

- It is ridiculously hard to get to a laundromat on the bus from 31st and Prospect
- Surprising that there are three pharmacies in the area – expectation that there would be more considering the hospital and other places
- Our place in the ecosystem via Health Forward – addressing those gaps that exist
- Seemingly bustling commercial corridor, but doesn't support people living there... Residents need amenities that are walkable
- Improving the pedestrian experience requires more than just drive-thru/car-focused destinations
- Question clarification if we recommend that we need to build more multifamily
- Question about not just what kind of businesses are underrepresented, but also what is desirable / has a market? Those things aren't the same. Graham clarified that people have expressed a desire to have more personal services, eateries, entertainment, groceries
- Emphasize – how much of a struggle it is to live on Prospect. Majority of people make less than \$20K.
- Food isn't the problem, it's the quality of food
- Why is there so many auto shops on the transit line? It's because there aren't QUALITY jobs accessible along the corridor and people need to drive far to get to their jobs, which is why there are so many car oriented businesses
- Distinction between downtown, and then islands of growth moving south... To what extent does Highway 71 impact the islands of growth?
- Discrepancies in the property values compared with Downtown
- Understanding that Urban Renewal plans and highway plans took traffic away from Prospect Corridor businesses
- Building wealth – developers don't want to invest if they can't build wealth... what happens to low income people when development occurs?
- What are we doing to prevent displacement from gentrification?
- Create neighborhood revenue generators – they create value for neighborhoods like a clubhouse
- Natural resources – stormwater and land – need to be leveraged by neighborhoods to generate revenue that support what neighborhoods need
- Land bank properties can be leveraged to generate revenue to support neighborhoods (like a CID)
- Elderly residents need support maintaining their homes
- Residents and community people are thinking differently about how our team and Carl are thinking... Each neighborhood will be impacted – what is their responsibility? How will they be benefited? How can value capture promote neighborhoods?
- We want to be thoughtful around issues that we could be causing so that we are part of the solution
- Expectations about responsibility of all – developers of all types, residents, neighborhoods
- Question about why map doesn't go all the way north to Independence
- A lot of the data seems to be missing because Independence is not included... there are a lot of businesses in that corridor
- Does investing your life, your energy into relationships count as investment? Or does investment only apply to home ownership?

- The public notice for this meeting was very clear that observers would not be invited to participate or to offer feedback. This process has room for improvement.
- LACK - low income tenants are on the charts but not in the room.
- Lack of clarity in this process and communications related to this project
- Do tenants count? People who invest their time and effort into neighborhoods
- Single family units, we need to be thinking about affordable rentals spaces that are incentivized to help low income people, people who are transient
- Add a strategy about neighborhood generators – starting with all the commercial land bank properties
- Land is canvas – give people the vision to create their neighborhoods
- We shouldn't just build in the way the developers want to do... horrible work often gets done... who is checking on the work that land bank developers are doing? Especially small-scale residential (house flippers)
- City has been chopping staff so there isn't capacity to enforce rules that exist to make sure work is done to an adequate standard
- House flippers are a problem / contractors are REALLY the problem
- Depletion of properties begins with the building of the homes... There needs to be assurance that rehabilitation will be done well
- People need to come in and renovate MULTIPLE properties at once – small grant program, exterior grant program
- Nonprofit programs – give contractor a budget and really mess up people's houses – no accountability in these processes... contractors take money and work is not verified
- Lots of remodeled homes are done REALLY badly and end up costing the residents more money
- Lots of sketchy contractor work happening
- Need to make sure laborers are licensed... it is the wild wild west
- People need to realize that they get what you pay for... unskilled labor is a problem
- Homeowners are not educated about renovations
- Need to incentivize those who are doing things right... give them a tax break, materials break, speed up their process, etc.
- Property managers too.. need to be held accountable and hire licensed people to do renovations
- Property managers especially because they have little incentive to pay for high quality work
- Developers are not bonded – otherwise they would need to cover that cost
- President Biden is proposing federal rent control to congress
- We need to go UP – mixed-use buildings is what we need to focus
- Mixed-use at transit stops would support tenants
- Combine theory of conceptual blocks with land bank housing
- Need to reach out to kids in schools to get them engaged in the community
- Leverage federal dollars to build back in the corridor
- Nonprofit support needed to train up new laborers to strengthen the ecosystem
- The issue with large buildings near single family is the beautification and the traffic... mitigating these issues is important to the community in order to integrate larger mixed-use buildings in
- If residents are getting CHECKS to improve their homes and neighborhoods, then they are going to be okay with new buildings and large buildings

- Capacity – we don't want to limit ourselves to just the resources that are in our community. We need to be reaching out even beyond Missouri.... Finding case studies, programs, projects, etc.
- Look at Los Angeles City – put a mandate on all developers to incorporate low income housing
- Denver's Land Trust program crashed and burned... price got jacked up on low income homeowners
- When building new and remodeling, we should try to take special consideration in green building practices and to make homes as passive as possible. Green / energy efficient units will attract residents.
- Echoing the importance of native plantings and xeriscaping

WHAT DID YOU LEARN?

- The comparative data in retail... I know that food deserts are real but it was crystal clear in the data
- Loss of residents over the last 50 years
- Retail and business inventory
- 18% vacant space overall land – 14% zoned residential
- 3 pharmacies
- 91% single family housing stock
- Limited food options and banks
- 7 event/entertainment venues (but where are they? Any south of Brush Creek?)
- Limited grocery stores
- The number of new residents to come by 2040 is alarming. 8 units per acre?
- The demographic information about businesses along Prospect
- Majority of home types are single family

WHAT DID YOU LIKE?

- Small scale dwellings Attracting new residents
- Fast food – bad food cluster
- Empty lots could be duplex and small multifamily
- Can we through zoning change the makeup of the area?
- The number of new housing units planned – doubling the housing stock
- The possibilities for Prospect – reaching out to other cities to see how they prevented gentrification.
- Building equal value affordable housing for every new luxury housing
- Neighborhood Revenue Generators!!!
- Strategic analysis of the area
- The need to build along transit lines – multifamily
- The open opportunity for single family and multifamily units
- Developers were included in the conversation to understand cost of construction versus its value
- Comparison to Main Street and its growth

WHAT IS LACKING?

- Input from renters and entrepreneurs
- Improving the pedestrian experience
- Is there any consideration of regulations needed to supervise the quality of construction, development, and renovation of new and old
- What is the affect of Highway 71 on all factors?
- Tax rate factor
- Are units rental spaces or detached homes?
- Placement of where there were less then 10% of a type of establishment
- A vision – A vision will bring in the money
- Identified ambassadors for sections of Prospect for new and current developers of connect with
- Why is the height 1 story limit?
- Nursing houses, clubhouses, air bnbs, foster houses, home gardners, should be in every neighborhood if possible
- VISION of Prospect as a one of a kind corridor
- How will this plan work with east/west travel?
- Public spaces – parks, libraries, community gardens
- Working with existing groups trying to develop empty lots to build homes and duplexes for low income families
- Impact of 18th St development project
- Contractors need licenses
- Quality jobs that can provide higher income
- Quality control in building housing
- Affordable housing units for renters in area
- Types of businesses that are missing
- Population type, household size, demographics
- Increase in population as values have risen
- What are tenants contributing?
- Discussions about violence and public safety and how that impacts transit use
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