

## **IV. NEIGHBORHOOD REVITALIZATION**

## **NEIGHBORHOOD REVITALIZATION OVERVIEW**

The neighborhood plays an essential role in the life of most communities. Residents are directly affected, whether positively or negatively, by the activities and amenities that are found in their own neighborhoods, as well as in surrounding neighborhoods. For this reason, it is important to determine the components of a successful neighborhood. Effective residential neighborhoods usually contain a combination of the following features:

- an integrated mix of uses which include dwellings, public places, and shops/services that meet the daily needs of local residents
- the ability to adapt existing buildings for new and alternative uses, including unique and affordable dwelling units.
- places for the construction of new dwelling units that complement the fabric of the area.
- streetscapes in which children and elderly residents can safely and easily walk from their homes to nearby community amenities.
- a variety of buildings with different uses, appropriate scales (height and massing), and complementary architectural expressions.

The aim of this chapter is to identify issues and describe techniques that will make neighborhoods and communities in Clinton County better places to live. The outlined issues will enable residents and other concerned stakeholders to look more critically at their neighborhoods, to ask the right questions in determining community needs, and to reveal the best solutions for creating livable neighborhoods. The chapter contains the following sections:

- a more detailed evaluation of the condition of the existing housing stock and neighborhoods by developing a **neighborhood analysis model** that uses Frankfort as a test case (a model that can be applied to other communities in Clinton County).
- a discussion of **tools and techniques** that are aimed at revitalizing residential neighborhoods— from providing greater housing opportunities to enhancing the appearance of properties.
- an outline of the necessary steps for **organizing neighborhood associations** that could undertake identified local improvements to the housing stock, properties, and entire neighborhood.

## **NEIGHBORHOOD PLANNING DISTRICT ANALYSIS: A Revitalization Survey Instrument**

A more comprehensive look at the condition of the existing housing stock – primarily the opportunities and limitations presented as part of the entire neighborhood and community composition – represents an integral part of the Housing Plan.

This section aims to identify residential districts that are in need of improvement through revitalization techniques so that they can become better places for living. In order to undertake this investigation, a systematic method of recording and evaluating the information was established and applied as a model on the City of Frankfort. This municipality was selected for several reasons:

- to assist a sub-group of the Housing Steering Committee in readily identifying other ‘target areas’ in need of rehabilitation.
- it contained a wide variety of neighborhoods – from old urban neighborhoods to new subdivisions – upon which further discussions and investigations on the range of revitalization techniques could be based.

It is intended that the inventory template and research methods be applied to other residential districts throughout Clinton County in order to:

- assess and evaluate the overall condition and character of the neighborhoods.
- identify opportunities and constraints for the provision of additional and better quality housing.
- identify methods of improving the housing stock and neighborhoods through the application of various revitalization techniques.

**Inventory and Evaluation Criteria** used in Frankfort:

- land use mix (*residential, commercial, industrial*)
- natural features (*river, creek, woodland, wetland*)
- major transportation routes (*SR and major corridors*)
- unique built features (*railways, landmarks*)
- condition of roads and sidewalks (*streetscape features*)
- condition of residential stock (*new or older, general appearance*)
- condition of properties and open spaces (*general appearance of the district*)
- fabric and density (*massing, configuration, lot sizes*)
- majority of residential unit types (*single-family dwelling, multi-unit dwellings*)
- Majority of architectural types
- Cultural and historic amenities (*landmarks, structures, sites*)
- Community amenities (*social, health, safety, civic, commercial*)
- blighted areas (*requiring moderate to substantial rehabilitation*)
- infill potential (*vacant or underused sites*)
- possible ‘target areas’ (*future rehabilitation projects*)

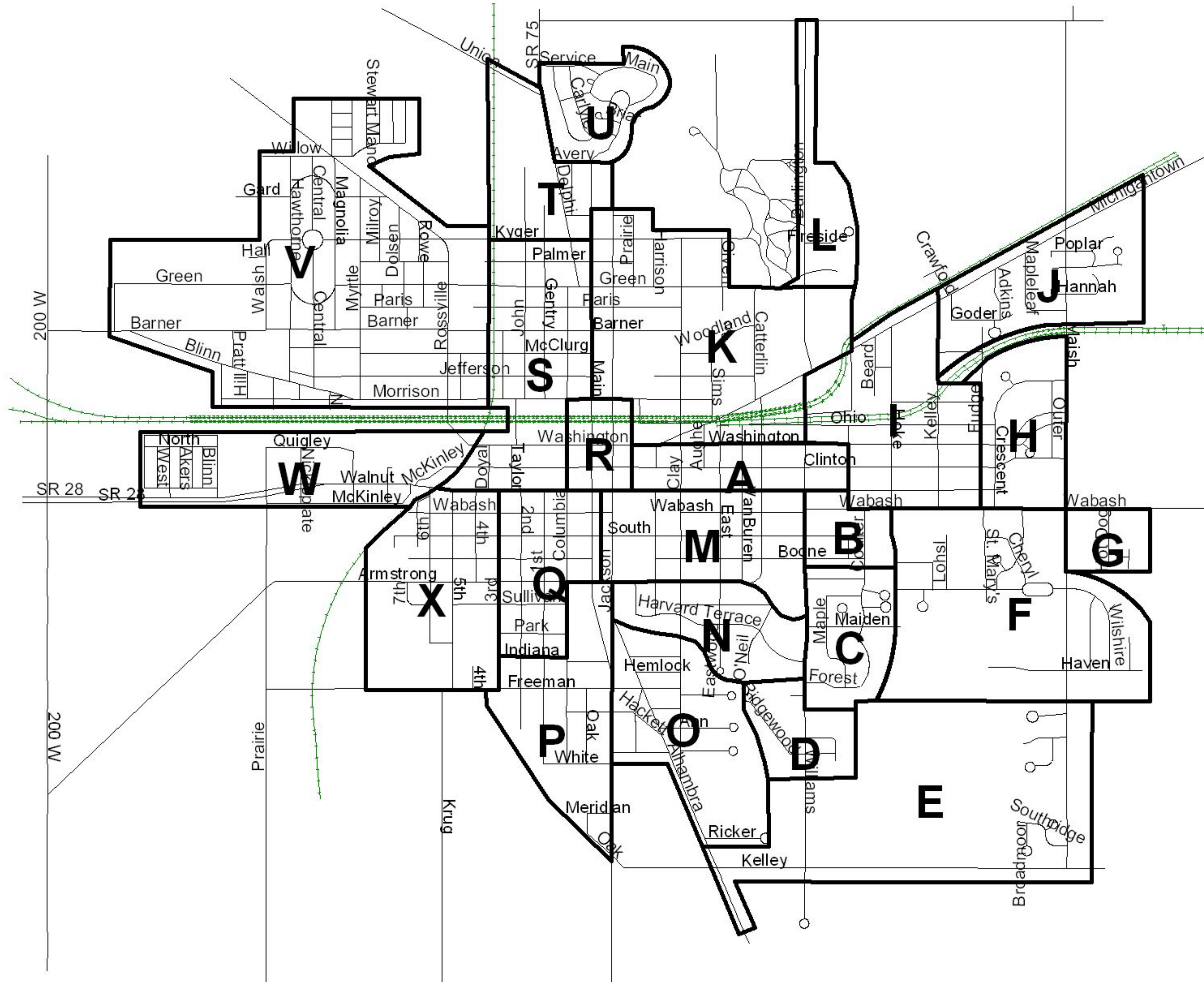
[Refer to **Exhibit G (Page 227)** for a sample of the field survey instrument and the collected field data.]

The collected data was summarized for all 25 identified districts in Frankfort and presented in the following format:

- neighborhood boundaries (text and map graphic)
- description of the district’s general character
- statistics of housing stock contained in the district
- opportunities for revitalization
- possible target areas (text and map graphic)

Finally, general recommendations for revitalization have been made based on the type and character of the neighborhood. The remaining sections of this chapter build on this information by describing several tools and techniques for neighborhood revitalization and how to form neighborhood associations to bringing about local change.

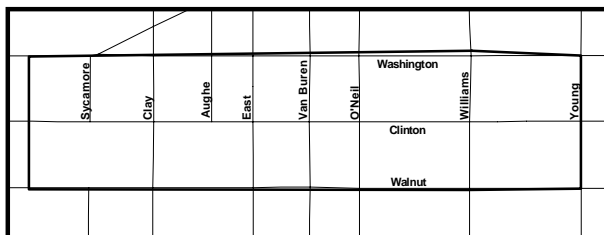
# Neighborhood Planning Districts - City of Frankfort



**District A**

**Boundaries:** Clinton (center), Washington (N), Young (E), Walnut (S), and Jackson (W).

**Character:** Primarily a residential district containing historical and architecturally significant dwellings that are located near the downtown. The housing stock is comprised of single-family dwellings, with some scattered duplexes and conversions into multi-unit dwellings. Dwellings along Clinton and Walnut Streets are of a grander scale (2-story, closer together, and wider lots), while the dwellings on Washington and other side streets are of a modest scale (smaller structures, 1-story, narrower lots, and shorter setbacks).



Number of Dwelling Units	203 Units 155 Structures									
Type of Dwelling Unit	Single Family Dwellings Apartment Buildings									
Condition of Housing Stock (%)	<table border="0"> <tr> <td>Rating of</td> <td>1</td> <td>68%</td> </tr> <tr> <td></td> <td>2</td> <td>24%</td> </tr> <tr> <td></td> <td>3</td> <td>8%</td> </tr> </table>	Rating of	1	68%		2	24%		3	8%
Rating of	1	68%								
	2	24%								
	3	8%								
Major Architectural Types (%)	23% Queen Anne 15% Ranch 13% Craftsman 12% American Four Square 8% Gable Front 29% Mix of Other Types									

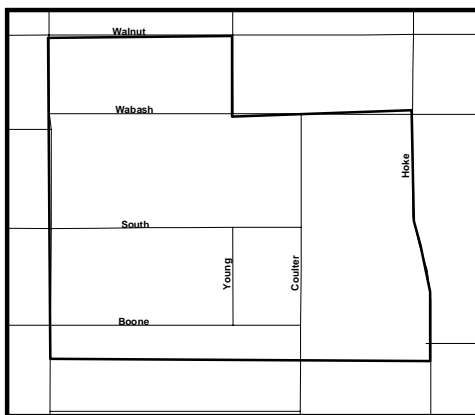
**Revitalization Opportunities:**

- Some homes in the district have already undergone rehabilitation, which signifies potential for others.
- The majority of homes require only minor exterior modifications that will enhance the district’s overall character.
- The area has the potential to become an enhanced gateway to the downtown and its various amenities (within walking distance).

**District B**

**Boundaries:** Walnut (N), Hoke (E), Boone (S), and Williams (W).

**Character:** Primarily a residential district containing a school located in the center of the neighborhood and a strip commercial area to the east. The housing stock is comprised mostly of one-story, single-family dwellings that are modest in scale and have a consistent setback from the street. The district represents a transition between an old urban neighborhood (north) and an old suburban extension (south).



Number of Dwelling Units	62 Units 62 Structures									
Type of Dwelling Unit	Single Family Dwellings									
Condition of Housing Stock (%)	<table border="0"> <tr> <td>Rating of</td> <td>1</td> <td>85%</td> </tr> <tr> <td></td> <td>2</td> <td>15%</td> </tr> <tr> <td></td> <td>3</td> <td>0%</td> </tr> </table>	Rating of	1	85%		2	15%		3	0%
Rating of	1	85%								
	2	15%								
	3	0%								
Major Architectural Types (%)	<table border="0"> <tr> <td>36%</td> <td>Hall and Parlor</td> </tr> <tr> <td>36%</td> <td>Ranch</td> </tr> <tr> <td>7%</td> <td>T-plan</td> </tr> <tr> <td>21%</td> <td>Mix of Other Types</td> </tr> </table>	36%	Hall and Parlor	36%	Ranch	7%	T-plan	21%	Mix of Other Types	
36%	Hall and Parlor									
36%	Ranch									
7%	T-plan									
21%	Mix of Other Types									

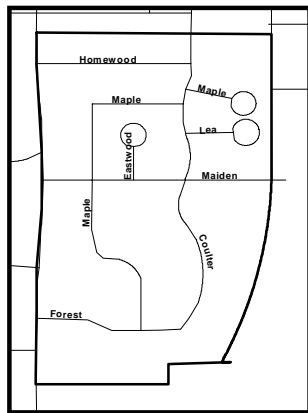
**Revitalization Opportunities:**

- The housing stock is in relatively good condition and there are no vacant or open lots available for infill development.
- The playground/sports field that is associated with the school property could be made available for neighborhood use by installing gates and/or by removing the chain-link fence for greater access.

**District C**

**Boundaries:** Homewood (N), Hoke (E), Forest (S), and Williams (W).

**Character:** Exclusively a residential district with curved streets and cul-de-sacs that differ from the urban grid pattern. The district has a ‘suburban’ density and layout with shallow lots with wider frontages. Ranch-style architecture predominates, and the dwellings are relatively new. Although the streets are in good condition, the lack of sidewalks in the district could make pedestrian mobility a problem.



Number of Dwelling Units	123 Units 123 Structures									
Type of Dwelling Unit	Single Family Dwellings									
Condition of Housing Stock (%)	<table border="1"> <tr> <td>Rating of</td> <td>1</td> <td>100%</td> </tr> <tr> <td></td> <td>2</td> <td>0%</td> </tr> <tr> <td></td> <td>3</td> <td>0%</td> </tr> </table>	Rating of	1	100%		2	0%		3	0%
Rating of	1	100%								
	2	0%								
	3	0%								
Major Architectural Types (%)	89% Ranch 11% Mix of Other Types									

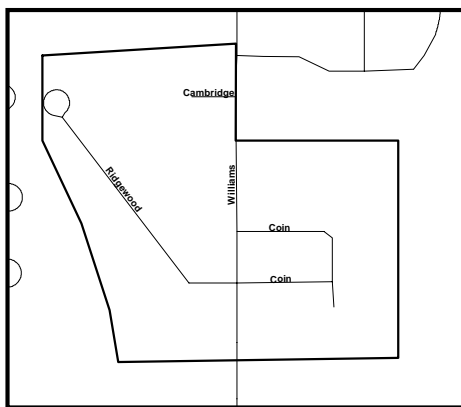
**Revitalization Opportunities:**

- No rehabilitation is needed. The housing stock is new, in good condition, and there are no vacant or open lots available for infill development.

**District D**

**Boundaries:** Williams (center), Coin (E), and Ridgewood (W).

**Character:** Exclusively a residential district with a ‘suburban/rural’ density and layout that include curved streets, cul-de-sacs, and well-spaced single story dwellings. A creek runs east/west through the district and provides a desirable amenity. Williams Road splits the district, with those structures found to the west (Ridgewood) being much older than those on Coin Street. The houses are primarily ranch-style single family dwellings that are either detached, attached (duplex), or garden apartments. Streets in the district are in good condition, but the lack of sidewalks throughout the neighborhood may pose problems to pedestrian mobility.



Number of Dwelling Units	41 Units 26 Structures
Type of Dwelling Unit	Single Family Dwellings Duplex Dwellings
Condition of Housing Stock (%)	Rating of 1 100% 2 0% 3 0%
Major Architectural Types (%)	100% Ranch

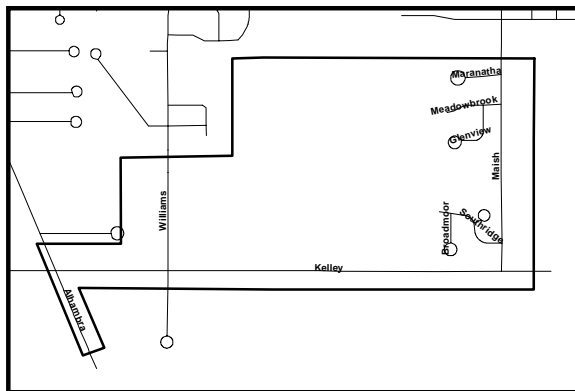
**Revitalization Opportunities:**

- No rehabilitation is needed. The housing stock is relatively new, in good condition, and there are no vacant or open lots available for infill development.
- There is the possibility to extend residential development to the south of Coin Street. This development would most likely take the form of newly constructed single-family dwellings on larger lots in a suburban-type pattern.

**District E**

**Boundaries:** Williams (center), Maish (E), Kelley (S), and Alhambra (W).

**Character:** Primarily a residential district with a ‘rural/suburban’ density and layout that contains open agricultural lands within and surrounding the area at the south and east. The majority of the farmland appears to have been recently converted to residential use and most of the subdivisions are only partially developed or are still in the early planning stages (‘Turkey Trot’). The older housing stock consists of farmhouses and scattered dwellings that were developed along the county roads.



Number of Dwelling Units	121 Units 121 Structures										
Type of Dwelling Unit	Single Family Dwellings										
Condition of Housing Stock (%)	<table border="0"> <tr> <td>Rating of</td> <td>1</td> <td>97%</td> </tr> <tr> <td></td> <td>2</td> <td>2%</td> </tr> <tr> <td></td> <td>3</td> <td>1%</td> </tr> </table>	Rating of	1	97%		2	2%		3	1%	
Rating of	1	97%									
	2	2%									
	3	1%									
Major Architectural Types (%)	<table border="0"> <tr> <td>42%</td> <td>Ranch</td> </tr> <tr> <td>21%</td> <td>T-plan</td> </tr> <tr> <td>9%</td> <td>Hall and Parlor</td> </tr> <tr> <td>8%</td> <td>Manufactured</td> </tr> <tr> <td>22%</td> <td>Mix of Other Types</td> </tr> </table>	42%	Ranch	21%	T-plan	9%	Hall and Parlor	8%	Manufactured	22%	Mix of Other Types
42%	Ranch										
21%	T-plan										
9%	Hall and Parlor										
8%	Manufactured										
22%	Mix of Other Types										

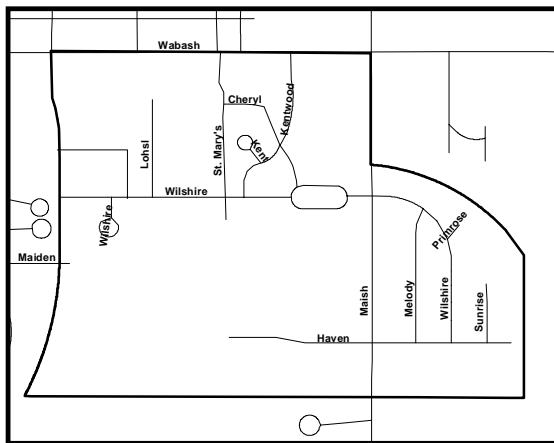
**Revitalization Opportunities:**

- Older homes in the district require better maintenance and minor repairs.
- Since the majority of the dwellings in the district are clustered in newly created subdivisions, there are few opportunities for revitalization; however, great opportunities exist for residential development in between the housing additions and on adjacent agricultural lands.
- Some of the subdivisions (Southbridge and MeadowBrook) have been designed in such a way that they do not foster a sense of neighborhood. Garages are a dominant feature of the housing, and no landscaping or sidewalks exist. Community officials should consider drafting effective, community-building design guidelines to ensure that all new residential development is built to a standard that promotes greater livability.

**District F**

**Boundaries:** Wilshire (center), Wabash/SR28 (N), Maish (E), Haven (S), and Hoke (W)

**Character:** Primarily a residential district also containing several religious-institutional sites. The neighborhood is located adjacent to several commercial facilities (retail, services, restaurants) on SR28. Although the layout and density is suburban in nature, the district does contain an overall balanced mix of single-family dwellings (single story) and multi-unit structures (two to three stories). Unfortunately, the variety of dwelling types is segregated from each other and the lack of existing sidewalks prevents pedestrian mobility.



Number of Dwelling Units	455 Units 194 Structures
Type of Dwelling Unit	Single Family Dwellings Duplex Dwellings Apartment Buildings
Condition of Housing Stock (%)	Rating of 1 100% 2 0% 3 0%
Major Architectural Types (%)	95% Ranch 5% Mix of Other Types

**Revitalization Opportunities:**

- Minor rehabilitation work should be undertaken on several of the older structures to enhance their condition and to make the district more cohesive. A definite distinction presently exists between the older (wood siding) and newer (brick) single family dwellings within the district.
- Open agricultural lands within the district (south and west) and to the east of the district could be developed in the future for residential uses.

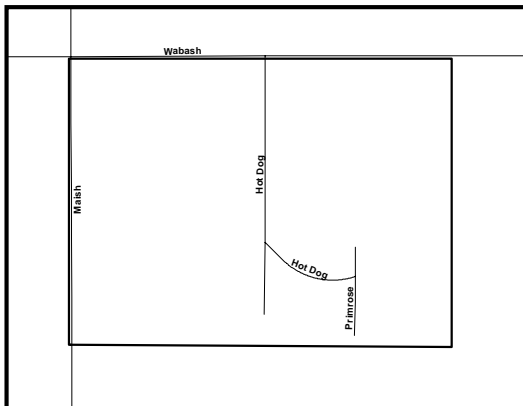
**Revitalization Constraints:**

- The lack of sidewalks and the separation between dwelling types may present difficulties to developing a sense of neighborhood in this district, since there are few places and opportunities for gathering and interacting.

### District G

**Boundaries:** Hot Dog and Primrose (center), and Wabash-SR28 (N)

**Character:** Primarily a residential district that is located adjacent to strip commercial activity along SR28 (north) and is surrounded by open, undeveloped lands. The layout and density of this small district are suburban with curved streets and low houses on large lots, along with plenty of potential for future residential development. The houses are single family dwellings and multi-unit apartment structures which are located close to the major transportation route.



Number of Dwelling Units	71 Units 18 Structures									
Type of Dwelling Unit	Single Family Dwellings Townhome Apartments									
Condition of Housing Stock (%)	<table border="0"> <tr> <td>Rating of</td> <td>1</td> <td>100%</td> </tr> <tr> <td></td> <td>2</td> <td>0%</td> </tr> <tr> <td></td> <td>3</td> <td>0%</td> </tr> </table>	Rating of	1	100%		2	0%		3	0%
Rating of	1	100%								
	2	0%								
	3	0%								
Major Architectural Types (%)	100% Ranch									

**Revitalization Opportunities :**

- No rehabilitation is needed. The housing stock is relatively new and in good condition.
- Open agricultural and underdeveloped lands that surround the district could be developed for residential uses. The easiest option may be an extension of Primrose to the south.
- Creating safe and attractive linkages (passageways) to the commercial and institutional (high school) uses on SR28 would create easier pedestrian access.

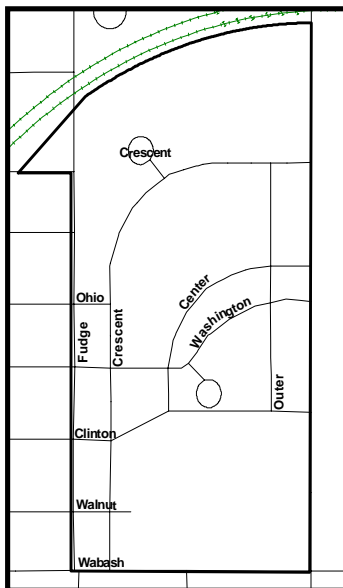
**Revitalization Constraints:**

- The lack of sidewalks and the separation between dwelling types may present difficulties to developing a sense of neighborhood in this district, since there are few places and opportunities for gathering and interacting.

## District H

**Boundaries:** Crescent (N and W), Maish (E), Wabash (S), and Fudge (W)

**Character:** Primarily a residential district that is suburban in density and layout with shallow lots and wide frontages. This district is an older suburb containing wooden, pre-fabricated ‘National Homes’ structures that are closer to the street, and have smaller units and shallower lots. Although the majority of structures were individually assigned a ‘good’ condition rating, the overall appearance and ‘feeling’ signify a poorly maintained district.



Number of Dwelling Units	217 Units 217 Structures									
Type of Dwelling Units	Single Family Dwellings									
Condition of Housing Stock (%)	<table border="0"> <tr> <td>Rating of</td> <td>1</td> <td>94%</td> </tr> <tr> <td></td> <td>2</td> <td>6%</td> </tr> <tr> <td></td> <td>3</td> <td>0%</td> </tr> </table>	Rating of	1	94%		2	6%		3	0%
Rating of	1	94%								
	2	6%								
	3	0%								
Major Architectural Types (%)	<table border="0"> <tr> <td>82%</td> <td>Hall and Parlor (pre-fab)</td> </tr> <tr> <td>6%</td> <td>Ranch</td> </tr> <tr> <td>5%</td> <td>Central Passage</td> </tr> <tr> <td>7%</td> <td>Mix of Other Types</td> </tr> </table>	82%	Hall and Parlor (pre-fab)	6%	Ranch	5%	Central Passage	7%	Mix of Other Types	
82%	Hall and Parlor (pre-fab)									
6%	Ranch									
5%	Central Passage									
7%	Mix of Other Types									

### Revitalization Opportunities:

- Although most of the structures in the district need only minor exterior modifications (fresh coat of paint), such rehabilitation activity could greatly benefit the overall character of the district.

## District I

**Boundaries:** Washington Ave. (N), Fudge (E), Wabash (S), and Young/Williams (W).

**Character:** Primarily an older residential district with strip commercial development located along the major boundary routes and with some scattered local commercial, industrial, and religious sites throughout the district. Overall, the district is urban in layout and density with grid streets, smaller lot sizes, older housing stock, and a mix of uses still in existence. Although a rail line runs east/west through the district, the roadways still provide great access between the north and south areas. The roadways and alleyways are in relatively good condition, and most of the east/west streets have sidewalks and are landscaped.



Number of Dwelling Units	366 Units 366 Structures									
Type of Dwelling Unit	Single Family Dwellings									
Condition of Housing Stock (%)	<table border="0"> <tr> <td>Rating of</td> <td>1</td> <td>79%</td> </tr> <tr> <td></td> <td>2</td> <td>16%</td> </tr> <tr> <td></td> <td>3</td> <td>5%</td> </tr> </table>	Rating of	1	79%		2	16%		3	5%
Rating of	1	79%								
	2	16%								
	3	5%								
Major Architectural Types (%)	20% Bungalow 16% Hall and Parlor 15% I-House 15% Manufactured 9% T-Plan 25% Mix of Other Types									

### Revitalization Opportunities:

- Several problem areas have been identified throughout the district that will require minor to moderate rehabilitation.
- Parts of the district have a ‘run-down’ feeling and could greatly benefit from minor repairs to the dwelling and property enhancements.
- Several rehabilitation projects are underway throughout the district. This activity could act as a catalyst for other projects in the area.
- Some of the vacant industrial properties could be reused to bring about greater activity in the district, although potential contaminants on these sites may make these areas unsafe or inappropriate for residential use.

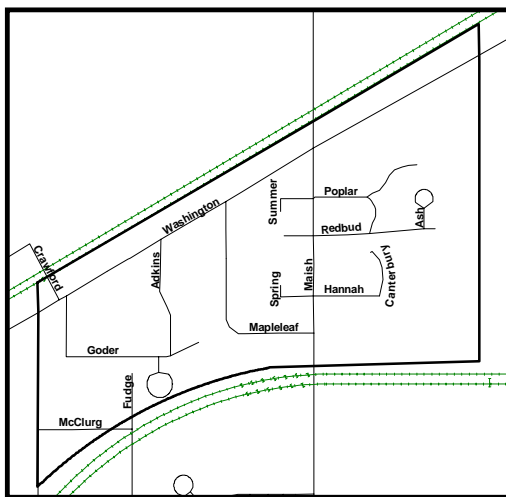
### Possible Target Area:

- A possible target rehabilitation area exists on Hoke Street between Walnut and Washington Streets.

**District J**

**Boundaries:** Maish (center), Washington Ave. (N), Rosebud (E), Maple Leaf (W).

**Character:** Primarily a residential district with commercial, industrial, and institutional sites that are not well-integrated. The residential areas have a suburban layout and density that are not fully developed and the landscaping has not yet matured; therefore, there is great potential for future development that will enhance this district. The district’s composition of dwellings (detached single-family dwellings, attached townhouses, and a seniors’ apartment complex) constitutes a good mix of unit types in the area, however the unit types are not well-integrated.



Number of Dwelling Units	325 Units 179 Structures									
Type of Dwelling Unit	Single Family Dwelling Apartment Buildings									
Condition of Housing Stock (%)	<table border="0"> <tr> <td>Rating of</td> <td>1</td> <td>95%</td> </tr> <tr> <td></td> <td>2</td> <td>3%</td> </tr> <tr> <td></td> <td>3</td> <td>2%</td> </tr> </table>	Rating of	1	95%		2	3%		3	2%
Rating of	1	95%								
	2	3%								
	3	2%								
Major Architectural Types (%)	<table border="0"> <tr> <td>45% Ranch</td> </tr> <tr> <td>20% I-House</td> </tr> <tr> <td>20% Hall and Parlor</td> </tr> <tr> <td>11% Gable Front</td> </tr> <tr> <td>4% Mix of Other Types</td> </tr> </table>	45% Ranch	20% I-House	20% Hall and Parlor	11% Gable Front	4% Mix of Other Types				
45% Ranch										
20% I-House										
20% Hall and Parlor										
11% Gable Front										
4% Mix of Other Types										

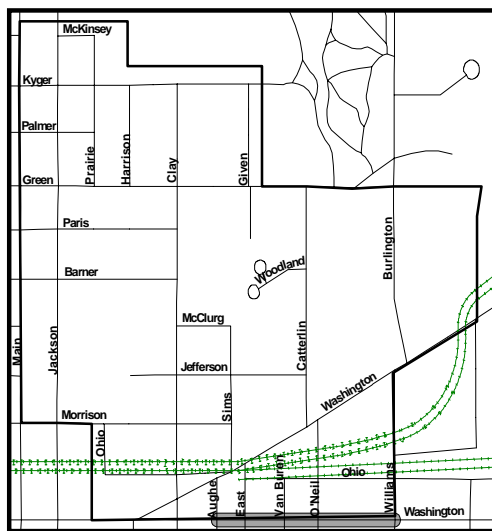
**Revitalization Opportunities:**

- No rehabilitation opportunities exist as the housing stock is relatively new and in good condition.
- A considerable amount of open space is available for future residential and mixed-use development provided these areas are appropriately designed.

**District K**

**Boundaries:** Kyger/Green (N), Burlington (E), Washington (S), and Main (W).

**Character:** This is primarily a residential district that contains a mix of uses that also includes several religious-institutional and commercial sites along the Washington corridor, an adjacent recreational site (golf course), and agricultural uses on the fringe. The district represents an older urban neighborhood with modest dwelling units (small houses on small lots) that are in relatively decent condition. The mix of housing types in the district includes detached single-family dwellings, attached condos, converted structures for multi-units, apartment structures, and several duplexes.



Number of Dwelling Units	604 Units 583 Structures
Type of Dwelling Units	Single Family Dwellings Multi-unit Dwellings Apartment Buildings
Condition of Housing Stock (%)	Rating of    1    63% 2    31% 3    6%
Major Architectural Types (%)	24% T-plan 16% Gabled-Ell 13% Bungalow 8% Queen Anne 8% I-House 8% Gable Front 23% Mix of Other Types

**Revitalization Opportunities:**

- Several problem areas have been identified throughout the district that will require minor to moderate rehabilitation to the housing stock.
- Overall, the district has a ‘run-down’ feeling and could greatly benefit from minor building repairs, property enhancements, and various streetscape improvements.

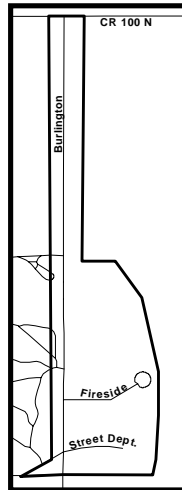
**Possible Target Areas:**

- A manufactured home on the north side of Washington Street should be replaced with two houses that would have a greater density and better configuration to fit in the neighborhood.
- A cluster of five modest T-plan houses on the north side of Washington Street (west of O’Neil), has the potential for rehabilitation and could become a catalyst for redevelopment in the district.
- A cluster of four American four-square houses on Washington Street (west of East Street) needs minor modifications (paint and fixed trim).

**District L**

**Boundaries:** Burlington (center), and Street Dept./Fireside/Orchard (E).

**Character:** A fragmented district with a variety of land uses that do not form a cohesive neighborhood. Located on the urban fringe, this area is dominated by industrial, institutional, and recreational uses. The housing stock consists of small structures on large lots and the density significantly decreases at the north of the district.



Number of Dwelling Units	29 Units 29 Structures									
Type of Dwelling Unit	Single Family Dwellings									
Condition of Housing Stock (%)	<table border="1"> <tr> <td>Rating of</td> <td>1</td> <td>100%</td> </tr> <tr> <td></td> <td>2</td> <td>0%</td> </tr> <tr> <td></td> <td>3</td> <td>0%</td> </tr> </table>	Rating of	1	100%		2	0%		3	0%
Rating of	1	100%								
	2	0%								
	3	0%								
Major Architectural Types (% or #)	45% Ranch 17% Central Passage 10% Arch. Style Revival 28% Mix of Other Types									

**Revitalization Opportunities:**

- The housing stock is in relatively good condition, although there are several sites (primarily on Burlington near Washington) that should be rehabilitated.
- Open agricultural and underdeveloped lands that surround the district to the north and east could be developed for residential uses.

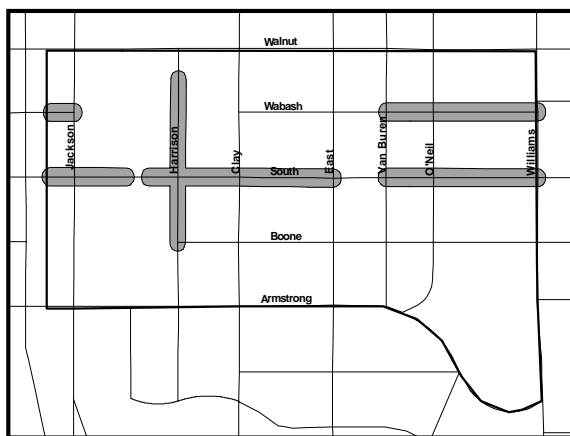
**Revitalization Constraints:**

- The industrial and institutional uses (Highway Department, National Guard, and Humane Society) may be a hindrance to the development of additional residential units in the district if the surrounding amenities are considered undesirable.
- The district does not have a ‘neighborhood feel.’ Better planning for residential development consisting of a better mix of uses, a more cohesive residential neighborhood, and greater access to recreational amenities might foster more neighborhood pride.

### District M

**Boundaries:** Crescent (N and W), Maish (E), Wabash (S), and Fudge (W)

**Character:** This is primarily an older urban residential district that contains a good mix of large and small sized dwellings (from 1 to 2 stories). The larger homes on Clay and Jackson Streets (located to the northwest of the district) provide a statement of ‘entry’ into the downtown area. The majority of the residential units are single family dwellings and single family dwellings that have been converted into multi-unit structures. Several apartment units are also available in this district on South Street.



Number of Dwelling Units	343 Units 311 Structures						
Type of Dwelling Unit	Single Family Dwellings Duplex Dwellings						
Condition of Housing Stock (%)	Rating of <table border="0"> <tr> <td>1</td> <td>71%</td> </tr> <tr> <td>2</td> <td>27%</td> </tr> <tr> <td>3</td> <td>2%</td> </tr> </table>	1	71%	2	27%	3	2%
1	71%						
2	27%						
3	2%						
Major Architectural Types (%)	17% Bungalow 16% Queen Anne 14% Craftsman 11% American Four Square 10% Gabled-Ell 42% Mix of Other Types						

**Revitalization Opportunities:**

- Several structures that are scattered throughout the district are in need of minor exterior modifications.
- While the roads and sidewalks are generally in good condition, there are a few areas where curb replacement is needed in order to improve the overall streetscape environment.

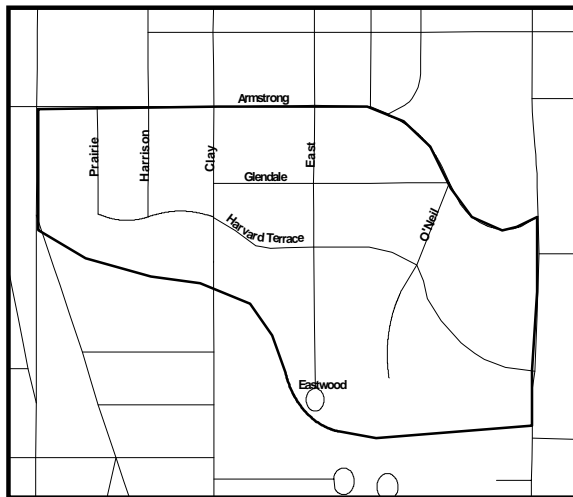
**Potential Target Areas:**

- The stock and architecture of several dwelling units along Clay Street are excellent and are worth rehabilitating and preserving.
- The majority of problem areas are located along the east/west streets that intersect with Jackson Street. The houses in these areas are larger and many have been converted to multi-unit structures. These structures are not well-maintained and create a blight on the district.
- Minor external repairs (painting and detail replacement) on sites along Harrison and South Streets could return a more stately presence to the district.
- Several potential infill sites exist on Wabash Street (near Williams Street) and at several locations along South Street. Infill development must complement the surrounding structures and follow the ‘rules’ of the streetscape (height, setback, massing, architectural type/style, and building materials).

**District N**

**Boundaries:** Harvard Terrace (center), Armstrong (N), Williams (E), and Jackson (W).

**Character:** Primarily an older residential district that slightly diverts from the urban street grid pattern to follow the path of the creek that crosses east/west through the district. The neighborhood contains large, stately houses on smaller-than-suburban lots which creates appropriate urban form and density. A good mix of 1 to 2-story structures is present, with a variety of architectural types/styles of different materials that are unique and attractive. The district is in close proximity to downtown amenities, and contains various recreational and natural features. The roads and sidewalks are in good condition and the streetscape contains mature trees and interesting street lights that add to the pedestrian nature of the district.



Number of Dwelling Units	140 Units 140 Structures																		
Type of Dwelling Unit	Single Family Dwellings																		
Condition of Housing Stock (%)	<table border="0"> <tr> <td>Rating of</td> <td>1</td> <td>94%</td> </tr> <tr> <td></td> <td>2</td> <td>6%</td> </tr> <tr> <td></td> <td>3</td> <td>0%</td> </tr> </table>	Rating of	1	94%		2	6%		3	0%									
Rating of	1	94%																	
	2	6%																	
	3	0%																	
Major Architectural Types (%)	<table border="0"> <tr> <td>20%</td> <td>Arch. Style Revivals</td> </tr> <tr> <td>18%</td> <td>Ranch</td> </tr> <tr> <td>18%</td> <td>Bungalow</td> </tr> <tr> <td>15%</td> <td>Gable Front</td> </tr> <tr> <td>8%</td> <td>T-Plan</td> </tr> <tr> <td>7%</td> <td>Craftsman</td> </tr> <tr> <td>7%</td> <td>Central Passage</td> </tr> <tr> <td>7%</td> <td>American Four Square</td> </tr> <tr> <td>15%</td> <td>Mix of Other Types</td> </tr> </table>	20%	Arch. Style Revivals	18%	Ranch	18%	Bungalow	15%	Gable Front	8%	T-Plan	7%	Craftsman	7%	Central Passage	7%	American Four Square	15%	Mix of Other Types
20%	Arch. Style Revivals																		
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7%	Craftsman																		
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15%	Mix of Other Types																		

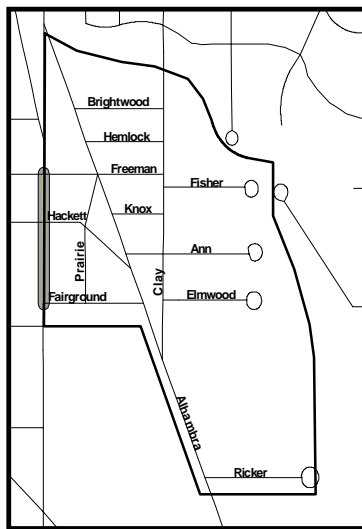
**Revitalization Opportunities:**

- For the most part, the dwellings in the district are in good condition and the properties are well-maintained. Scattered structures throughout the district could be slightly modified for a ‘better fit’ within the neighborhood. Those structures primarily consist of ranches and other one-story structures that could have increased massings that would intensify the area and improve upon the overall streetscape along Harvard Terrace.

## District O

**Boundaries:** Alhambra (center), Clay (E), Ricker (S), and Jackson (W).

**Character:** Primarily a residential district with various commercial and institutional uses (hospital) along Jackson Street and religious-institutional uses within the neighborhood on Alhambra and Clay Streets. Overall, the density of the neighborhood is not as tight as the urban form of the downtown and surrounding neighborhoods. It is a district in transition as it spans from the urban core (north) to the urban fringe (south). The district is well-integrated with a balanced mix of uses and offers various amenities such as parks, churches, a hospital, and grocery store.



Number of Dwelling Units	252 Units 218 Structures
Type of Dwelling Units	Single Family Dwellings Duplex Dwellings Apartment Buildings
Condition of Housing Stock (%)	Rating of: 1 89% 2 9% 3 2%
Major Architectural Types (%)	36% Hall and Parlor 26% Ranch 7% Gable Front 6% Bungalow 6% T-plan 19% Mix of Other Types

### Revitalization Opportunities:

- Scattered sites, primarily to the north of the district in the older urban area, would benefit from minor rehabilitation and repairs to dwellings and properties.

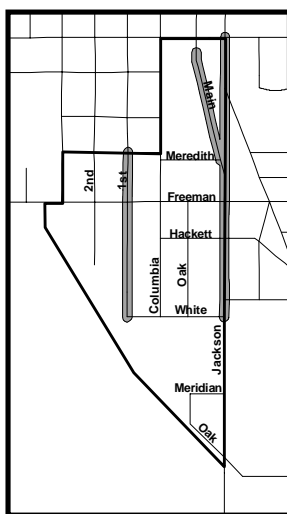
### Possible Target Area:

- Properties along Jackson Street (near the hospital) could potentially create a gateway and a better connector to the downtown.
- Many large residences in the area could be rehabilitated for both single family and multi-unit dwellings. Some of these structures have already been converted into offices for local doctors. Since the upper stories of these buildings may not be used, an alternative may be to provide residential rental units so that there will be a presence in the neighborhood during the day and evening.

**District P**

**Boundaries:** Indiana/Armstrong (N), Jackson (E), White (S), and Third/Corporate Limit (W).

**Character:** Primarily a residential district with some commercial and institutional uses (hospital) along Jackson Street with additional commercial uses scattered throughout the neighborhood. The character of the district reflects an older urban neighborhood with a diverse mix of architectural types that unfortunately have not been well-maintained. Buildings, properties, and roads are in fair to poor condition and there is a need to enhance the overall appearance. In terms of housing stock, the dwellings along Jackson Street are larger and more stately (two stories), while the rest of the district contains more modest structures (one story).



Number of Dwelling Units	289 Units 285 Structures
Type of Dwelling Units	Single Family Dwellings Duplex Dwellings
Condition of Housing Stock (%)	Rating of 1 65% 2 29% 3 6%
Major Architectural Types (%)	22% T-plan 15% Gable Front 13% Bungalow 7% Gable-Ell 7% Queen Anne 7% Hall and Parlor 7% I-House 22% Mix of Other Types

**Revitalization Opportunities:**

- Several problem areas were identified that require minor to moderate rehabilitation.
- The majority of the district has a ‘run-down’ feeling and could greatly benefit from minor building repairs, property enhancements, and streetscape improvements.

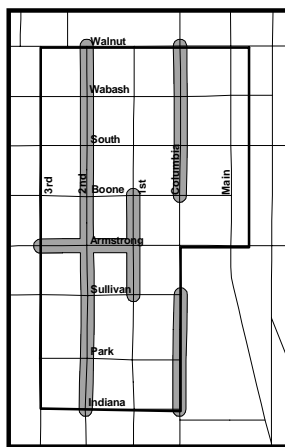
**Possible Target Areas:**

- The housing stock, roadway, sidewalks, landscaping, and overall property appearance along First Street (south of Freeman) needs major rehabilitation.
- Potential infill development sites are located along First Street (south of Freeman), where several houses must be removed due to extensive fire damage and could be replaced with new structures. This project has the potential to generate rehabilitation activity in the area.
- Scattered sites along the west side of Main Street are in need of rehabilitation.
- Rehabilitation of the housing stock along the Jackson Street corridor could create a gateway to the downtown. This activity could become a catalyst for redevelopment in the district and benefit surrounding neighborhoods.

## District Q

**Boundaries:** Walnut (N), Main (E), Indiana (S), and Third (W).

**Character:** An older urban residential neighborhood that has not been well-maintained and is in dire need of general rehabilitation and other appearance improvements. The condition of the housing stock is fair, although there are many sites scattered throughout the district that should be rehabilitated. Some of the dwellings that have already been rehabilitated (or are currently being worked upon) provide excellent examples for others homeowners in the district to follow. Although the public realm in the district is in relatively good condition (with decent roads, sidewalks, and street trees on the major roads), the condition of the curb is problematic in many areas.



Number of Dwelling Units	297 Units 260 Structures
Type of Dwelling Unit	Single Family Dwellings Duplex Dwellings
Condition of Housing Stock (%)	Rating of 1 45% 2 36% 3 19%
Major Architectural Types (% or #)	22% T-plan 18% I-House 14% Gable Front 9% Bungalow 8% Queen Anne 29% Mix of Other Types

### Revitalization Opportunities:

- The district has a ‘run-down’ feeling that could greatly benefit from minor building repairs, property enhancements, and streetscape improvements.

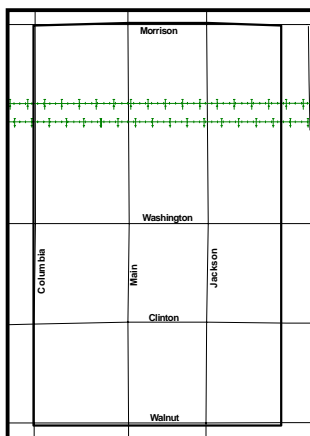
### Potential Target Areas:

- The east side of First Street (south of Boone) contains a cluster of similar houses (1-story T-plans/I-houses) that are in relatively good condition and could become a showcase for the rehabilitation of other modest homes in the district.
- The west side of Columbia Street (south of Sullivan) contains several T-plan houses that are in fair condition with their original decorations and details still intact. One structure has already been rehabilitated, and if the others are improved, the area could become a showcase and catalyst for other projects.
- Both sides of Columbia Street (north of Boone) contain a good housing stock with a wide variety of styles, shapes, and sizes of houses. Minor rehabilitation activity in this area could encourage rehabilitation and revitalization in the surrounding neighborhoods.
- Infill potential exists along Armstrong Street (between First and Third Streets) and along all Second Street.

## District R

**Boundaries:** Morrison (N), river (E), Walnut (S), and Columbia (W)

**Character:** The neighborhood represents the downtown district of Frankfort, which primarily contains commercial (retail, services, and offices) and institutional (government offices) uses. The district contains several landmark structures including ‘Old Stoney’, the Court House, and the commercial buildings that form the Court House Square. The district houses a wide range of natural (river), cultural/historic (Court House), and community amenities (retail, restaurants, and library). Of note, the district has recently been designated as an historic area by National and State Historic Landmarks agencies. Only one dwelling unit was identified in the district during the inventorying process.



### Revitalization Opportunities:

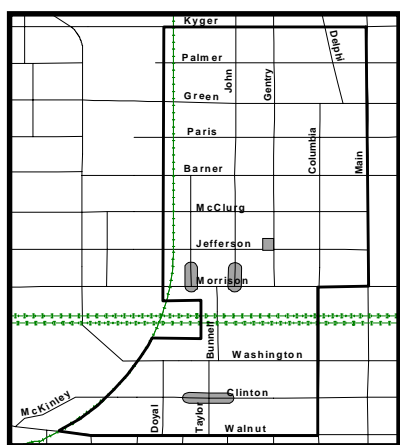
Opportunities for revitalization and housing development in the downtown rely heavily on the use of existing non-residential structures. The following should be considered:

- The commercial structures are in relatively good condition and could be rehabilitated to generate a greater mix of uses. The second and third stories of the structures should be investigated to ascertain their potential for conversion to dwelling units. This investigation should determine:
  - the current use of these spaces (storage and/or under-used);
  - the dimensions of the vacant spaces and whether they are feasible to convert to living unit;
  - the national/local building codes and ordinances that may prevent the creation of upper story residential units;
  - the real demand for housing in the downtown; and
  - the possibilities for financial return on the conversion investment versus the potential benefits for the conversion to some other use.
- Other downtown buildings that are vacant and/or are underutilized could be converted into residential units. Converting these buildings would provide the structures with new activity and present opportunities for more people to live closer to the amenities that the downtown district offers. Any rehabilitations to the exterior of these structures could act as a catalyst to revitalize the downtown district by encouraging others to renovate the surrounding structures.
- A Main Street group is already in place to promote revitalization in the district and could provide technical assistance and other supports to property owners who may be considering rehabilitating their structure.

### District S

**Boundaries:** Kyger (N), Columbia/Main (E), Walnut (S), and railroad tracks (W).

**Character:** Primarily an older residential district with some commercial (retail and services) and institutional uses (two churches). The district’s proximity to the rail line contributes to the industrial character. The residential stock also reflects this character which consists of modest, smaller houses on smaller lots that are in good to fair condition. The district also reflects the urban fabric/density and is a direct extension of the downtown district, although the rail line tends to cause a disjointed feel. The majority of the dwelling units are older, single family detached structures that are either used by a single family or divided into multi-units.



Number of Dwelling Units	458 Units 399 Structures
Type of Dwelling Unit	Single Family Dwellings Multi-Unit Dwellings
Condition of Housing Stock (%)	Rating of 1 53% 2 33% 3 14%
Major Architectural Types (%)	29% T-Plan 16% I-House 11% Bungalow 11% Gable Front 8% Gabled-Ell 6% Queen Anne 19% Mix of Other Types

#### Revitalization Opportunities:

- Scattered sites throughout the district require minor to moderate rehabilitation and there is a need for minor overall appearance improvements.

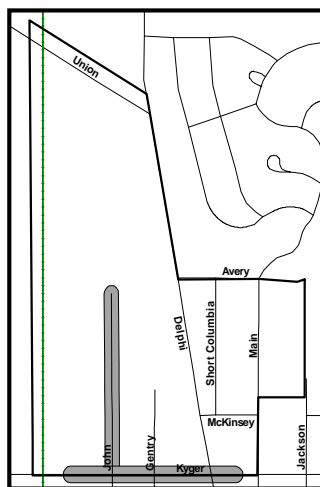
#### Possible Target Areas:

- Several larger homes along Main Street should be rehabilitated and could act as a gateway into the downtown.
- A large dwelling located at the north-west corner of Gentry and Jefferson Streets has considerable rehabilitation potential.
- Two sites on Morrison Street (at John (N) and Railroad) contain several modest houses that have considerable rehabilitation potential.
- Two brick houses located at the intersection of Taylor and Clinton Streets (north side) could become a wonderful project site due to the architectural character of the structures and their visibility from SR28.

**District T**

**Boundaries:** Avery/80 North (N), Main/Delphi (E), Kyger (S), and railroad tracks (W).

**Character:** Primarily a residential district in transition that spans from the urban core to the agricultural/open space fringe. The district contains older residences that are composed of smaller houses on smaller lots to the south and sprawled residences and newer apartment complexes to the north. The buildings, properties, and roads are in fair to poor condition. There is a need to enhance the overall appearance of the entire district as well as to create better connections between the older and newer sections.



Number of Dwelling Units	169 Units 135 Structures
Type of Dwelling Units	Single Family Dwellings Apartment Buildings
Condition of Housing Stock (%)	Rating of: 1 61% 2 28% 3 11%
Major Architectural Types (%)	33% T-plan 19% Bungalow 8% Gable Front 8% Hall and Parlor 6% I-House 29% Mix of Other Types

**Revitalization Opportunities:**

- Scattered sites that are located primarily in the south of the district (older urban area) would benefit from minor rehabilitation activities on the dwellings and surrounding properties.
- Overall, the streetscapes in the district rate from fair to poor and need extensive attention and maintenance. Enhancements could represent a first step in revitalization in this area.

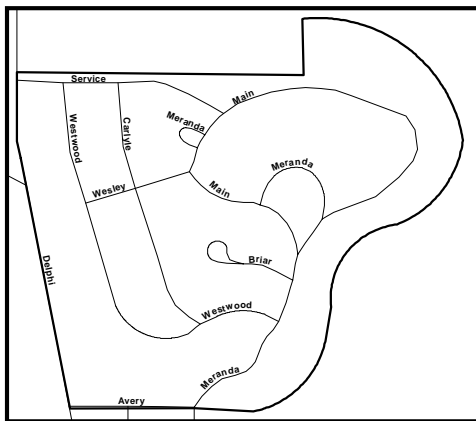
**Possible Target Areas:**

- Scattered sites along John and Gentry Streets would benefit from minor rehabilitation activity and general property clean up.
- Minor to moderate rehabilitation activities are needed for scattered sites along Kyger and John Streets.

### District U

**Boundaries:** Service/Main (N), Main (E), Avery (S), and Delphi (W).

**Character:** The district is a unique residential area with seniors living accommodations in a variety of forms: single family dwellings, duplexes, multiplexes, and a multi-unit/multi-level complex of assisted living units. The district’s roadways, sidewalks, dwelling units, and surrounding properties are all well-maintained. The district is physically set apart from nearby neighborhoods and is surrounded at the north and east by open agricultural lands. Of note, there are several other private homes in the district that are not associated with the Wesleyan Village and Manor.



Number of Dwelling Units	100 Units 179 Structures
Type of Dwelling Units	Single Family Dwellings Duplex Dwellings Quadplex Dwellings
Condition of Housing Stock (%)	Rating of    1    93% 2    4% 3    3%
Major Architectural Types (%)	84% Ranch 10% T-Plan 6% Mix of Other Types

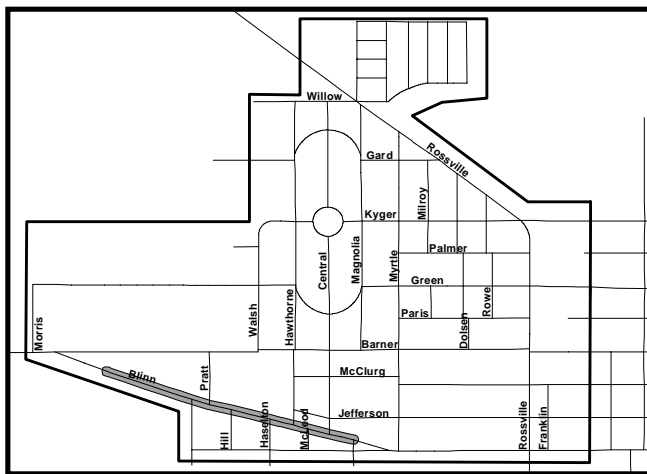
**Revitalization Opportunities:**

- Some of the older private homes in the district (not associated with the Wesleyan Village/Manor) require minor repairs and revitalization as indicated by the condition ratings.
- For those dwelling units within Wesleyan Village/Manor, no revitalization activity is necessary.
- The possibility exists to eventually expand the seniors complex by extending the development of similar structures (duplexes and multiplexes) north along Westwood and Carlyle Streets and into the surrounding underdeveloped lands.

**District V**

**Boundaries:** Rossville (N), Rossville (E), Morrison (S), and Norris/Walsh (W).

**Character:** A mixed residential district that also contains some commercial activities, institutional sites (boys/girls club and churches), several recreational park spaces, and a variety of other community amenities. Overall, the district represents an older urban neighborhood with modest dwelling units (smaller houses on smaller lots) that are in relatively good to fair condition. Nonetheless, the general appearance of the district’s housing stock, private property, streets, and sidewalks is in need of general improvement.



Number of Dwelling Units	1094 Units 1085 Structures
Type of Dwelling Unit	Single Family Dwellings Duplex Dwellings
Condition of Housing Stock (%)	Rating of 1 77% 2 16% 3 7%
Major Architectural Types (%)	16% Hall and Parlor 15% Bungalow 13% I-House 13% Gable Front 13% Modular 12% T-Plan 6% Central Passage 12% Mix of Other Types

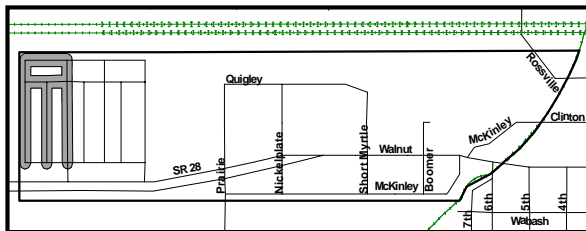
**Revitalization Opportunities:**

- Many scattered sites throughout the district are in need of minor repair and rehabilitation, while several sites will require extensive rehabilitation activity (especially the areas along the Blinn Corridor).
- Many vacant lots within the district can be developed for residential and other uses.
- Extensive open land areas to the north and west of the district could sustain residential development in the near future.
- Overall, the district has a ‘run-down’ feeling. Therefore, widespread appearance improvements and maintenance activities should be considered and planned to improve the character of the district.
- Attention should also be given to the mobile home park. Revitalization activities could include improving the streets and the exterior appearance of the homes themselves.

### District W

**Boundaries:** North/Quigley (N), McKinley (E), Walnut/McKinley (S), and West (W).

**Character:** Primarily a residential district that contains some auto-related commercial activity, an institutional site (church), a large scrap yard, and is adjacent to a very active industrial park area. Overall, the district represents an older neighborhood on the urban fringe with modest dwelling units (smaller houses on smaller lots) that are in fair to poor condition. The general appearance of the district’s housing stock, private property, streets, and sidewalks is in need of significant improvement. The railroad lines, located to the north and east of the district, act as a barrier and serve to somewhat disconnect residents from the central urban area of the city.



Number of Dwelling Units	65 Units 65 Structures
Type of Dwelling Unit	Single Family Dwellings
Condition of Housing Stock (%)	Rating of 1 50% 2 30% 3 20%
Major Architectural Types (%)	32% Queen Anne 15% Hall and Parlor 12% Bungalow 9% Modular 8% I-House 24% Mix of Other Types

#### Revitalization Opportunities:

- Many structures and properties throughout the district (with some concentration at the western end) are in need of extensive modifications and repairs.
- Opportunities exist to tighten up the western portion of the district and re-establish the connection with the greater community by creating a gateway along SR28 into the center of the City to the east.
- An initiative should be put into place, targeting a clean-up of the scrap/junk yard area so that it is less of an eyesore to the district and neighborhood.

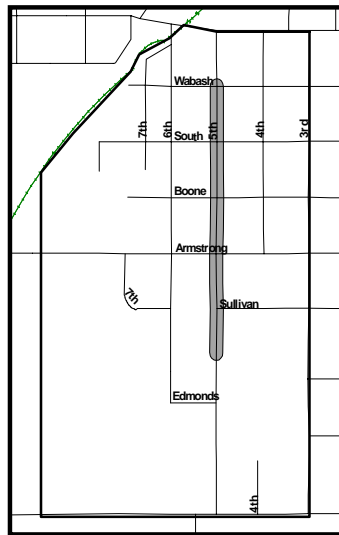
#### Revitalization Constraints:

- The scrap yard site located at the west end of the district poses serious environmental problems and could become a hindrance to future residential development in the area.
- The district is completely surrounded by rail lines, an adjacent neighborhood, active industrial lands, and an extensive scrap yard; therefore, few opportunities for the expansion of the district currently exist.

**District X**

**Boundaries:** Walnut/McKinley (N), Third (E), Freeman (S), and Eighth (W).

**Character:** The district marks a transition from urban lands at the north, through a religious camp area, and on to rural/agricultural lands at the south. Although it is primarily an older residential district, it is unique in that it also contains religious-institutional campus (church, school, camp) and some recreational uses. There are open agricultural lands located to the south and west of the district.



Number of Dwelling Units	247 Units 233 Structures
Type of Dwelling Unit	Single Family Dwellings Multi-Unit Dwellings
Condition of Housing Stock (%)	Rating of 1 46% 2 29% 3 25%
Major Architectural Types (%)	26% T-Plan 20% I-House 16% Gable-Front 8% Hall and Parlor 8% Modular 6% Bungalow 5% Central Passage 11% Mix of Other Types

**Revitalization Opportunities:**

- Numerous sites scattered throughout the district require minor to moderate rehabilitation and repairs.

**Possible Target Areas:**

- Several sites along Fifth Street need considerable rehabilitation.
- The apartment structures located near the campgrounds require minor rehabilitation work
- The cabins on the campgrounds need minor to moderate rehabilitation with repairs for continued seasonal usage and landscaping to make the campus more pleasant.

**District Y**

**Boundaries:** State Road 28 Corridor through Frankfort.  
**Corridor Description moving West to East**

**Western extent to Prairie Street Intersection**

SR28	NORTH SIDE	SOUTH SIDE
<b>Land Uses</b>	industrial and commercial a few houses (@ Pratt and West) factories, hotels, car dealerships, car-related commercial	industrial and commercial
<b>Residential Condition</b>	not significant	none
<b>Infill Potential</b>	some vacant and underutilized space – industrial	considerable vacant and underutilized space – industrial and commercial
<b>Comments</b>	clean-up of residential and junk sites landscaping along route	considerable amount of signage – creates a negative visual impact

**Prairie Street Intersection to Boomer Street Intersection**

SR28	NORTH SIDE	SOUTH SIDE
<b>Land Uses</b>	residential	residential some commercial – hair salon, dealership
<b>Residential Condition</b>	small scale, stick built, 1 story, gable-ell, gable fronts, and t-plans	small scale, stick built, 1 story, gable-ell, gable fronts, and t-plans
<b>Infill Potential</b>	some – closer to the tracks	some – closer to the tracks
<b>Rehab Potential</b>	older stock – spot sites for major work overall rehab and maintenance	older stock – spot sites for major work overall rehab, maintenance, landscaping
<b>Comments</b>	narrow building setbacks due to road widening – requires remediation	

**Boomer Street Intersection to 5<sup>th</sup> Street Intersection**

SR28	NORTH SIDE	SOUTH SIDE
<b>Land Uses</b>	mostly commercial possible light industrial	mostly commercial possible light industrial
<b>Residential Condition</b>	Older buildings – require minor rehab	Older buildings – require minor rehab
<b>Infill Potential</b>	some – closer to the tracks could increase density of this area	some – closer to the tracks could increase the density of the area
<b>Rehab Potential</b>	commercial structures – run-down feel	

**5<sup>th</sup> Street Intersection to 1<sup>st</sup> Street Intersection**

SR28	NORTH SIDE	SOUTH SIDE
<b>Land Uses</b>	primarily commercial	some residential and commercial
<b>Residential Condition</b>	Old and new stock – not blended well	Old and new stock – not blended well
<b>Infill Potential</b>	some vacant spaces for commercial development – increase the density	vacant spaces – strip development destroys the fabric
<b>Rehab Potential</b>	older structures on SR28 and those seen from SR28 (ie. 2 brick homes @CVS)	some older structures
<b>Comments</b>	would not recommend SFD residential in this area with the commercial feeling – possible multi-level/multi-unit structure to take advantage of downtown amenities.	

**1<sup>st</sup> Street Intersection to Clay Street Intersection**

SR28	NORTH SIDE	SOUTH SIDE
<b>Land Uses</b>	primarily commercial and institutional residential at eastern edge	primarily commercial some institutional
<b>Residential Condition</b>	Older structures need minor rehab	older structures need minor rehab
<b>Infill Potential</b>	only a few open sites mostly adaptative-reuse potential for residential	only a few open sites mostly adaptative-reuse potential – residential
<b>Rehab Potential</b>	old and new structures old need minor work – part of downtown revitalization program	old and new structures old need minor repair work – part of downtown revitalization program
<b>Comments</b>	road runs along southern edge of the downtown core would not recommend SFD development – multi-level/multi-unit no sense of entry/gateway into the downtown	

**Clay Street Intersection to Williams Street Intersection**

SR28	NORTH SIDE	SOUTH SIDE
<b>Land Uses</b>	primarily residential scattered commercial/offices in converted residences	primarily residential scattered commercial institutional (fire station)
<b>Residential Condition</b>	Relatively good condition stately homes (2 to 2 ½ stories) scattered rehab sites – minor work	
<b>Infill Potential</b>	no vacant spots good density and fabric any infill must match existing density and setbacks	
<b>Rehab Potential</b>	spot rehab on a minor scale ... no structures need to be removed opportunity to make a gateway statement	
<b>Comments</b>	no sense of entry/gateway into the downtown	

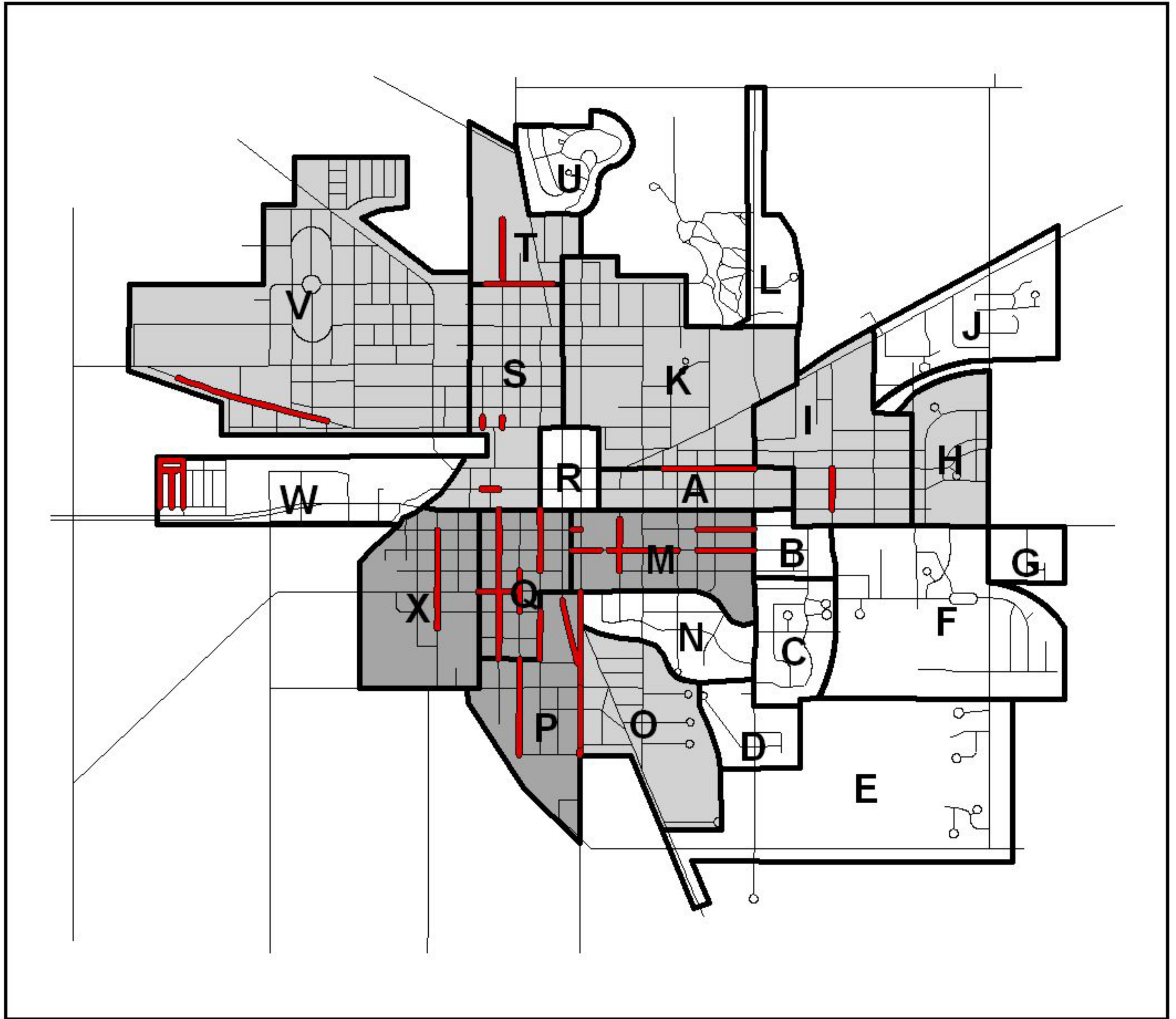
**Williams Street Intersection to Hoke Street Intersection**





SR28	NORTH SIDE	SOUTH SIDE
<b>Land Uses</b>	primarily residential	
<b>Residential Condition</b>	Smaller stock than district to west smaller homes on smaller lots houses mostly 1 to 1½ stories in height	
<b>Infill Potential</b>	no visible holes in the fabric infill must match the fabric	
<b>Rehab Potential</b>	older stock – requires minor rehab	

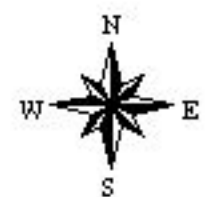
**Hoke Street Intersection to Eastern Extent**

SR28	NORTH SIDE	SOUTH SIDE
<b>Land Uses</b>	commercial -- strip retail, fast food institutional (school, church, clinics) scattered residences mostly multi-unit/multi-level structures	
<b>Residential Condition</b>	relatively new structures	
<b>Infill Potential</b>	few vacant sites but there is a need to increase the density landscaping needed	
<b>Comments</b>	‘By-pass’ feel = anywhere USA = no character no ‘gateway’ – may have something to do with the jog in the SR28 route	

# Neighborhood Districts Requiring Rehabilitation



-  Neighborhoods Requiring Moderate to Major Rehabilitation
-  Neighborhoods Requiring Minor Rehabilitation
-  Neighborhoods in Good Condition
-  Identified Rehabilitation Zones



Prepared by Madison County Council of Governments

**REVITALIZING RESIDENTIAL NEIGHBORHOODS  
– TOOLS AND TECHNIQUES –**

Each community and neighborhood contains certain elements that have been incrementally developed and modified over time to create a distinctly unique identity. However, if a neighborhood has lost its character due to neglect or inappropriate development, it still possesses the opportunity to be retrofitted through careful planning and citizen efforts to meet greater livability criteria.

The most compelling and treasured communities contain livability ‘form and function’ components including celebrated residences, ample pedestrian access, convenient services, vibrant public spaces, and a sense of place.

<b>Form: <i>a livable community consists of ...</i></b>	<b>Function: <i>the places where residents can ...</i></b>
<ul style="list-style-type: none"> <li>• A compact and tightly organized urban form.</li> <li>• Medium density residential neighborhoods located near the town center.</li> <li>• A town center that contains mixed uses, public buildings, and gathering places.</li> <li>• Retail and service facilities that satisfy everyday needs.</li> <li>• Building heights and massing at a human scale.</li> <li>• Open spaces located within and along the edge of the town for recreation.</li> <li>• Pedestrian-friendly environments with a hierarchy of streets scaled for local uses.</li> </ul>	<ul style="list-style-type: none"> <li>• Live and work within walking distance of various community amenities.</li> <li>• Participate in community events and issues.</li> <li>• Experience a special attachment to their neighborhood and the community.</li> <li>• Identify and interact with their neighbors.</li> <li>• Enjoy and respect the variety, convenience, and neighborliness of the community.</li> <li>• Thrive within an environment that contains a housing mix accommodating various household types and incomes and a network of streets that effectively connects each neighborhood to surrounding amenities.</li> </ul>

Simply combining together the right set of ‘ingredients’ will not create a livable neighborhood; rather, the neighborhood will become ‘livable’ when its components are appropriately arranged and utilized on a landscape to create the greatest impact on local residents and the overall community. The following table provides guiding principles outlining strategies for the reclamation of livable neighborhoods.

**Guidelines for Improving the Livability of Residential Neighborhoods**

<p><b>Residential Diversity:</b> Provide a broad range of housing types and price levels within each neighborhood in order to bring people of diverse ages, races, and incomes into daily interaction.</p>	<p><b>Mixed Use and Re-Use:</b> Include all the requirements of daily life within mixed use neighborhoods containing places to work, reside, gather, recreate, and shop.</p>
<p><b>Local Architectural Character:</b> Facilitate the re-development of residential neighborhoods and districts through the implementation of urban design codes that illustrate appropriate development scenarios.</p>	<p><b>Livelier and Safer Streets:</b> Ensure that neighborhoods have a well-designed interconnected network of streets and public open spaces to facilitate circulation and neighborly interactions.</p>
<p><b>Neighborhoods:</b> Reclaim and repair existing neighborhoods through strategic infill and re-development practices as a form of investment in the social fabric. Design for compact neighborhoods that offer a diverse mix of uses and activities within walking distance.</p>	<p><b>Citizen and Community Involvement:</b> Engage residents, civic leaders, politicians, bureaucrats, developers, and local interest groups to participate in the process of designing for and bringing about change in neighborhoods and throughout the entire community.</p>

Within this section, several methods are outlined that aim to return a sense of community to residential neighborhoods. It is important to note that the following discussion, focused on increasing livability through various revitalization and development techniques, can be applied to residential neighborhoods of the following forms:

- traditional urban and suburban neighborhoods located in older cities and towns; and
- newly constructed neighborhoods at the urban fringe that must extend and compliment the existing urban form and overall community.

The discussion of Neighborhood Revitalization tools and techniques will address the following:

- Housing Stock Rehabilitation
- Adaptive Reuse of Existing Structures
- Neighborhood Infill and Intensification
- Streetscape Improvements
- Mix of Housing Types and Other Uses

## **Housing Stock Rehabilitation**

Rehabilitation is defined as the restoration of a single property or entire neighborhood to bring back its full potential for continued residential use. A wide range of activities can be considered rehabilitation, whether simply enclosing the building envelope as a weather protection, constructing a small addition on a structure to meet the needs of its inhabitants, or completely restoring the structure to represent a particular period in time.

By and large, the housing stock throughout Clinton County is in relatively good condition, and in many cases only minor to moderate repairs and continuous maintenance are required. A few exceptions exist where structures represent fine examples of an architectural style. In these cases, every effort should be made to restore the features and character of these structures, both externally and internally.

Major **benefits** of rehabilitating the existing housing stock include:

- the creation of maintenance programs that extend the life of an existing dwelling unit for residents who would prefer to remain in their homes for longer time periods.
- the ability to recycle various structures that are integral to the neighborhood fabric and character by converting them back into quality living units for new residents.
- the excitement and desire for additional rehabilitation activities in a neighborhood as surrounding property owners witness the impact of minor repairs and a fresh coat of paint.
- improvements to the condition of the structures and the overall appearance of the neighborhood for a renewed sense of pride in place and renewal of character.

### Housing Stock Rehabilitation Opportunities

According to the above-mentioned housing inventory, 28.3% of the structures surveyed throughout Clinton County require minor (20.5%) or major (7.8%) repairs. Those homes identified as requiring **minor repairs** typically need paint applied to the structure and/or replacement of some marginal features (gutter, portion of siding, etc.). Those identified as requiring **major repairs** typically had two or more of the following: a roof in poor condition (sagging), windows in need of replacement (new panes and sealant), signs of dilapidation and/or deterioration of external walls (exposed structure), and various structural maladies (cracked foundation).

As mentioned in the *Neighborhood Planning District Analysis (Frankfort)* section, single structures and entire districts require minor to major rehabilitation to improve the condition and appearance of the homes. Rehabilitation could take the form of any of the following:

- painting the exterior walls, trim, and other details
- repairing siding, trim, and rain gutters
- repairing and/or replace glass panes or entire windows
- repairing porches, doors, and front entrance features
- repairing damaged and/or replace missing architectural details
- repairing walkways and steps leading to the structure
- cleaning up the overall property and maintaining the vegetation

The Indiana Housing Finance Authority (IHFA) Home Program offers an excellent guide for identifying which portions of a structure should be repaired in their ‘Housing Rehabilitation Standards (1993)’ document. Unfortunately, the document fails to indicate how these repairs and modifications should be undertaken, unless this guidance is the assumed responsibility of the local governing body and thus determined through their own building codes and ordinances.

**Housing Stock Rehabilitation Considerations**

Housing stock rehabilitation should be based on a common sense approach to home repair that reflects the available financial resources and other limitations of property owners. Ultimately, the intent behind rehabilitation projects is to make the housing unit more structurally sound, to seal the structure from weather penetration, and to enhance the overall appearance of the home. Undertaken on a neighborhood scale, these activities can have startlingly positive results.

Oftentimes, rehabilitation projects need an external motivating force such as a local government initiative or a concerned citizen group's grassroots effort to improve the living environment.

- Local government bodies in Clinton County could draft property/structure appearance and condition guidelines to be placed within the ordinances as a way to formally evaluate and monitor the housing stock and to propose the appropriate modifications. (This approach could be deemed a public health and safety issue to ensure compliance).
- Residents that are concerned about the appearance of their neighborhood and/or condition of its structures can form a neighborhood association (as described in the next section) that would work towards bringing about change. The group should first inventory the housing stock, identify structures and properties that need repair, determine which projects are of higher priority, and get consent from the property owner to undertake rehabilitation activities.

Although these organizing bodies are not yet in place in Clinton County to formally assist in rehabilitation, homeowners can make improvements to the condition and appearance of their houses and properties by utilizing the wealth of information contained in various 'how-to' books, videos, and internet sites. The homeowner must be advised that:

- any significant structural work should be performed by a professional,
- local government may have permit requirements for major rehabilitation projects (especially additions),
- additional problems may arise after the project commences that will require attention.

## Housing Stock Rehabilitation



1. Replace worn, dull and chipped siding. Paint siding, trim, overhangs, eaves and decorative work.
2. Repair broken and cracked concrete sidewalks and stairs.
3. Bury all power and utility lines.

## Housing Stock Rehabilitation

BEFORE



AFTER



1. Replace worn, dull and chipped siding. Paint siding, trim, overhangs, and eaves.
2. Repair all broken glass and uncover boarded-up windows.

## Housing Stock Rehabilitation



1. Replace worn, dull and chipped siding. Paint siding, trim, overhangs, and eaves.
2. Replace missing and cracked bricks on porch and columns.

## Housing Stock Rehabilitation



1. Replace worn, dull and chipped siding.
2. Paint siding, trim, overhangs, columns, eaves and decorative work.
3. Repair broken and cracked concrete on porch, sidewalks and stairs.

## Housing Stock Rehabilitation



1. Replace worn, dull and chipped siding.
2. Repair and paint gutters and overhangs.
3. Replace broken glass and uncover boarded-up windows.

## **Adaptive Reuse of Existing Structures**

Over time, the evolution of a community and the changing needs of society will require particular buildings or even whole districts to find new uses. Adaptive reuse is the process of creatively reusing a structure for purposes other than originally intended. The adaptive reuse of existing structures enables communities to avoid unnecessary new construction, to conserve energy, and to maintain those buildings that are considered architecturally and historically valuable by identifying new uses for existing buildings.

A few examples of adaptive reuse found in Clinton County include the conversion of several residences to local shops, medical offices, or smaller multiple-unit dwellings and the conversion of non-residential structures (primarily barns and other outbuildings) into homes.

The major **benefits** of reusing existing buildings for new residential uses include:

- maintaining and enhancing structures that are considered architecturally and historically valuable. These structures will complement the overall streetscape and once again add to the neighborhood fabric.
- providing a broader spectrum of housing types for various households. This would include creating additional prestigious and affordable housing units in the community.
- creating a more viable mix of land uses within former non-residential neighborhoods.

### **Adaptive Reuse Opportunities**

- By subdividing older, larger homes in the community, smaller and more affordable residential units can be created. This activity benefits the entire neighborhood by preserving a larger structure, maintaining the scale and fabric of the existing streetscape, increasing the density of housing on the block, and creating a variety of dwelling unit types at lower cost in comparison to the cost of new construction. This housing alternative offers the householders access to a wide array of community amenities at a fraction of the land cost compared to a single family dwelling on the site.
- Older structures often exhibit architectural styles and a level of craftsmanship that are either too expensive or too time-consuming to replicate today in more modern buildings. These older structures represent significant periods and events in the community's history which should not

be lost to future generations. Therefore, recycling these structures by restoring them and inserting a new use will ensure that they will continue to enhance their surrounding environment.

- The creation of living units in second story spaces above commercial structures in the downtown presents an option for reuse. This conversion actually returns a traditional upper-story use to the downtown, reclaims currently under-utilized storage space, and facilitates a healthier mix of uses in that district. This arrangement can perfectly complement street level activity – in which the merchants are able watch the neighborhood during the day and residents can monitor the district at night. This housing alternative could also provide a greater customer base for local merchants and increase the level of livability by locating daily convenience retail/services within walking distance for inhabitants.
- Various financial supports are available from numerous state and federal sources in the form of grants and tax credits that can be used to preserve and restore a structure (primarily the exterior) and to establish a new use or uses on that site.

### **Adaptive Reuse Considerations**

- Determine which structures, both externally and internally, will be relatively easy to convert into dwelling units. Externally, identify structures that are located nearby local community amenities, nearby existing residential areas, and that have desirable on-site amenities (plenty of parking, green space, and sense of dwelling). Internally, determine the structures with the appropriate floor plans, greatest interior access to rooms, and unique architectural features that would enhance the conversion process and final product. Investigate the flexibility of the current zoning ordinances and building codes to determine whether alterations that encourage modifications and new uses on certain structures should be added. If modifications to these guiding documents are made, ensure that the outlined activity guards the health and safety of potential residents and positively directs community redevelopment.
- Alterations to historic and architecturally-significant buildings for new uses must first be clearly articulated and closely monitored so that the character of the structure (especially the exterior) remains intact and continues to contribute to the neighborhood fabric. It is advisable to hire, or at least consult with, a professional who can instruct on the proper methodology for converting the structure, identify the features that should be preserved, and/or undertake a portion of the project to ensure quality. Just as in the restoration process, there are a multitude of unknowns that could be encountered; therefore, it is useful to employ a professional who will have the knowledge to identify and avoid potential pitfalls and the expertise to maximize the given space.
- Although some structures may appear to be ideal candidates for conversion, the previous uses on that site may prevent the reuse as a residential unit(s). Non-residential sites must be thoroughly investigated to determine whether there has been any contamination to the site (this applies especially to former heavy/light industrial and filling station sites).

## Adaptive Reuse of Existing Structures



BEFORE



AFTER

1. Uncover painted brick. Replace missing bricks and then tuck, point and protect with sealant coat.
2. Replace glass in broken and boarded up windows.
3. Convert used upper stories to residential dwelling units.

## Adaptive Reuse of Existing Structures



1. Replace broken glass and uncover boarded up windows.
2. Tuck and point bricks to give buildings a new facade.
3. Convert unused upper stories to residential dwelling units.

## Adaptive Reuse of Existing Structures



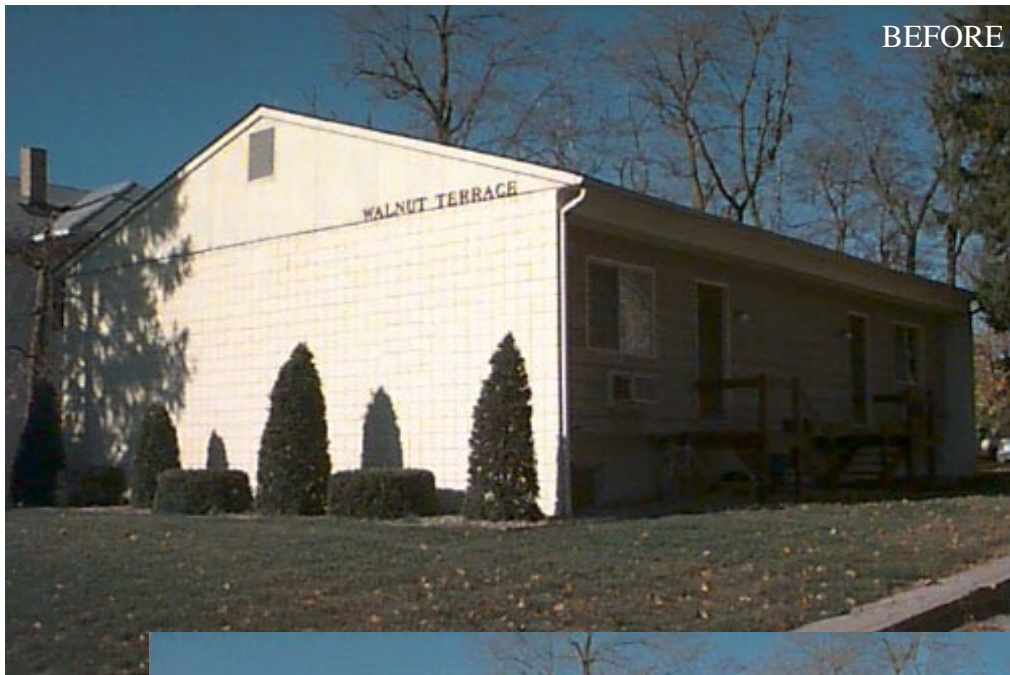
1. Replace broken glass and boarded up windows.
2. Repair and replace missing bricks. Tuck and point all bricks and seal with protective coat.
3. Convert unused upper stories to residential dwelling units.

## Adaptive Reuse of Existing Structures



1. Replace broken glass and uncover boarded up windows.
2. Repair and replace missing bricks. Tuck and point all bricks and seal with protective coat.
3. Repair broken and cracked sidewalks and curbs.

## Adaptive Reuse of Existing Structures



1. Add windows to create a more inviting and interactive facade facing the street.

## **Neighborhood Infill and Intensification**

Housing development alternatives should focus on infill and intensification opportunities that will introduce a variety of new dwelling unit types to complete an urban neighborhood. The creation of a new primary or secondary dwelling unit on an existing residential lot can take a variety of forms including a detached single-family home, an apartment unit installed over a garage, or an attached unit at the rear of an existing residential structure.

The major **benefit** of this type of housing provision is the potential to:

- create new housing units on vacant (infill) and/or underutilized (intensification) sites within the neighborhood.
- increase the capacity of infrastructure/utility users by increasing the density of dwelling units within a fixed area.
- ‘fill the gaps’ along a streetscape to create a more cohesive neighborhood appearance.

## **Infill Opportunities and Considerations**

Infill development provides a neighborhood with the opportunity to place new residential units on vacant sites within the district. While several infill projects have been identified in various Frankfort neighborhoods, these new dwellings often do not fit into their surroundings. The following guidelines outline some considerations for future infill development.

- The design and development of a new infill structure must follow the ‘rules’ that have been established by the adjacent properties and complement the overall character of the streetscape. The ‘rules’ that are applied to the new dwelling must include maintaining the same overall form, setback from the street, height, architectural type/details, and materials as the neighboring houses. Although these rules could be considered common sense, the desired elements and characteristics

should be clearly stated in local building codes and residential design guidelines where certain standards can be enforced.

- In areas where the surrounding homes are larger and more stately, an infill project could contain several dwelling units but give the appearance of a single family structure. This approach benefits the neighborhood by utilizing a larger site, maintaining the original scale and fabric of the streetscape, increasing housing density, and creating a variety of unit types at lower costs in comparison to new construction.
- Require that manufactured homes, which are viewed by many as the most affordable new housing option, blend into the neighborhood by matching the architectural character and abiding by established neighborhood design principles.
- Partner with non-profit organizations to construct affordable dwelling units in existing neighborhoods where utilities, infrastructure, and other amenities are already available to meet the households' needs. The 'Habitat for Humanity' program offers an excellent organizational model that can bring the neighborhood/community together by matching human (volunteer) and corporate (donation) resources, while utilizing vacant urban lands.

### **Intensification Opportunities and Considerations**

Building accessory dwelling units, such as rear yard cottages and above garage apartments, among existing single-family homes will increase the number and variety of dwellings and enable better utilization of existing neighborhood resources. The following points outline some considerations for the implementation of intensification projects.

- The construction of accessory units will permit the occupant to take advantage of the same local amenities and resources as the primary resident, but without the full financial burden of land and services at that location.
- Accessory units that are attached to the primary structure can provide an excellent opportunity to house a family member, and can re-establish connections with an extended family network. Accessory units can be especially beneficial for households who wish to assist with an elderly family members' living needs.
- Determine whether local building codes and zoning ordinances will permit the development of accessory units (attached and/or detached), and then make the necessary amendments.
- Consider the potential impact of this development on surrounding properties and ensure that any necessary additional resources (such as parking and sanitation services) are in place to support the additional unit(s).

# Neighborhood Infill and Intensification

BEFORE



1. New homes built in existing neighborhoods should compliment the context and style of that neighborhood. Architecturally, the new structures should be of the same style, massing, height, and materials, and also maintain the same setbacks.

2. Bury all utility lines and cables when possible.







## **Streetscape Improvements**

Successful neighborhoods contain a variety of safe and comfortable public spaces that are designed to encourage the attention and presence of people during all hours of the day and throughout the changing seasons of the year. Neighborhood streets comprise the largest component of local public spaces by providing access to surrounding amenities. For this reason, they are often considered the ‘social infrastructure’ of the community. These successful and active public places should be well-planned and designed, appropriately crafted and landscaped, and uniquely defined by the structures and open spaces that surround them.

In its most basic form, a street is comprised of and defined by a travel-way, a pedestrian realm, and its adjacent land-uses. The travel-way must create a balanced transportation system that provides for, and fully integrates, automobile, transit, bicycle, pedestrian, and freight movement activities. The pedestrian zone consists of sidewalks, paths, and crossings that create safe and comfortable human-scaled environments that encourage movement and interaction on neighborhood streets. Adjacent land uses directly influence the travel-way and pedestrian realms as the surrounding buildings and spaces assist in creating the overall character of the streetscape.

The major **benefits** of improvements to the streetscape include:

- increasing the probability of better neighborly interactions.
- enhancing the quality of the neighborhoods’ physical environment.
- supporting pedestrian comfort and vehicular safety.
- increasing the value and appearance of adjacent properties.

**Opportunities and Considerations for Streetscape Improvements**

Streetscapes must be recognized as shared spaces in which the needs of pedestrians, bicyclists, and automobile drivers are afforded equal priority and access. Streetscape layout and planning should provide its users with a multitude of travel paths from origin to destination, thus providing numerous opportunities for interaction along any route.

Sidewalks provide both visual and physical access to neighborhoods and districts in the community, and are considered the fundamental pedestrian element in street design. A pedestrian-oriented street requires that special attention is paid to user safety, comfort, and ease of access. Active pedestrian environments are vital to the identity and success of a livable community.

Livable streets that facilitate interaction and provide greater access include:

- Safer streets with designated, signaled, and marked zones for crossings at appropriate intervals to reach public places.
- Well lit streets where citizens feel safe and comfortable walking, cycling, and driving through the community at any time of the day or night.
- Narrow streets that are comfortable for walking and crossing, where neighborly conversations can be carried out, and along which children can safely play.
- Wider streets that have landscaped medians for use as crossing islands or places to stage public art displays or small gatherings.

The qualities of highly functional and livable sidewalks include:

- Ample space for circulation and interaction, from 5 to 14 feet wide. These areas should be wider at bus stops or in commercial areas to provide space for retail displays, kiosks, and outside seating.
- Well-lit sidewalks that create a safe and inviting place for walking and interactions.
- Landscaped pedestrian areas that contain shade trees, plantings to soften edges, and various paving materials to indicate transitions into special places.

Some general considerations when designing streetscapes for pedestrians include:

- Providing direct routes to community destinations—local activity nodes, schools, recreation facilities, churches, and shopping districts. Orient these land uses towards the street in order to increase and focus pedestrian activity.
- Promoting the use of traffic calming devices that would discourage speeding and traffic short-cuts through local neighborhoods. These measures can include modifications to the curb/sidewalk that extend out into the right-of-way and/or on-street parking that would significantly reduce volume and speed, but not affect traffic flow.
- Providing special paving treatments for crossings to enhance their visibility. Striped crosswalks at controlled intersections and at all intersections near schools will provide a safe environment for a variety of pedestrians. Provide pedestrian pushbuttons and signals at all major intersections.
- Providing more appropriate illumination at all corners of intersections for navigation and safe night-time access.
- Providing street patterns that are pedestrian-scaled -- short blocks, narrow streets, signaled crossings, and human-scaled lighting -- to increase access, interaction, and assist with navigation.











## **Mix of Housing Types and Other Uses**

Successful neighborhoods contain more than just single family dwellings – they offer a balanced mix of uses and buildings that contain dwellings, workplaces, shops, and parks. Traditional urban neighborhoods and new subdivisions must contain this local mix of uses to support and provide for the diverse, daily needs of inhabitants. For the purposes of this report, the intent is to determine ways to broaden the choice and variety of dwelling unit types that will suit the increasing diversity of household sizes, composition, and income levels.

Diversity of housing stock within each neighborhood has the power to attract a wide range of households by offering homes that can meet their functional and financial needs. As each household size and composition changes, new demands will emerge for different unit size and cost, associated amenities, and transportation options. One noteworthy trend is the increasing number of ‘baby-boomer’ households (consisting of widows/widowers, singles, childless couples, and empty nesters) who are choosing to remain within or move to the community. With this trend in mind, the following should be considered:

- Improvements can be made to the existing housing stock that will permit older residents (especially those on fixed/lower incomes) to stay in their homes.
- Successful residential neighborhoods usually feature a mixture of large and small houses, a diversity of dwelling types that address various living needs, and a close walking proximity to a wide selection of community amenities (healthy mix of other uses). The larger homes can be converted into multiple units for assisted living care that will preserve the stock and meet the needs of neighborhood residents.
- Provide a mix of units for elderly residents that will permit independent living and will evolve into assisted care when necessary. If this diversity is provided on one site (as in the Wesleyan Village) it is critical that other uses are in place, (retail, recreation, other services) so that the needs of residents can continue to be met.

**Opportunities for a Mix of Housing Types Within a Neighborhood**

The following is a listing of dwelling options that can accommodate a variety of household types and be easily adapted to support future changes in demographics and housing demands.

- **Single-family dwellings.** These unit types should be built on smaller lots to tighten the urban form, with architectural styles that complement the overall streetscape. With this type, a smaller, additional unit may be constructed on-site to house a family member at any stage of life; from a ‘bachelor pad’ located above the garage or a detached ‘granny flat’ in the garden.
- **Duplex units.** These smaller, attached dwellings, when combined in a streetscape, must maintain the scale and fabric created by larger, neighboring residential structures. This option provides each household to a smaller portion of the land cost, but offers the same level of urban amenities.
- **Multi-household structures.** This more dense housing type, whether a new or converted structure, should be integrated into the neighborhood fabric and project a strong pride-in-ownership attitude. To add value to the neighborhood and provide a sense of community for inhabitants, these structures must be oriented towards the street, contain no more than 4 stories, and be located adjacent to other dwelling types and community amenities.
- **Garden apartments.** These units usually take the form of one- or two-story attached dwellings that surround a central garden area with street facades that are in proportion with neighboring structures. This form offers a protected, common place that is made available for all residents and neighbors for recreating, gathering, and interacting.

## **ORGANIZING NEIGHBORHOOD ASSOCIATIONS**

### **What is a Neighborhood Association?**

A ‘neighborhood association’ is a voluntary organization of residents that work together to improve and maintain the quality of life in their neighborhood. Associations can form out of concern over a particular issue or need, or as a means of enhancing a ‘sense of community’ within the neighborhood. An organized group of neighbors can effectively lobby community leaders in the event of a neighborhood crisis and can initiate positive changes when neighborhood needs are identified.

### **Neighborhood Association Characteristics and Considerations:**

Every association will differ, since the group will form and evolve based on the needs of the neighborhood and other community issues. Unless a structure has already been established by local government or a community organization/group, the future members of the association should decide the shape and parameters of the group’s formation and the methods they will employ for identifying and undertaking necessary changes in the neighborhood. Outlined below are some of the organizational characteristics that should be considered when forming a neighborhood association or an association network. These topics summarize the general criteria and considerations.

**Why Organize?:** Organizing a neighborhood brings people together to form a collective and united voice. A well organized group of people can act as a powerful and influential force in the community by :

- building a sense of community among neighbors (being a part of something);
- identifying and satisfying individual and collective needs;
- planning projects and activities that are beneficial to the neighborhood;
- providing a forum for the discussion of local and citywide issues;
- addressing particular issues that face the neighborhood; and
- empowering residents to work together to improve their neighborhood.

**Composition:** A neighborhood association can be comprised of a diverse group consisting of homeowners, renters, apartment dwellers, and representatives from businesses, churches, and special interest groups (30 to 300 households). Most neighborhood associations elect a board of directors and/or various committees who will organize and carry out desired objectives on behalf of the neighborhood.

**Boundaries:** The boundaries of the neighborhood must be defined. The association must identify:

- where their neighborhood ends and adjacent areas of the community begin;
- the major streets and/or built and natural features that establish the boundaries; and
- the boundaries of other neighborhood associations (to avoid overlapping).

**Membership:** Those living (and working, depending on the association's composition) within the boundaries are then considered part of that neighborhood and should be invited to participate in the association. Many associations ask for dues from their members (on a voluntary basis) to help fund newsletter production/mailings and other activities; while some communities offer free membership to those residents living within the neighborhood boundaries. Some associations have dues that range from \$10 to \$50 per year (from supporting, to active, to business participation) and are open to anyone from the community. The association must also determine those who are eligible to vote on neighborhood issues.

**Meetings:** The neighborhood association meeting, modeled after traditional town meetings, is a place to exchange ideas, to decide on projects and priorities, to propose solutions, and

to prepare plans that will affect the neighborhood. Most associations meet on a monthly basis to:

- discuss and attempt to resolve problematic local issues;
- devise community-building strategies for the neighborhood;
- respond to notifications from the city about local planning decisions and actions;
- plan for events and activities within the neighborhood; and
- provide an opportunity for old and new neighbors to socialize.

**Activities:** Some of the activities that an association may undertake include:

- rehabilitating the existing housing stock;
- maintaining the appearance of the neighborhood (clean-ups and code enforcement);
- ensuring safety on community streets (Neighborhood Watch program);
- establishing a neighborhood planning process in partnership with local government;
- supporting the activities of other community-based, not-for-profit organizations;
- hosting annual events and activities that celebrate the neighborhood;
- determining the economic well-being of residents and business community;
- improving upon city services and infrastructure within the neighborhood;
- participating in and implementing local projects that build neighborhood pride; and
- publishing informative neighborhood directories and newsletters for residents.

**Benefits:** Neighborhood associations give residents a stronger voice and greater control over their own fate. Through neighborhood associations, residents can stay informed on city policies and procedures and can provide valuable input on a variety of community issues. The organization of a neighborhood association provides an opportunity for residents to meet, establish connections, and interact with others. This process can facilitate an open line of communication between local government officials and association members, enabling conversations about upcoming projects and issues within the neighborhood.

## **Neighborhood Association Formation: from Idea to Organization**

Forming a neighborhood association takes time, effort, and planning from citizens who are dedicated to improving and protecting their neighborhoods. Often, citizens have the desire to create a neighborhood association, but they lack the expertise or experience in taking the necessary steps towards forming an organization. The list below presents a general outline of the steps that are recommended in order to form an effective neighborhood association.

- **Define the Neighborhood Boundaries:** define the boundaries of the neighborhood as a means to identify the areas, features, and residents that should be included in the association.
- **Gain Familiarity with the Neighborhood:** uncover and discuss some of the problems facing residents in order to (1) find a group of committed residents who are willing to vocalize their concerns and to (2) form a list of activities and projects that should be undertaken.
- **Conduct a Needs Assessment:** conduct a survey of the neighborhood—addressing elements such as the condition of streets, buildings, infrastructure and services, and critical/crisis issues—to determine neighborhood needs.
- **Identify the Positive Components of the Neighborhood:** identify the human, built, historical, and natural resources that best represent the desirable elements of the neighborhood which should be preserved, enhanced, and celebrated.
- **Bring a Small Group Together to Discuss Concerns:** organize a core group to discuss the need for a neighborhood association, how to involve others within the neighborhood, and how to best plan for the association’s first meeting.
- **Establish a Forum for Meeting About and Discussing Issues:** identify important issues and prepare for the first meeting by determining how to inform residents of the meeting, finding a location to meet, planning how the meeting should be conducted, deciding which issues should be discussed, etc. The meeting should provide an environment in which issues can be covered, specific tasks can be assigned, responsibilities are made clear, each willing participant can be assigned a task, and opportunities to contribute are made available to everyone in the association.
- **Develop the Organization:** determine the shape the association should take (based on the success of the initial neighborhood meeting) by discussing the technical and legal issues that surround the establishment of a neighborhood association, creating bylaws and terms of membership, identifying goals/ mission statements, and establishing leadership positions and committees.
- **Build Coalitions and Stronger Neighborhoods & Communities:** identify and partner with existing neighborhood organizations, in order to collectively tackle issues and projects for the betterment of the community.