



Expansive Preservation: Seeking Equity and Resiliency as Part of Historic Preservation Programming



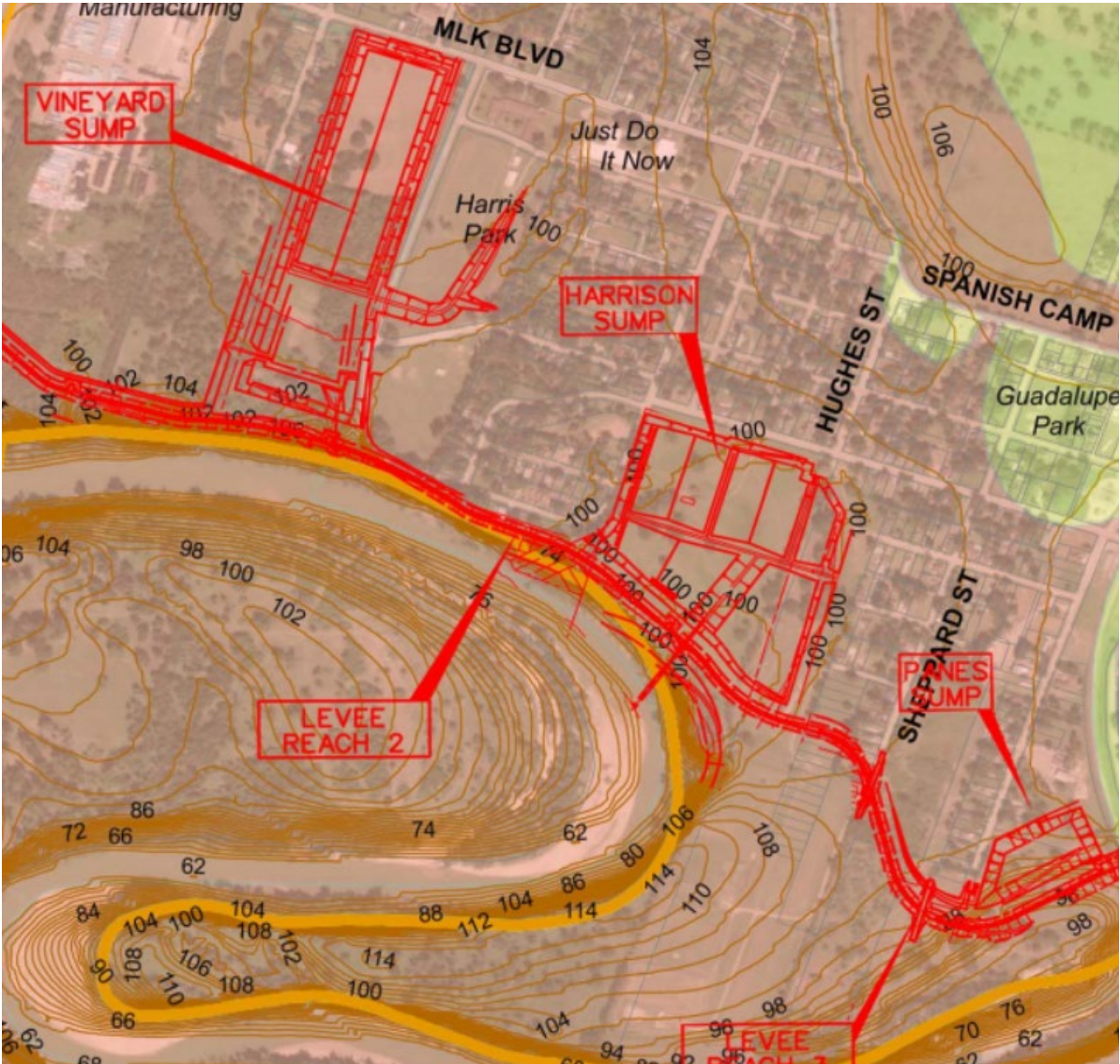
The Path Paved Before Me




Wharton – West End History



Wharton – West End Flooding



Wharton – Recovery Planning Assistance Team (RPAT) Project




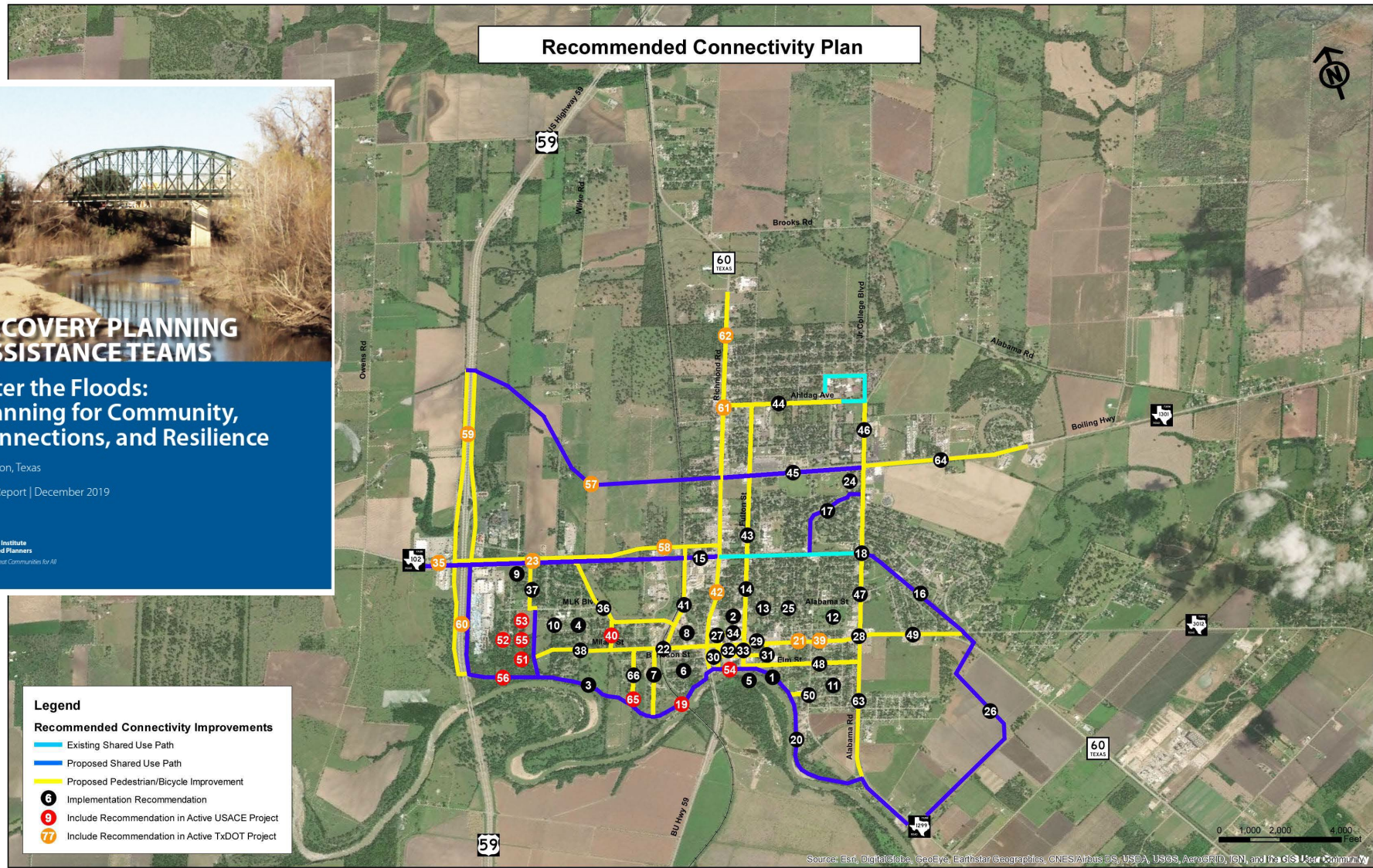
RECOVERY PLANNING ASSISTANCE TEAMS

After the Floods:
Planning for Community, Connections, and Resilience

Wharton, Texas

Final Report | December 2019


American Institute of Certified Planners
Creating Great Communities for All



TxDOT resurfacing, restriping Milam Street

Construction to roads around the Wharton downtown area is upon us. Resurfacing of Business Hwy 60 began in August. Ryan Simper, who is the local Texas Department of Transportation (TxDOT) engineer, told the City of Wharton work would continue along Milam and Burleson streets. According to TxDOT, each will be resurfaced and restriped to a single lane with broad shoulders. Some "too close to the corner" parking spaces will be eliminated but otherwise parking spaces will not be changed.

According to TxDOT, the construction is scheduled to be completed before the end of September. (Staff video by Albert Villegas)



Wharton – Placeholder for RPAT Project Updates



Wharton – Implementation of RPAT Recommendations



West Milam Street (2018)



After West Milam Street Road Diet (2022)



Wharton – Implementation of RPAT Recommendations



Wharton Flood Reduction Project – Dinosaur Park Expansion Concept Plan (2021)

Jacksonville Eastside History



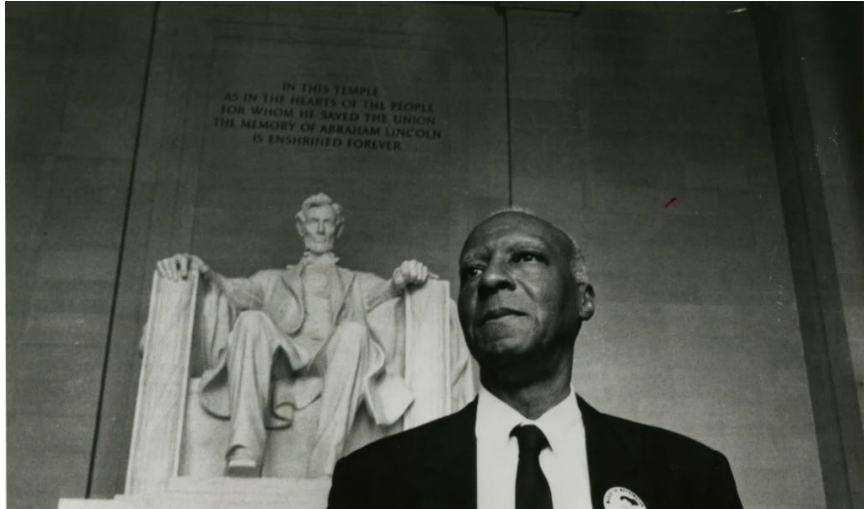
Eastside History - Historical Occupations



Eastside History - Florida Avenue ("The Avenue")



Eastside History - Notable Residents and Business Owners



A. Philip Randolph



Zora Neale Hurston



A. L. Lewis



Laura "Mother Kofey" Adorkor



Robert "Bullet Bob" Hayes



Billy Daniels

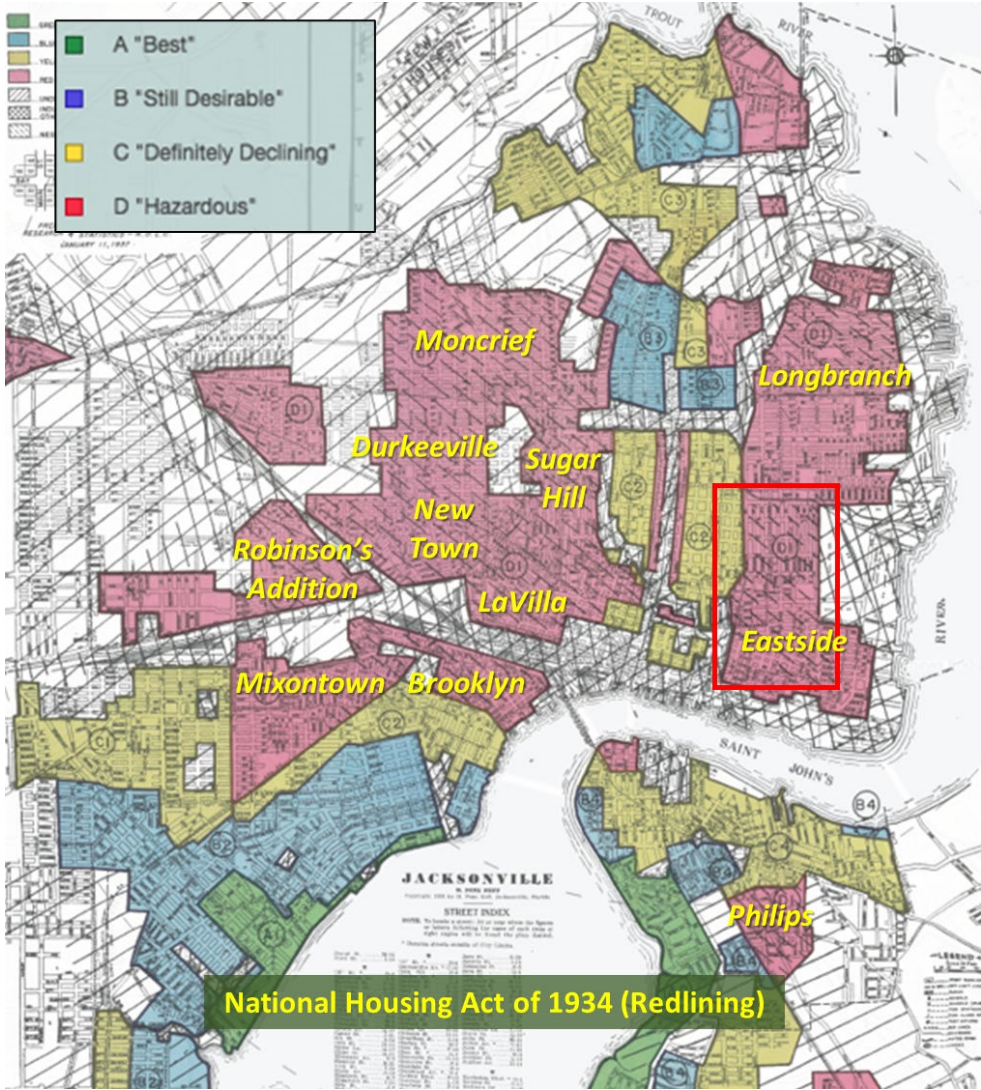
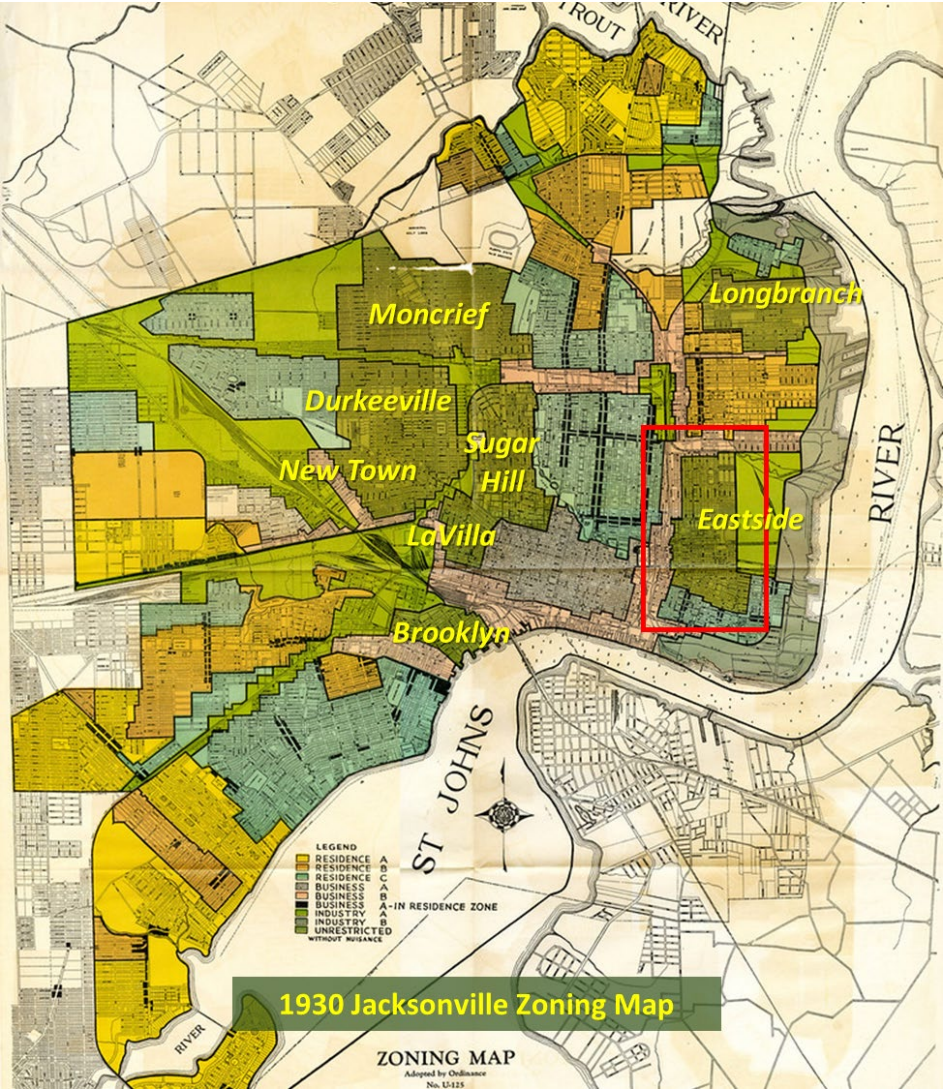


Joseph E. Lee



Eartha M.M. White

Eastside History - Discriminatory Public Policies



Eastside History - Urban Renewal and Decline



1953



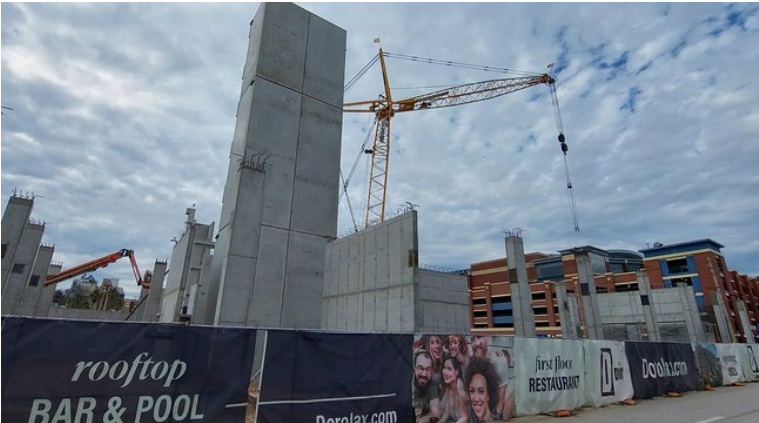
Eastside Today



Eastside Challenges – Urban Development – **Ennis Add Updated Pictures**



New Museum of Science and History



The Doro Mixed Use Development



The Four Seasons Hotel & Residences



Union Terminal Warehouse Redevelopment



Duval County Armory Redevelopment



Jacksonville Jaguars Football Performance Center

Challenges facing Eastside Community



- Gentrification and Displacement
- Demolition of buildings significant to the community
- Affordable housing
- Small business development
- Access to healthy and fresh foods
- Job creation within neighborhood
- Economic development
- Heir's Property



Withintrification instead of Gentrification

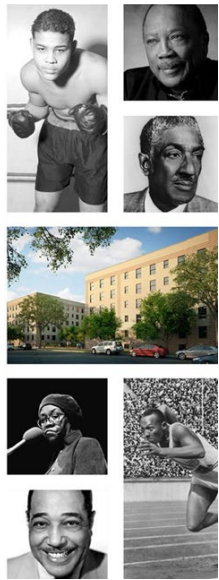


Main Street (College Park, GA)

- Revitalization that's driven by the people already in the neighborhood.
- It means identifying assets in the community, bringing them together under common objectives, and raising the value of the place from within at a pace appropriate for revitalizing the existing community, not displacing it.
- The current residents of the community take the lead in revitalization, rather than newcomers or outside developers telling residents what they need and ultimately pricing them out.

The term was coined by University of Pittsburgh professor Pastor John Wallace

Successful Examples of Withintrification



Affordable Infill Housing – Frenchtown (Tallahassee, FL)



Neighborhood Revitalization – Bronzeville (Chicago, IL)



Commercial Revitalization – The Deuces (St. Petersburg, FL)

Historic Eastside Withintrification Strategies – Affordable Housing Programs



Eastside Restore & Repair Home Program

- Home restoration and repair program for existing residents
- Utilizes BIPOC- and women-owned businesses and construction workers from Eastside and other Urban Core neighborhoods

Program led by Historic Eastside CDC



Project Boots

- Provides homeownership training and down payment assistance for participants to purchase and build new homes on existing vacant lots.

Program led by LISC Jacksonville

Historic Eastside Withintrification Strategies – Debs Store Restoration



Currently under construction

- Built in 1913 by Edward D. Mixon (Gullah Geechee developer)
- Operated as Debs Store grocery market until 2011
- Restoration into grocery market (ground floor) and financial services hub (second floor)
- Planning support provided (advisory role on project design, zoning and land use, and grant writing support)

Project partnership includes LIFT Jax, Historic Eastside CDC, Goodwill Industries, VyStar Credit Union and Florida Blue



Historic Eastside Withintrification Strategies – Addressing Public Policy



Zora Neale Hurston Family Residence



Zora Neale Hurston



Hurston Flower Shop (Demolished) and Hurston Residence