Near West Neighborhood Land Use Plan  
Neighborhoods & Housing Work Group  
Second meeting  
Haughville Branch Library  
January 14, 2013

**Attendance:**  
Sandi Brown, Fairfax Neighborhood  
Anthony Burke, Sr., Marion County Public Health Department  
Bill Carson, Kinney Group  
Richard Cornell, WINC  
Suzanne Cunningham, Hearts & Hands of Indiana  
Gordon Dempsey  
Patrice Duckett, Near West Coordinator  
Spring Hug, Haughville  
Barbara Huser, MCSO 911 Community Relations  
Ann Krieker, George Washington High School  
Aaron Laramore, LISC  
Kathy Parker, 500 View  
Phyllis Usher  
Phil Votaw, WCDC

**Staff:**  
Alice Gatewood  
Keith Holdsworth  
Betty Smith-Beecher

**Summary:**  
The meeting began with introductions and a brief summary of the previous meeting. A map was presented showing building conditions in the six proposed target areas. The observation was expressed that the results of the conditions survey were not as bad as expected. However, it appeared that there was sufficient improvement needed in these areas to warrant their selection as target areas. A question was asked about why there was not a target area in the eastern part of Haughville. The answer was that a large portion of eastern Haughville had been a target area in the previous plan and that significant improvement had occurred. Also, there are some areas in eastern Haughville, outside the 1994 plan’s target area, that may be better as something other than single-family residential. A concern was expressed that in addition to being targeted for housing rehabilitation, these areas may also be targeted for code enforcement. The answer is that that is not the intention of the designating the areas.

Concerns were expressed about the City’s Land Bank in terms of widespread knowledge of their programs and in the slow pace of the Land Bank.
The topic of nuisance violations was raised. A map of trash violation citations for 2012 was presented. Nearly every block had one or more citations in the last year. The significance of the map is that there is a lot of illegal dumping and unkempt properties and that residents of the Near West are not hesitant to call in trash violations. It was observed that the Near West has good working relationships with its inspectors. Solutions for widespread nuisance violations are few, but include:

- An emphasis on calling in violations
- Making behavioral expectations known (letting people know that trashing their yards is not acceptable)
- Expanding options for free or low cost ways to dispose of trash, for example: free recycling, more open hours at the transfer station (the “5-dollar dump”) and more items accepted at the transfer station
- Education about heavy trash pick-up services
- Expansion of the Adopt-a-Block program
- Focus on repeat offenders/working with the Prosecutor’s Office’s Nuisance Abatement program
- Posting of “No Dumping” signs.

The next topic of discussion was a follow-up on a comment from the previous meeting concerning preservation of the area’s architectural heritage. A map was presented showing the current sites on the National Register of Historic Places, as well as an area previously indentified as eligible for the National Register. The map also showed sites designated as notable or outstanding in the Wayne Township, Marion County Interim Reported published by the Historic Landmarks Foundation of Indiana (now called Indiana Landmarks). A request was made to develop a map showing the location of historic markers in the neighborhood. A brief description was given of the various levels of historic designation. There was a strong interest in using the area’s history and architectural heritage to promote or brand the area, but without going to the next level of official designation (at least at this time).

At the previous meeting a map was presented showing blocks within the area that have a high concentration of vacant residential lots and vacant residential structures. This map was a preliminary attempt at identifying areas that might be more suitable for future uses other than single-family residences. A more detailed look at one of these areas was presented at this meeting: the southeastern portion of Stringtown. The area focused on is roughly between Market Street and Astor Street and contains 37 residential structures (11 unoccupied), 23 vacant lots, two industrial structures, two industrial sites and two churches. The area has a mix of zoning districts. Since 1985 ten houses have been demolished in the area. There are potential brownfields in the areas due to the industries and adjacent rail line. A single entity owns 17 of the residential parcels in the area.

Although this area seems ripe for redevelopment, some property owners in the area seem to have highly inflated ideas of what their property is worth and seem satisfied to sit on properties, thus thwarting improvement of the neighborhood. The group was inclined to envision the area as a mixed use district that would be jobs-oriented on the south along Washington Street and, moving north, grading into multi-family residential development.
More discussion will be needed and should include more representation from Stringtown residents.

The next meeting will likely be the second Monday in February.