

COMMUNITY PROJECT/REZONING

Ordinance Fact Sheet

Case No. CD-MISC-2022- 00004

Brief Title

To approve the recognition of the Wendell Phillips Downtown East Neighborhood Plan & Development Strategy.

Details

Location:

Generally the area bound by Truman Rd on the north, Prospect Ave. on the east, E. 27th St. on the south and The Paseo Blvd on the west.

Reason for Legislation:

To provide guidance for the future of the Wendell Phillips Downtown East area.

CITY PLAN COMMISSION

The City Plan Commission heard this case on April 19, 2022. The Commission recommended approval to recognize the plan.

PROJECT HISTORY:

Wendell Phillips and Downtown East neighborhoods were once two different neighborhoods adjacent to each other. The neighborhoods shared culturally significant experiences due to music, culture, history, education, development, investment and politics. Each neighborhood at one time was part of a strong localized economy. After the 1960s-1990s, the neighborhoods experienced rapid deterioration of their area due to the construction of Bruce R. Watkins freeway and the condemnation of properties, the decline in maintenance of structures and loss of population. The neighborhoods saw their similarities and determined to combine efforts as one new neighborhood. As a new neighborhood, they wanted to create new opportunities for creative industries to thrive, respect & celebrate history of the past, be involved with every aspect of development projects in their neighborhood, establish new partnerships, include a variety of mixed income housing with affordable quality housing and activate youth programs. These priorities were the driver for the creation of the neighborhood plan and development strategy.

PLAN REVIEW:

In 2019, residents of Wendell Phillips Downtown East Neighborhood Association came together to participate in a visioning session & focus group sessions for their neighborhood area which is from Truman Rd. on the north, Prospect Avenue on the east, E.27th Street on the south and The Paseo Boulevard on the west. The goal of the Plan was to develop a neighborhood level analysis to provide more specific redevelopment guidance for the area. Also, the plan paved the way to inform and empower relationships between new collaborators and the neighborhood by defining the need, the process and the desired outcomes. Through the public input process, this plan outlined a number of strategies through action steps.

COMMUNITY INPUT:

The Wendell Phillips Downtown East Neighborhood Association has met with community over 10 times in 2019 to

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Positions/Recommendations

Sponsors	
Programs, Departments or Groups Affected	3 rd District (Ellington, Robinson)
Applicants / Proponents	Applicant City Department John James, Wendell Phillips Downtown East Neighborhood Association
Opponents	Groups or Individuals Basis of Opposition
Staff Recommendation	☒ For ☐ Against Reason Against
Board or Commission Recommendation	City Plan Commission (6-0) 04-19-2022 By Allendar, Baker, Crowl, Enders, Hill, and Rojas ☒ For ☐ Against ☐ No Action Taken ☐ For, with revisions or conditions (see details column for conditions)
Council Committee Actions	☐ Do Pass ☐ Do Pass (as amended) ☐ Committee Sub. ☐ Without Recommendation ☐ Hold ☐ Do not pass

deep dive into the concerns and desires of the residential and business community. Through many exercises, the group was able to target specific goals such as Social Cohesion & Communication, Faith & Social Services, Culture & History, Reduce Crime & Improve Safety, Quality Housing, Health & Wellness, Recreation and Green Space, Education & Workforce Development, Employment & Economic Development and Mobility. Seven Focus Groups and four Steering Committee meetings and a public open housed were conducted to gain additional input from more community stakeholders.

SUMMARY:

This proposal has been a neighborhood driven effort of many residents, property owners and business owners. They have worked to understand the City’s Zoning and Development Code, area plans and the different perspectives of each of the groups. As a group they have developed the Wendell Phillips Downtown East Neighborhood Plan and Development Strategy. The community representatives want to produce a new model of rebuilding and reconciling based in the love of their place and people. The want to be intentional about the rebuilding of their community.

RECOMMENDATION:

Staff recommends approving recognition of Case No. CD-MISC-2022-00004.

Policy or Program Change	☐ Yes ☐ No
Operational Impact Assessment	

Finances

Cost & Revenue Projections – Including Indirect Costs	
Financial Impact	

Kyle Elliott, AICP
Division Manager
Long Range Planning &
Preservation

Reference Numbers:

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