

The
***West Central
Plan***



Promoting Preservation ~ Embracing Diversity

*Prepared for the citizens of West Central
by the
City of Fort Wayne Planning Department*



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EXECUTIVE SUMMARY

The West Central Neighborhood encompasses 470 acres, making it one of the city's largest neighborhood associations. Its boundaries include: Calhoun Street on the east, the St Mary's River on the north and west, Taylor Street east to Fairfield Avenue, then north to the Norfolk and Western Railroad, then east to Calhoun Street on the South. The West Central Neighborhood Association is known for its activist spirit and openness to diversity. The neighborhood is home to residents with a wide range of socio-economic backgrounds making the neighborhood attractive to many.

The West Central Neighborhood Association has a long history of promoting and supporting historic preservation. The association has also worked toward improving its parks and encouraging a return to single-family housing. To assist them in executing these tasks, the association hired a part-time staff person, formed a Community Based Development Organization (CBDO), and is now applying for 501c3 status.

In order to effectively organize and direct their efforts to revitalize West Central, the association requested an update to their first neighborhood plan developed in the 1980's. A neighborhood plan develops specific, action-oriented short-range and long-range improvement strategies; helps in the coordination and allocation of City resources, services, and programs; focuses improvements to a defined geographic area; provides guidance and direction to the Board of Zoning Appeals, Fort Wayne Plan Commission, and other boards and commissions; engages the community in planning for their own future; and enables neighborhoods to leverage additional resources. Thus, the West Central Plan serves as a tool and policy document for the neighborhood association to use in its efforts to improve the West Central area.

A steering committee appointed by the West Central Neighborhood Association worked with the Fort Wayne Planning Department staff to identify issues, develop goals and policies, and devise strategies to carry out the plan's recommendations. The recommendations in the plan are based on information provided by city staff and input from residents through a public workshop and survey.

Topics addressed in the plan include: Economic Development, Historic Preservation, Housing, Infrastructure and Utilities, Neighborhood Organizational Issues, Parks and Recreation, Public Safety, Traffic and Parking, Zoning and Land Use.

The goals in the plan provide the overall direction for making improvements. The policies provide further direction on specific issues. The action steps help to achieve each policy (and ultimately the goal). Unlike goals and policies, the action steps in this plan are very flexible and can be acted upon or changed entirely.

Planning staff will continue to work with the West Central Neighborhood Association to develop a priority matrix to organize action steps and provide clearer direction for the plan's implementation. The matrix will be similar to ones used with the Fort Wayne Housing Strategy and Downtown Blueprint Plan. Action Steps will be prioritized and key individuals or organizations will be identified to carry out the action steps.



INTRODUCTION

History of West Central

Located west of downtown Fort Wayne, the West Central neighborhood developed as a residential area at the beginning of the city's canal era in the 1830s. The neighborhood was first inhabited primarily by working class residents who walked to jobs at nearby workplaces. As Fort Wayne grew in the nineteenth century, and as the local transportation systems improved, the West Central neighborhood became a favored area for middle and upper class residents. The earliest, small, vernacular homes were replaced by larger homes designed in the fashionable architectural styles of the time. Homes that represent virtually all the styles that were popular between 1830 and 1950 can be found in the neighborhood. The area contains early Greek Revival-style homes and a rare Gothic Revival residence. The West Central Historic District contains the largest collection of homes designed by John F. Wing and Marshall Mahurin. These two men formed one of the most successful architectural firms in Indiana from 1882 to 1907.

The West Central neighborhood has traditionally been the home of many of Fort Wayne's most prominent families. In the late 1800s many built large, stylish homes on the north side of the neighborhood along fashionable Berry, Wayne, and Washington streets. Nineteenth century industrialists such as H.G. Olds, owner of a wagon and railroad car works; Ronald T. McDonald, whose Jenney Electric plant developed into the present General Electric plant on Broadway; William Page Yarnelle, a heavy hardware wholesaler; and Theodore Thieme, owner of the Wayne Knitting Mills, all resided in West Central. Prominent downtown retailers Myron Dessauer, L.O. Hull, and Horatio Ward, and state senator and attorney Robert Bell built homes in West Central. John Claus Peters, an industrialist, owner of the Wayne Hotel, and grandfather of actress Carole Lombard, was a long-time resident.

The southern portions of the neighborhood, stretching from Jefferson Boulevard to Taylor Street, display a collection of modest, working-class homes and small-scale cottages arranged along narrow, tree-lined, streets. Many of these streets retain their original brick pavement. The former Pennsylvania Railroad tracks bisect this area. Many employees of the businesses and various industries that stretched along the south side of the railroad corridor resided between Jefferson and Taylor. Other residential areas are located between Broadway and McClellan Streets and between the St. Mary's River and Superior Street.

In the nineteenth century Broadway developed into a busy thoroughfare, and became a neighborhood commercial area serving the daily needs of residents. A variety of shops once lined the street, such as groceries, bakeries, hardware stores, and millineries. Today, many of these businesses have moved to suburban areas, and antique stores and other unique retail shops have taken their place.

By the 1980s, the character of the neighborhood had changed. Many single family homes had been converted into multi-family dwellings, and urban renewal tactics, coupled with desires for more off-street parking, resulted in the demolition of many commercial and residential buildings. Long-time West Central residents, however, fought for the preservation of their neighborhood.

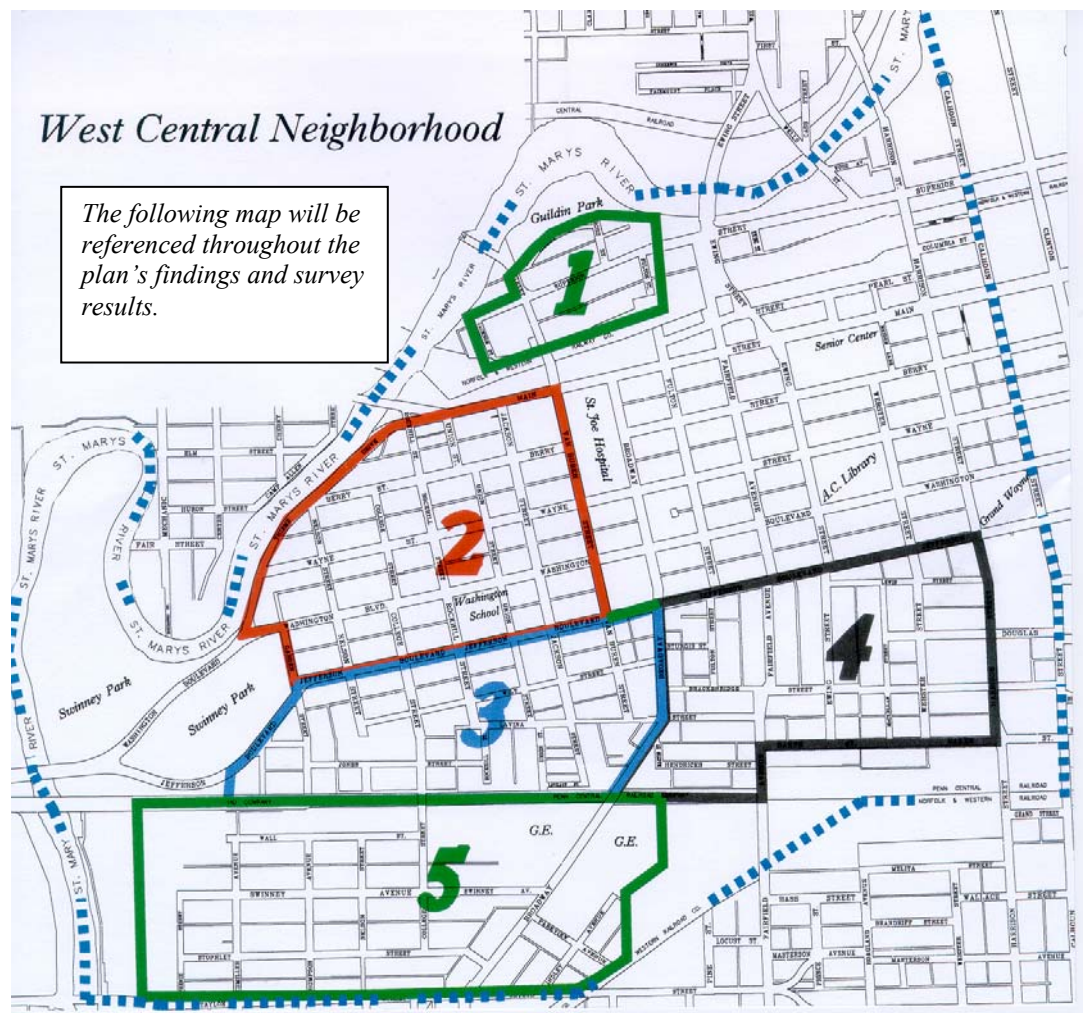
In 1984, a large portion of the West Central neighborhood was listed in the National Register of Historic Places. A smaller area also became a local historic district. These designations



were in recognition of the neighborhood’s collection of architecturally and historically significant buildings, representing a variety of residential types and styles in Fort Wayne. Since achieving historic designation, West Central has seen a revival. Many rundown homes have been rehabilitated, while preserving their historic character. Converted multi-family houses have been returned to single-family residences. As a result, property values have risen. Also, since 1983, the WCNA has sponsored an annual house and garden tour of the area, in an effort to highlight the neighborhood’s history and the continued revitalization efforts of its residents.

Why Plan?

Neighborhoods are the basic building block of a community. Therefore, it is important to invest time and resources in stabilizing and improving our city’s neighborhoods. With a plan, a neighborhood association has a guide to direct future improvement and investment. In addition, the plan should reflect the desires and needs of the residents of that neighborhood. Recommendations within a neighborhood plan are based on broad neighborhood input and participation creating a shared vision for the neighborhood’s future. This “shared vision” enables a neighborhood to support or reject development projects or request city services. In addition to guiding and fostering future development, a key aspect of neighborhood plans is that they enable neighborhoods to identify and leverage additional resources and funding opportunities



Planning Process

Initiation of Plan

In 2001, the West Central Neighborhood Association (WCNA) requested the Fort Wayne Planning Department to help them update their first neighborhood plan developed in the 1980's. The WCNA formed a steering committee to work with planning staff. As a representative body of the West Central Neighborhood Association, the steering committee was expected to reflect the desires and interests of the residents and members of the West Central neighborhood.

Data Collection

The planning department staff was responsible for compiling technical data on the study area. This information ranged from census data to assessing infrastructure conditions. Planning staff consulted with other city departments on the issues pertaining to specific departments. The data was then presented to the steering committee.

Public Input

Critical to the successful development of the neighborhood plan was broad based input from residents, property owners, businesses, and other stakeholders in the study area. Public input into the development of the plan included: A public workshop (35+ attendees), a door knob survey distributed by city staff, and an open house presentation of the draft recommendations.

Determining Neighborhood Issues and Needs

Planning staff compiled the data and public input and presented the information in the form of topic sheets. Steering committee members then worked to determine the major issues impacting the neighborhood.

Setting Goals

Once the planning committee and planning staff reached consensus on the issues to be addressed in the plan, the steering committee began to set goals to remedy each of the issues.

Drafting Policy Statements/Action Steps

Specific recommendations for the plan come in the form of policy statements and action steps. The development of the policy statements were more difficult than the formation of the goal statements, since these require an understanding of services, programs, and funding provided by the City. The planning staff, working with other city departments, provided additional assistance in drafting this section. Once the planning staff and steering committee reached consensus on the policies and action steps, a draft copy of recommendations was produced.

Presentation of Recommendations

Though the steering committee chair provided updates to the WCNA, it was important to have a formal presentation of the recommendations to the West Central residents and general public. An open house was held and written comments on the plan's recommendations were gathered.

Revision of Draft Recommendations

Planning staff and steering committee members reviewed the comments from the open house and based on these, made final changes to the plan.



Neighborhood Association Adoption

The final version of the plan's recommendations was then brought before the WCNA for a membership vote. The plan was adopted and a letter of request from the association president was submitted to the planning department. This letter requested the plan be considered as an amendment to the Fort Wayne Comprehensive Plan.

Implementation Matrix and Prioritization

Planning staff and steering committee members will develop a matrix to outline tasks and roles to carry out the plan's action steps. In addition, action steps will be prioritized. This process will assure the successful implementation of the plan's recommendations.



COMMUNITY INPUT

Public Input Meeting

On March 18, 2002, the City Planning Department hosted a public input meeting at the West Central Ministry Building. Over 35 people were in attendance at the meeting. Attendees were asked to list neighborhood assets and liabilities. They were also asked to dream big and identify improvements or changes they would like to see in West Central. These were compiled in a Wish List. Everyone was then asked to vote on the listed assets and liabilities they felt were most important. A list of the meeting results can be found in the appendix.

Door Survey

In August of 2002, a 23-question door survey was distributed to West Central residents. Surveys were distributed by city staff within the residential areas of West Central. The area was then divided into 5 sub-areas. Each residential unit (except apartment buildings) received a survey on their door or near their mail box. Residents were asked to complete the survey and place the pamphlet back on their door (or the same location it was placed.) City staff then collected the surveys the following day. Residents also had the option to mail their survey to the City Planning Department. Over 1,198 surveys were distributed and 160 were completed and returned, resulting in a 13 percent return rate. The responses from the surveys assisted the Steering Committee in determining goals and policies for the plan. A summary of the survey results can be found in the appendix.

Open House

On May 17, 2004, an open house was held to present the draft recommendations for the plan. Over 50 people were in attendance at this meeting. Steering committee members and city staff were on hand to present information, answer questions, and encourage attendees to record their comments. Over two dozen individuals provided written comments on the plan. Staff and steering committee members reviewed the comments and made appropriate changes to the draft plan.

Committee members and staff in action at the Open House.



DEMOGRAPHICS

The following is a brief overview of the demographic make-up of the West Central Neighborhood based on 2000 U.S. Census data.

	1990	2000
Total Population	4116	3806
Race		
White	3665	3097
Black	296	350
American Indian and Alaska Native	24	42
Asian or Pacific Islander	25	63
Other race	106	142
Two or more races	0	112
Persons of Hispanic Origin	186	297
Age		
Under 18 years of age	772	643
18 years of age and older	3344	3163
65 years of age and older	535	375
Housing Units		
Occupied	2147	2015
Owner-occupied	527	473
Renter-occupied	1620	1542
Vacant	440	374
For rent	225	250
For sale only	23	23
Rented or sold, not occupied	20	24
For seasonal, recreational or occasional use	3	4
Other	169	73
Households		
1 person	1183	1208
2 or more persons	964	807
Families	748	556
Married-couple family	432	284
Female householder, no husband present	237	191
Male householder, no wife present	79	81
Nonfamily	216	251



TOPIC AREAS

Economic Development

The West Central Plan emphasizes supporting and promoting commercial uses in commercially zoned areas such as Broadway. The Broadway corridor has the potential to become a unique retail area. The plan offers several strategies to help promote and support Broadway businesses including the formation of a business association, creative and collaborative marketing, streetscape improvements, and the creation of a loan program.

FINDINGS

What residents have told us...

- West Central Neighborhood Ministry – asset
- Unique retail on Broadway – identified as a significant asset
- Main Library - identified as a significant asset
- Existing commercial properties - asset
- Designated business districts – asset
- GE properties on the north side of railroad – liability
- Run down/poorly kept commercial & residential properties – identified as a significant liability
- Vacant buildings – liability
- Limited number of retail and restaurants- significant liability
- Businesses located in residential areas - liability

Economic Development Tools – CBDO

The West Central Neighborhood Association became a CBDO in 2003. Since then, WCNA has received funding for ornamental street lights on Jefferson Blvd. and funding for a pedestrian bridge study for Swinney Park.

What is a CBDO?

A CBDO or Community Based Development Organization is a HUD (Department of Housing and Urban Development) recognized organization engaged in community development activities within an identified geographic area.

Its primary purpose is the improvement of the physical, economic or social environment of its geographic area of operation by addressing one or more critical problems of the area, with particular attention to the needs of persons of low and moderate income.

A qualified CBDO can carry out any or all of the following three types of projects:

- Neighborhood Revitalization
- Community Economic Development
- Energy Conservation



RECOMMENDATIONS

Goal 1. Improve economic development opportunities for commercial properties in appropriate areas of the neighborhood

Policy A—Encourage desirable and viable neighborhood-oriented commercial activities within existing commercially zoned areas

Action Step 1.1 Continue to promote neighborhood businesses in WCNA publications and web site

Action Step 2.1 Meet with prospective and new business owners, have them contact the City's Division of Community Development for assistance

Action Step 3.1 Direct new business and property owners who are seeking to make alterations to their property to contact the City's Zoning and Historic Preservation staff

Action Step 4.1 As a CBDO, establish a loan process to provide assistance to viable businesses to enhance their buildings and expand their operations

Action Step 5.1 As a CBDO, establish a loan program to provide assistance to viable businesses to enhance their buildings and expand their operations

Policy B—Promote and support businesses and organizations along the Broadway Corridor

Action Step 1.1 Advertise available commercial space in the neighborhood newsletter and web site

Action Step 2.1 Work with existing businesses and the Division of Community Development to develop a Broadway Business Association

Action Step 3.1 Work with Broadway businesses north of the railroad elevation to develop a brand identity to market and promote the character and uniqueness of the area

Policy C—Encourage new construction designs to be complementary to the historic nature of the neighborhood

Action Step 1.1 Recommend new business owners and site developers meet with the City Planning Department in order to learn about development provisions outlined in the Historic Preservation Protection Ordinance along with zoning and development guidelines and regulations

Policy D—Encourage reuse of existing structures

Action Step 1.1 Working with the City Division of Community Development, identify ownership of abandoned or underutilized commercial buildings



Action Step 1.2 With the assistance of the Historic Preservation staff, contact property owners and provide them with information on city, state, and federal resources available for building rehabilitation

Action Step 2.1 Work with the Division of Community Development to develop a program that will market vacant or “for sale” neighborhood business sites

Action Step 3.1 As a CBDO, provide financial assistance to viable businesses seeking to renovate and reuse existing buildings (this can be achieved through loans or by partnering with other funding sources)

Policy E – Develop plan for transitioning abandoned or neglected commercial/industrial property for functional use

Action Step 1.1 Continue to meet with General Electric to discuss potential reuse options for abandoned surface parking lots

Action Step 2.1 As appropriate, request the City of Fort Wayne Division of Community Development, in partnership with ARCH, draft a long range redevelopment/reuse plan for the General Electric and Superior Essex campuses

Action Step 2.2 Actively participate in a plan for the redevelopment/reuse of the General Electric and Essex campuses

Historic Preservation

The West Central neighborhood has long been a champion for historic preservation. Working with the City’s historic preservation staff and other preservation groups such as ARCH and Historic Landmarks Foundation of Indiana, the WCNA should continue to lead the way in promoting the preservation and reuse of historic structures. The plan recommends, - not only enforcement of policies and guidelines to preserve historic buildings, but also education, and the sharing of information to property owners.

FINDINGS

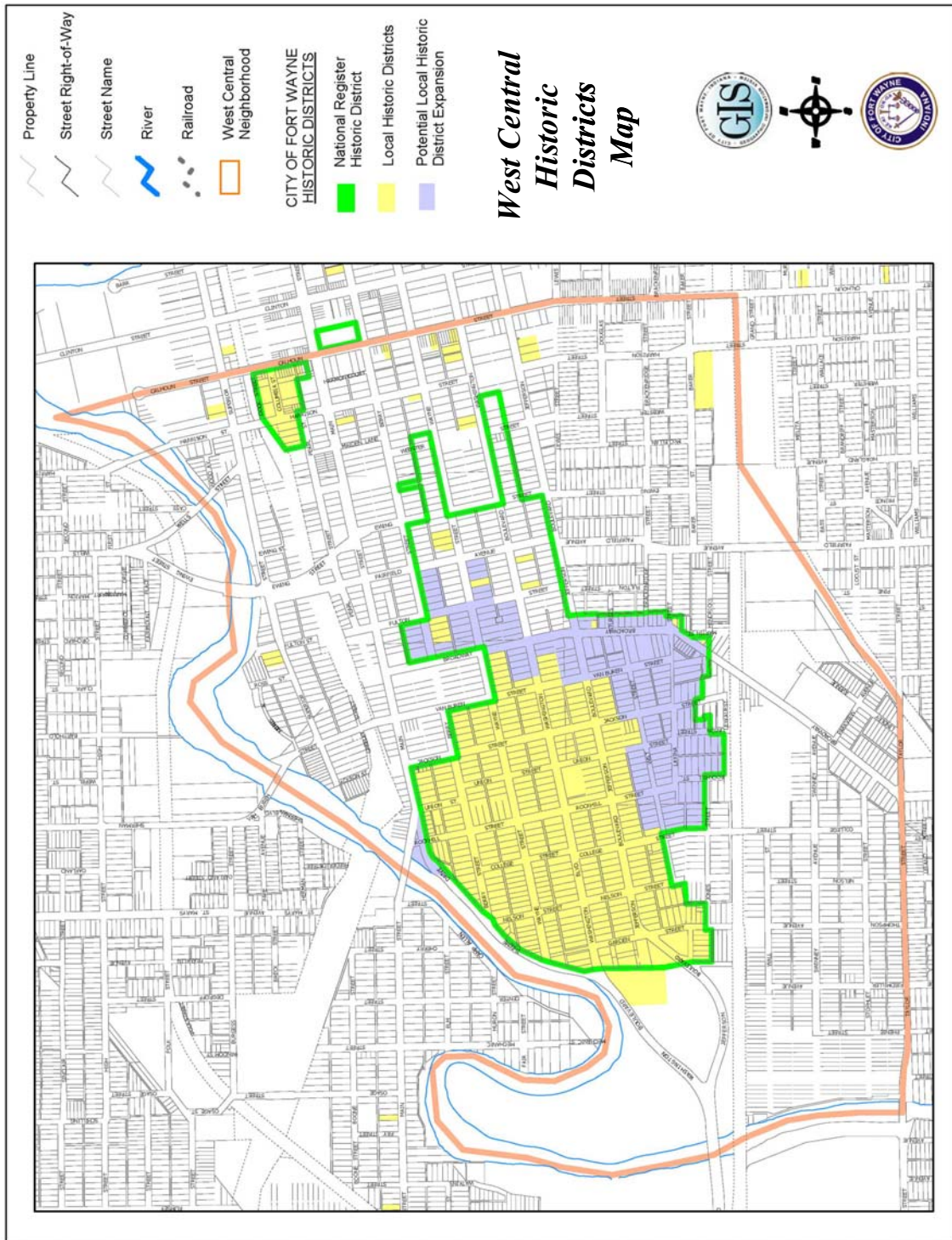
What residents have told us...

- Historic appeal – a significant asset
- Different styles of architecture - asset
- Historical elements – asset
- Historic zoning - asset
- Historic District/Protection - asset
- Institutionalized demolition of historic homes - liability
- An overwhelming majority of residents believe that historic districts are positive for the neighborhood.
- An overwhelming majority believe that more areas of the neighborhood should be historically designated.



West Central Local Historic District

The establishment of the West Central Local Historic District has been integral to the stabilization of the neighborhood. The neighborhood is currently in the process of expanding this local district. Several properties in these areas have been threatened or lost. The benefits of being in a local historic district include stabilizing and increasing property values, increasing home ownership, and encouraging homeowners to invest in their properties.



RECOMMENDATIONS

Goal 1. Enhance the residential quality of the neighborhood and promote economic development through the preservation, rehabilitation, restoration, and recognition of the neighborhood's historic resources, as well as the education of neighborhood residents and the community at large

Policy A - Support and monitor local and national historic district policies and regulations

Action Step 1.1 Designate an individual or committee as a Historic Preservation (HP) liaison to the Fort Wayne HPRB and its staff. This individual or committee will receive notifications, agendas, staff reports, etc. from HPRB. The individual or committee will periodically attend HPRB meetings

Action Step 2.1 Mail or email WCNA newsletters and announcements to HPRB members and HPRB staff

Action Step 2.2 Invite HPRB members and/or City HP staff to WCNA meetings or events as necessary or when appropriate

Action Step 3.1 Include contact information for City HP staff on WCNA website and in newsletters, etc.

Action Step 4.1 Place HP liaison on mailing lists at Indiana DNR- Division of Historic Preservation & Archaeology (DHPA), Historic Landmarks Foundation of Indiana (HLFI), and ARCH. Consider WCNA memberships in HLFI and National Trust for Historic Preservation

Action Step 5.1 Review local historic district policies, regulations, guidelines, and administration by HPRB and HP staff. Establish or review the neighborhood's goals for protection of historic properties through HP program

Action Step 5.2 Work with HPRB and HP staff to determine whether neighborhood HP goals are being satisfied

Action Step 5.3 If HP goals are not being satisfied, work with HPRB, HP staff, other historic neighborhoods, owners of historic properties, and other appropriate stakeholders to revise HP policies and/or the Historic Preservation Guidelines. If goals are not being met, amendments to the Fort Wayne Historic Preservation and Protection Ordinance may also be considered

Policy B - Encourage preservation of historic buildings, sites, structures, and objects

Action Step 1.1 Continue to organize and develop the annual House and Garden Tour



- Action Step 1.2** Develop neighborhood-based award or recognition program(s) for outstanding projects, such as residential rehabilitations, commercial rehabilitations, paint schemes, landscaping or gardens, etc.
- Action Step 1.3** Investigate and develop plaque, marker, or certificate program to recognize properties and homeowners that have participated in annual House and Garden Tour, have received other awards, or have special historic or architectural significance
- Action Step 2.1** Develop and promote training programs and workshops for homeowners and contractors in appropriate restoration and rehabilitation practices. Partner with other groups and organizations to sponsor training sessions and materials
- Action Step 2.2** Provide information about appropriate restoration and rehabilitation techniques in newsletter and on website
- Action Step 2.3** Work with HP staff to compile an inventory of contractors with special skills, training, and experience in restoration and rehabilitation. Promote the availability of this list through newsletter, website, and HP liaison
- Action Step 3.1** Promote the availability of state and federal tax credit programs for rehabilitation of historic residential and commercial properties through the newsletter and website
- Action Step 4.1** Utilize CBDO designation to develop and assist HP projects
- Action Step 5.1** Encourage and promote preservation of publicly owned historic sites, structures, and objects within neighborhood by partnering with the Parks Department, Street Department, HPRB and other appropriate organizations. Organize fundraisers, seek grants, or develop other funding sources
- Action Step 5.2** Work with the Park Department to allow neighborhood, other organizations, or individuals to “adopt” monuments and park features that need special care
- Action Step 6.1** Work with ARCH, Old Fort Settlers, Park Department, and other appropriate parties to ensure continued use and maintenance of the Mary Rockhill Tyler House (918 Van Buren Street) the Swinney House, and the Settlers log house in Swinney Park
- Action Step 7.1** WCNA (or HP liaison), working with HPRB, HP staff, and Neighborhood Code Enforcement (NCE), develops and maintains an inventory of threatened houses, buildings, and other historic resources. Develop contingency plans or strategies for protection and reuse of buildings that are threatened. Develop dialog with owners and potential developers of threatened properties



Action Step 8.1 Foster, encourage, and adopt a community commitment or city ordinance that will prevent any further demolition of historic resources within the West Central Neighborhood. Work with the Historic Preservation Review Board, the Fort Wayne Plan Commission, City Council, ARCH, the DID, Fort Wayne Redevelopment Commission, and other interested parties. Historic resources are defined as historic buildings, districts, sites, structures, and objects that are either listed on, or eligible for listing on, the National Register of Historic Places, or as Fort Wayne Local Historic Districts under the Fort Wayne Historic Preservation Ordinance. Determination of eligibility for historic designation would be made by the HPRB

Policy C - Expand local historic district boundaries

Action Step 1.1 Working with Historic Preservation staff, follow the procedures for requesting historic district designation as follows:

- Submit a letter from neighborhood to HPRB stating an interest in expansion of local historic district. Request assistance from HPRB and HP staff with development of expanded district. The letter should include a preliminary map of the expansion area(s)
- Form a WCNA local historic district expansion committee
- Work closely with HP staff to review and further develop the map of the proposed expansion area
- Compile a list of all property addresses in the expansion area
- Working with county tax records, and HP staff, use the list of addresses to compile a complete list of property owners of all properties in the proposed expansion area
- Work with HP staff to develop resident petition forms and absentee owner response postcards. These materials will be used for gathering owner signatures during the petition process
- Develop a letter or flyer that will inform owners of the proposed local historic district expansion. Include information on benefits, requirements, procedures, and public information meetings. Consider direct mailing of letter to all property owners, particularly to absentee owners
- Announce and promote the historic district expansion project through neighborhood newsletter, website, letters, and flyers
- Organize and promote a series of 2 to 4 public information meetings. The neighborhood and city HP staff will present information about local historic districts and the designation process. Residents and property owners will be encouraged to ask questions. Make the petitions available for signatures at this meeting



- Neighborhood local historic district expansion committee seeks individual meetings with institutional property owners and other large or significant property owners within the expansion area to explain the project and seek support for the project. City HP staff may participate if appropriate
- Neighborhood informs the Mayor, District council person(s) and the at-large council members of the project. Neighborhood seeks support of council members for approval after petition process and HPRB public hearing are completed
- In conjunction with the public meetings, the local historic district expansion committee and other volunteers will work to gather signatures of property owners on the petitions. These signatures will be obtained at neighborhood meetings, events, and by door-to-door contact
- In conjunction with the public meetings, mail absentee owner response postcards to all property owners who do not reside at the address of the property in the district expansion area. Request response with a specific deadline
- Monitor the ratio of supporting petition signatures versus objections or non-response. The neighborhood must have signatures of over 50 percent of the property owners to submit the petitions to the HPRB
- Submit the request for local historic district expansion, with the petition materials, to city HP staff. HP staff will review the petition materials, prepare a staff report for the HPRB, and schedule a public hearing for the next available meeting of the HPRB
- Neighborhood coordinates attendance of supporters of expansion at public hearing. Neighborhood monitors opponents to expansion and continues to inform and educate property owners, residents, and public officials
- After approval of the district expansion by HPRB, the request will be submitted to City Plan Commission for review and comment. Expansion committee may attend
- Expansion request is scheduled for City Council. Neighborhood continues to seek support of council members, coordinate supporters, and monitor any opponents of expansion

Action Step 2.1 Promote individual local historic designation for eligible historic resources and properties that are outside local historic districts. Contact owners of eligible properties and encourage them to contact HP staff for further information on historic designation



Policy D - Encourage adaptive reuse of existing structures

Action Step 1.1 WCNA (or HP liaison), working with HPRB, HP staff, NCE, ARCH, and other interested organizations, develops and maintains an inventory of vacant and threatened houses, buildings, and other historic resources within the neighborhood

Action Step 2.1 Identify properties that would be good candidates for adaptive reuse

Action Step 3.1 Develop contingency plans, strategies, and potential sources of funding for the rehabilitation and reuse of buildings that are threatened and would be good candidates for reuse

Action Step 4.1 Develop dialog between neighborhood, owners of vacant or threatened buildings, and potential developers of threatened properties

Action Step 5.1 Utilize CBDO designation to develop and assist adaptive reuse projects when applicable. Look for partnerships with other organizations that may leverage funds

Action Step 6.1 Encourage stabilization and mothballing of industrial buildings that are good candidates for future adaptive reuse efforts. Develop and maintain dialog between neighborhood and owners of such buildings

Policy E - Encourage new construction designs to be complementary to the historic nature of the neighborhood

Action Step 1.1 Work with HPRB and city HP staff to ensure that the Fort Wayne Historic Preservation Ordinance is fully enforced in the local historic district

Action Step 2.1 Work with city HP staff to develop library of appropriate and complementary housing designs, and list of local builders willing and able to build these designs

Action Step 3.1 Continue and complete work to expand Local Historic District(s) in order to enforce historically appropriate designs for new development

Action Step 4.1 Monitor potential development projects in the neighborhood

Action Step 4.2 Communicate with and encourage developers, with assistance from City Division of Community Development, to utilize historically appropriate or complementary designs in development projects

Action Step 4.3 When development projects are in or near the historic districts, and the project requires approval from BZA or Plan Commission, encourage special conditions that would require projects to meet appropriate design standards or reviews

Action Step 5.1 Monitor, support, and encourage enforcement of the Downtown Design Guidelines and other elements of the Downtown Blueprint



Housing

In order to improve the quality of West Central's housing stock, it is important to consider the financial, technical, and educational needs of property owners. Both home owners and landlords must be taken into consideration. Some property owners may lack the financial means to make repairs or may not know of quality craftsmen who provide home renovation services. Furthermore, some property owners may be unaware of guidelines or requirements for historic properties. Through education and outreach some of the issues of home repair can be resolved.

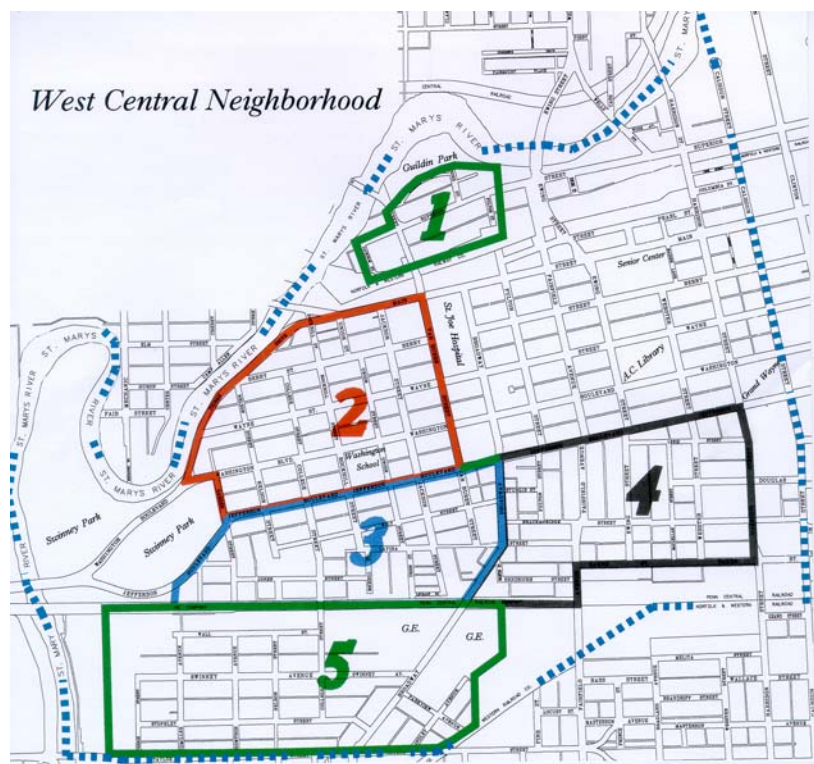
FINDINGS

What residents have told us...

- Continued investment by homeowners - asset
- Number of single family homes - asset
- Beautiful older homes – asset
- Stable and rising home values - asset
- Poorly maintained homes – significant liability
- Need tighter restrictions and more penalties on slumlords – liability
- Absentee landlords – liability

Housing Overview

Housing in West Central has steadily improved in the last 15 years and especially in the last five years. The core of stable housing continues to be in Area 2 as shown in the map below. This area remains desirable due to the number of “grand” homes, lack of major through streets, and local historic designation.



Rental Properties

West Central has three times more rental units than owner occupied units, one of the largest ratios in the city. Many of these units come in the form of large apartment units (West Berry Apt., Edsall House, Wayne-Jackson Apts., Van Buren Apts., Sheridan Court Apts., Midtown Crossing). However, there are many large homes that have been converted to multi-family units. Conversions from single family to multi-family have increased the number of parked cars along neighborhood streets resulting in a lack of available on-street parking. Though these converted homes were designed for single family use, some landlords have maintained the appearance of the home as a single family structure.

Vacant Properties

Several vacant structures within West Central provide an opportunity for criminal activity. Area 3 near the vacant General Electric property contains most of the vacant structures. Other areas containing potential vacant structures are located in Area 4 and along Jefferson and Washington Boulevards.

Vacant land also gives the appearance of disinvestment and the potential of criminal activity. These properties, however, should be considered opportunities for new housing, side yards for adjacent property owners, neighborhood gardens, or land available for the relocation of endangered historic homes located elsewhere. Areas 3 and 5 contain a significant amount of vacant land owned by General Electric and Essex. Area 1 has had a significant number of homes purchased as part of the City's Flood Mitigation Voluntary Buyout Program. These properties will remain vacant as part of the requirements of the program.

Downtown Housing Opportunities in Mixed-Use Development

The Downtown Blueprint Plan encourages the use of upper story residential units in areas such as the Landing. Integrating residential units in a commercial area creates an environment of constant activity and the potential for new investment. This concept should be encouraged in other commercial areas such as the Broadway Corridor.

RECOMMENDATIONS

Goal 1. Enhance the residential quality of the neighborhood through the upgrading and maintenance of housing stock and land to meet all applicable standards and codes as well as maintaining the historic integrity and character of the area

Policy A—Improve housing conditions in the neighborhood

Action Step 1.1 Work with City's Division of Community Development to utilize existing and upcoming home improvement and repair programs and request funding for implementation

Action Step 1.2 Work with Division of Community Development to identify housing strategy programs specific to West Central's needs



Action Step 1.3 Identify areas to target housing resources and/or identify priority sites

Action Step 2.1 Promote City-sponsored home improvement and home repair programs to neighborhood residents

Action Step 3.1 Educate residents and contractors on home repair skills through neighborhood meeting presentations, newsletter inserts and/or facilitating home repair training seminars

Action Step 4.1 Develop a registry of local craftsman and post on website and in newsletter

Action Step 5.1 Develop a volunteer program to assist elderly/disabled residents to complete home repairs

Action Step 6.1 Work closely with Neighborhood Code Enforcement (NCE) to identify properties with multiple or significant violations, and target them for neighborhood volunteer assistance when appropriate

Policy B—Decrease the number of vacant housing units

Action Step 1.1 Use neighborhood website to market available housing in neighborhood. Include listings of homes for sale and/or other vacant available properties

Action Step 2.1 Explore opportunities for neighborhood ownership and development of abandoned homes, utilizing grant funding when appropriate

Policy C—Maximize use and improve appearance of vacant land

Action Step 1.1 Explore development of an “adopt a lot” program to prevent abandoned properties from becoming overgrown and unsightly

Action Step 2.1 Work with the Division of Community Development to help identify and catalog commissioner- owned and absentee landlord properties. Utilize an “adopt a lot” program to care for these properties whenever feasible

Action Step 3.1 Work with the City’s Planning Department to explore land-banking opportunities in the neighborhood, primarily to assemble vacant parcels into larger developable parcels

Policy D—Explore potential re-use of abandoned parking lots for housing or other uses

Action Step 1.1 Identify and inventory abandoned parking lots



Action Step 2.1 Explore opportunities for neighborhood ownership and development of abandoned lots for housing, utilizing grant funding when appropriate

Policy E —Promote single-family housing

Action Step 1.1 Initiate downzoning of residential areas as appropriate. Refer to Zoning Policy B

Action Step 2.1 Utilize neighborhood newsletter to market home ownership down payment assistance programs that are available through local banks and through the City's Division of Community Development

Action Step 3.1 As a CBDO, develop neighborhood association program for purchasing and rehabilitating existing multi-family properties into single family home ownership opportunities

Policy F —Promote owner-occupied housing

Action Step 1.1 Using the WCNA newsletter, website and other resources, work with realtors to market neighborhood assets and resources to encourage new buyers into the area

Action Step 2.1 Utilize neighborhood newsletter to market home ownership down payment assistance programs that are available through local banks and through the City's Division of Community Development

Infrastructure and Utilities

Infrastructure conditions are always changing, therefore the lists of improvement areas are only a starting point. It is important for the WCNA to continue to monitor conditions and work with the city in requesting and planning for upgrades.

FINDINGS

What residents have told us...

- Brick streets – an asset
- Residents overwhelmingly supported the preservation of brick alleys and presumably brick streets
- Overall, residents indicate that they are satisfied with storm water drainage, however there continues to be some problem areas.
- Physical condition of alleys and trash – a significant liability

Alley Conditions

Planning department staff conducted a basic survey of alley conditions in the residential areas of West Central. Each alley was divided into a one-block segment when surveyed. The survey addressed the following deficiencies: Cracking, settling, potholes, ruts, and



ponds/dips. Each area was scored either new, good, fair, or poor. The type of alley was also inventoried. The totals for each deficiency were tallied to identify the overall rating for the alley. Gravel and brick alleys were not scored and therefore are not included in the list of primary and secondary alleys requiring repairs. WCNA has expressed interest in restoring and preserving brick alleys. Due to the additional costs associated with proper restoration of brick alleys, these should be evaluated using a different standard of assessment.

Overall, West Central's concrete alleys rated in fair condition. Even the poorest alleys in West Central rated quite favorably in terms of an overall rating. Therefore, although the neighborhood has some alleys with deficient attributes, overall, the neighborhood's alleys rated in fair condition. Alleys with significant deficiencies have been categorized as priority alleys for improvement while those with marginal deficiencies have been given secondary status for improvement in the plan. Working with the Board of Works, the WCNA can better prioritize individual alleys and determine the most appropriate method for funding improvements.

West Central also has several gravel alleys. Though these alleys are unimproved, most were in good to fair condition in terms of ride ability. The WCNA will have to decide if it is desirable to upgrade these alleys to a paved or "improved" status. Due to the ongoing costs of maintaining improved alleys compared to gravel or unimproved alleys, it may be best for these alleys to remain gravel. The WCNA should continue to monitor these alleys and request periodic maintenance as necessary.

Sidewalk, Curb, and Street Conditions

The City's Transportation Engineering Services (TES) conducted a pavement condition survey for streets, sidewalks, and curbs in the City. This survey evaluates a variety of criteria including cracking, settling, utility cuts, and ride ability. For the West Central Plan only the infrastructure that rated in the poorest condition has been identified. Also, the survey only focused on the residential areas of West Central.

Most streets in the neighborhood were rated as fair to good condition. Brick streets generally rated poorest. Streets that have been identified will have to be prioritized by the WCNA to determine where to direct improvements.

Sidewalks in West Central were also generally rated in fair to good condition. Many of the poorest sidewalks were concentrated in Area 3 around Union, Jackson, and Lavina Streets. Often, poorer rated sidewalks were limited to small segments fronting one to two properties. In instances such as these, it is advisable for the property owner to file a petition with the City's Board of Works. The WCNA should offer property owners in these areas information on the appropriate process.

A complete list of the areas identified for improvement is located in the recommendation section. Steering committee members also provided a list of streets and walks that they believed should also be included in this list.

According to the pavement condition survey, most of the curbs in West Central rated as poor. Since most curbs in West Central are the original stone and do not meet current standards, they have been rated poor. The WCNA, working with the city, must further assess the condition of these curbs and determine if they want to preserve the historic infrastructure or replace it with more contemporary materials.



Brick Streets and Alleys

The WCNA has championed the preservation of the City's brick streets. The WCNA should prioritize specific brick streets and alleys and then work with the Board of Works to determine costs for rehabilitation and funding options. Through continued dialog with the City, a policy to address brick street restoration could be established.

Street Trees

West Central has beautiful tree-lined streets. Unfortunately, some of the trees will be lost due to disease, storms, and accidents. The City's Street Tree Program allows property owners to purchase trees for the public right-of-way in front of their home or business. In addition to beautification, creating a sense of place, and reducing summer temperatures, street trees can help with traffic calming on busy arterials.

Street Lighting

New street lights have been approved for Jefferson and Washington from the eastern edge of Swinney Park to Van Buren. The light poles selected will be similar to the ones used in the Landing District; pedestrian scale and ornamental. The neighborhood should consider other streets for new lighting and the method of financing the lighting improvements.

Utility conditions

West Central, like many older neighborhoods in the central city, must have its combined sewers separated. Planning for this procedure will likely begin in the next 3-4 years. City Utilities will work with the neighborhood association through the project's planning process and implementation. Additional utility concerns such as sewer odors and back-ups continue to occur in West Central. These ongoing problems should be reported to City Utilities.

RECOMMENDATIONS

Goal 1. Enhance the residential quality and promote economic development through the upgrading and maintenance of the infrastructure to enhance the streetscape, safety, accessibility, and the general appearance of the neighborhood

Policy A—Provide adequate street lighting to poorly lit areas of the neighborhood

Action Step 1.1 Through association newsletter survey and/or neighborhood meetings, identify areas residents/property owners consider unlit and warranting improve lighting

Action Step 1.2 Based upon resident input, request City Streetlight Engineering conduct a survey of problem areas

Policy B—Incorporate historically appropriate ornamental streetlights to select areas of West Central

Action Step 1.1 Through input from neighborhood residents, select areas to receive ornamental streetlights



Action Step 1.2 Meet with City Streetlight Engineering to discuss areas identified, the process for implementation, and funding for continued conversion to ornamental streetlights

Policy C—Improve lighting in alleys

Action Step 1.1 Through association newsletter, survey and/or neighborhood meetings, identify areas residents/property owners consider poorly lit and warranting improved lighting

Action Step 1.2 Contact City Streetlight Engineering about unlit areas

Policy D—Participate in scheduling process for periodic repairs to streets, curbs, alleys, and sidewalks

Action Step 1.1 On a biennial basis, work with City Engineering and Transportation and Engineering Services to identify substandard curbs, sidewalks, and streets in West Central

Action Step 2.1 Inform residents of the Board of Works petition process for new sidewalks, curbs, and street resurfacing

Action Step 3.1 The WCNA should further prioritize the streets listed below. Once prioritized, work with the City’s Transportation and Engineering Services to determine appropriate method to fund improvements

Garden St (1000 block)
Garden St (1100 block)
Jones St (1200 block)
Rockhill St (1100 block)
Lavina St (1000 block)
Leykauf St (900 block)
Jackson St (1000 block)
Wilt St (700 block)

Nelson St (1700 block)
College St (1700 block)
Swinney Av (1000-1100 block)
Stophlet St (1500 block)
Stophlet St (1300 block)
Thompson Av (1900 block)
Broadway (1800-1900 block)

Action Step 4.1 The WCNA should further prioritize the sidewalk areas listed below. Once prioritized, work with the City’s Transportation and Engineering Services to determine appropriate method to fund improvements

Superior St (500 block) north and south sides
Superior St (600 block) north and south sides
Superior St (700 block) north and south sides
Van Buren St (5000 block) east side
Fulton St (700 block) east side
Fulton St (1000 block) east side
Berry St (900 block) north side
Berry St (1000 block) north and south sides
Thieme Dr (700 block) south/east side
Garden St (900 block) east side
Nelson St (1000 block) east side

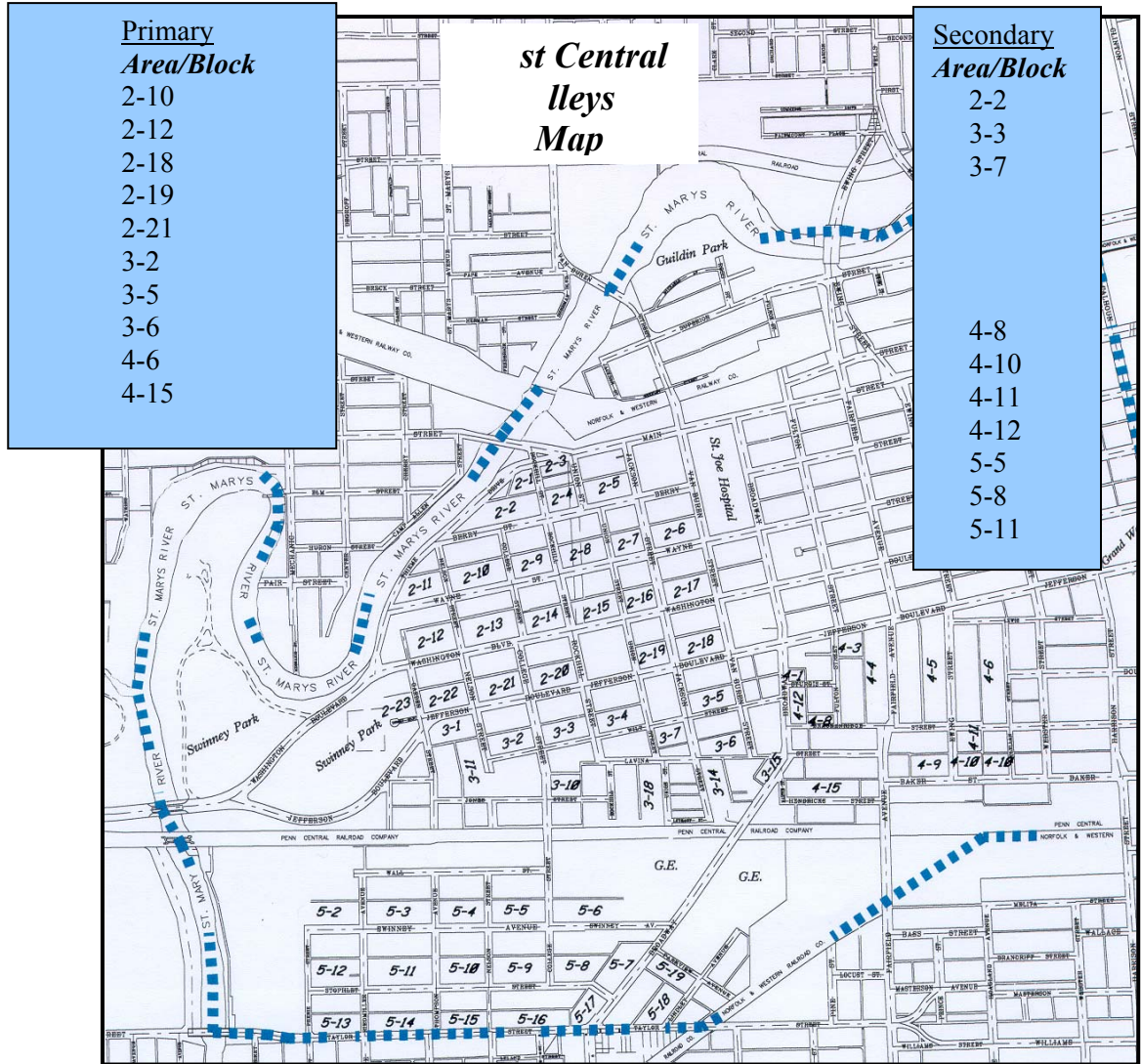
Washington Blvd (600 block) south side
Wilt St (700 block) north and south sides
Wilt St (800 block) north side
Wilt St (900 block) south side
Van Buren St (1200 block) west side
Lavina St (800 block) north and south sides
Jackson St (1200 block) west side
Jackson St (1300 block) east and west sides
Union St (1300 block) east and west sides
Brackenridge St (300 block) n. and s. sides
McClellan St (1400 block) west side



Riedmiller Av (1700 block) e. and w. sides
 Riedmiller Av (1800 block) e. and w. sides

Stophlet St (1500 block) south side

Action Step 5.1 Working with Board of Works and the Division of Community Development, request improvements to the following alleys:



Policy E— Curbs and sidewalks of historic nature should be restored and preserved.

Action Step 1.1 Work with City Historic Preservation staff to identify and inventory historic curbs and walks

Action Step 1.2 Work with City Engineering and Board of Works to develop a policy for the preservation of historic limestone curbs and sidewalks



Policy F— Brick streets and alleys should be restored and preserved

Action Step 1.1 Work with City Engineering and Board of Works to develop a policy for the preservation of brick streets

Action Step 2.1 Work with City Engineering and Board of Works to develop strategy for repair and restoration of brick streets and alleys

Action Step 3.1 Prioritize brick streets to be restored

Action Step 4.1 Coordinate brick street restoration with utility and other major infrastructure improvements

Action Step 5.1 Support and encourage the City's effort to procure an inventory of brick pavers for future restoration. Request Public Works continue to inform WCNA of brick pavers that become available through City initiated projects

Policy G—Improve appearance of Broadway streetscape

Action Step 1.1 With the help of Broadway businesses and property owners, request the City Planning Department and Public Works develop a streetscape improvement plan for Broadway

Action Step 1.2 Request that the City develop a maintenance program to guarantee continued funding for upkeep of streetscape improvements

Policy H—Maintain and increase the tree canopy along neighborhood streets

Action Step 1.1 Encourage Parks Department and Division of Community Development to continue the City Street Tree Program

Action Step 2.1 Promote the City Street Tree Program to West Central property owners

Goal 2. Enhance the residential quality and promote economic development through the upgrading and maintenance of utility services to meet required standards and codes

Policy A—Resolve poor drainage and sewer issues

Action Step 1.1 Support City in storm water/sewer separation projects mandated by the EPA

Action Step 2.1 Provide City Utilities and City Engineering a list of intersections and areas where drainage is poor

Action Step 3.1 Continue to work with City Utilities to resolve sewer odor at Nelson and Wayne Streets



Policy B—Support update of water service for residential and commercial areas

Action Step 1.1 Inform property owners of City’s policy on lead water service removal

Action Step 1.2 Investigate ways to reduce property owner’s cost in replacing lead water service connection

Policy C—Update electrical, cable, and phone service to area

Action Step 1.1 Contact City cable provider to investigate burying cable utilities

Neighborhood Organizational Issues

The West Central Neighborhood Association is recognized for its historic character and openness to diversity. These qualities should be celebrated and promoted. WCNA is unique in that it is a HUD recognized Community Based Development Organization (CBDO), allowing the neighborhood to aggressively pursue grants and other funds. This will enable WCNA to be more proactive in improving the neighborhood. WCNA needs to continue partnering with groups such as ARCH, St. Joseph Hospital, and the City. New partnerships should be pursued with the Downtown Improvement District and Broadway businesses. By building partnerships and working collaboratively, WCNA can resolve complex issues.

FINDINGS

What residents have told us...

- Willingness to participate – asset
- Neighborhood Diversity – significant asset
- Atmosphere and environment - asset
- Active neighborhood association - asset
- Neighborhood pride – asset
- Neighborhood leadership - asset
- Neighborhood too large – liability
- Classism within different parts of neighborhood – liability
- A large majority of residents enjoy West Central’s diversity
- Residents are divided - Is there active involvement from all interested residents

RECOMMENDATIONS

Goal 1. Enhance the residential quality and promote economic development through effective neighborhood organization

Policy A– Support the use of a CBDO to further WCNA developed plans



Action Step 1.1 Work closely with City's Community Development Projects Office to develop the neighborhood organization's knowledge and skills to maximize the neighborhood's usage of the CBDO designation

Action Step 2.1 Identify and submit projects for funding to appropriate funding sources, utilizing CBDO status

Action Step 3.1 Assign neighborhood volunteer to research other communities for best practices for CBDOs and educate the CBDO Board (West Central Board)

Policy B– Intensify efforts to increase WCNA member base

Action Step 1.1 Encourage active and widespread participation of residents in the neighborhood through membership drives, newsletter recruitment articles and website articles or surveys

Action Step 1.2 Aggressively focus membership recruitment in areas of West Central with few members

Action Step 2.1 Actively pursue businesses to become WCNA members

Policy C – Foster productive relationships within the community

Action Step 1.1 Develop effective and interactive communication with city government

Action Step 2.1 Continue to foster positive relations with St. Joseph Hospital.

Action Step 3.1 Develop effective and interactive communication with neighborhood businesses

Action Step 4.1 Develop positive relationships between WCNA, the Downtown Improvement District and downtown businesses

Action Step 5.1 Continue to serve as active participant of Southwest Area Partnership

Policy D – Increase the effectiveness of WCNA

Action Step 1.1 Develop a strategy flow chart for addressing day-to-day neighborhood problems and issues. This flow chart will allow the WCNA staff person to track and monitor continuing or reoccurring sewer, utility, code enforcement, or other issues/problems

Action Step 2.1 Form a committee to develop a strategy for effective fundraising for neighborhood activities. Partner with other organizations and businesses to raise funds for shared causes and events

Action Step 3.1 Examine association boundaries for possible changes, with input from all affected residents



Action Step 4.1 Increase web site usage, including upgrading search engine presence

Action Step 5.1 Conduct annual assessment of Neighborhood Plan Implementation

Policy E – Market and promote WCNA attractiveness and livability

Action Step 1.1 Develop a marketing strategy to further promote neighborhood

Action Step 2.1 Increase web site usage, including upgrading search engine presence

Action Step 3.1 Work with Broadway Businesses, Downtown Improvement District, and other groups/organizations in promoting WCNA

Parks and Recreation

West Central residents believe their parks and green spaces are just as important as historic preservation. The WCNA has been very supportive of the Swinney Park Cultural Survey Report and have championed its implementation. Many of the West Central Plan's recommendations for Swinney Park come from the Cultural Landscape Report. Several of these, such as a study for the pedestrian bridge and re-planting trees, have already been acted upon.

FINDINGS

What residents have told us...

- The river greenway and parks were identified as significant assets to the neighborhood
- Swinney Park identified as an asset to the neighborhood
- Poor river quality and lack of use were identified as significant liabilities
- Poor maintenance of Swinney Park pond was identified as a significant liability
- Illicit activity in Swinney Park – liability
- Overgrown and hazardous trees - liability
- Poor greenway connection between Swinney Park and Main St. – liability
- Loss of old trees – liability

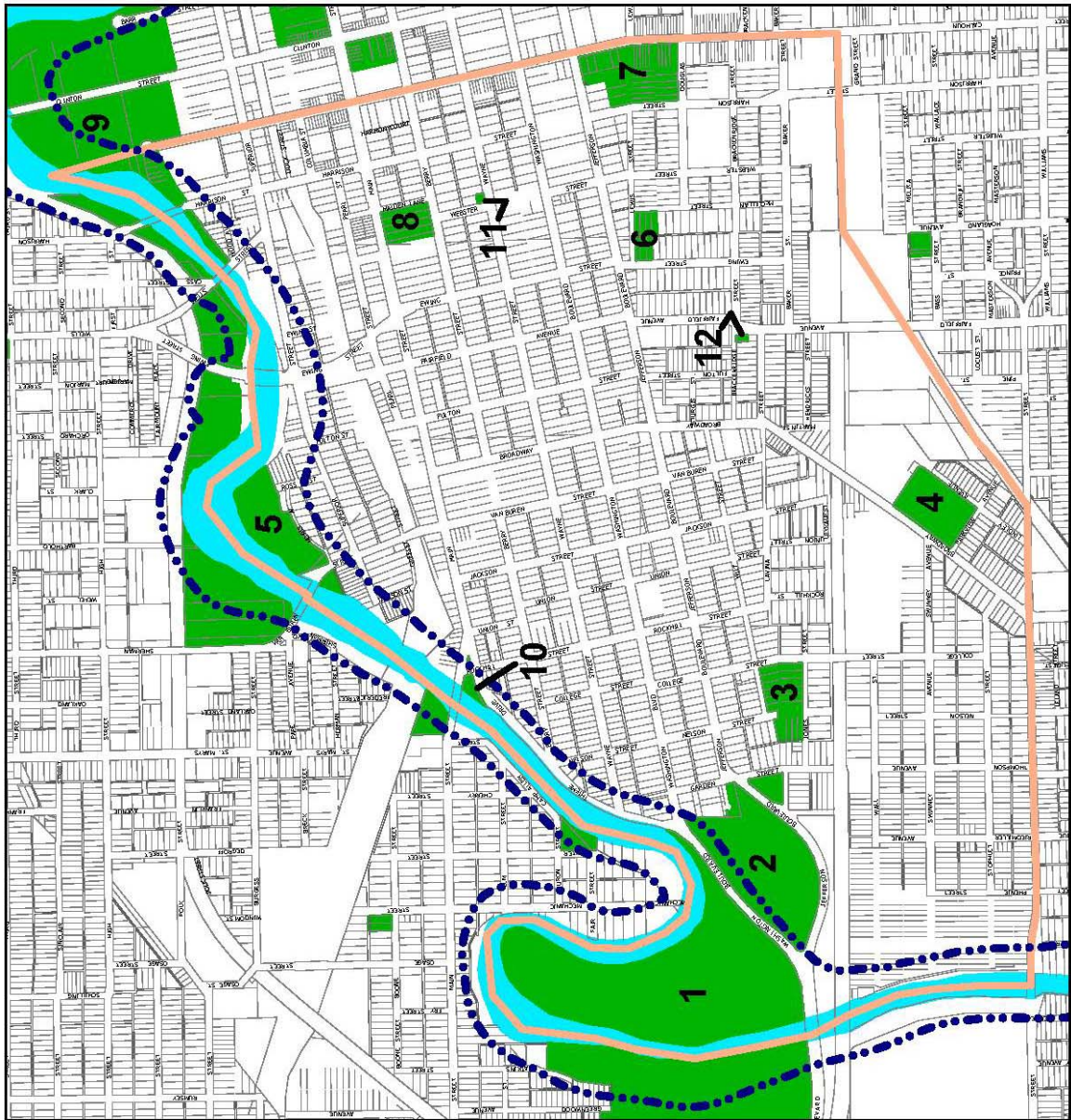


Parks Map

-  River
-  River Greenway
-  West Central Neighborhood

CITY OF FORT WAYNE PARKS

1. West Swinney Park
2. East Swinney Park
3. Moody Park
4. McCulloch Park
5. Guildin Park
6. Ewing Park
7. Community Center
8. Botanical Conservatory
9. Headwaters Park
10. Orff Park
11. Salom Plaza
12. West Central Playlot



RECOMMENDATIONS

Goal 1. Enhance the residential quality and promote recreational development through increased park usage and continued maintenance and improvement

Policy A—Redevelop Swinney Park according to recommendations stated in the Swinney Park Cultural Landscape Report

Action Step 1.1 Establish a committee to discuss with the Park Department types of improvements, phasing of projects, and to identify funding. This committee should consist of West Central and Nebraska residents, and other park stakeholders

Action Step 2.1 Working with the Park Department, request an engineering study to determine the cost and design for restoring the east pond

Action Step 3.1 Identify a funding source for the development of an engineering study for a pedestrian bridge

Action Step 3.2 Working with the Park Department, request the installation of a pedestrian bridge across the St. Mary's River to connect East and West Swinney

Action Step 4.1 Working with the Park Department, request the construction of a pavilion(s)

Action Step 5.1 Support the annual Great Tree Canopy Comeback tree planting by recruiting volunteers and promoting the program

Action Step 6.1 Working with the Park Department, request upgrades in utility availability, including water and electricity

Action Step 7.1 Continue to initiate a quarterly clean-up program in Swinney Park

Policy B—Eliminate illicit/illegal activity within the parks

Action Step 1.1 Support police department sweeps and patrols. Working with your Neighborhood Liaison Officer (NLO), request additional sweeps and patrols

Action Step 2.1 Increase park usage through WCNA activities and events

Action Step 2.2 Partnering with the Park Department, actively encourage other organizations to use West Central parks through the WCNA newsletter, web site, and other marketing/promotional methods



Policy C—Develop and improve facilities at McCulloch Park

Action Step 1.1 Working with the Park Department, request continued maintenance and structural improvements to the band shell

Action Step 2.1 Working with the Park Department, request the addition of electrical and water services to McCulloch Park

Policy D—Support improvements at Guildin Park

Action Step 1.1 Working with the Park Department, monitor the condition of the boat launch and submit a request for improvements to the Indiana Department of Natural Resources

Action Step 2.1 Work with City in future development of Guildin Park and adjacent vacant lots

Policy E—Develop and improve facilities at Moody Park

Action Step 1.1 Working with the Park Department, request new playground facilities

Action Step 2.1 Working with the Park Department, request a larger pavilion

Action Step 3.1 Working with the Park Department, request installation of power and water service in the park

Action Step 4.1 Working with the Park Department, request the addition of restroom facilities (to be available at a minimum for special events)

Action Step 5.1 Work with General Electric and City to acquire a portion of GE's surface lot along Jones Street for parking

Policy F—Enhance West Central portion of the Greenway

Action Step 1.1 Working with Traffic Engineering and the Park Department, request new signage along Thieme Drive that better identifies the route for Greenway users and signage that warns motorists

Action Step 1.2 Meet with Traffic Engineering, the Park Department and Flood Control to discuss creating a designated bike path/lane along Thieme Drive

Action Step 2.1 Working with Public Works, request improvements to the pedestrian crossing at Jefferson Bridge

Policy G— Reflect historic character of neighborhood in future park improvements

Action Step 1.1 Have the WCNA Board or President submit a request that the Park Department partner with WCNA and City Historic Preservation staff when designing and developing new equipment and facilities



Policy H– Increase recreational use of rivers

Action Step 1.1 Promote use of Guildin Park boat launch to West Central residents

Action Step 2.1 Partner with the Park Department, Invent Tomorrow, and other parks and rivers groups/organizations to promote use of rivers

Action Step 3.1 Working with the Department of Natural Resources and the Park Department, request additional boat launch and river access sites

Action Step 4.1 To improve the quality of the rivers, support City in storm water/sewer separation projects mandated by the EPA

Public Safety

Public safety is more than security alarms and police patrols, it includes maintaining the neighborhood’s appearance and addressing public health concerns. A neighborhood that appears blighted indicates that there is tolerance for disorder. Public health is also addressed in the plan and continuing neighborhood clean-ups and alley sweeps will lessen rodent problems and improve the neighborhood’s appearance. In the spirit of the neighborhood’s activism, the plan addresses issues of river water quality and the city-wide hazard mitigation plan.

FINDINGS

What residents have told us...

- Neighborhood Crime Watch – asset
- High police awareness – asset
- Perception of crime - significant liability
- Lack of police monitoring on Jefferson, Washington, and Thieme – liability
- According to residents, the crimes that concern them most are theft, robbery, burglary, and drug related crimes.
- Overall, residents feel safe. This is most evident in Area 2 (see map on page 3).
- Residents in Areas 1 and 5 felt less safe (see map on page 3).



Crime Statistics

Below is a list of criminal offenses in West Central tracked by the Fort Wayne Police Department. Based on these totals, larceny (which includes a variety of theft offenses including theft from auto) continues to be the most significant concern. This offense may be high because West Central also includes parts of Downtown. Another area of concern is burglary, which continues to be quite high when compared to 1999.

Year	1999	2000	2001	2002
Homicide	1	0	1	4
Rape	9	6	2	4
Robbery	40	14	37	18
Aggravated Assault	14	23	13	13
Burglary	47	74	75	70
Larceny	272	385	352	323
Vehicle Theft	54	46	44	28
Total	437	548	524	460

What is CPTED?

CPTED or Crime Prevention Through Environmental Design is based on the premise that the proper design and effective use of the built environment can lead to a reduction in the incidence and fear of crime, and an improvement in the quality of life. CPTED assessments address four key elements:

- Natural Surveillance
- Natural Access Control
- Territorial Reinforcement
- Maintenance

Review the complete CPTED report for West Central in the Appendix.

RECOMMENDATIONS

Goal 1. Improve residential, recreational, and economic development opportunities through crime prevention, education, and the utilization of public safety resources

Policy A - Improve the safety of the neighborhood by maintaining and enhancing the appearance of the neighborhood

Action Step 1.1 Work closely with Neighborhood Code Enforcement (NCE) to enforce codes. Compile a list of repeat and severe code violators. Present



NCE with list and discuss methods to encourage property owners to meet compliance

Action Step 2.1 Implement recommendations of the West Central Crime Prevention Through Environmental Design Report (CPTED) as appropriate (see appendix)

Action Step 2.2 Educate neighborhood residents on importance of CPTED issues through newsletter and website

Action Step 3.1 Organize and encourage resident involvement in neighborhood clean-ups. Promote clean-ups through newsletter and website

Policy B - Maintain an active and positive relationship with Neighborhood Liaison Officer (NLO) and the Police Department

Action Step 1.1 Continue to invite NLO to neighborhood meetings and events

Action Step 1.2 Appoint an individual to maintain and improve communication with NLO

Policy C - Empower residents to prevent crime

Action Step 1.1 Support and expand the Concerned Citizens Watch (CCW)

Action Step 2.1 Educate residents about crime prevention measures with assistance from CPTED certified city staff

Action Step 3.1 Provide information and tips on crime prevention through newsletter and website. Include crime statistics provided by Police Department

Policy D - Lessen rodent and feral pet populations and trash problems

Action Step 1.1 Organize and encourage resident involvement in neighborhood clean-ups. Promote clean-ups through newsletter and website

Action Step 2.1 Work closely with Neighborhood Code Enforcement (NCE) and city Solid Waste to identify problem areas and to target enforcement efforts

Action Step 3.1 Work with Board of Health and Solid Waste on baiting programs

Action Step 4.1 Working with the Solid Waste Department, Right-of-Way, and NCE, organize and promote neighborhood alley clean up programs

Action Step 5.1 Work with city Animal Control to trap and remove wild nuisance animals from the neighborhood

Action Step 6.1 Promote the City's recycling program to residents through reminders in the newsletter



Policy E - Monitor environmental safety and protection of the neighborhood

Action Step 1.1 Participate in the city’s development of an alarm system/plan for dealing with widespread hazardous material disasters in neighborhood

Action Step 2.1 Work with local, state, and federal agencies to stabilize, maintain, and improve the St. Mary’s Riverbank

Action Step 3.1 Work with local, state, and federal agencies to support the city’s flood mitigation plan

Action Step 4.1 In an effort to reduce Combined Sewer Overflows (CSOs) and improve water quality, support the City in storm water/sewer separation projects mandated by the EPA

Traffic and Parking

FINDINGS

What residents have told us...

- Area between Main and Jefferson – lack of available on-street parking
- Residents in all areas believe speeding is a problem on their street.
- High traffic count on Washington and Jefferson - significant liability

Traffic Conditions

West Central is bisected by a series of major arterial streets (Main, Washington, Jefferson, Broadway, Fairfield, Ewing) so traffic speed and circulation is an issue that impacts residents. Jefferson and Washington serve as the only major east-west arterials for downtown – so traffic will likely remain heavy on these streets. The volume of traffic between Thieme and Van Buren on Jefferson and Washington ranges from 14,000 to 16,500 cars per day. Since Fort Wayne does not have a limited access road or expressway connecting downtown to Interstate I-69, it is recommended that these thoroughfares continue to function in current configuration.

Cut-through traffic and speeding on residential streets continues to present problems for residents. Some of the streets identified as problem streets include Thieme Drive, Berry Street, Wayne Street, College Avenue, and Swinney Avenue.

Parking Conditions

The availability of on-street parking remains a problem for select areas of the neighborhood; primarily due to the number of multi-family units. Several large apartment buildings are located in the neighborhood and most do not have off street parking. In addition, the 800 block of West Berry and the 700 and 800 blocks of West Wayne Street are areas that are



impacted by employees and visitors to St. Joseph Hospital. Additional areas with on-street parking issues include Berry between Van Buren and Rockhill, Wayne between Van Buren and Union, Jackson between Berry and Washington, and Union between Main and Washington

RECOMMENDATIONS

Goal 1. Enhance the residential quality and promote economic development through improved utilization of parking and traffic control.

Policy A—Implement traffic calming strategies on identified residential secondary streets

Action Step 1.1 Working with Traffic Engineering, investigate creating a 90-degree turn from Thieme Drive onto Washington Boulevard. In addition to encouraging drivers to stop before entering Washington, this may allow more area for the Greenway trail along the St. Mary's River

Action Step 2.1 Create a list of secondary streets in need of traffic calming

Action Step 2.2 Implement and follow Traffic Calming Policies adopted by Fort Wayne Board of Works (FWBOW) as follows:

- WCNA signs and submits letter to FWBOW describing traffic problems and requesting solution(s)
- The City's Traffic Engineering Dept. conducts investigation, traffic counts, speed checks, etc. Traffic Engineering summarizes findings and recommends a solution or alternate solutions
- WCNA discusses recommendation at public Association meeting and selects traffic calming measure(s)
- Affected property owners are notified of proposed recommendation(s) and potential impacts. Traffic Calming Petition must be circulated and signed by 75% of the residents and/or property owners on both sides of all affected, required blocks
- Petition(s) are returned to Traffic Engineering Department
- FWBOW reviews and acts upon proposed recommendation(s)

Policy B—Traffic calming strategies should be investigated on identified major arterial streets

Action Step 1.1 Investigate the design and funding of the installation of north/south brick (or other highly visible) crosswalks at various Washington Boulevard and West Jefferson Boulevard intersections



Action Step 2.1 Enhance gateway/entry on Jefferson Boulevard by extending elements such as historical street lighting, street trees, and curbs further westward toward the curve at Swinney Park, to change the perception of drivers going through the park. In addition, re-landscaping and replacing the Grand Old Neighborhood sign with a neighborhood sign that also requests motorists to slow down

Action step 3.1 Request Traffic Engineering investigate traffic calming strategies along Jefferson Boulevard near Swinney Park tennis courts

Action Step 4.1 Working with Traffic Engineering, request more visible speed limit signage for curves at Jefferson and Garden and Washington and Garden

Action Step 5.1 Promote street tree program to property owners along areas deficient in street trees

Action Step 6.1 Request Police Department to periodically monitor the speed along Jefferson and Washington Boulevards and recommend selective enforcement

Action Step 7.1 Request Traffic Engineering investigate a traffic calming strategy for Broadway. The installation of a signalized pedestrian cross walk in the vicinity of Lavina or Brackenridge Street is one option that should be explored

Policy C—Directional signage should be improved to reduce traffic confusion

Action Step 1.1 Identify and list specific locations where directional signage is confusing and in need of improvement or enhancement (i.e. one-way and wrong way signs)

Action Step 1.2 WCNA signs and submits letter to Fort Wayne Board of Works describing situation and requesting investigation by Traffic Engineering Department

Policy D—Limit non-local semi-truck traffic in residential areas

Action Step 1.1 Identify and list residential streets experiencing excessive, non-local truck traffic

Action Step 1.2 Meet with City Council representative(s) and Traffic Engineering Department to discuss situation and identify potentially effective, enforceable efforts to address the problem (additional “No Thru Trucks”, Truck Ordinance Amendment, etc.)

Policy E—Resolve traffic flow problems resulting from the parking lots in the area of Main and Van Buren



Action Step 1.1 Meet with St. Joe Hospital representatives to discuss problems with traffic exiting parking lots. Discuss possibility and impacts of moving entrances and/or exits to alternate street locations

Action Step 1.2 Arrange meeting with representatives of Traffic Engineering, Street Engineering, Right-of-Way and Planning Departments to discuss proposed relocations

Action Step 2.1 Request increased enforcement of one-way directional flow of Wayne and Berry Streets near St. Joe Hospital by the Police Department

Policy F—Marking for on-street parking should be improved

Action Step 1.1 Identify and list locations of unpainted curbing or non-identified no-parking areas near fire hydrants, ADA ramps and corner intersections

Action Step 1.2 Submit list of locations to Traffic Engineering Department

Action Step 1.3 Traffic Engineering Department implements curb painting/no parking project

Policy G—Work with area businesses to resolve parking problems

Action Step 1.1 WCNA representatives arrange for meeting with St. Joe Hospital to discuss parking issues. Discuss various options to alleviate parking congestion on neighborhood streets, i.e., employee awareness, free parking in Hospital lots for nearby residents, etc.

Action Step 2.1 Increase public awareness of parking issues and options (articles in WCNA Newsletter, door to door fliers, etc.)

Action Step 3.1 Investigate with Traffic Engineering establishing time limitations for parking in selected blocks (i.e., “no parking” between 8:00am and 9:00am or “30 minute parking only”)

Action Step 4.1 Using Bloomington, Indiana and Indianapolis, Indiana (Lockerbie Square) as a model, investigate the use of permit parking for neighborhood residents in select areas

Action Step 4.2 Work with Traffic Engineering and Parking Control in developing permit parking program

Policy H—Work with parking lot owners to improve safety and appearance

Action Step 1.1 Identify and list parking lots in need of maintenance, cleaning, code enforcement and safety enhancement

Action Step 1.2 Contact owners of parking lots noting concerns of the lots with the well-being of the neighborhood



Action Step 2.1 Contact voluntary community service organizations (scouts, church groups, school groups, etc.) to adopt selected parking lots for clean-up projects

Policy I—Reduce amount of on-street parking

Action Step 1.1 Through flyers and the newsletter, encourage residents to use off-street and alley parking

Action Step 2.1 Petition Traffic Engineering Department for the removal of on-street parking in the 800 block of Lavina

Action Step 3.1 To discourage conversion of single-family structures to multi-family structures and/or commercial uses, implement the Residential Down-Zoning process outlined in the Zoning Section of the neighborhood plan

Policy J—Enhance the appearance of the concrete barriers on West Jefferson

Action Step 1.1 Develop alternative design ideas for the concrete barriers through design competitions, architectural services, or engineering/architecture students)

Action Step 1.2 Secure cost estimates and identify potential funding

Action Step 1.3 Submit design to Traffic Engineering for review and consideration.

Zoning and Land Use

FINDINGS

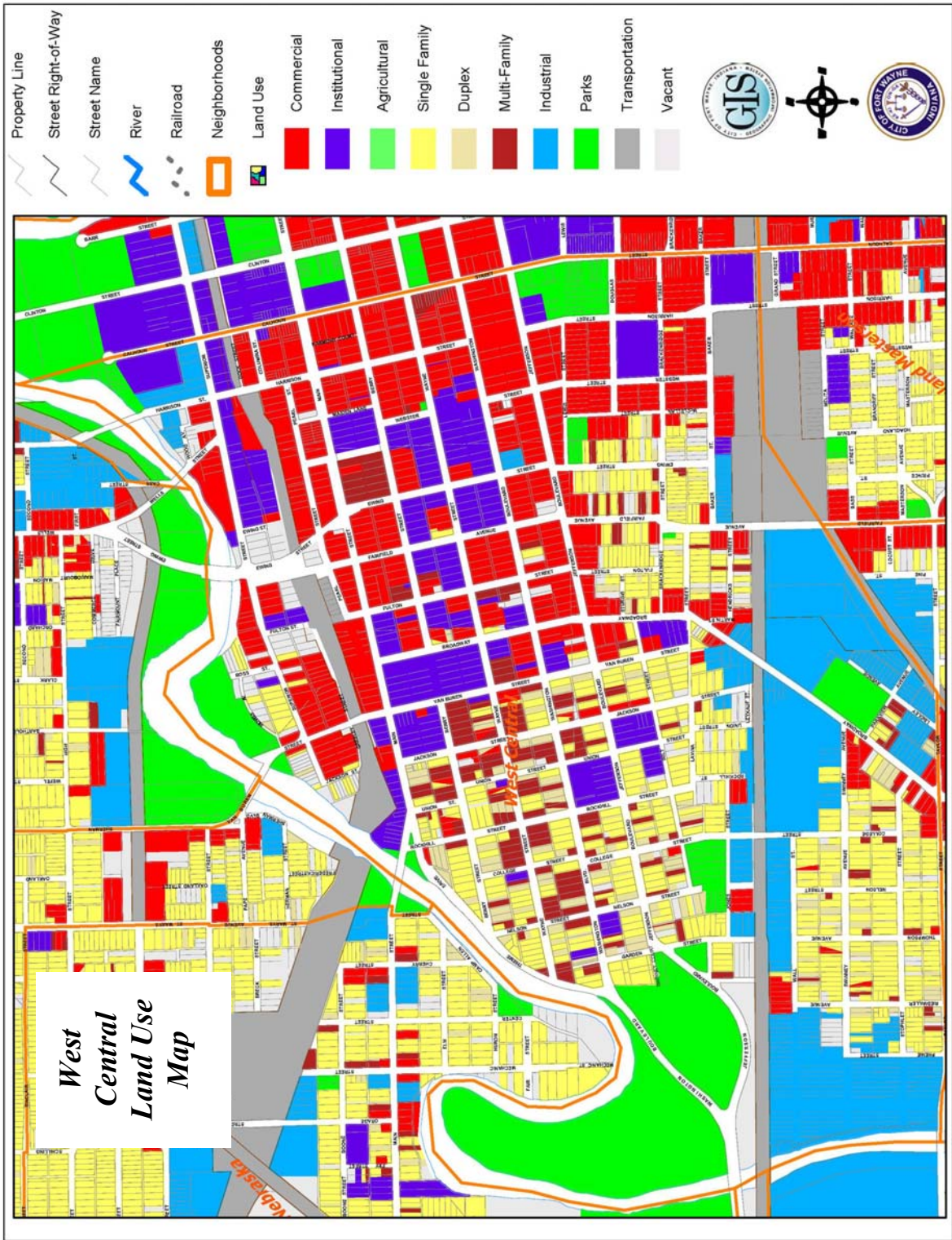
What residents have told us...

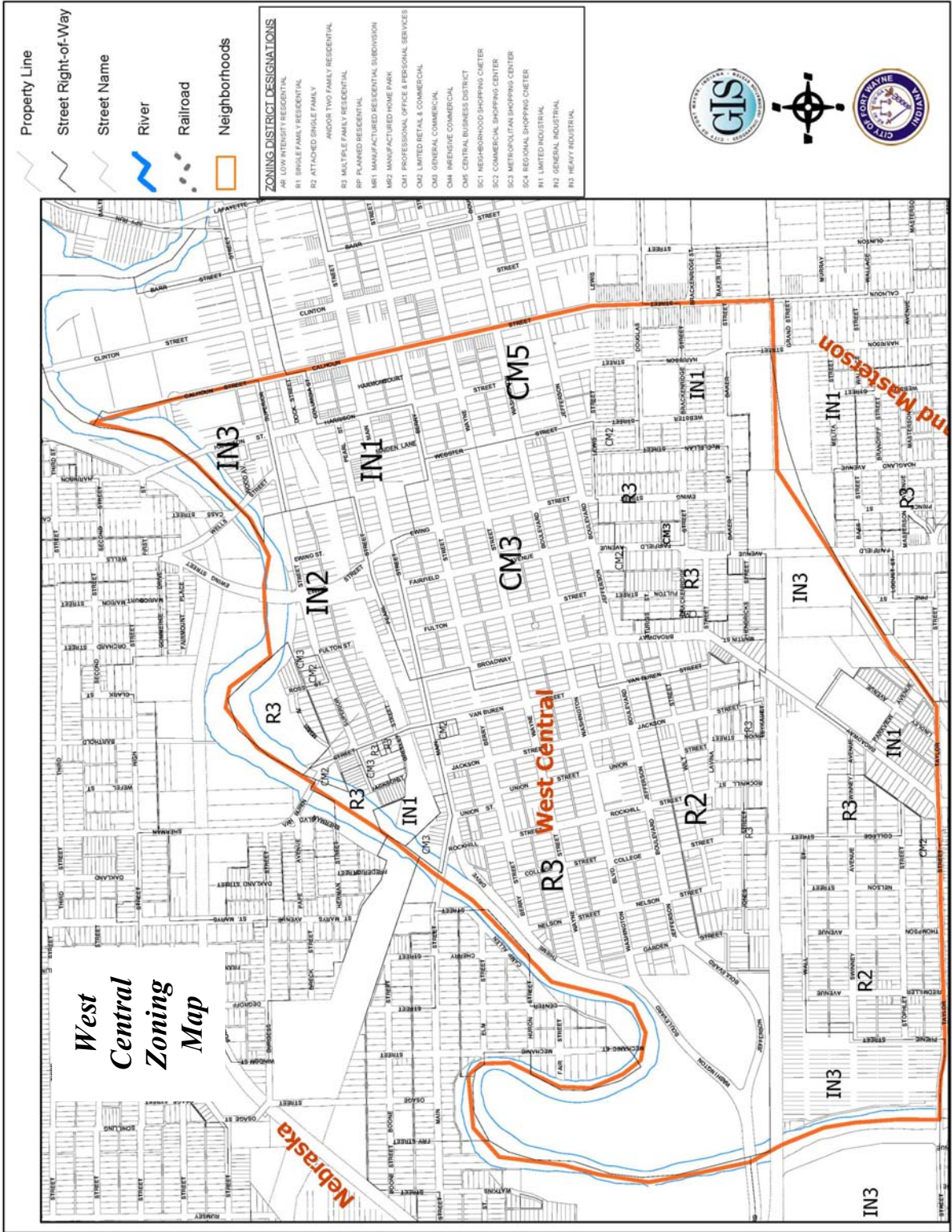
- Multi-family unit properties – liability
- Too few single family homes- liability
- Too many group homes – significant liability
- Number of single family homes – asset

Land Uses

Land uses in West Central include: commercial, institutional (government, religious, non-profit, schools, etc), single family residential, two family residential, multi family residential, industrial, parks/open space, transportation, and vacant (land). The land use classifications do not always correspond with the names of zoning districts. However, this does not automatically mean that the current land uses are illegal. Zoning classifications provide a clearer indication of what specific uses are permitted within a district. Also, some properties have uses that precede changes to a zoning district making them “grand-fathered”, legal non-conforming uses.







Zoning Classifications

West Central currently contains the following zoning districts: R2, R3, CM2, CM3, CM5, IN1, IN2, IN3. Zoning classifications identify what uses shall be permitted in the specified zoning districts.

Commercial Zoning

The west end of the neighborhood is within the boundaries of downtown Fort Wayne. Many of these areas are zoned commercial or industrial and will be re-zoned as part of the Downtown Blueprint Plan to either CM5 A or CM5 B.

New Downtown Zoning

The Downtown Blueprint Plan calls for new zoning districts in Downtown and the surrounding edge area of Downtown's core. The CM5 B district will have its greatest impact on Area 4 (Fairfield Area) which is currently zoned R3, CM2, CM3, and IN1. The precise boundary for the western edge of the downtown zoning district has not been determined and will require further input from the public.

Downtown Blueprint Plan

Fairfield Area Neighborhood Development

A recommendation of the Downtown Plan addresses the redevelopment of the Fairfield Area. The scope of this proposal has not been developed, but will include input from the WCNA and residents and businesses within the development area. Zoning for a portion of this area will change from R3 and CM2, CM3, and IN1 to CM5B which will allow for mixed-used development.

West Superior Area Neighborhood Development

The Downtown Plan also recommends the redevelopment of the West Superior Area. As with the Fairfield Area proposal, the scope has not been defined and will require the input of the WCNA and area property owners. This area could include mixed-use (commercial and residential) development on the south side of Superior Street.

CM5 A – Central Downtown District

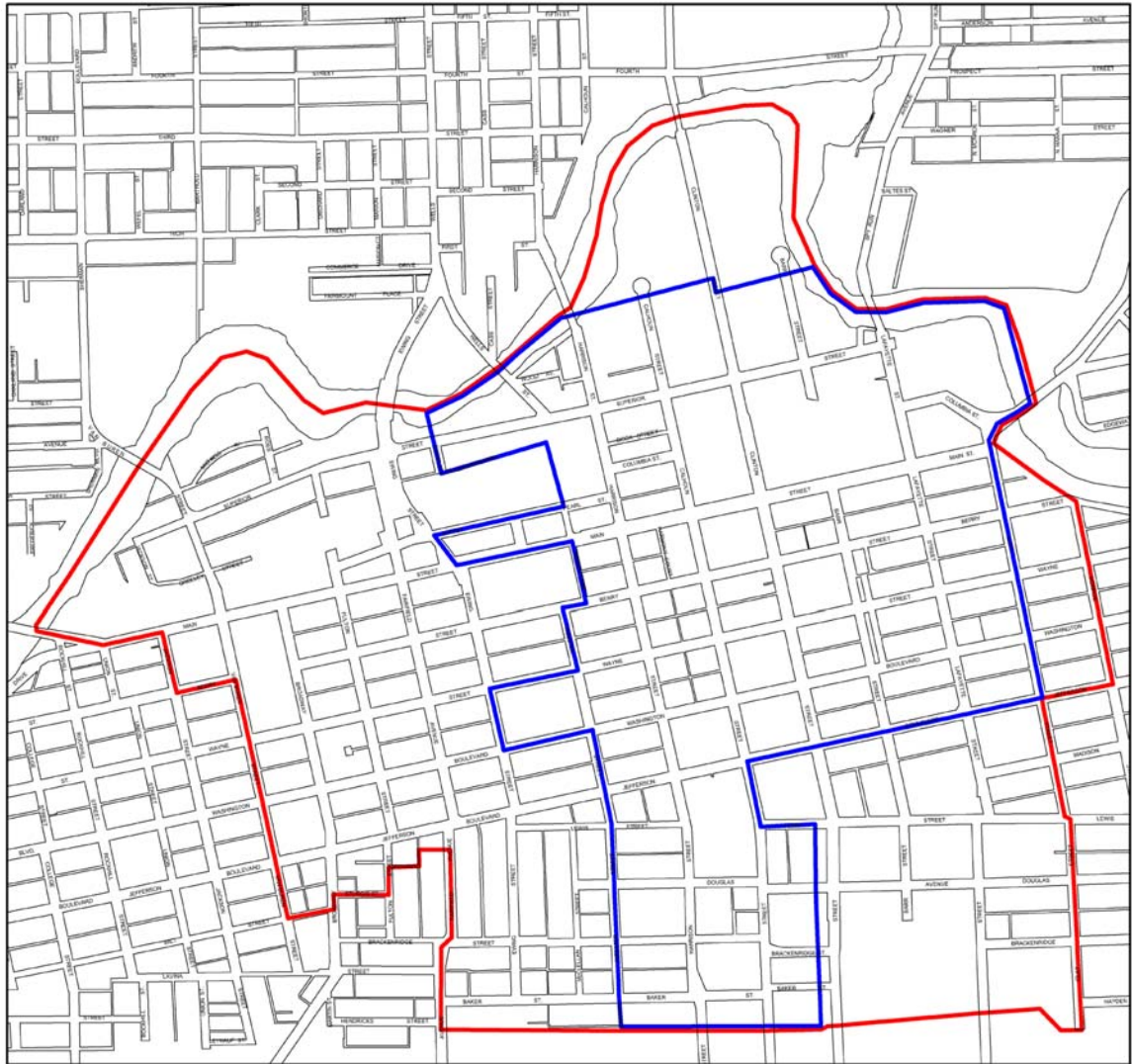
The intent of the CM5 A – Central Downtown District is to recognize that the central downtown has numerous areas that have special importance to the community because of their historic character, development patterns and architecturally significant structures. The Central Downtown District should encourage a mixture of cultural, entertainment, specialty retail, office, higher intensity residential, recreational, governmental, institutional and similar uses. It should also encourage development with quality architecture that is supportive and compatible with the goals of the Downtown Action Plan. In order to maintain a pedestrian-friendly higher density central downtown, certain development characteristics typically associated with less dense development such as drive-through facilities, minimum building setbacks, single story buildings and on-site parking should be discouraged.



CM5 B – Downtown Edge District

The intent of the CM5 B – Downtown Edge District is to recognize that the areas immediately surrounding the Central Downtown District contribute to the character and vitality of the central downtown. It is also intended that these areas support activities in and act as the primary gateways into the central downtown. Given this intent, special attention should be paid to the appearance of those primary gateways in order to create attractive and



effective links. Because the development patterns in the CM5 B area have historically followed a less dense pattern than the central downtown area, a separate set of design standards should be applied to this district. In keeping with this intent, the Downtown Edge District encourages a less dense mixture of retail, office, cultural, entertainment, recreational, residential, governmental, institutional and similar uses. Uses or structures that could detract from the character of the Central Downtown District should be discouraged. However, certain development characteristics discouraged in the central downtown such as drive-through facilities, building setbacks, single story buildings and on-site parking may be appropriate if compatible with the immediate area.



-  CM5A
-  CM5B



Residential Zoning in West Central

Residential areas in West Central are generally zoned R2 and R3 allowing for intensive, high-density uses. Downzoning is a process used by neighborhoods to reduce the intensity of residential zoning to discourage the conversion of single-family structures to multi-family dwellings and to promote single-family occupancy. Areas of the neighborhood could be downzoned from R3 to R2 and R2 to R1.

R1, Single Family Residential

The Single Family Residential District is intended to create areas for single-family residential uses on individual lots or tracts. The purpose of this district is to provide for an environment of predominantly single-family development with certain additional uses. The following uses are permitted in an R1 District:

- single family detached dwelling, including Type 1 manufactured home;
- accessory building, structure, or use;
- churches, synagogues, and other religious buildings and facilities used for religious assembly;
- day care (adult or child), class I child care home, adult care home;
- home occupation;
- police station, fire station, or similar public use;
- public park or recreation area, including accessory uses and structures;
- public, parochial, or private elementary, junior, and/or senior high schools;
- residential facility for the developmentally disabled; and
- residential facility for the mentally ill, provided that the facility shall not be located within 1000 feet of another residential facility for the mentally ill, as measured between lot lines.

R2, Attached Single Family and Two Family Residential

The Attached Single Family and Two Family Residential District is intended to create areas for medium density residential uses on individual lots or tracts. The purpose of this District is to provide for a combination of predominantly single family and two family residential development. The following uses are permitted in an R2 District:

- all uses permitted in the R1 District;
- two family dwelling; and
- attached single family dwelling.

R3, Multiple Family Residential

The Multiple Family Residential District is intended to create areas for high density multiple family residential uses, as well as single and two-family dwelling units and other compatible or essential nonresidential uses, while also allowing for certain compatible professional office and commercial uses if first approved by the Board of Zoning Appeals. Multiple family complexes shall require the review and approval of a development plan. The following uses are permitted in an R3 District:

- all uses permitted in the R2 District;
- multiple family dwelling;
- multiple family complex;
- funeral home (excluding crematorium); and
- fraternity or sorority house.



RECOMMENDATIONS

Goal 1. Enhance, improve, and protect residential and commercial properties through the utilization of zoning

Policy A—Limit businesses in residential areas

Action Step 1.1 Discourage the number of variances granted by the Board of Zoning Appeals (BZA) for non-residential uses in residentially-zoned areas, especially west of Van Buren Street. Establish a regular monthly review process, whereby the WCNA reviews and discusses all BZA requests within the neighborhood with follow-up and attendance at BZA hearings as needed

Action Step 2.1 Following the recommendations outlined in the Economic Development Section of the Plan, encourage and support commercial growth in commercially-zoned areas in compliance with the development provisions of the Zoning Ordinance, the Downtown Design Guidelines (within CM5 A and CM5 B districts) and the Historic Preservation and Protection Ordinance

Action Step 3.1 Support the provisions of the Fort Wayne Downtown Design Guidelines

Policy B—Discourage conversion of single-family structures to multi-family structures and/or commercial uses

Action Step 1.1 Initiate a Residential Downzoning process for the following Areas 2, 3, and 5. Refer to the Map on page 3 for conceptual areas. Specific downzoning boundaries will be determined by city staff through downzoning process. General recommendations are as follows:

- Area 2: Down zone from R3 to R2
- Area 3: Down zone from R2 to R1
- Area 5: Down zone from R2 to R1

WCNA should follow the downzoning process as follows:

- The WCNA must make a formal request for a downzoning study. This must come from a formal action of the association such as a simple majority vote of the association's board members. Planning staff may attend the meeting to provide additional information if requested by the association

In order to begin a downzoning study, the Planning staff must receive a letter of support from the association

- Upon favorable vote by the neighborhood, a planning staff review team will identify specific boundaries for the downzoning study. Team members will look at a variety of criteria to determine the area. These criteria include but are not limited to:



- Existing land use
 - Board of Zoning Appeals actions
 - Existing conditions
 - Home ownership percentages
 - Density
 - Type of housing
 - Parking
 - Other relevant neighborhood conditions
- Neighborhood association representatives will be required to circulate a petition within the study area and gather signatures of 60 percent of the property owners within the area proposed to be downzoned, in support of the downzoning. The Review Team will provide the association with a petition that contains property owners names and addresses
 - The downzoning petition is to be filed with the Land Use Management office. The Review Team will verify the validity of the petition. If the petition is valid the filing fee will be waived and the Review Team will prepare a final recommendation on the request for the Plan Commission. The petition will then be placed on the Plan Commission’s next available public hearing agenda for review and recommendation to City Council.
 - After the Plan Commission takes action on the downzoning request, the petition will be placed on the City Council’s agenda for final action. If approved, the study area will be downzoned appropriately. If not approved, the study area will remain at the current zoning classification.

Action Step 2.1 In Areas 1 and 4, support the provisions of the (proposed and pending) CM5 B Zoning District

Action Step 3.1 Monitor and enforce the off-street parking requirements of the Zoning Ordinance for any new dwelling conversions or splits (two parking spaces per dwelling unit for single family and duplexes and one and a half parking spaces per dwelling for multifamily structures)

Policy C—Address the growing number of group homes in the area

Action Step 1.1 Identify and list the addresses and types of group homes within the West Central Neighborhood. WCNA should maintain the confidentiality of this information

Action Step 2.1 Educate residents about the regulatory and zoning requirements for various types of group homes and group residential facilities (neighborhood meetings, newsletters, etc.)

Action Step 3.1 Monitor and enforce placement of new group homes as outlined by the Zoning Ordinance



Policy D—Promote dense, neighborhood-oriented commercial development along the Broadway Corridor and discourage fast-food restaurants with drive-through facilities west of Fulton Street

Action Step 1.1 As the City initiates re-zoning in parts of the Downtown (as part of the Downtown Blueprint Plan), partner with Zoning and Land Use staff to determine the most appropriate zoning classification for the Broadway Corridor

Action Step 1.2 Working with City Zoning and Land Use staff, request the Plan Commission to include written comments as part of zoning district changes to discourage fast-food restaurants with drive-through facilities along the Broadway Corridor



IMPLEMENTATION

Central to a plan's success is its implementation. To provide direction in implementing the plan's recommendations, a detailed implementation matrix accompanies this plan. The matrix provides guidance and direction to the neighborhood association and city staff in carrying out each recommendation. The matrix identifies primary and secondary leads on specific action steps. The matrix also allows for ranking and prioritizing each action step, allowing the neighborhood to determine the projects and programs that need immediate attention.



APPENDIX

Public Input Meeting Results

Top Assets

- **Historic appeal (19)**
- **Centrally located (16)**
- **Neighborhood Diversity (16)**
- **River greenway and parks (10)**
- House and garden tours (4)
- Library (4)
- Historic zoning (3)
- Continued investment by homeowners (3)
- Unique retail - Broadway (3)
- Churches (2)
- Brick streets (2)
- Existing commercial properties (2)
- Historic District/Protection (2)
- Close to downtown amenities (1)
- High pedestrian count (walkers) (1)
- Swinney Homestead/Log Cabin (1)
- W.C. Neighborhood Ministry (1)

Additional Assets

- Designated business districts
- Street lights
- Good water quality and pressure
- Tree lined streets
- Landscaping
- Proximity to rivers, Swinney Park
- Dinner theatre
- Art community and its influence
- Close to downtown arts
- Phiefer House/Galleries
- High property values
- Character and condition of homes
- Growing number of single family homes
- Private property improvements
- Beautiful older homes
- Stable and rising home values
- Different styles of architecture
- Historical elements
- Neighborhood Crime Watch
- High police awareness
- Three rivers co-op
- Embassy
- Community center
- Close proximity to hospital and medical facilities
- St. Joseph Hospital
- St. Joseph Plaza
- Legal institutions
- Financial institutions
- Active neighborhood association
- Neighborhood pride
- Neighborhood leadership
- Willingness to participate
- Atmosphere and environment



Top Liabilities

- **Physical condition of alleys and trash (9)**
- **High traffic count on Washington and Jefferson (9)**
- **Too many group homes (9)**
- Poorly maintained homes (7)
- Run down/poorly kept commercial & residential properties (7)
- Perception of crime (5)
- Classism within different parts of neighborhood (4)
- Limited off street parking (4)
- Poor river quality & underutilized (4)
- Swinney Park pond maintenance (4)
- Absentee landlords (4)
- Limited retail and restaurants (3)
- City codes not friendly to historic areas (2)
- Former group home residents moving into rental units (bringing in drugs, causing problems) (2)
- Need tighter restrictions and more penalties on slumlords (2)
- Poor image, perception (2)
- Poor Broadway streetscape maintenance (1)
- Brick streets in need of repair (1)
- Need more parking on Washington (1)
- Cut through traffic (1)
- Traffic noise on Washington and Jefferson (1)
- Fast Traffic (1)
- No signage to prevent trucks on College (1)
- Multi-unit properties (1)
- Too few single family homes (1)
- Tenants that don't know or don't follow the rules (garbage, parking) (1)
- Institutionalized demolition of historic homes (1)
- Unsupervised children (1)
- Poor quality of education at Washington Elementary (1)

Additional Liabilities

- Business located in residential
- Drainage problems on Berry, Rockhill, Thieme (flooding since cutouts were made)
- Poor follow-up on repairs
- Disrepair of sidewalks and curbs
- Disrepair of existing roadways
- Lead water hookup from city
- Sewer smell at Wayne and Nelson
- Need curb cuts, bike lane and signage on Thieme Drive
- High density of parking
- Illicit activity in Swinney Park
- Greenway connection between Swinney Park and Main St.
- Overgrown and hazardous trees
- Loss of old trees
- Miscellaneous wildlife (rats, raccoons, strays)
- Large section of poor housing
- Enforcement of NCE violation



- Selective enforcement by NCE
- Prioritization of property maintenance
- Too many homes are being demolished
- Vacant lots
- Vacant buildings
- Lack of historic lights
- Political signs in right of way
- Graffiti
- People putting trash out too early
- Neighborhood too large
- Membership not required in association
- Diverse economic lifestyle
- Not enough people involved with Citizen Crime Watch (CCW)
- Crime creeping into neighborhood
- Lack of police monitoring on Jefferson, Washington, and Thieme
- Air and water quality issues
- Increased rail traffic and pollution
- St. Joseph employees parking in neighborhood
- GE properties north side of rail road
- Lack of support for downtown arena

Wish List

- Single family, downzoning to R-1 and R-2
- Develop better pedestrian connections to downtown on Wayne and Berry streets
- 3-way stop at Thieme/Nelson/Berry or Thieme one-way
- Improve sidewalks/walkways and bike lanes
- All new curbs and sidewalks
- Install lighting in alleys
- Repair all curbs
- Brick streets through neighborhood
- Restore brick streets
- Demolish Jefferson St. Bridge
- Improve drainage along Berry and Thieme
- Stop signs Washington and Jefferson and Nelson and E. Garden
- Historic street lights on Washington/Jefferson
- Less through traffic
- Address parking problems
- No semi-trucks on Washington and Jefferson
- Less traffic on Jefferson and Washington
- Increase on-street parking
- Enforce noise ordinances
- Increase parking without destroying homes
- Coordinate with St. Joseph to control parking
- Increase parking on Garden St.
- Residential parking permits program, and 2 hr parking
- Decrease speeding on Thieme and Jefferson
- Eliminate the parking patrol trucks
- Decrease big truck traffic
- Noise abatement - traffic and late night
- Parking for all multi-units such as large apartments
- Better connections to the parks
- River Greenway, rivers and parks are underutilized and undervalued
- Pay more attention to East Swinney and Moody Park
- Keep sexual activity out of Swinney Park
- Increase access to Swinney Park
- Make Swinney Park a true family park with gardens, summer programs, pond, trails, picnic tables
- Create a designated Thieme Dr. bike trail
- Improve parks
- Plant trees wherever needed
- River cleanup



- Utilize St. Mary's River as a recreational/cultural attraction
- Public access to river and activities on river
- Put a gazebo in the triangle lot on Jefferson
- Find an attraction for Swinney Park to draw in people from outside West Central
- Select areas of quality and new construction to look more historic like Chicago and Indianapolis
- Financial support from city for upkeep of historic homes
- Extension of "historic district" to include to south of railroad tracks
- Historic codes specific to neighborhood
- More renovated homes
- Stop demolition of homes
- Ensure homes and properties are well kept
- Eliminate half-way houses
- No absentee landlords
- No more group homes
- Support home ownership
- Provide renters with trash/recycle dates
- Tighten enforcement and regulations on slumlords
- Project to work with absentee landlords
- Post landlords names who do not take care of their property
- Increase the number of owner occupants
- Restore all homes
- Convert 2-family to single-family homes
- Seek grant money for restoration
- Less rental units
- Diverse housing options
- Incentives for artists and artisans to live and work
- Friendly coffee shop/bakery open on weekends
- Downtown grocery store
- Downtown businesses open on weekends
- Business limited to only retail space
- More mixed retail
- Strong business association similar to neighborhood association
- Old Chicago Pizza restaurant for downtown
- Improve amenities downtown
- Transform Washington Elementary to a desirable school - to attract more families
- Create a thriving downtown business district
- Increase transportation
- Low impact of commercial and service businesses in Fairfield/Ewing area
- Improve water quality Clean up St. Joseph hospital parking lot on Main St.
- More restaurant options
- More unique businesses
- Hospital should invest in restoring one house a year in blocks south of Jefferson
- Downtown shopping mall. GE already has parking available
- Develop art/cultural/restaurant business in the neighborhood
- Neighborhood markets and drug stores
- Upkeep of commercial and business properties
- More vibrant downtown
- Support system for the needy or disabled
- Improve the quality of the air
- Unique, ethnic Broadway boutique
- Better neighborhood edge identity
- Project to support neighbors who cannot care for their property
- Forced clean-up compliance
- Hitching posts outside home
- Improve the connection between businesses, churches and landlords



- Find location for neighborhood association
- Improved dialogue with city concerning future plans concerning the neighborhood
- Provide incentives for property care and clean-up
- Get churches to be more involved in building, not demolishing the neighborhood
- More children oriented programs
- Require that all garbage cans have lids, and be attached to racks
- Pay for newsletter carriers
- Stronger neighborhood representation at meetings
- Hire a neighborhood employee
- Keep kids off of street at night
- Gather input from older residents
- Increased and improved police patrols
- Enforcement of small, anti-crime laws. For example, vandalism, skateboarding, trick bikes, littering Stronger crime suppression in south
- Increase relationships with police
- Neighborhood patrol

Door Survey Results

(A=Agree / N=Neutral / D=Disagree / NA=No Answer)

Q1 I feel safe walking/driving around in my neighborhood

	A	A(%)	N	N(%)	D	D(%)	No Ans	N/A(%)
AREA2	75	82%	9	10%	6	7%	1	1%
AREA1&5	5	29%	4	24%	8	47%	0	
AREA3	17	46%	8	22%	12	32%	0	
AREA4	6	43%	5	36%	3	21%	0	
TOTAL	103	65%	26	16%	29	18%	1	1%

Q2 What type of crime are you most worried about?

<u>Type of Crime</u>	<u># of Responses</u>
Abduction	2
Arson	1
Assault	4
Auto break-ins	11
Auto theft	3
Auto vandalism	3
Break-ins	20
Burglary	21
Drug dealing	6
Drug houses	5
Drugs	13
Gangs	2
Garage break-ins	1
Guns	2
Hate crimes	1
Homicide	6
Juveniles	1
Loitering	2



Loose dogs	1
Motorcycles	1
Mugging	3
Prostitution	1
Rape	8
Robbery	23
Shootings	5
Theft	25
Vandalism	15
Violence	1
Weed violations	1

Q3A Speeding is a problem on certain neighborhood streets

	A	A(%)	N	N(%)	D	D(%)	No Ans	N/A(%)
AREA2	58	64%	10	11%	3	3%	20	22%
AREA1&5	7	41%	3	18%	2	12%	5	29%
AREA3	22	60%	6	16%	2	5%	7	19%
AREA4	7	50%	1	7%	2	14%	4	29%
TOTAL	94	59%	20	13%	9	5%	36	23%

Q3B If so, which street(s)?

Street	Area 1,				Totals
	5	Area 2	Area 3	Area 4	
Baker				1	1
Berry		13			13
Brackenridge				1	1
Broadway	2	2	2	1	7
College	2	3	1		6
Ewing		2		2	4
Fairfield		2	1	3	6
Hendricks				2	2
Jackson		1	1		2
Jefferson		19	16	2	37
Jones			2		2
Lavina			6	1	7
Main		2			2
Nelson	1	3			4
Phenie	1				1
Rockhill		2	2		4
Stophlet	8				8
Swinney	4		2		6
Taylor	2				2
Thieme		21	4	1	26
Union		1	1		2
Van Buren		5	2		7
Wall	4				4
Washington		27	8	2	37
Wayne		14	1		15



Wilt			7		7
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Q4 *Stormwater drainage (sewer) is adequate*

	A	A(%)	N	N(%)	D	D(%)	No Ans	N/A(%)
AREA2	42	46%	22	24%	25	28%	2	2%
AREA1&5	9	53%	3	18%	5	29%	0	
AREA3	20	54%	8	22%	6	16%	3	8%
AREA4	8	58%	3	21%	3	21%	0	
TOTAL	79	50%	36	23%	39	25%	5	2%

Q5 *My neighbors maintain their homes and property*

	A	A(%)	N	N(%)	D	D(%)	No Ans	N/A(%)
AREA2	57	62%	16	18%	17	19%	1	1%
AREA1&5	3	18%	5	29%	9	53%	0	
AREA3	18	49%	6	16%	10	27%	3	8%
AREA4	3	21%	3	21%	8	58%	0	
TOTAL	81	51%	30	19%	44	28%	4	2%

Q6 *I am satisfied with the quality and condition of rental properties in my neighborhood*

	A	A(%)	N	N(%)	D	D(%)	No Ans	N/A(%)
AREA2	44	49%	13	14%	33	36%	1	1%
AREA1&5	2	12%	4	23%	11	65%	0	
AREA3	10	27%	5	14%	22	59%	0	
AREA4	2	14%	1	7%	11	79%	0	
TOTAL	58	37%	23	15%	77	48%	1	

Q7 *Housing values in West Central are increasing*

	A	A(%)	N	N(%)	D	D(%)	No Ans	N/A(%)
AREA2	59	65%	23	25%	5	6%	4	4%
AREA1&5	3	18%	8	46%	3	18%	3	18%
AREA3	21	57%	9	24%	6	16%	1	2%
AREA4	6	43%	6	43%	1	7%	1	7%
TOTAL	89	56%	46	29%	15	9%	9	6%

Q8 *My home could use some repairs, but I don't have the financial resources to do them*

	A	A(%)	N	N(%)	D	D(%)	No Ans	N/A(%)
AREA2	31	34%	27	30%	26	28%	7	8%
AREA1&5	8	47%	7	41%	1	6%	1	6%
AREA3	10	27%	11	30%	11	30%	5	13%
AREA4	9	65%	2	14%	2	14%	1	7%
TOTAL	58	36%	47	30%	40	25%	14	9%



Q9 *I am concerned about the number of vacant homes in my neighborhood*

	A	A(%)	N	N(%)	D	D(%)	No Ans	N/A(%)
AREA2	24	26%	25	28%	40	44%	2	2%
AREA1&5	11	65%	4	23%	1	6%	1	6%
AREA3	16	43%	12	32%	7	19%	2	6%
AREA4	6	43%	3	21%	4	29%	1	7%
TOTAL	57	36%	44	28%	52	33%	6	3%

Q10 *I feel that the neighborhood has active involvement from all interested residents*

	A	A(%)	N	N(%)	D	D(%)	No Ans	N/A(%)
AREA2	34	37%	22	25%	34	37%	1	1%
AREA1&5	2	12%	8	47%	5	29%	2	12%
AREA3	15	41%	10	27%	12	32%	0	
AREA4	2	14%	4	29%	7	50%	1	7%
TOTAL	53	33%	44	28%	58	36%	4	3%

Q11 *City officials enforce ordinances adequately*

	A	A(%)	N	N(%)	D	D(%)	No Ans	N/A(%)
AREA2	29	32%	31	34%	31	34%	0	
AREA1&5	6	35%	3	18%	7	41%	1	6%
AREA3	13	35%	11	30%	10	27%	3	8%
AREA4	2	14%	4	29%	8	57%	0	
TOTAL	50	31%	49	31%	56	35%	4	3%

Q12 *City officials are responsive to neighborhood concerns*

	A	A(%)	N	N(%)	D	D(%)	No Ans	N/A(%)
AREA2	33	36%	36	40%	20	22%	2	2%
AREA1&5	5	29%	5	29%	6	35%	1	7%
AREA3	16	43%	11	30%	8	22%	2	5%
AREA4	3	21%	5	36%	6	43%	0	
TOTAL	57	36%	57	36%	40	25%	5	3%

Q13 *I am satisfied with the maintenance of parks in W.C.*

	A	A(%)	N	N(%)	D	D(%)	No Ans	N/A(%)
AREA2	33	36%	20	22%	37	41%	1	1%
AREA1&5	7	41%	7	41%	2	12%	1	6%
AREA3	13	35%	8	22%	16	43%	0	
AREA4	3	21%	7	50%	4	29%	0	
TOTAL	56	35%	42	26%	59	37%	2	2%

Q14 *Designation of historic districts has been positive for the neighborhood*

	A	A(%)	N	N(%)	D	D(%)	No Ans	N/A(%)
AREA2	79	87%	9	10%	3	3%	0	
AREA1&5	9	52%	4	24%	0		4	24%
AREA3	30	82%	2	5%	2	5%	3	8%
AREA4	10	71%	4	29%	0		0	
TOTAL	128	81%	19	12%	5	3%	7	4%



Q15 *I think that the historically designated areas in W.C. should be expanded*

	A	A(%)	N	N(%)	D	D(%)	No Ans	N/A(%)
AREA2	48	53%	28	31%	12	13%	3	3%
AREA1&5	11	65%	3	17%	2	12%	1	6%
AREA3	28	76%	7	19%	2	5%	0	
AREA4	10	71%	4	29%	0		0	
TOTAL	97	61%	42	26%	16	10%	4	3%

Q16 *Rental houses and apartment houses are generally well-maintained*

	A	A(%)	N	N(%)	D	D(%)	No Ans	N/A(%)
AREA2	40	44%	17	19%	33	36%	1	1%
AREA1&5	2	12%	3	18%	12	70%	0	
AREA3	8	22%	10	27%	19	51%	0	
AREA4	2	14%	4	29%	8	57%	0	
TOTAL	52	33%	34	21%	72	45%	1	1%

Q17 *I enjoy the diversity of the W.C. neighborhood*

	A	A(%)	N	N(%)	D	D(%)	No Ans	N/A(%)
AREA2	82	90%	8	9%	1	1%	0	
AREA1&5	7	41%	8	47%	0		2	12%
AREA3	22	59%	8	22%	4	11%	3	8%
AREA4	10	72%	3	21%	1	7%	0	
TOTAL	121	76%	27	17%	6	4%	5	3%

Q18 *I think that the brick alleys in the neighborhood should remain brick*

	A	A(%)	N	N(%)	D	D(%)	No Ans	N/A(%)
AREA2	74	81%	11	12%	6	7%	0	
AREA1&5	12	70%	3	18%	1	6%	1	6%
AREA3	30	81%	4	11%	2	5%	1	3%
AREA4	7	50%	6	43%	1	7%	0	
TOTAL	123	77%	24	15%	10	7%	2	1%

Q19 *Alleys in W.C. need to be better maintained*

	A	A(%)	N	N(%)	D	D(%)	No Ans	N/A(%)
AREA2	80	88%	10	11%	1	1%	0	
AREA1&5	7	41%	7	41%	1	6%	2	12%
AREA3	30	81%	4	11%	1	3%	2	5%
AREA4	12	86%	1	7%	1	7%	0	
TOTAL	129	81%	22	13%	4	3%	4	3%

Q20 *Swinney Park is an asset to the neighborhood*

	A	A(%)	N	N(%)	D	D(%)	No Ans	N/A(%)
AREA2	66	73%	14	15%	11	12%	0	
AREA1&5	8	47%	5	29%	3	18%	1	6%
AREA3	25	67%	8	22%	4	11%	0	
AREA4	9	64%	4	29%	1	7%	0	
TOTAL	108	68%	31	19%	19	12%	1	1%



Q21	<i>St. Joseph Hosp. is an an asset to the neighborhood</i>								
	A	A(%)	N	N(%)	D	D(%)	No Ans	N/A(%)	
AREA2	70	77%	15	17%	5	5%	1	1%	
AREA1&5	15	88%	2	12%	0		0		
AREA3	33	89%	3	8%	1	3%	0		
AREA4	10	72%	2	14%	2	14%	0		
TOTAL	128	81%	22	13%	8	5%	1	1%	

Q22	<i>There is a lack of available on-street parking on my street</i>								
	A	A(%)	N	N(%)	D	D(%)	No Ans	N/A(%)	
AREA2	42	46%	26	29%	23	25%	0		
AREA1&5	3	18%	6	35%	5	29%	3	18%	
AREA3	16	43%	11	30%	10	27%	0		
AREA4	4	29%	7	50%	1	7%	2	14%	
TOTAL	65	41%	50	31%	39	25%	5	3%	

D1	<i>Do you own or rent your home?</i>						
	OWN	(%)Own	RENT	(%) Rent	No Ans	(%)N/A	
AREA2	55		35		1		91
AREA1&5	12		5				17
AREA3	23		13		1		37
AREA4	6		7		1		14
TOTAL	96	60%	60	30%	3	2%	159

D2	<i>How long have you lived in West Central ?</i>	
	0 - 5yrs	38%
	6-10 yrs	14%
	11-20yrs	21%
	21-30yr	15%
	31-40yrs	5%
	41-50yrs	4%
	50+ years	2%

Crime Prevention Through Environmental Design Report

Crime Prevention Through Environmental Design (CPTED) is based on the premise that the proper design and effective use of the built environment can lead to a reduction in the incidence and fear of crime and an improvement in the quality of life.

CPTED assessments address four key elements: Natural Surveillance, Natural Access Control, Territorial Reinforcement, and Maintenance. Natural Surveillance is the placement of people, physical features, and activities in a manner that maximizes visibility. Natural Access Control is the physical guidance of people coming and going through a space by the judicious placement of entrances, exits, fencing, landscaping, and lighting. Territorial Reinforcement is the use of physical attributes that express ownership, such as fencing, pavements, art, signage, and lighting. Maintenance allows for the continued use of a space for its intended purpose, as well as providing an additional expression of ownership.



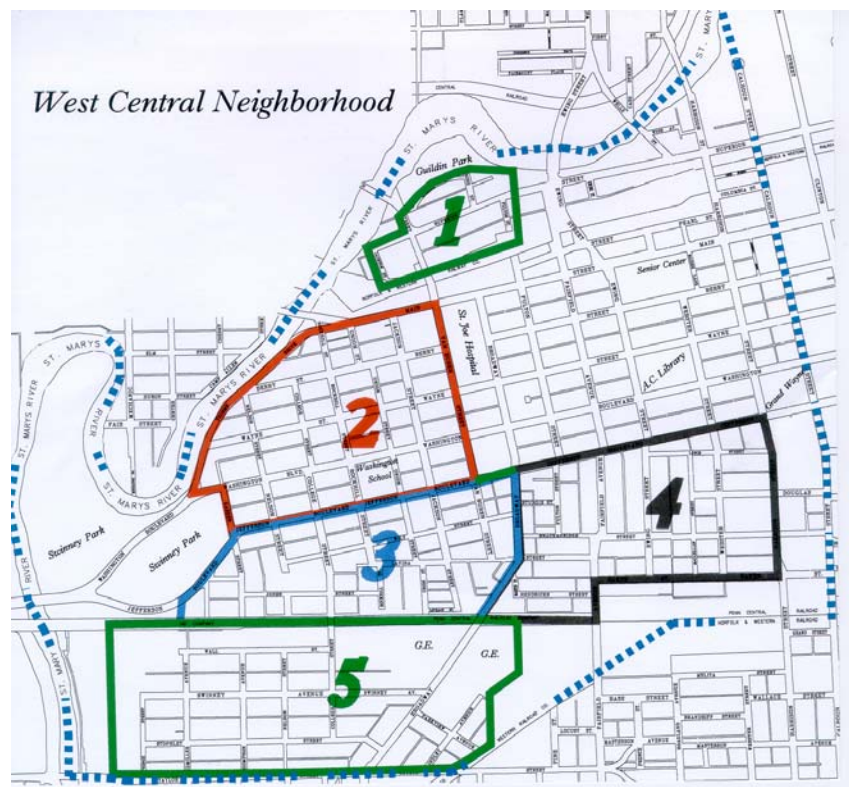
The CPTED assessments in and of themselves are not sufficient to make a neighborhood crime-proof. However, the recommendations in this assessment should reduce the probability of crime and create a less fearful environment provided strategies are properly applied and maintained. This report includes only general recommendations. Where appropriate, traditional crime prevention target hardening suggestions are included in the recommendations. Detailed evaluations and studies have been done on several properties included in this neighborhood. Additional site-specific evaluations and recommendations are available on request.

Survey Scope

The reduction of crime and the fear of crime are important parts of the planning process for the West Central Neighborhood. Crime affects the vitality of an area by impinging upon the quality of life of the residents, creating a negative image for those outside the area, and reducing property values and investment.

This report is to be used as a tool in the development of a neighborhood plan. The Planning Department is working with the West Central Neighborhood to create a plan that sets goals and identifies strategies to preserve and improve the area. Reduction of crime and the fear of crime are among the priorities set for this effort.

The neighborhood has been divided into five sub-areas. This report focuses on four of the areas, with particular emphasis on a single area. The first area is the largely commercial area on the east side of the neighborhood. Planning for this area is largely covered in the downtown revitalization plans and programs. The second area is the northwest portion of the neighborhood. Added emphasis has been requested for this area. The remaining three areas are to the south of areas one and two. All three of these areas have been surveyed, and general recommendations will be included for each.



Summary

The West Central Neighborhood is a solid historic area with many assets. A review of the crime statistics for the area does not reveal any unexpected patterns, and the actual crime rate is not high. Properties in the area are not particularly fortified, often a sign of apprehension and fear. There are however general and specific points of concern.

The neighborhood as a whole is not particularly well identified. An effort to mark the boundaries of the West Central Neighborhood would help to identify the entire neighborhood. This can help



residents feel more included and may increase the sense of pride and protectiveness. It also serves as notice to visitors that this is a special area that does have identity and unity.

Most of the recommendations in this report focus on physical improvement of the area. The recommendations are geared toward improving the visual perception of the area. Most of the issues explored are relatively minor in scale, but together can leave an impression that crime and disorder may be tolerated to some degree. To non-residents, some of these things may also give an impression of weakness and lack of care and concern by property owners and residents. The impression that the area may not be entirely safe can lead to lower property values, disinvestment, and gradual decline. The neighborhood, particularly area 2, is well known within the community for its stately homes and eclectic businesses. Efforts to preserve and build on the assets of the area and address the deficits are to be encouraged.

Area 2 – General Description

Area 2 of the West Central Neighborhood is characterized by historic urban homes set close together on well-traveled, tree-lined streets. The area is bound on the north by Main Street, on the south by West Jefferson Boulevard, on the east by Van Buren and on the west by the St. Mary's River (Thieme Drive). Most of this area has both local and national historic district designation.

There is a variety of homes in the area. Many of the homes are large with period accessory buildings. There are many apartments and multi-family homes. There is also a scattering of businesses in the area, though the overall character is residential.

The area is fully developed with few vacant lots. The streets and alleys are paved. There are sidewalks and streetlights. Most of the public facilities seem to be in good condition, though assessment was hampered by snow.

Each of the major east-west streets has unique characteristics and issues. As these are the major streets through this part of the area, an individual examination of each will follow. The study does include the examination of the north-south street, but except for Thieme Drive, the information will be included as part of the east-west street summaries.

Main Street

The land uses along Main Street are a mixture of residential and commercial. St. Joseph Hospital to the immediate east is a major influence on this portion of the neighborhood. There are several parking lots developed for the hospital along Main Street. Most of the structures and facilities are in good condition, though not as attractive or historic as the rest of Area 2. The alley to the south of Main Street is included in the following observations.

Observation: The parking lots, though reasonably well maintained and lighted, could use some renovation.

- Recommendation: The landscaping needs to be improved and in some areas replaced to create a more cared-for and welcoming appearance.

Observation: There is an impersonal feel to the area that does not promote pedestrian use. The street seems to have fairly high traffic volumes, but lacks significant pedestrian amenities and does not showcase the neighborhood. The homes seem to be closed off from the street, which reduces the natural surveillance opportunities.

- Recommendation: Improvements to the streetscape to encourage pedestrian use and residential reinvestment. These improvements could include landscaping, sidewalk improvement, street furniture, and other design improvements. Continued support of efforts to improve the homes on these blocks is also encouraged.

Observation: The St. Joseph Hospital parking lot #4 at the west end of Main Street seems to be under used. As there are seldom cars in this lot, it creates a place for undesirable activity, and promotes an impression that its use is in decline.



- Recommendation: Conscientious redevelopment of this property would be beneficial to the area. Street oriented residential or mixed-use development that would improve the streetscape would be useful to the area by creating a more vibrant impression to outsiders.

Observation: Many of the outbuildings along the alley south of Main Street are in poor condition. Given the tight confines of this area, they should be considered an area of concern. The doors and hardware on a good number of these buildings are deteriorated to the point that break-ins would require no physical effort.

- Recommendation: Outbuildings that are beyond repair should be removed. Those remaining should be kept in good condition with properly functioning doors and locks.

West Berry Street

The properties on West Berry Street are almost entirely residential. At the eastern end there is a parking lot for the hospital and a higher concentration of apartment buildings. The street is limited to one-way traffic from east to west, with parking on both sides of the street. Overall, the properties are in very good to excellent condition, particularly toward the west end of the street. Many of the homes have been renovated over the years, and obvious work continues. The street is very inviting to pedestrian traffic and there is a strong sense of neighborhood pride. The alley to the south of West Berry Street is also evaluated in this section.

Observation: Some of the homes at the east end of the street need attention. Since the street originates on this end, it is, in effect, a secondary gateway into the community.

- Recommendation: Property owners at the east end should be encouraged to improve the level of maintenance and appearance to match the rest of the street. This would provide visitors with a greater sense of territorial reinforcement or protectiveness.

Observation: Some of the garages along the alley south of West Berry Street need work. One needs to be removed. Substandard structures are an indication that disorder is tolerated.

- Recommendation: Have property owners bring the structures up to code.

Observation: There are an unusually large number of trash cans and containers along this alley. Many of the containers are unsightly and deteriorated. Given the residential densities and limited parking available in this neighborhood, the condition of the alleys is important to the perceived health of the neighborhood.

- Recommendation: Encourage residents and property owners to store trash containers when not in use to improve the appearance of the public way.

Observation: There are numerous doors and windows that open directly onto the alley. Many of them appear weak, and are obvious targets for crimes of opportunity. They offer easy entry and get-away.

- Recommendation: Encourage residents and property owners to fortify these doors and windows. This should be done in a manner consistent with the historic nature of the buildings. Stronger frames and strike plates, modern locks, and inside reinforcement are suggested.

Observation: Many of the buildings are very close together, offering narrow passages that cannot be seen from most angles. The passages created in these situations create concealed places appropriate for criminal activity.

- Recommendation: Gates, fences or walls should be installed to limit access to these spaces. This should be done in a manner consistent with the historic nature of the buildings. There are many good examples of successful solutions to this problem throughout the neighborhood.

Observation: There are a couple of junk vehicles behind houses. These are another sign of disorder and lack of care and concern.



- Recommendation: Have property owners fix or remove inoperable vehicles. Residents should report vehicles that appear abandoned to maintain the appearance and parking capacity of the neighborhood.

West Wayne Street

As with West Berry Street, the properties along West Wayne Street are predominantly residential. The homes tend to be more modest toward the east end of the street. The street is one-way, running from west to east. Overall, the properties appear to be well maintained. Comments regarding the alley apply to the alley running behind the properties on the south side of the street.

Observation: Vehicles parked behind houses are often parked on gravel and unimproved surfaces. This leads to a less organized appearance, with dirt and mud being a problem.

- Recommendation: Property owners should be encouraged to provide defined, paved parking areas. This will help foster an image that the parking areas and vehicles are cared-for and that there is greater risk to those intending to commit crimes.

Observation: Parking areas are less defined, and rear yards are not as well maintained. The property boundaries are less well marked, leading to a blurring of the delineation between public and private spaces.

- Recommendation: Property owners should be encouraged to maintain rear yards as landscaped recreation space for residents. This will increase the protectiveness that residents feel for these areas.

Observation: Wood privacy fences installed along the alley limit the natural surveillance opportunity and make undesirable activity less obvious.

- Recommendation: Installation of solid wood or masonry privacy fences should be discouraged where they will limit visibility. Open-style fencing that provides some privacy, but does not eliminate all visibility, should be encouraged. There are a large number of fencing options available to residents, many of which are compatible with the historic nature of the area.

West Washington Boulevard

West Washington Boulevard, paired with West Jefferson Boulevard, is a high traffic thoroughfare that moves traffic into and out of the central business district. Given these high traffic volumes, the character of these streets is different from that of the street to the north. Traffic on West Washington Boulevard is limited to one-way westbound. There is limited on-street parking available. Because of the traffic, which includes large trucks, recreational use of front porches and yards is less pleasant here than in other parts of the neighborhood. Similarly, pedestrian traffic is less likely to be recreational in nature. Most of the properties are residential, but tend not to be as well maintained as those located elsewhere in the neighborhood. Comments regarding the alley are specific to the alley running south of West Washington Boulevard and north of West Jefferson Boulevard.

The Fort Wayne Police Department, in cooperation with Fort Wayne Community Schools, has done a crime prevention survey of Washington Elementary School. This survey was done several years ago, but the recommendations should still be applicable.

Observation: Several of the properties along West Washington Boulevard are in substandard condition and need attention. This may cast the neighborhood in a negative light, particularly since so many motorists pass by these properties. Tolerance of rougher properties in the otherwise strong neighborhood gives an outward indication that efforts to combat blight may be lacking. While it is desirable to provide housing to those at all income levels, even lower priced rental properties should not appear run-down and substandard

- Recommendation: Property owners should be encouraged to maintain the outward appearance of properties to minimum standards. Given that this is a historic area, loan and grant programs may be available for owners of investment properties to upgrade the appearance of their properties.



Observation: Many properties have unattractive materials and junk stored on their front porches. This provides a perception that residents do not care about their belongings and may not be vigilant in protecting them. It also degrades the overall appearance of the area.

- Recommendation: Encourage property owners to keep porches and other outdoor areas clear of inappropriate materials.

Observation: There are an excessive number of signs along West Washington Boulevard. Since this is a major high-volume street, there is an incentive for advertisers to post as many signs as possible to reach potential customers. This is in conflict with the residential use of the area, and creates a littered semi-commercial impression.

- Recommendation: Sign Ordinance restrictions on signs posted on residential properties should be enforced. These rules should be made available so that property owners are aware of the opportunities and limitations.

Observation: There are some junk cars parked off the alley. Given the limited off-street parking and preservation needs of the area, storage of junk vehicles on residential property should be strongly discouraged.

- Recommendation: City Codes pertaining to vehicle parking should be aggressively enforced. Vehicles parked on streets are more likely to be vandalized, stolen, and burglarized. Where possible, residents should keep their cars on private property. The long-term storage of junk vehicles should be discouraged as it displaces operational vehicles and reduces available parking on the street.

Observation: The two apartment complexes on this street are beginning to look out-dated and less desirable. If allowed to decline, these properties will be less able to attract good tenants.

- Recommendation: The property owners should be encouraged to maintain and upgrade the appearance of the properties to keep them viable in this market and allow for a greater selection suitable tenants.

West Jefferson Boulevard

Most of the observations and recommendation provided for West Washington Boulevard are applicable to West Jefferson Boulevard as well. West Jefferson runs one-way to the east, carrying traffic into the downtown area. Maintenance levels are somewhat better, and there have been a significant number of recent improvements to properties along this street.

Observation: The Jersey barrier at the west end of the street has a temporary makeshift look, and has many impact marks. This is an unattractive feature at the most prominent entrance to the neighborhood. The barrier's appearance promotes the image that this is a high-speed road rather than a boulevard through a neighborhood.

- Recommendation: There is an obvious need for a barrier to protect homes and pedestrians at this location. However, there should be a more attractive alternative available.

Thieme Drive

Thieme Drive runs along the St. Mary's River on the west end of the neighborhood. It is part of the River Greenway path system and has homes on the east side only. The west side is the heavily vegetated riverbank. The street runs from West Main Street To West Jefferson Street. Few homes actually face Thieme Drive, most face the east-west streets. Most of these properties are in good to excellent condition

Observation: Thieme Drive is used as a cut-through from West Main Street To West Jefferson Street. Use in this manner can result in higher speeds than appropriate for a residential area, and increased traffic.

- Recommendation: If the problem is deemed serious enough, traffic calming measures can be installed. Such things as reduced speed limits, additional stop signs, speed humps, and



physical constraints may be considered. Closing the entrance at West Main Street is an alternative that would still allow use by local residents, though it might increase traffic on West Berry Street. Any changes should be worked out with the appropriate City departments.

Area 3 Description

Located to the south of Area 2, Area 3 is also an older predominantly residential area. It is bound on the south by elevated railroad tracks, and includes some commercial properties. The homes are, on average, smaller than those of Area 2, and there is more deterioration and signs of blight. As with most of the neighborhood, there have been significant improvements to residential and some commercial properties in recent years.

Observations and Recommendations

Observation: There are brick streets on several of the blocks in this area. They provide a historic feel to the area while also serving to slow traffic.

- Recommendation: The brick streets should be preserved and maintained as a significant feature of the area.

Observation: The Benito Juarez center needs additional light in the parking area. This facility is used for meeting in the evening hours, and does not have adequate light in the parking area.

- Recommendation: Lighting levels should be increased for this facility. Preferably, this should be done with decorative fixtures that do not create glare onto adjoining properties.

Observation: Improvements to Broadway are beginning to show wear. Deterioration of street furniture and fixtures is a sign that revitalization was tried and interest has lapsed or the effort was unsuccessful.

- Recommendation: Street furniture and fixtures should be maintained and upgraded to increase the perception that this area is still vital in the community.

Observation: The schoolyard fence at Union and Wilt Street appears out of place and is damaged in many places. The fence does not appear to meet City Codes regarding placement of fencing, as there is no primary structure on the property.

- Recommendation: This fencing should probably be removed, or at a minimum, repaired with better quality material and brought into compliance with city standards.

Observation: Rockhill Park at the south side of this area provides a welcome, open recreation space for the neighborhood. However, it should be individually studied for ways to improve its safety.

- Recommendation: In conjunction with the Parks Department, have a security study done of this park, and develop plans for its short and long-term improvement.

Observation: The gravel alley behind the houses at the far west end of the area is easily accessed and has a very isolated configuration. This type of situation is inviting to criminal activity.

- Recommendation: Additional lighting may be useful, as would paving to create a less anonymous feel. Closure of an entrance to the alley, or of the entire alley, may be appropriate if conditions warrant.

Observation: Trees and brush on Jones Street are badly overgrown and need to be trimmed. This is a sign of blight and limits visibility for safety.

- Recommendation: The bushes and trees need to be trimmed or removed. They should be brought into compliance with the appropriate City Codes.

Observation: The General Electric parking lots in this area appear unused and poorly maintained. In their present state, they are a blighting influence on the neighborhood.



- Recommendation: Ideally, these parking lots should be redeveloped into uses that are more productive. At a minimum, they should be better maintained with the deteriorated fences and overgrown bushes removed and other deteriorated features addressed.

Observation: There are many junk vehicles in this area, most parked on unimproved surfaces. These vehicles are a visible sign of blight and tolerance for disorder. This seemed to be a particularly serious problem around Union Street. Parking on dirt is especially a problem on Lavina. There appears to be a vehicle storage problem behind 1418 Broadway.

- Recommendation: Junk vehicles should be repaired or removed. The City Code standards regarding parking and vehicle storage of should be enforced.

Area 4 Description

Area 4 is located to the east of Area 3, south of Area 1. This area is characterized by a wide variety of land uses. There are many vacant lots and parking lots, particularly toward the east end of the area. As with the other areas, there have been signs of improvement in recent years. The homes and business at the intersection of Fairfield and Baker Street have seen significant improvement, including a monument to the Fort Wayne Police Department. The Grand Wayne Center is located at the northeast corner of the area, just outside the boundary. The Federal Center, the Baker Street Station, and a new McDonald's restaurant are other significant landmarks. The remaining homes in the area are similar to those in Area 2.

Observations and Recommendations

Observation: There are several non-residential properties with chain link fencing topped with barbed wire. This creates a negative perception of the area by showing an outward sign that the property owners expect crime and criminal activity.

- Recommendation: Encourage property owners to remove barbed wire.

Observation: The Lincoln National parking lot across from the Baker Street Station and a parking lot on Lewis have minimal landscaping and improvements. The barrenness of the properties present an image that the property owner and possibly the users are not especially concerned with what occurs on the property and that perhaps security is lax. It also does not help to increase the vitality of the area.

- Recommendation: The parking lot should be improved to meet minimum development standards for setbacks, screening, and shade trees as appropriate.

Observation: The parking meters around the Federal building have all been covered with "No Parking" bags. The covered parking meters are an outward reminder of terrorist concerns.

- Recommendation: As the prohibition of parking next to federal building is likely to continue into the foreseeable future, the parking meters should be removed. At minimum, the bags should be periodically replaced with new bags, as the deterioration of the current bags is less than ideal.

Observation: The "pocket park" on Fairfield has signs of deterioration and neglect. As these facilities are meant to be used by children, they should have a cheerful atmosphere.

- Recommendation: Either remove the park or provide some basic renovations to improve its appearance.

Observation: Multiple-family properties, particularly the conversions of single-family homes to multiple-unit properties, seem to be in the worst condition. While many of the single-family homes are being renovated, many of the multiple family buildings are in fair or poor condition, with few recent exterior improvements.

- Recommendation: Besides encouraging property owners to improve the level of maintenance of these properties, consideration of down zoning or other proactive measures may be appropriate.



Observation: The 1100 block of Fulton appears to have significant potential for revitalization. While the block does not presently reflect a strong sense of pride and concern, the homes are largely intact and could be a valuable asset to the surrounding area. Improvement to this highly visible block would help to encourage additional care and investment throughout the immediate area.

- Recommendation: Encourage the conscientious rehabilitation and restoration of this block.

Observation: The convenience store at the corner of Fairfield and Jefferson Boulevard is in particularly poor condition. The construction of the new McDonalds to the immediate west makes this property look even worse by comparison.

- Recommendation: Physical and functional improvements to the property should be encouraged. The partly collapsed billboard is especially an eyesore to the area. The property itself would benefit from several improvements including removal of displays that block windows and updates to the design of the building. Such improvements should help to increase sales by creating a more inviting appearance to the property.

Observation: Due to the large expanses of parking in the eastern part of the area, the homes on McClellan are particularly visible. These are very small, old homes that are not in good repair. They decrease the visual appeal of the area, and hurt the perception of the area by giving the impression that residents and property owners are not concerned with the upkeep of the area.

- Recommendation: Significant upgrades or replacement should be considered. However, replacement structures should be considered with care, as there is a manufactured home of recent vintage that appears out of place for the area.

Observation: Some of the businesses along Jefferson show signs of deterioration and blight. This is particularly a problem at the rear of the properties as there is a street, Lewis Street, rather than an alley. Problems noted included general upkeep, a burned trash dumpster, and junk tires.

- Recommendation: Businesses in this area should be maintained to a higher standard. Hopefully, with the development going on to the north, local business owners will be encouraged to improve the appearance of some of the more neglected properties.

Area 5 Description

Located to the south of Areas 3 and 4, Area 5 is separated from the rest of the West Central Neighborhood by a railroad elevation. The area is dominated by the General Electric plant, which comprises most of the eastern portion of this area. An older, predominantly residential area bound by commercial and industrial properties makes up most of the western portion of the area. The Essex plant has a significant presence on the western end of the area. The homes, like those of area 4, are on average smaller than those of Area 2, and there is more deterioration and signs of blight. Again, there have been significant improvements to residential and commercial properties in recent years. Notably, there is a new commercial retail development in this area on Taylor just west of Broadway.

Observations and Recommendations

Observation: McCulloch Park on Broadway has some minor signs of deterioration and neglect. As these facilities are meant to be used by children, they should have a cheerful atmosphere.

- Recommendation: Provide some basic renovations to improve its appearance.

Observation: There are brick streets on several of the blocks in this area. They provide a historic feel to the area while also serving to slow traffic.

- Recommendation: The brick streets should be preserved and maintained as a significant feature of the area.

Observation: The General Electric plant is a major, highly visible anchor to this area. While in very good condition overall, there is room for improvement. Elements such as rusty vents, deteriorated



signs, and broken and mismatched windows detract from the investment that the company has in this facility.

- Recommendation: Encourage the continued maintenance and upgrades of the facility.

Observation: The railroad elevations at Broadway and College are significant gateways into the neighborhood. While the Broadway elevation has been improved in recent years, both are in need of continued maintenance. These elevations provide a first impression of the area and give an indication to visitors of what to expect of the area.

- Recommendation: Provide renovations to upgrade the appearance of the elevations.

Observation: The General Electric gravel parking lot between Lindley and Broadway appears unused and poorly maintained. In its present state, it is a blighting influence on the neighborhood given its prominent location within the neighborhood.

- Recommendation: Ideally, this parking lot should be redeveloped into a more productive use. With its prominent location on Broadway, and given recent improvements to local commercial ventures, this property should have value for retail or other commercial development. At a minimum, it should be better maintained with additional landscaping and deteriorated features addressed.

Observation: There are some abandoned and boarded houses in this area. They give an impression of disinvestment in the area. These often provide harbor for criminal activity and can be detrimental to an area.

- Recommendation: The causes of abandonment and boarding should be evaluated and addressed where possible. These properties should be maintained to minimize their impact on surrounding properties. Such things as keeping weeds moved and painting the plywood to make the abandonment less obvious can help lessen their impact. Redevelopment possibilities should be explored and promoted.

Observation: The Essex parking at the west end of the area has minimal landscaping and improvements. The barrenness of the properties present an image that the property owner and possibly the users are not especially concerned with what occurs on the property and that perhaps security is lax. It also does not help to increase the vitality of the area.

- Recommendation: The parking lot should be improved to meet minimum development standards for setbacks, screening, and shade trees as appropriate. Lighting may also need attention to improve security for evening workers.

Observation: There are many vehicles parked on the street that are not being moved on a regular basis. This was particularly evident on Stophlet. These vehicles occupy street parking spaces that residents with operational vehicles could better use. As they deteriorate, they are another sign of blight in the area and may be more susceptible to crime as many appear abandoned.

- Recommendation: Increase enforcement of parking regulations. Encourage owners of inoperable vehicles to repair or dispose of them.

Observation: Some of the businesses and residential properties along Broadway and Taylor show signs of deterioration and blight. These streets are heavily traveled and largely shape the image of the area. Problems noted included general upkeep and issues with specific properties, some noted in other observations.

- Recommendation: Businesses and residential properties on these corridors need to be maintained to a higher standard. Hopefully with the strength of the development at the Broadway/Taylor Area, local property owners will be encouraged to improve the appearance of some of the more neglected properties. Reevaluation of the zoning and development plans for these properties may also be appropriate.



Observation: There are many junk vehicles including boats in this area, most parked on unimproved surfaces. These vehicles are a visible sign of blight and tolerance for disorder. This seemed to be a particularly serious problem in the alleys west of College.

- Recommendation: Junk vehicles should be repaired or removed. The City Code standards regarding parking and vehicle storage of should be enforced.

Observation: Some of the garages in area need substantial work. Several need to be removed. Substandard structures are an indication that disorder is tolerated.

- Recommendation: Have property owners bring the structures up to code.

Observation: There is graffiti in several locations, particularly in the alley between Stophlet and Swinney. Whether gang related or not, it does increase resident fear.

- Recommendation: Have property owners remove graffiti promptly. The anti-graffiti network program can be helpful in this regard.

