Pleasant Street Neighborhood
Revitalization Plan
Implementation Review

PREPARED: April 2007

City of DeKalb
Community Development Department
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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.

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

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.

<table>
<thead>
<tr>
<th>Implementation Strategy</th>
<th>Lead Partners</th>
<th>Timeline</th>
<th>Outcome Measures</th>
<th>Status</th>
<th>Total Spent</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Conduct a comprehensive traffic study</td>
<td>Public Works CDD/Police</td>
<td>2001 and 2002</td>
<td>Help traffic run more smoothly</td>
<td>A survey was completed and various sign changes were recommended</td>
<td></td>
<td>No additional funds allocated</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Signage changes, based on the survey recommendations were made</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

| 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.

<table>
<thead>
<tr>
<th>Implementation Strategy</th>
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<th>Comments</th>
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</thead>
<tbody>
<tr>
<td>Property Maintenance Enforcement</td>
<td>CDD Legal</td>
<td>2001</td>
<td>Enforce property maintenance with citizens</td>
<td>On-going with enhanced Code Enforcement Program</td>
<td>None</td>
<td></td>
</tr>
<tr>
<td>Zoning Assessment</td>
<td>CDD Citizens</td>
<td>2001 and 2002</td>
<td>Update current zoning database</td>
<td>Database up-to-date. Waiting for rezoning in Winter, 2005</td>
<td>None</td>
<td></td>
</tr>
<tr>
<td>Rental Rehabilitation Program</td>
<td>CDD Citizens Landlords</td>
<td>2002</td>
<td>Organize Rental Rehab Program</td>
<td>On-going</td>
<td>$71,601.09</td>
<td></td>
</tr>
<tr>
<td>Acquisition/Demolition Program</td>
<td>CDD Legal</td>
<td>2002</td>
<td>Organize Acquisition Demolition Program</td>
<td>On-going 2 houses purchased. One remodeled, one demolished. Assisted with demolition on another house</td>
<td>$138,304.97</td>
<td></td>
</tr>
<tr>
<td>Code Enforcement Process</td>
<td>CDD Legal</td>
<td>2002</td>
<td>On-going with Code Enforcement Program</td>
<td>On-going</td>
<td>None</td>
<td></td>
</tr>
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</table>
### IMPLEMENTATION STRATEGY

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<thead>
<tr>
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<tr>
<td><strong>Code Education</strong></td>
<td>CDD</td>
<td>2002</td>
<td>On-going with Code Enforcement Program</td>
<td>None</td>
</tr>
<tr>
<td><strong>Paving Program</strong></td>
<td>CDD</td>
<td>2002</td>
<td>Organize Paving Program</td>
<td>None</td>
</tr>
<tr>
<td><strong>Off-Street Parking</strong></td>
<td>CDD</td>
<td>2002</td>
<td>Survey off-street parking</td>
<td>None</td>
</tr>
<tr>
<td><strong>Rental Inspection Program</strong></td>
<td>City Council</td>
<td>2003</td>
<td>Organize Rental Inspection Program</td>
<td>Future code enforcement initiative</td>
</tr>
<tr>
<td><strong>Neighborhood Clean up Day</strong></td>
<td>NA</td>
<td>2001</td>
<td>Citizens organize clean up day</td>
<td>On-going with Neighborhood Association</td>
</tr>
<tr>
<td><strong>Property Maintenance</strong></td>
<td>Citizens</td>
<td>2001</td>
<td>On-going with Code Enforcement Program</td>
<td>None</td>
</tr>
<tr>
<td><strong>Property Reinvestment</strong></td>
<td>Citizens</td>
<td>2001</td>
<td>On-going improvements</td>
<td>None</td>
</tr>
</tbody>
</table>

### 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.

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<tbody>
<tr>
<td>UDO Enforcement</td>
<td>CDD Legal</td>
<td>2001</td>
<td>On-going as part of Enhanced Code Enforcement</td>
<td>None</td>
<td>None</td>
</tr>
<tr>
<td>Zoning Assessment</td>
<td>CDD City Council Plan Commission</td>
<td>2001 to 2002</td>
<td>Database complete/rezoning Winter, 2005</td>
<td>None</td>
<td>None</td>
</tr>
<tr>
<td>Housing Conversion Program</td>
<td>CDD Citizens</td>
<td>2003</td>
<td>Organize Housing Conversion Program</td>
<td>None</td>
<td>None</td>
</tr>
<tr>
<td>Meet your neighbors</td>
<td>Citizens/NA</td>
<td>2001</td>
<td>Citizens meet other citizens</td>
<td>Citizens have started National Night Out</td>
<td>None</td>
</tr>
</tbody>
</table>
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.

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<tbody>
<tr>
<td>First Time Home Buyer’s Program</td>
<td>CDD Citizens</td>
<td>2001</td>
<td>Organize First Time Home Buyer’s Program</td>
<td>On-going</td>
<td>$35,000</td>
<td>18 families were assisted</td>
</tr>
<tr>
<td>Owner Occupied Rehabilitation Program</td>
<td>CDD Citizens</td>
<td>2001</td>
<td>Organize Owner Occupied Rehab Program</td>
<td>On-going/program is very successful</td>
<td>$90,000</td>
<td>18 homes rehabbed</td>
</tr>
<tr>
<td>Sidewalk Replacement Program</td>
<td>CDD/ Public Works City Council</td>
<td>2001 to 2003</td>
<td>Organize Sidewalk Replacement Program</td>
<td>Multi-year project – Oak to Davy from 7th to 14th</td>
<td>$178,920.43</td>
<td>Completed 2004</td>
</tr>
<tr>
<td>Storage Replacement Program</td>
<td>CDD Citizens</td>
<td>2002</td>
<td>Organize Storage Replacement Program</td>
<td>Demolition program ongoing for dilapidated accessory buildings was adopted in 2005</td>
<td>Program implemented</td>
<td></td>
</tr>
</tbody>
</table>

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.

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</thead>
<tbody>
<tr>
<td>Neighborhood signs</td>
<td>CDD/PW/NA</td>
<td>2002</td>
<td>Create/post neighborhood sign</td>
<td>Welcome sign completed spring 2005</td>
<td>$14,654.24</td>
</tr>
<tr>
<td>Neighborhood Events</td>
<td>NA/Citizens</td>
<td>2001</td>
<td>Citizens form neighborhood organization</td>
<td>On-going with National Night Out and Pleasant Street Neighborhood Association</td>
<td>None</td>
</tr>
</tbody>
</table>

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 addresses 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 covert 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.