



ZONE 1– Survey Responses

In an effort to gather additional input and to give the opportunity to everyone to express their views and desires, during the first public meeting and through the “New Plan for Mobile” website, the consultant team distributed a survey/questionnaire to the residents and stakeholders of Zone 1. Forty-two questionnaires were completed and returned to the EDSA team. The list below includes the array of all the responses and records the frequency in which they appeared.

Question 1 – Study Area Thoughts

In this survey, you can help us to identify general conditions, needs and opportunities for your neighborhood and surrounding neighborhood areas. Please list the top three things and/or areas that you believe are strengths, weaknesses, opportunities and threats to your Neighborhoods.

Total
Responses

Strengths

Historical significance / buildings / districts	16
Community concern & togetherness (People of Mobile)	14
Close proximity to Downtown Mobile; center of Mobile & near interstate & historic Downtown	12
Oak trees	9
Diversity	4
Parks	4
Good restaurants and stores (except grocery stores)	4
Quiet neighborhood (and peaceful)	3
Waterfront	3
Southern hospitality/friendly	3
Good economy	3
Strong churches	2
Housing	2
Quality of infrastructure	2
Mobile Infirmary (medical care)	2
Pedestrian oriented	2
Architecture (architectural continuity, style)	2
Real estate value	2
Good schools	1
Working on improvements	1
Fire Department	1
Some properties have been maintained	1
Relatively clean	1
Tourism potential	1
Neighborhood organizations (Old Dauphin Way)	1
Variety of shopping areas	1
Safe places for children to play	1
Overall quality of real estate within the Hank Aaron Loop	1
Mature in town neighborhood - not developing new subdivisions	1
Improvements to commercial (especially stores that support residential living)	1
British Park	1
Porches	1
Downtown business advocacy	1

Country Club-golf	1
Great place to live/work	1
Unique character	1
Revitalization of downtown living areas	1
Oakleigh Garden District Society	1
Urban street grid	1
Downtown Alliance - BID	1
Historic buildings adapted to modern use	1
Family friendly businesses	1
Climate	1
Good private schools	1

Weaknesses

Vacant/abandoned, dilapidated buildings/housing; blighted housing - vacant houses & lots encourage crime: drug trafficking, prostitution, hang out areas, people sleeping in empty buildings & cars etc.	20
Need better sidewalks	13
Need better grocery stores	9
Street drainage; flooding, etc. (e.g., Dublin & Ghent; Bay to Gale)	8
Poor zoning/codes/ordinances/planning (poor land use practices have permitted concentration of homeless & social services on the eastern side of the historic district); Lack of comprehensive plan	8
Poor street conditions	7
Downtown location of I-10 bridge	4
Speed limits not enforced (traffic control)	4
Traffic congestion	4
Public Schools	3
Lack of public parks	3
Non-contributing commercial mix	3
Unsafe walking conditions for pedestrians	3
Low-income, subsidized housing / Low-rent apartments (poorly maintained and managed)	3
Need better, improved street lighting	2
Not enough police protection	2
Need more nice shops	2
Trash / Litter - need better, cleaner streets (e.g., Catherine St.; open field Cattrell & Bascombe; Ann St. in deplorable condition); disease from rodents	2
Aircraft noise	2
Need to repair homes (failure to enforce existing laws in property upkeep)	2
No bicycle access	2
No public waterfront access	2
Need better housing	1
Trash / Litter - Code violations - City property not cleaned enough	1
Non-neighborhood people discarding their junk	1
Public transportation	1
Poor aesthetics of civic center	1
Lack of enforcement for parking during Mardi Gras (safety issue)	1
Plasma Center	1
Budget Inn Motel	1
Existing Industrial development	1

Blinking traffic lights after 10pm	1
Need to storm-proof electrical service	1
Lack of public meeting facilities	1
Misperception of downtown	1
Many opportunities for volunteer work	1
Incursion of Haas Building on Montauk Ave. (parking lot breaks up residential feel)	1
Need for southern architecture school	1
City department managers not forming team with business property owners to makes changes which encourage investment	1
Noise from train	1
Too many homeless people	1
Parking on both side of narrow streets does not allow emergency vehicles to pass	1
Section 8 housing - south of Chatham & Texas	1
Influx of temporary workers (construction phase)	1
Noise from plants	1
Mixed-use properties	1
Lack of political support	1
Museums and public buildings should not take away revenue from private business	1
City projects take too long	1
No new businesses arriving	1
Some areas have a lot of cut-through traffic	1

Opportunities

New retail (grocery store- not fast food; up-scale grocery store) - Retail that caters to residents	8
Maintain/preserve historic structures	7
Beautification plans (increase green space, streetscapes)	5
Jobs, supposedly, with new industries	5
Tourism	5
Downtown residential and retail development	4
Redevelopment of abandoned buildings and businesses (act on demolition liens)	3
Form 'Friends of the Parks' to assist improvement plans for each park and riverfront / More parks	3
Waterfront development	3
Mixed-use housing	2
Real estate value	2
Increase police presence	2
Bring in quality development	2
Vacant lots - potential for development	2
More schools, churches & recreation (make Spring Hill Recreational Center a community center)	1
Manage growth - urban renewal (housing, traffic, biking friendly)	1
Sense of community	1
Civic uses (open Maritime Museum)	1
Water Street 1-10 ramps (tear down and utilize land)	1
Increase Bed & Breakfast opportunities (1-2 story homes)	1
Revise fire regulations for set B&B's apart from multi-story hotels or large inns	1
Schools (strengthen)	1
Sale of or reparation of historic homes in decay	1
Outlaw cell phones while driving	1
To become an excellent family neighborhood	1

Energy saving/green living (can combine with historic preservation)	1
Expand Oakleigh by developing nearby blighted areas	1
Designate neighborhood business districts (along Spring Hill Ave)	1
Conversion of historic buildings into high-end condos and apts.	1
Close railroad and use as bike path, green space	1
Develop cooperative to enhance nearby Central Business District residential area	1
Distribute the social services throughout the community to avoid downtown concentration and provide services in areas where needed	1
Playground similar to Lavieth Park on Old Shell	1
Affordable, well kept apartment buildings	1
Early success with high density housing units on St. Louis & Royal St.	1
Properly educate property owners about appropriate lighting	1
Promote quality of life	1
Grocery store at Azalea & 90	1
Community gardens (using vacant property)	1
Downtown RV park - use flood prone property such as Orange Grove to develop park	1
More civic activities (musical, social events, etc.)	1
Tax incentives or credits to restore historic structures	1
Potential for well managed growth in our business districts and neighborhoods	1
Close some neighborhood streets to form neighborhoods where parents would feel safe letting children play in the front yard	1

Threats

Crime - Fire arms robberies, young people out of school, young men in jail, unprotected parking, copper thieves etc.	25
Unwanted new real estate (too much commercial, development that decreases property value, unwanted high rise condos); Development that threatens historic stock and tranquility of neighborhoods	13
Abandoned property	10
Personal security	6
Pollution (coal dust)	5
Unsupervised vagrants from Salvation Army Facility / Vagrants	4
Protection of property during hurricane evacuation	4
Tax and insurance increases that push out elderly and many others (higher cost of living)	4
City leaders (not doing what is best for the community)	3
Proposal for new, very high bridge over Maritime Center (would be devastating to downtown and bring much more air pollution downtown)	3
Speeding cars (Dauphin Street)	3
Deteriorating parks	2
Drug trafficking	1

Question 2 – Economic Development

Please list the single biggest asset and issue shaping your area’s economic development?

Asset

Historic properties (preservation)	5
New jobs (Industrial recruitment)	4
Major companies investing in Mobile (steel mill & aircraft manufacturing plants, International Ship	3

holding, Northrop Grumman, EADS, Thyssenkrupp)	
Potential for tourism	2
Available properties (office space)	2
Strong sense of community/good neighbors/Quality of life	2
Mobile Infirmary and USA hospitals	1
New cancer center	1
Downtown renaissance (people desiring to live downtown)	1
Housing stock	1
Mobile Downtown Airport	1
Waterfront	1
Refueling tanker contract	1
Area is predominately residential supporting Central Business District & industrial areas near by commercial; Near by commercial development makes residential more valuable	1
Walkable neighborhood	1
Natural beauty close to Mobile (easy access to other areas: beaches, mountains)	1
Development along Royal Street	1
New housing in Central Business District	1
Historic architecture	1
Guido's, Callaghan's restaurants	1
Battle House	1
Downtown Business District	1
The age and economics of the people that have moved to the areas east of I-65	1

Issues

Address crime issues	3
Control commercial development in residential areas (harmonious relationship between business and residential) / Ensure new growth does not disturb beautiful historic look of residential	3
Educational needs	2
I-10 bridge	2
Need waterfront activities/access to draw tourists Downtown	1
Lower airport rates	1
Possible downtown bridge	1
Convenience	1
Lack of an association and official designation	1
Widening streets	1
Overdevelopment	1
Find developers for abandoned houses	1
Tunnels	1
Need to market rate rentals (apartments & condos)	1
Improving pedestrian zones - walkability	1
Need more parks	1
Need to secure retail	1
Empty/deteriorating buildings	1
Lack of community-based merchants	1
Condo developments	1
Downtown business district needs to be promoted	1
Acquiring vacant lots from old families	1
Need more retail areas to bring tourists, residents downtown (and to provide places for lunch and	1

dinner for downtown employees)	
Giving people (who live east of I-65) the ability to shop and function close to where they live	1

Untapped Resources or Opportunities

Waterfront	4
Downtown development (better entertainment districts; Broadway shows, art exhibitions, art walks, retail)	3
Reclaim empty storefronts	2
Secured parking	2
Improve relations with downtown junior college and neighboring areas	2
French Market as in New Orleans	2
Civic Center (demolish and reuse land)	1
Establish a satellite campus of a local university downtown (business or arts school)	1
Neighborhood business district along Spring Hill Ave	1
Creating pedestrian friendly environments	1
Eco-tourism	1
National advertising campaign	1
Non-polluting ferry service in Mobile Bay	1
Better signage from I-10 to historic downtown Mobile	1
Relocate social service facilities out of residential areas	1
More green space to help blighted areas	1
Trains stopping in Mobile	1
Recruiting more new companies to Mobile	1
Eliminate parking meters that restrict commerce	1
Force owners to maintain property	1
Reclaim/demolish/condemn abandoned or dilapidated properties	1
Reclaim old Mobile popcorn building	1
Change apartments back to single family residences	1
Hold landlords accountable for upkeep of multi-unit rentals	1
Develop quaint shopping areas	1
CDBG - creatively use this for incentive for development - not funding community centers	1
Develop trade schools for children that do not want a higher education	1

Question 3 – Transportation and Infrastructure

Please list the single biggest asset and issue with the transportation, parking and infrastructure system in your area?

Asset

Bus services	4
MODA (expand route; area is also walkable)	3
Waterfront / Waterways	3
I-10 / I-65	2
Oak-lined streets	1
Parking (residential)	1
Undeveloped land with potential	1
Civic Center Parking Lot	1
Street grid	1
On-street parking	1

Issues

Transportation system needs improving. No night transportation or to remote areas (e.g., buses, taxis); poor bus service - Greyhound out too far; More frequent transit between midtown & downtown; Transportation only on the main roads	7
Need more parking areas for Downtown (better signage for existing parking; make them more attractive, affordable and safe)	5
Improve street and sidewalk conditions	4
Poor infrastructure conditions (cracks in parking lots, bad lighting, bad drainage, roads need repaving)	4
Speeding cars (ex: Water Street)	3
Inadequate north-south streets for flow of traffic	3
Bridge over Mobile River (placement, impact on industry)	2
Congestion on neighborhood streets due to street parking by residents	1
Inadequate and unsatisfactory air service	1
Stoplights on Dauphin & Government become blinking lights too early	1
Poor past performance of airlines	1
Storm sewers in terrible condition	1
Airport fares are higher than other regional airports	1
West entrance to I-10 tunnel needs to go	1
Street and utility repairs take too long	1
Haas Building has taken away from residential on-street parking	1
High-rise parking	1
People wanting to close streets and/or eliminate on-street parking	1
Lack of regional planning for transportation (multi-modal)	1
Keep planting in traffic circle low and small	1
Parking in downtown areas - don't overkill the area with parking decks	1
Direction of roadways (one ways vs. two ways)	1
Traffic on Dauphin and Airport is becoming a nightmare	1

Overlooked Opportunity

Public transportation (existing bus system, streetcar, light rail); tram within downtown areas	7
Downtown worker parking & shuttle service	4
Bike and pedestrian paths	4
Parking Structures (above or underground)	3
Remove parking meters (but still enforce time limit)	3
Waterfront development	2
Parking structure for civic center	1
Parking lots converted to green space	1
Improve residential areas near centers of economic development and discourage suburban residential growth	1
Air passenger terminal should be moved to Brookley Field	1
A drive along the bayside should be developed	1
Free downtown parking	1
Increase cost for parking to encourage use of public transportation	1
Mobile Downtown Airport as better feeder/charter point	1
Parking lot landscaping ordinance	1
Elevated public transportation system	1

Develop parking logo/icon with busses running from these places	1
Good planning	1
Extend Florida Street south of airport to Highway 90	1
Reduce number of 'No Left Turns' on Catherine and Ann Streets	1
Wall in the Montauk Ave. exit from the Haas Building parking lot and fence the parking lot to separate the lovely residential avenue from commercial and municipal overuse	1
Valet parking - creates jobs	1
Double the size of Cochrane-Africatown Bridge to relieve the pressure	1
Fixing up and landscaping the two ends of Water Street at I-10 and I-65	1
Eliminate unused loading zones	1
Re-rout midtown train north or south and recover the right of way for bike/pedestrian friendly corridor	1
Angled parking	1
All new buildings should include off-street parking	1
Use Civic Center parking lot, charge a small fee, and have free busses shuttle people to others sections of downtown	1

Question 4 – Historic and Cultural Resources

What are the most significant historic resources, cultural elements and heritage stories in your area?

Historic structures/districts	11
Downtown sites - museums, fort, etc.	6
Cathedrals (Catholic, etc.) / Churches	5
Barton Academy	5
Oakleigh	4
Saenger Theatre	4
The arts (i.e.: Mobile Theatre Guild)	3
Waterfront	3
Mardi Gras	2
Parks (British Park)	2
Mobile Historic Development Commission	2
Old City Hall building	2
Oak Trees	2
Squares (Beinville, Washington) / Parks	2
Recent development of African American historical landmark	1
Health Department building	1
19th & 20th century workman's cottages are being neglected	1
Montauk Avenue neighborhood group (meets weekly to discuss stories about the street and its history)	1
Elders of Mobile (tell great stories)	1
Greek Festival	1
Own back yards - full of artifacts, history	1
City-owned collection of oil portraits of significant persons that should be in special gallery	1
Civil War era heritage (tourism)	1
Historical records at old Providence Hospital	1
Archives on Church Street	1
Oakleigh archives	1

Van Antwerp building needs to be renovated for loft style housing (affordable)	1
Bragg-Mitchell	1
Opera and symphony	1
IMAX	1
Homes	1

Are there any overlooked cultural resources that need to be brought to light, discussed and celebrated?

Celebrate local artists (develop a public art policy and program, local art museum)	2
The Saenger Theatre is under-used	2
Historic tours (for locals and tourists)	2
Museum of Art should expand activities such as a "Children's Museum for Arts"	2
Mobile Delta (preserve)	1
More financial and management support for HMPS & MHDC	1
More support by local government for the arts council and arts organization	1
Need of a community center (ex: Spring Hill Ave Rec. Center to become community center)	1
Old City Hall Building (could house shops, refreshments for tourists)	1
Outdoor festivals	1
Use waterfront for entertainment and tourism	1
Movie theatre downtown	1
School location downtown	1
Return of the 'streetcar' to Springhill and Government Streets	1
MHDC and ARB are doing a great job and deserve full support by city council	1
Mobile Public Library	1

Question 5 – Your Vision

What do you as a stakeholder of Mobile want to see happen in your area over the next ten years?

Downtown development (department store, sit-down restaurants, residential)	8
More small shops to include grocery stores, deli, office supply, cleaners, restaurants	6
Repopulation of downtown area	5
More opportunities for civic engagement	4
Strict zoning and planning to guide development	4
Walking, riding trails in the area	3
School improvements	3
More jobs (not based on industry, pollution)	3
Make waterfront accessible to public (not just industry)	3
Improve infrastructure (sidewalks, streets, drainage, parks)	3
Green practices (solar energy, recycling programs) - Political commitment to green practices	2
Clean up pollution/litter (create an ad campaign to educate community about litter); Improve air quality	2
Improve / More public parks (increase staff and budget)	2
Safer walking conditions (safer in terms of drivers ignoring lights and encounters with gang members); Emphasis on walkable community	2
Renovation of historic homes	2
Better/Expand/Support police protection (following Greenburg's Plan) - people must feel safe	2

Survey Responses
Zone 1

Secured/better downtown parking	2
Beautification plans (trees, flowers)	2
Pedestrian-oriented community	2
More good jobs	1
Civic Center - upgrade	1
Replace sidewalks in neighborhood	1
End suburban sprawl	1
Tax free zones for grocery stores, pharmacies, movie theatre	1
City leaders making the best decisions for the community (not based on individuals who donate money)	1
No more Wall-Marts	1
Preserve Mobile Delta	1
Public art in downtown (and program)	1
A bayside drive with extending parks	1
Bus service to and from civic events	1
Make midtown more attractive and family friendly	1
Recognize diversity as an asset and utilize existing social capital	1
Public transportation improvements (more frequent, more transfers, access crossing the bay, park & ride for commuters)	1
Strong codes for buildings	1
Volunteer programs (to maintain neighborhood greenspaces)	1
Affordable housing (with commitment to sustainable design)	1
Unique retail (Trader Joe's, Anthropology, Pinkberry, Z-Gallery, Urban Outfitters, etc.)	1
Create a performing arts center for children (focusing on underprivileged children)	1
Build a recycling center w/ work for the homeless, handicapped, anyone that needs work	1
Encourage rehabilitation of houses and upkeep	1
Walking tours	1
Ensure security with no tax increases (enabling people to stay in the city)	1
Mixed-use developments	1
Park developed at Church St. & Royal St. area	1
Portrait gallery of Mobile history established	1
Better access to downtown for residents in midtown	1
Sidewalk cafes & shopping on closed street	1
No low-income housing	1
Volunteer program such as New Orleans Preservation Society (restore old homes when the owner is unable; supplies are donated)	1
Copper thieves going to jail	1
Education center downtown	1
A park by the fort	1