

NEIGHBORHOOD PLAN FRAMEWORK

This chapter documents the process where community feedback and the study of existing conditions helped uncover opportunities to improve the Historic Jefferson Neighborhood. Those opportunities and recommendations are explored in the following pages, tied to four guiding principles.

OVERVIEW

This neighborhood plan framework is the culmination of walking tours and neighborhood inventory, follow-up analysis, and engagement with multiple stakeholders and neighborhood leadership to arrive at priorities and goals for the future. Feedback collected throughout the planning process was analyzed to reveal important take-aways to create the neighborhood vision and guiding principles. Centered around these four guiding principles, opportunities were explored and recommendations were prepared. The result is the plan framework which sets priorities for a clear, implementable vision for the neighborhood, encapsulating the community's desire for a strengthened neighborhood.

Opportunities

The next several pages document opportunities that were uncovered during this process and served along with the guiding principles to develop the planning framework.

This information focused on the following categories:

- Community assets
- Problem areas
- Major activity nodes
- Potential long-term development
- Identity and placemaking
- Community partners

Guiding Principles

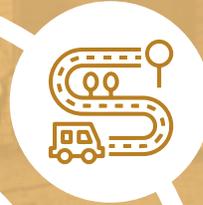
Following the documentation of opportunities, the plan's recommendations were organized into the four-principle framework detailed further in this chapter.

Guiding principles include:

- Implement safety and service upgrades
- Curate a greater quality of environment
- Enhance housing conditions and catalyze long-term development
- Develop a coalition for implementation

IMPLEMENT **SAFETY**
AND SERVICE
UPGRADES

CURATE A GREATER
QUALITY OF
ENVIRONMENT



ENHANCE **HOUSING**
CONDITIONS AND
CATALYZE
LONG-TERM
DEVELOPMENT

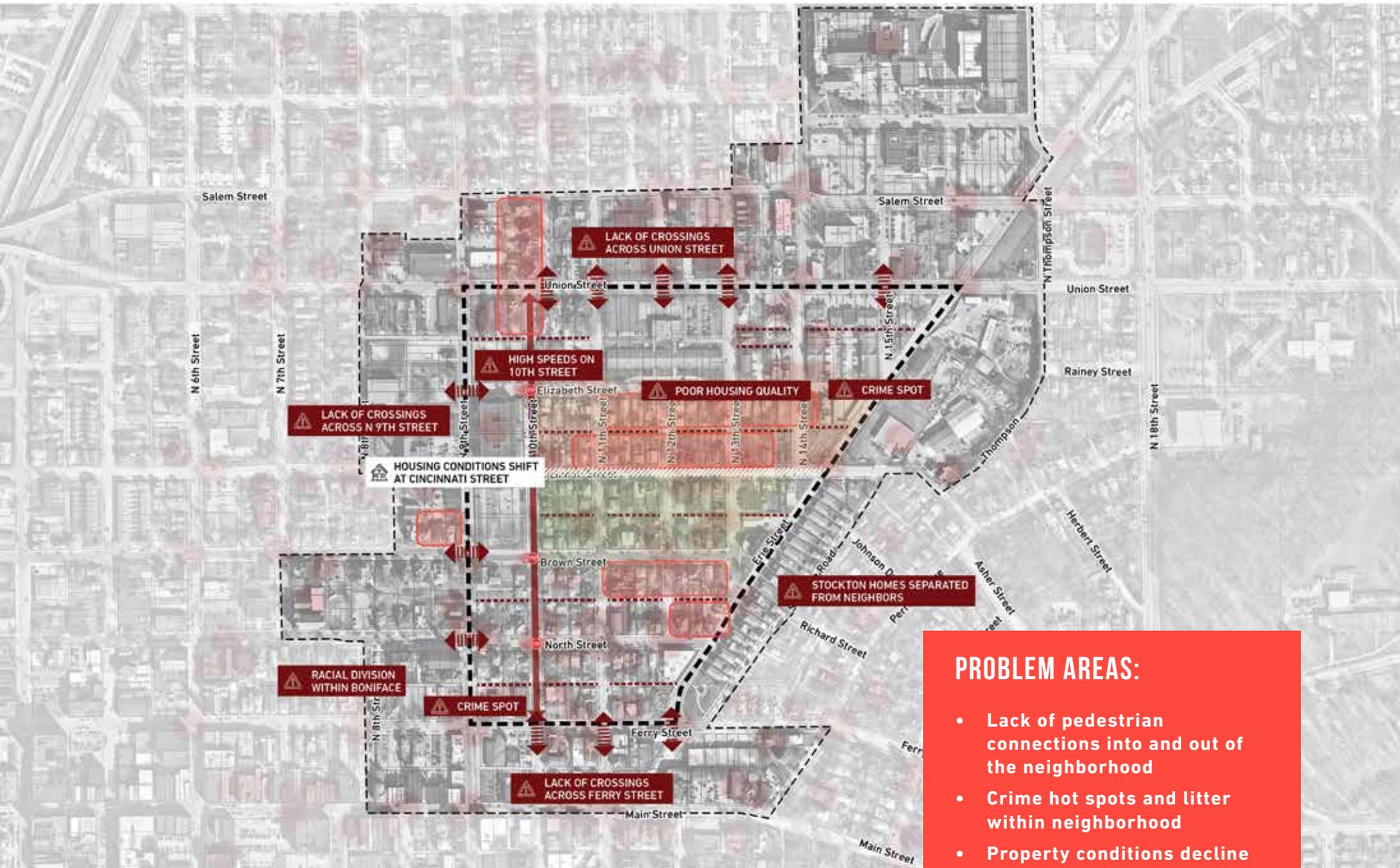
DEVELOP A **COALITION**
FOR **IMPLEMENTATION**



COMMUNITY ASSETS:

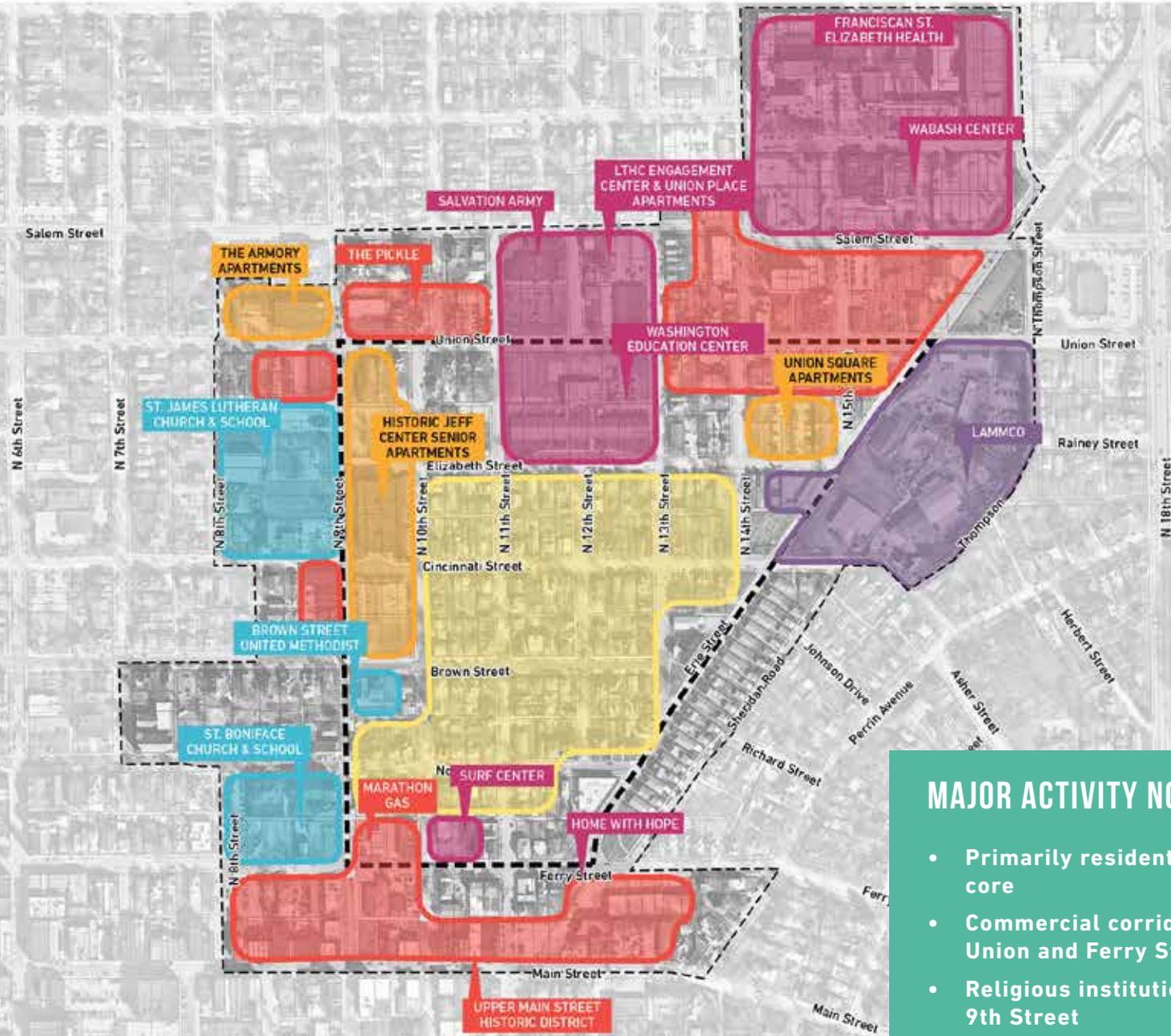
- Reinvestment sparked on North and Brown Streets by green infrastructure project
- Social services, cultural, and education institutions
- Active community partners
- Multi-modal connectivity

OPPORTUNITIES: PROBLEM AREAS



PROBLEM AREAS:

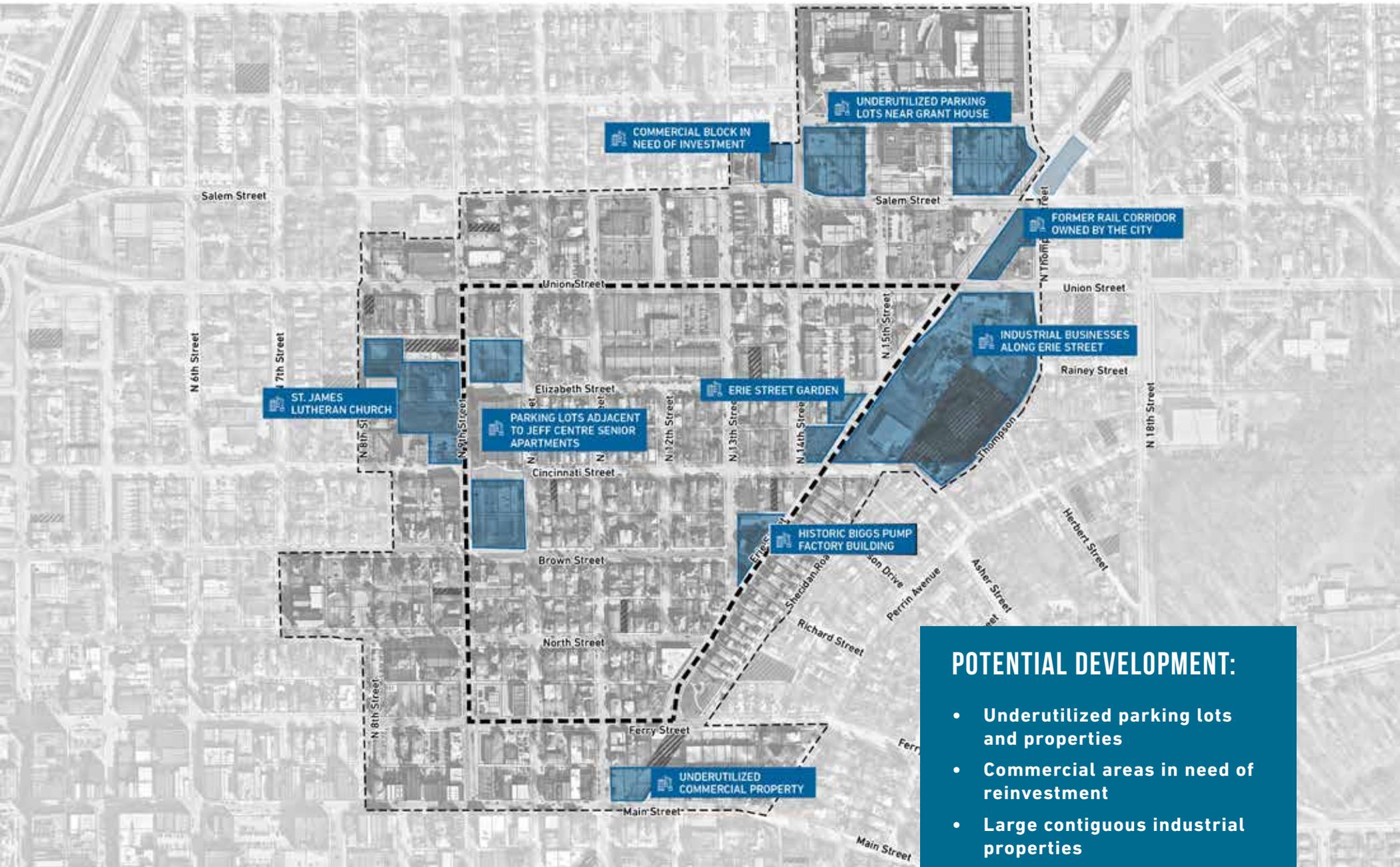
- Lack of pedestrian connections into and out of the neighborhood
- Crime hot spots and litter within neighborhood
- Property conditions decline towards Cincinnati Street



MAJOR ACTIVITY NODES:

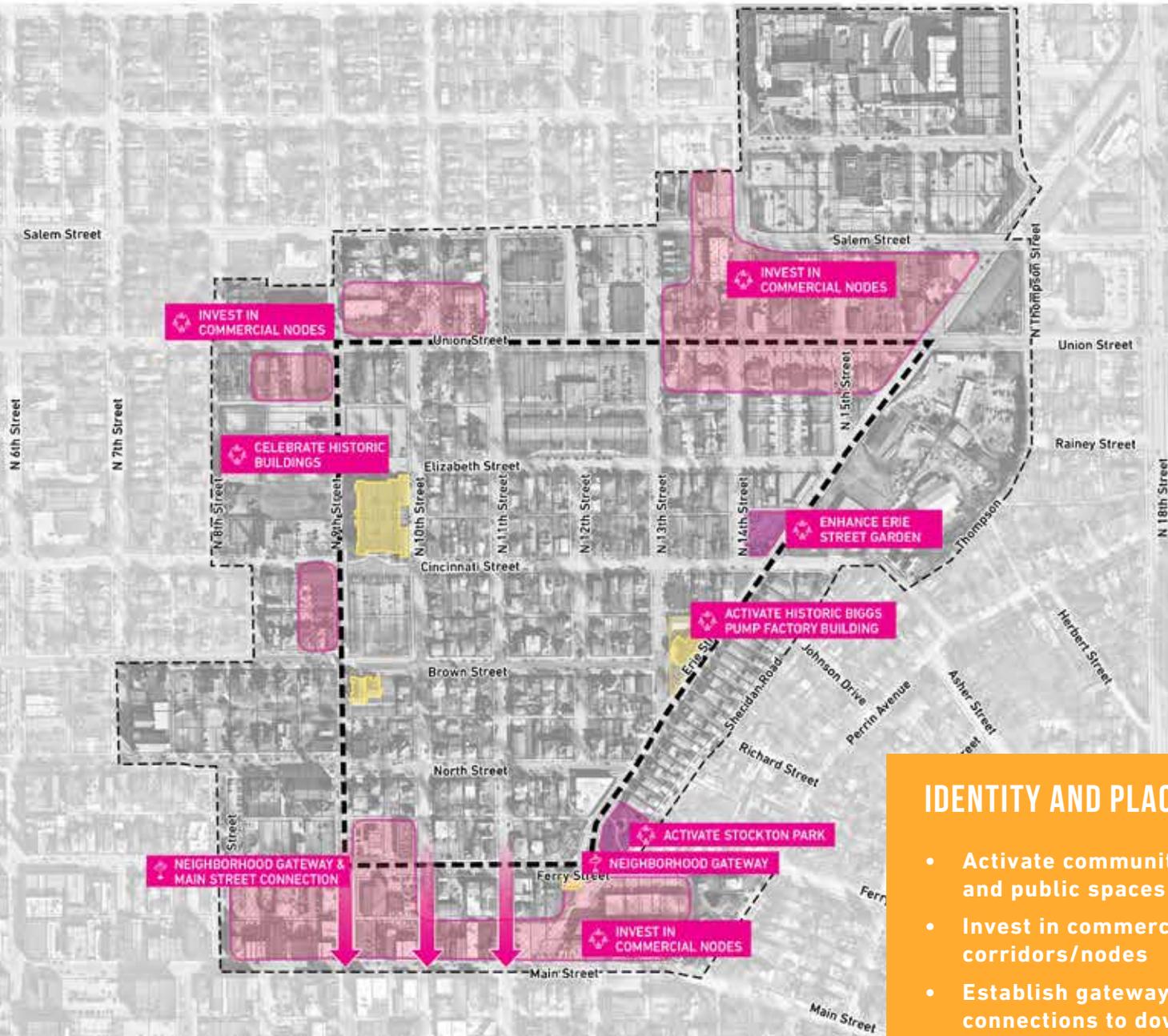
- Primarily residential at the core
- Commercial corridors along Union and Ferry Streets
- Religious institutions along 9th Street
- Social services to the north and south

OPPORTUNITIES: POTENTIAL LONG-TERM DEVELOPMENT



POTENTIAL DEVELOPMENT:

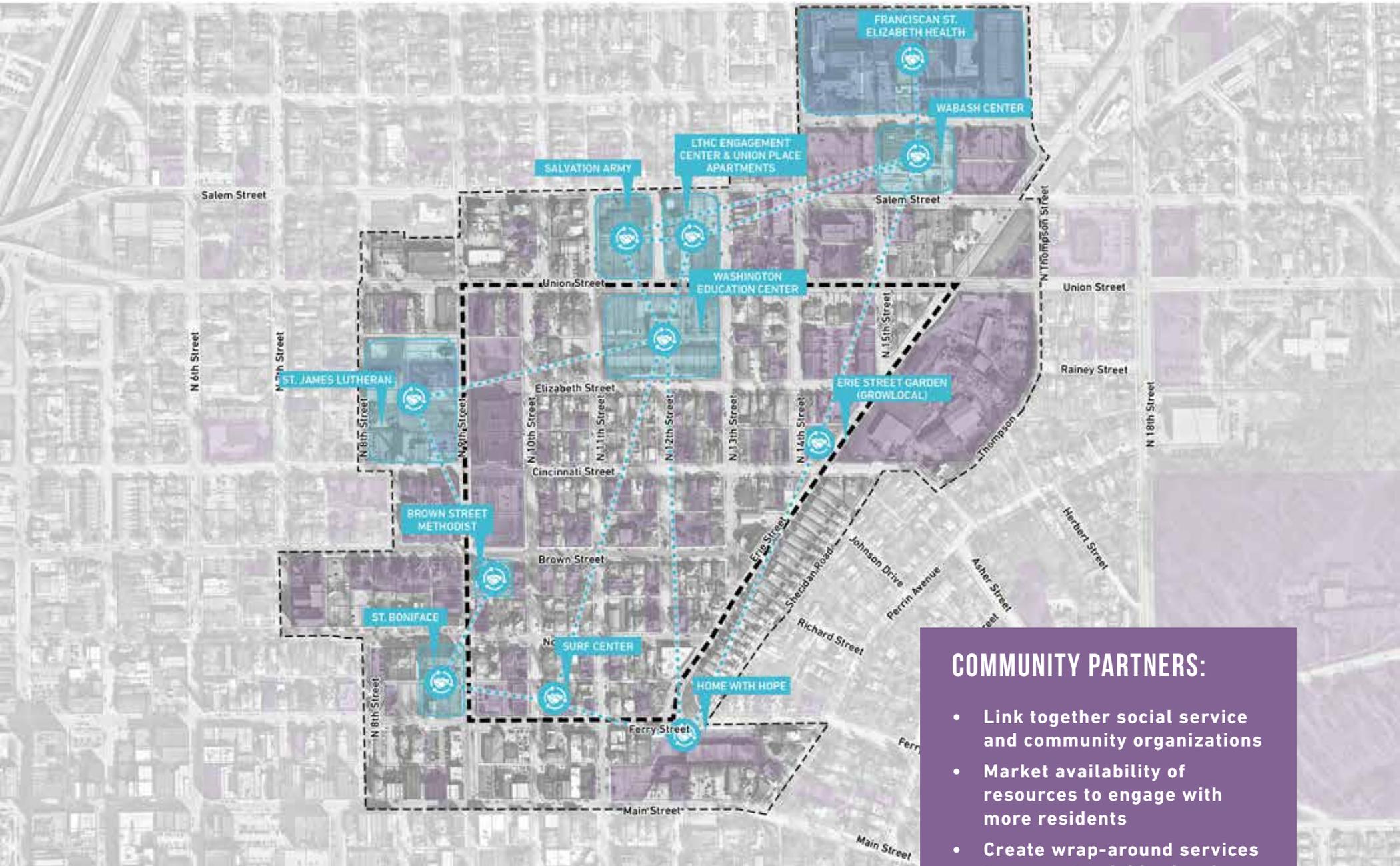
- Underutilized parking lots and properties
- Commercial areas in need of reinvestment
- Large contiguous industrial properties



IDENTITY AND PLACEMAKING:

- Activate community gardens and public spaces
- Invest in commercial corridors/nodes
- Establish gateways and connections to downtown and other neighborhoods

OPPORTUNITIES: COMMUNITY PARTNERS



COMMUNITY PARTNERS:

- Link together social service and community organizations
- Market availability of resources to engage with more residents
- Create wrap-around services to support neighborhood vitality

IMPLEMENT SAFETY AND SERVICE UPGRADES

KEY CONSIDERATIONS

The Historic Jefferson Neighborhood is highly walkable, accessible to public transit, and near downtown. Despite these positive characteristics, this neighborhood has infrastructure and connectivity challenges that were identified through this process. This plan evaluated these challenges and developed a suite of both high-impact short-term and sustainable long-term strategies to improve neighborhood safety and services. These strategies are illustrated on the following pages and focus on infrastructure and connectivity projects, code enforcement and crimewatch blitzes, and quick-win opportunities to engage the neighborhood to complete short-term initiatives.

CONNECTIVITY AND STREETScape IMPROVEMENTS

Short-Term Strategies

- Conduct a walking audit of the neighborhood with city staff and neighborhood volunteers and prepare a list of priorities for potential sidewalk, accessibility, and streetlight improvement areas.

- Apply sharrows (shared bike/vehicle lane) in both directions on 10th Street from Ferry Street to Union Street.
- Work with CityBus to install a bus shelter at the existing stop on Ferry Street near the 10th Street intersection.
- Implement traffic calming Tactical Urbanism projects with neighborhood volunteer recruits at the intersection of 10th Street and Cincinnati Street.
- Coordinate volunteer alleyway cleanups with installation of public art and landscaping at key entrances to alleys in areas of high visibility.
- Apply green infrastructure or other utility improvements in additional areas to inspire individual private investment in target areas and to be incorporated into future development.



RECOMMENDATION

Implement catalytic public projects to improve the experience and safety of neighborhood streets and alleyways

Long-Term Strategies

- Redesign 9th Street from Main Street to Union Street following the Downtown Lafayette Streetscape standards with bump-outs and clearly marked crosswalks at major intersections.
- Evaluate the possible conversion of Union and Salem Streets from one-way to two-way streets.
- Install additional traffic circles and planted medians along 10th Street from Ferry Street to Union Street and along Cincinnati Street from 10th Street to Erie Street.
- Commission public art along 10th and Cincinnati Streets at major intersections to help define place and activate the neighborhood.
- Install bike lanes on Ferry Street on the south side of the road (westbound) and a sharrow on the north side of the road (eastbound) to accommodate cyclists on this corridor.



STREETSCAPE IMPROVEMENTS STRATEGY



9TH STREET

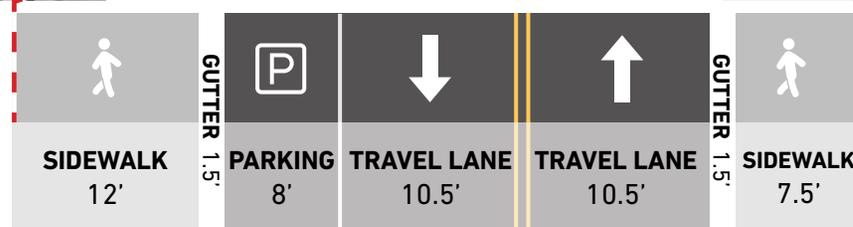
Overview

Implement the Lafayette Downtown Streetscape standards on 9th Street from Ferry Street to Union Street to create a better sense of place, and climate for investment along this corridor.

EXISTING



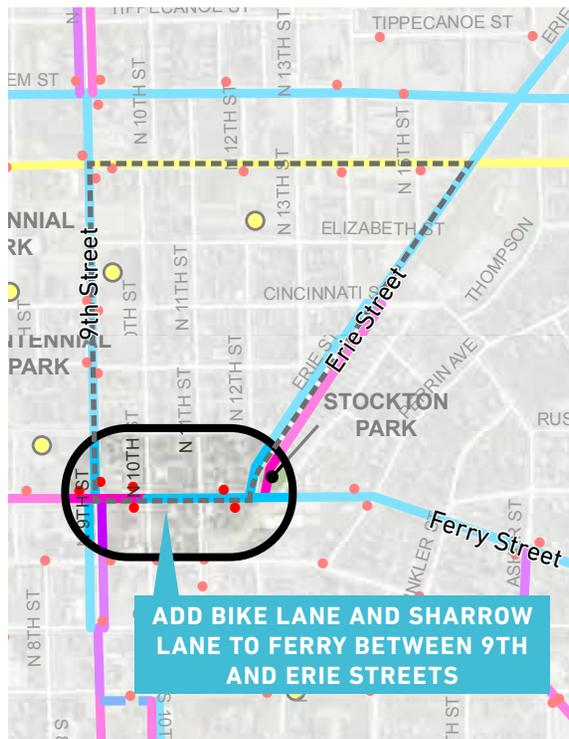
PROPOSED



FERRY STREET

Overview

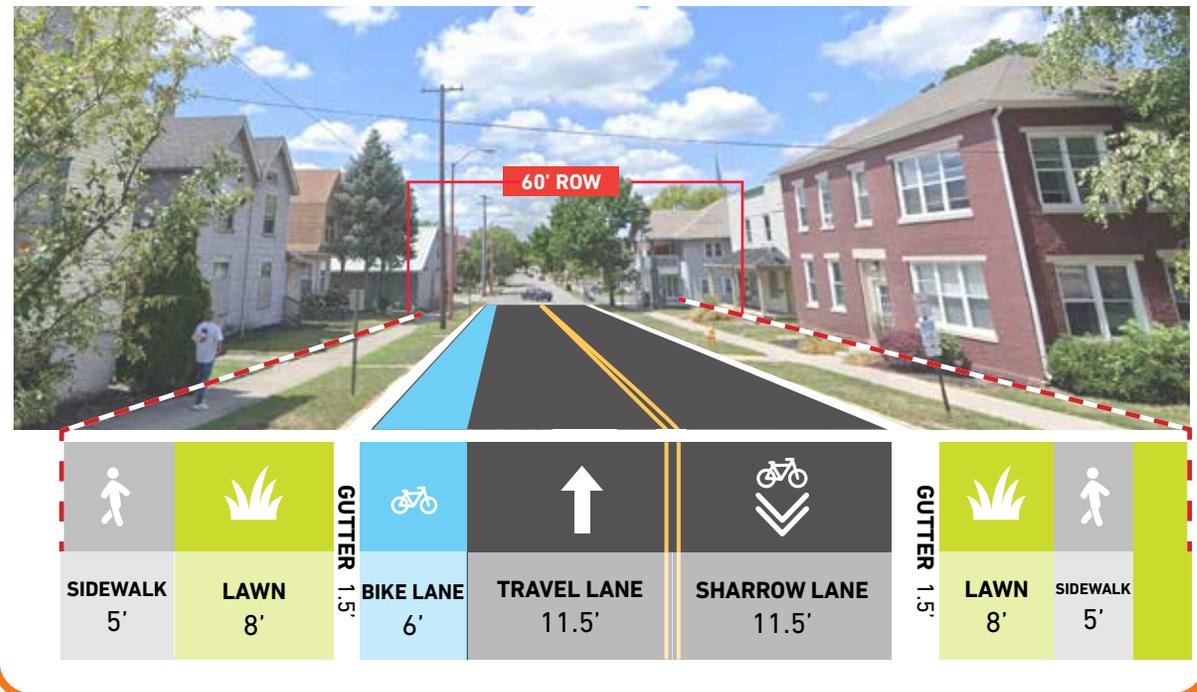
Install a 6-foot-wide bike lane on the north side of Ferry Street from 9th Street toward Erie Street and a sharrow on the south side of Ferry Street to accommodate cyclists. Over time, this could be extended up the hill to Earl Avenue.



EXISTING



PROPOSED



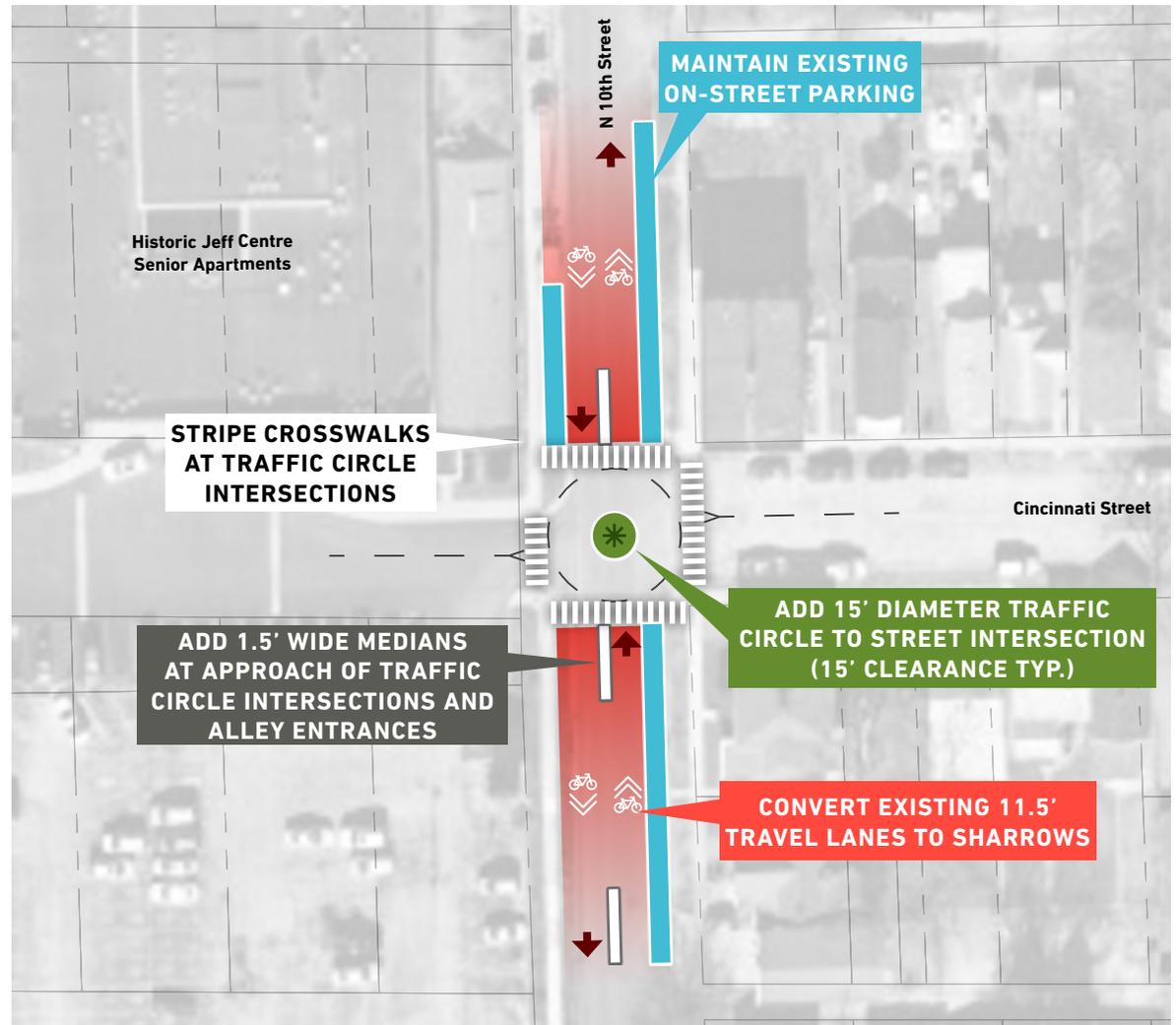
10TH STREET

Overview

Create a more pedestrian-oriented 10th Street by installing sharrows, traffic circles at major intersections, and public art from Ferry Street to Union Street.

The intersection of 10th and Cincinnati Streets is a high-profile area due to the Historic Jeff Centre Senior Apartments' planned expansion. A short-term opportunity here to test a traffic circle, apply crosswalk improvements, and install public art can draw attention to this intersection and generate positive energy in the neighborhood.

FOCUS AREA

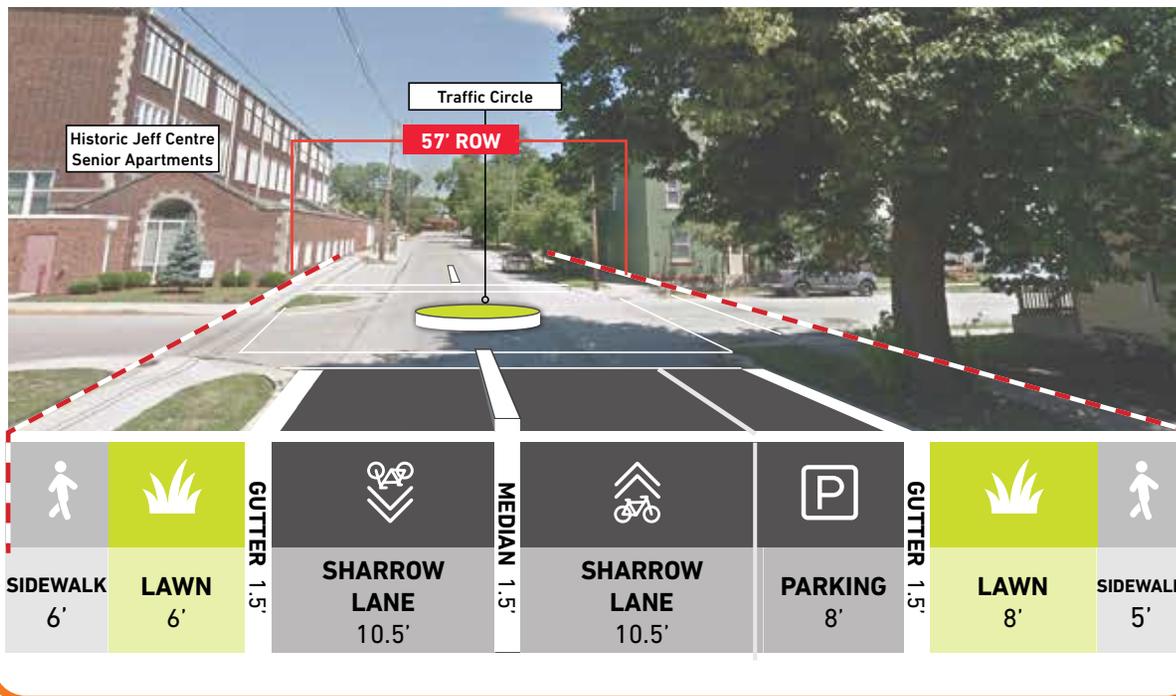


NORTH ↑

EXISTING



PROPOSED

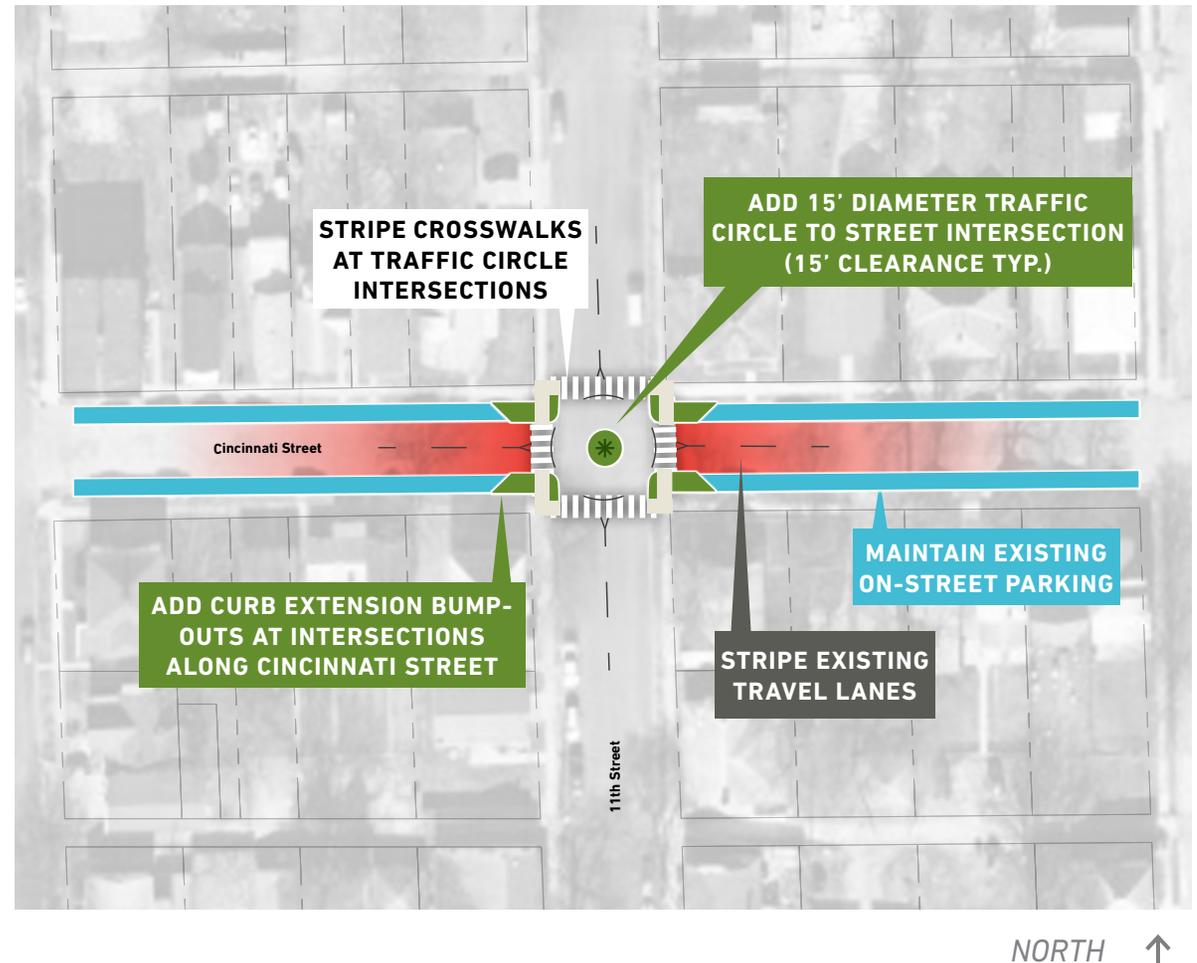


CINCINNATI STREET

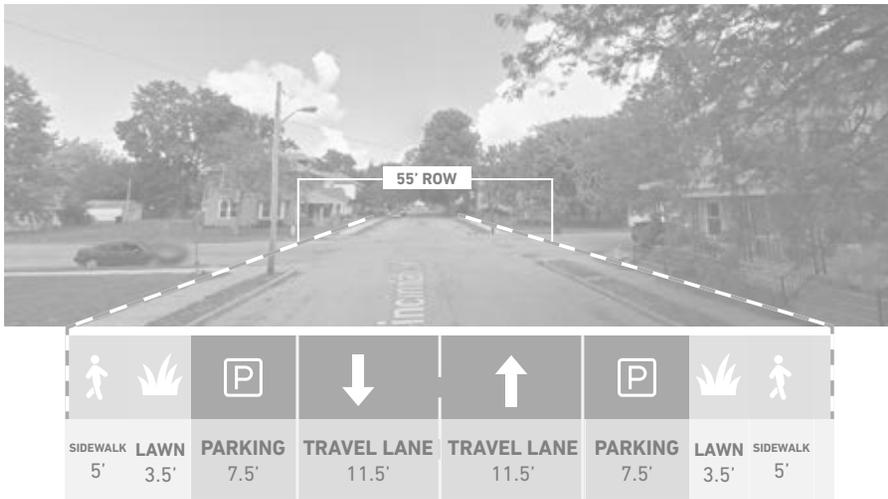
Overview

Improvements to Cincinnati Street could emphasize a renewed focus and energy in the neighborhood, complementary to the model block strategy on Cincinnati Street. These improvements may include traffic calming improvements, public art, and a linkage between planned and existing green spaces.

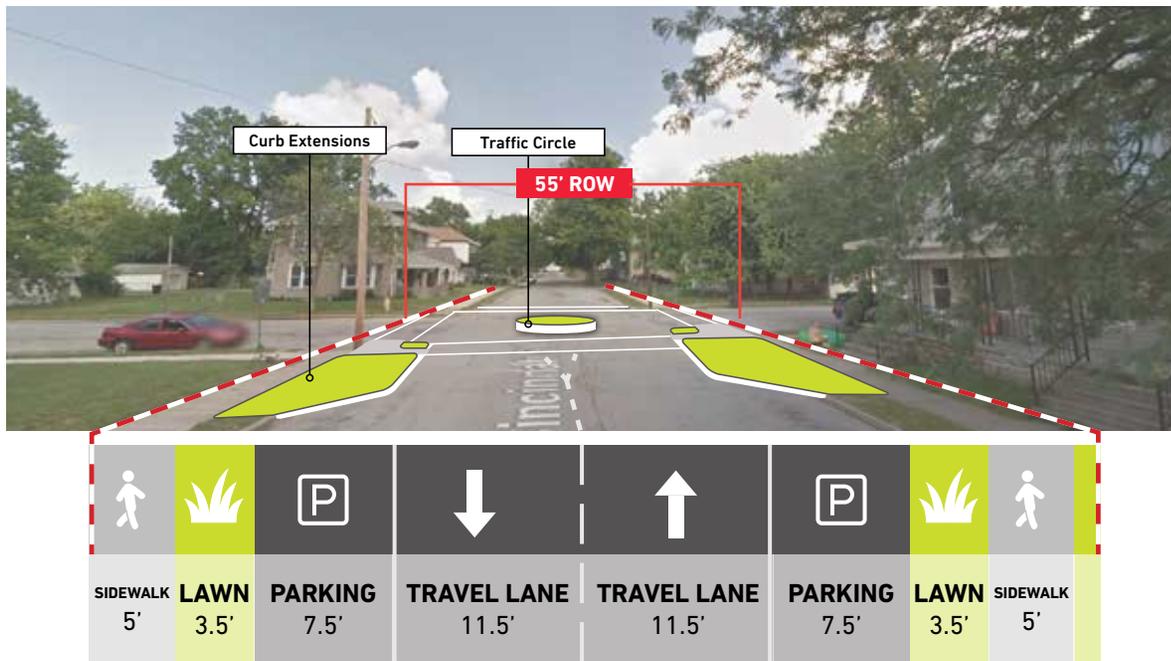
FOCUS AREA



EXISTING



PROPOSED



NEIGHBORHOOD TRAFFIC CALMING

South Bend, IN

After identifying a need to slow traffic and improve pedestrian safety, the City of South Bend launched a demonstration project to test out traffic calming tools they had never used before, including traffic circles, chicanes, and bump-outs. The benefit of this approach is these improvements are highly visible, effective, and low-cost. South Bend picked one neighborhood to test out multiple strategies and based on the results, is identifying the long-term implementation of permanent traffic-calming infrastructure in these areas. As a result of this demonstration project, drivers drove slower on these streets, and South Bend also built trust with the community.

Given the City of Lafayette's success with public art and temporary crosswalk painting in the Wabash Neighborhood, something like this could be a good way to activate the Historic Jefferson Neighborhood.

More information can be found here:

<https://smartgrowthamerica.org/south-bend-in-demonstration-project-neighborhood-traffic-calming/>



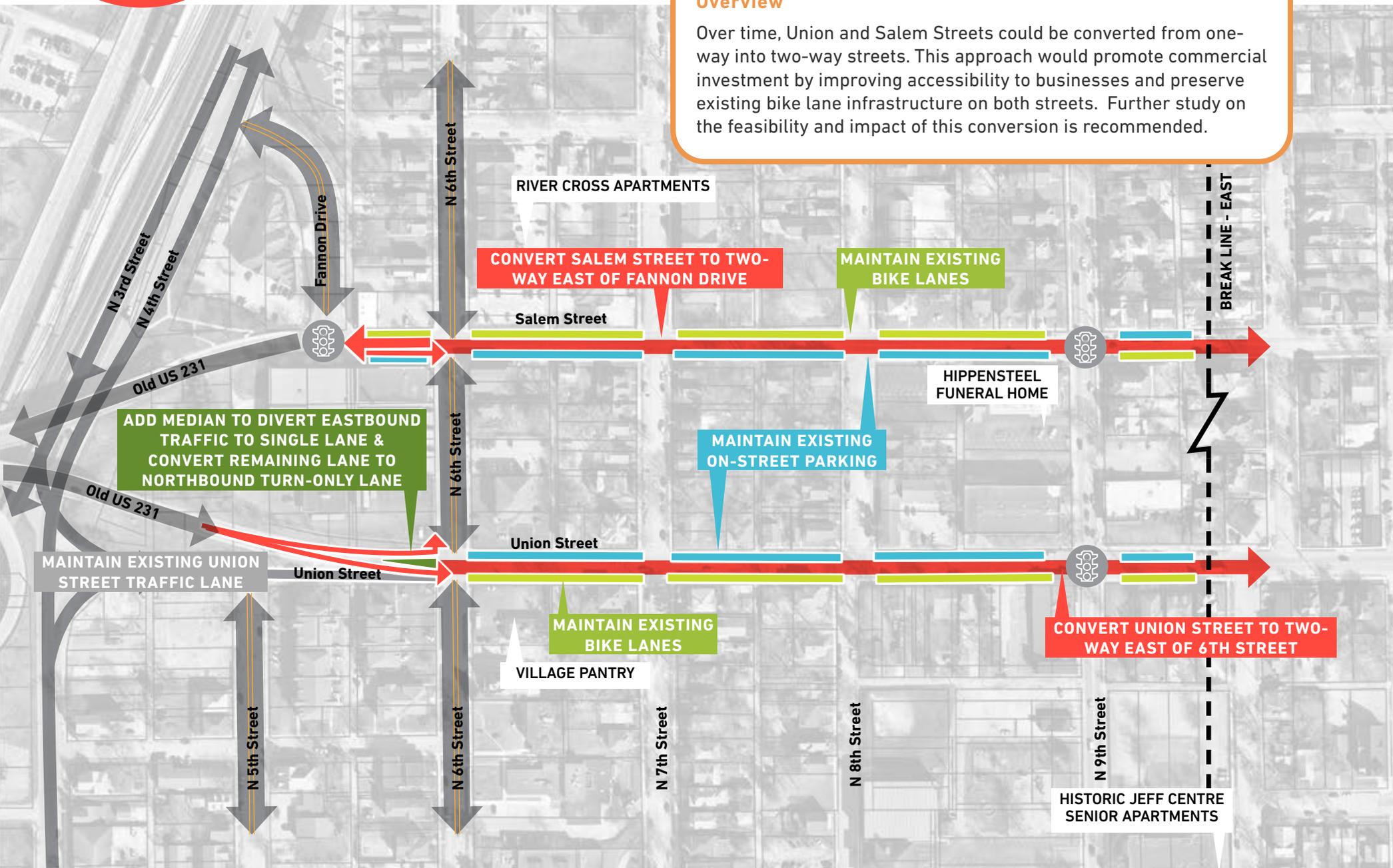
TACTICAL URBANISM PRECEDENTS



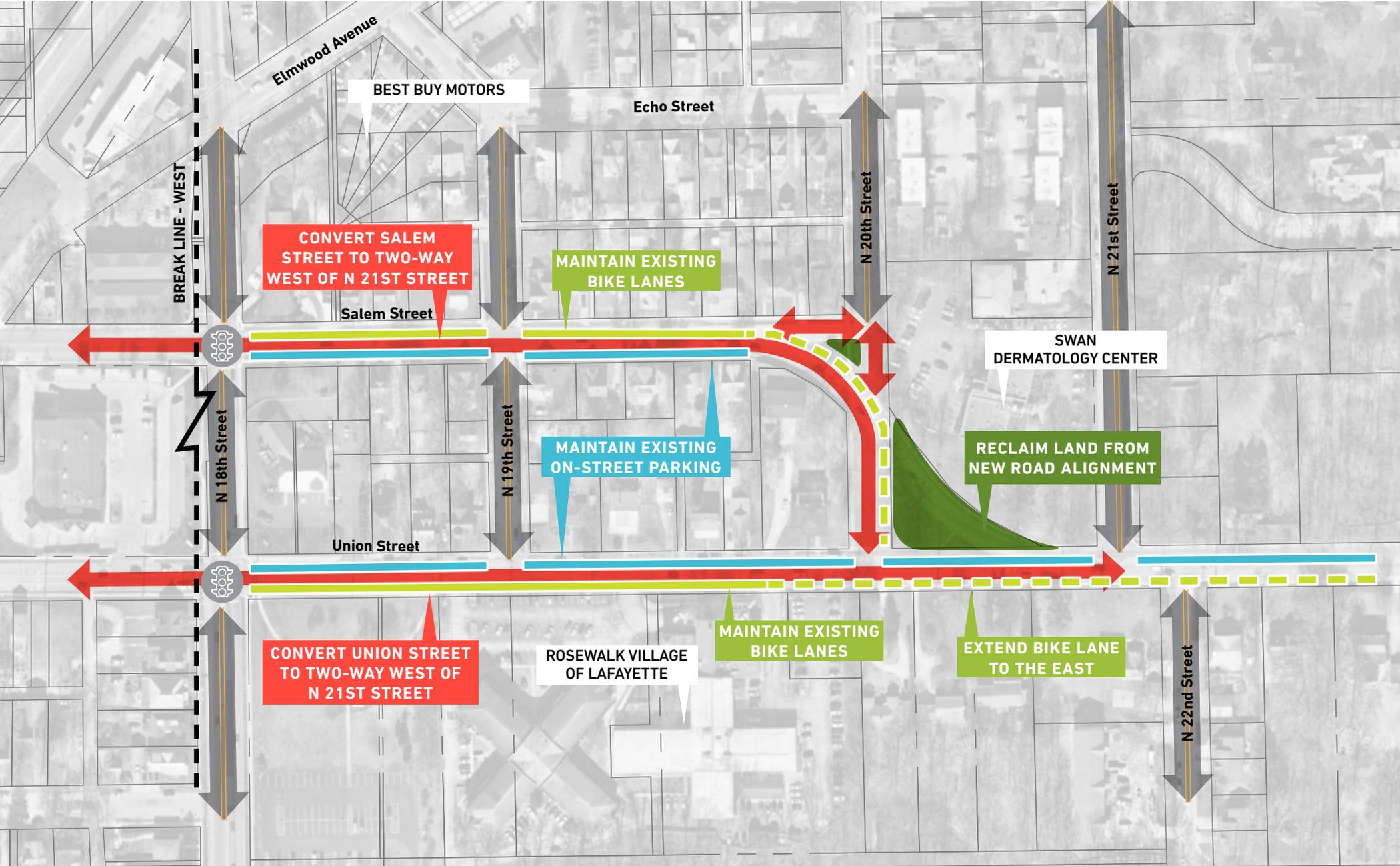
UNION AND SALEM STREETS

Overview

Over time, Union and Salem Streets could be converted from one-way into two-way streets. This approach would promote commercial investment by improving accessibility to businesses and preserve existing bike lane infrastructure on both streets. Further study on the feasibility and impact of this conversion is recommended.



UNION AND SALEM STREETS: FOCUS AREA



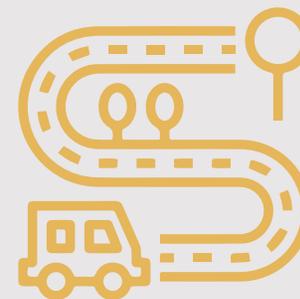
CURATE A GREATER QUALITY OF ENVIRONMENT

KEY CONSIDERATIONS

The Historic Jefferson Neighborhood has relatively few open spaces for the community to gather and enjoy. This neighborhood also lacks a strong outward-facing identity. While Stockton Park, on the east side of the neighborhood, is the city's newest pocket park, residents indicated that it is not often used, lacks programming, and is not central to the neighborhood. Residents expressed a need for additional small-scale green spaces with easily achievable public art and programming within the neighborhood; these spaces have the potential to create a highly visible identity and activation strategy for Historic Jefferson.

The Erie Street Garden, operated by GrowLocal, is an example of a productive, programmed, and active greenspace that has had a positive influence on the neighborhood. Inspiration can be taken from successes of the Erie Street Garden to create new, high quality, meaningful spaces for people to gather.

This plan focuses on improving the neighborhood's quality of the environment through placemaking, additional and enhanced green spaces, and public art.



RECOMMENDATIONS

Create a series of small connected green spaces within the neighborhood to supplement existing community gardens, allow for more recreational areas, and activate vacant lots

Bring vibrancy and positive press to the neighborhood by identifying small but highly-visible projects centered around activation and art

POTENTIAL ACTIVATION AREAS



LEGEND

-  Potential Pocket Park Lots
-  Potential Rehabilitation or Redevelopment Sites

Create a series small connected green spaces within the neighborhood to supplement existing community gardens, allow for more recreational areas, and activate vacant lots

ENHANCED GREENSPACE

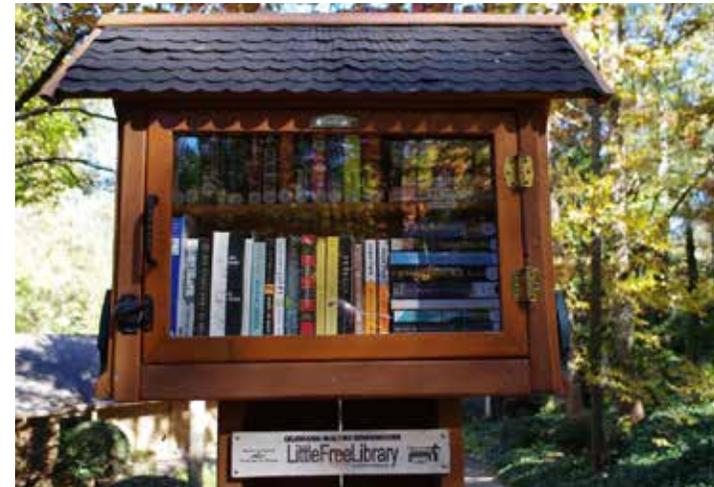
Short-Term Strategies

- Explore the potential of developing a new neighborhood greenspace within the core of the neighborhood that could be programmed with community gardens, a small picnic shelter and tables, solar lighting, public art, and a “Little Free Library*”. This space would be a small pocket park, and could occupy a vacant lot, such as one owned by the City of Lafayette or another entity (for example, the city-owned lot on Cincinnati Street has potential to become a pocket park). This space could follow the model of other spaces throughout the neighborhood such as the Erie Street Garden and be operated and maintained by a neighborhood non-profit entity.
- Work with the Lafayette School Corporation and LTHC to make improvements to the greenspace at the Washington Education Center to encourage safe use by the community.

Investments may include additional lighting, trash receptacles, and dog park amenities.

- Partner with GrowLocal to enhance the Erie Street Garden to include picnic tables, solar lights, and art installations (such as a mural on the self storage facility).
- Expand programming at Stockton Park to include more family-oriented and multi-generational draws such as family game and movie nights with food trucks parked on Erie Street.
- Engage the non-profit community, along with residents, to help build and paint open space amenities or small-scale structures, such as picnic tables, pergolas, trash receptacles/dumpsters, “Little Free Libraries,” and crosswalks.

**A “Little Free Library” is a take-a-book, leave-a-book free book exchange usually out of a wooden box or cabinet along a sidewalk or in a public area. Anyone in the community is free to take a book or bring one to contribute to the library.*



GREENSPACE PRECEDENTS

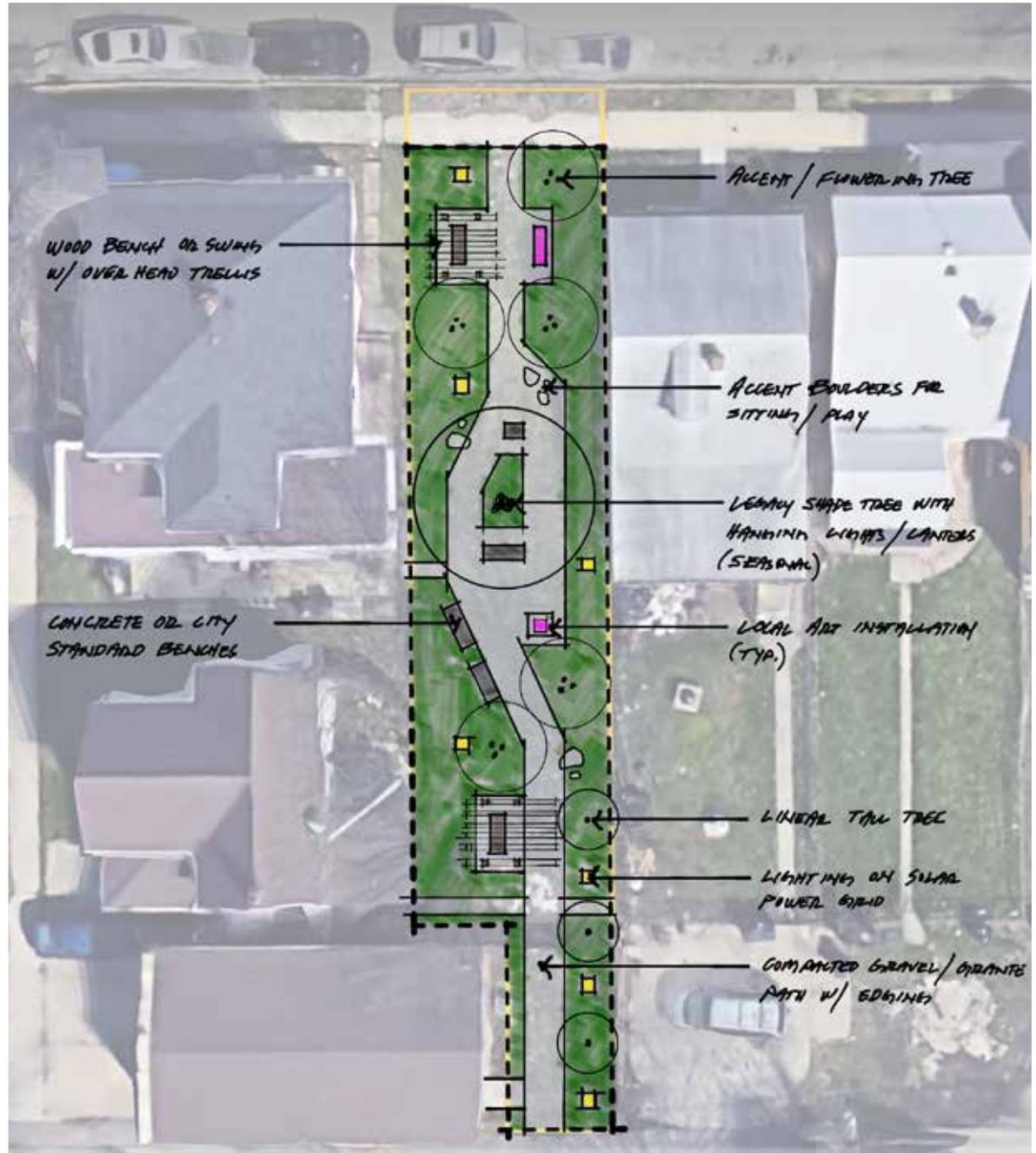


Long-Term Strategies

- The lot on Cincinnati Street owned by the City of Lafayette could first be created as a simple, functional, and temporary space; over time, the lot and amenities could be improved with permanent treatments and features. Partnerships and coordinated fundraising could be sought to improve this space, which could be maintained by the neighborhood with help from non-profits and private sector donations.
- Integrate multi-generational open space into the planned expansion of Historic Jeff Centre Senior Apartments. This open space would be under construction and operated as part of this development, but would be open to the entire community. This open space could include features on the periphery of the property such as ADA accessible gardens, an enhanced streetscape, and public art along 9th and 10th Streets.



CINCINNATI STREET NEIGHBORHOOD GREENSPACE



NORTH ↑

Bring vibrancy and positive press to the neighborhood by identifying small but highly visible projects centered around activation and art

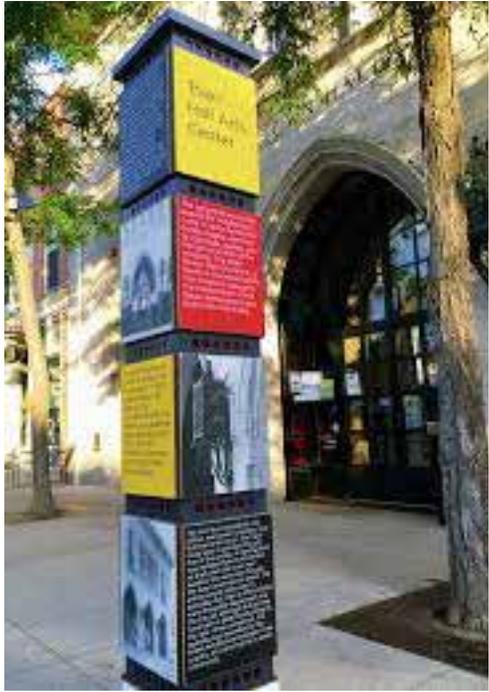
SMALL INVESTMENTS WITH BIG IMPACTS

Short-Term Strategies

- Seek donations/grants to install weather-resistant temporary signage at key locations throughout the neighborhood describing and illustrating key recommendations within the plan.
- Re-establish and publicize the neighborhood's identity with placemaking or an art campaign.
- Celebrate the history of the neighborhood through a story loop that is integrated into its public spaces. Use kiosks, public art, or interactive signage to celebrate moments of the neighborhood's history and tie together places in the neighborhood fabric.
- Sponsor a design competition to design new neighborhood gateway signage.
- Mark the primary neighborhood gateways and pedestrian ways with signage and landscape.



SHORT-TERM ACTIVATION & PLACEMAKING PRECEDENTS



ENHANCE HOUSING CONDITIONS AND CATALYZE LONG-TERM DEVELOPMENT

KEY CONSIDERATIONS

The Historic Jefferson Neighborhood is fairly compact in footprint, highly walkable, retains its historic character, and is comprised of over 70% residential rentals. Like many near-downtown neighborhoods, Historic Jefferson is expected to see development pressure over the coming years. Stakeholders are concerned about the high percentage of rental properties and property maintenance and conditions of many of those properties. Residents would

like to encourage strategies that preserve the neighborhood's character, increase homeownership, invest in rehabilitating rental properties, and are proactive about future infill development.

Neighborhood stabilization and development recommendations within this plan are supported by strategies illustrated over the next several pages. These strategies focused on block revitalization projects and initiatives, future land use, infill development potential, historic preservation, and zoning.

Rock-the-Block event volunteers working on home repairs in their neighborhood.



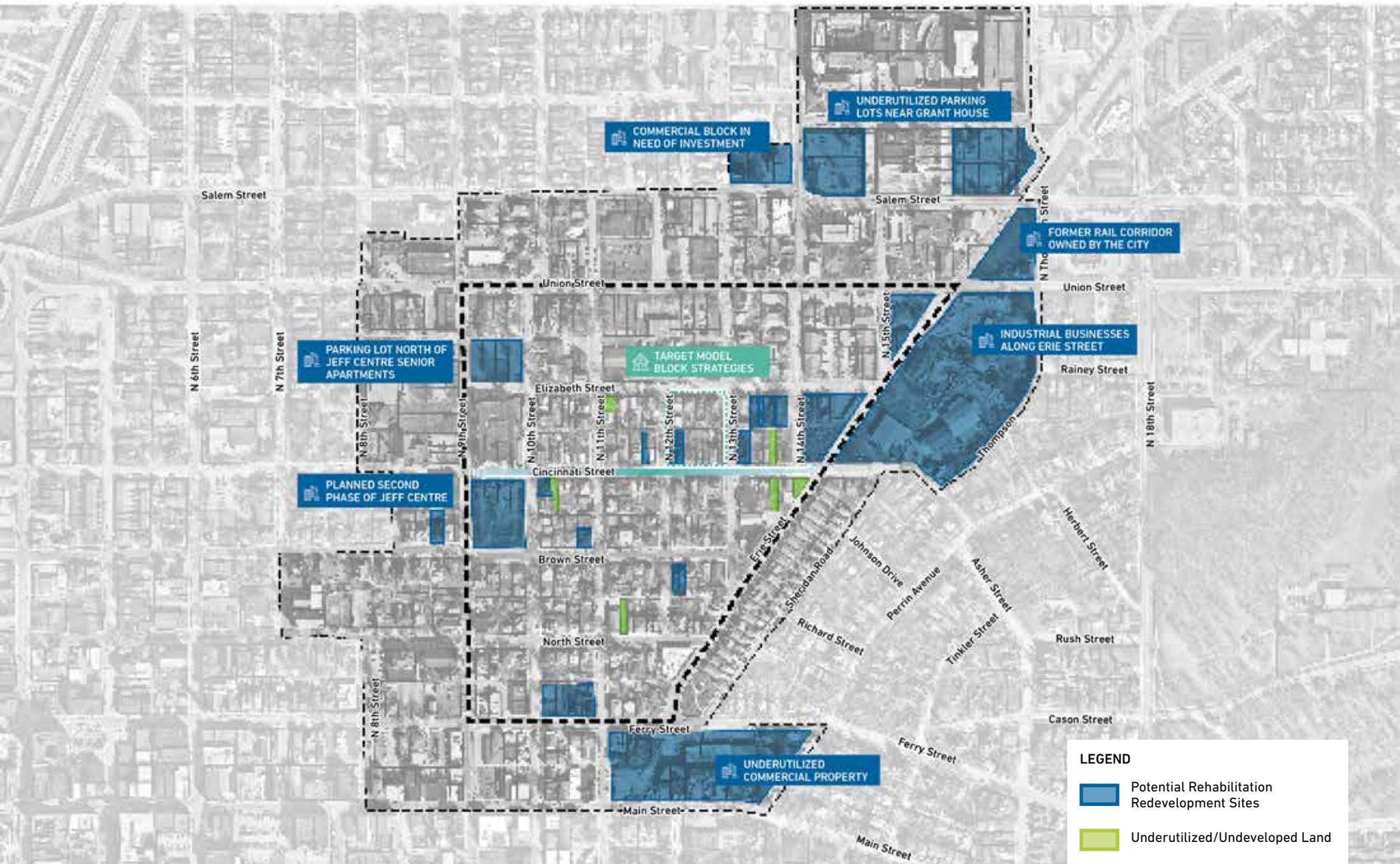
RECOMMENDATIONS

Create a Model Block Stabilization Strategy for Cincinnati Street to use as a framework for greater neighborhood code enforcement, housing stabilization, and activation efforts

Update the neighborhood land use framework to include future land use recommendations for long-term development sites

Explore the creation of a local historic preservation district and/or adopting a form-based code zoning overlay

REDEVELOPMENT, REHABILITATION, AND INFILL SITES



LEGEND

- Potential Rehabilitation Redevelopment Sites
- Underutilized/Undeveloped Land

Create a Model Block Stabilization Strategy for Cincinnati Street to use as a framework for greater neighborhood code enforcement, housing stabilization, and activation efforts

MODEL BLOCK STABILIZATION STRATEGY

A model block stabilization strategy is a proven neighborhood revitalization strategy where a target block is identified for short- and long-term improvements that are high-impact and that activate residents, non-profits, and the development community to make visible progress.

Cincinnati Street Focus Area

Between 9th and Erie Streets, Cincinnati Street was identified as a focus area because the following can be leveraged in a revitalization strategy:

- The relative stability on North and Brown Streets to the south.
- Historic Jeff Centre Senior Apartments expansion near 10th Street.
- Aggregated rental property ownership.

- Potential conversion of a city-owned vacant lot (Cincinnati Street) into a neighborhood-focused open space.
- Erie Street Garden popularity and success.

After short- and long-term improvements occur on Cincinnati Street, this strategy could be replicated further north on Elizabeth Street.

North and Brown Streets were not chosen for this strategy because they are more closely tied to downtown, have both benefitted from recent streetscape improvements, have significant historical resources, and have seen a level of investment that is lacking further north in the neighborhood.



SHORT-TERM APPROACH: TIE TOGETHER TWO CULTURAL ANCHORS



Short-Term Strategy: Tie Together Two Cultural Anchors

This strategy recommends leveraging two existing strong points in the neighborhood and working towards the middle, progressing improvements along a single corridor. Along the Cincinnati Street corridor, the Historic Jefferson Neighborhood has the Erie Street Garden and Historic Jeff Centre Senior Apartments (existing building and planned expansion) as established anchors to build from.

Real impact can begin with public investments that improve the experience of the street. Public projects that beautify the corridor can inspire private investments and spark interest in rehabilitation or redevelopment, such as what has been observed along Brown and North Streets following the completion of streetscape improvement projects.

Suggested public investments include:

- Developing and applying short-term Tactical Urbanism projects (high-impact, high-visibility, and low-cost physical improvements such as crosswalk painting) that, once proven successful, can followed by investment in longer-term permanent solutions.
- Installing traffic circles, sidewalk upgrades, streetscape investments, public art, amenities such as “Little Free Libraries”, and lighting improvements.

Suggested community investments include:

- Holding regular neighborhood cleanups and other coordinated volunteer projects to help residents maintain and improve their properties and open spaces.

- Engaging a coalition of partners to facilitate, publicize, and promote neighborhood-oriented events and seeking positive press whenever possible to celebrate and demonstrate progress outwardly .
- Coordinating a series of “rock-the-block” events focused on volunteer-led improvements to targeted properties with owner consent and participation.
- Seeking participation from active partners such as Brown Street Methodist Church, Lafayette Adult Resource Academy, Home with Hope, Habitat for Humanity, and others to assist with targeted home-repair, maintenance, and cleanup efforts multiple times throughout the year .

LONG-TERM APPROACH: WORK OUTWARD FROM YOUR STRONGEST NEIGHBORHOOD ANCHOR

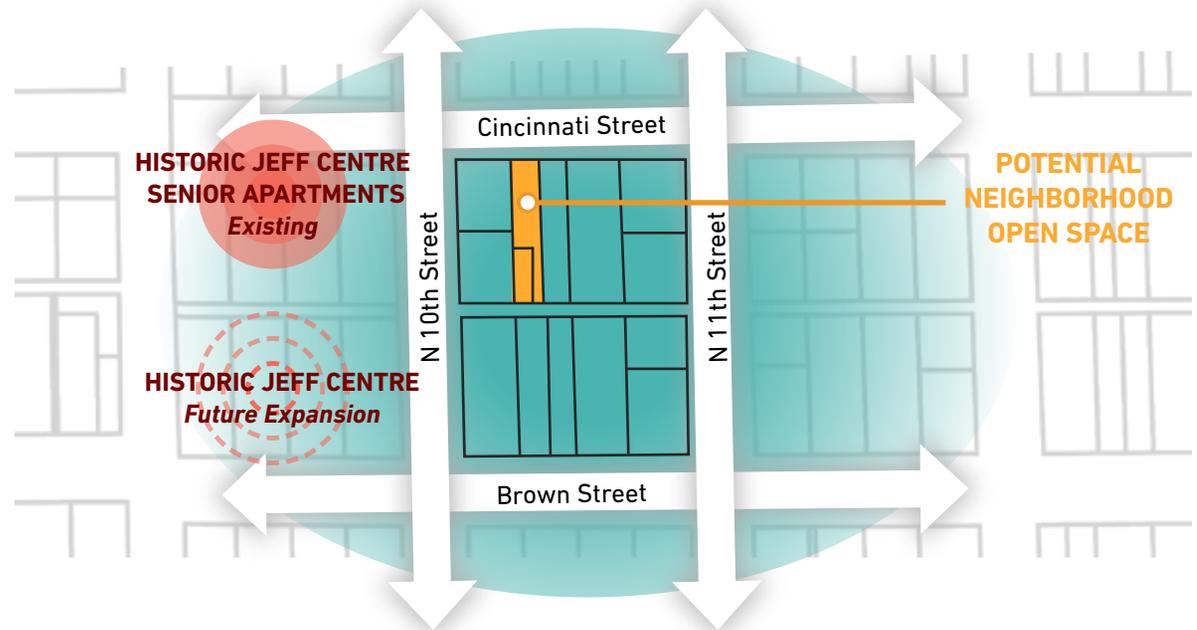
Long-Term Strategy: Work Outward from Your Strongest Neighborhood Anchor

This strategy recommends to begin with the best existing neighborhood anchor and slowly work improvements outward. For example, if the block has significant redevelopment or rehabilitation started or if a major community partner is present, work with those investors to focus on contiguous properties. The greatest potential to anchor an investment area in the Historic Jefferson Neighborhood is the planned expansion of the Historic Jeff Centre Senior Apartments, which is anticipated to be constructed over the next several years. As a long-term approach, these investments targeted on this block will build upon the short-term investments made along Cincinnati Street and continue to build beyond this anchor block along the corridor.

The block bordered by Cincinnati Street on the north, Brown Street on the south, 10th Street on the west, and 11th Street on the east was selected as a prototypical block that could see investment and activation building upon the completion of short-term improvements to Cincinnati Street, anticipated development, and a vacant property owned by the city.

Suggested public investments include:

- Transforming the city-owned lot at 1009 Cincinnati Street into an actively programmed neighborhood greenspace,



beginning with short-term, temporary installations and amenities and over time, investing in more permanent structures and features.

- Continuing safety and streetscapes initiatives started on Cincinnati Street by implementing permanent traffic circles and streetscape improvements to the intersection of Cincinnati and 10th Streets. These improvements should continue further east along Cincinnati Street.

Suggested private investments include:

- Engaging investors and community development non-profits to target properties with common ownership on this block for purchase and

rehabilitation, as they become available on the private market.

- Apply for façade grants through the City of Lafayette for rehabilitation and improvements to exteriors of homes
- Leveraging investments in the Historic Jeff Centre Senior Apartments to market this block to the private real estate market.
- Promote the private real estate market to convert multi-unit rentals back into single-family homes.
- Once progress has been made on this block, shift stabilization efforts further east toward Erie Street.



ROCK-THE-BLOCK

Habitat for Humanity, Nation-wide

“Rock-the-Block” is a one-of-a-kind coalition of residents, non-profits, and other organizations brought together and led by Habitat for Humanity to repair homes and revitalize neighborhoods. Nationally, this volunteer-based program has helped with short-term improvements in neighborhoods. This program targets owner-occupied single-family residences and duplexes for exterior improvements. In order to apply, participants have to provide a statement of need and a description of how they may be able to personally participate (excluding seniors and disabled persons). This program focuses on external paint, yard clean up, landscaping, fencing repair, minor roof repair, gutter repairs/cleaning, and trash removal. It is possible that this program could also complete critical home repairs such as major roof repair, siding repair, window repair, and ADA accessibility improvements.

More information can be found here: <https://habitatkc.org/rocktheblock/>



OAKWATCH

Pittsburgh, PA

Oakwatch is a resident-led neighborhood safety and beautification initiative in the Oakland neighborhood of Pittsburgh. Their mission is to improve the quality of life in the area by bringing people and institutions together to identify code violations, advocate for remediation, and monitor outcomes. They tackle issues like negligent landlords, vacant lot reclamation, abandoned and decaying homes, and other public nuisances. They are co-managed by the Oakland Planning & Development Council (OPDC) along with a resident chairperson. Partnering with the City of Pittsburgh and the local Police Department is also crucial in helping them achieve their mission. Oakwatch has been lauded in the Pittsburgh area as a model for collaborative public safety advocacy and code enforcement.

More information can be found here: <https://www.opdc.org/neighborhoodquality>

Update the neighborhood land use framework to include future land use recommendations for long-term development sites

DEVELOPMENT POTENTIAL

A development preference workshop that was conducted with neighborhood residents documented support for certain scales and future development types. Various concepts describing possibilities for future redevelopment sites are illustrated on the next several pages. The ideas included within this plan capture the aspirations of the neighborhood to be proactive about future development. Future development would depend on private market interest in development opportunity sites, which this plan could help promote and guide.

Short-Term Strategies

- Educate residents and future investors in the Historic Jefferson Neighborhood about preferred and appropriate development scale and contexts.
- Navigate the process of managing future development proposals when come before the Historic Jefferson Neighborhood Association and city staff.

Potential Development Types

In general, the following development typologies could occur at various sites throughout the neighborhood, depending on site context, to enhance what is already a mixed-residential neighborhood:

- Traditional single-family/infill development could be built on vacant lots within the residential core of the neighborhood or be integrated as a grouping into a larger property.
- Townhomes are envisioned as part of a multi-unit development along the edge of the neighborhood or assembled in a group.
- Three-story multi-family could be appropriate as part of a multi-unit development towards the periphery of the neighborhood in larger developable lots.
- Three-story mixed-use is most applicable along major corridors in and around the neighborhood.
- Two-story mixed-use could be appropriate along the edges of the neighborhood as a step-down from three-story density or integrated into a development.

DEVELOPMENT TYPOLOGIES



**MIXED RESIDENTIAL
NEIGHBORHOOD (EXISTING)**



**TRADITIONAL
SINGLE FAMILY/
INFILL**



TOWNHOMES



**2-STORY MIXED
USE**

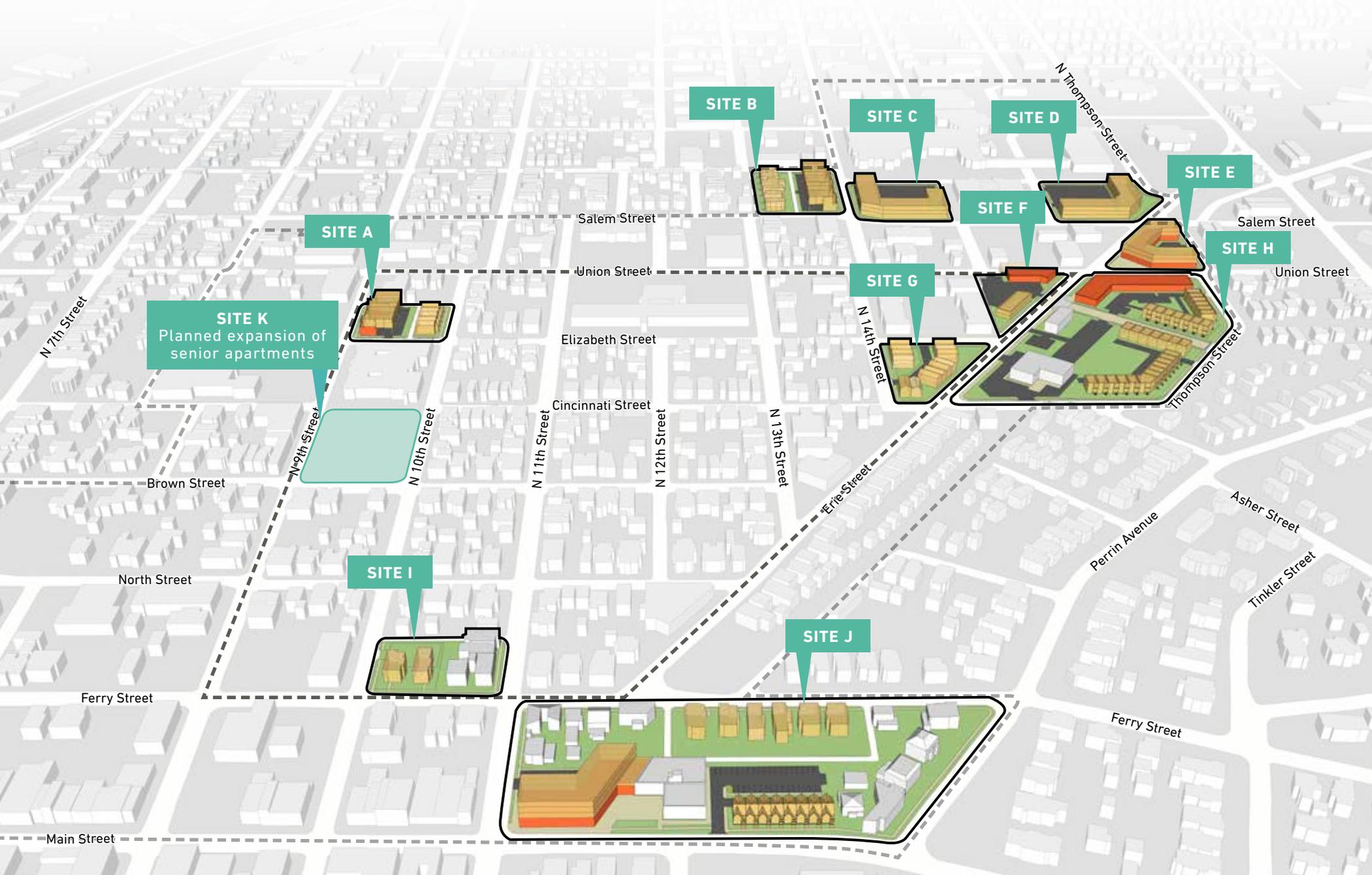


3-STORY MIXED USE



**3-STORY MULTI-
FAMILY**

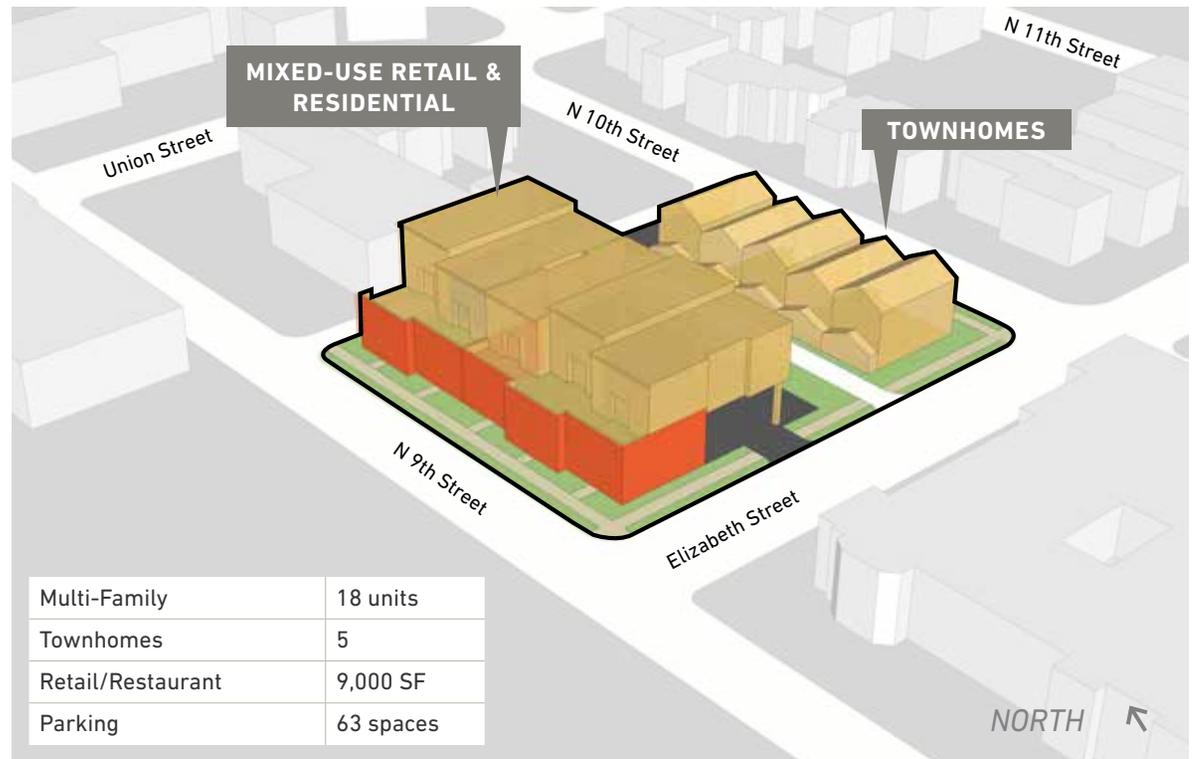
LONG-TERM DEVELOPMENT AND REHABILITATION SITES



SITE A

9th Street and Elizabeth Street

Site A is currently a 0.75-acre parking lot that is utilized and owned by the Historic Jeff Centre Senior Apartments. If an alternative parking solution for the senior living facility could be found in the future, this site could be developed as an attractive infill site for small-scale mixed-use and townhome development. This location is pedestrian-oriented and on a CityBus route.



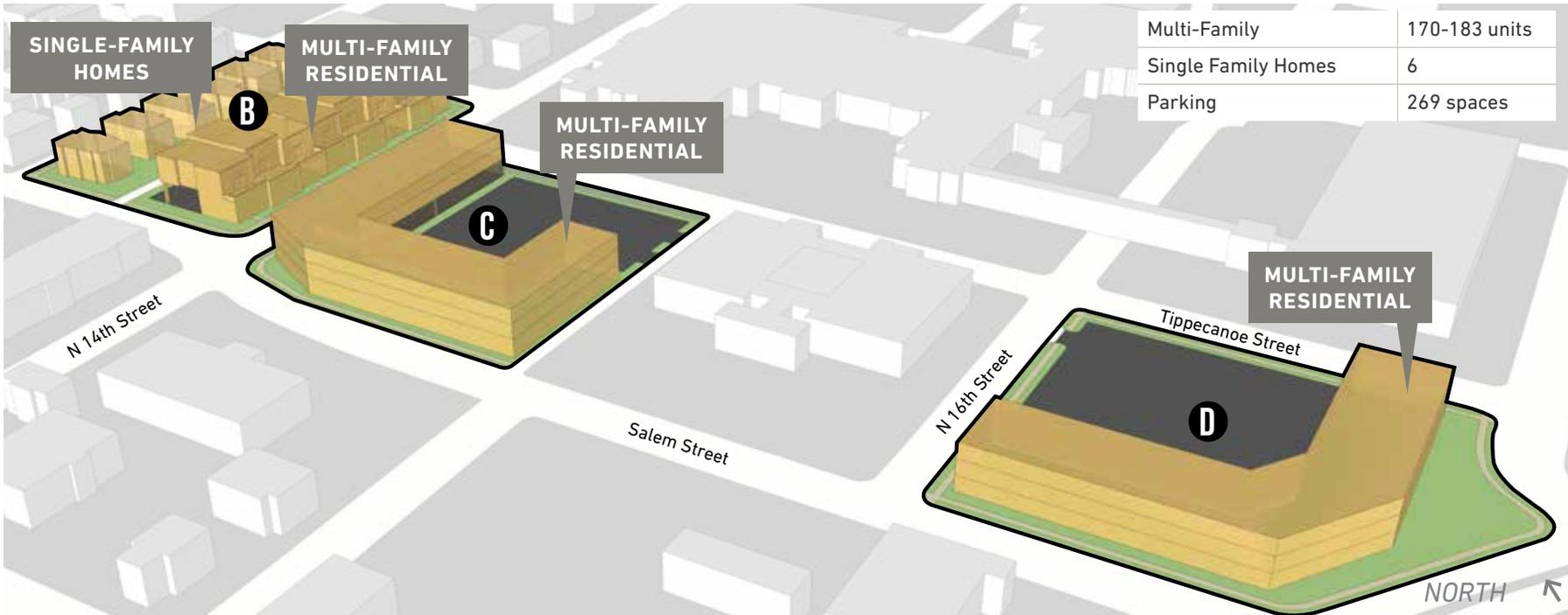
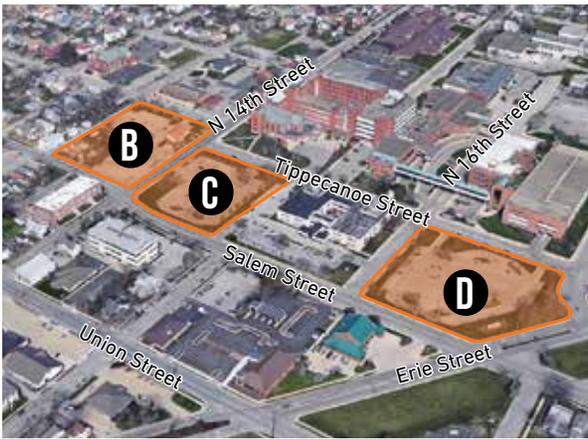
SITES B - D

Wabash Center/Union Street Mixed-Use

Site B is a 1.65-acre area under multiple ownership. Today, this site is partially vacant. Properties could be redeveloped into single-family infill on 13th Street and small-scale multi-family housing on 14th Street.

Sites C and D are currently underutilized parking lots, on either side of the Wabash

Center on Salem Street, owned by Franciscan Alliance. These sites are 1.3 acres (C) and 1.6 acres (D) and could be redeveloped into a three-story multi-family development that could be surface parked. Multi-family apartments could be mixed-income and include a senior housing component that would benefit from close proximity to the hospital. Residential investments in this area could help stabilize this portion of the study area.



SITES E - H

Erie Street Redevelopment

Site E is a 1-acre site that is partially former rail right-of-way that is now controlled by the City of Lafayette and the Staley Credit Union. Over time, this property could be partially or wholly redeveloped into a mixed-use retail and residential anchor at the key intersection of Union, Salem, and Erie Streets.

Site F is a 0.5-acre site that is occupied by a business and two single-family residences. Over time, this site could be redeveloped into one-story retail, which would be oriented toward Union Street to contribute to a more active district, and small-scale multi-family residential housing facing Erie Street.

Site G is a 1-acre site that is occupied by a self-storage facility, the Erie Street Garden (owned by the City of Lafayette Parks Department) and three single-family residences. Over time, a portion or all of this site could be infilled with townhomes. The self-storage facility would likely be targeted earlier for redevelopment than the rest of this site.



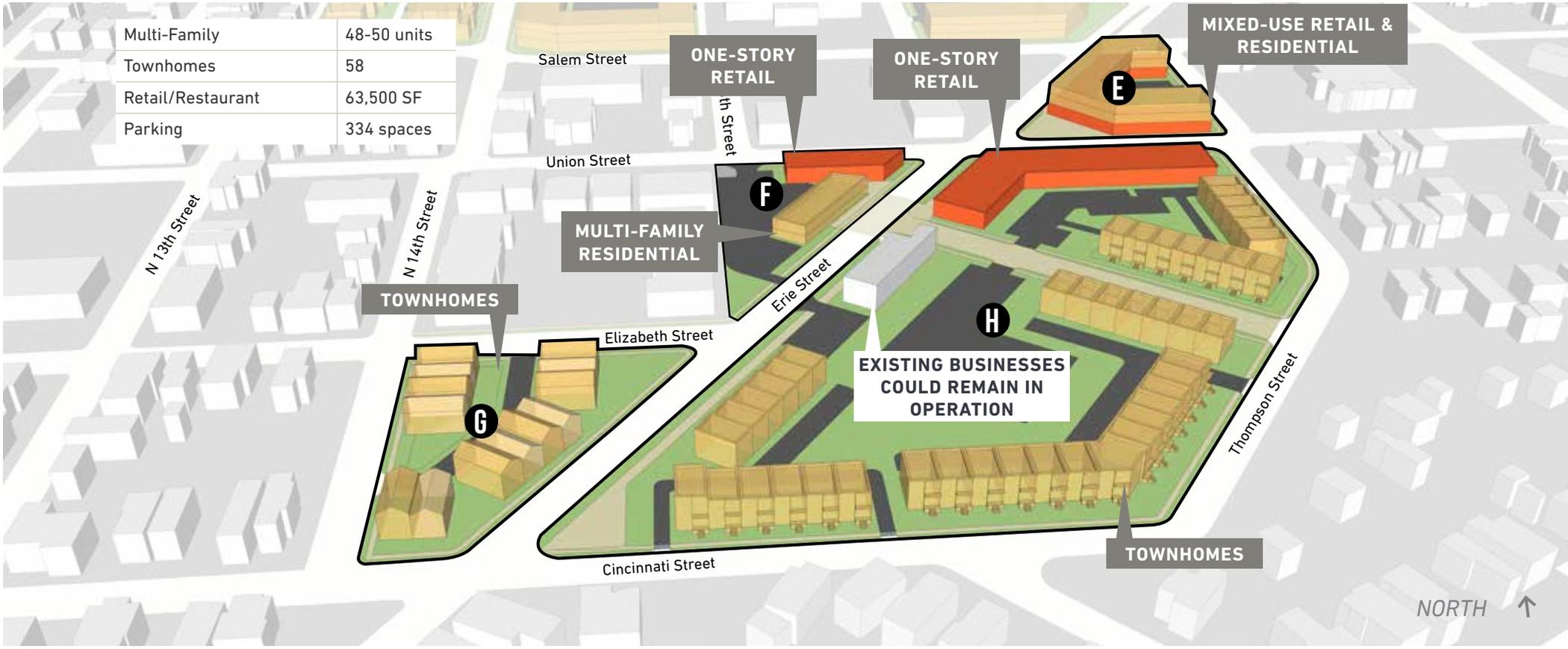
Site H is a 7.5-acre site with four owners. While viable businesses currently occupy this site, a portion or all of this site could redevelop over time. If this site were to redevelop, the future land use could include significant townhome development and with commercial uses anchoring the intersection of Union and Erie Streets.

These anchors, along with other investments, could help activate this portion of the study area. This development is hypothetical and would occur based on movement in the private market. Many of the existing businesses could remain as part of this redevelopment scenario.

The Erie Street Garden could be a key component of any future development as long as that garden remains active in the future.

SITES E - H

Multi-Family	48-50 units
Townhomes	58
Retail/Restaurant	63,500 SF
Parking	334 spaces



SITES I - J

Ferry Street infill

Site I is a 0.3-acre site currently occupied by the non-profit organization, SURF Center. Over time, this site could be redeveloped as a small-scale multi-family development or single-family infill residential to complement the scale of the rest of the block.

Site J is a 4.3-acre site under multiple ownership that could be partially redeveloped over time with a strategic infill approach that would activate this edge of Downtown Lafayette. Future development could be anchored with mixed-use retail and residential development on Main and 10th Streets. A signature component of this development could be adaptive re-use of the existing building to the east on Main Street. This development could either be surface parked or include an underground parking garage.

In addition to the mixed-use anchor on this site, a mix of townhomes and single-family housing could infill portions of Main and Ferry Streets. The remaining buildings within the block could remain and be preserved and restored as part of a block activation strategy.



Existing Conditions: View of the Site J from the intersection of Main and 10th Streets.

OPTION 1 - TOWNHOMES



Multi-Family	50-56 units
Townhomes	16
Retail/Restaurant	14,100 SF
Parking	132 spaces



OPTION 2 - SINGLE-FAMILY HOMES



Multi-Family	35-38 units
Townhomes	6
Single Family Homes	8
Retail/Restaurant	14,100 SF
Parking	106 spaces



Explore the creation of a local historic preservation district and/or adopting a form based code zoning overlay

PRESERVATION AND ZONING

Local Historic Preservation District

A portion of the study area within Historic Jefferson Neighborhood's boundaries is listed on the National Park Service's Register of Historic Places. This honorary designation, however, does not impact local-level land use controls except for a 60-day waiting period for the demolition of historic structures. Residents expressed interest in the neighborhood becoming a local historic district with a focus on additional regulation of demolitions and particularly new construction with design review. Local historic district designation offers, by far, the most legal protection for historic properties because most land-use decisions are made at the local level.

Purpose of Form-Based Zoning

The Historic Jefferson Neighborhood is a distinctive neighborhood with rich historical characteristics and assets that define this historic area.

There is a unique blend of residential, commercial, cultural, and industrial uses that co-exist amongst each other in this relatively small neighborhood. In order to address future desirable and pedestrian-oriented development, a zoning overlay or Form-Based Code (FBC) could be considered to create flexible standards that embrace and enhance the historic and diverse qualities of the neighborhood. This tool can help encourage development to be cohesive with the existing historic fabric of the neighborhood while remaining flexible to market demands.

Key Elements of Zoning to Help Achieve Neighborhood Goals

Fitting development into the appropriate context of the neighborhood should be a critical component of the zoning language that is created for the neighborhood. Zoning should encourage redevelopment of vacant properties, enhance walkability, and provide standards that are appropriately scaled for this neighborhood.

The zoning overlay or FBC could be sectioned into multiple subdistricts based upon existing and future land use contexts, all of which should promote pedestrian-scaled development, walkability, and accessibility. This section provides key regulations that should be considered when creating a zoning overlay or FBC for the Jefferson Neighborhood.

The Lafayette Centennial Neighborhood Form-Based Code may be a useful starting point as the neighborhood begins to explore updating its zoning.

Uses Permitted

Since the Historic Jefferson Neighborhood already has a diversified collection of uses, it is ideal to continue this trend while ensuring that more intense uses, such as industrial, do not negatively impact (noise, odor, traffic, etc.) the rest of the neighborhood. Strategically locating any future industrial uses is necessary to maintaining the quality of life for residents.

Mixed-use buildings should be permitted, with residential components integrated above the first floor. A mixed-use overlay could permit a range of uses in areas where only single-family residential is permitted.

The zoning map could indicate which specific parcels could permit slightly more intense uses, such as multi-family residential. As part of the overlay or FBC, considerations should be made to relax some dimensional standards such as setbacks and minimum lot sizes to avoid the need for variances.

Scale of Development

Development should be appropriately scaled to the existing context of the Historic Jefferson Neighborhood. Existing buildings are primarily smaller in scale, however certain areas of the neighborhood could accommodate denser development, including sections along major corridors. Incentives could also be created to allow for height bonuses. For example, the neighborhood could permit three stories outright, but if an applicant preferred to build a project that included four or five stories, then they would have to provide certain amenities. Those amenities could include providing a designated pedestrian system throughout the site, incorporating streetscape elements beyond what is required, utilizing quality materials and site design (i.e. architecture, facades, signage, etc.), and/or using sustainable building and site development practices.

Building Placement and Orientation

Buildings should be oriented to emphasize a continuous street wall where possible and ensure quality pedestrian access to and circulation within a site. Examples of regulatory language that can be included in an overlay to address this may be: maximum front yard setbacks, require at least one building entrance to front the primary road, and require that landscaping and amenities be provided between the building and lot lines to encourage more interaction between the public and private realms.

Materials and Façade Treatments

A simple table of permitted, secondary, and prohibited materials can be created for the primary façades of a building to ensure quality design and compatibility with adjacent uses. Fenestration (the arrangement of windows and doors on a building) is also a necessary element that can drastically upgrade the appearance and experience of a building, especially in regards to the ground level where pedestrian interaction occurs. Window coverage should encompass a certain percentage of the entire building (at least 40% of the first level and at least 30% of the upper stories), with a focus on areas that abut the public right-of-way.

Parking

The number of parking spaces and the location of parking lots has a significant influence on the overall appearance and accessibility of the built environment. Altering parking requirements and design standards can help transform the look and feel of a community. Some standards that could be adopted include limiting parking locations to the rear yards, instituting maximum parking ratios for certain uses, and allowing for shared parking between adjacent sites and mixed-use developments. In addition, on-street parking could count towards parking minimums.

Short-Term Strategies

- Convene educational meetings led by city staff on the subjects of local preservation districts and potential form-based-code zoning overlay
- Determine resident interest in both initiatives

DEVELOP A COALITION FOR IMPLEMENTATION

KEY CONSIDERATIONS

Creating a neighborhood coalition, comprised of engaged residents, business owners, non-profit leaders, and other neighborhood stakeholders, to implement a neighborhood action strategy with specific projects completed within defined milestones is an effective and sustainable way for the neighborhood to get things done. This process revealed that stakeholders were excited to participate and overall want to be more involved with the Historic Jefferson Neighborhood and its neighborhood association. Many also indicated interest in participating in short-term improvements such as neighborhood cleanups and assisting residents, especially low-income seniors and disabled people, with home improvements. Many local groups are providing services that could be of interest to many residents of the neighborhood.

The following strategy could be followed to help create a Historic Jefferson Neighborhood coalition that can collaborate

on the implementation of this plan. This group would be separate from the current neighborhood association, but closely connected for coordination and communication.

Coalition partners could include members from organizations who are already integrated into the community, such as:

- City of Lafayette – City staff and council members
- Lafayette Historic Pre
- Jefferson Neighborhood Association/ active property owners
- Faith CDC
- Grow Local
- Churches
- HomesteadCS
- LTHC
- Home with Hope
- LARA
- Salvation Army



RECOMMENDATIONS

Build partnerships that empower the neighborhood

ORGANIZATIONAL PLAN

BUILD LOOK FOR...

...PEOPLE
ALREADY DOING
WORK IN THE
NEIGHBORHOOD

...PEOPLE WHO
WANT TO GET
INVOLVED

...OPPORTUNITIES
TO REACH MORE
PEOPLE & INVITE TO
GET INVOLVED

ORGANIZE IDENTIFY...

...A CONVENER
FOR THE GROUP

...OTHER
STAKEHOLDERS
WHO WOULD BE
INVOLVED

NEIGHBORHOOD ACTIVATION

INSPIRE PROMOTE...

...POSITIVE PRESS
TO START CHANGING
PERCEPTIONS

...PEOPLE INVESTING
IN HOMES IN THE
NEIGHBORHOOD

IMPLEMENT CARRY OUT...

...NEIGHBORHOOD
ENHANCEMENT
PROJECTS

Short-Term Strategies

- Promote the Washington Education Center as a community hub.
- Connect non-profits to advertise services and target vulnerable populations with the greatest or most unmet needs.
- Support the Brown Street Methodist Church's efforts to build capacity in the neighborhood by participating in the "Art of Neighboring" program with 20 other churches across the country. This program is focused on neighborhood engagement and revitalization.
- Create a framework to advance similar goals and initiatives together in a "wrap-around service." Convene a meeting with the neighborhood, LTHC, and other non-profit organizations to discuss tactics to better assist the people they serve.
- Create a neighborhood coalition of residents, area non-profits, business owners, and city officials to meet regularly to discuss neighborhood issues and engage in collaborative efforts.
- Identify a group of convenors, who would be responsible for organizing and leading the group. Important neighborhood institutions such as the Brown Street Methodist or the Lafayette Adult Resource Academy may be able to fill this role.

PROJECT HOME

Philadelphia, PA

The City of Philadelphia Office of Homeless Services and non-profit organizations have partnered together to help place individuals in need in secure housing and provide supportive services to help these individuals build better futures. Project HOME is one of these organizations active in Philadelphia, and they take an approach to their outreach that focuses on building trust. Outreach workers regularly visit places in the city where those suffering from homelessness gather or stay, simply start conversations with them, and ask them what they need. In addition to these repeated interactions, outreach workers personally bring necessities to individuals, such as socks or food, and help them accomplish tasks, such as getting a new ID. Over time, these conversations form a sense of familiarity and trust that creates a relationship between outreach workers and individuals. This organization works at an individual level to place people in housing that is right for them and services are provided to meet their needs so that the process sustainably builds a positive pathway to permanent housing and security.

More information can be found here: <https://www.projecthome.org/>



SUPPORTIVE SERVICES PRECEDENTS

Project HOME is a Philadelphia non-profit organization empowering individuals to break the cycle of poverty and homelessness through affordable housing, employment, health care, and education. [Join us.](#)

Our work transforms lives through housing, healthcare, education and job training.

- Housing
- Adult Learning & Workforce Development
- Social Enterprises



IMPLEMENTATION STRATEGY

The Historic Jefferson Neighborhood **strives to strengthen** itself as a **neighborhood of choice** for a diverse mix of homeowners and renters.

OVERVIEW

While planning efforts are inherently long-range in scope, there is often a need to identify early projects — catalyst projects — that are necessary to improve market conditions and spark changes. This is where a development plan becomes more tangible with near-term goals that can be brought into sharper focus for the community and implementation entities. Critical components of an implementable development include site capacity, economic viability, and political support.

This implementation section is organized by theme (summarized on page 46) broken down into specific project recommendations. Each recommendation is described in terms of major goals, immediate next steps, short-term strategies, and long-term strategies.

- **Immediate Next Steps** are actions to take quickly to get recommendations set up for implementation.
- **Short-Term Strategies** are tasks and projects that can be executed in a 1-3 year timeframe.

- **Long-Term Strategies** are tasks and projects that require additional work to execute and can be completed in 3 or more years.

The following pages will act as a reference guide to track progress and hold the “community champion(s)” and implementation entities responsible. This information is designed to help the Historic Jefferson Neighborhood Association, neighborhood coalition, and city staff to work together to cultivate partnerships and get to work!

It is recommended that the neighborhood coalition meet yearly to review this plan and implementation strategy. That organizational meeting should occur every January and prioritize projects and initiatives and expected outcomes for each year. Following the organizational meeting, the coalition should work to complete a project or initiative quarterly throughout the year in collaboration with the Historic Jefferson Neighborhood Association.



IMPLEMENT SAFETY AND SERVICE UPGRADES



CURATE A GREATER QUALITY OF ENVIRONMENT



ENHANCE HOUSING CONDITIONS AND CATALYZE LONG-TERM DEVELOPMENT



DEVELOP A COALITION FOR IMPLEMENTATION

IMPLEMENT SAFETY AND SERVICE UPGRADES

GOAL 1:
Implement catalytic public projects to improve the experience and safety of neighborhood streets and alleyways

IMMEDIATE NEXT STEPS

- Convene a meeting between neighborhood leadership, neighborhood coalition and city staff to determine short-term priorities and make a formal request for city support on the highest priorities for 2021. Make a formal request to elected and appointed city officials to support long-term strategies.
- Begin planning short-term projects for Spring and Summer 2021, and cultivate partnerships to build capacity and seek funding. Ask partners to potentially set aside volunteer hours and funds for this purpose.
- Apply for grants to fund Tactical Urbanism projects.

SHORT-TERM STRATEGIES

- Conduct a walking audit of the neighborhood with city staff and neighborhood volunteers and prepare a list of priorities for potential sidewalk, accessibility, and streetlight improvement areas.
- Apply sharrows (shared bike/vehicle lane) in both directions on 10th Street from Ferry Street to Union Street.
- Work with cityBus to install a bus shelter at the existing stop on Ferry Street near the 10th Street intersection.
- Implement traffic calming Tactical Urbanism projects with neighborhood volunteer recruits at the intersection of 10th Street and Cincinnati Street.
- Coordinate volunteer alleyway cleanups with installation of public art and landscaping at key entrances to alleys in areas of high visibility.
- Apply green infrastructure or other utility improvements in additional areas to inspire individual private investment in target areas and to be incorporated into future development.

LONG-TERM STRATEGIES

- Redesign 9th Street from Main Street to Union Street following the Downtown Lafayette Streetscape standards with bump-outs and clearly marked crosswalks at major intersections.
- Evaluate the possible conversion of Union and Salem Streets from one-way to two-way streets.
- Install additional traffic circles and planted medians along 10th Street from Ferry Street to Union Street and along Cincinnati Street from 10th Street to Erie Street.
- Commission public art along 10th and Cincinnati Streets at major intersections to help define place and activate the neighborhood.
- Install bike lanes on Ferry Street on the south side of the road (westbound) and a sharrow on the north side of the road (eastbound) to accommodate cyclists on this corridor.

CURATE A GREATER QUALITY OF ENVIRONMENT

GOAL 1:

Create a series of small connected green spaces within the neighborhood to supplement existing community gardens, allow for more recreational areas, and activate vacant lots

IMMEDIATE NEXT STEPS

- ☐ Convene a meeting with neighborhood leadership, neighborhood coalition, and city staff to secure the city-owned lot at 1009 Cincinnati Street as a neighborhood open space. Find a non-profit partner to manage and maintain the site.
- ☐ Work directly with Lafayette School Corporation and LTHC to resolve issues with the Washington Education Center greenspace and enhance the space for neighborhood use.
- ☐ Meet with Lafayette Parks Department staff to explore neighborhood focused programming opportunities for Stockton Park in 2021.
- ☐ Explore the opportunity to acquire picnic tables at minimal cost to immediately activate space within the neighborhood and create a series of outdoor neighborhood social gatherings.

SHORT-TERM STRATEGIES

- ☐ Explore the potential of developing a new neighborhood greenspace within the core of the neighborhood that could be programmed with community gardens, a small picnic shelter and tables, solar lighting, public art, and a “Little Free Library”.
- ☐ Work with the Lafayette School Corporation and LTHC to make improvements to the greenspace at the Washington Education Center to encourage safe use by the community. Investments may include additional lighting, trash receptacles, and dog park amenities.
- ☐ Partner with GrowLocal to enhance the Erie Street Garden to include picnic tables, solar lights, and art installations (such as a mural on the self storage facility).
- ☐ Expand programming at Stockton Park to include more family-oriented and multi-generational draws such as family game and movie nights with food trucks parked on Erie Street.

- ☐ Engage the non-profit community, along with residents, to help build and paint open space amenities or small-scale structures, such as picnic tables, pergolas, trash receptacles/dumpsters, and crosswalks.

LONG-TERM STRATEGIES

- ☐ Upgrade temporary greenspace activation elements and install permanent treatments and features on the developed greenspace. Partnerships and coordinated fundraising could be sought to improve this space, which could be maintained by the neighborhood with help from non-profits and private sector donations.
- ☐ Integrate multi-generational open space into the planned expansion of Historic Jeff Centre Senior Apartments, including features on the periphery of the property such as ADA accessible gardens, an enhanced streetscape, and public art along 9th and 10th Streets.

CURATE A GREATER QUALITY OF ENVIRONMENT

GOAL 2:

Bring vibrancy and positive press to the neighborhood by identifying small but highly visible projects centered around activation and art

IMMEDIATE NEXT STEPS

- Seek grants for small neighborhood-led initiatives with volunteer labor in 2021.
- Encourage neighbors and non-profits to take on small, but impactful projects within the neighborhood such as researching, recording, and compiling neighborhood history, photographs, and stories.

SHORT-TERM STRATEGIES

- Seek donations/grants to install weather-resistant temporary signage at key locations throughout the neighborhood describing and illustrating key recommendations within the plan.
- Re-establish and publicize the neighborhood's identity with placemaking or an art campaign.
- Celebrate the history of the neighborhood through a story loop that is integrated into its public spaces. Use kiosks, public art, or interactive signage to celebrate moments of the neighborhood's history and tie together places in the neighborhood fabric.
- Sponsor a design competition to design new neighborhood gateway signage.
- Mark the primary neighborhood gateways and pedestrian ways with signage and landscape.

ENHANCE HOUSING CONDITIONS AND CATALYZE LONG-TERM DEVELOPMENT

GOAL 1:

Create a Model Block Stabilization Strategy for Cincinnati Street to use as a framework for greater neighborhood code enforcement, housing stabilization, and neighborhood activation efforts.

First, focus on short-term strategies centered around low-cost, visible, and volunteer-led initiatives along Cincinnati Street. Then concentrate efforts on a long-term strategy to revitalize the block bordered by Cincinnati Street on the north, Brown Street on the south, 10th Street on the west, and 11th Street on the east. Long-term strategies also include upgrading short-term activations and installing permanent features.

IMMEDIATE NEXT STEPS

- Convene a joint meeting of the Historic Jefferson Neighborhood Association, neighborhood coalition, and city staff to walk this area and have conversations with residents about potential short-term and long-term improvements.
- Begin planning short-term projects for Spring and Summer 2021 and cultivate partnerships to build capacity and seek funding. Ask partners to potentially set aside volunteer hours and funds for these projects.

SHORT-TERM STRATEGIES

- Develop and apply short-term Tactical Urbanism projects (high-impact, high-visibility, and low-cost physical improvements such as crosswalk painting) that, once proven successful, can followed by investment in longer-term permanent solutions.
- Install traffic circles, sidewalk upgrades, streetscape investments, public art, amenities such as “Little Free Libraries”, and lighting improvements.
- Hold regular neighborhood cleanups and other coordinated volunteer projects to help residents maintain and improve their properties and open spaces.
- Engage a coalition of partners to facilitate, publicize, and promote neighborhood-oriented events and seek positive press whenever possible to celebrate and demonstrate progress outwardly.
- Coordinate a series of “Rock-the-Block” events focused on volunteer-led improvements to targeted properties with owner consent and participation.
- Seek participation from active partners such as Brown Street Methodist Church, Lafayette Adult Resource Academy, Home with Hope, Habitat for Humanity, and others to assist with targeted home-repair, maintenance, and cleanup efforts multiple times throughout the year.

LONG-TERM STRATEGIES

- Upgrade temporary installations and amenities in activated neighborhood greenspace(s) and over time, invest in more permanent structures and features.
- Continue safety and streetscapes initiatives started on Cincinnati Street by implementing permanent traffic circles and streetscape improvements to the intersection of Cincinnati and 10th Streets. These improvements should continue further east along Cincinnati Street.
- Engage investors and community development non-profits to target properties with common ownership on this block for purchase and rehabilitation, as they become available on the private market.
- Apply for façade grants through the City of Lafayette for rehabilitation and improvements to exteriors of homes
- Leverage investments in the Historic Jeff Centre Senior Apartments to market this block to the private real estate market.
- Promote the private real estate market to convert multi-unit rentals back into single-family homes.

ENHANCE HOUSING CONDITIONS AND CATALYZE LONG-TERM DEVELOPMENT

GOAL 2:
Update the neighborhood land use framework to include future land use recommendations for long-term development sites

IMMEDIATE NEXT STEPS

- Use the recommendations and precedents included in this plan to assist with review of development plans and negotiations with developers on the Historic Jeff Centre Senior Apartments expansion, and other projects in the future.

SHORT-TERM STRATEGIES

- Educate residents and future investors in the Historic Jefferson Neighborhood about preferred and appropriate development scale and contexts.
- Navigate the process of managing future development proposals when come before the Historic Jefferson Neighborhood Association and city staff.

GOAL 3:
Explore the creation of a local historic preservation district and/or adopting a form-based code zoning overlay

IMMEDIATE NEXT STEPS

- Schedule informal meetings with various partners led by neighborhood leadership, neighborhood coalition, city staff focused on learning more about a form-based code overlay similar to what is in the Centennial Neighborhood. Engagement should include meetings with the Tippecanoe County Area Plan Commission.
- Schedule informal meetings with various partners led by neighborhood leadership, neighborhood coalition, city staff focused on learning more about local preservation districts. Engagement should include meetings with the Lafayette Historic Preservation Commission and Indiana Landmarks.

- Once neighborhood leadership and the neighborhood coalition feel they have enough information on these subjects, prepare an informational pamphlet and survey neighborhood residents for interest in the creation of potential form-based code and seeking local historic preservation status.

SHORT-TERM STRATEGIES

- Convene educational meetings led by city staff on the subjects of local preservation districts and potential form-based-code zoning overlay.
- Determine resident interest in both initiatives.

DEVELOP A COALITION FOR IMPLEMENTATION

GOAL 1: Build partnerships that empower the neighborhood

IMMEDIATE NEXT STEPS

- Convene a meeting between neighborhood leadership, city staff, and potential convenors (for example, Brown Street Methodist Church and Lafayette Adult Resource Academy) to review the recommendations within this plan, establish a list of potential neighborhood coalition members and commence outreach and planning for projects and initiatives in 2021.
- Establish a list of neighborhood coalition members and invite them to a neighborhood walk in the Fall/Winter of 2020, where goals and strategies are explained by city staff, consultant, and neighborhood leadership.

SHORT-TERM STRATEGIES

- Promote the Washington Education Center as a community hub.
- Connect non-profits to advertise services and target vulnerable populations with the greatest or most unmet needs.
- Support the Brown Street Methodist Church's efforts to build capacity in the neighborhood by participating in the "Art of Neighboring" program with 20 other churches across the country. This program is focused on neighborhood engagement and revitalization.
- Create a framework to advance similar goals and initiatives together in a "wrap-around service." Convene a meeting with the neighborhood, LTHC, and other non-profit organizations to discuss tactics to better assist the people they serve.
- Create a neighborhood coalition of residents, area non-profits, business owners, and city officials to meet regularly to discuss neighborhood issues and engage in collaborative efforts.
- Identify a group of convenors, who would be responsible for organizing and leading the group. Important neighborhood institutions such as the Brown Street Methodist or the Lafayette Adult Resource Academy may be able to fill this role.