

June 2004

Neighborhood Restoration Plan

WEED & SEED PROGRAM

South Bend, Indiana



CAMIROS

Planning, Zoning, Economic Development, Landscape Architecture
411 South Wells Street, Chicago, Illinois 60607 Phone: (312) 922-9211

ACKNOWLEDGEMENTS

Mayor

- ❖ Stephen J. Luecke

Common Council

- ❖ Derek Dieter, 1st District
- ❖ Charlotte Pfeifer, 2nd District
- ❖ Roland Kelly, 3rd District
- ❖ Ann Puzello, 4th District
- ❖ David Varner, 5th District
- ❖ Ervin Kuspa, 6th District
- ❖ Sean Coleman, At Large
- ❖ Al “Buddy” Kirsits, At Large
- ❖ Karen White, At Large

Department of Community and Economic Development

- ❖ Sharon Kendall, Executive Director
- ❖ Pamela Meyer, Director of Community Development
- ❖ Marco Mariani, Assistant Director of Community Development
- ❖ Michael Divita, Planner
- ❖ Anthony Dukes, Planner

Neighborhood Restoration Committee

- ❖ Fr. Chris Cox
- ❖ Sharon Czarnecki
- ❖ Cindy DeLeon
- ❖ Richard Engle
- ❖ Maritza Federico
- ❖ Tim Hudak
- ❖ Carlis Phillips
- ❖ Vivian Lee
- ❖ Fr. Charles Zawistowski

Consultant

- ❖ Camiros, Ltd., Chicago, IL



TABLE OF CONTENTS

NEIGHBORHOOD RESTORATION PLAN

Weed & Seed Program

South Bend, Indiana



CONTENTS

1. Introduction

❖ Weed & Seed Program	7
❖ Community Participation	8
❖ Plan Contents	9

2. Assessment of Neighborhood Conditions

❖ Target Area Description	11
❖ Demographic Characteristics	12
❖ Existing Land Use Characteristics	15
Western Avenue Corridor Initiatives	15
Olive Street Node	15
Housing Stock	17
Vacant Lots	18
Neighborhood Commercial	19
Mayflower Road Commercial	19
Sample Street	20
Key Institutions	20
Recreational Amenities	21

❖ Infrastructure Assessment	22
Street Conditions	22
Sidewalk Conditions	22
Alley Conditions	22
Parking	23
Railroad Corridors	23
Park Resources	24
Pulaski Park	24
LaSalle Park	26
❖ S.W.O.T. Analysis	29
❖ Money in the Bucket	30

3. Vision Statements & Goals

❖ Visions for the Neighborhood	32
❖ Goals of the Plan	32

4. Key Action Diagrams

❖ Westside	34
❖ St. Casimir's	35
❖ LaSalle Park	36



CONTENTS

5. Strategies & Projects

❖ Strategies & Projects 38

Infrastructure Restoration

❖ Improve Neighborhood Function & Appearance . 40
 Curb, Gutter & Sidewalk Replacement Program . 40
 Clean & Enhance Railroad Rights-of-Way 40
 Clear the Brush Program 40
 Alley Reclamation Initiative 41
 Identity Street Character Treatments 41
❖ Improve Park Resources 42
 Pulaski Park Renovations 42
 LaSalle Park Renovations 44
❖ Implement Special Development Initiatives 46
 Western Avenue Initiatives 46
 Green Market Initiatives 46
 Community Gardens 46

Housing Restoration

❖ Increase Owner-Occupied Housing 51
 New Housing Initiative 51
 Soil Testing Initiative 51
 Tear Down Small & Rebuild Large 51
 Parking Relief 51
 Utilize Existing Programs & Resources 51

❖ Reduce & Improve Rental Housing 52
 Tenant Education Program 52
 Landlord Maintenance Program 52
 Rental Unit Reduction Program 52

Neighborhood Organization

❖ Deal with Problem Properties 54
 Problem House Conversion 54
❖ Increase Community Involvement 54
 Strengthen Neighborhood Organizations 54
 Block Club Heraldry Program 54

Supportive Communication

❖ Improve Inter-Neighborhood Communication 57
 Weed & Seed Implementation Kick-Off Event 57
 Neighborhood Newsletter 57
❖ Engage in Strategic Marketing Activities 58
 Weed & Seed Publicity Initiative 58
 Market the Neighborhood 58
 Success Stories Initiative 58

6. Program Summary

❖ Cost Summary 60
❖ Shared Responsibilities 61



Chapter 1:

INTRODUCTION



INTRODUCTION

South Bend Weed & Seed Program

In 2002, a portion of the City of South Bend, Indiana, was designated a Weed and Seed Community by the US Department of Justice. This unique program provides resources to assist communities in four areas:

- 1) Control of violent crime, drug trafficking, and drug-related crime in targeted neighborhoods.
- 2) Provision of safe environments free of crime and drug use for residents.
- 3) Cooperation of law enforcement agencies and prosecutors in “weeding out” criminals from target areas.
- 4) “Seeding” to bring prevention, intervention, treatment and neighborhood revitalization services to target areas in order to meet social service and economic revitalization needs.

Four committees were established to deal with particular aspects of the Weed & Seed Program, including Law Enforcement; Community Policing; Prevention, Intervention, and Treatment (social service needs); and Neighborhood Restoration. This plan was prepared for the Neighborhood Restoration Committee in order to identify needs of target area neighborhoods and strategic programs to bring about positive change.

The strategies and programs identified in this plan build upon four key underlying principles:

- ❖ **Collaboration** to establish permanent channels of communication among stakeholders and partnerships among organizations with similar goals, to identify strategic and innovative approaches to effective crime prevention and neighborhood restoration, and to build broad support for the Weed & Seed strategies.
- ❖ **Coordination** to effectively concentrate resources in the designated neighborhoods, better match available services with community needs, identify and eliminate overlaps and duplication of efforts, and maximize benefits from existing services and programs.
- ❖ **Community Participation** to empower residents to solve their own problems and to function more effectively so as to limit dependence on “outsiders” to meet neighborhood needs.
- ❖ **Leveraging Resources** from a variety of sources to fully fund plan strategies. Weed & Seed disseminates funding as seed money to help access other funds.



INTRODUCTION

Community Participation

This document is the product of a ten-month, participatory planning process that involved a wide cross-section of the South Bend community. Key stakeholder participants included the residents of the target neighborhoods, the Mayor and City Council members from the neighborhoods, the Police, Community and Economic Development, and Code Enforcement departments, area social service providers, faith-based organizations, social clubs, business owners, rental property owners, and members of the real estate and development communities.

The following people were interviewed by the planning consultant at focus group meetings:

- ❖ Gail Brodie, LaSalle Park Neighborhood Association
- ❖ Lynn Coleman, South Bend Mayor's Office
- ❖ Sharon Czarnecki, St. Casimir's neighborhood
- ❖ Rev. Larry Davidson, Greater Friendship Baptist Church
- ❖ Cindy DeLeon, West Side Neighborhood Organization
- ❖ Tom Fautz, South Bend Police Department
- ❖ Dennis Freeland, Goodwill
- ❖ Don Fozo, South Bend Building Department
- ❖ Gary Horvath, South Bend Police Department
- ❖ Ervin Kuspa, South Bend Common Council
- ❖ Vivian Lee, St. Casimir's neighborhood
- ❖ Carl Littrell, South Bend Department of Public Works
- ❖ Bill Nolan, Western Avenue Steering Committee
- ❖ Lenny Nuccio, Western Avenue Steering Committee
- ❖ Charlotte Pfeifer, South Bend Common Council
- ❖ Dick Powers, South Bend Police Department
- ❖ Trina Robinson, NAACP
- ❖ Wanda Shock, South Bend Police Department
- ❖ Audrey Jones-Spencer, South Bend Urban League
- ❖ Bonnie Strycker, Youth Service Bureau
- ❖ Carol Thon, La Casa de Amistad
- ❖ Fred Thon, South Bend Mayor's Office
- ❖ Michelle Tomchak, South Bend Division of Community Development
- ❖ Mike Urbanski, Garden Homes
- ❖ Karen White, South Bend Common Council
- ❖ Fr. Charles Zawistowski, St. Mary PNC Church
- ❖ Kevin Zeisz, Western Avenue Steering Committee
- ❖ LaSalle Park Neighborhood Association Board
- ❖ West Side Neighborhood Organization Board



COMMUNITY PARTICIPATION

Dozens of residents and other stakeholders of the Weed and Seed neighborhoods attended meetings and workshops that were part of the development of this plan. Key meetings are listed as follows and the results are described in more detail within various sections of this report:

February 2003	Focus Group Meetings
February	Community Start-Up Meeting
May	Neighborhood Assessment & Issues Report
June	Vision & Strategies Workshop
October	Draft Projects Review Workshop
November	Final Plan Presentation



This plan is based upon Community Participation

The following existing plans informed the planning participants and the planning consultant while preparing this plan:

- ❖ *A Vision Plan for the Commercial Corridor of the Western Avenue of South Bend, Indiana (2003)*
- ❖ *Studebaker / Oliver Plow Works Redevelopment Strategy (1999)*
- ❖ *West Side Neighborhood Partnership Center Service Area A Plan (2002)*
- ❖ *Western Avenue Commercial Corridor Revitalization Action Plan (1999)*

Plan Contents

Based upon the public planning process, this plan records the collective ideas and aspirations of stakeholder participants. It provides an assessment of existing conditions and stakeholder lists of strengths, weaknesses, opportunities and threats for the area. It articulates a “Vision” for the future and goals that serve as a basis for program recommendations. Finally, it lays out an action plan of strategies and programs designed to address key restoration needs of the neighborhood over the next ten years. The action plan provides cost estimates and clearly identified implementation responsibilities.

Chapter 2:

***ASSESSMENT OF
NEIGHBORHOOD
CONDITIONS***

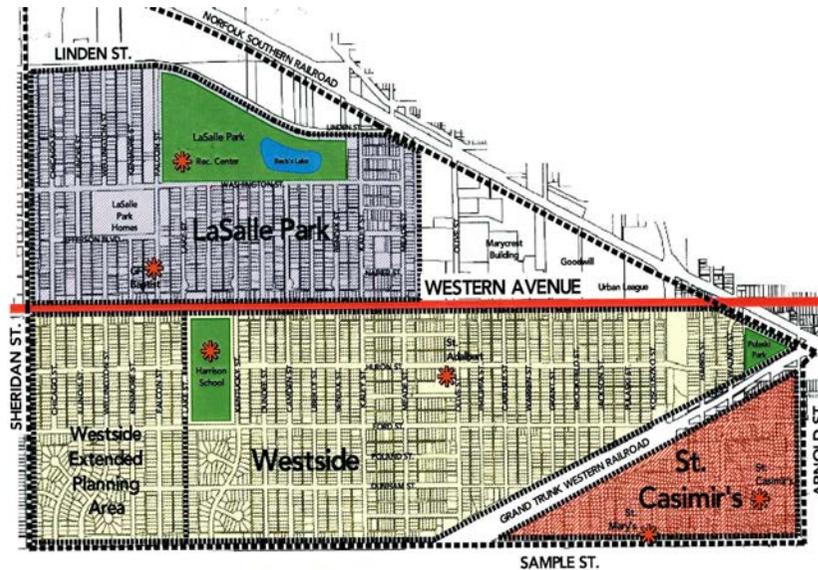
NEIGHBORHOOD RESTORATION PLAN

Weed & Seed Program

South Bend, Indiana



NEIGHBORHOOD CONDITIONS



Target Area Description

Comprised of Three Neighborhoods

The Weed & Seed Target Area is comprised of three distinct neighborhoods that abut one another to form a collective planning area as illustrated above.

The boundaries and key characteristics of these neighborhoods are described as follows.

Westside The Westside Neighborhood is located between Western Ave. and Sample St., north to south, and between the Grand Trunk Western railroad corridor and Lake St., east to west. The planning area for Westside was extended west to Sheridan St. for Weed & Seed initiatives.

St. Casimir's The St. Casimir's Neighborhood is located between the Grand Trunk Western railroad corridor, north and west, Sample St., south, and Arnold St., east. The entire neighborhood is designated a historic district and the homes are small and closely spaced. The West Side and St. Casimir's neighborhoods have always been home to South Bend's Polish/Eastern European population, but today their populations are undergoing change. The neighborhoods are growing as the home of South Bend's Hispanic population.

LaSalle Park The LaSalle Park Neighborhood is located between Linden St. and Western Ave., north to south, and between Meade St. and Sheridan St., east to west. This neighborhood is a long-standing home of South Bend's African American population. Ties to this neighborhood remain strong even though many of those who grew up there now live in other areas of the city. Notably, the neighborhood has several vacant and underutilized lots.

NEIGHBORHOOD CONDITIONS

Demographic Characteristics

All three neighborhoods experienced shifts in population over the past decade as census data, shown on following pages, records.

❖ **Westside Neighborhood**

In the 1990's, Westside's population increased by nearly 25% to a total of 5,528 residents. The racial composition of the Westside changed as well. During the 1990's, the Hispanic population increased by 206%, while the African American population rose by 46%. However, the White population decreased 22% during the decade.

In 2000, the population of the Westside Neighborhood was 41% White, 29% African American, and 30% all other races or combination of races. Hispanic people, who may be of any race, accounted for 38% of the population.

In the same decade, the number of residents under age 20 increased by 49%, while the population of those over 65 declined by 22%. As the result, more children live in the neighborhood, thereby increasing demand for safer sidewalks, streets, and play areas.

In 2000, the Westside had 1,958 housing units, of which 1,788 were occupied. The total number of housing units increased by 11% from 1990 - 2000. The neighborhood had 518 rental units in 2000 compared to 367 in 1990. In 2000, rental units comprised 29% of the neighborhood's occupied housing, up from a figure of 22% in 1990.

❖ **St. Casimir's Neighborhood**

From 1990 - 2000, St. Casimir's population increased 24% to a total of 1,434 residents. In the 1990's, the White population decreased 24%, while the Hispanic population increased by 146%. The number of African American residents doubled. By the year 2000, the population of the St. Casimir's Neighborhood was 45% White, 15% African American, and 40% all other races or combination of races. Hispanic residents, who may be of any race, comprised nearly half the neighborhood's population.

The age distribution of residents changed dramatically in this neighborhood with a 67% increase in residents under 20, and a 43% decline in residents over 65. Simply stated, long-term residents are aging and moving on, while younger families with children are replacing them. This change is significantly altering the cultural character of the neighborhood.



NEIGHBORHOOD CONDITIONS

St. Casimir's had 470 housing units, 414 of them occupied, in 2000. This total number of units dipped 2% over the preceding ten years. Similarly to the Westside, housing in this neighborhood is about 90% occupied. The number of rental units increased from 131 in 1990 to 144 in 2000. Rental units comprised 35% of the neighborhood's total occupied housing stock.

❖ LaSalle Park Neighborhood

During the 1990's, LaSalle Park's population fell 8% to 1,486 residents. The African American population of the neighborhood decreased 19%. Over this same period, the number of White residents increased 20% and the Hispanic population more than quadrupled, though both groups still make up a relatively small share of the overall population.

In 2000, the population of the LaSalle Park Neighborhood was 79% African American, 10% White, and 11% all other races or combination of races. Hispanic residents, who may be of any race, made up 12% of the neighborhood's population.

The number of residents under the age of 20 dropped by 6% in the 1990's but still accounted for a third of the population. Because the drop in the youth population was at a rate slower than the loss of population in general, youth accounted for a slightly larger share of the population in 2000 than in 1990. The population of residents over 65 decreased by 12%.

LaSalle Park had 674 housing units in 2000; this is a 4% decline over ten years. Again, nearly 90% of units are occupied. The total number of rental units increased to 284 in 2000, when they comprised 48% of the neighborhood's total occupied housing stock as compared to 42% in 1990.

	Weed and Seed Area Totals			
	1990		2000	
	Number	%	Number	%
Total Population	7192	100.0	8448	100.0
Race				
White	3843	53.4	3043	36.0
Black or African American	2665	37.1	2999	35.5
American Indian	18	0.3	56	0.7
Asian	17	0.2	9	0.1
NHPI	0	0.0	6	0.1
Two or more races	0	0.0	309	3.7
Some Other Race	649	9.0	2026	24.0
Hispanic or Latino	1002	13.9	2957	35.0
Age				
Population Under 20	2235	31.1	3099	36.7
Population 65 and Over	1404	19.5	1076	12.7
Tenure				
Occupied Housing Units	2741		2800	
Renter Occupied	772	28.2	946	33.8

Source: U.S. Census Bureau

Note: NHPI – Native Hawaiian and Other Pacific Islander



NEIGHBORHOOD CONDITIONS

	Westside				St. Casimir's				LaSalle Park			
	1990		2000		1990		2000		1990		2000	
	Number	%	Number	%	Number	%	Number	%	Number	%	Number	%
Total Population	4425	100.0	5528	100.0	1155	100.0	1434	100.0	1612	100.0	1486	100.0
Race												
White	2879	65.1	2254	40.8	842	72.9	643	44.8	122	7.6	146	9.8
Black or African American	1104	24.9	1609	29.1	105	9.1	215	15.0	1456	90.3	1175	79.1
American Indian	6	0.1	36	0.7	6	0.5	16	1.1	6	0.4	4	0.3
Asian	15	0.3	8	0.1	2	0.2	0	0.0	0	0.0	1	0.1
NHPI	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	6	0.4
Two or more races	0	0.0	187	3.4	0	0.0	72	5.0	0	0.0	50	3.4
Some Other Race	421	9.5	1434	25.9	200	17.3	488	34.0	28	1.7	104	7.0
Hispanic or Latino	681	15.4	2087	37.8	279	24.2	686	47.8	42	2.6	184	12.4
Age												
Population Under 20	1371	31.0	2038	36.9	342	29.6	570	39.7	522	32.4	491	33.0
Population 65 and Over	878	19.8	685	12.4	233	20.2	133	9.3	293	18.2	258	17.4
Tenure												
Occupied Housing Units	1646		1788		440		414		655		598	
Renter Occupied	367	22.3	518	29.0	131	29.8	144	34.8	274	41.8	284	47.5

Source: U.S. Census Bureau

Notes: The "Two or more races" classification was introduced with the 2000 Census. NHPI – Native Hawaiian and Other Pacific Islander

Westside census statistics are based on all of Census Tract 22 and Block Groups 1 and 2 of Census Tract 24.

St. Casimir's census statistics are based on Block Groups 2 and 3 of Census Tract 27 in 1990 and Block Group 2 of Census Tract 27 in 2000.

LaSalle Park census statistics are based on all of Census Tract 23.



NEIGHBORHOOD CONDITIONS

Existing Land Use Characteristics

These neighborhoods grew alongside Western Avenue, the main road that, for years, led to Chicago. As industry developed adjacent to downtown, and the city grew out from its historic core, new neighborhoods emerged. Existing land use within the target area, as illustrated on the following page, reflects this pattern. The area is comprised of residential clusters that abut a shallow lot, auto-oriented commercial corridor anchored by a large parcel node. Key aspects of the land use survey are described as follows:

❖ Western Avenue Corridor Initiatives

Today, Western Ave. still leads to Chicago but new highways provide primary access to South Bend. Still, Western Ave. remains a main corridor within the city and further west into the county.

Shallow lot, mixed-use commercial developments front Western Ave. between Olive and Mayflower. Uses include auto service, parts supply, convenience and discount retail, as well as variety of other small business enterprises. Entertainment uses include a bowling alley, bakery, small restaurants and taverns. In the oldest areas, housing fronts Western.

Western Ave. has been the subject of recent initiatives aimed at revitalizing the city's commercial corridors. The *Western Ave. Commercial Corridor Revitalization Action Plan* was developed for the City, and an active Steering Committee is in place guiding its funding and implementation. Since actions for Western Ave. have been identified, residents felt that this plan should focus more specifically on the residential portions of the area. Still, it is important to understand the function of Western, and to consider it and the neighborhood as a whole.



*Western Avenue
Auto-Oriented Character*

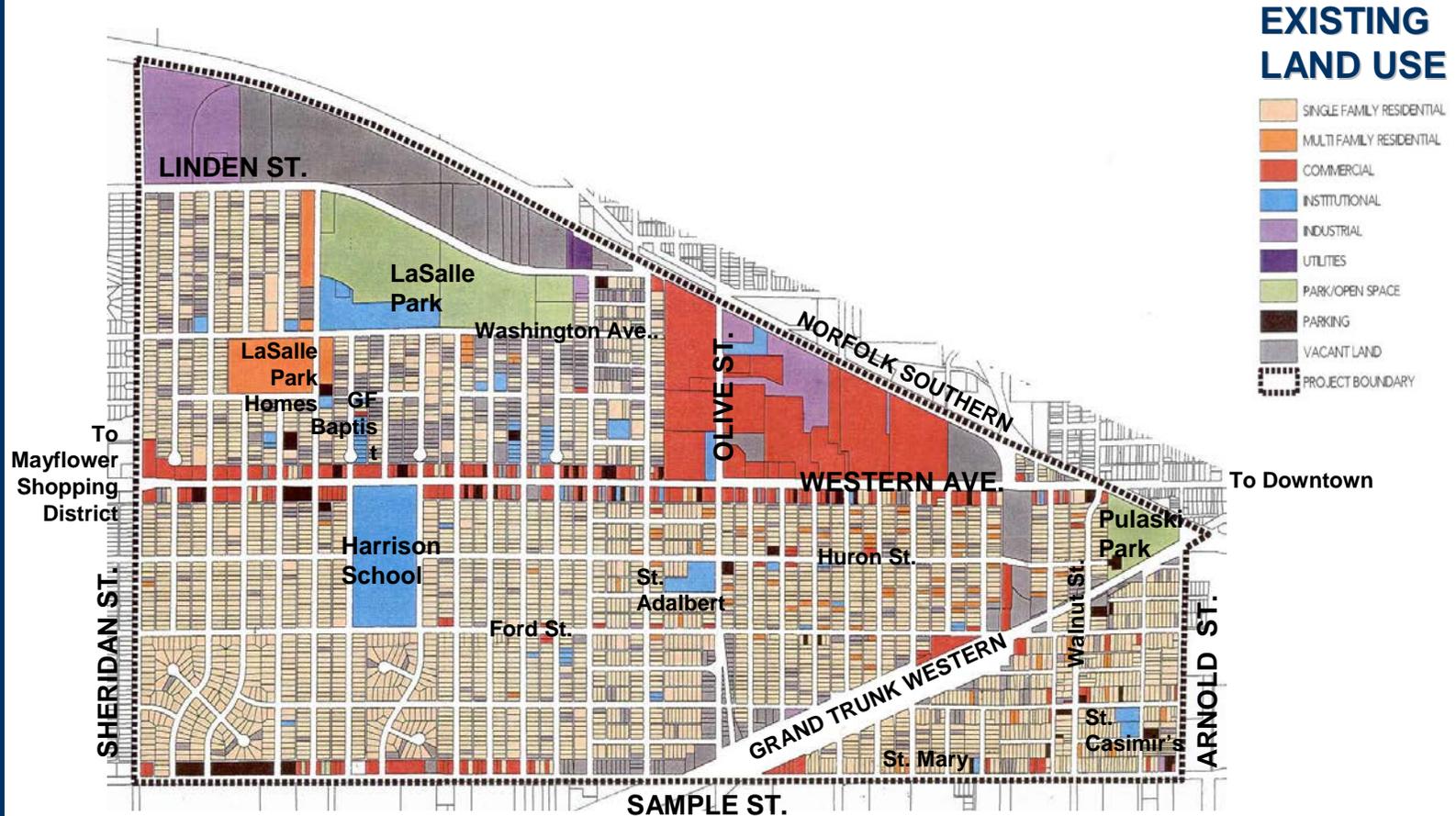


*Western Avenue & Olive Street
Large Parcel Development Node*

❖ Olive Street Node

North of Western Ave. at the Olive St. intersection, a mixed-use commercial node contains a variety of land use activities. These include office, light industrial, auto, warehousing,

NEIGHBORHOOD CONDITIONS



Source: Based on survey conducted by City of South Bend Community & Economic Development, 1998

NEIGHBORHOOD RESTORATION PLAN

Weed & Seed Program

South Bend, Indiana



NEIGHBORHOOD CONDITIONS

merchandise outlet, healthcare, and food service uses. This node is generally occupied, though some buildings are vacant and others underutilized. Nice buildings can be found, but the area presents a tired appearance overall.

❖ Housing Stock

Housing within the neighborhoods was primarily built in two periods. The oldest sections date back to the late nineteenth century, and are located in the eastern portion of the Westside Neighborhood, and in the St. Casimir's Neighborhood. The remaining sections of the neighborhoods were constructed mainly in the postwar era.

Most of the housing within the neighborhood is primarily wood frame and siding construction. Some houses are faced with brick. Although housing sizes vary in the neighborhood, the majority are single-family, 2-4 bedroom units. Many of these homes, however, are considered too small by today's standards as they contain only two bedrooms, a single bath, and limited on-street parking.

LaSalle Park Homes is the only public housing resource located in the neighborhoods.



Representative examples of neighborhood housing stock

NEIGHBORHOOD CONDITIONS



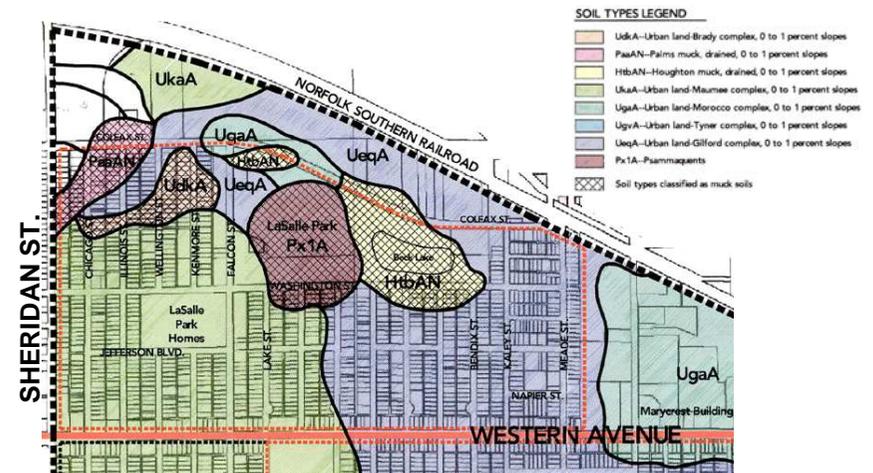
The LaSalle Park Neighborhood contains attractive lots for new housing

❖ Vacant Lots

Sites for new construction are limited in the Westside and St. Casimir's neighborhoods. LaSalle Park, however, contains approximately 180 vacant lots. These lots could be used for new housing construction in order to provide opportunities for existing residents to upgrade into new homes and opportunities for the neighborhood to attract new residents.

Soil conditions in the LaSalle Park Neighborhood, however, limit construction activity. As the diagram indicates, a vein of "muck" soils runs through the neighborhood. Muck soil is a soil type composed of decaying materials. As such, it has very limited bearing capacity which makes it unsuitable for construction. Muck soils literally move out from underneath structures causing foundations to fail.

Alternative construction techniques, such as pilings or caissons, can be used to anchor foundations on bedrock. Unfortunately, this technique usually proves cost prohibitive for conventional housing construction.



Muck soil limits construction in some areas of the LaSalle Park Neighborhood

Assuming, though, that 50% of these lots are buildable, and that double lot widths would be encouraged for new construction, this represents a significant opportunity to rebuild and strengthen the area. As many as 45 new homes could be built in the neighborhood.

Ownership and upkeep of vacant lots that are not buildable must be addressed too. Many vacant lots are overgrown and need to be cleared and maintained. Where lots are unbuildable, they should be split and given to adjoining owner-occupied housing residents, free of additional property tax assessment, in exchange for upkeep.



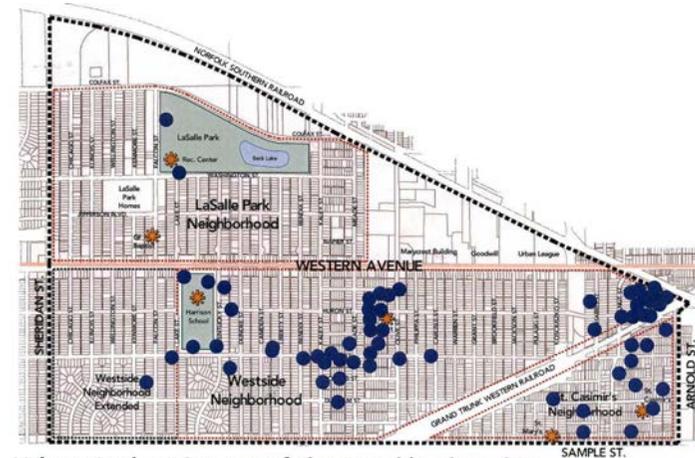
NEIGHBORHOOD CONDITIONS

❖ Neighborhood Commercial

Both the Westside and St. Casimir's Neighborhoods contain mixed-use buildings with ground level shops and housing above, a holdover from earlier days when such development was commonplace in America's neighborhoods. These shops house small grocery stores, restaurants, taverns, a clothing store, small gym, and other uses.



Neighborhood commercial located in Westside & St. Casimir's



Where is the "Center of the Neighborhood?"

In most cases, these neighborhood commercial, mixed use buildings occur in clusters which form activity nodes. Together with churches, schools, and parks, these nodes are recognized by residents as the centers of their respective neighborhoods, as illustrated on the workshop map above.

❖ Mayflower Road Commercial

Just west of the target area, at Western and Mayflower Rd., big box development provides convenient access to large grocery stores, discount stores, fast food restaurants, and other services. These are important amenities for the target area and surrounding neighborhoods.

NEIGHBORHOOD CONDITIONS

❖ Sample Street

Sample St. is another important corridor in the target area. It defines the southern boundaries of the Westside and St. Casimir's neighborhoods, and defines the transition from neighborhood-scale development to large-parcel, light industrial/manufacturing development.

Small-scale commercial and office development is located along this portion of Sample. Together with the Oliver Plow site redevelopment, this corridor could grow to become a significant employment center for residents.



New AJ Wright distribution facility being constructed on Sample St.



Oliver Plow brownfield redevelopment site at Sample & Arnold Streets. abuts St. Casimir's



❖ Key Institutions

The target area is anchored by many strong organizations. These include churches such as St. Adalbert, St. Casimir's, St. Mary, Greater Friendship Missionary Baptist, and others. Schools include Harrison public elementary school and St. Adalbert's private school. Service providing organizations such as the West Side Neighborhood Partnership Center, La Casa de Amistad and its the food pantry, as well as social organizations including the West Side Democratic Club, American Legion, and others are very active in the neighborhoods.

NEIGHBORHOOD CONDITIONS

❖ Recreational Amenities

The neighborhoods contain open space and related park facilities. However, as the following section describes, much could be done to improve them. These facilities include LaSalle Park and Beck's Lake in the LaSalle Park neighborhood, Pulaski Park adjacent to the Westside and St. Casimir's neighborhoods, and play areas at Harrison School.



Parks & schools provide open space and play facilities for the neighborhoods, though improvements are needed.

NEIGHBORHOOD CONDITIONS

Infrastructure Assessment

The condition of infrastructure within the neighborhoods was consistently identified as a primary issue for residents. Infrastructure needs include improvements to streets, sidewalks, alleys and railroad corridors, as well as to park/open space resources.

❖ Street Conditions

Streets within the neighborhood are primarily constructed of asphalt, though a few brick streets are located in the St. Casimir's neighborhood. Though the condition of neighborhood streets could not be described as dilapidated, many are distressed. Residents report problems with stormwater runoff due to the fact that multiple resurfacing projects have raised the elevation of the streets to the top of adjacent curbing. In problem areas, streets need to be "milled" to remove layers of old asphalt so that new surfacing material can be added at proper elevations.

❖ Sidewalk Conditions

Given the concentration of young children and elderly residents in these neighborhoods, continuous networks of safe, well maintained sidewalks are important. In many areas, sidewalks are crumbled and impassable. Painted crosswalks are welcome safety features which should be more fully incorporated into the neighborhoods.



Street conditions are distressed throughout the neighborhood. Existing programs to improve streets and sidewalks in these neighborhoods should be expanded.

❖ Alley Conditions

The condition of neighborhood alleys is poor. Alleys are difficult items to maintain and, consequently, they are often left to residents to care for. Given the overall density of these neighborhoods, however, abandoning alleys is not an option because they provide a fine-grain circulation system which allows large numbers of automobiles to be moved

NEIGHBORHOOD CONDITIONS

and stored in the neighborhood, via garages and parking pads. Many alleys are overgrown with brush that is unsafe for motorists and unsafe for homeowners because it provides hiding places for troublemakers.

❖ Parking

Parking is in short supply in these neighborhoods and a constant source of aggravation for residents. Many residents rely on on-street parking for their household and guest vehicles. Others have parking pads or garages that are accessed from alleys. Too often, residents simply park their cars in their front yards, or even on public sidewalks. Additional parking areas should be developed in the neighborhood to mitigate the shortage.

❖ Railroad Corridors

The Westside and St. Casimir's neighborhoods are separated by the Grand Trunk Western railroad corridor, an active freight line that brings heavy rail traffic through the neighborhoods many times a day. The visual appearance of the corridor, however, has a blighting impact on these neighborhoods. The corridor is filled with old segments of track and railroad ties, overgrown brush is a breeding ground for insects and rodents, and illegal dumping occurs frequently along its edges. This corridor should be cleaned and maintained in the most visible locations to mitigate negative impacts on the neighborhoods.



Alley restoration programs are needed to stabilize drive surfaces, remove brush, and enhance lighting. Additional parking areas should be developed to alleviate parking problems. Railroad corridors should be cleaned and maintained.

NEIGHBORHOOD CONDITIONS

❖ Park Resources

These neighborhoods are fortunate to have two existing parks though much could be done to improve existing facilities. Given increases in family size and the more than 3,000 residents of the area under the age of 20, open space resources are in greater demand than ever.

Pulaski and LaSalle Parks could serve as community development anchors to secure private sector reinvestment in the area. Descriptions of these parks follow.

Pulaski Park

Pulaski Park is located on the northeast edge of the Westside neighborhood, just north of the St. Casimir's Neighborhood. The park totals 6.32 acres and is triangular in shape, as defined by two intersecting railroad corridors. Access to the park is limited to one entrance from Huron St. located on its western edge, and visibility into the park is limited due to its position behind single-family homes fronting Walnut St.

Existing amenities include a soccer field, basketball courts, playground equipment and a bathroom/picnic shelter, though the majority of these facilities are either in disrepair or are obsolete. Parking is limited to approximately 20 cars in a small, on-site parking lot.



Pulaski Park

The edges of the Pulaski Park are defined by chain link fencing with random openings scattered around its perimeter. Large canopy trees are located along the edges of the park but playground and court game areas are not shaded from summer sun.

During the planning workshops, residents were asked to define a series of improvements they would most prefer for this park. Their answers are as follows: 1) Increased visibility into park and new gateway features; 2) Expanded parking lot with more than one entrance; 3) New playground equipment; 4) New soccer field equipment and bleacher seating; 5) Additional canopy trees to shade play areas; and 6) New lighting to improve safety.

PULASKI PARK INVENTORY



View into park from Huron St. needs gateway feature



Alley and housing separate park from Walnut St.



Dilapidated building isolates park from Western Ave. view



Consider new park entrance and parking at viaduct on Walnut St.



Basketball courts are oversized and deteriorating



Old playground equipment is outdated



New equipment should be reused if park is reconfigured



Uninviting picnic shelter and bathroom facilities



Expand parking lot and provide two vehicular access points



Consider movable bleacher seating for soccer spectators



Canopy trees located along perimeter of park only -add trees to shade select adult and play areas



Perimeter fence conditions

NEIGHBORHOOD RESTORATION PLAN

Weed & Seed Program

South Bend, Indiana



NEIGHBORHOOD CONDITIONS

LaSalle Park

LaSalle Park is the centerpiece of the LaSalle Park Neighborhood. It is located between Linden Avenue and Kaley, Washington, and Falcon Streets. The park totals 39.8 acres and includes unique features such as “The Hill,” Beck Lake and vast open space areas.

LaSalle Park is not without a history that has left questions that must be fully answered if residents are going to embrace and use this park. Community residents question the safety of two of the park’s components, “the hill,” a 25-foot-high grass covered mound that was formed by construction debris dumping years ago, and Beck Lake, a small pond rumored to be contaminated. Work is underway by City officials and the EPA to test these conditions in order to provide answers to the community and remediation solutions if contaminants are found. Most anticipate that tests will determine these components safe for public use.

The Charles Black Recreational Center provides activities for area children and adults, and is the center of the neighborhood. Facilities include a gymnasium, large multi-use room with attached kitchen, computer center, activity rooms and administrative offices. Outdoor amenities include a basketball court area that should be expanded and upgraded, and a dilapidated tennis court area that should be demolished.



LaSalle Park

Playground equipment would be a nice addition for the facility and should be located on a side of the building so that it is easily accessed by neighborhood children and easily monitored by parents and staff. Many such playgrounds are being developed in garden-like settings around public facilities. Such an addition would beautify the overall look of the Black Center. Parking is provided in a lot accessed from Washington St. for about forty cars.

Residents feel that the park is underused and welcome their Weed & Seed neighbors to enjoy it too. The northwest quadrant of the park is a large open grass field. A series of new playfields could be established in order to expand

NEIGHBORHOOD CONDITIONS

activities such as soccer or softball league play that could take place in the park. Residents are quick to add that new parking should be developed along Falcon St. and/or on Linden Ave. to accommodate additional park patrons. This would also serve to alleviate traffic congestion on neighborhood streets around Washington St. when special events take place in the park.

The perimeter of the park needs to be enhanced with lighting and sidewalk improvements and views into the park should be enhanced. Views from the east are blocked by a vacant, deteriorating commercial structure and a few vacant houses. These structures should be purchased and demolished so that the edge of the park can be extended to Kaley St., the busy north-south street that takes large numbers of people through the neighborhood each day. Residents are also concerned about the neighborhood's image along Linden Ave., the busy east-west street on the park's north edge. Frequent dumping occurs along this road, and brush is overgrown. Beautification of the park's edges and enhancement of vistas to Beck Lake would elevate the image of the LaSalle Park Neighborhood.

Improvement of LaSalle Park could serve to recreate the image of this neighborhood in order to attract new private sector investment in new home construction.



LASALLE PARK INVENTORY



Sweeping views of the area from "The Hill"



Use Beck Lake to provide a unique water amenity in the park



Vast open space for new playfield and parking amenities



New parking areas would alleviate congestion during special events



Shaded, grassy areas provide gathering space for park patrons



Park is host to community-wide special events



Black Center provides activities for neighborhood children and adults



Facilities should be enhanced along Washington St. frontage



Court game areas should be upgraded



Vistas into park should be enhanced, especially at the Lake



Vacant industrial building blocks view of park



Clean and maintain north side of Linden Ave.

NEIGHBORHOOD RESTORATION PLAN

Weed & Seed Program

South Bend, Indiana



S.W.O.T. ANALYSIS - Strengths, Weaknesses, Opportunities & Threats

Throughout the planning process stakeholders continually refined the following lists of issues for the Weed & Seed target area. These insights provide basis for the visions, strategies and projects presented in this plan.

❖ STRENGTHS

- Neighborhood of Families
- Growing local ownership of buildings
- Willingness to work to enhance neighborhood
- Affordable starter-house resource
- Strong churches anchor neighborhoods
- Hispanic businesses are thriving
- Harrison School
- West Side Neighborhood Partnership Center
- Charles Black Recreation Center
- Emerging neighborhood organizations
- Strong social clubs (Democratic Club, American Legion, etc.)
- La Casa de Amistad
- AJ Wright Project

❖ WEAKNESSES

- General lack of reinvestment in area
- Vacant homes and parcels
- Deteriorating housing stock
- Soil/muck limits new construction in LaSalle Park
- Residential overcrowding
- Rental housing issues – high turnover of tenants, drug activity, poor upkeep of property
- Neglectful landlords
- Not enough parking/too many cars
- Too much crime
- Drug use and selling
- Prostitution, theft & assault
- Graffiti & teenage mischief
- Perception that the area is not safe
- Too many liquor stores
- Trash and cleanup issues
- Railroad is a dumping ground for trash and crime
- Negative perception of Western Ave.
- Poor condition of streets, alleys, sidewalks, parks and railroad right-of-ways
- Aging sewer system/stench
- Racial tensions

❖ OPPORTUNITIES

- Build a unified community through the Weed & Seed initiative
- Address issues common to all three neighborhoods
- Improve the area by working together
- Establish thriving business and residential districts within the neighborhood
- Give hope to young people from the neighborhood by listening to them and responding to their needs
- Rebuild the community through commitment of local residents

❖ THREATS

- Quality of life could diminish for neighborhood residents
- Crime rate could increase
- Housing stock could decay
- Residents could leave neighborhood
- Western Avenue could become less attractive for investment
- Parking and traffic conditions could get worse
- Opportunities could be lost to help neighborhood youth



“MONEY IN THE BUCKET”



A resounding theme throughout the planning process was the neighborhood’s desire to relay to city leadership how exactly they would like to see municipal funds invested in their neighborhoods. In response to this, each stakeholder was given a set amount of “South Bend Dollars” which they could spend on particular neighborhood needs. More options than money were provided so that choices had to be made. Actions in this plan respond directly the neighborhoods’ priorities.

How would *you spend city money* in the neighborhoods?

- 33%** Dress up the Neighborhood/Enhance Design & Appearance
- 26%** Provide More Open Space/Gathering Space for Residents
- 14%** Increase Homeownership
- 13%** Increase Safety of Neighborhood
- 6%** Reduce Rental Units
- 4%** Community Sense of Ownership (Block Clubs, Marketing)
- 3%** Utilize Existing City Programs
- 1/2%** Western Avenue
- 1/2%** Strengthen Local Business Opportunities



Chapter 3:

***VISION STATEMENTS
& GOALS***



NEIGHBORHOOD VISION

Vision for the Neighborhoods

Stakeholders prepared the following vision statements for the target area neighborhoods. These statements reflect the desired outcomes from implementation of this Neighborhood Restoration Plan.

❖ Shared Community Vision

“We are a community of diverse cultures committed to working together to create safer and more pleasant neighborhoods that meet the needs of our citizens of mixed family sizes and income groups. We have united our voices through the Weed & Seed Initiative to identify the issues we must overcome, and the resources we need to build and strengthen our part of the South Bend community.”

❖ Westside

“We are a safe, family-oriented neighborhood of high homeownership within varied size homes that express its emerging ethnic character.”

❖ St. Casimir’s

“We are a safe, diverse, yet close-knit family neighborhood of well-maintained homes which reflect its mixed-use, historic heritage and physical character.”

❖ LaSalle Park

“We are a safe, family neighborhood which respects and treasures its long-term residents while enjoying new housing development to welcome new homeowner residents.”

Goals of the Plan

Stakeholders concluded that four specific areas of need should be addressed to strengthen their neighborhoods. Such are the goals of this plan.

❖ Infrastructure Restoration

To refurbish neighborhood streets, sidewalks, alleys and park facilities.

❖ Housing Restoration

To refurbish housing in the neighborhoods, to promote owner occupancy while reducing rental, and to promote new housing construction.

❖ Neighborhood Organization

To support neighborhood organizations so that they can combat troublemakers in the neighborhood and represent themselves regarding neighborhood needs.

❖ Supportive Communication

To establish inter-neighborhood communication and to elevate the stature of the area through strategic marketing initiatives.



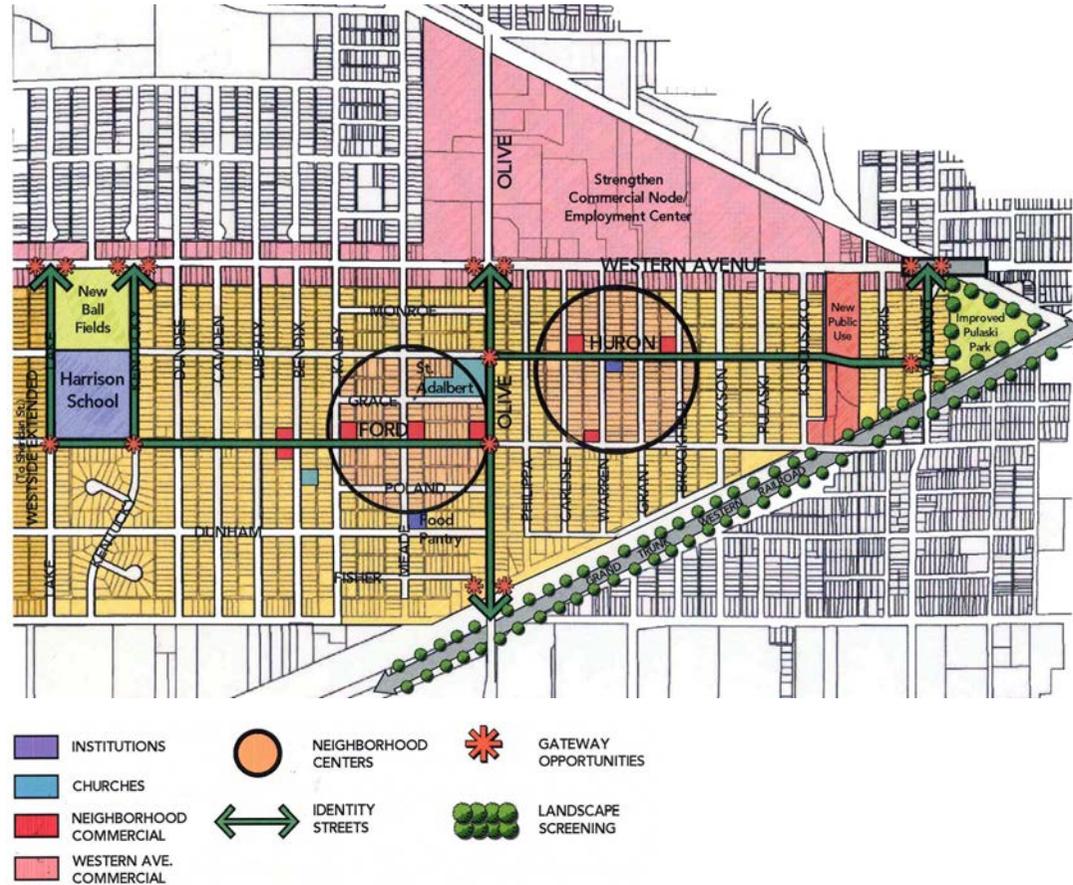
Chapter 4:

KEY ACTION DIAGRAMS

Based upon the assessment of existing physical conditions, and the Vision and Goals identified for the neighborhoods, key actions were identified for each neighborhood. These actions address the range of development needs particular to each neighborhood.



WESTSIDE NEIGHBORHOOD



KEY ACTIONS

Increase Homeownership & Reduce Rental Units

Strengthen Neighborhood Centers

Replace Curbs & Sidewalks Over Time

Install Signature Streetscape Treatments on Identity Streets

Install Gateway Features at Key Locations

Improve Pulaski Park

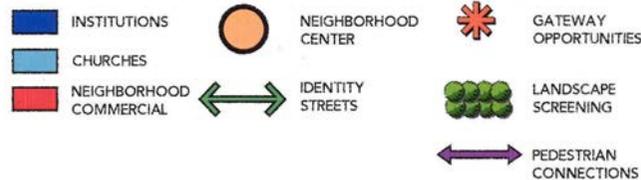
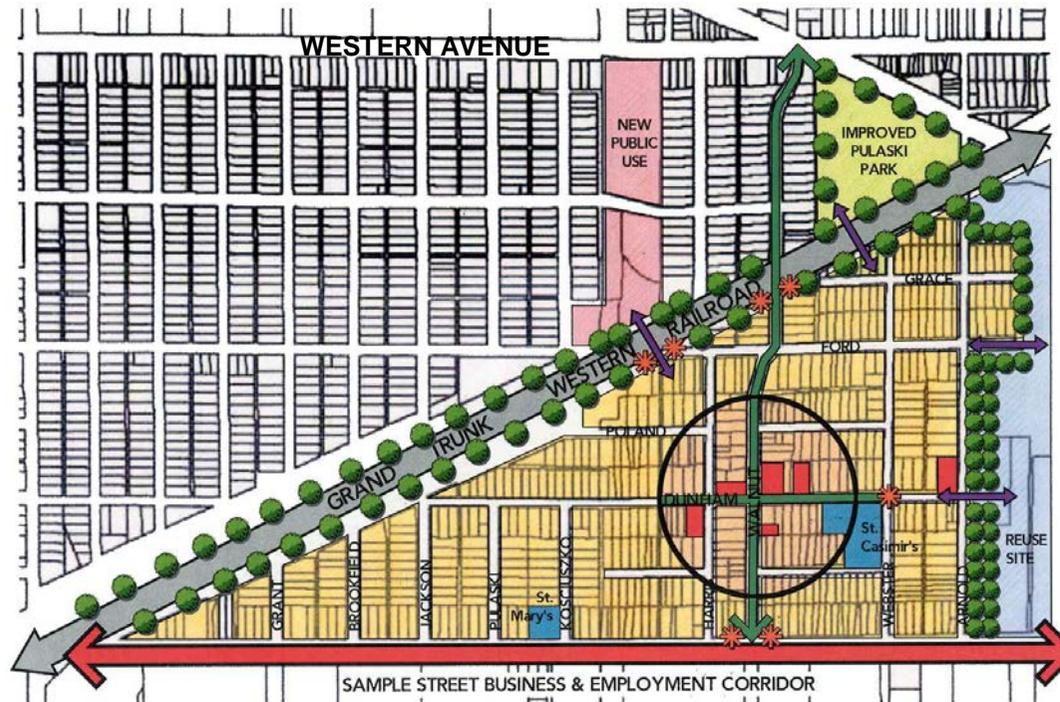
Develop New Neighborhood Feature on Former Railroad Right-of-Way

Screen & Enhance Active Railroad Corridor

Improve Western Ave. Corridor with Business Upgrades & New Housing Oriented to North/South Streets

Develop Overflow Parking Lots to Alleviate Congestion

ST. CASIMIR'S NEIGHBORHOOD



KEY ACTIONS

- Increase Homeownership & Reduce Rental Units
- Strengthen Neighborhood Center
- Replace Curbs & Sidewalks Over Time
- Develop Overflow Parking Lots to Alleviate Congestion
- Install Signature Streetscape Treatments on Identity Streets
- Install Gateway Features at Key Locations
- Celebrate Historic District Designation with Banners & Signage
- Improve Pedestrian Connections to Neighborhood Amenities
- Screen & Enhance Active Railroad Corridor & Sample St Transition to Redevelopment at Oliver Plow Site
- Develop Sample St as an Employment Center for Neighborhood Residents

NEIGHBORHOOD RESTORATION PLAN

Weed & Seed Program

South Bend, Indiana



LASALLE PARK NEIGHBORHOOD



KEY ACTIONS

Initiate Soil Tests to Determine Where New Housing Can Be Built

Build New Owner-Occupied Housing in the Neighborhood

Improve LaSalle Park & Expand Program of Activities to Reach Out to the Other Neighborhoods

Replace Curbs & Sidewalks Over Time

Clear the Brush on Vacant Lots

Install Signature Streetscape Treatments on Identity Streets

Install Gateway Features at Key Locations

Support Development of Partnership Centers

NEIGHBORHOOD RESTORATION PLAN

Weed & Seed Program

South Bend, Indiana



Chapter 5:
***STRATEGIES &
PROJECTS***



STRATEGIES AND PROJECTS

Strategies and Projects

Building upon the goals defined by neighborhood stakeholders, the following strategies and projects are intended to bring about positive change in the neighborhoods. These projects are described in detail on the following pages and are complete with cost estimates and implementation responsibilities.

❖ Goal #1: Infrastructure Restoration

Strategy 1: Improve Neighborhood Function & Appearance

- 1) Curb, Gutter & Sidewalk Replacement Program
- 2) Clean & Enhance Railroad Rights-of-Way
- 3) Clear the Brush Program
- 4) Alley Reclamation Initiative
- 5) Identity Street Character Treatments

Strategy 2: Improve Park Resources

- 1) LaSalle Park Renovations
- 2) Pulaski Park Renovations

Strategy 3: Implement Special Development Initiatives

- 1) Western Avenue Initiatives
- 2) Green Market Initiatives
- 3) Community Gardens

❖ Goal #2: Housing Restoration

Strategy 1: Increase Owner-Occupied Housing

- 1) New Housing Initiative

- 2) Soil Testing Initiative
- 3) Tear Down Small & Rebuild Large
- 4) Parking Relief
- 5) Utilize Existing Programs & Resources

Strategy 2: Reduce & Improve Rental Housing

- 1) Tenant Education Program
- 2) Landlord Maintenance Program
- 3) Rental Unit Reduction Program

❖ Goal #3: Neighborhood Organization

Strategy 1: Deal with Problem Properties

- 1) Problem House Conversion

Strategy 2: Increase Community Involvement

- 1) Strengthen Neighborhood Organizations
- 2) Block Club Heraldry Program

❖ Goal #4: Supportive Communication

Strategy 1: Improve Inter-Neighborhood Communication

- 1) Weed & Seed Implementation Kick-Off Event
- 2) Neighborhood Newsletter

Strategy 2: Engage in Strategic Marketing Activities

- 1) Weed & Seed Publicity Initiative
- 2) Market the Neighborhood
- 3) Success Stories Initiative



INFRASTRUCTURE RESTORATION

NEIGHBORHOOD RESTORATION PLAN

Weed & Seed Program

South Bend, Indiana



INFRASTRUCTURE RESTORATION

Improve Neighborhood Function & Appearance

\$3.7 Million Total

	<u>Estimated Cost</u>	<u>Responsibility</u>
<p>1. <u>Curb, Gutter & Sidewalk Replacement Program</u> Continue existing program to replace basic neighborhood infrastructure to enhance the safety and function of the area, as well as bolster neighborhood pride.</p>	<p>..... \$300,000/yr. X 10 Years = \$3 Million</p>	<p>City</p>
<p>2. <u>Clean & Enhance Railroad Rights-of-Way</u> Initiative to clean the edges of railroad corridors as they pass through the neighborhood. May include planting canopy trees along the edges to provide visual structure to the corridors.</p>	<p>..... \$3,500</p>	<p>City-Code Enforcement/ Neighborhood Organizations</p>
<p>3. <u>Clear the Brush Program</u> - Neighborhood clean-up initiative to clear and remove brush and undergrowth on vacant parcels. Such parcels are hiding places for drug dealers that facilitate drive through transactions by people from outside the neighborhood.</p>	<p>..... \$5,000</p>	<p>City-Code Enforcement/ Neighborhood Organizations</p>



INFRASTRUCTURE RESTORATION

Improve Neighborhood Function & Appearance

\$3.7 Million Total

	<u>Estimated Cost</u>	<u>Responsibility</u>
<p>4. <u>Alley Reclamation Initiative</u> - Given the density of the Westside and St. Casimir's neighborhoods, elimination of the alley system is not feasible because of the necessity to move and store large numbers of vehicles in the area. Therefore, an alley maintenance program is needed to improve the drive surface, safety and appearance of the alleys. Public provision of residential security lighting could be incorporated into a city/resident cooperative upkeep program for the alleys.</p>	<p>Alleys: \$15,000/yr. x 10 years = \$150,000</p> <p>Lighting: \$20,000</p>	<p>City/ Neighborhood Organizations</p>
<p>5. <u>Identity Street Character Treatments</u> - Identify key identity streets within each neighborhood. Initiate road resurfacing where needed. Follow with streetscape features implemented incrementally over time. Features may include street lighting, neighborhood signage, decorative paving, bench seating and trash receptacles, decorative planting areas, etc.</p>	<p>\$525,000 over 10 years</p>	<p>City – Public Works</p>



INFRASTRUCTURE RESTORATION

Improve Park Resources

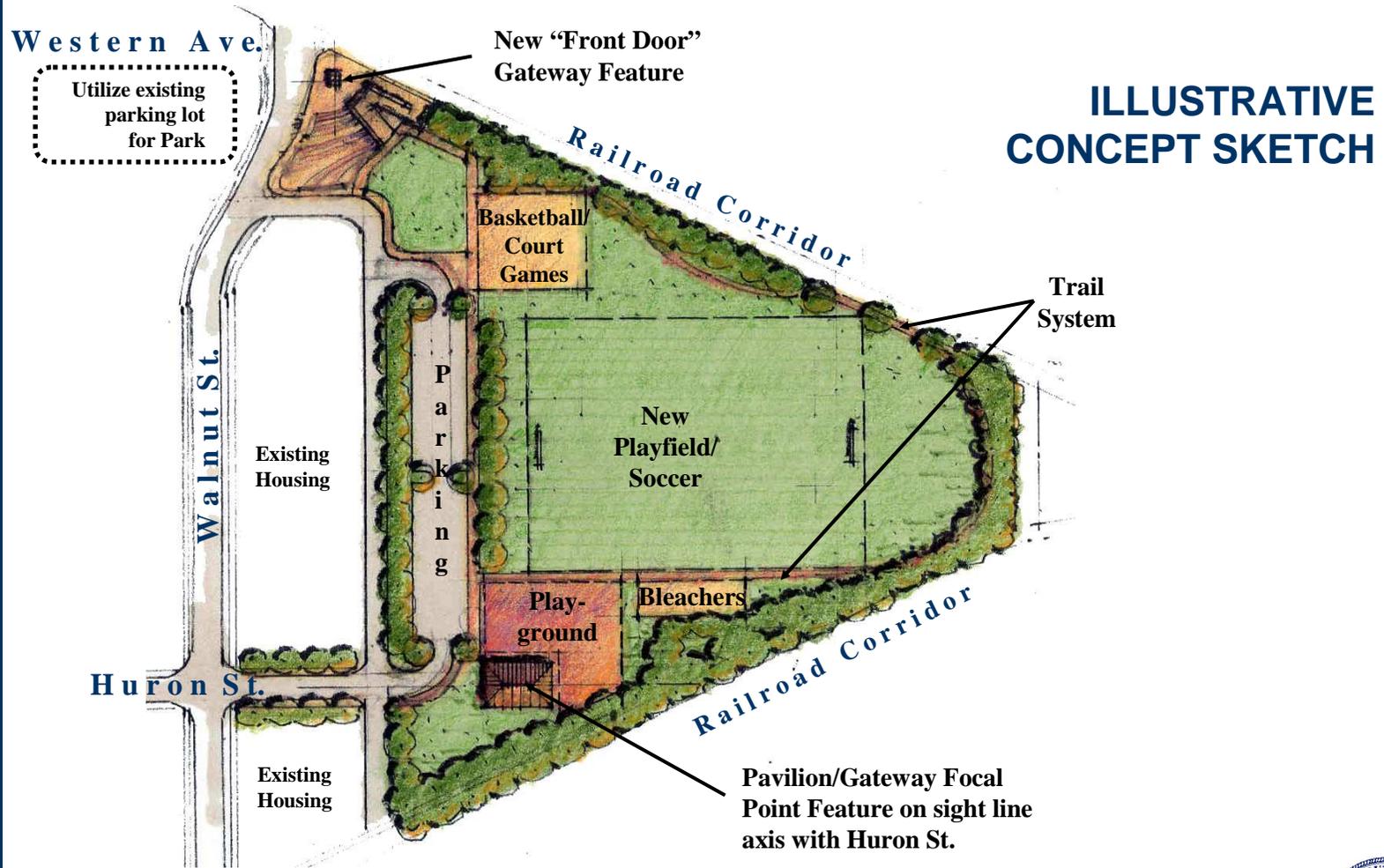
\$635,000 for Pulaski Park

1. Pulaski Park Renovations

	<u>Estimated Cost</u>	<u>Responsibility</u>
a. Improve entrance to park on Huron from neighborhood with street enhancement and prominent gateway features. Locate prominent focal point feature on access with Huron St. that can be seen from the neighborhood.	\$40,000	City Parks & Rec.
b. Create a new “front door” for the park with a prominent focal point feature at Western Ave. and Walnut St. (on site of vacant commercial building)	\$200,000	City (Commercial Corridor Funds)/ City Parks & Rec.
c. Develop new parking lot within park to accommodate additional cars. Incorporate parking lot that accompanies the vacant commercial building on Western into park parking supply; enhance with signage and landscaping. Improve parking lot south of tracks in adjacent St. Casimir’s neighborhood and link its use to the park.	\$100,000	City Parks & Rec.
d. Redevelop playground area closer to the Huron St. entrance to park.	\$100,000	City Parks & Rec.
e. Reconfigure and enhance soccer field and provide movable bleacher seating.	\$25,000	City Parks & Rec.
f. Demolish deteriorating basketball courts located in hidden location; redevelop court play area in more visible location.	\$25,000	City Parks & Rec.
g. Develop soft surface trail system around the park for walking and biking.	\$20,000	City Parks & Rec.
h. Secure perimeter of park with tall fencing and enhance lighting for safety.	\$125,000	City Parks & Rec.



PULASKI PARK IMPROVEMENTS



INFRASTRUCTURE RESTORATION

Improve Park Resources

\$1.075 Million for LaSalle Park

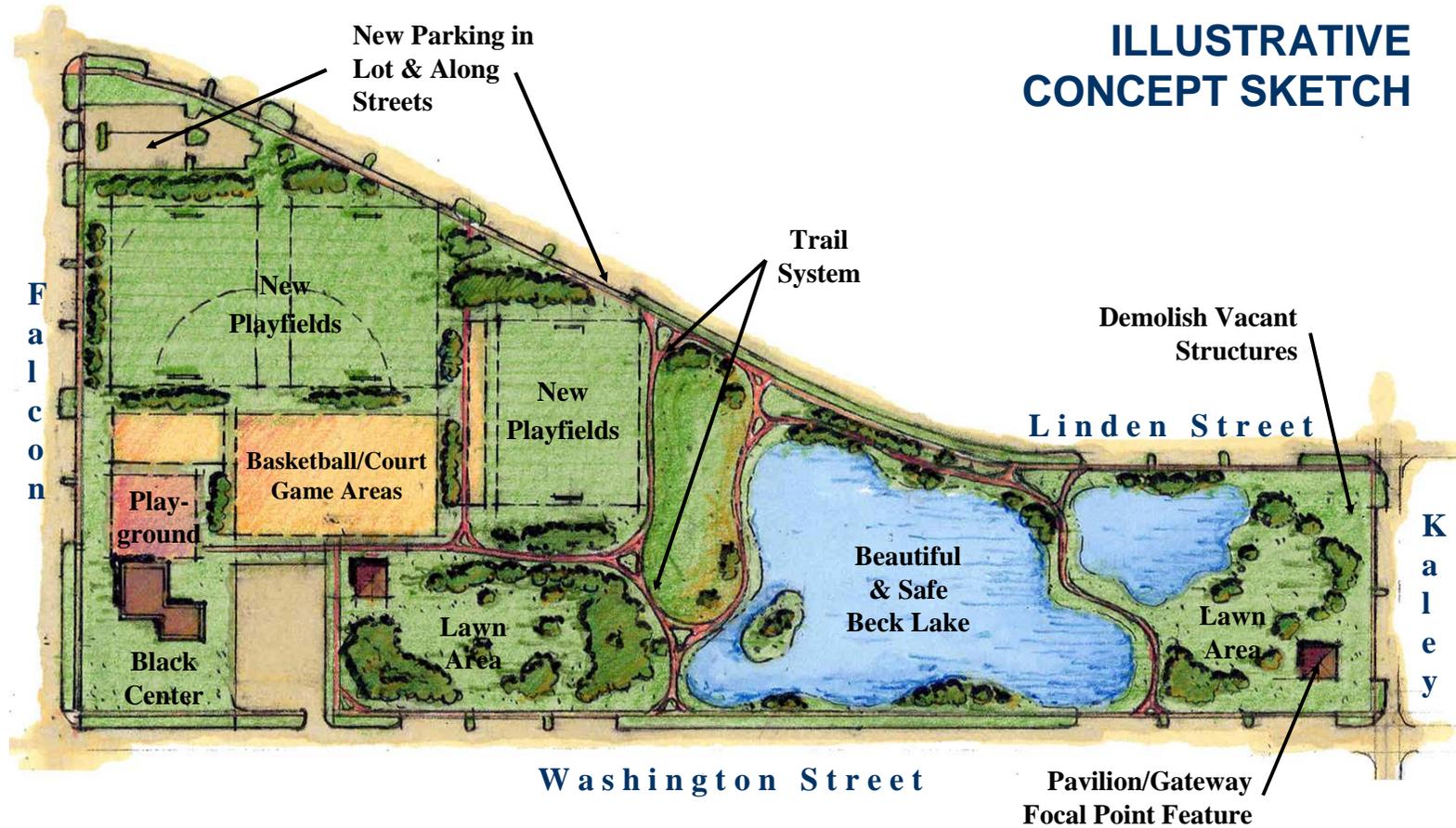
2. LaSalle Park Renovations

	<u>Estimated Cost</u>	<u>Responsibility</u>
a. Expand park patronage and constituency. Program additional activities to expand its use. LaSalle Park residents welcome soccer league play to the park, for example. Goal is to have residents of Westside and St. Casimir's recognize the park as a valuable part of their neighborhood too.		City Parks & Rec.
b. Improve sidewalks and lighting through the park.	\$85,000	City Parks & Rec.
c. Develop soft surface trail system throughout park for walking and biking.	\$40,000	City Parks & Rec.
d. Develop a series of new playfields for soccer and other activities in the northwest quadrant of the park. Enhance basketball courts.	\$120,000	City Parks & Rec.
e. Develop additional parking on street and in new parking lot in northwest quadrant of the park along Linden and Falcon Streets.	\$200,000	City/IDEM/EPA
f. Deal with Beck Lake and "the Hill" environmental/safety issues. Conclusively answer contamination questions.	\$65,000	City Parks & Rec.
g. Install perimeter fencing and landscape enhancement at key areas around park. (i.e. Black Center parking lot, Beck Lake, etc.)	\$125,000	City Parks & Rec.
h. Develop new playground equipment areas for tots and ages 5-12.	\$140,000	City Parks & Rec.
i. Acquisition and demolition of vacant industrial property and deteriorating residential units fronting Kaley Street on the east edge of the park site. Incorporate parcels into park boundaries and develop gateway feature around the busy intersection of Colfax and Kaley Streets.	\$200,000	City Parks & Rec.
j. Related infrastructure costs including water, sewer & electric improvements.	\$100,000	City Parks & Rec.



LASALLE PARK IMPROVEMENTS

ILLUSTRATIVE CONCEPT SKETCH



NEIGHBORHOOD RESTORATION PLAN

Weed & Seed Program

South Bend, Indiana



INFRASTRUCTURE RESTORATION

Implement Special Development Initiatives

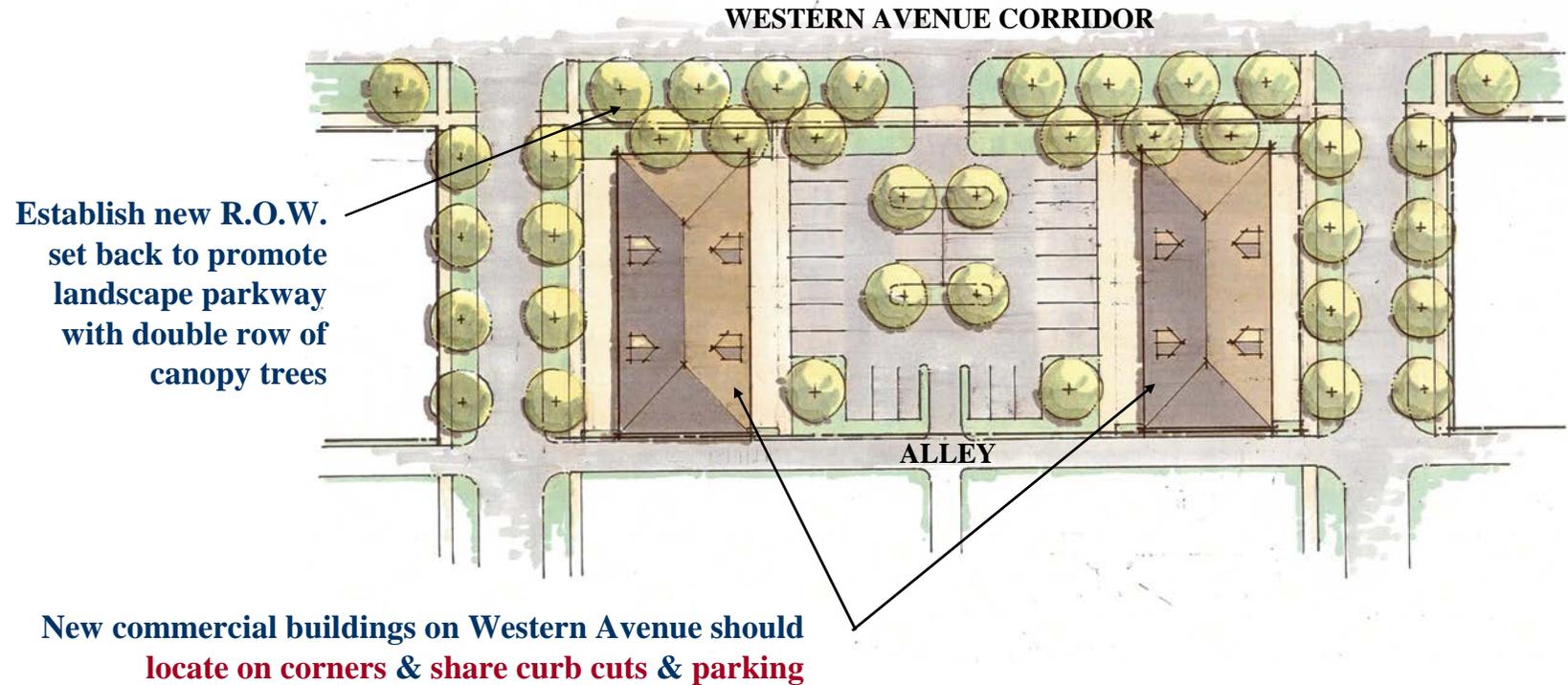
\$2.7 Million Total

	<u>Estimated Cost</u>	<u>Responsibility</u>
<p>1. <u>Western Avenue Initiatives</u> – Support ongoing redevelopment initiatives along Western Avenue. These efforts include new business recruitment, building façade upgrades, demolition of dilapidated buildings, streetscape enhancements. Consider new housing on vacant parcels oriented toward north/south streets. Plant canopy trees to “green” the corridor.</p>	<p>\$200,000/yr x 10 years = \$2 Million</p>	<p>WASC/City</p>
<p>2. <u>Green Market</u> – Develop market space to sell local produce and goods to sub-regional area. Consider establishing market on former railroad right-of-way that runs north/south from Western Ave. to Ford St., between Harris and Kosciuszko St. Provide market pavilions and parking oriented toward Western Ave. Link a youth program to the operation of the facility.</p>	<p>\$650,000</p>	<p>Private Sector/ WASC/ Neighborhood Organizations/ City</p>
<p>3. <u>Community Gardens</u> – Promote the establishment of community gardens within the neighborhoods. Consider locating community gardens adjacent to the market site. Sell produce from garden at the market. Consider LaSalle Park and Harrison School as other sites for community gardening.</p>	<p>\$50,000</p>	<p>Neighborhood Organizations/ Private Citizens/City</p>



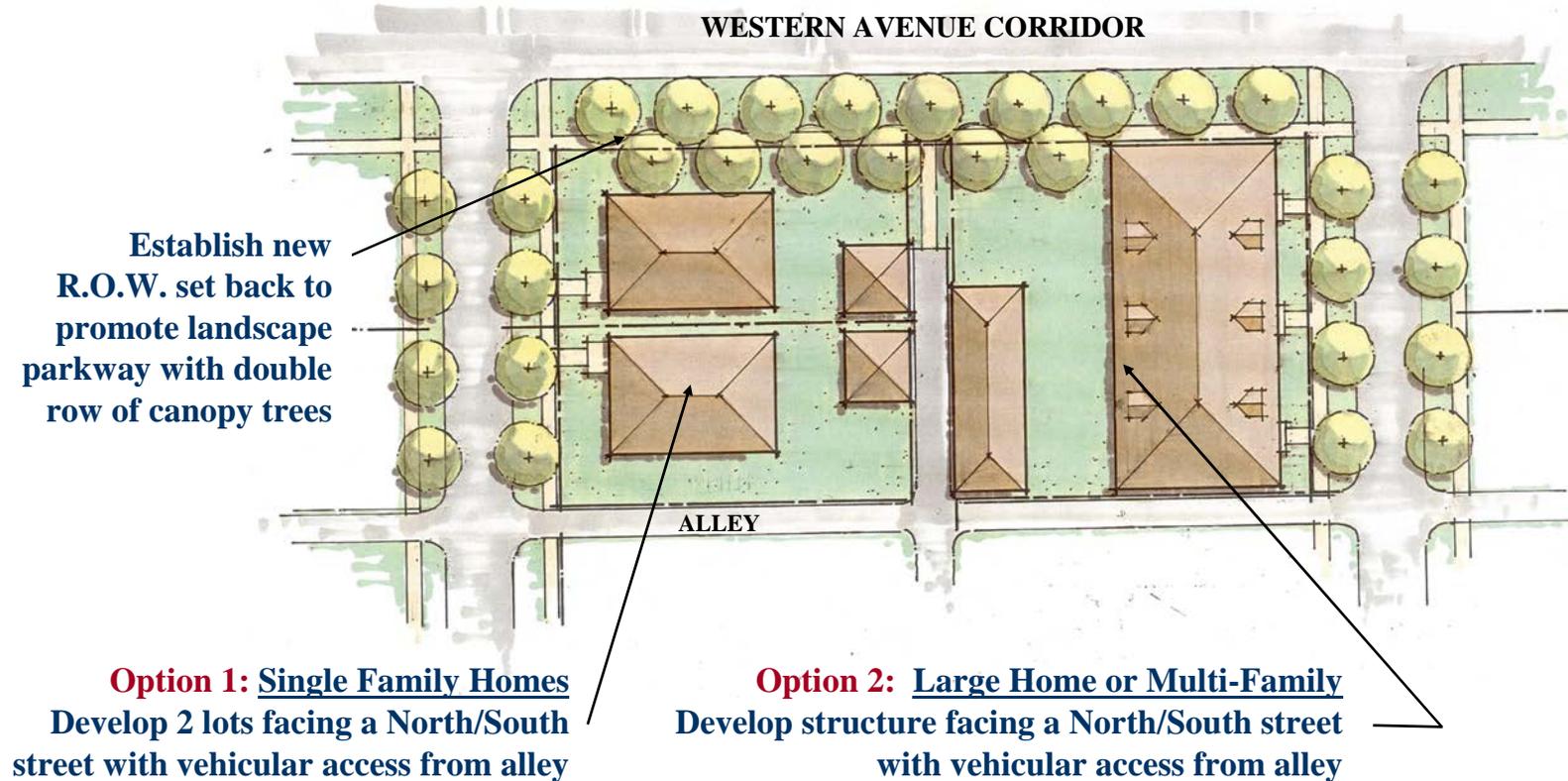
WESTERN AVENUE DETAILS

SITING STRATEGY A: NEW COMMERCIAL STRUCTURES



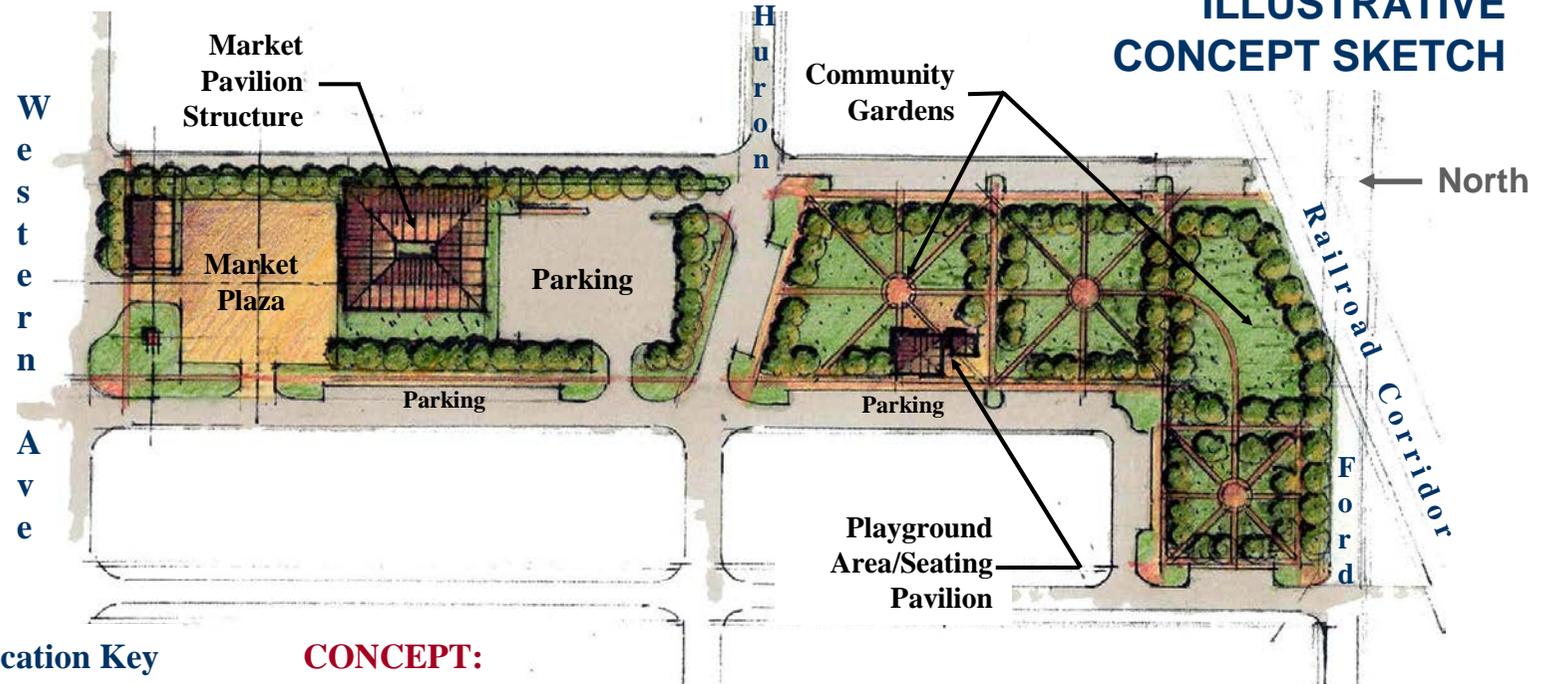
WESTERN AVENUE DETAILS

SITING STRATEGY B: CONVERSION TO RESIDENTIAL USE

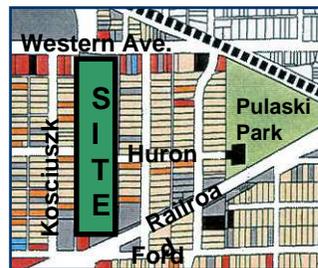


GREEN MARKET CONCEPT

ILLUSTRATIVE CONCEPT SKETCH



Location Key



CONCEPT:

Develop market pavilion & plaza for sale of produce and goods. These facilities are ideal for special events related to the Western Avenue Corridor and all three neighborhoods. Existing buildings and uses could remain or be incorporated into the concept.

Community play space & garden areas could be established and maintained by neighborhood residents, and the produce could be sold at the market. Alleys could be widened and parking added to accommodate market and garden patrons. High quality visual screening would be provided to buffer homeowners from activity.

NEIGHBORHOOD RESTORATION PLAN

Weed & Seed Program

South Bend, Indiana



HOUSING RESTORATION

NEIGHBORHOOD RESTORATION PLAN

Weed & Seed Program

South Bend, Indiana



HOUSING RESTORATION

Increase Owner-Occupied Housing

\$665,000 Total

	<u>Estimated Cost</u>	<u>Responsibility</u>
1. <u>New Housing Initiative</u> - Identify highly visible areas within the neighborhoods and develop infill housing. New home construction primarily targeted for LaSalle Park neighborhood. Potential identified for over 45 new homes in the neighborhood.	..... \$475,000 (Revolving fund: 5 new houses/yr x \$95,000 ea; assumes reinvestment in fund for 10 years)	Private Sector/ Housing Non-Profit/City
2. <u>Soil Testing Initiative</u> - Answer muck soil questions once and for all. Test soil bearing capacity on a block or aggregate basis. Where soils are buildable, construct new housing in concentration areas through neighborhoods. Where soils are not buildable, split parcels between adjoining owner-occupied parcels.	..... \$45,000/yr (\$250 x 180 vacant lots)	City/Property Owners/ Developers
3. <u>Tear Down Small & Rebuild Large</u> – Support development of larger housing units or additions in the Westside and St. Casimir’s neighborhoods where appropriate. Private sector teardowns and lot consolidations may be required.	..... N.A.	Property Owners
4. <u>Parking Relief</u> - Develop overflow parking areas on vacant lots within Westside and St. Casimir’s neighborhoods to alleviate parking shortage. Regulate use via permit system.	..... \$140,000 (4 parking lots x \$35,000 each)	City
5. <u>Utilize Existing Programs and Resources</u> - Promote better utilization of existing city housing programs for both Ownership and Rehab.	..... \$5,000	Neighborhood Organizations/ City



HOUSING RESTORATION

Reduce and Improve Rental Housing

\$135,000 Total

	<u>Estimated Cost</u>	<u>Responsibility</u>
1. <u>Tenant Education Program</u> - Provide education and warning to renters regarding neighborhood programs, code enforcement issues and acceptable behavior. Intent is to be supportive, not intimidating.	..... \$10,000	City/Housing-Related Service Providers/
2. <u>Landlord Maintenance Program</u> - Targeted code enforcement initiative to deal with rental properties. Follow lead of the Common Council Committee organizing this initiative.	..... N/A	Property Owners & Tenants Committee/ Michiana Income Property Owners Association
3. <u>Reduce Rental Units in Neighborhood</u> - Establish fund to purchase rental housing units as they are placed on the market for sale. Sell to new homeowners or demolish and split lot with adjacent homeowners.	..... \$125,000	City



NEIGHBORHOOD ORGANIZATION

NEIGHBORHOOD RESTORATION PLAN

Weed & Seed Program

South Bend, Indiana



NEIGHBORHOOD ORGANIZATION

Deal with Problem Properties

\$200,000 Total

1. Problem House Conversion

Seize and convert problem property to Partnership Center. After rehab of house and a defined period of time, sell house and move to next problem area of neighborhood.

Estimated Cost

Responsibility

..... \$200,000

NRC/City

Increase Community Involvement

\$33,600 Total

1. Strengthen Neighborhood Organizations

Expand and strengthen neighborhood organizations and block club system throughout neighborhoods. Name watch captains to unassigned blocks who are trained to monitor buildings and streets, and to report adverse physical conditions or illegal activity. Consider formal training program for block clubs.

..... \$3,600

NRC/City/
Block Clubs

2. Block Club Heraldry Program

Competitive banner program that provides visible signs of block club organization. A series of banner treatments are awarded based upon neighborhood's level of organization and achievement.

..... \$30,000
(120 banners x \$250
over 10 years)

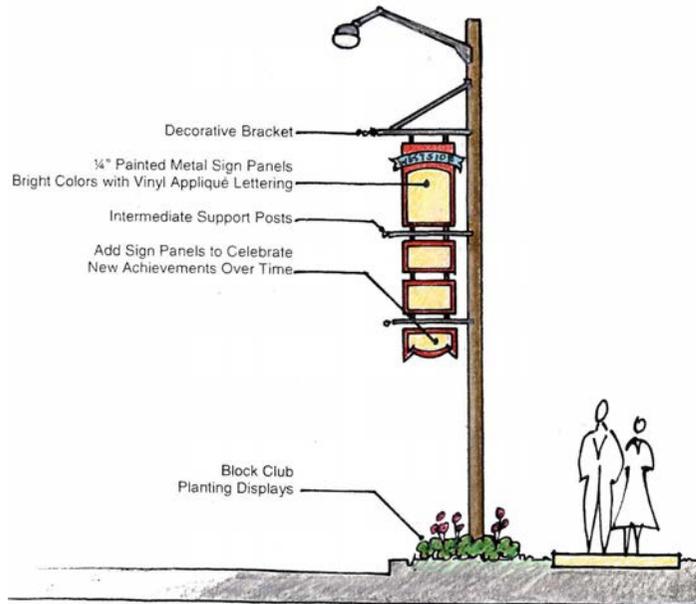
City/Weed &
Seed Alliance/
Block Clubs



BLOCK CLUB HERALDRY

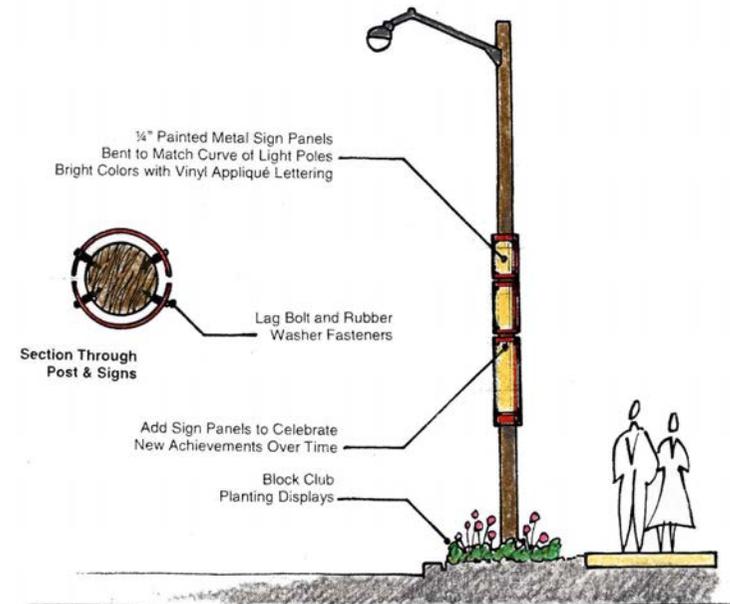
IDENTITY STREET TREATMENT

“Signature treatment for use on highly visible main arterial streets & corners.”



INNER BLOCK TREATMENT

“Standard treatment for majority of neighborhood streets.”



PURPOSE: Competitive banner program to promote Block Club organization, provide visible proof that individual blocks are active in the neighborhood, and, where no signs are posted, to provide a warning to the rest of the neighborhood to be on the lookout.

SUPPORTIVE COMMUNICATION

NEIGHBORHOOD RESTORATION PLAN

Weed & Seed Program

South Bend, Indiana



SUPPORTIVE COMMUNICATION

Improve Inter-Neighborhood Communication

\$22,500 Total

	<u>Estimated Cost</u>	<u>Responsibility</u>
<p>1. <u>Weed & Seed Implementation Kick-Off Event</u> Organize Citizen march/rally to kick-off implementation of Weed & Seed programs. Demonstrate to community the start of a new day. To the criminals say, “take it somewhere else, move on.” This event should demonstrate solidarity and resolve between all three neighborhoods to realize change.</p>	..... \$2,500	Neighborhood Organizations/ Weed & Seed Alliance/City-Communications & Special Projects
<p>2. <u>Neighborhood Newsletter</u> - Promote inter-neighborhood communication via newsletter in English and Spanish. (4 newsletters per year)</p>	..... \$20,000 (Goal: Reduce cost by 25% with advertising)	Neighborhood Organizations/ Weed & Seed Alliance/City-Communications & Special Projects



SUPPORTIVE COMMUNICATION

Engage in Strategic Marketing Activities

\$12,700 Total

	<u>Estimated Cost</u>	<u>Responsibility</u>
<p>1. <u>Weed & Seed Publicity Initiative</u> - Publicize every community development event & ribbon cutting related to the Weed & Seed initiative via press releases, radio interviews, ribbon cuttings, etc.</p>	<p>..... \$2,700 (18 events per year minimum @ \$150 each)</p>	<p>Neighborhood Organizations/ Weed & Seed Alliance/City-Communications & Special Projects</p>
<p>2. <u>Market the Neighborhood</u> - Market image of neighborhood with desirable amenities such as Harrison School & improved LaSalle & Pulaski Parks. Venues include radio, television, newspapers, newsletters, real estate & economic development publications, etc. Develop marketing brochure for neighborhood area.</p>	<p>..... \$5,000</p>	<p>City-Communications & Special Projects/ Chamber of Commerce/ Neighborhood Organizations</p>
<p>3. <u>Success Stories Initiative</u> - Develop a series of radio & newspaper segments to share success stories about the neighborhood & the families that live there. Consider a 12 part series over a period of 6 months. This activity is intended to elevate the broader South Bend community's awareness of the neighborhood & the work residents are doing to improve it, to provide opportunities to share positive stories about the neighborhood, & to provide outreach to a broader sub-regional segment of market that may be interested in affordable start-up housing & ethnic for-sale goods & social activities.</p>	<p>..... \$5,000</p>	<p>City-Communications & Special Projects/ University Journalism Dept./Radio Personnel</p>



Chapter 6:

PROGRAM SUMMARY



PROGRAM SUMMARY– 10 Year Period

INFRASTRUCTURE RESTORATION	\$8,113,500
Improve Neighborhood Function & Appearance	\$3,703,500
Improve Park Resources	
Pulaski Park Renovation	\$635,000
LaSalle Park Renovation	\$1,075,000
Implement Special Development Initiatives	\$2,700,000
 HOUSING RESTORATION	 \$800,000
Increase Owner-Occupied Housing	\$665,000
Reduce & Improve Rental Housing	\$135,000
 NEIGHBORHOOD ORGANIZATION	 \$233,600
Deal with Problem Properties	\$200,000
Increase Community Involvement	\$33,600
 SUPPORTIVE COMMUNICATION	 \$35,200
Improve Inter-Neighborhood Communication	\$22,500
Engage in Strategic Marketing Activities	\$12,700

GRAND TOTAL \$9,182,300



SHARED RESPONSIBILITIES

**Success will depend on many segments of the South Bend community.
The City cannot do it alone.**

- ❖ Neighborhood Residents
- ❖ Neighborhood Organizations
- ❖ Private Sector Businesses & Developers
- ❖ Weed & Seed Alliance
- ❖ City of South Bend
 - Community & Economic Development
 - Code Enforcement
 - Parks & Recreation
 - Public Works
 - Communications & Special Projects
- ❖ Neighborhood Resources Corporation (NRC)
- ❖ Universities
- ❖ Indiana Department of Environmental Management (IDEM)
- ❖ Environmental Protection Agency (EPA)
- ❖ Western Avenue Steering Committee (WASC)
- ❖ Housing Non-Profits & Community Foundations
- ❖ Housing-Related Service Providers
- ❖ Property Owners & Tenants Committee
- ❖ Michiana Income Property Owners Association (MIPOA)
- ❖ Chamber of Commerce
- ❖ Newspapers/Radio & Television Stations

