Report of the Neighborhoods & Housing Work Group

City of Indianapolis
Division of Planning
2013
Work Group Participants:
Carly Brandon, IU School of Social Work
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
Julie Ellison, Hawthorne Neighborhood Association
Linda Estep, Stringtown Neighborhood Association
Rick Fuller, Stringtown Neighborhood Association
Sarah Glass, 500 View
Tom Glass, 500 View
John Hageman, Hearts and Hands of Indiana
Alice Hetland
Jim Hetland
Crystal Hill, Mt. Jackson Neighborhood Assoc.
Spring Hug, Haughville
Barbara Huser, MCSO 911 Community Relations
Tim Ingram, Stringtown
Martha Judkins, Fairfax
Tim Koehl, Haughville
Ann Krieker, George Washington High School
Aaron Laramore, LISC
David Lurvey, Stringtown
Shanna Martin, MCCOY
Trish McQueen, 500 View
Jeff Miller, City-County Council
Mitzi Miner, Fairfax
Nancy Mobley, Haughville Library
William Palmes, Kings & Priests Ministry
Kathy Parker, 500 View
Francetta Peterson, Haughville
Julia Ramsey-Tharp, IU School of Social Work
Fabian Robledo
Sally Root, Fairfax Neighborhood
Rick Rosales, Humane Society of Indianapolis
Susan Scott, Wayne Twp. Trustee’s Office
Florence Strain, Haughville
Jeffrey Thomas, Kings & Priests Ministry
Phyllis Usher
Richard Vonnegut, Hoosier Rails-to-Trails Council
Phil Votaw, WCDC
Janet White, Stringtown
Staff:
Betty Smith Beecher, Mayor’s Neighborhood Liaison
John Byrnes, Division of Planning
Alice Gatewood, Division of Planning
Keith Holdsworth, Division of Planning
Tom Weber, Department of Code Enforcement
Introduction

This report was written in preparation of the Near West Neighborhood Land Use Plan. As part of the planning process, four work groups were established, each with its own topic. This report documents the findings of the Neighborhoods and Housing Work Group. This report and the reports of the other work groups will be combined with other materials to form the final plan document.

The Neighborhoods and Housing Work Group met four times from December 2012 to March 2013. The purpose of the work group was to study issues relevant to neighborhoods and housing within the study area. The goal is to transform substandard, vacant and abandoned houses and vacant lots into positive contributors to their neighborhoods; and to provide strength and stability to the neighborhoods so that they can retain their value and unique identity over the long haul. The group was expected to set goals and actions as they relate to neighborhoods and housing; and to prioritize those goals and actions.
### Public Input

In the summer and fall of 2012 a series of interviews and focus group meetings were held with residents, businesspeople and representatives of institutions in the Near West neighborhood as well as with City staff. The purpose of these interactions was to gather information about the area’s assets and resources, and to hear and understand the participants’ issues, concerns and visions for the area. At the kick-off meeting of the planning process, attendees were asked to prioritize these items. The following results formed the starting point of the Work Group’s discussions.

<table>
<thead>
<tr>
<th>High Priority</th>
<th>Medium Priority</th>
<th>Low Priority</th>
<th>Not a priority</th>
<th>Score</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>14</td>
<td>3</td>
<td>48</td>
<td></td>
<td></td>
<td>High back taxes can exceed the property value, which discourages re-use.</td>
</tr>
<tr>
<td>13</td>
<td>3</td>
<td>45</td>
<td></td>
<td></td>
<td>Substandard housing is widespread.</td>
</tr>
<tr>
<td>13</td>
<td>2</td>
<td>44</td>
<td>1</td>
<td></td>
<td>Need to fast-track getting abandoned houses back onto the market. High back taxes can exceed the property value, which discourages re-use.</td>
</tr>
<tr>
<td>12</td>
<td>3</td>
<td>42</td>
<td></td>
<td></td>
<td>Street lighting on neighborhood streets.</td>
</tr>
<tr>
<td>12</td>
<td>2</td>
<td>42</td>
<td>2</td>
<td></td>
<td>High rate of abandoned homes in the area. Average age of homeowners is high. Many homes are abandoned when elderly homeowners die and inheritors walk away from the houses.</td>
</tr>
<tr>
<td>11</td>
<td>4</td>
<td>42</td>
<td>1</td>
<td></td>
<td>Speculative real estate owners who allow their properties to deteriorate.</td>
</tr>
<tr>
<td>11</td>
<td>3</td>
<td>41</td>
<td>2</td>
<td></td>
<td>Irresponsible landlords.</td>
</tr>
<tr>
<td>10</td>
<td>4</td>
<td>41</td>
<td>3</td>
<td></td>
<td>High weeds and grass.</td>
</tr>
<tr>
<td>10</td>
<td>4</td>
<td>40</td>
<td>2</td>
<td></td>
<td>Trash.</td>
</tr>
<tr>
<td>10</td>
<td>3</td>
<td>40</td>
<td>4</td>
<td></td>
<td>Backyard car repair businesses.</td>
</tr>
<tr>
<td>9</td>
<td>6</td>
<td>39</td>
<td></td>
<td></td>
<td>Need more places to buy groceries.</td>
</tr>
<tr>
<td>9</td>
<td>5</td>
<td>38</td>
<td>1</td>
<td></td>
<td>Families have a lot of difficulty finding financing for homes, need alternatives to traditional banks and lending.</td>
</tr>
<tr>
<td>7</td>
<td>8</td>
<td>38</td>
<td>1</td>
<td></td>
<td>Lots of vacant lots.</td>
</tr>
<tr>
<td>8</td>
<td>5</td>
<td>37</td>
<td>3</td>
<td></td>
<td>Illegal conversions of single family homes into multiple units.</td>
</tr>
<tr>
<td>8</td>
<td>5</td>
<td>36</td>
<td>2</td>
<td></td>
<td>Need more quality rental housing.</td>
</tr>
<tr>
<td>9</td>
<td>3</td>
<td>35</td>
<td>2</td>
<td></td>
<td>Low percent of owner-occupied homes.</td>
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<tr>
<td>8</td>
<td>4</td>
<td>35</td>
<td>3</td>
<td></td>
<td>Illegal businesses in homes.</td>
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<tr>
<td>6</td>
<td>5</td>
<td>33</td>
<td>5</td>
<td></td>
<td>Illegal signs.</td>
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<tr>
<td>4</td>
<td>8</td>
<td>29</td>
<td>2</td>
<td></td>
<td>Need to market housing to employees of nearby large employers.</td>
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<tr>
<td>4</td>
<td>7</td>
<td>29</td>
<td>3</td>
<td></td>
<td>Need for community gardens.</td>
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<tr>
<td>4</td>
<td>7</td>
<td>3</td>
<td>29</td>
<td>State and federal regulations on historic homes can discourage rehabbing.</td>
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<tr>
<td>4</td>
<td>6</td>
<td>3</td>
<td>1</td>
<td>Christamore House’s building can be an inspiration for architecture in the community.</td>
<td></td>
</tr>
<tr>
<td>6</td>
<td>2</td>
<td>5</td>
<td>2</td>
<td>New developments in Speedway are causing odor problems.</td>
<td></td>
</tr>
<tr>
<td>2</td>
<td>9</td>
<td>2</td>
<td>1</td>
<td>Concern about amount and placement of new multi-family housing.</td>
<td></td>
</tr>
<tr>
<td>2</td>
<td>6</td>
<td>3</td>
<td>5</td>
<td>Concern about having student housing blend into the neighborhood and not be over-sized.</td>
<td></td>
</tr>
<tr>
<td>1</td>
<td>5</td>
<td>4</td>
<td>2</td>
<td>The Lohrman House is a likely redevelopment site, which endangers the historic house.</td>
<td></td>
</tr>
</tbody>
</table>
Plan Recommendations

Housing Rehabilitation

Rates of vacancy are high throughout the area. Many blocks have 25% or more of their residential structures sitting vacant. Although vacancy does not equal abandonment, it is often a first step down the road to abandonment.

The 1990s and early 2000s saw more houses being built in Indianapolis than there were households formed. With more residential units than were needed to house the city’s population, many houses were abandoned. The houses most likely to be abandoned were those that were:

- In poor condition
- Poorly located (for example: isolated, busy street, undesirable neighboring land use, unsafe area, few or poor neighborhood amenities, poor infrastructure)
- Functionally obsolete (not what the market was seeking)
- Financially handicapped (foreclosure, back taxes, liens, unclear title, estate issues, out-of-town ownership, speculator ownership, unresponsive ownership, high assessed value)

Potential solutions might fall into the following categories:

- Improve condition of the housing
- Improve neighborhood
- Improve marketability
- Clean up financial problems

Because the programs available to rehabilitate housing are unable to meet the demand for rehabilitation, priorities should be set. This plan recommends concentrating housing rehabilitation in target areas, so that the housing improvements will have a synergistic effect on each other.

Target areas were chosen based on combinations of high vacancy rates and poor building conditions, in or adjacent to areas with high homeowner-occupancy, nearby new construction and amenities, and high visibility. Subsequent study showed that these areas also have high rates of missing or deteriorated sidewalks.

A similar strategy was recommended in the 1994 Nearwestside Housing Improvement and Neighborhood Plan. Of the four target areas in that plan, three now show low rates of vacancy and high rates of homeownership. The fourth area has been included in the target areas recommended in this plan.
In addition to vacant residential structures there are many vacant residential lots in the area. In some locations the combined number of vacant lots and vacant structures is large enough to pose the question of whether these locations have a reasonable future as single-family residential areas. Twelve locations were identified as areas of possible conversion from single family residential to other uses. Upon further study, one location was removed from the list and another was greatly reduced in size. Three of the locations seem to be likely sites for commercial or industrial reuse; as such they will be studied by the Redevelopment Work Group. The eight remaining sites were discussed by this Work Group. After Work Group discussion, consideration of one area was transferred to the Redevelopment Work Group.

Area A: Michigan Street west of the railroad
Much of the north side of the 2800, 2900 and 3000 blocks of West Michigan Street back up to a pair of rail lines, one in active use and the other inactive and proposed for a greenway trail. A significant portion of this area is vacant, with four recent demolitions adding to the number of vacant lots. Although much of the area is residential, none of it is zoned residential. The area’s zoning is split between C1 for office uses and I3U for medium intensity industrial uses. The work group’s recommendation for the area is for a small commercial site in the point of the triangle where the railroad crosses Michigan Street. The remainder of the site is recommended for higher density residential use; either as higher density single-family development, townhomes or senior, student or group housing. Housing reminiscent of 1960s or 70s era housing projects is not recommended.

Area B: Sheffield Avenue and White River Parkway
This area, from 16th Street to just south of 12th Street between Pershing and Sheffield, can be divided into two areas with distinct characters. The portion south of White River Parkway was originally developed as an area of single-family homes. Although there are a number of vacant lots and vacant homes in this area, the Work Group recommended that this area remain single-family housing. The portion north of White River Parkway is generally undeveloped/vacant. It does contain the historic Lohrman House and has frontage on White River. Most of the area is zoned D10, which is a district that permits residential towers. The Work Group recommended that the area be used for multi-family housing with two provisions: the use of a strip of land at the top of the river bank for a public pathway and the preservation of the historic house.

Area C: Belmont Avenue and 10th Street
This area is a contiguous group of fourteen vacant lots on the northwest corner of 10th Street and Belmont Avenue. It is under the ownership of a single owner; the Mount Vernon Baptist Church. Historic aerial photos dating back to 1941 show that the lots facing 10th Street once held buildings, but most of the lots facing Belmont Avenue have been vacant for at least seventy years. The Work Group’s first choice for development of this site is as Special Use, which acknowledges its current ownership. Second choice would be mixed use development for the 10th Street lots with multi-family residential uses on the Belmont Avenue lots. The mixed-use on 10th should be low intensity
commercial uses and/or multi-family residential. The preferred forms of multi-family residential use in this area are either student housing or senior housing.

Area D: Miley Avenue at Sanders Park
This area is bounded by Sanders Park on the west and north and by the Riverpointe Apartments to the east. Of the 35 lots in the area, 13 are vacant and of the 19 houses, ten are vacant. The two streets through the area, Miley and Elder, both dead-end into Sanders Park. The Work Group favored expanding Sanders Park to take in this area. As a second choice, the group favored its use as multi-family housing.

Area E: Belmont Avenue and Ohio Street
The east side of Belmont Avenue in the block north of Ohio Street was developed residentially. It now contains five homes (two of them unoccupied) and three vacant residential lots. However this block is zoned C3 for neighborhood commercial uses. The block is surrounded by commercial, industrial and single-family residential land uses. Belmont Avenue is a secondary arterial and in 2009 was estimated to carry 7300 vehicles a day. The Work Group discussed several options for redevelopment of the block. The most favored option was a mix of residential and low-intensity commercial uses.

Area F: Miley Avenue between New York and Vermont streets
The east side of the 300 block of Miley Avenue is zoned for heavy industrial uses and has historically been used as a junkyard. It is currently used as a tow lot. It backs up to a rail line. The west side of the street is zoned for single family residences. Of the 13 residential lots, ten are vacant. The four southernmost lots are used as parking for The Lord’s Pantry. The three houses are clustered to the north end of the block. One of them is vacant. The Work Group did not envision this area as a good one for future industrial or commercial development due to its location in the interior of a residential neighborhood. The favored reuse of the area is for multi-family residential development provided brownfields issues are minimal.

Area G: Southeastern Stringtown
The area originally 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. In its discussions, the Work Group expanded the area south to Washington Street.

Influences on the area are busy Washington Street to the south, the neighboring Indianapolis Zoo, the adjacent White River, proximity and views to Downtown and IUPUI, and the potential for a rapid transit line in the Washington Street corridor.

The group envisioned 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. Buildings in the northern part of this area should be respectful of the neighboring single family residences. Although new structures will likely be tall enough to take advantage of views to the river and downtown, they should not dwarf neighboring homes. Multi-family residential development in the area should take the form of purpose-built multifamily structures rather than the subdividing of single-family homes into numerous units.

As the area is redeveloped, it may be advantageous to modify the pattern of streets in the area to make it easier to get around. New development should facilitate pedestrian connections within the area as well as linking the area to the White River, Indianapolis Zoo, downtown and the rest of Stringtown.

The Stringtown Memory Garden, at the base of the “U” created by Ohio and Astor streets, should be preserved and enhanced as open space. Improved pedestrian access to and through this space is recommended. New buildings should not overshadow the garden.
Possible Land Use Conversion Areas
Nuisance violations

Nuisance violations refer to violations of City health and property maintenance codes such as high weeds and grass, abandoned and unsafe buildings, accumulation of trash on private property, and inoperable vehicles. These types of violations detract from the overall character of a neighborhood and contribute to neighborhood decline.

In a survey of participants in this planning process, trash and high weeds and grass were the nuisance violations of greatest concern. The number of trash violations gives a sense of the extent of nuisance violations. In 2012 over 2000 citations were issued for trash violations in the census tracts that contain the Near West neighborhoods. Practically every block had at least one citation. This is indicative of the severity and widespread nature of illegal dumping and unkempt properties in the area. It is also indicative of the willingness of Near West residents to do something about trash by reporting violations.

Violations of zoning code also detract from the character of the neighborhood, as well as potentially causing ill will among neighbors. Some common examples of zoning code violations are illegal conversions of single-family houses into multi-family houses, backyard auto repair businesses, illegal conversion of houses into businesses, and posting of non-compliant signs.

The Work Group expressed interest in the strengthening enforcement, prosecution and penalties associated with nuisance violations.

<table>
<thead>
<tr>
<th>Goals</th>
<th>Policies, programs and projects</th>
<th>Actions</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Less trash on private property</td>
<td>Continuation of the heavy trash program</td>
<td>• Publicize the timing and rules associated with heavy trash pick-up</td>
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<tr>
<td></td>
<td>Expanded options for trash disposal</td>
<td>• Expand hours of the Citizen’s Transfer Station program</td>
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<td></td>
<td></td>
<td>• Expand items allowed in the Citizen’s Transfer Station program</td>
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<td></td>
<td></td>
<td>• Institution of free, household recycling</td>
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<td></td>
<td></td>
<td>• Increase recycling and tox-drop opportunities</td>
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<td></td>
<td>Communicate neighborhood’s expectations concerning trash.</td>
<td>• Informal “peer pressure.”</td>
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<tr>
<td></td>
<td></td>
<td>• Publicize property owners’ duties and options concerning trash removal.*</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• Posting of “No Dumping” as appropriate in problem locations.</td>
</tr>
</tbody>
</table>
- Prompt removal of trash from private property.  
  Continued action by the Marion County Health Department to cause the removal of trash from private property.  
  - Publicize the need for residents to report trash accumulating on private property to the Marion County Health Department’s Housing and Neighborhood Health section (221-2150).

- Prompt removal of illegally dumped trash on public property.  
  Continued action by the City’s Department of Code Enforcement to remove trash on public property.  
  - Publicize the need for residents to report dumping of trash on public property through the Mayor’s Action Center (327-4MAC).

- Prompt abatement of high weeds and grass.  
  Continued action by the City’s Department of Code Enforcement to cause the abatement of high weeds and grass.  
  - Publicize the need for residents to report high weeds and grass to the Mayor’s Action Center (327-4MAC).

- Prompt removal of inoperable vehicles.  
  Continued action by the City’s Department of Code Enforcement to remove abandoned or inoperable vehicles from private property or public rights-of-way.  
  - Publicize the need for residents to report abandoned and inoperable vehicles to the Mayor’s Action Center (327-4MAC).

- Prompt removal of illegally posted signs.  
  Continued action by the City’s Department of Code Enforcement to remove illegally posted signs.  
  - Publicize the need for residents to report illegally posted signs to the Mayor’s Action Center (327-4MAC).

- Prompt resolution of zoning code violations for illegal uses of property.  
  Continued action by the City’s Department of Code Enforcement to enforce compliance with the use provisions of the zoning code.  
  - Publicize the need for residents to report suspected violations to the Mayor’s Action Center (327-4MAC).

* The Hawthorne Neighborhood Association has developed a suitable publication called “Talking Trash.”
**Historic Resources**

The Near West has a long development history. Businesses and homes started to pop up along the National Road as far back as the 1830s. The area has hundreds of homes and other buildings dating from the late 1800s through the 1920s.

The Indiana Division of Historic Preservation and Archaeology developed an inventory of historic sites and structures for Wayne Township in 1993. This inventory lists sites and districts of historic significance and rates them, in descending order of significance, as outstanding, notable or contributing. Hundreds of structures in the Near West are rated as contributing. Thirty-two structures are rated as notable or outstanding. Among the structures listed as outstanding are the Dr. Henry Lohrman House on West 16th Street, the Pathology Building on the former Central State Hospital grounds, Link Belt Chain factory on South Belmont, School 330 on North Miley and the Duisenberg Factory, now part of the IndyGo headquarters.

Christamore House, the Hawthorne Library building and the Pathology Building are also listed on the National Register of Historic Places. A section of the Haughville neighborhood is listed in the National Register as a historically significant area. The National Register of Historic Places is part of a federal program to coordinate and support public and private efforts to identify, evaluate, and protect America's historic and archeological resources.

Listing on the National Register of Historic Places:

**Does**
- Give a property prestige and publicity.
- Provide protection for the property when part of federally assisted projects.
- Permit the owners of income-producing properties to use investment tax credits for certified rehabilitation.
- Allow owners of certain publicly owned or publicly accessible, non-income-producing properties to apply for federal rehabilitation grants.

**Does not**
- Prevent private owners from altering their property.
- Restrict the use or sale of the property.
- Establish certain times the property must be open to the public.

The Near West clearly has a notable architectural heritage. This heritage can be used to build pride in the area and to promote the area to others.

<table>
<thead>
<tr>
<th>Goals</th>
<th>Policies, programs and projects</th>
<th>Actions</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Use the area’s architectural heritage as an avenue to promote the area.</td>
<td>Nominate eligible structures to the National Register of Historic Places</td>
<td>• To learn more, go to the National Park Service website at nps.gov/nr/about.htm or consult with the Indiana Division of Historic Preservation &amp; Archeology</td>
</tr>
</tbody>
</table>
| **Call attention to the area’s architectural heritage through events such as historic home or church tours.** | **• Consult with the organization Indiana Landmarks for technical assistance in holding a tour.**  
**• Virtual home tours can be posted on line on neighborhood organization websites and on realtourvision.com and historichometours.com.** |
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<tbody>
<tr>
<td><strong>Create a walking or driving tour brochure. Tour routes could include historic churches, Christamore House, and historic structures at Central Greens</strong></td>
<td><strong>• Consult with the organization Indiana Landmarks or the Ball State University’s historic preservation program for technical assistance.</strong></td>
</tr>
<tr>
<td><strong>• Use the area’s history as an avenue to promote the area.</strong></td>
<td>*<em>Erect markers telling of the area’s history.</em> **</td>
</tr>
</tbody>
</table>
|  | **• Consult with the Indiana Historical Bureau.**  
**• Develop marker message and raise funds (approximately $2000) for the marker.**  
**• Plan an unveiling ceremony to publicize the marker and the history it interprets.**  
**• Apply to have the marker posted online at HMdb.org** |
| **Call attention to the area’s history through events such as a neighborhood history night or themed tour (like Irvington’s ghost tour).** | **• Consult with the organization Indiana Landmarks and the history programs of local universities for recommendations for speakers.** |
| **Write a history of the area** | **• Consult with Indiana University’s Center for the Study of History and Memory to develop an oral history project.**  
**• Consult with the organization Indiana Landmarks and the history programs of local universities for suggestions of researchers/authors to develop a history of the area.**  
**• Post the history online where it is widely accessible.** |
Currently, there are two historic markers in the area. One marker commemorates General Anthony Wayne for whom Wayne Township is named. The marker stands along Washington Street on the campus of Washington High School. The other marker commemorates Washington Baseball Park, once home of the Indianapolis Indians and the site of the first Negro National League game. It also commemorates baseball great Oscar Charleston. The marker is along Washington Street near the entrance to the Indianapolis Zoo, approximately in right field of the old diamond.
Crime
Crime is a significant issue in the Near West neighborhoods and was one area of focus in the recent update of the Near West Quality of Life Plan. Among the action steps in the Quality of Life Plan is the use of the concept of Crime Prevention Though Environmental Design (CPTED).

CPTED employs physical design features that discourage crime, while at the same time encouraging legitimate use of the environment. It has been shown to greatly reduce crime in targets areas.

In the last few year, a number of neighbors on the Near West have participated with the IMPD Southwest District to receive training in CPTED. Five groups have taken their training and put it to use in their neighborhoods.

<table>
<thead>
<tr>
<th>Organization</th>
<th>Project</th>
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<tbody>
<tr>
<td>Haughville</td>
<td>Cleaned and repainted the Blue Store located at 702 N Haugh St. This center has a bulletin board with wanted posters and provided services to the community.</td>
</tr>
<tr>
<td>Hawthorne</td>
<td>Cleaned Hawthorne Park and installed new equipment/bollards in alley to stop driving into park grounds.</td>
</tr>
<tr>
<td>Stringtown</td>
<td>Cleaned overgrowth along RR bridge, cleaned pocket park at the corner of New York/Elder and painted a mural on the underpass to the RR bridge on Miley.</td>
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<tr>
<td>WCDC</td>
<td>Cleaned corridor of the 2600 block of W. Michigan Street assisting with a façade grant, mural, parking and variance for new restaurant in the block.</td>
</tr>
<tr>
<td>We Care</td>
<td>Cleaned and installed new equipment for a pocket park located at Warman and Ida streets. Completely fenced.</td>
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<thead>
<tr>
<th>Goals</th>
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</tr>
</thead>
</table>
| • Use physical improvements to the neighborhood to increase safety from crime. | Participate in CPTED programs offered by IMPD. | • Attend CPTED training session
• Educate local business and home owners to utilize CPTED principles. |
We don’t usually notice when the places we go in our daily lives make us feel safe, but we certainly do notice when a place makes us feel unsafe. Environmental features can contribute to our feelings of safety or danger, and Crime Prevention Through Environmental Design (CPTED) can help us alter places that give us those “unsafe” signals. IMPD wants to help educate property owners, small businesses and community groups on the effectiveness of Crime Prevention Through Environmental Design or CPTED (pronounced “SEP”-ted). CPTED may be one of the most misunderstood concepts in the security arena. Many security practitioners associate it with deciding the placement of CCTV cameras or where heavy turnstiles should be installed in front of sports venues. Still others harbor misconceptions about CPTED that are so egregious that they may be making decisions that actually nurture crime where they seek to stop it. At its core, CPTED is about modifying human behavior in the most nuanced of ways. One-third alchemy, one-third psychology and one-third common sense, the art of CPTED seeks to make the legitimate user of a space feel welcome and the potential criminal feel vulnerable. It may be about leveraging the smallest of elements. It might be called the feng shui of loss prevention. “Perhaps one reason that CPTED has remained a relatively obscure branch of security,” said Art Hashen, President of the National Institute of Crime Prevention, “is its cumbersome acronym. Our European counterparts don’t refer to it using an acronym. In Europe, terms like “Secured by Design” or “Design Out Crime” are used. Many problems can be easily addressed through proper design and products commonly found at major home improvement stores. Four components of CPTED are Natural Surveillance - keeps people easily observable in public places. It is promoted by design that increases the visibility of people, parking areas and building entrances. It is an essential element in urban safety. Territorial Reinforcement - uses physical design to create or extend a sphere of influence. It is promoted by features that define property lines and distinguishes private spaces from public spaces using landscape plantings, pavement designs, gateways and fences. Natural Access Control - decreases crime opportunities by denying access to crime targets and creating a perception of risk for offenders. This includes designing streets, sidewalks, building entrances and neighborhood gateways to clearly indicate public routes and discourage access to private areas. Maintenance - shows that an area is cared for and people are paying attention. Trash free sidewalks, trimmed trees and vegetation, no graffiti, and no visible signs of damage like broken windows distinguishes an area that is well maintained. If you are interested in more information, please feel free to contact Rebecca Viewegh-Nelson at 327-6465.