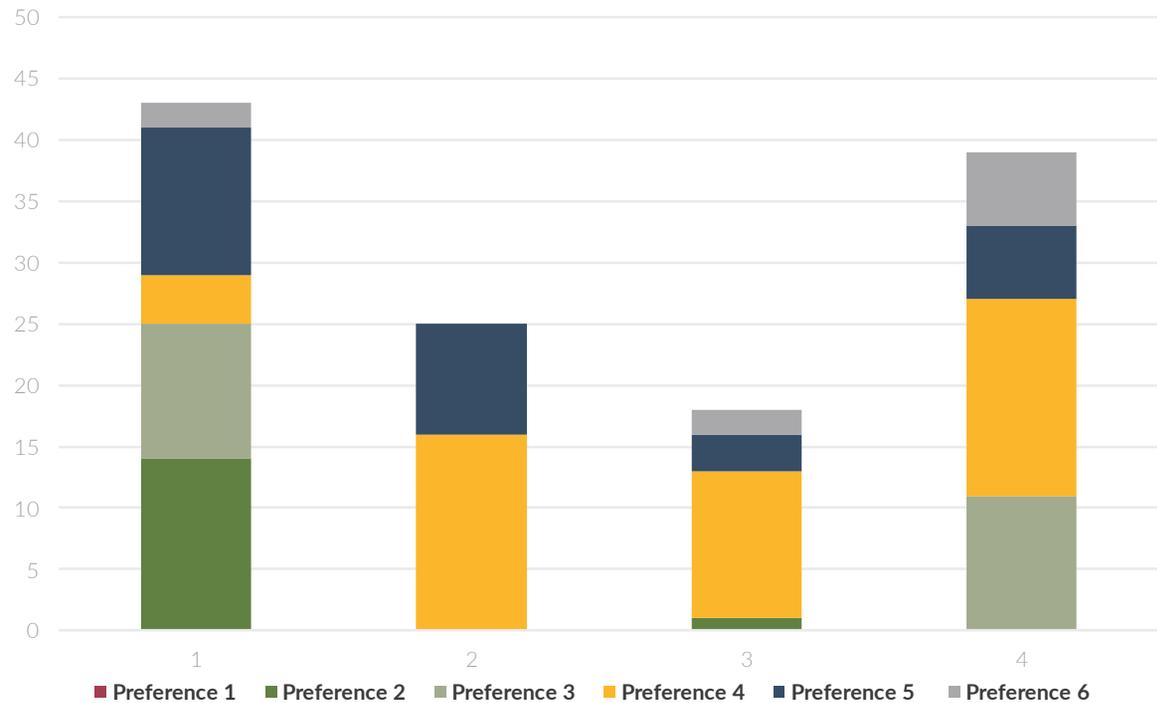


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## STATION 4: LAND USE Multifamily

14



## Mixed Use Homes

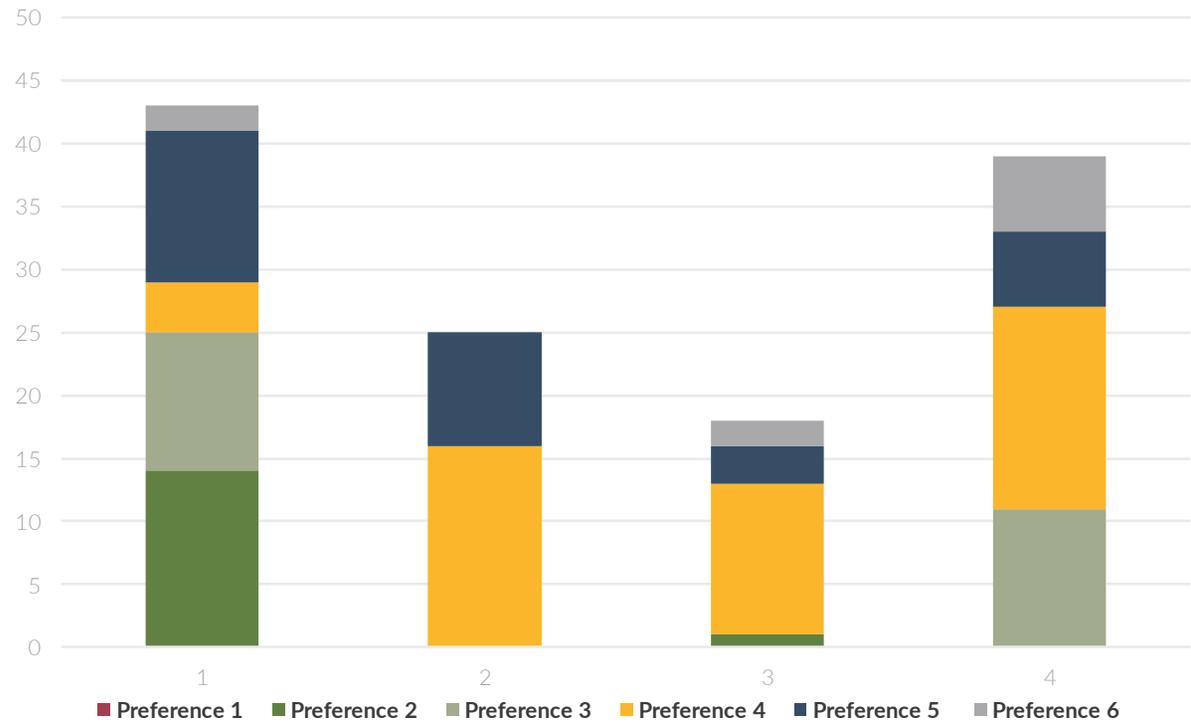
Here again, example 1 scale and massing is preferred by the neighborhood participants.



## STATION 4: LAND USE

### Mixed Use

15



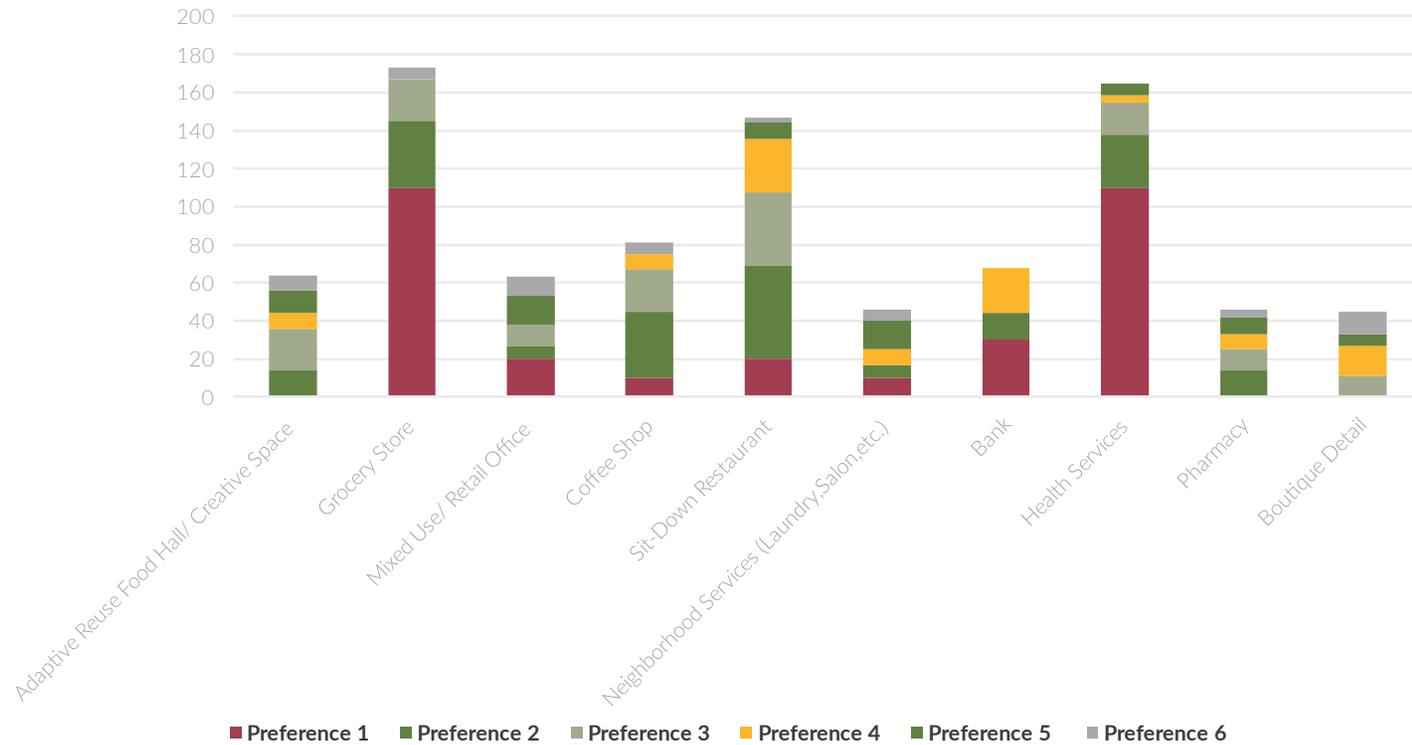
## Commercial Use

Thinking back to the station #1 visioning exercise, there were some references to shopping, grocery store and coffee shop. This exercise prioritized the importance of specific commercial categories. A grocery store and health services were ranked highest overall, and are certainly necessary complements to housing.

# STATION 4: LAND USE

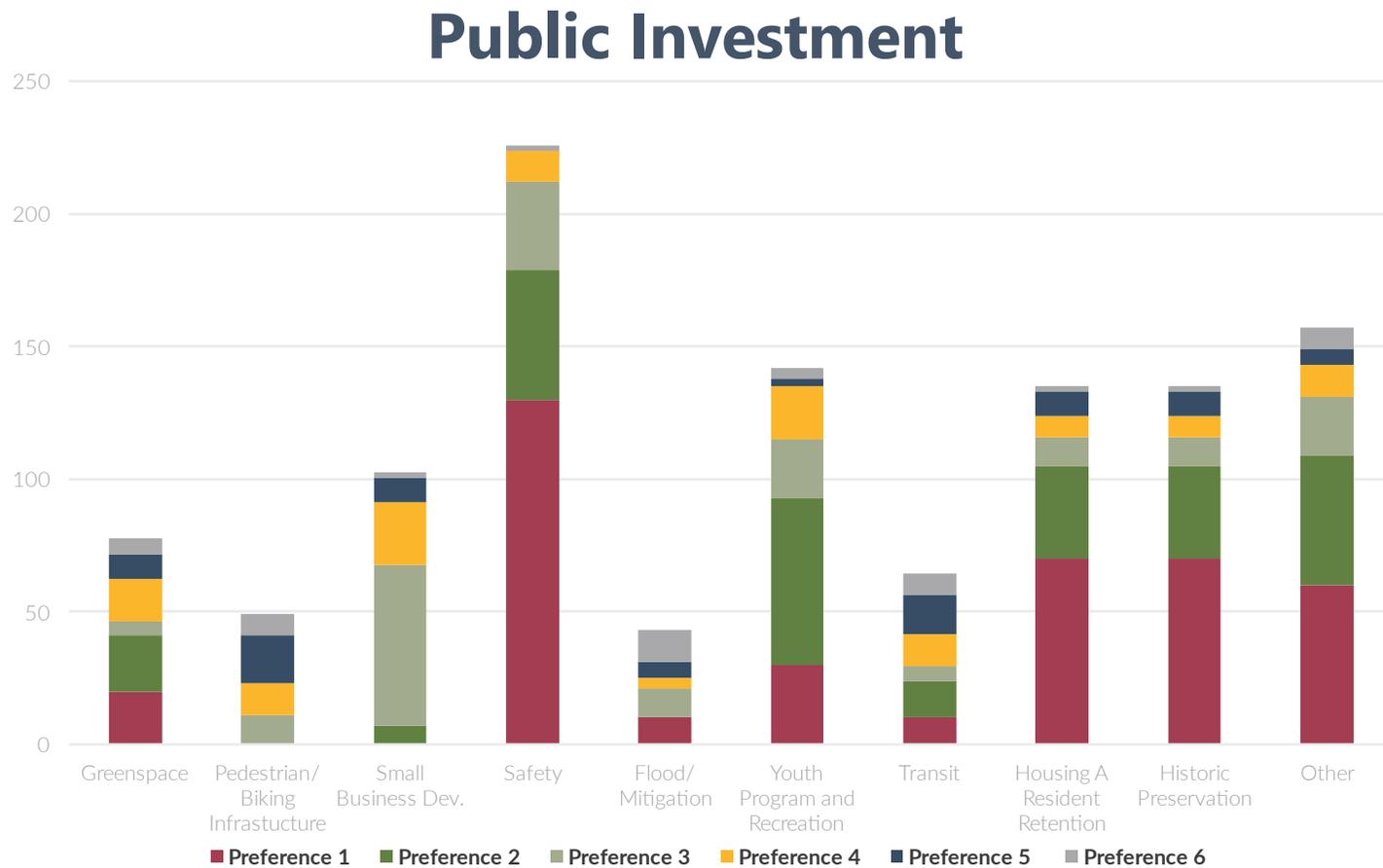
## Commercial

16



## Public Investment

The last exercise asked for residents to rank where public dollars should be invested. Number 1 is in Safety, followed by Resident retention (anti displacement measures), and historic preservation, especially in light of the significant civil rights events in the neighborhood.



# Guiding Principles

From committee meetings, the CHAB meetings, discussions with the Paterson Innovators and the recent community meeting, we can begin to pull together the major themes and develop principles to guide the overall plan. The idea is to keep these principles as decision making guidelines throughout the process of neighborhood development.

These are draft principles, and it would be good to hear from as many community residents and stakeholders as possible to see if we are on target or are missing a key point. From this starting point and additional discussions, we can craft more specific language to define the transformation plan principles, then develop objectives and strategies to achieve them.

## History

- Civil Rights
- African American History
- Strong Community

## Community

- Thriving
- Many Community Activities
- Decreased Crime

## Health & Wellness

- Enhance health and wellness

## Education

- Civic Engagement and Learning

## Economy

- Active Economic Activity

- Booming Businesses

We would like to hear of any specific topics or areas of concern that you would like to address in further detail. To express your questions, comments or and/or concerns we encourage you to submit your response on the [Centennial Hill CNI webpage](#). Additionally, we invite you to join the Centennial Hill CNI mailing list to stay up to date on upcoming CNI related events.