

Lafayette IN a Century (LINC) Neighborhood No. 11 **McComb/Veazey Neighborhood**

Initiation of the McComb/Veazey Neighborhood Plan

The evolution of this plan began in November of 2006. Community residents, church representatives, business owners met twice a month over the course of six months. In May of 2007, the advisors and planning staff held four public meetings in the neighborhood. Based on public comment and advisor feedback staff drafted a plan for neighborhood advisor review. Staff held an additional four meetings in June of 2008 and presented comments to the Planning Commission. One final public hearing took place on November 6th, 2008 and the Planning Commission adopted the Plan as part of the LINC Comprehensive Master Plan on November 24, 2008.

Census Information

Demographics:

The McComb/Veazey area is a neighborhood in the City and Parish of Lafayette, Louisiana. The 2000 Census counts total population of Lafayette Parish at 190,503 persons, with the total population of the McComb/Veazey area at 6,581 persons or 3.45% of the population of Lafayette Parish. The area is more racially diverse than Lafayette Parish as a whole: 4,422 persons or 67.19% of the population is of African-American descent, compared to 45,346 persons or 23.80% of the population of Lafayette Parish. 2,023 persons or 30.74% of the population is of Caucasian descent, compared to 139,758 persons or 73.36% of the population of Lafayette Parish. Thirty three (33) persons or 0.50% of the population is of Asian descent, compared to 2,055 persons or 1.07% of the population of Lafayette Parish. Fourteen (14) persons or 0.21% of the population is of American Indian or Alaska Native descent, compared to 540 persons or 0.28% of the population of Lafayette Parish. 66 persons or 1.00% of the population has a background of two or more races, compared to 1,770 persons or 0.93% of the population of Lafayette Parish. Seventy six (76) persons or 1.15% of the population is Hispanic or Latino, compared to 3,320 persons or 1.74% of the population in Lafayette Parish.

The population is slightly older than Lafayette Parish as a whole; the neighborhood median age is 35 years for the total population, 33 years for men, and 37 years of age for females. Lafayette Parish's median age breakdown is 32 years for both sexes, 31 years for men, and 33 years of age for women. Residents age 65 years and up constitute 15.83% of the population of McComb/Veazey, compared to 9.51% of the population of Lafayette.

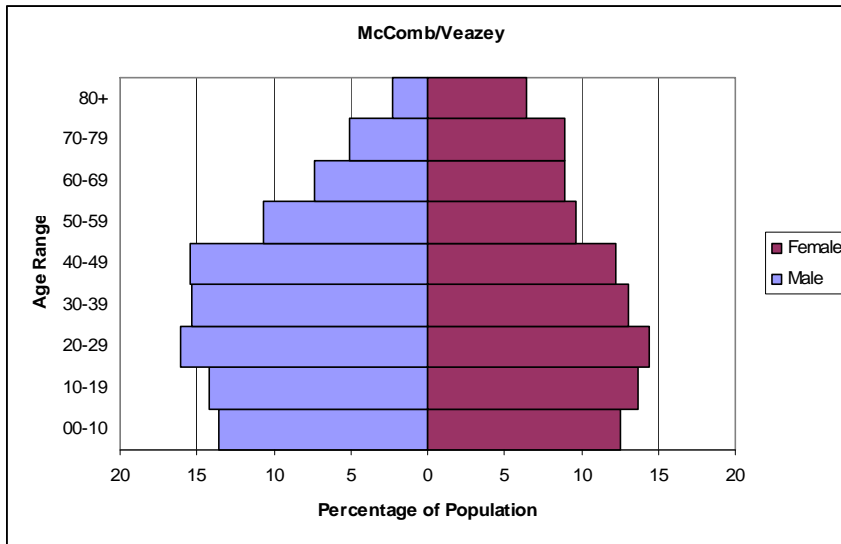


Chart 1: Population Pyramid of McComb/Veazey

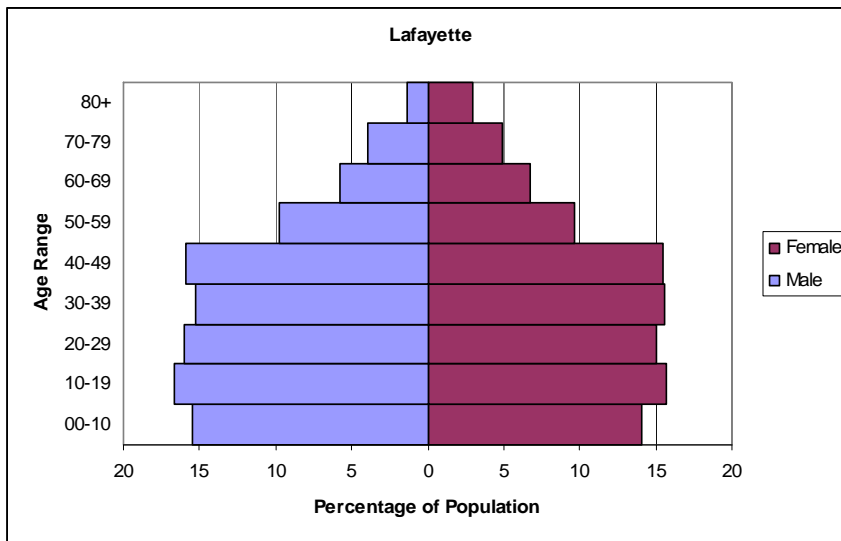


Chart 2: Population Pyramid of Lafayette Parish

There are 2,556 households and 2,894 housing units in McComb/Veazey. Lafayette Parish has 72,372 households and 78,122 housing units. McComb/Veazey constitutes 3.5% of Lafayette’s households and 3.7% of Lafayette’s housing units. Two thousand, five hundred and fifty six (2,556) or 88.32% of the housing units are occupied, and 338 or 11.68% are vacant. The vacancy rate of McComb/Veazey is slightly higher than the rate of Lafayette Parish, which has 72,372 occupied housing units or 92.64% of the total housing units and 5,750 vacant units or 7.36% of the total. Of the occupied units in McComb/Veazey, 1,243 or 48.63% is owner occupied and 1,313 or 51.37% are renter occupied. This shows a lower owner occupancy level than Lafayette Parish, which has 47,798 owner occupied units or 66.04% of all occupied housing units. Lafayette Parish has 24,574 renter occupied units, or 33.95% of all housing units. Of the vacant units in McComb/Veazey, 131 or 38.76% are for rent, 25 or 7.40% are for

sale only, 10 or 2.96% are rented or sold but not occupied, 5 or 1.48% are for seasonal, recreational or occasional use, and 167 or 49.41% are unclassified vacant properties.

Of the occupied housing units, 1,552 units have African-American head of households, or 60.72% of total housing units. Nine hundred and fifty five (955) properties are comprised of Caucasians head of households, or 37.36% of the total housing units. Seven (7) properties, or .27% of the total, have an Asian head of household. Four (4) properties have an American Indian or Alaska Native head of household, or 0.16% of all housing units. Finally, 29 properties have a head of a household of two or more races, or 1.13% of the total.

Housing age is another important factor when assessing an area's housing stock. McComb/Veazey housing stock median age is 52 years in 2007; the median year that the housing structures were built is 1955. For Lafayette Parish, the median age of the housing stock is 30 years in 2007; the median year that the housing structures were built is 1977.

Table 1: Lafayette Parish - Housing Age by Tenure

Owner occupied	47,803	100.00%	Renter occupied	24,569	100.00%
Owner occupied; Built 1999 to March 2000	1,612	3.37%	Renter occupied; Built 1999 to March 2000	285	1.16%
Owner occupied; Built 1995 to 1998	5,274	11.03%	Renter occupied; Built 1995 to 1998	1,349	5.49%
Owner occupied; Built 1990 to 1994	3,761	7.87%	Renter occupied; Built 1990 to 1994	1,081	4.40%
Owner occupied; Built 1980 to 1989	10,854	22.71%	Renter occupied; Built 1980 to 1989	7,053	28.71%
Owner occupied; Built 1970 to 1979	10,993	23.00%	Renter occupied; Built 1970 to 1979	7,028	28.61%
Owner occupied; Built 1960 to 1969	6,883	14.40%	Renter occupied; Built 1960 to 1969	3,660	14.90%
Owner occupied; Built 1950 to 1959	4,750	9.94%	Renter occupied; Built 1950 to 1959	2,034	8.28%
Owner occupied; Built 1940 to 1949	1,898	3.97%	Renter occupied; Built 1940 to 1949	967	3.94%
Owner occupied; Built 1939 or earlier	1,778	3.72%	Renter occupied; Built 1939 or earlier	1,112	4.53%

As one can see from Table 1, McComb/Veazey appears to be missing out on some key periods of investment in Lafayette Parish.

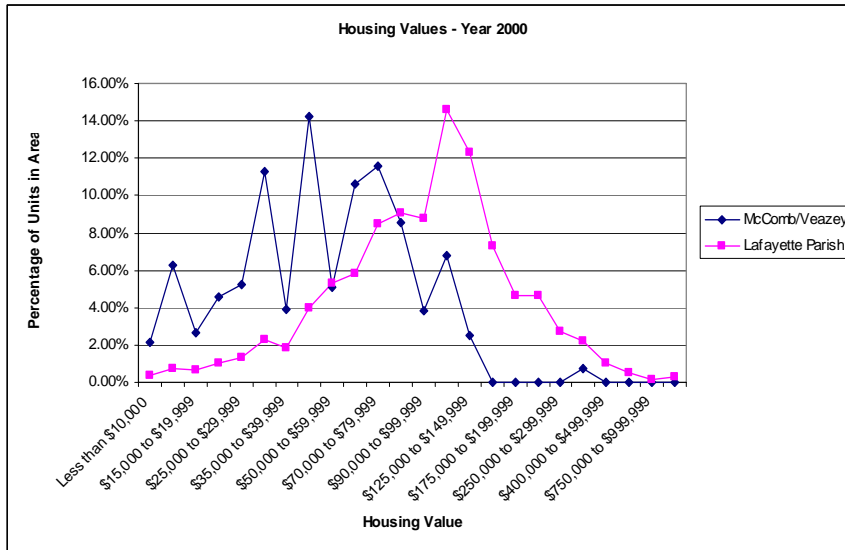


Chart 3: Housing Values

Chart 3 demonstrates the disparity of housing wealth between McComb/Veazey and Lafayette Parish. However, it can also show the availability of affordable owner-occupied housing in McComb/Veazey.

Table 2: Mortgage Status

MORTGAGE STATUS	McComb/Veazey	Lafayette Parish
Total:	100.00%	100.00%
Housing units with a mortgage, contract to purchase, or similar debt:	47.63%	65.12%
Of housing units with a mortgage: With either a second mortgage or home equity loan, but not both:	7.98%	12.58%
Of housing units with a mortgage: Second mortgage only	3.91%	6.60%
Of housing units with a mortgage: Home equity loan only	4.07%	5.98%
Of housing units with a mortgage: Both second mortgage and home equity loan	0.00%	0.27%
Of housing units with a mortgage: No second mortgage and no home equity loan	83.25%	80.26%
Housing units without a mortgage	52.37%	34.88%

A positive trend with McComb/Veazey is the percentage of housing units without a mortgage. Fifty three percent of housing units are without a mortgage, as compared 34.88% of Lafayette Parish. There is also considerably less risky housing debt in McComb/Veazey, as no houses have both a second mortgage and a home equity loan, and there are a higher percentage of homeowners without a second mortgage or a home equity loan when compared to Lafayette Parish.

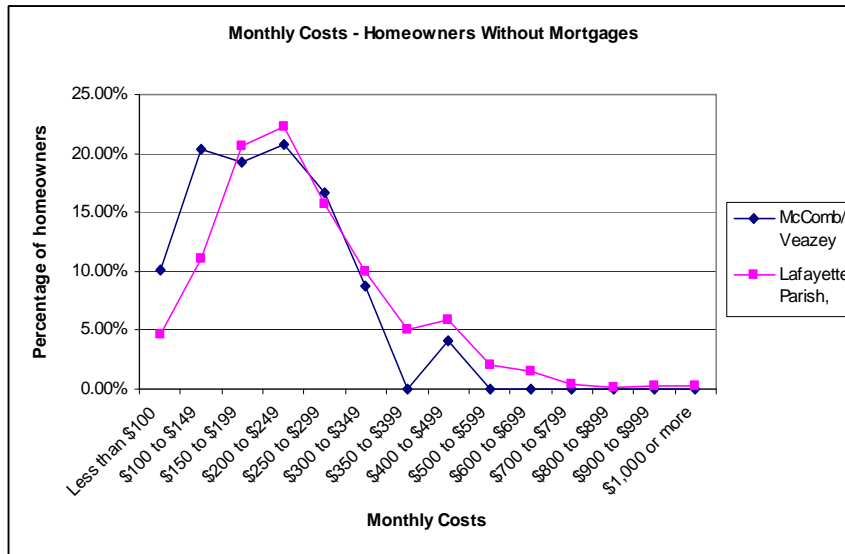


Chart 5: Monthly Housing Costs – Homeowners without Mortgages

In terms of affordability of housing, McComb/Veazey is considerably more affordable than Lafayette Parish. As one can see from Charts 2 and 3, the monthly housing costs for homeowners living in McComb/Veazey are considerably less than for Lafayette Parish homeowners. Despite these figures, when adjusting for income, problems arise. The majority of homeowners with mortgages in McComb/Veazey, 21.47%, pay \$400 to \$499 a month in housing costs, which comes out to be 25.86% to 32.26% of the median gross household monthly income for the area. This reaches the upper limit of housing affordability, as housing costs above 30% of monthly gross household income is considered unaffordable. This is possibly indicative of a greater problem in Lafayette Parish: the highest percentage group of homeowners with mortgage, 15.23%, pays 32.86% to 41.04% of the median gross household monthly income of Lafayette Parish towards housing costs. When comparing small and large geographical areas, though, the problem is not as easily identified in the larger area, due to the possibility of larger variations of wealth.

Rental affordability in McComb/Veazey is an issue as well. The median monthly rent asked is \$214, compared to \$384 for Lafayette Parish, and the median monthly gross rent is \$354, compared to \$475 for Lafayette Parish. However, when calculating the percentage of monthly median income needed for housing costs, there is a clear disparity. The median monthly gross rent in McComb/Veazey requires 22.91% of the median gross household monthly income of the McComb/Veazey area, compared to Lafayette Parish’s monthly gross rent of \$475 only requiring 15.61% of Lafayette’s median gross household monthly income.

The 2000 Census shows unique transportation patterns in McComb/Veazey’s population, especially when contrasted against the population of Lafayette Parish:

Table 3: Transportation Methods

McComb/Veazey			Lafayette Parish	
Category	Total	Percentage	Total	Percentage
MEANS OF TRANSPORTATION TO WORK FOR WORKERS 16 YEARS AND OVER				
Total:	2,210	100.00%	87,053	100.00%
Car, truck, or van:	1,713	77.51%	81,176	93.25%
Drove alone	1,367	61.86%	72,779	83.60%
Carpooled	346	15.66%	8,397	9.65%
Public transportation:	195	8.82%	1,054	1.21%
Bus or trolley bus	178	8.05%	804	0.92%
Streetcar or trolley car	0	0.00%	0	0.00%
Subway or elevated	0	0.00%	0	0.00%
Railroad	0	0.00%	0	0.00%
Ferryboat	0	0.00%	21	0.02%
Taxicab	17	0.77%	229	0.26%
Motorcycle	0	0.00%	57	0.07%
Bicycle	75	3.39%	373	0.43%
Walked	119	5.38%	1,212	1.39%
Other means	50	2.26%	925	1.06%
Worked at home	58	2.62%	2,256	2.59%

McComb/Veazey’s population has a far more varied means of transportation to work than Lafayette Parish, and this demonstrates that the area has different transportation priorities than the parish. Only 61.86% of McComb/Veazey residents rode alone to work, compared to 83.60% of Lafayette Parish residents. 8.82% of residents took public transportation to work, compared to .92% of Lafayette Parish’s population. Non-motorized transportation also had a strong showing in McComb/Veazey: 3.39% of residents bicycled to work, compared to .43% of Lafayette Parish residents and 5.38% of residents walked to work, compared to 1.39% of Lafayette Parish residents.

Table 4: Commute Time

McComb/Veazey			Lafayette Parish	
TRAVEL TIME TO WORK FOR WORKERS 16 YEARS AND OVER				
Total:	2,210	100.00%	87,053	100.00%
Did not work at home:	2,152	97.38%	84,797	97.41%
Less than 5 minutes	72	3.26%	2,564	2.95%
5 to 9 minutes	281	12.71%	9,809	11.27%
10 to 14 minutes	507	22.94%	15,371	17.66%
15 to 19 minutes	480	21.72%	18,435	21.18%
20 to 24 minutes	297	13.44%	14,617	16.79%
25 to 29 minutes	32	1.45%	4,096	4.71%
30 to 34 minutes	248	11.22%	9,513	10.93%
35 to 39 minutes	6	0.27%	986	1.13%

40 to 44 minutes	8	0.36%	1,291	1.48%
45 to 59 minutes	65	2.94%	2,688	3.09%
60 to 89 minutes	108	4.89%	2,246	2.58%
90 or more minutes	48	2.17%	3,181	3.65%
Worked at home	58	2.62%	2,256	2.59%

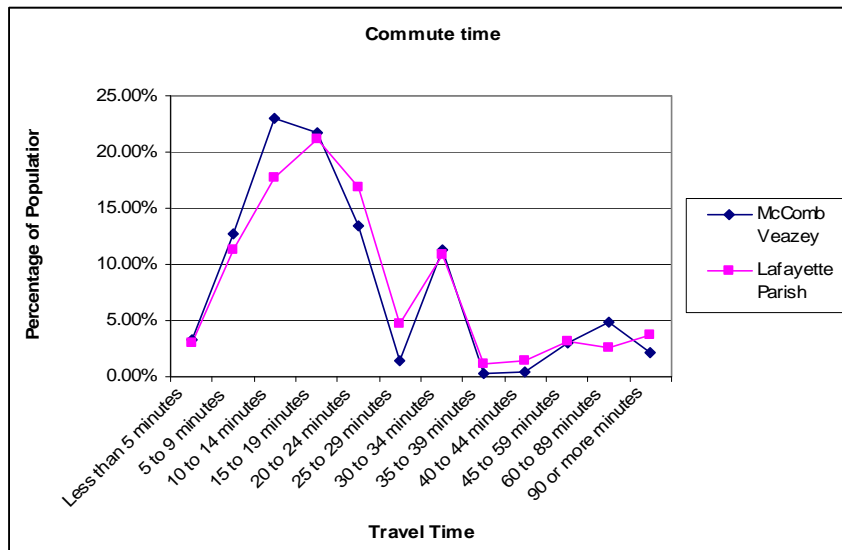


Chart 6: Commute Time

Travel time to work for McComb/Veazey residents does not vary significantly from the travel time of Lafayette Parish residents, except that the commuting time appears to be a bit shorter for McComb/Veazey residents than Lafayette Parish residents in most travel time periods.

In economic terms, the McComb/Veazey neighborhood has some distinct challenges when compared to Lafayette Parish. The median household income for the area is \$18,558, 50.81% of Lafayette Parish's median household income of \$36,518. The picture isn't much brighter when examining the poverty statistics:

Table 5: Poverty Status

POVERTY STATUS IN 1999 BY AGE	McComb/Veazey		Lafayette Parish	
	Total	Percentage	Total	Percentage
Total:	6,322	100.00%	185,805	100.00%
Income in 1999 below poverty level:	2,189	34.63%	29,216	15.72%
Under 5 years	128	2.02%	2,792	1.50%
5 years	26	0.41%	510	0.27%
6 to 11 years	230	3.64%	3,017	1.62%
12 to 17 years	201	3.18%	3,212	1.73%
18 to 64 years	1,378	21.80%	17,046	9.17%
65 to 74 years	83	1.31%	1,385	0.75%
75 years and over	143	2.26%	1,254	0.67%

Income in 1999 at or above poverty level:	4,133	65.37%	156,589	84.28%
Under 5 years	208	3.29%	10,697	5.76%
5 years	59	0.93%	2,385	1.28%
6 to 11 years	286	4.52%	13,950	7.51%
12 to 17 years	391	6.18%	14,679	7.90%
18 to 64 years	2,431	38.45%	100,551	54.12%
65 to 74 years	400	6.33%	8,903	4.79%
75 years and over	358	5.66%	5,424	2.92%

McComb/Veazey has more than double the poverty rate of Lafayette Parish, 34.63% of the population compared to 15.72%. The problem is especially pronounced for individuals aged 18 to 64 years, 21.80% of McComb/Veazey's population compared to 9.17% Lafayette's population.

McComb/Veazey Neighborhood Plan
Residential

1) Goal: Preserve and identify historic elements in the McComb/Veazey neighborhood.

Strategies:

1. Complete a historic resource assessment to identify possible preservation sites, houses, buildings, and district nominations. Document different architectural styles represented by the historic homes in the area. The assessment would be achieved by canvassing the area and photo documenting the properties. A licensed architect would record the architectural significance of the properties. These documents would be filed with the Planning Commission and Historic Preservation Commission.

2) Goal: Establish a regulatory and administrative framework to preserve McComb/Veazey historic properties.

Strategies:

1. Adopt McComb/Veazey design standards that take into consideration economic hardship that may be caused by adopting the stricter preservation standards.
2. After the architectural recordation, the architect who recorded the properties would create the standards. These codes would be adopted by the Planning Commission and the City-Parish Council as an overlay district. A design committee would be created to review all building permits in the area. The committee would have the power to give variances from the standards in cases of economic hardship.
3. Create a local storey of the neighborhood that would include family history, important sites and buildings, historical events and contributions, etc.
4. Promote and develop a walking trail through the neighborhood identifying significant locations with markers.

3) Goal: Increase the number of multi-family residential opportunities.

Strategies:

1. Establish a land bank to assemble and hold vacant lots for future sale, after title clearance, architectural design guidelines, and construction specifications are in place. Land write downs may be available as a form of development subsidy in targeted areas. Other incentives could include providing utilities, land assembly and fast tracking zoning changes.
2. Pinhook Rd. should be targeted for multi-family residential and mixed use development. There is adequate road capacity and an increase in residents could increase the utilization of Heymann Park.
3. Create a zoning plan to encourage a mixture of uses in the neighborhood with essential amenities and services within walking distance of each other.

4) Goal: Demographics indicate a greater percent of elderly in the McComb/Veazey neighborhood therefore increasing housing choice for the elderly is a priority in the Plan.

Strategies:

1. Encourage retirement housing developments in partnership with local healthcare or an assisted living center.
2. Work with developers to build garden apartments, ranch condominiums or apartments as alternative housing for the elderly.

5) Goal: Increase the amount of affordable and low cost housing.

Strategies:

1. Coordinate with BESThousing Inc. to facilitate construction of homes by state screened companies offering alternative building techniques and products.
2. Finance a duplex program where the owner would live on one side and would subsidize the mortgage with a tenant on the other side.
3. Promote awareness through public hearings regarding desirable forms of multi-family housing. Staff should work with the community to reduce the nimbyism associated with this type of development. Multi-family housing increases choice and affordability for many segments of the population.

Economic Development

1) Goal: Facilitate education and assistance for small business owners and entrepreneurs.

Strategies:

1. Form a McComb/Veazey Small Business Association and hold monthly meetings to network, provide mentors and training opportunities to young entrepreneurs and demonstrate a united front to local government leaders. The organization would be comprised of nonprofits and businesses located in the area that are working to promote the economic development and organizational capacity needs in the McComb/Veazey neighborhood.
2. Encourage small business development in the McComb/Veazey area utilizing the Enterprise Center of Louisiana and the Louisiana Small Business Development Center. There are two major resources for entrepreneurs in Lafayette, and both are adjacent to McComb/Veazey. The Enterprise Center of Louisiana is the provision of an environment in which a new or small emerging business can learn effective business practices while actually engaging in business operations with the end result of creating jobs and diversifying the economy in Acadiana. It is located off of I-49 in Carencro. The Small Business Development Center networks with area economic development agencies, creating a web of support that an entrepreneur can use to assist them with achieving their goals. In addition, it is an information clearinghouse designed to help small businesses succeed. McComb/Veazey residents should be informed about these significant resources.

2) Goal: Utilize Enterprise zones to attract business and jobs to the McComb/Veazey neighborhood.

Strategies:

1. Attract businesses to utilize Enterprise Zone incentives in the McComb/Veazey neighborhood. The Enterprise Zone (EZ) Program is a jobs incentive program that creates

Louisiana Income and/or Franchise Tax job tax credits (JTC) to a business hiring at least 35% of their net new jobs from one of four targeted groups. Only if the job requirement is met, sales/use tax rebates or a refundable investment tax credit may be available. EZs are areas a certain percent of the residents are low income, receive public assistance and have high unemployment rates.

2. Target the five blocks adjacent to the Evangeline Thruway for businesses to draw on the neighborhood for employment.
3. Address the need for an increased number of health facilities, e.g. clinics, pharmacies, etc.
4. Increase public information, coordinate information through the Enterprise Center of Louisiana and the Louisiana Small Business Development Center to target businesses to hire residents and take advantage of the tax breaks.

Parks and Recreation

1) Goal: Increase perceived and real access to Heymann Park. Heymann Park is a great asset to the community but residents indicated it is not accessible and further that young people did not have enough recreational opportunities.

Strategies:

1. Pinhook Rd. is a major arterial and therefore acts as a physical barrier to park accessibility. Install a roundabout or a pedestrian activated red light at the corner of Orange St. and Pinhook Rd. This would be a direct route to the park and allow safer pedestrian access across Pinhook Rd.
2. Collaborate with the Parks and Recreation Department to make improvements to the park that would attract more users from the McComb/Veazey neighborhood.
3. Install a fishing dock and boat launch along the Vermilion River in Heymann Park.
4. Install a foot bridge over the Vermilion to connect to Vermilionville.
5. Tree line Orange St. to create a defined access route to the park.
6. Include a branch of the multi-use Atakapas-Ishak Trail along Orange St. which will assist in defining this route.
7. To ensure the security of Heymann Park a security audit should be undertaken. This audit would consider lighting, access, landscaping, security, etc.
8. Investigate opportunities with the School Board for the construction of townhouses facing the park to add “eyes on the street” utilizing school property.
9. Adopt-a-Park programs could be used to involve residents in cleaning up trash and litter and providing information to the police about illegal activities being carried out in recreational areas.
10. Focus recreational events in Heymann Park to increase community cohesion.
11. Have a gateway designating the entrance to the park off of Surrey St.

2) Goal: Establish pocket parks and community gardens. Keep them small and actively used. Community gardens can serve to build community involvement, allow gardening opportunities for people in apartments or those with smaller lots and increases the eyes on the street to reduce crime.

Strategies:

1. Build a community garden in the Town Square.

2. Provide a pedestrian pathway/linear park along the coulee forming linkages to the Town Square and the Attakapas Ishak Multi-Purpose Trail. A linear park could be simply a walkway/bikeway or as wide as a path with landscaping, benches, etc.
3. Property targeted for park areas will be purchased from the landowner and not expropriated.
4. The city should enter into no-cost leasing agreements with property owners to landscape their vacant lots and accept liability while the land is in public domain, but the owners retain the right to sell at any time.
5. Shared park facilities with community churches and local schools.
6. Determine where certain types of landscaping are needed, such as planting of street trees, renovation of parks or improvement and camouflaging of parking lots.

3) Goal: Increase opportunities and recreational opportunities for the youth.

Strategies:

1. Establish a Community Center at the site of the old Gethsemane Church at the corner of 12th Street and Plum St. The second floor's gymnasium could be used for physical education.
2. Create alternate social outlets for youth through a collaborative effort with the local churches.
3. Promote the W.D. Smith Career Center for youth opportunities for a career path in construction. Channel student projects to assist BESThousing with the construction of low-cost housing.

Commercial

1) Goal: Plan the Louisiana Ave. corridor so it effectively moves traffic, serves the commercial needs of consumers outside the neighborhood exiting off the interstate and local residents. Louisiana Ave. is the proposed interchange in the I-49 Connector corridor and is currently underutilized. Large retail development at the interchange of Louisiana Ave. and the I-10 anchors the northern end of the avenue.

Strategies:

1. Rezone the Louisiana corridor to allow for mixed use development.
2. Continue the Louisiana overlay district down to the Evangeline Thruway.
3. Provide pedestrian and vehicular access to the local neighborhood.
4. Establish a neighborhood mixed use node at Louisiana Ave. and Magnolia Ave.
5. Enforce consistent requirements for the boulevard treatment.

2) Goal: The cultural and historical heart of the neighborhood is located along Twelfth Street. Twelfth Street is planned to be mixed use with businesses that serve the neighborhood.

Strategies:

1. Reinforce the edges of 12th Street by installing entry signage at identified gateway locations.
2. Focus a Town Square at the corner of Magnolia St. and 12th Street. Historically this was the focal point of the African-American residents. This was where many gatherings were

held, particularly the Mardi Gras parade. A Town Square would act as a catalyst for new residential infill.

3. Twelfth St. should be downzoned from B-G to B-N type uses with the focus on neighborhood businesses at grade with residential or offices on the second floor.

3) Goal: Simcoe St. and Surrey St. are targeted for increased densities and mixed use developments.

Strategies:

1. Focus on local pedestrian assets such as entrances, lobbies, large store windows, arcades, landscaping, public art and street furniture such as benches, lights and trash receptacles.
2. Support the Lafayette North Plan for a quarter mile nodal development at Surrey St. and Pinhook St.
3. Install a roundabout at the junction of Jefferson Blvd., Surrey St. and Simcoe St. to direct traffic and install an identifiable feature in the roundabout to compliment Pontiac Point.

4) Goal: Develop a strategy to ease the process of rezoning property.

Strategies:

1. Request the PZC Department waive rezoning fees where corrective rezonings are requested.
2. Assist in the rezoning of vacant properties.
3. Work with the PZC Department to streamline the process.
4. Assist the application with a public awareness campaign that addresses possible nibyism.

Streetscape Improvements

1) Goal: Support a multi-modal transportation system that facilitates the safe and efficient movement of both pedestrians and vehicles in a manner that is sensitive to the concerns of residents and business establishments.

Strategies:

1. Reduce traffic and speeds on streets by on-street parking, traffic calming devices and one way streets.
2. Redirect traffic patterns in the neighborhood to reduce cut through traffic on residential streets.
3. Extend bus service down Orange St. terminating at Heymann Park.
4. Build roundabouts to reduce high-risk crash intersections.

2) Goal: Adopt and implement the Simcoe St. Plan.

Strategies:

1. Work with LCG to include reinvestment in infrastructure in target areas as recommended in the LINC Comprehensive Plan.
2. New development along Simcoe St. would have to build the public boulevard in conformity with the Simcoe St. Plan.

3) Goal: Study the complete pedestrian linkages in the neighborhood.

Strategies:

1. Inventory sidewalk adequacy in terms of pedestrian safety.
2. Incorporate curb and sidewalk repairs annually.

Code Enforcement

1) Goal: Urban decay the first step to an increase in crime is characterized by dilapidated housing, overgrown lawns, broken down vehicles, poorly lit areas, poor drainage, uncollected garbage as well as concentration of convicted felons and drug dealers. A strategic approach should be taken to address each characteristic of urban decay.

Strategies:

1. Increase coordination between code enforcement, health inspectors, police and the city attorneys. Build on the existing work undertaken by the Criminal Justice Support Service Department.
2. Undertake a Community Needs Assessment that will include an inventory of the neighborhood. An inventory will determine and document when overgrowth needs to be managed, abandoned cars removed, trees cut, proper street lighting installed, owners of abandoned and/or dilapidated housing notified and/or sued requiring boarding or destruction.
3. Support and promote the Community Development Department's program of acquisition and rehabilitation of vacant and/or boarded up houses.
4. Undertake an inventory of vacant lots to be used by the I-49 Land Bank and redevelopment efforts.
5. Undertake a picket fence program fashioned after a successful program in Paramount, California. A White Picket Fence Program would pay 75% of the purchase and installation cost to replace chain-link fences. The fences serve as catalysts, motivating nearby property owners to improve their home and property. These are modest expenses for improvements with ripple effects.
6. Encourage local residents, property owners and community organizations to initiate community beautification projects. LCG's Community Development Department could sponsor an annual beautification project.
7. Increase funding for Community Development's housing rehabilitation program that provides for low interest loans to assist elderly homeowners.
8. Phase in a plan for a street, sidewalk and open space lighting program focused on strategic corridors and recorded high crime areas.
9. Encourage template leases to control illegal activities of landlords.
10. Enforce building codes, liquor laws and anti-trespassing laws.
11. Work toward neighborhood clean up, improved lighting, rerouting of streets, vacant buildings and access control improvements.
12. Assist Neighborhood Pride with the designation of volunteers to organize a paint-up/fix-up/clean-up program. Utilize the W.D. Smith Career Center to facilitate minor rehabilitation projects.

2) Goal: The focus of site planning and urban design should be “eyes on the street”. Development applications should be reviewed with mechanisms in mind that make a location more resistant to crime or crime related problems.

Strategies:

1. Literature regarding Crime Prevention through Environmental Design (CPTED) strategies should be provided to commercial and single family detached development applicants when a building permit application is made.
2. Enhance the site plan approval process for multi-family developments where Crime Prevention through Environmental Design (CPTED) strategies should be a requirement. These requirements would be implemented by the PZC Department in their review of development and building permit applications.
3. Mixed use developments extend the amount of the day that there are ‘eyes on the street’.
4. Encourage residents to request a CPTED review of their properties. One method would be a CPTED checklist.
5. Traffic control measures should be utilized to reduce the use of streets by criminals and enhance neighborhood cohesion and resident interaction.
6. Increase foot patrol of police surveillance.

Crime Prevention through Environmental Design (CPTED)

The following is a summary of the CPTED tools:

1. Natural Surveillance - A design concept directed primarily at keeping intruders visible.

Achieved by features that maximize visibility of people:

- planning parking areas and building entrances with exposure;
- doors and windows that look out on to streets and parking areas;
- pedestrian-friendly sidewalks and streets;
- front porches;
- adequate night time lighting.

Techniques specifically for multi-family residential

- Exterior doors should be visible from the street or by neighbors.
- All doors that open to the outside and should be well lit.
- All four facades should have windows.
- Parking spaces should be assigned to each unit located adjacent to that unit and not marked by unit numbers.
- Visitor parking should be designated.
- Parking areas should be visible from windows and doors.
- Parking areas and pedestrian walkways should be well lit.
- Recreation areas should be visible from a multitude of windows and doors.
- Dumpsters should not create blind spots or hiding areas.
- Elevators and stairwells should be clearly visible from windows and doors.
- Shrubbery should be no more than three feet high for clear visibility.
- Buildings should be sited so that the windows and doors of one unit are visible from another.
- Stairwells should be well lit and open to view; not behind solid walls.

Techniques specifically for commercial development:

- Windows should face rear parking lots for increased visibility.
- Window signs should cover no more than 15% of windows.
- Interior shelving and displays should be no higher than five feet for increased visibility.
- Exterior of buildings should be well lit.
- Loading areas and dumpsters should not create hiding places or blind spots.
- Clear visibility should be maintained from the store to the street, sidewalk, parking areas and passing vehicles.
- Retention area should be visible from the building or street; it should be a visual amenity, not hedged or fenced off.
- All entrances should be under visual surveillance or monitored electronically.

2. Territorial Reinforcement - Physical design can create or extend a community's sphere of influence. Users then develop a sense of territorial control promoted by features that define property lines and distinguish private spaces from public spaces:

- landscape plantings
- pavement designs

- gateway treatments
- fences that have visibility

Techniques specifically for multi-family residential:

- Private or semi private areas results in people being outside which increases neighborhood interaction and increases security.
- Private areas outside should have good sound insulation between housing units.
- Property lines should be defined by landscaping or post and pillar fencing.
- Low shrubbery and fencing should allow visibility from the street.
- Building entrances should be accentuated by architectural elements, lighting and/or landscaping.
- Door knobs should be 40 inches from window panes.
- All buildings and residential units should be clearly identified by street address numbers that are a minimum of five inches high and well lit at night.
- Common doorways should have windows and be key controlled by residents.
- Mailboxes should be located next to the appropriate residences.

Techniques specifically for commercial development:

- Property boundaries, where possible, should be marked with hedges, low fences or gates.
- Private areas should be easily distinguishable from public areas.
- Shops should be identified by wall signs for those parking in the rear.
- Awnings should be installed over rear doors and windows.
- Parking area should be clearly visible from the building or street.

2. Natural Access Control - A design concept directed primarily at decreasing crime opportunity by denying access to crime targets and creating in offenders a perception of risk.

This is achieved by the following:

- Design streets, sidewalks, building entrances and neighborhood gateways to clearly indicate public routes and discouraging access to private areas with structural elements.

Techniques specifically for multi-family residential:

- Balcony railings should never be a solid opaque material or more than 42 inches high.
- Entrances into parking lots should be defined by landscaping, architectural design, or monitored by a guard.
- Dead end spaces should be blocked by a fence or gate.
- Common building entrances should have locks that automatically lock when the door closes.
- Hallways should be well lit.
- No more than four apartments should share the same entrance.
- Elevators and stairwells should be centrally located.
- Access to the building should be limited to no more than two points.

Techniques for commercial development:

- Cash registers should be located in front of store near the main entrance.
- Public paths should be clearly marked.
- Signs should direct patrons to parking and entrances.
- There should be no easy access to the roof.
- Rear access to shops should be provided from rear parking lots.

4. Target Hardening - Accomplished by features that prohibit entry or access: window locks, dead bolts for doors, interior door hinges. For multi-family residential features include:

- Cylinder dead bolt locks should be installed on all exterior doors.
- Door hinges should be located on the interior side of the door.
- Sliding glass doors should have one permanent door on the outside and on the inside moving door should have a lock device and a pin.

Techniques for commercial development:

- Operating hours should coincide with those of other neighboring businesses.
- Pay phones should be call-out only and under surveillance at all times.
- Interior space should be well lit.