

Pleasant Street Neighborhood Revitalization Plan Implementation Review



PREPARED: *April 2007*

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PLEASANT STREET NEIGHBORHOOD REVITALIZATION PLAN IMPLEMENTATION REVIEW

SUMMARY

The Pleasant Street Neighborhood was the first revitalization neighborhood in the City's recent Neighborhood Revitalization Program. The formal plan was adopted March 12, 2001. A partnership, that included the Pleasant Street residents and the City of DeKalb, was formed and solutions to concerns of Law Enforcement, Traffic, Code Enforcement, Overcrowding, Neighborhood Appearance, Neighborhood Participation and Neighborhood Pride were identified. During the initial three-year timeframe of the Plan, a majority of the programs were implemented by the City. A total of \$100,000 was pledged by the City through the Community Development Block Grant (CDBG) for infrastructure improvements. In addition, CDBG and Tax Increment Financing (TIF) funds were used for housing rehabilitation, acquisition and demolition of blighted properties and other activities that supported the revitalization of the neighborhood.

This process transitioned over the three year period to the greater involvement by Citizens, both residents and property owners. This empowerment of the citizens to complete and maintain programs was designed to instill a sense of community pride that will sustain reinvestment in the neighborhood far into the future.

Following extensive public input, a plan was adopted to address six objectives and each objective included a variety of programs. A list of the objectives and programs is provided below with a more complete explanation of the implementation process and progress provided later in this document.

PLEASANT STREET REVITALIZATION PLAN OBJECTIVES

LAW ENFORCEMENT OBJECTIVE: To eliminate the perception of safety concerns and reduce petty crimes through the implementation of a comprehensive neighborhood policing and public safety program.

City

- Graffiti Removal Program
- Additional Lighting
- Neighborhood Police Bike Patrol
- Educational programs and material

Citizens

- Porch Light Campaign
- Neighborhood Watch Program
- Court Watch Program

TRAFFIC OBJECTIVE: To alleviate traffic concerns by conducting a comprehensive traffic study of the neighborhood and implement the results of that study through the capital improvements program.

City

- Conduct a comprehensive traffic study

CODE ENFORCEMENT OBJECTIVE: To reduce the number of property maintenance violations by a visually appreciable number through the continuation of existing and implementation of new City programs.

City

- Property Maintenance Inspections
- Acquisition/Demolition Program
- Property Maintenance Enforcement Process
- Property Maintenance Education Program
- Rental Rehabilitation Program
- Rental Inspection Program
- Off-Street Parking
- Zoning Assessment
- Driveway Paving Program

Citizens

- Neighborhood Clean-up Day
- Paint-A-Thons
- Court Watch
- Neighborhood Pride

OVERCROWDING OBJECTIVE: Eliminate the perception of overcrowding by fostering a greater understanding of cultural diversity, enhancing the quality of the housing stock and reducing the parking congestion.

City

- Zoning Assessment
- Housing Conversion Program
- Unified Development Ordinance Guidelines
- Off-Street Parking

Citizens

- Get to know their neighbors

NEIGHBORHOOD APPEARANCE OBJECTIVE: To reinvest in private and public property to enhance the aesthetics of the neighborhood and in turn increase the value and the quality of life of the neighborhood.

City and Citizens

- First Time Home Buyer's Program
- Owner Occupied Rehabilitation Program
- Sidewalk Replacement Program
- Storage Replacement Program
- Landscaping Program

NEIGHBORHOOD PRIDE OBJECTIVE: Create a Neighborhood Association that will encourage the interactions of residents and develop a mutual understanding among diverse cultures while building a sense of community pride.

Citizens

- Neighborhood Association
- Neighborhood activities
- Citizen initiative

Even though the City has formally concluding the implementation process for the individual elements of the Plan, there is no expectation that the partnership between the City and Residents and Property Owners will be dissolved. Just the opposite, because the Plan is a living document that will evolve with the citizens of the Pleasant Street Neighborhood and the City supports all citizens of the community as the

strive to improve their quality of life, it will be important to revisit these elements on a continuing basis to insure the mission of the Pleasant Street Neighborhood Revitalization Plan is being fulfilled. The objectives and proposed projects, lead entity/partner, timeframe and status of the projects are listed on the following pages. Actual dollar amounts spent and comments are also included where applicable.

PLEASANT STREET NEIGHBORHOOD
REVITALIZATION PLAN
MISSION

The mission of the Pleasant Street Neighborhood Revitalization Plan is to empower the citizens to develop an atmosphere of community pride, encourage reinvestment that will enhance the quality of life, and create an attractive yet affordable place to live.



PLEASANT STREET NEIGHBORHOOD – A WELCOMING SIGN!

PLAN OBJECTIVES IMPLEMENTATION PROCESS AND PROGRESS

LAW ENFORCEMENT OBJECTIVE

To develop a realistic perception of neighborhood safety and reduce petty crimes through the implementation of a comprehensive neighborhood policing and public safety program.

IMPLEMENTATION STRATEGY	LEAD PARTNERS	TIMELINE	OUTCOME MEASURES	STATUS	TOTAL SPENT COMMENTS
Graffiti Removal Program	CDD/POLICE <i>CITIZENS</i>	2001	Graffiti addressed through Code Enforcement Program	Ordinance reviewed no recommended changes	No City funds allocated
Neighborhood Police Bike Patrol	POLICE	Summer 2001	Police patrol neighborhood on bikes	On-going/Well received by residents	Implemented
Additional Lighting	PUBLIC WORKS <i>CDD/NAT</i>	2001 and 2002	Install lights in alleys	Alleyway and scattered on Market and State Street and from 7 th to 14 th Street	\$9,812.25
Distribution of Education Materials	Police	2002 and 2003	Pass out educational materials to neighborhood	On-going	No City funds allocated
Porch Light Campaign	Citizens	2001	Neighborhood turn on lights	On-going by Neighborhood Association	No city funds allocated
Neighborhood Watch	Police/ Citizens	2001	Citizens form neighborhood organization	One group formed	No City funds allocated
Court Watch	Citizens <i>CDD</i>	2001	Citizens participate in neighborhood related court cases	Citizen participation as needed	No City funds allocated



Pleasant Street Neighborhood Association continues to address opportunities and concerns of the residents.

TRAFFIC OBJECTIVE

To alleviate traffic concerns by conducting a comprehensive traffic study of the neighborhood and implementing the results of that study through the capital improvements program.

IMPLEMENTATION STRATEGY	LEAD	TIMELINE	OUTCOME MEASURES	STATUS	TOTAL SPENT COMMENTS
	<i>PARTNERS</i>				
Conduct a comprehensive traffic study	PUBLIC WORKS <i>CDD/POLICE</i>	2001 and 2002	Help traffic run more smoothly	A survey was completed and various sign changes were recommended Signage changes, based on the survey recommendations were made	No additional funds allocated
Monitoring and reporting problems	CITIZENS	Ongoing	Citizens meet with police	Citizens currently meeting with police to voice concerns	No additional funds allocated

CODE ENFORCEMENT OBJECTIVE

To reduce the number of property maintenance violations by a visually appreciable number through the continuation of existing and implementation of new City programs.

IMPLEMENTATION STRATEGY	LEAD	TIMELINE	OUTCOME MEASURES	STATUS	TOTAL SPENT COMMENTS
	<i>PARTNERS</i>				
Property Maintenance Enforcement	CDD <i>Legal</i>	2001	Enforce property maintenance with citizens	On-going with enhanced Code Enforcement Program	None
Zoning Assessment	CDD <i>CITIZENS</i>	2001 and 2002	Update current zoning database	Database up-to-date. Waiting for rezoning in Winter, 2005	None
Rental Rehabilitation Program	CDD <i>Citizens Landlords</i>	2002	Organize Rental Rehab Program	On-going	\$71,601.09
Acquisition/Demolition Program	CDD <i>Legal</i>	2002	Organize Acquisition Demolition Program	On-going 2 houses purchased. One remodeled, one demolished. Assisted with demolition on another house	\$138,304.97
Code Enforcement Process	CDD <i>Legal</i>	2002		On-going with Code Enforcement Program	None

IMPLEMENTATION STRATEGY	LEAD	TIMELINE	OUTCOME MEASURES	STATUS	TOTAL SPENT COMMENTS
	PARTNERS				
Code Education	CDD	2002		On-going with Code Enforcement Program	None
Paving Program	CDD	2002	Organize Paving Program	On-going with Code Enforcement Program	None
Off-Street Parking	CDD <i>Public Works</i>	2002	Survey off-street parking	None	None
Rental Inspection Program	City Council <i>CDD/Legal</i>	2003	Organize Rental Inspection Program	Future code enforcement initiative	None
Neighborhood Clean up Day	NA <i>CDD</i>	2001	Citizens organize clean up day	On-going with Neighborhood Association	None
Property Maintenance	Citizens	2001		On-going with Code Enforcement Program	None
Property Reinvestment	Citizens	2001		On-going improvements	None

1238 State Street
Redevelopment through the Demolition Program.



Before – Front view shows the house in poor condition. City assisted with demolition



After - Front of new two-family home. Constructed with private investment.

703 North 14th Street
Redevelopment through the Acquisition/Demolition Program.



Before – Rear view shows poor condition



Before – Front view



After – Three-bedroom home, constructed with private funds, improved the appearance of the neighborhood and increased the affordable housing stock.

OVERCROWDING OBJECTIVE

Eliminate the perception of overcrowding by promoting cultural diversity, enhancing the quality of the housing stock and reducing parking congestion.

IMPLEMENTATION STRATEGY	LEAD	TIMELINE	OUTCOME MEASURE	STATUS	TOTAL SPENT
	PARTNERS				
UDO Enforcement	CDD <i>Legal</i>	2001		On-going as part of Enhanced Code Enforcement	None
Zoning Assessment	CDD CITY COUNCIL Plan Commission	2001 to 2002		Database complete/rezoning Winter, 2005	None
Housing Conversion Program	CDD Citizens	2003	Organize Housing Conversion Program	None	None
Meet your neighbors	Citizens/NA	2001	Citizens meet other citizens	Citizens have started National Night Out	None

NEIGHBORHOOD APPEARANCE OBJECTIVE

To reinvest in private and public property to enhance the aesthetics of the neighborhood and in turn increase the value and the quality of life of the neighborhood.

IMPLEMENTATION STRATEGY	LEAD	TIMELINE	OUTCOME MEASURE	STATUS	TOTAL SPENT Comments
	PARTNERS				
First Time Home Buyer's Program	CDD <i>Citizens</i>	2001	Organize First Time Home Buyer's Program	On-going	\$35,000 18 families were assisted
Owner Occupied Rehabilitation Program	CDD <i>Citizens</i>	2001	Organize Owner Occupied Rehab Program	On-going/program is very successful	\$90,000 18 homes rehabbed
Sidewalk Replacement Program	CDD/ Public Works <i>City Council</i>	2001 to 2003	Organize Sidewalk Replacement Program	Multi-year project – Oak to Davy from 7 th to 14 th	\$178,920.43 Completed 2004
Storage Replacement Program	CDD <i>Citizens</i>	2002	Organize Storage Replacement Program	Demolition program on-going for dilapidated accessory buildings was adopted in 2005	Program implemented

1009 Oak Street
Rehabilitation through Private/Public Investment



Before – Owner completed roof replacement using private investments.

After – City funded the installation of the siding and accessible ramp.



NEIGHBORHOOD PRIDE OBJECTIVE

Create a Neighborhood Association that will encourage the interactions of residents in order to build a sense of community pride.

IMPLEMENTATION STRATEGY	LEAD	TIMELINE	OUTCOME MEASURE	STATUS	TOTAL SPENT
	PARTNERS				
Neighborhood signs	CDD/PW/NA	2002	Create/post neighborhood sign	Welcome sign completed spring 2005	\$14,654.24
Neighborhood Events	NA/Citizens	2001	Citizens form neighborhood organization	On-going with National Night Out and Pleasant Street Neighborhood Association	None

14th Street Triangle – Redevelopment completed through Public Improvements funding.



Before - Triangle before landscaping



After – Completed entryway to the neighborhood.

CONCLUSION

Successful neighborhood revitalization includes three elements - planning, implementation and long-term maintenance. No element can succeed without both public and private support. However, the level of involvement by each entity varies from phase to phase. Planning usually includes equal participation by government and citizens, implementation usually starts with greater investment of public capital investment, and long-term maintenance emphasizes private commitment by the residents and property owners who are determined to sustain a high quality of life for themselves and their neighbors.

While the formal planning and implementation stages have been complete and the following conclusions provide evaluation of those efforts, they are only the beginning of the process. The true measure of success of the Pleasant Street Neighborhood Revitalization Plan will be long-term sustainability of the neighborhood.

LAW ENFORCEMENT OBJECTIVE: The initial review of law enforcement activities showed that the perception of a high level of crime did not equal the reality of crimes in the neighborhood. However, the implementation of a police bike patrol, creation of the neighborhood watch, and improvements in street and alleyway lighting provide a greater level of comfort to the residents. It will be important for residents to continue volunteer programs, such as neighborhood watch and the porch light campaign, and to work with the City to monitor changes so that problems can be addressed before they become major issues.

TRAFFIC OBJECTIVE: A traffic study and antidotal input from residents brought about several changes to signage that were designed to slow or reduce traffic through the residential areas. Long-term monitoring of traffic patterns will be necessary and, if appropriate, the City will work with residents to make additional improvements.

CODE ENFORCEMENT OBJECTIVE: Enforcement of property maintenance codes is necessary to insure the health and safety of residents and to improve the visual appearance of the neighborhood. The City implemented several programs that reduced the number of property maintenance violations or helped owners keep their properties in good repair. The capital investment by the City must be matched by private property owners if the positive appearance of the neighborhood is to be maintained in the future.

OVERCROWDING OBJECTIVE: Overcrowding of residential properties can be a stress factor in a neighborhood. The City of DeKalb has reviewed the existing land use and zoning. This process showed that some problems are the result of un-permitted uses or illegal conversions of residential buildings. In order to enhance the quality of life of the residents, the City Council will continue to consider zoning changes and support private property owners who wish to convert properties to conform to those changes. In addition, landlords are encouraged to maintain all apartment units are in conformance with the building codes and to follow the City's occupancy regulations when approving tenants,

NEIGHBORHOOD APPEARANCE OBJECTIVE: Enhanced appearance of a neighborhood is one of the most important steps to increased land value and residents' quality of life. Public investments to improve the appearance included sidewalk replacement and completion of the DeKalb Area Women's Center parking lot. These are a first step but addition private investment will be required to insure the future positive appearance of the neighborhood.

NEIGHBORHOOD PRIDE OBJECTIVE: Interaction among residents that develops a mutual understanding is important to creating a pleasant environment for everyone. A visual evidence of the pride in neighborhood is the welcome sign in the newly landscaped entrance to the neighborhood at 14th and Pleasant Streets. Volunteer coordination of the maintenance and annual 'sprucing-up' of the triangle is one example of how residents can continue to build on a foundation of cooperative community pride.