



LINCOLN NEIGHBORHOOD COMMUNITY ENHANCEMENT PLAN

MAY 2023

MKSK



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INTRODUCTION

ENHANCEMENT TOPICS

This planning process focused on the following Enhancement Topics to identify opportunities and elevate quality of life in the neighborhood, based on a multi-faceted approach.

Housing & Development

Code Enforcement and Property Maintenance

Housing Rehabilitation

Historic Preservation/Restoration

Infill Development and Redevelopment

Homeownership Opportunities

Affordable and Supportive Housing

Safety & Services

Traffic Calming and Pedestrian/Bike Safety

Policing and Nuisance Activity

Public Amenities

Community Organization

Neighborhood Coalition

Neighborhood Events and Programming

Improvement Projects and Initiatives

Quality of Environment

Streetscapes and Sidewalks

Lighting

Landscaping and Stormwater

Building Partnerships

Community Nonprofits and Services

Regional Partners



Housing & Development



Safety & Services



Community Organization



Quality of Environment



Building Partnerships

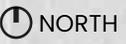
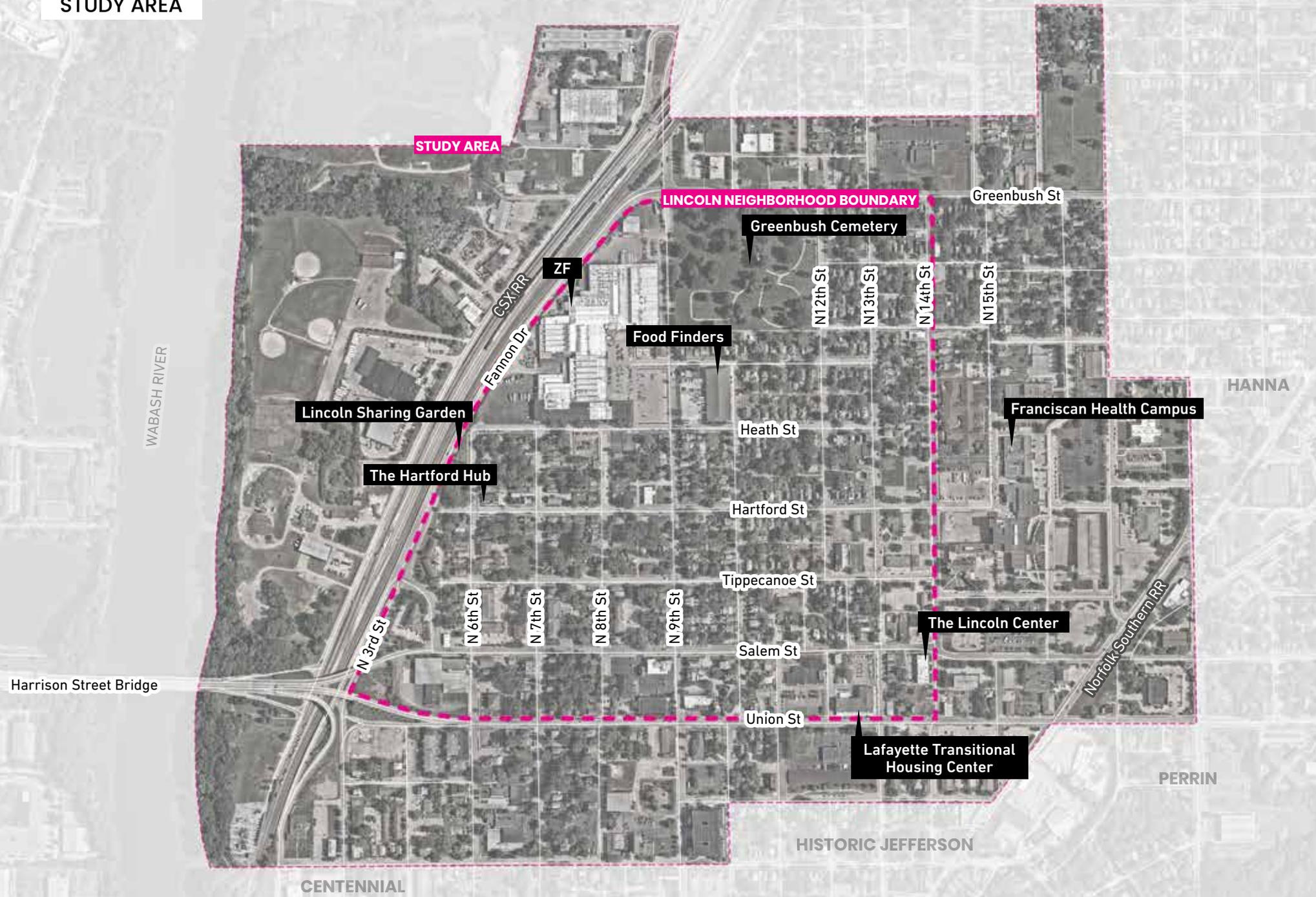
PURPOSE OF THIS PLAN

This planning study will continue the spirit of neighborhood-rooted engagement and empowerment in the Lincoln Neighborhood with implementable projects. The result will be a community-oriented plan that prioritizes actionable steps and outlines specific tasks to bring recommendations into fruition.

The Lincoln Neighborhood has historical significance in the growth and development of the City of Lafayette. This plan studied the Lincoln Neighborhood bounded by Greenbush Street to the north, 14th Street to the east, Union Street to the south, and Fannon Drive/the CSX Railroad to the west. This plan also studied a larger area of influence - the "Study Area" that includes areas immediately adjacent to these neighborhood boundaries, approximately one block in each direction.

In general, this neighborhood is in transition due to its proximity to downtown Lafayette and Purdue University. As an important proactive step in advance of future development pressures, this planning process will focus on enhancing the neighborhood character and assets, empowering residents, strengthening relationships, and identifying opportunities within the Study Area.

STUDY AREA



OUR PROCESS

Project Schedule

During the first phase of investigation, the team gathered and reviewed existing data and reports, collected field data, and talked with stakeholders to understand concerns and identify goals, aspirations, and priorities of the plan. This "learning" phase built a solid foundation of knowledge and information to guide the focus of analysis and recommendations. Phase two involved conducting a physical analysis of the neighborhood, identifying its specific challenges, opportunities, and focus areas of improvement. The neighborhood was examined through the lens of five previously mentioned enhancement topics - alternatives were developed to address challenges and leverage neighborhood assets. In the third phase, a cohesive vision was created that built upon identified opportunities and could be accomplished through an action-oriented implementation plan. All recommendations incorporated feedback throughout the planning process and were shared with the neighborhood and stakeholders for review and input.



Engagement Strategy

Residents and community partners were identified early to establish a group of engaged individuals to build capacity in the neighborhood.

This process began in Spring of 2021 with a neighborhood walk, where the City and consultant team toured the area with residents while documenting existing conditions.

Residents and organizations invited throughout the neighborhood formed a Stakeholder Group. This group worked intimately with the City and consultant team, meeting regularly throughout the planning process.

A neighborhood survey was conducted using an online platform, in addition to paper surveys that were distributed door-to-door by the City and volunteers. The survey was advertised via social media and QR codes posted in the neighborhood.

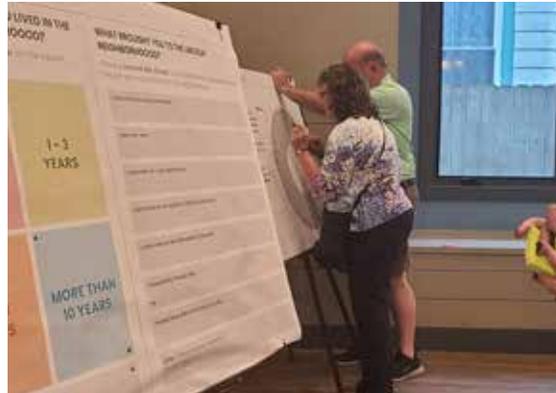
Over 38 stakeholders were engaged throughout this process in person, virtually via Zoom, and on conference calls to reach neighborhood partners, business owners, and City staff. Two public open house events were held in the neighborhood to provide project updates to residents and collect feedback.



Public Workshop #1



Neighborhood Walk



Public Workshop #1



Public Workshop #2



Public Workshop #2



Project Kick-off Meeting

ENGAGEMENT SUMMARY

The broad input strategy provided great insight into the issues and strengths of the neighborhood today and began to form ideas for opportunities that shaped the concepts in this plan.

Who We Heard From

Throughout this planning process, we heard ideas and concerns from a diverse representation of residents, business and property owners, and community partners located in or involved with the neighborhood. These stakeholders influenced the plan's opportunities and recommendations.

We met with:

- Sister Aline, Franciscan Health Lafayette Central
- Bob Anderson, Habitat for Humanity
- Angie Arrigo, Resident & Business Owner
- Amy Austin, Business Owner
- Ebony Barrett-Kennedy, IU Health
- Mark Bonnes, Pastor, Lafayette Christian Reform Church
- Kathy Child, Resident
- Betsy Coffing, Purdue University Extension

- John Collier, City of Lafayette Economic Development Department
- Micahel Cruz, Lafayette Transitional Housing (LTHC)
- Brian Donley, Home with Hope
- Amanda Esposito, APC
- David Hittle, APC
- Mark Holtsclaw, Property Owner
- Tommy Kleckner, Indiana Landmarks
- Amy Krzton-Presson, WREC
- Stanton Lambert, WREC
- Devon Landberg, Resident
- Sean Lutes, Resident
- Greg Moser, Riggs Community Health
- Marie Morse, Homestead CS
- Barb Meyer, Business Owner
- April O'Brien, Resident
- Ryan O'Gara, APC
- Jason Padgett, Salvation Army
- Ross Reeder, Faith CDC
- Jerome Scheeres, Resident
- Harry Smith, GrowLocal, Habitat for Humanity Vounteer
- Shannon Stanis, Resident
- Officer Stoneking, LPD
- Tim Stroshine, APC
- Brishen Vanderkolk, Resident

- Bryan Walck, CityBus
- Lori Walters, Faith CDC
- Rodney Weaver, Budes Drive In
- Alan Welch, Resident
- Joyce Welch, Resident
- Everett Whiteman, Resident



Advisory Committee Meeting



Neighborhood Walk

Summary of Input

The following summary represents the relevant takeaways from neighborhood input heard throughout the engagement process.

City, Government & Public Safety

- Concerns about homeless service facility. In general the facility is doing an exemplary job servicing the community, but outlying negative effects have spread beyond the facility, affecting the neighborhood.
- It was reported that several businesses draw negative elements and contribute to issues around the homeless service facility in the neighborhood
- Large number of police calls to the neighborhood have caused an increased police presence
- Pedestrian safety and traffic calming measures are needed along Union and Salem Streets
- Many neighborhood residents are dependent on CityBus transit to get around the City, so there is a demand for adequate transit stops and amenities
- With concerns of spillover from a high concentration of visitors to the homeless services facility, impact on the neighborhood could be lessened if second location is established

- There is a need to create opportunities for high quality affordable housing
- Some areas within the neighborhood are missing street lights causing safety concerns

Community Development & Non-profits

- Residents stressed that upkeep of rental properties is inadequate. Creative methods to motivate landlords to maintain, improve, preserve properties need to be explored.
- There is potential to create a higher quality of life for residents and families through available social services, collaborative partnerships and other investments/initiatives
- Beautification projects across the neighborhood could be implemented by a resident-led group
- The vacant lot near Budes owned by Franciscan Health Lafayette Central has the potential to become a new greenspace for the neighborhood
- Funding resources for housing construction, rehabilitation or other programs should be explored (i.e. CDBG, IHCD, ARB)
- Engaging with the churches in the neighborhood could help reach a wider range of the population



Project Kick-off Meeting



Public Workshop #2



Public Workshop #2

- Short-term wins that create an immediate impact and contribute to a long-term revitalization goal should be considered

Community Health

- Since 1876 Franciscan Health Lafayette Central has made substantial investments in the community and Lincoln Neighborhood including recent investments in the historic chapel
- Franciscan Health Lafayette Central has been working with Budes for expansion/growth of their business
- The Bill Long Center office building available for lease, as it is no longer used by Franciscan Health Lafayette Central
- Access to transportation is critical for patients
- Non-profit social services are active in the neighborhood, but there is not enough capacity to meet the needs of Lincoln Neighbors and the greater downtown area
- There is a need to increase the number of transit stops and enhance safety
- Safe, quality affordable housing is lacking, especially for workforce like Franciscan Health Lafayette Central employees, who have trouble finding housing

- A Community Health Needs Assessment is required/conducted by Franciscan Health Lafayette Central to prove how they are contributing to the community

- There is an opportunity for the neighborhood to tap into this requirement to partner with Franciscan Health Lafayette Central for community-based projects with a health and wellness focus

Preservation

- Stakeholders mentioned the potential for establishing a local conservation district focused on the Park Mary National Register district within the Lincoln Neighborhood
- State Historic Architectural and Archaeological Research Database (SHAARD) data maintained by the Indiana Department of Natural Resources (IDNR) is outdated, and there is the possibility that some properties were overlooked. The Lincoln Neighborhood should be re-surveyed. Future DHPA re-surveys would only include existing districts/outstanding resources.
- Identify intact historic corridors that could be targeted for restoration and/or preservation
- A stronger neighborhood identity could be created by highlighting history and culture

- Ideas for generating tourism and economic activity focused around history include walking tours of the neighborhood

- There is interest in learning more about the history of Park Mary and Greenbush Cemetery and exploring the Lincoln and Hanna Neighborhood's past as center of Lafayette's Black history

- Possible funding for historic preservation efforts may include: State Commercial Rehab Credit, Cox Funds for Black Heritage Preservation, Federal Commercial Tax Credits

- Greenbush Cemetery is an untapped green space owned by the Fairfield Township Trustee and piece of history. The cemetery should be protected from vandalism and celebrated for its historical significance.

- Stakeholders suggested connecting churches across the City as cultural destinations

- Budes is the only attraction that is drawing people into the Lincoln Neighborhood from the greater downtown area. Stakeholders expressed a need for more businesses as community anchors.

- Infill development should be historically compatible

Residents

- Residents identified security/crime/nuisance issues for those living within a couple blocks of LTHC. These concerns are not widespread or experienced in all parts of neighborhood.
- 9th Street divides the neighborhood into historically divided "Upper and Lower Lincoln", and it is hard for pedestrians to cross
- Residents highlighted the need for more places/activities for children and families. There is only one playground in the neighborhood.
- There is potential for expansion/development of the lot behind Budes. Residents would like to see this lot as a park/green space for the eastern side of neighborhood
- Residents are interested in an impactful community project that multiple organizations can contribute to
- Vacant lots have the potential for development based on surrounding context
- Housing infill should be small, affordable, and fit in with general character of neighborhood, similar to what Habitat for Humanity builds

- Stakeholders suggested underutilized Franciscan Health-owned property be developed into housing
- More restaurants/cafes are needed in the neighborhood. Carry-out options specifically would serve many people

Parks, Open Space & Bike/Pedestrian

- The intersection of 6th Street and Heath Street is prone to flooding, causing drainage concerns
- Pedestrian connections are needed from 6th Street to Fannon Drive, as well as at dead-ends at Heath Street and Tippecanoe Street
- The EPICS park design is underway next to the sharing garden operated by GrowLocal. Stakeholders are interested in creating a design element, such as a fence or sculpture, that integrates the two spaces.
- 6th Street traffic calming is needed, especially the intersections at Salem and Union Streets
- There is potential for a traffic circle along 6th Street to slow vehicle speeds
- The lot behind Budes has the potential to be a park for residents on the east side of the neighborhood
- Hartford Street could be a pedestrian corridor connecting Budes to the Hartford Hub
- 9th Street divides the neighborhood.

Creative ways to slow traffic and allow pedestrians to safely cross should be explored.

- Short-term street/crosswalk painting could be resident-led projects that demonstrate the potential for long-term infrastructure improvements

Housing & Development

- Landlords need incentives to take action on improving and maintaining their properties
- The City should explore actions to take to motivate property upkeep/improvements
- Habitat for Humanity is willing to help landlords with improvements by possibly volunteering labor to do the work, but Habitat alone can't buy or restore properties
- Case studies of addressing problem landlords should be researched for potential solutions

Assets, Issues, and Opportunities

The information below represents a summary of an activity focused on understanding assets, issues, and opportunities in the neighborhood. This activity was useful and multi-dimensional in geographically locating these aspects of the neighborhood to define focus areas of the project.

Assets

- Proximity to Downtown Lafayette and Purdue University
- Hartford Hub as a community resource/ place to gather
- Family-oriented and kid-friendly
- Budes as major destination
- Stock of historic homes
- Community sharing garden
- Franciscan Health Lafayette Central

Issues

- Speeding (6th, 14th, 9th, Union, Salem)
- Dangerous or lack of street crossings
- Sidewalk conditions, ADA compliance is incomplete
- Lack of landlord accountability
- Trash and litter on the streets

- Lack of shops/restaurants within or walkable to the neighborhood that would attract people
- Lack of green space/ places to gather
- Disinvestment on 14th Street
- Franciscan Health Lafayette Central downsizing
- Crime and nuisance issues in blocks surrounding LTHC
- No safe way to access the riverfront and trail; Railroad/Fannon Drive are major barriers

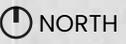
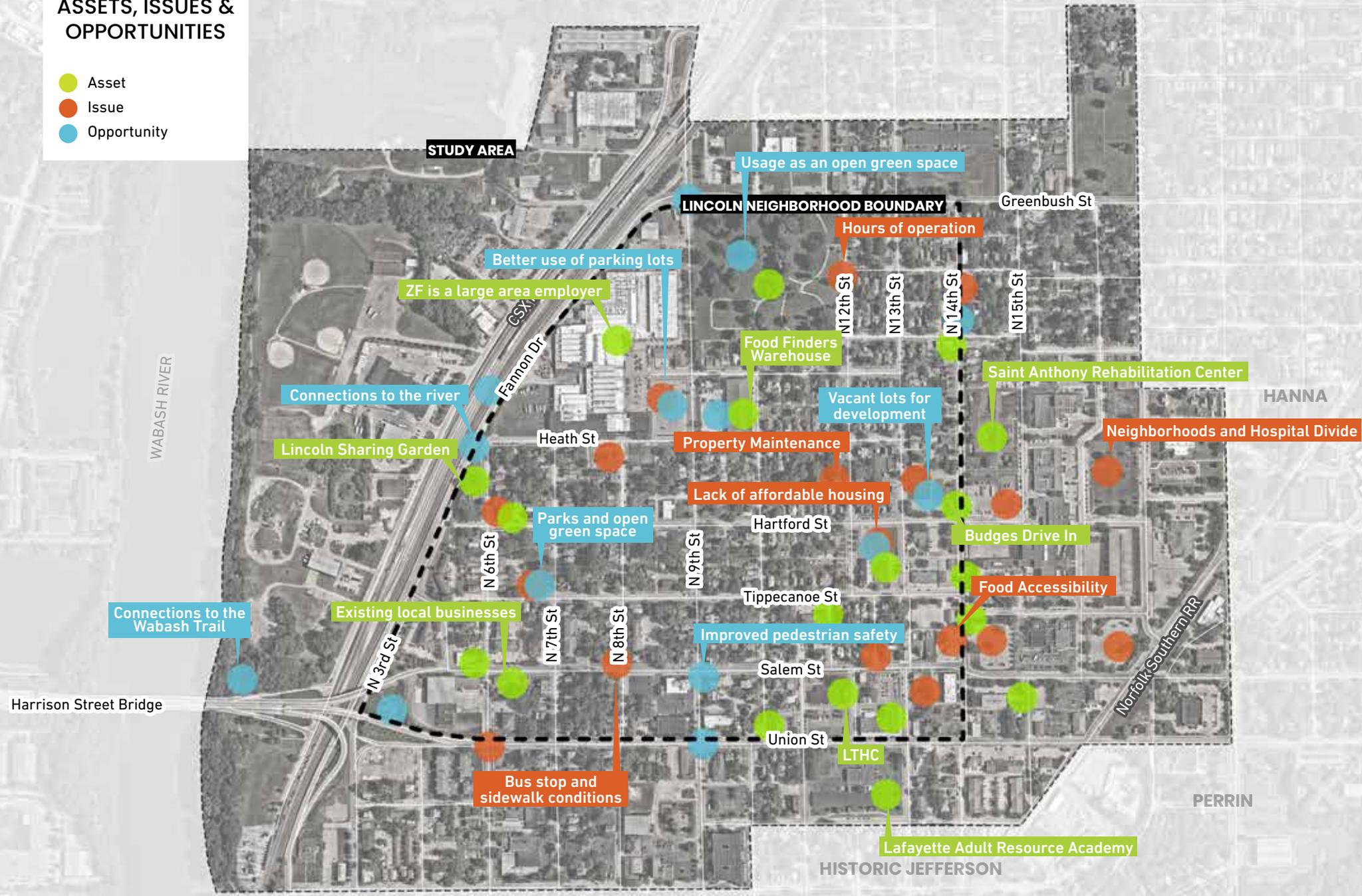
Opportunities

- Street improvements and street trees
- Preservation of historic homes/ resources
- Enhancing quality of life and opportunities for renters
- CityBus transit is highly used in neighborhood; desire to enhance stops with amenities and ADA compliance
- Leveraging continued relationship and investment from Franciscan Health Lafayette Central as a major anchor
- Affordable, safe and quality housing for all, including workforce/student housing associated with Franciscan Health Lafayette Central

-
- Repurpose underutilized properties throughout the neighborhood and within the Franciscan Health Lafayette Central
- Activate the lot behind Budes as green space on property owned by Franciscan Health Lafayette Central for the benefit of the community focused on health and wellness activities
- Compatible infill development, especially along 14th Street
- Multiple organizations with similar missions (such as Faith CDC and Habitat for Humanity) could partner on larger projects
- Finding community-minded developers or property owners to invest in community's needs
- Traffic calming and safer crossings
- Supportive housing models or programs that assist individuals and families in need or in recovery as a pathway for stability and homeownership

ASSETS, ISSUES & OPPORTUNITIES

- Asset
- Issue
- Opportunity



ASSETS



ISSUES



OPPORTUNITIES



Neighborhood Survey

During the Spring and Summer of 2022, a neighborhood-wide survey was conducted as an additional means of gathering neighborhood input. This survey was available online and as paper copies that were distributed to residents. Surveys were completed by Lincoln Neighborhood residents, stakeholders, and others invested in the neighborhood.

Major demographics insights include:

- Most survey respondents are at least 30 years old and are long-term residents, living in the neighborhood more than two years.
- Race was fairly diverse with less than two-thirds of respondents being White.
- The survey captured responses from both renters and homeowners, with nearly 60% of respondents being renters.
- Survey respondents indicated an interest in open space and single-family housing for future development in the neighborhood. Street improvements, including trees and plantings, and historic preservation were also important for future improvements.

How long have you lived in the neighborhood?



Do you rent or own your home?



How do you feel about the **overall quality of available housing** in the Lincoln Neighborhood?



How do you feel about the **walkability and/or bikeability** in the Lincoln Neighborhood?



How do you feel about the **overall quality of the streets** (roads, sidewalks, lighting, etc.) in the Lincoln Neighborhood?

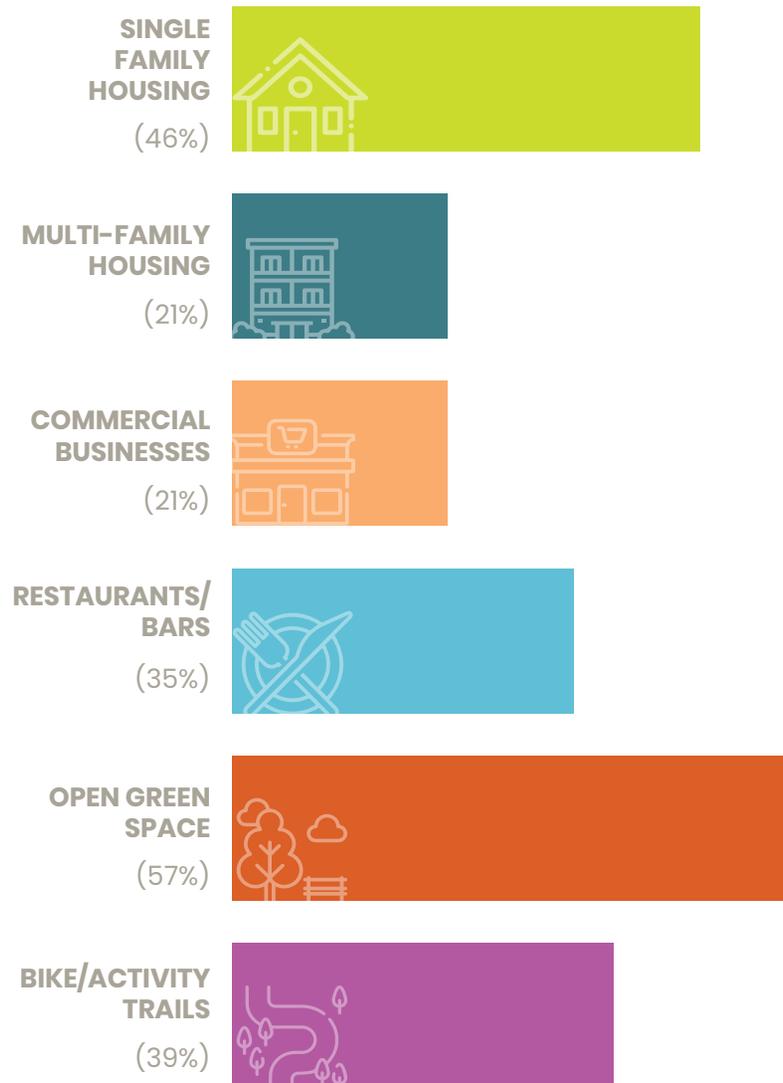


How do you feel about the **overall public safety** in the Lincoln Neighborhood?

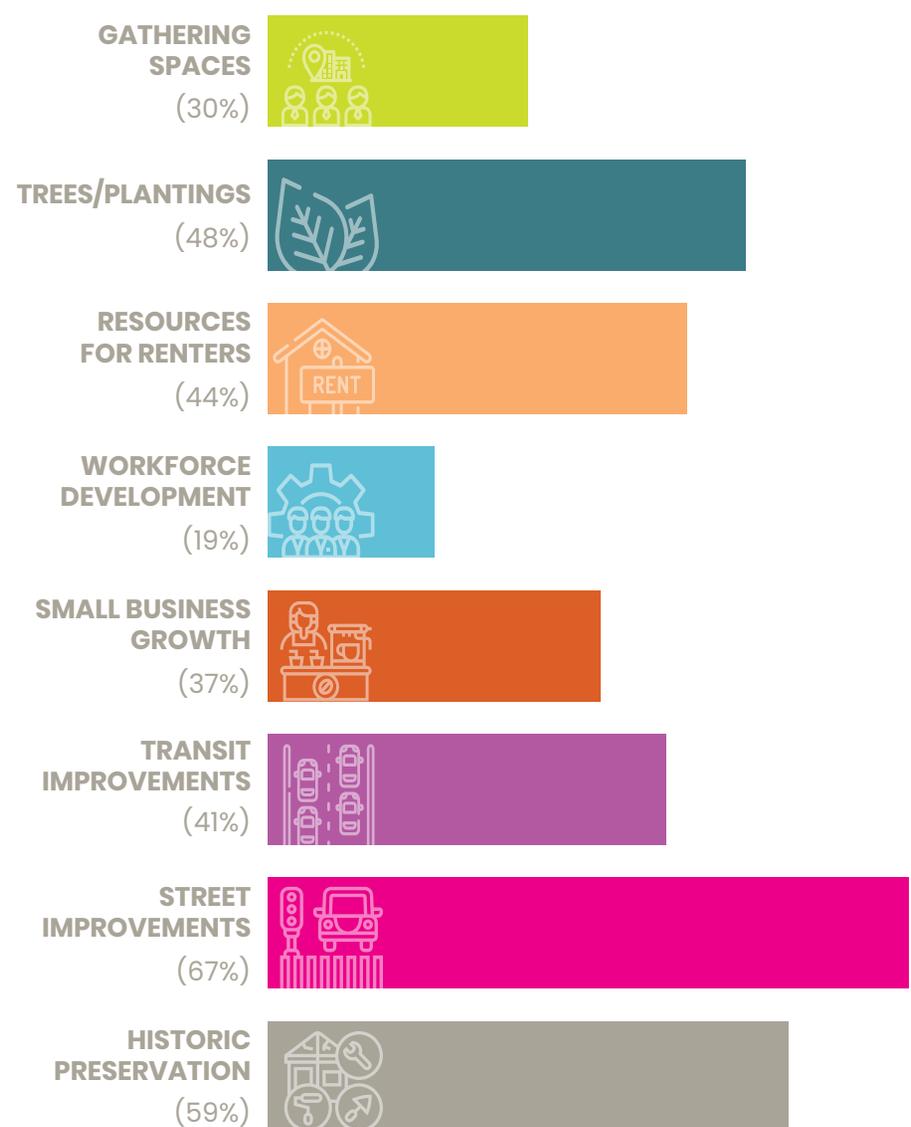


Neighborhood Survey

What type of **development** would you like to see in the Lincoln Neighborhood?



What type of **community resources** would you like to see in the Lincoln Neighborhood?



Neighborhood Survey

What are the **top five things you like** about the Lincoln Neighborhood?

Close to downtown Lafayette and Purdue University

Budges

good people at the Hartford hub

walkable

I love seeing families/children playing outdoors.

There are many people that care about the community in Lincoln. Both owners and renters

Friendly people

historic homes/buildings

Neighbors

community

What are the **top five things you would like to see change** in the Lincoln Neighborhood?

Speed limit enforcement

More small shops/restaurants

Sidewalk repair

Getting landlords to care more about the appearance of their property

Alley ways need paved.

getting rid of trash that some people leave on streets

Salem

Park

Public Workshop #2

A special place in the Lincoln Neighborhood is ...

Budges

**Budges. Been here forever.
Brings people together. Tasty!**

Franciscan Health Lafayette Central

The character of the Lincoln Neighborhood is ...

History

Working class pride

Historical

Walkable

Diverse

Accessible

Friendly

Resilience

Something **I'd like to see changed/improved** in the Lincoln Neighborhood is ...

More lighting for less crime

Drug use

More trees, flowers, shrubs

Sidewalks

Slumlords

Landlords

Union / Salem

Expand home improvement for seniors/low income residents

Slow traffic down

Code enforcement

A **goal I have** for the Lincoln Neighborhood is ...

Better landlords accountability

Build community

Get to know neighbors

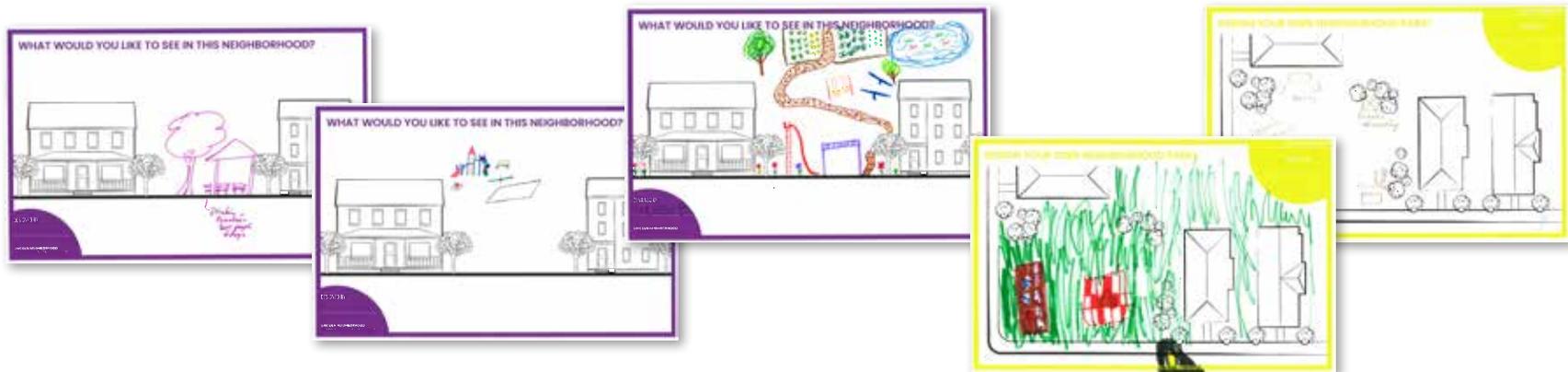
Clean up

Police presence

Annual inspections for landlords

Work together

Trash clean up

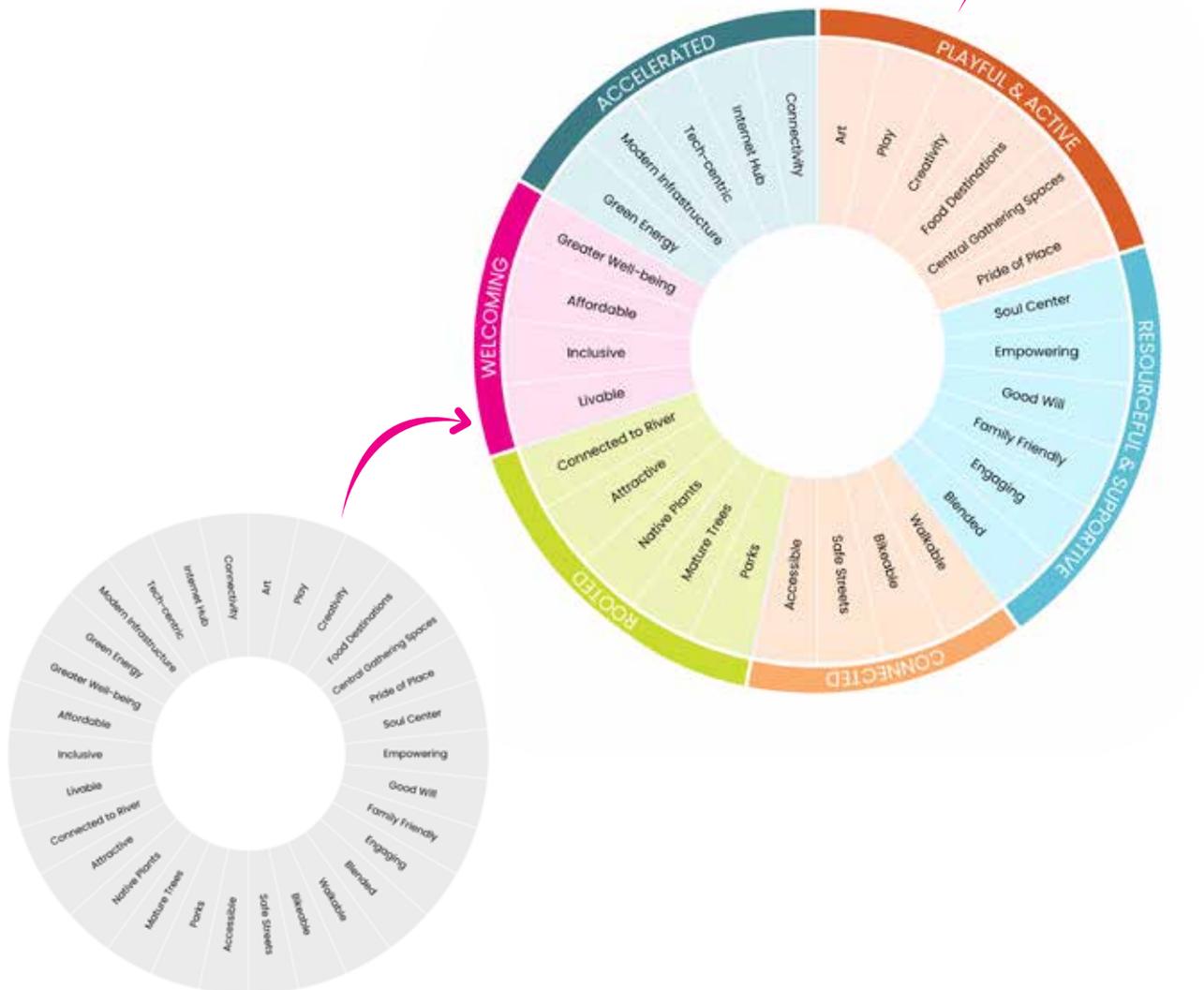


Theme Development

Building each other up

Stakeholders and residents were asked to identify descriptor words or nouns that speak to the future of the Lincoln Neighborhood.

These words were categorized to form the basis of the vision's major themes.



ACCELERATED

innovative technology and infrastructure



RESOURCEFUL & SUPPORTIVE



ROOTED

relationships with the natural environment



CONNECTED

enhancing safety and mobility



PLAYFUL & ACTIVE

spaces for coming together



WELCOMING

a neighborhood for all

EXISTING CONDITIONS

OVERVIEW

This process focused on supplementing traditional engagement and research with in-depth neighborhood conditions inventory. Together, this information was analyzed, and opportunities were identified for further exploration later in this plan. Existing Conditions Inventory included: neighborhood demographics; studies of relevant previous planning efforts; research of neighborhood history; assessment of historic character; record of existing land use, zoning and TIF Districts; analysis of property ownership and vacancy; survey of housing conditions; measuring homeownership; mapping of vehicular, pedestrian, bicycle, and trail networks; assessment of transit stop locations and conditions; and identification of parks and open space.

Demographics

The following list summarizes key demographic findings of the Study Area:

- Total population is projected to grow slowly
- Median age of the population is nearly 6 years younger than that of the City, but less households have children
- The study area population earns less than the City as a whole, and is less educated, with 15% of the study area population earning a Bachelor's Degree or greater
- A significantly larger proportion of households in the study area do not have a vehicle, compared to the City
- Average household size of the study area closely reflects that of the City
- Renting is much more common than homeownership in the study area, and the typical monthly rent is slightly lower than in the City as a whole
- Median home values in the study area are more than \$30,000 less than that of the City, and there is slightly more vacancy in the study area

Population

LINCOLN NEIGHBORHOOD	CITY OF LAFAYETTE
 <p>2,151 Population (US Census, 2020)</p>	<p>70,783 Population (US Census, 2020)</p>
 <p>+0.63% Annual Population Growth (US Census, 2010-2020)</p>	<p>+0.25% Annual Population Growth (US Census, 2010-2020)</p>
 <p>28.1 years Median Age (2021 Estimate, Esri)</p>	<p>34.2 years Median Age (2021 Estimate, Esri)</p>
 <p>21.6% Households with Children (US Census, 2010)</p>	<p>29.4% Households with Children (US Census, 2010)</p>

Employment & Education

LINCOLN NEIGHBORHOOD	CITY OF LAFAYETTE
 <p>\$32,239 Median Household Income (ACS 2015-2019)</p>	<p>\$43,579 Median Household Income (ACS 2015-2019)</p>
 <p>15% Education: At least Bachelor's Degree (2021 Estimate, Esri)</p>	<p>25.6% Education: At least Bachelor's Degree (2021 Estimate, Esri)</p>
 <p>1,387 Total Employees (US Census, 2010)</p>	<p>60,457 Total Employees (US Census, 2010)</p>
 <p>Households without a Vehicle (US Census, 2010-2020)</p>	<p>Households without a Vehicle (US Census, 2010-2020)</p>
<p>19.9% Renters</p>	<p>2.5% Homeowners</p>
<p>8.5% Renters</p>	<p>1.7% Homeowners</p>

Households

LINCOLN NEIGHBORHOOD	CITY OF LAFAYETTE
 <p>941 Households (US Census, 2020)</p>	<p>30,920 Households (US Census, 2020)</p>
 <p>+0.56% Annual Households Growth (US Census, 2010-2020)</p>	<p>+0.46% Annual Households Growth (US Census, 2010-2020)</p>
 <p>2.15 Average Household Size (US Census, 2020)</p>	<p>2.24 Average Household Size (US Census, 2020)</p>

Housing

LINCOLN NEIGHBORHOOD	CITY OF LAFAYETTE
 <p>\$663 Median Monthly Rent (ACS 2015-2019)</p>	<p>\$680 Median Monthly Rent (ACS 2015-2019)</p>
 <p>Renting vs. Homeownership (2021 Estimate, Esri)</p>	<p>Renting vs. Homeownership (2021 Estimate, Esri)</p>
<p>72.8% 14.5% Rent Own</p>	<p>47.2% 44.4% Rent Own</p>
 <p>\$94,455 Median Home Value (2021 Estimate, Esri)</p>	<p>\$128,663 Median Home Value (2021 Estimate, Esri)</p>
 <p>11.4% Vacant Housing Units (US Census, 2020)</p>	<p>8.1% Vacant Housing Units (US Census, 2020)</p>

PREVIOUS PLANNING

As part of information gathering for the Existing Conditions Inventory, it is important to consider previous planning efforts and their subsequent role in responding to the historic context of the community and the shaping of the future vision. The findings most relevant to the planning process are summarized below.

City of Lafayette 2015 Bike and Pedestrian Master Plan

The 2015 Bike and Pedestrian Master Plan focuses on the interconnection of multi-use infrastructure across the City of Lafayette. Recommendations include:

- Expand intermittent bike lanes into a more robust network of bike lanes that connect to shared lanes along major streets (where bus stops are located)
- Implementation of shared-use paths along major commercial corridors to increase safety for pedestrians, cyclists, and motorists
- Introduction of shared lanes with marked parking, combined with strategic intersection improvements for more opportunities for on-street parking

2045 Metropolitan Transportation Plan

The 2045 Metropolitan Plan focuses on developing a comprehensive network of safe, convenient, and attractive pedestrian and bicycle facilities that support greater access to key destinations within the community and close gaps between existing facilities. Recommendations include:

- Accommodations for all users, combined with a variety of facility designs based on location and use
- Leveraging existing CityBus strategic planning that promoted route changes and small financial investments that would require less than a year to implement
- Leverage existing CityBus planning for better transit service through route changes, staffing routines, adjusting routes, constantly monitoring, and small financial investments
- Capital investments, interfacing with various transit-oriented uses (offices, garages, transfer stations, and/or childcare facilities), to promote on-going maintenance and peak performance of community facilities
- Environmental sustainability focused on potential social, cultural, and environmental impacts of highway projects and large-scale developments

Bike Walk Greater Lafayette Safety Plan

The 2017 Plan focuses on improvements to safety for people walking and biking, decreasing traffic crashes, and preventing injuries/deaths. Recommendations include:

- Engaging all age demographics through community outreach to promote understanding of motorist, bicycle, and pedestrian rights and responsibilities on the road
- Driver education and awareness through inclusion on BMV tests and registration materials, partnerships with the American Automobile Association (AAA) and other motor clubs, roadside or parking area message boards, and other everyday venues
- Promoting and celebrating walking and biking through community participation in Bike Month activities, Walk/Bike to School Days, organized weekly and/or monthly walks, and promotion of walk- and bike-friendly routes and businesses
- Policy that prioritizes human-scaled environments and utilizing safety measures such as the use of traffic control devices, lighting, traffic calming, and improved roadway designs

Lincoln Neighborhood Amendment

The 1994 report completed by the Tippecanoe County Area Plan Commission (APC) serves as the official development guide for the neighborhood and was an amendment to the Land Use Element of the adopted Comprehensive Plan for Tippecanoe County. Recommendations include:

- Limit industrial land uses with the goal of re-absorbing historical community resources into the residential fabric
- Locate commercial and retail activity along the fringes of the neighborhood, as to not intrude on residential areas
- Introduce a mix of moderate-density residential uses south of Tippecanoe Street and maintain low-to-moderate density residential uses to the north
- Strategic changes in the text of the Unified Zoning Ordinance and Official Zoning Map, with new zoning districts tailored to the residential and shopping needs of older urban neighborhoods

Lafayette Trails Master Plan

The Lafayette Trails Master Plan was developed with the City of Lafayette, in conjunction with the Tippecanoe County Area Plan Commission (APC) to identify the feasibility, preferred trail layout, facility requirements, and design standards for each trail corridor. Recommendations include:

- Lay the foundation for a universally accessible, multi-use trail system that connects parks, trails, schools, neighborhoods, and community resources
- Establish connections to existing and future regional trail systems by connecting to existing bike routes, trails, and sidewalks
- Propose an overall system that completes a loop trail around the City (connecting neighborhoods to everyday destination points) with a major north/south and a major east/west route that connects Lafayette to the loop trail
- Encourage the preservation of environmental resources along corridors through responsible development and ecologically-sound design

Wabash River Central and Northern Reach Master Plans

The Wabash River Central and Northern Reach Master Plans were developed as a collective community vision along the Wabash River. Relevant recommendations include:

- Consider network improvements that reduce vehicles speeds, create a better pedestrian environment, establish bike connectivity, and reduce demand on the stormwater infrastructure system.
- Improve circulation to and across the Harrison Bridge, particularly by implementing bike lanes
- Provide accessibility from the Lincoln and Centennial Neighborhoods to the Wabash Riverfront park space and trail network connecting to Downtown Lafayette and to West Lafayette and Purdue University

NEIGHBORHOOD HISTORY

The Lincoln School

The Lincoln School played an integral role in the education and development of Lafayette's African-American youth in the 19th and 20th Centuries.

The Lafayette School Trustees approved the opening of a public school at the AME Church on Ferry Street in September 1869. Forty-nine students enrolled the first year. A night school was also opened to accommodate day workers. The school struggled in its early years with frequent turnover of White teachers, until the school's first Black teacher, Isaac Burdine, arrived and invigorated an interest in education, increasing attendance.

The "African and Colored School", as it was originally named, operated at the AME Church until a new two-classroom building was constructed in July 1880 in the north-end of Lafayette. At this time, a new name was suggested for the school, "Lincoln." After the school moved out of the AME Church, services continued to promote the education and social programs at the Lincoln School. The Lincoln School taught kindergarten through 8th grade; its students went on to Jefferson High School.

In the early 1900s, prejudices and discriminatory practices discouraged economic opportunities in Lafayette for African American residents. Few Black children believed that education beyond grade school provided any financial advantages. Despite severe winters and long distances to walk, Black elementary students who attended Lincoln School lived throughout the City. When the student population grew from 47 to 90 students in 1915, the two-classroom building was overcrowded, and the school needed an upgraded building.

Sterling R. McElwaine, who became principal of the school in 1909, restored confidence in education and helped organize the school's first Parent Teacher Organization. This organization, with the help of Black pastors pressured the local school board to replace the 1880-era building, and in 1923, a new Lincoln School building opened at 14th and Salem Streets. The new building included classrooms, gymnasium, and an assembly hall; it also served as a community center.

During McElwaine's tenure, 117 Lincoln students graduated from Jefferson High School, and 29 graduated from college.

When the Lincoln School closed in 1949, the students began to integrate into the public schools of Lafayette as school segregation became illegal in 1954. The Lincoln School then became the neighborhood's Black focused Lincoln Community Center.

In 1978, after unsuccessful attempts to purchase the former Lincoln School, the community center moved into the Hanna Neighborhood and the Hanna Center was born and continues to function today.

The focus of the Hanna Center (<https://www.hannacntr.org>), as a legacy of the Lincoln School and legacy of Black History in Lafayette, has changed over time as the demographics of the Lincoln and Hanna neighborhoods have shifted, the hospital conducted significant residential demolition in predominately Black sections of the Hanna Neighborhood, and finally as the hospital has been largely replaced.

With the significant downsizing of Franciscan Health Lafayette Centrals presence at the historic St. Elizabeth campus comes an opportunity to rebuild opportunities for a renewed vibrancy rooted in diversity and community and take advantage of the proximity of Downtown Lafayette.

*McElwaine said: "By education we can better our condition."
Pictured below, Sterling McElwaine.*



St. Elizabeth Hospital

St. Elizabeth Hospital (now Franciscan Health Lafayette Central) opened when six Sisters of St. Francis of Perpetual Adoration nuns came from Germany in 1875 to care for the sick in Lafayette, Indiana. The hospital opened in 1876 and was expanded in 1885.

St. Elizabeth School of Nursing was launched in 1897 to train members of the order, and in 1937, the school was opened to members of the public wanting to study nursing. The school of nursing continues on this campus in the present day.

The campus expanded during the 20th Century, impacting the Lincoln and Hanna Neighborhoods, and significant residential demolition occurred as the hospital grew.

In 2009, a new facility on the City's southeast side replaced the "Central" campus as the primary healthcare campus for the community. Some health functions, such as the nursing school, administrative offices, and the historic chapel, remain on site. Acute medical units, intensive care, and emergency departments have been relocated to the new campus.

Franciscan has made significant investments and restoration of the Adoration at Saint Francis Chapel.

St. Elizabeth Hospital (below)



Historic Character of the Neighborhood

Buildings in the neighborhood are regularly setback from the street with small front yards, often fenced in. Some historic wrought iron fences remain. Brick paving and limestone curbs remain visible in some parts of the neighborhood. The majority of the homes are modest construction with Italianate and Queen Anne architectural influences, with the double pile and gable front house being the most common building forms. Many historic houses have been altered with siding that covers or destroys historic decorative details. Alterations, additions, adaptations into multiple units, and poor maintenance has also deteriorated the historic nature of homes.

Park Mary Historic District

The Park Mary Historic District consists of land, known as Orth's Addition, platted by Godlove S. Orth, an attorney and congressman. It is named for the park, Park Mary, which was never developed. Homes within the district date from the mid-19th century and include Late Victorian architectural styles (Italianate and Queen Anne) and 19th and 20th Century Revival styles (Bungalow/Craftsman).

The majority of the largest and better preserved homes in the district are Italianate. These houses were built for the entrepreneurs, professionals, and the burgeoning middle class during the City's period of expansion.

10th Street is the most intact residential street, while 11th Street has lost much of its historic residential character due to new development. The primary architectural forms are the double pile, gable front, and central tower.

Although development and construction within the district spanned over 75 years, residential structures vary from elaborate houses to modest cottages. The scale of homes are relatively consistent, with 1.5- to 2-story houses and prominent front porches.

In 2001, the Park Mary Historic District was listed on the National Register of Historic Places. This area is eligible for local historic preservation district protection. Currently, this neighborhood, which is mostly historically intact, is at risk of demolition along major corridors.

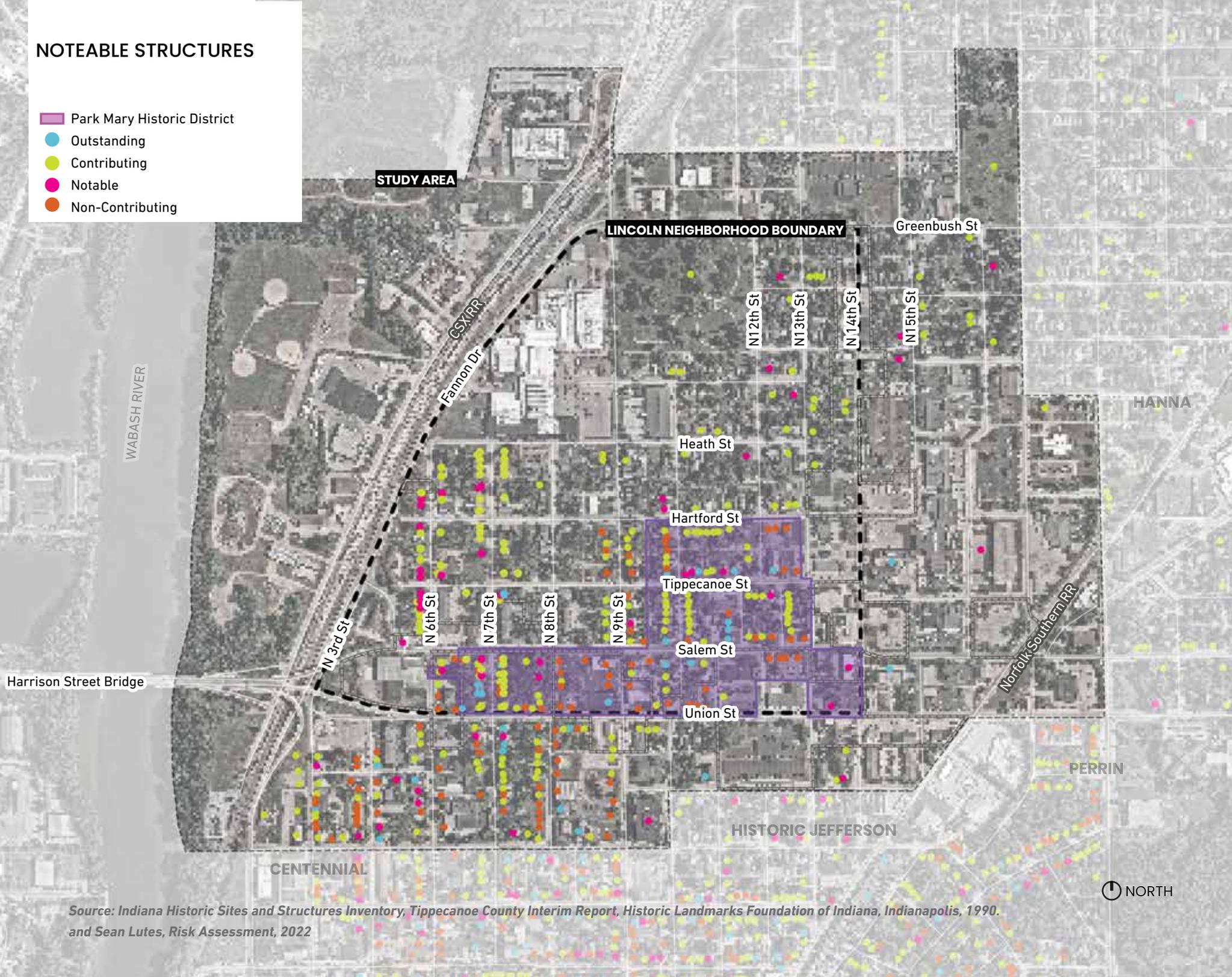
Noteworthy homes include:

- Perrin-Seawright House: Double pile built in 1868 (917 N 9th St)
- John Levering House: built in 1850 (824 N 10th St)
- Double Levering House: Central tower double built in 1858 (1028/1030 Tippecanoe St)
- Fry House: Double pile built in 1873 (911 N 9th St)
- Williamson House: Italianate double pile (812 N 7th St)
- Harvey J. Sawyer House: built in 1848
- Fletmeyer House: Gable front (1201 Salem St)
- Keipner House: Gable front, built in 1885 (826 N 8th St)
- Behm House: Gable front, built in 1858 (1001 Salem St)
- Greagor House: Central tower (1008 Tippecanoe St)
- McMillen House: Queen Anne style, gable front, built in 1886 (1024 Tippecanoe St)
- Ulrick House: Gable front (113 Tippecanoe St)
- Levering House: Queen Anne Italianate, built in 1880 (1031 Hartford St)
- Teleford House: Eastlake style, built in 1895 (821 N 6th St)

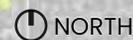


NOTEABLE STRUCTURES

- Park Mary Historic District
- Outstanding
- Contributing
- Notable
- Non-Contributing



Source: Indiana Historic Sites and Structures Inventory, Tippecanoe County Interim Report, Historic Landmarks Foundation of Indiana, Indianapolis, 1990. and Sean Lutes, Risk Assessment, 2022



Noteworthy public non-residential buildings include:

- Christian Reformed Church (Gothic Revival, built in 1929): Founded by early German and Dutch immigrants after separating from Presbyterian leadership. Original location of the church was at North 14th Street and Hartford Street, but the church moved twice due to a growing congregation. An addition was constructed in 1963. The historic building has been carefully maintained and renovated with sensitivity to historic character.
- The Lafayette Armory (Gothic/Romanesque and Neoclassical Revival, built in 1927): Served historically as an important community social center. The armory is the second-oldest National Guard building in Indiana. The building was converted into multi-unit apartment rental property after a new armory was built in 1992. The building is now Lafayette Armory Lofts.
- The Lincoln School (Neoclassical, built in 1923): Building was adapted to serve the chronically homeless, veterans, and low-income community with housing and social services.
- Hippensteel Funeral Home (Originally the Hull House, built in 1870)
- St. Elizabeth Hospital Chapel and other historic buildings (significant demolition of other historic buildings have occurred, built 1895-1907)



LAND USE & ZONING

Existing Land Use

Existing land uses for the Lincoln Neighborhood consist of predominately low-to-moderate density residential uses, with greater density to the south. Commercial uses line the southern edge of the neighborhood along Union Street as well as on North 14th Street between Howell Street and Morton Street. Institutional uses include the sites of Greenbush Cemetery and Salvation Army. Medical-related uses along North 14th Street is primarily the Franciscan Health Lafayette Central campus. Industrial uses exist to the west along Fannon Drive, including ZF.

Zoning

Current zoning of the Study Area shows majority residential districts: R1U, R2, R3, and R3U. Non-residential zoning districts include GB, NBU, MRU. Industrial districts - I1, I2, and I3 - exist on the western boundary of the Study Area, centered around the CSX railroad.

Major Landowners

The largest landowners by acreage within the Study Area include Franciscan Alliance Inc. (Franciscan Hospital campus), TRW Automotive US LLC (ZF facility), and Fairfield Township (Greenbush Cemetery). In addition, entire blocks are owned by other institutions such as Food Finders, LTHC, and The Salvation Army. There are several entities who own a collection of scattered residential properties, including Faith Community Development Corp., Happy People Property Management, RMR Rentals LLC, Liu Chaofeng, and Warmwell Real Estate LLC.

Vacancy, Parking & Underutilized Land

Overall, the Study Area shows a small amount of vacant land; these parcels are mostly single residential sites, with a few scattered vacant properties surrounding the Franciscan Health Lafayette Central campus especially along 14th Street, clusters of parcels north of Greenbush Street, and south of Union Street.

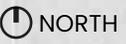
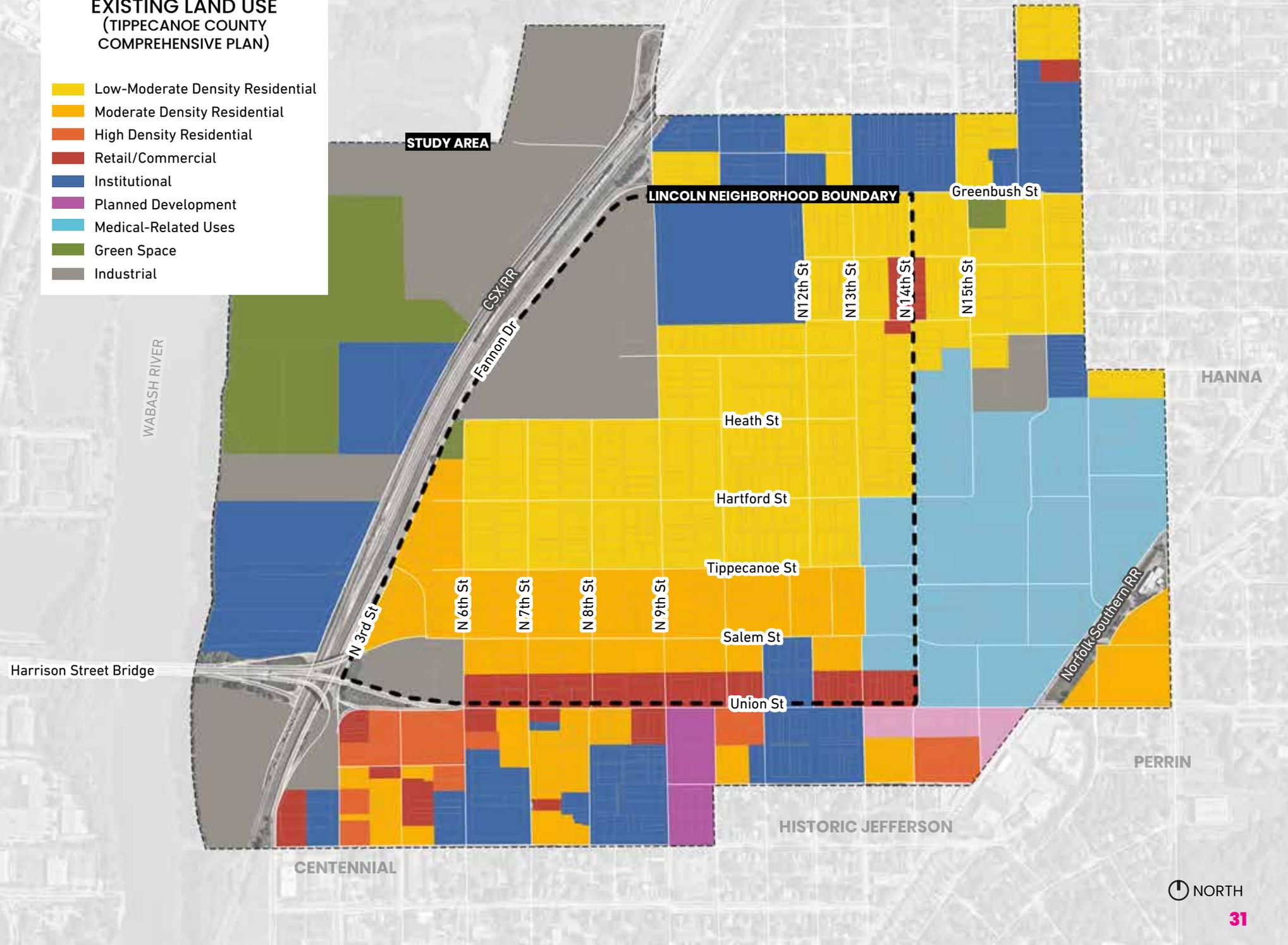
Surface parking lots exist near the edges of the Neighborhood Boundary. A large portion of the Franciscan Health Lafayette Central campus consists of surface parking lots that appear to be underutilized. A few parking lots exist between Union Street and Salem Street, serving businesses and institutions along these corridors. Several parking lots exist around ZF's facility.

TIF Districts

Within the Neighborhood Boundary, the Central (6) TIF District applies to land west of North 9th Street, and Creasy Central (42) TIF District applies to land west of North 9th Street. Directly to the west of the Norfolk Southern Railroad, the Central Extension (18) and Consolidated Central Lafayette (28) districts apply.

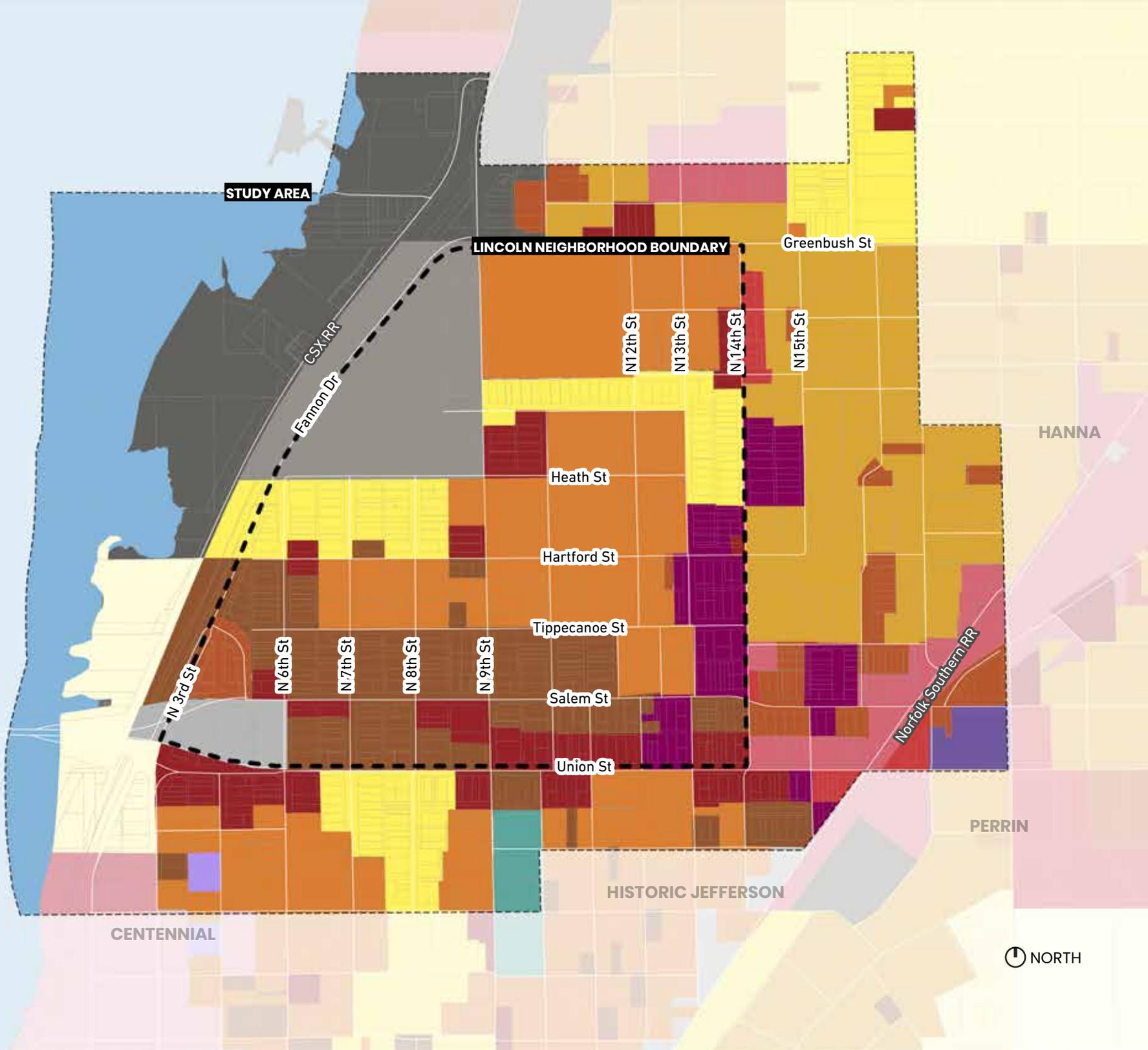
EXISTING LAND USE
(TIPPECANOE COUNTY
COMPREHENSIVE PLAN)

- Low-Moderate Density Residential
- Moderate Density Residential
- High Density Residential
- Retail/Commercial
- Institutional
- Planned Development
- Medical-Related Uses
- Green Space
- Industrial



ZONING

- R1
- R1B
- R1U
- R2
- R2U
- R3
- R3U
- CB
- GB
- NB
- NBU
- MRU
- PDRS
- PDMX
- PDNR
- PDCC
- I1
- I2
- I3
- Floodplain



STUDY AREA

LINCOLN NEIGHBORHOOD BOUNDARY

Greenbush St

CSX RR
Fannon Dr

N12th St

N13th St

N14th St

N15th St

HANNA

Heath St

Hartford St

Tippecanoe St

Salem St

Union St

Norfolk Southern RR

PERRIN

HISTORIC JEFFERSON

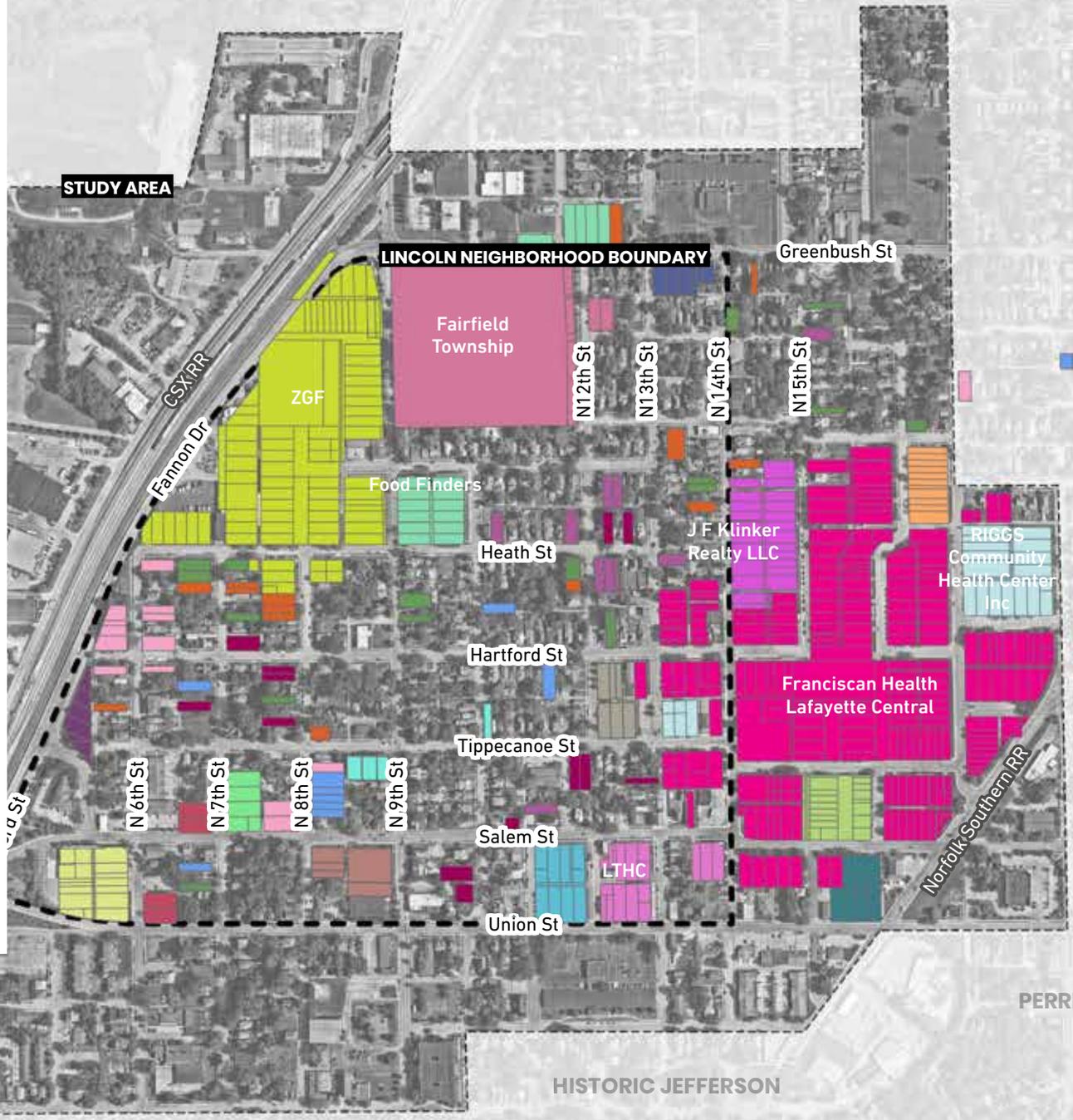
CENTENNIAL

Harrison Street Bridge

NORTH

MAJOR LANDOWNERS

- Brian Walker
- CCBCC Operations
- Christian Reform Church
- Fairfield Township
- Faith Community Development Corp
- Food Finders Food Bank
- Franciscan Health Lafayette Central
- Happy People Property Management
- Hippensteel Funeral Home
- JCK Renals LLC
- J F Klinker Realty LLC
- JP & BW Acquisitions
- Liu Chaofeng
- LTHC
- Purdue Federal Credit Union
- RMR Rentals LLC
- RIGGS Community Health Center Inc
- Roman Catholic Diocese
- Salvation Army
- TETZLOFF LLC
- ZGF
- Village Center LLC
- Wabash Center INC
- Warmwell Real Estate LLC
- White Howes LLC
- Milakis Property Rentals LLC

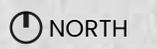


HANNA

PERRIN

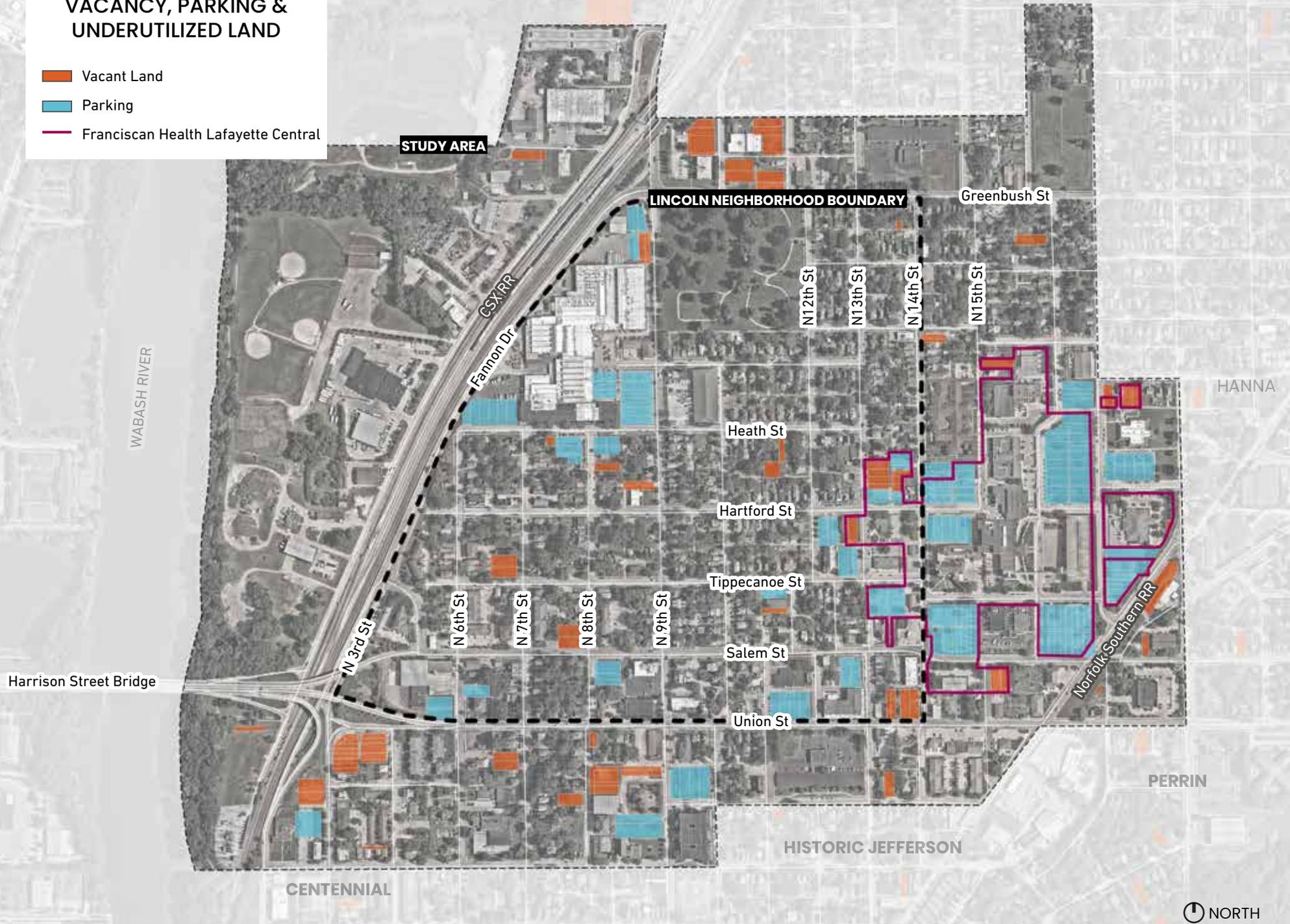
HISTORIC JEFFERSON

CENTENNIAL



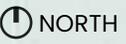
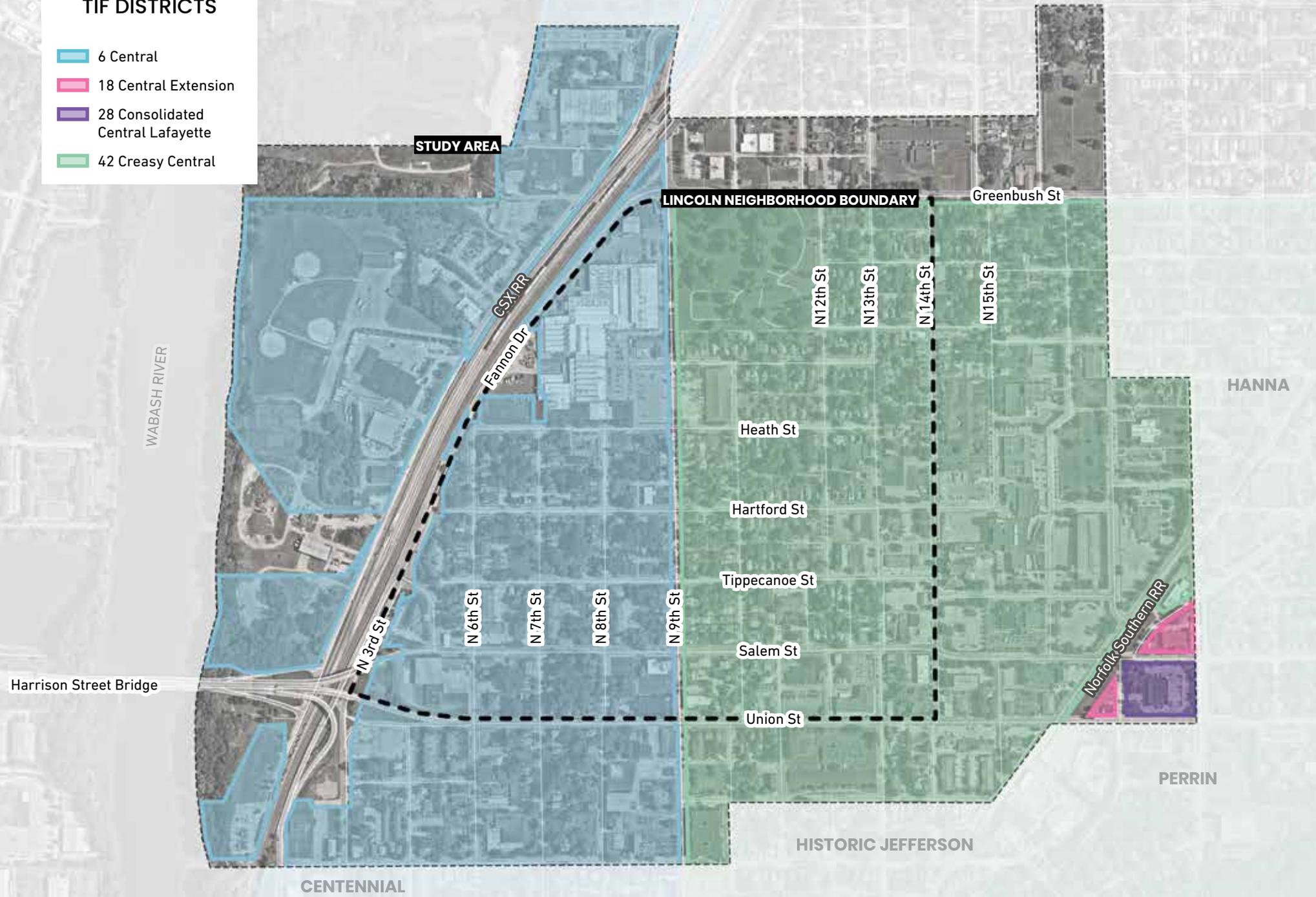
VACANCY, PARKING & UNDERUTILIZED LAND

-  Vacant Land
-  Parking
-  Franciscan Health Lafayette Central



TIF DISTRICTS

- 6 Central
- 18 Central Extension
- 28 Consolidated Central Lafayette
- 42 Creasy Central



HOUSING

Housing Conditions Survey

A housing conditions assessment was conducted in the study area, focusing on residential structures. This assessment is based on a conditions inventory conducted by the City of Lafayette during the Summer of 2022. This assessment provides an overview of how well homes are being maintained in the neighborhood and identifies where problem areas exist for targeted efforts. The assessment was based on the condition of residential structures and associated properties separately.

Note: This assessment should be construed as an informal assessment and shall not be construed as an official assessment by the City of Lafayette Building Department.

Residential structures and properties were graded based on the following guidelines:

- Excellent Condition: No structural damage or wear apparent
- Good Condition: Little wear apparent or few aesthetic improvements needed
- Average Condition: Multiple instances of structural damage apparent and multiple aesthetic improvements needed

- Poor Condition: Severe structural damage apparent and great need for aesthetic improvements. Properties that appear vacant or abandoned were also considered "poor."

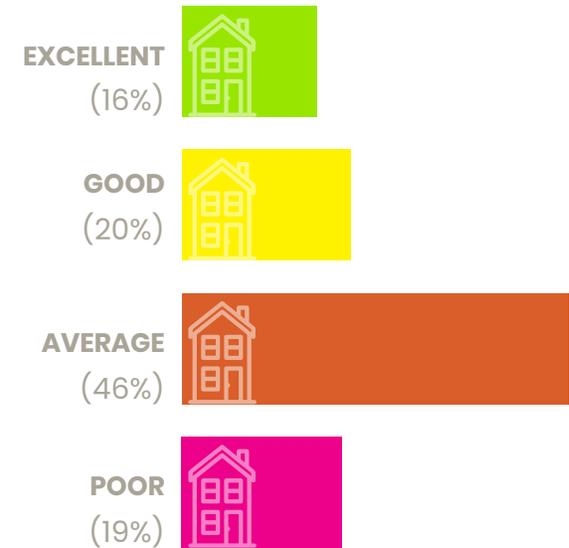
Overall, the greatest portion of residential properties in the Lincoln Neighborhood were "average" condition (46%). Only about 15% of residential properties were considered in "excellent" condition, while more than 18% were considered poor condition. Housing conditions vary greatly through the blocks of the neighborhood, but more "excellent" condition properties are adjacent to Fannon Drive; many of these properties are newer apartment buildings targeted toward students. A concentration of poor condition properties appear between N 9th Street and N 13th Street, and Heath Street and Hartford Street.

Homeownership

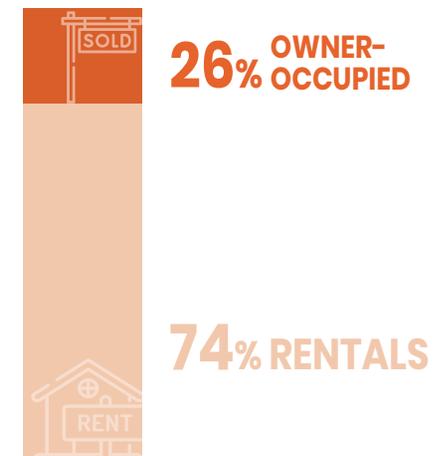
In support of what we heard from the community, analysis of homeownership shows an overwhelming amount of residential properties are rentals. Only one-fourth of residential properties in the Lincoln Neighborhood are owner-occupied (about 26%).

Owner-occupied homes are scattered throughout the neighborhood, with a slightly higher concentration in the northeast portion of the neighborhood, by Greenbush Cemetery.

Housing Conditions Survey Results

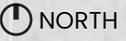


Homeownership Rate



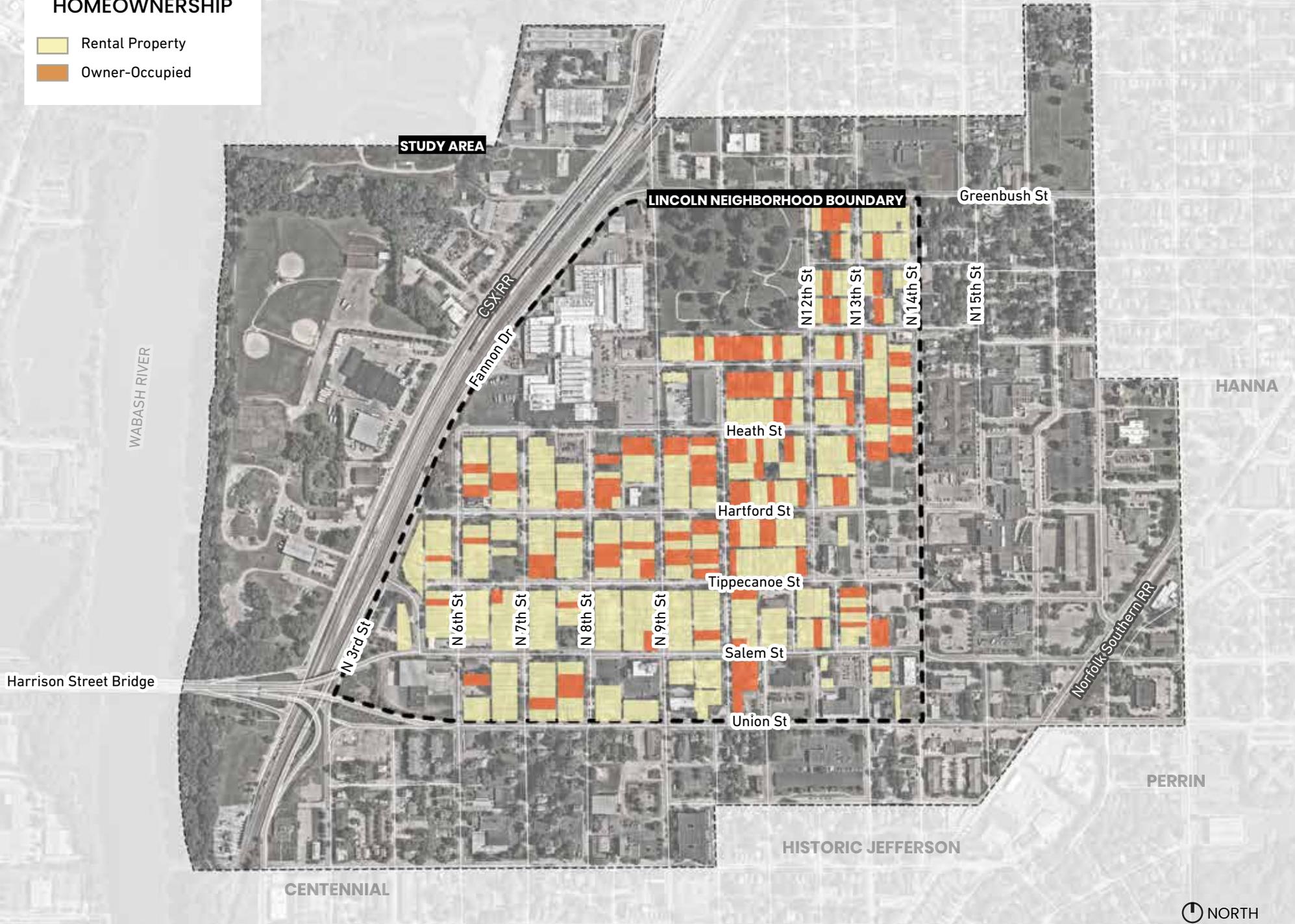
HOUSING CONDITIONS

- Excellent
- Good
- Average
- Poor



HOMEOWNERSHIP

- Rental Property
- Owner-Occupied





CONNECTIVITY

Vehicles & Transit

The Lincoln Neighborhood is bounded by major streets and Collector Roads (Greenbush Street to the north, North 14th Street to the east, Union Street to the south, and Fannon Drive to the west). In addition, North 9th Street and Salem Street run through the neighborhood, creating barriers to walkability across the neighborhood and to other places in Lafayette. Signalized intersections exist at a few key intersections on Salem Street, Union Street, and Fannon Drive. The Study Area is primarily composed of a consistent street grid, with the exception of larger properties including ZF's facility, Greenbush Cemetery, and the Franciscan Health Lafayette Central.

Union and Salem Streets are one-way pairs. Throughout the region and nationally, many one-way pairs are being converted back to two-way to slow traffic, improve conditions for pedestrians, and enhance access for local businesses. During the Jefferson Neighborhood Planning process, neighbors suggested that this street's long-term conversion should be considered. During this process, converging viewpoints were heard between the City of Lafayette (generally supportive), Jefferson Neighbors (generally supportive), Lincoln Neighbors (not supportive), and Area Plan Commission MPO staff (not supportive due to technical concerns about the Harrison Bridge). Further study may need to occur on this subject.

The Study Area is well-served by CityBus transit routes with multiple stops along Salem Street, Union Street, North 9th Street, and North 14th Street. However, few of these bus stops include any amenities, such as shelters, benches, or trash receptacles.

Sidewalk Conditions

In the Summer of 2022, the City conducted an inventory of sidewalk conditions and ADA compliance in the Lincoln Neighborhood. This led to the installation of ADA compliant ramps along 9th. In general, sidewalk conditions are better towards the southwest portion of the neighborhood, including along Union Street and most streets to the west of North 9th Street. Poor sidewalk conditions have been recorded on several blocks directly to the east of Greenbush Cemetery. Other than the ramps installed on 9th Summer of 2022, ADA compliant ramps at intersections only exist along Union Street.

Crosswalks

Crosswalks are present at some intersections along Salem Street and Union Street, but there are few marked crossings to safely cross the one-way pair. In addition, there are very little opportunities to safely cross North 9th Street, a busy road that divides the neighborhood. The combination of major roadways at the edges of the neighborhood and little means of safely crossing in and out of the neighborhood creates a barrier for pedestrians between the Lincoln Neighborhood and surrounding areas.

Pedestrian Crashes

The majority of crashes involving a vehicle and a pedestrian in the Lincoln Neighborhood between 2007 and 2012 have occurred on North 9th Street and Salem Street. Crashes have also been recorded on Greenbush near the intersections with North 14th Street and North 15th Street. Today, these roads and intersections are major concerns for speeding, traffic congestion, and pedestrian safety.



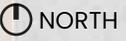
*Pedestrian Crash Locations from 2007-2012
(Pedestrian Crash Analysis in Tippecanoe County by APC, 2014)*



Photos of Current Sidewalk Conditions

VEHICLES & TRANSIT

- Collector Road
- Local Road
- Transit Stop
- Transit Stop: Shelter
- Transit Stop: Bench

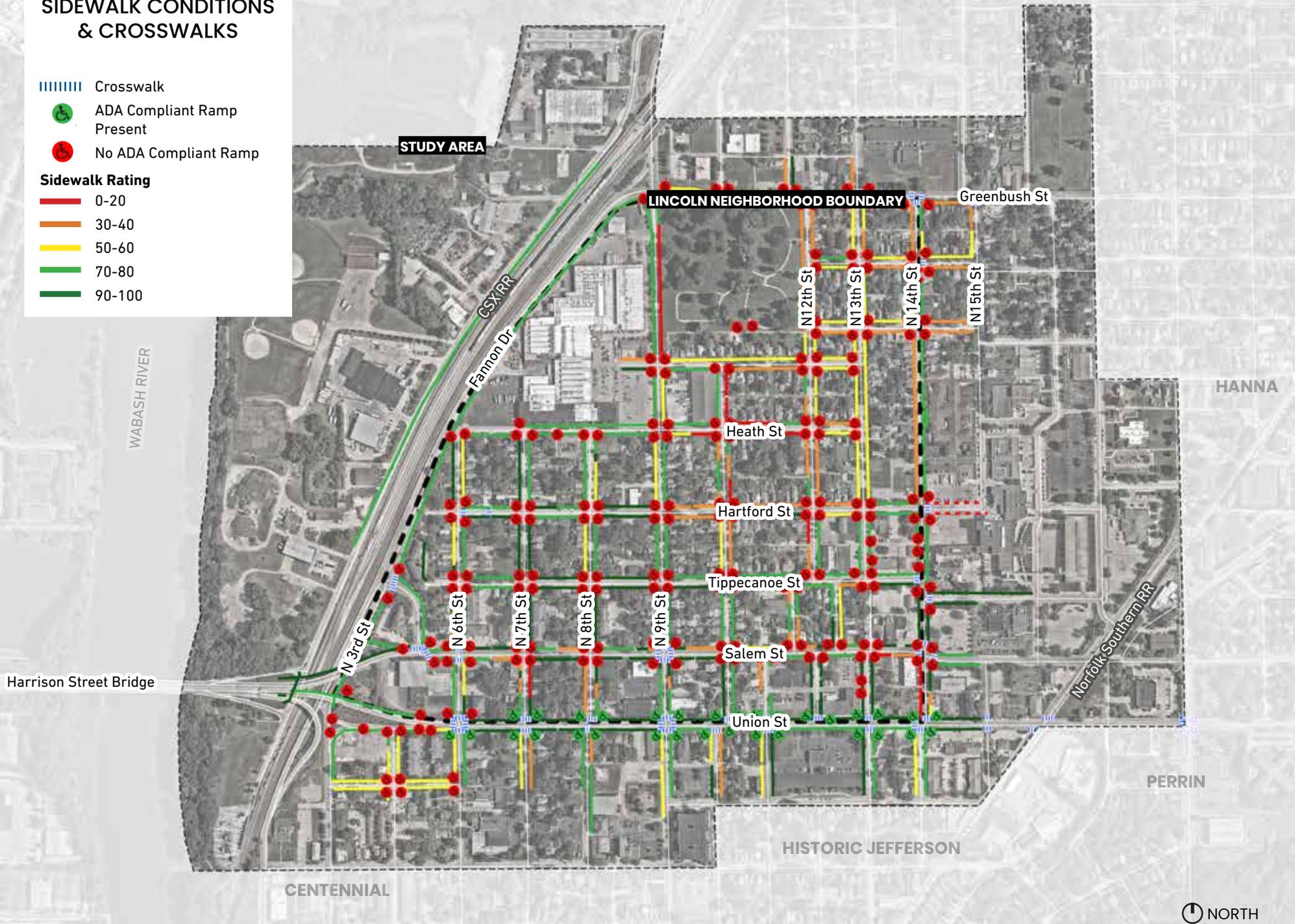


SIDEWALK CONDITIONS & CROSSWALKS

-  Crosswalk
-  ADA Compliant Ramp Present
-  No ADA Compliant Ramp

Sidewalk Rating

-  0-20
-  30-40
-  50-60
-  70-80
-  90-100



OPEN SPACE & BIKE ROUTES

Parks/Open Space

Currently, few parks or public spaces exist for residents of the Lincoln Neighborhood to gather or play. The Greenbush Cemetery is the largest public space in the neighborhood, but it has restricted visiting hours for the public. GrowLocal supports a community sharing garden at the corner of Heath Street and North 6th Street. Faith CDC has created shared pedestrian portion of Hartford Street, in front of the Hartford Hub; this space acts as a flexible space for events and for children to play. The Lincoln Neighborhood is within walking distance of the Lyboubt Sports Park and the Wabash Heritage Trail along the riverfront, but the railroad is a barrier to access these amenities.

EPICS Park

Adjacent to the sharing garden, Faith CDC is in partnership with EPICS, a service-learning design program at Purdue University, to design and build a new playground area. In addition to the park, the neighborhood is planning to design and install a sculptural fence between the new park and the community garden, along Fannon Drive. This fence is an opportunity for community-designed artwork, and it will serve as a buffer from the railroad. This area may be a potential location for a bridge across the railroad to access the Wabash Riverfront.



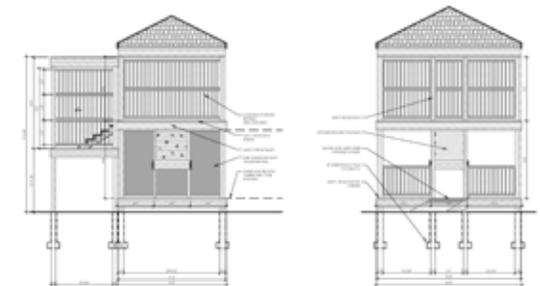
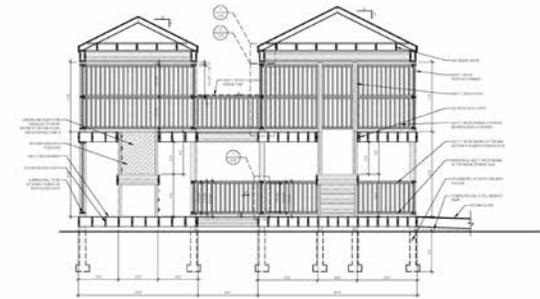
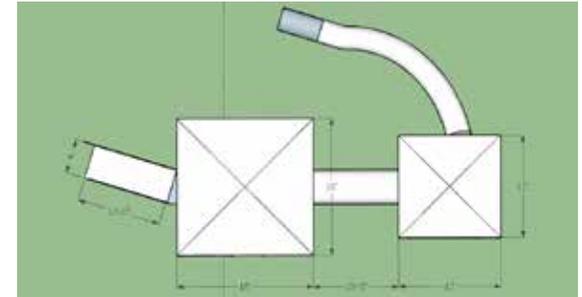
Lincoln Community Sharing Garden



Greenbush Cemetery



The Hartford Hub



Plan and Elevation Views of Playground Structure
(Arkor Architects & Engineers)



EPICS Park Site Plan

Bike Routes

Several dedicated bike lanes have recently been installed by the City in the Study Area. The one-way pair, Union and Salem Streets, each have a dedicated bike lane in the direction of traffic. The bikes lanes transition to sharrows, where bikes and vehicles share the same travel lane, across the Harrison Bridge. A dedicated bike lane is present on Fannon Drive, although narrow and not buffered from vehicle travel lanes.

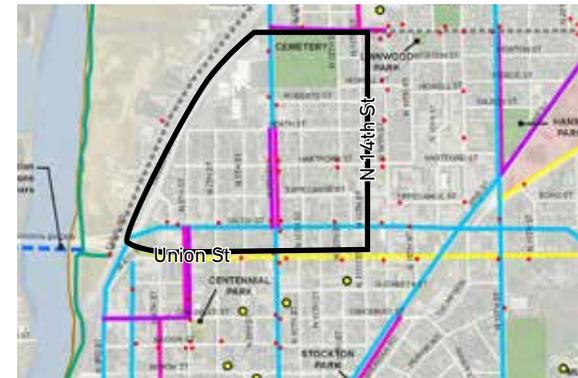
The Wabash Heritage Trail is a tremendous riverfront amenity to Lafayette and the region. The Lincoln Neighborhood is nearly adjacent to the trail and within blocks of a trailhead, but several physical barriers make accessing the trailhead difficult, and sometimes dangerous for bicyclists and pedestrians. The Harrison Bridge provides a means to cross over the railroad tracks, but does not provide a connection to the trail. Neighbors noted that bicyclists frequently ride onto the Harrison Bridge and then route down the on-ramp in an unsafe pedestrian situation to access the riverfront trail. Currently there are no dedicated bike routes that directly connect to this trailhead. As WREC implements the Wabash River Central and Northern Reach Plans, access from the neighborhoods to the riverfront continues to be a high priority. Through this process, Lincoln neighbors emphasized that this is a priority for the community.

Bicycle Crashes

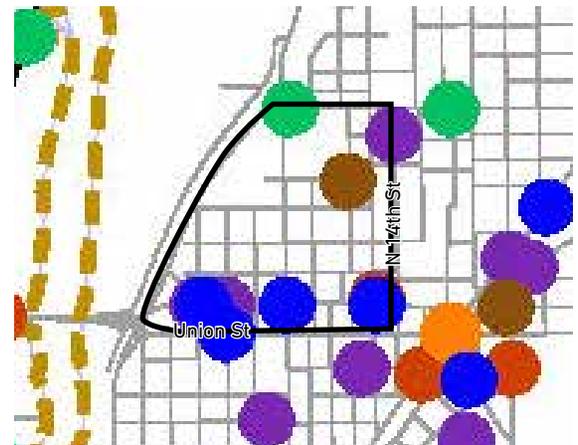
Despite dedicated bike lanes on both Union Street and Salem Street, the City is still seeing a number of crashes involving vehicles and bicyclists, especially at major intersections.



Wabash Heritage Trail



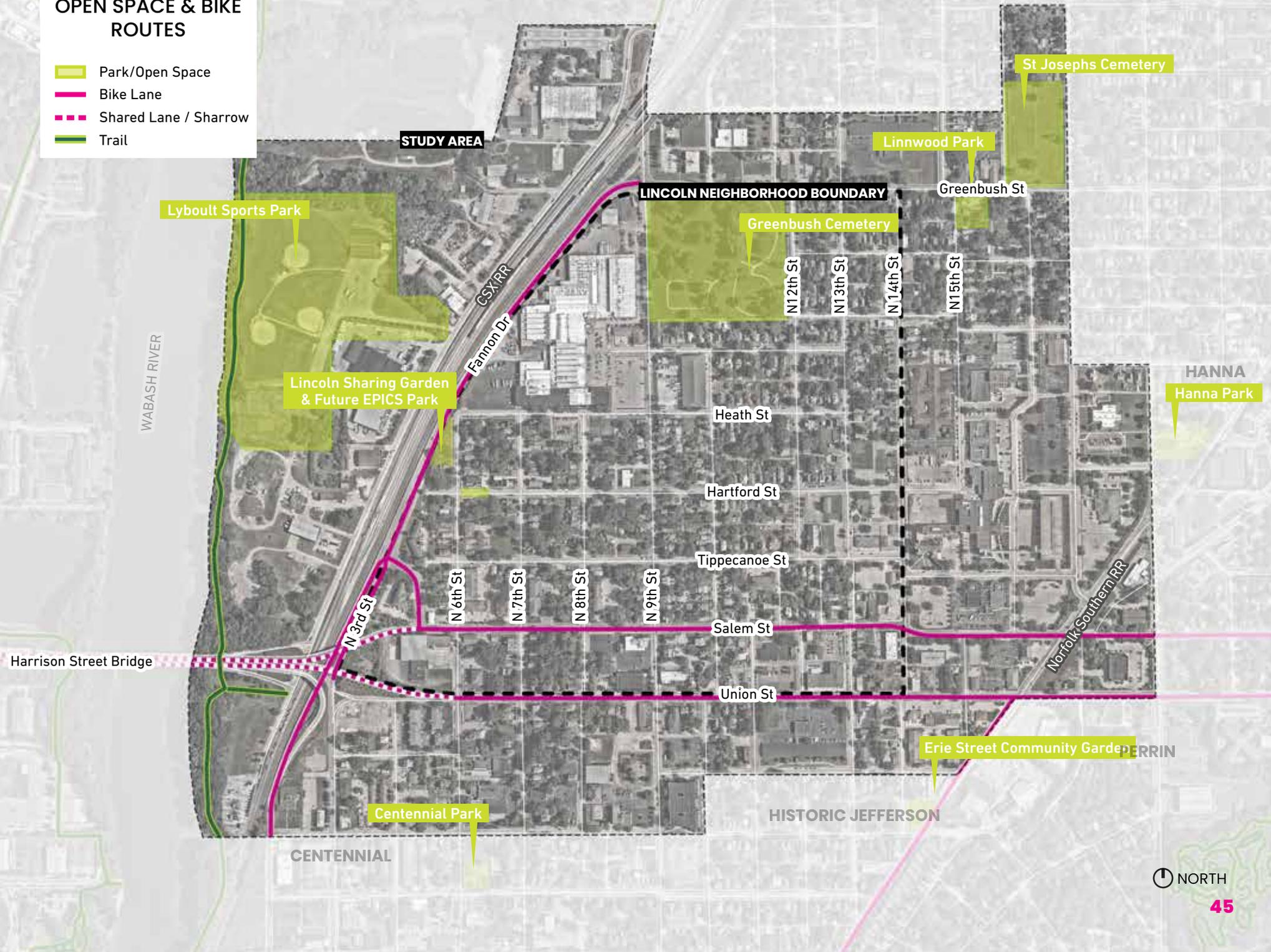
City of Lafayette Bike & Pedestrian Master Plan (2015)



Pedestrian Crash Locations from 2007-2012 (Bicycle Crash Analysis for Tippecanoe County and the Greater Lafayette Area by APC, 2014)

OPEN SPACE & BIKE ROUTES

-  Park/Open Space
-  Bike Lane
-  Shared Lane / Sharrow
-  Trail



FRAMEWORK

OVERVIEW

The framework for this neighborhood plan represents the culmination of information gathered in walking tours and neighborhood inventory, mapping, and analysis, along with the engagement of multiple stakeholders and neighborhood leadership, to arrive at priorities and goals for the future. Feedback collected during the process was analyzed to reveal key takeaways shaping the neighborhood visions and themes. Centered around these six major themes, opportunities were explored, and recommendations were prepared. The result is the planning framework that sets priorities for a clear, implementable vision for the neighborhood.

Within the planning framework section of the document, the team documented significant opportunities for enhancements to the Lincoln Neighborhood for the benefit of people who live, work, and volunteer in the neighborhood. Opportunities were then synthesized into recommendations rooted in community-guided priorities for the Lincoln Neighborhood's future.

Opportunities

Opportunities and corresponding principles and recommendations make up the planning framework. Some of these recommendations are intended to be accomplished in the immediate future, others in the short-term, and long-term.

Opportunities are organized into the following categories:

- Historic Preservation
- Housing Supply and Quality
- Redevelopment of Underutilized Properties
- Public Safety and Amenities
- Transit Amenities
- Traffic Calming and Street Design
- Bike Connectivity and Trail Access
- Parks and Public Space Activation
- Placemaking and Neighborhood Identity

Recommendations

Following the documentation of opportunities, the plan's recommendations were organized into an implementation framework based on achieving milestones to reach the community's goals.

Immediate Next Steps:

Actions to take quickly to get recommendations set up for implementation

Short-Term Strategies:

Tasks and projects that can be executed in a 1-3 year timeframe

Long-Term Strategies:

Tasks and projects that require additional work to execute and can be completed in 3 or more years

*The Lincoln Neighborhood aims to
create **dynamic and exciting** places
to gather as a community
and create more opportunities for
individuals and families to
thrive and grow*





RECOMMENDATIONS

Land Use & Zoning

Goal: Change land uses & zoning of key development opportunities where new uses are being proposed

Land Use Definitions

Low-Moderate Density Residential: A mix of single and two-family homes located close to the street on individual lots with rear-loaded garages on alleys, on streets with low traffic volumes. Ideally within walking distance of schools, parks and neighborhood commercial uses and generally not exceeding 2 stories. Certain lower impact community-oriented uses such as churches, parks, and a community center may be encouraged near this category. Residential density generally between 6.0 and 8.0 dwelling units per acre.

Moderate Density Residential: A mix of single family, duplexes, triplexes, fourplexes, cottage homes, townhomes, and small multi-family buildings located close to the street on single lots generally not exceeding 2 stories. Generally placed at the perimeter of neighborhoods on more heavily traveled streets. Any garages shall be rear-loaded on alleys if possible. Residential density generally above 8.0 dwelling units per acre but not exceeding 32.0 dwelling units per acre.

High Density Residential: Buildings with more than four units located close to the street on individual lots including apartment complexes and condominiums, generally not exceeding

4-stories. May serve as a transitional use between low/moderate density residential and commercial uses. Generally located on arterials or other heavily traveled streets. Residential density generally between 30.0 and 65.0 dwelling units per acre.

Retail/Commercial: Includes businesses, dining, insurance and real estate offices, firms, financial institutions, and similar uses.

Institutional: Descriptive of schools, churches, community facilities, etc.

Planned Development: The intentional and systematic design of a piece of land for a specific purpose, such as residential, commercial, or mixed-use development.

Hospital/Medical-Related Uses: The broad range of medical, commercial, and residential uses that traditionally surround a major hospital.

Green Space: Any area of land that is predominantly covered with vegetation such as parks, gardens, forests, and natural reserves. It is usually set aside for recreational, ecological, or aesthetic purposes, and can also serve as a natural habitat for wildlife.

Industrial: Land used for manufacturing, production, processing, refining, warehousing, and storage.

Mixed-Use (Medium Density): A mix of professional/personal services, retail,

cafes, etc., located on the ground floor with residential or office uses on upper levels located on more heavily traveled roads at intersections. In proximity to major transit stops. Serves as a transition between less intense residential and downtown uses. The height is generally 2-3 stories. Transit and sidewalk/trail access are preferred for these development locations.

Zoning District Descriptions

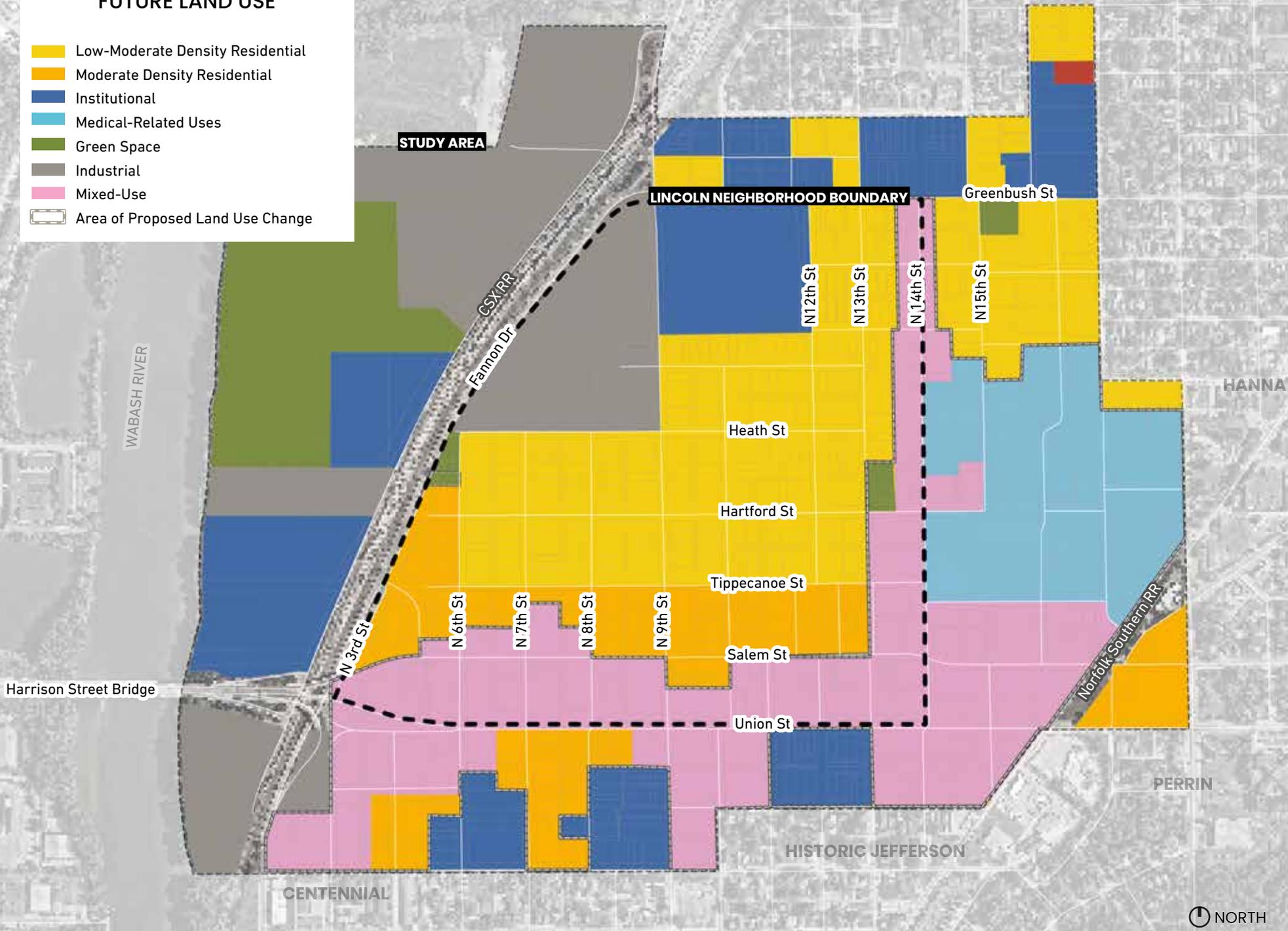
Neighborhood Mixed Use 1: This sector is designed to support lessintense mixed-use environments near the Residential and Residential Transition sectors.

Neighborhood Mixed Use 2: This sector is designed to augment the mixed-use environment of the Near Downtown sector while transitioning into the residential sectors.

Residential Transition: This sector is designed to provide for a variety of residential building types at a mix of density levels, supporting the already established urban residential character.

FUTURE LAND USE

- Low-Moderate Density Residential
- Moderate Density Residential
- Institutional
- Medical-Related Uses
- Green Space
- Industrial
- Mixed-Use
- Area of Proposed Land Use Change



Land Use Recommendations

Key Considerations

- The Future Land Use Map and the following land use designations are intended to set policy as a guide for representing the community's desires for future neighborhood development. The Future Land Use Map does not affect the existing uses of properties. Still, it will affect future development proposals, requests to rezone parcels, and requests for variances from the Lafayette division of the Area Plan Commission, including BZA and Special Exception requests. The recommended land use designations coincide with the key on the Future Land Use Map.

Immediate Next Steps

- The prior Future Land Use Map was last updated in 1995 and did not contemplate mixed-use development or the downsizing of the Franciscan Campus. Compared with existing land use, this plan recommends the Area Plan Commission update the Lafayette Comprehensive Plan land use map to include the land use recommendations within the map in this plan.

Zoning Recommendations

Immediate Next Steps

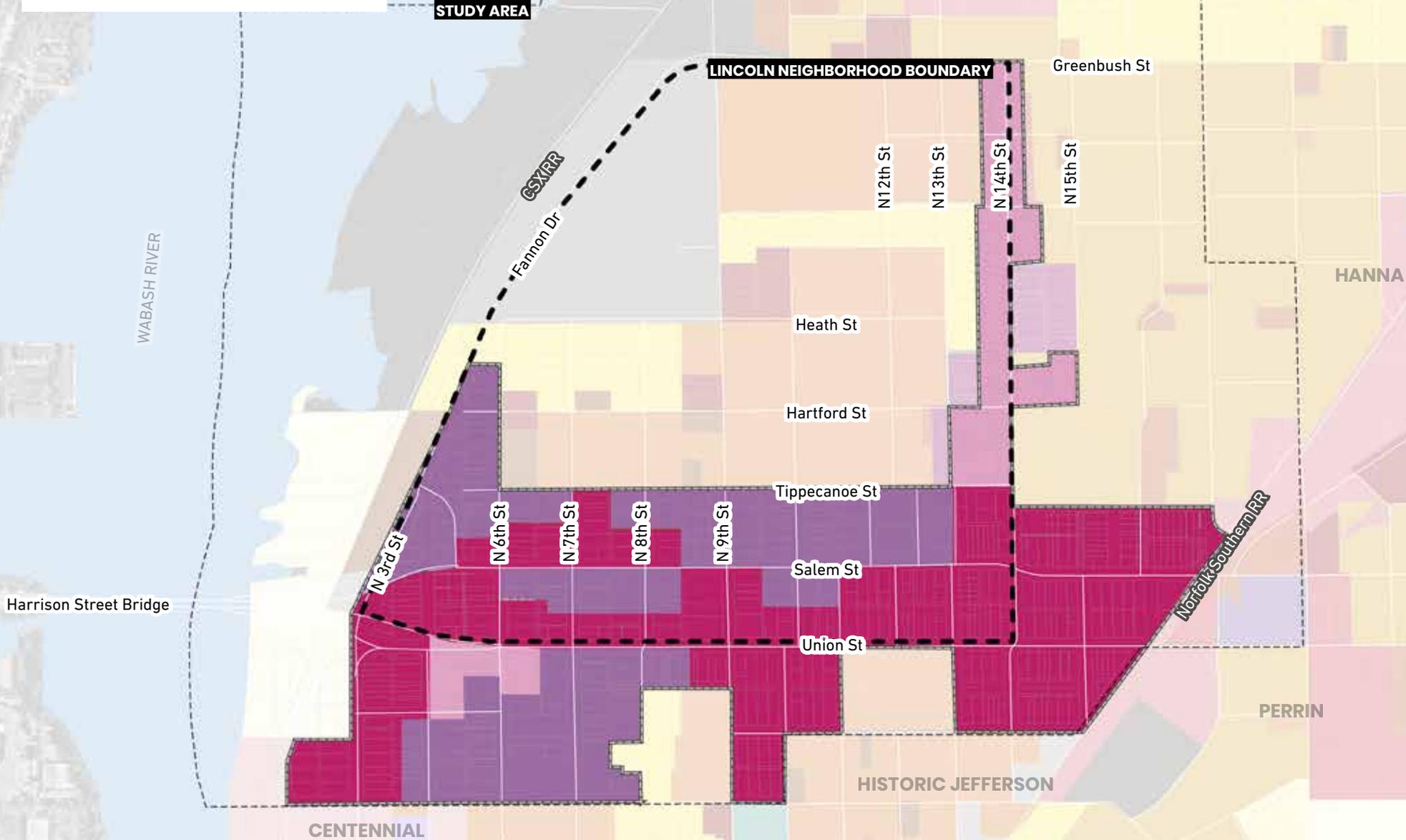
- Convene a group of residents, City and APC staff to review the recommendations in this plan and begin the process of expanding the Centennial Form Based code to include areas within the identified boundaries in this plan.

Short-Term Strategies

- Adopt Centennial Form-Based code provisions, standards, and regulating plan with Neighborhood Mixed-Use 1, Neighborhood Mixed-Use 2, and Residential Transition Areas. Rezone areas identified within this plan to the form based code.

PROPOSED FUTURE ZONING

- Neighborhood Mixed Use 1
- Neighborhood Mixed Use 2
- Residential Transition
- Area of Proposed Zoning Change





RECOMMENDATIONS

Historic Preservation

Goal: Preserve the historic character of the neighborhood by prioritizing restoration efforts for historic buildings that significantly contribute to the neighborhood's character

Immediate Next Steps

- Meet with Indiana Landmarks to review analysis conducted in collaboration with local preservationist Sean Lutz within the neighborhood to evaluate individual properties for local protection by the Lafayette Historic Preservation Commission. Approach property owners to determine support to petition the Lafayette Preservation Commission to consider the individual properties that are Contributing or Notable for local protection, starting as a phase 1 Conservation District and/or a phase 2 full Historic District.
- Hold educational meetings led by City staff and APC on local preservation districts and form-based code overlays.
- Survey the neighborhood to understand property owner support for creating a local historic preservation district in the Park Mary Historic District portion of the Lincoln Neighborhood. Petition the Lafayette Historic Preservation Commission to consider the Park Mary

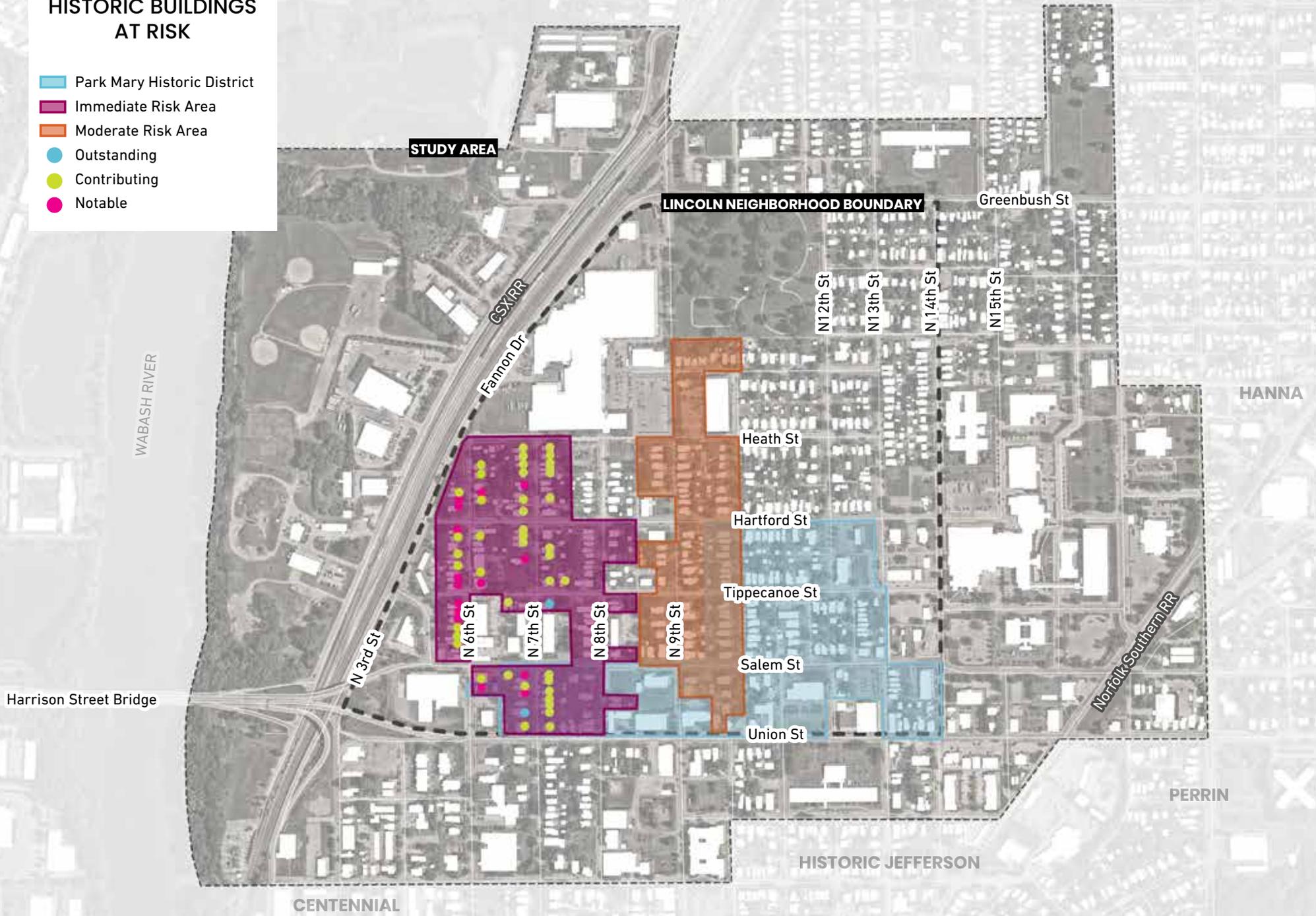
Historic District for local protection, starting as a phase 1 Conservation District and/or a phase 2 full Historic District.

- Recommend Fairfield Township Trustee petition the Lafayette Historic Preservation Commission to consider the Greenbush Cemetery for local protection, starting as a phase 1 Conservation District and a phase 2 Historic District (<https://www.lafayette.in.gov/591/Historic-Preservation-Commission>)
- Work with Franciscan Health and other non-profits such as Salvation Army and LTHC that may have property with historic buildings on-site or adjacent to their current buildings to understand the importance of preserving historic structures and to develop on lots that do not impact remaining historical resources in the Lincoln Neighborhood.



HISTORIC BUILDINGS AT RISK

- Park Mary Historic District
- Immediate Risk Area
- Moderate Risk Area
- Outstanding
- Contributing
- Notable





Housing Supply & Quality

Goals: Identify properties to be prioritized for code enforcement and targeted improvements; increase pathways to homeownership; identify properties for infill housing; encourage owners to raise the standards of investment and accountability in the neighborhood

Working Group

Form a working group among neighborhood leadership, Faith CDC, Habitat for Humanity, Franciscan Health, Lincoln Center, LTHC, Shelter Plus Care Team, Hanna Center, Riggs Center, and the City to address homelessness issues, problem landlords/ code enforcement and services to vulnerable populations

Key Considerations

- Large portion of rental properties are single-family homes converted into apartments or larger apartment buildings/ complexes in varying condition
- Reports of problem landlords and lack of effective code enforcement
- LTHC currently operates family housing units in the Jefferson Neighborhood, which is a housing model that could be considered for families in the Lincoln Neighborhood. Potential for wrap-around services and other innovative housing models could address this need to accommodate homeless/at risk families.

- The City is researching community land trusts/land banking/home stabilization grants/matching grant programs to enable organizations to create workforce housing and increase homeownership
- There is potential for Faith CDC, Habitat for Humanity and Franciscan Health to act as a stabilizing force in neighborhood. Faith CDC has been successful with community building and homeownership efforts, and Habitat for Humanity has moved its office into the neighborhood. Could Habitat for Humanity and Faith CDC focus on the Lincoln Neighborhood in a similar way to the Wabash Neighborhood if properties could be acquired at a low-enough cost for workforce housing?

Immediate Next Steps

- Meet with neighborhood landlords/ property managers to discuss potential strategies for rental property improvements/upkeep
- Promote a department of Public Works code enforcement blitz of the neighborhood, especially targeting problem rentals/landlords

Short-term Strategies

- Coordinate a series of “Rock-the-Block” events of volunteer-led improvements to target properties with owner consent and participation (<https://www.habitatcincinnati.org/what-we-do/rock-the-block.html>)

Long-term Strategies

- Promote the private real estate market to convert multi-unit rentals back into single-family homes with incentives for owner-occupied rehabilitation
- Target the north side of Downtown, including the Lincoln Neighborhood, for a blend of incentives, including targeted owner-occupied rehabilitation grants funded through the City and non-profits. These funds could be administered by the City and/or non-profits such as Habitat for Humanity or Faith CDC.

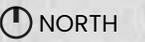
TARGETED PROPERTIES FOR IMPROVEMENT



Housing Rehab Opportunity



Vacant Land/Infill Opportunity



NORTH



Redevelopment of Underutilized Properties

Goal: Identify key properties/areas for redevelopment over time that fill residents' service or retail needs, establish more green space, or contribute to affordable housing opportunities in the neighborhood

Key Considerations

- Very little inventory of vacant land or structures (except for Franciscan Health parking lot properties near 14th)
- Need for senior housing and other innovative housing models (i.e. co-housing, supportive housing)
- Preference for live-work, missing middle and single family housing types over mixed-use development
- Consultant team has conducted successful conversations with Franciscan Health leadership regarding potential collaboration to meet neighborhood needs, including infill development
- Homestead CS in collaboration with tax-credit developers could play a significant role in a redevelopment strategy in collaboration with Franciscan Health in the benefit of the Lincoln Neighborhood

Immediate Next Steps

- Meet with The Tippecanoe County Area Plan Commission to review and adopt future land use changes into Comprehensive Plan. In addition, discuss zoning changes including Form Based Code for the area similar to what the Commission has implemented in other historic neighborhoods in the city.
- Convene a meeting with Lincoln, Hannah, and Historic Jefferson neighborhood leadership to discuss Franciscan Health properties and gain support for potential for future redevelopment

Short-term Strategies

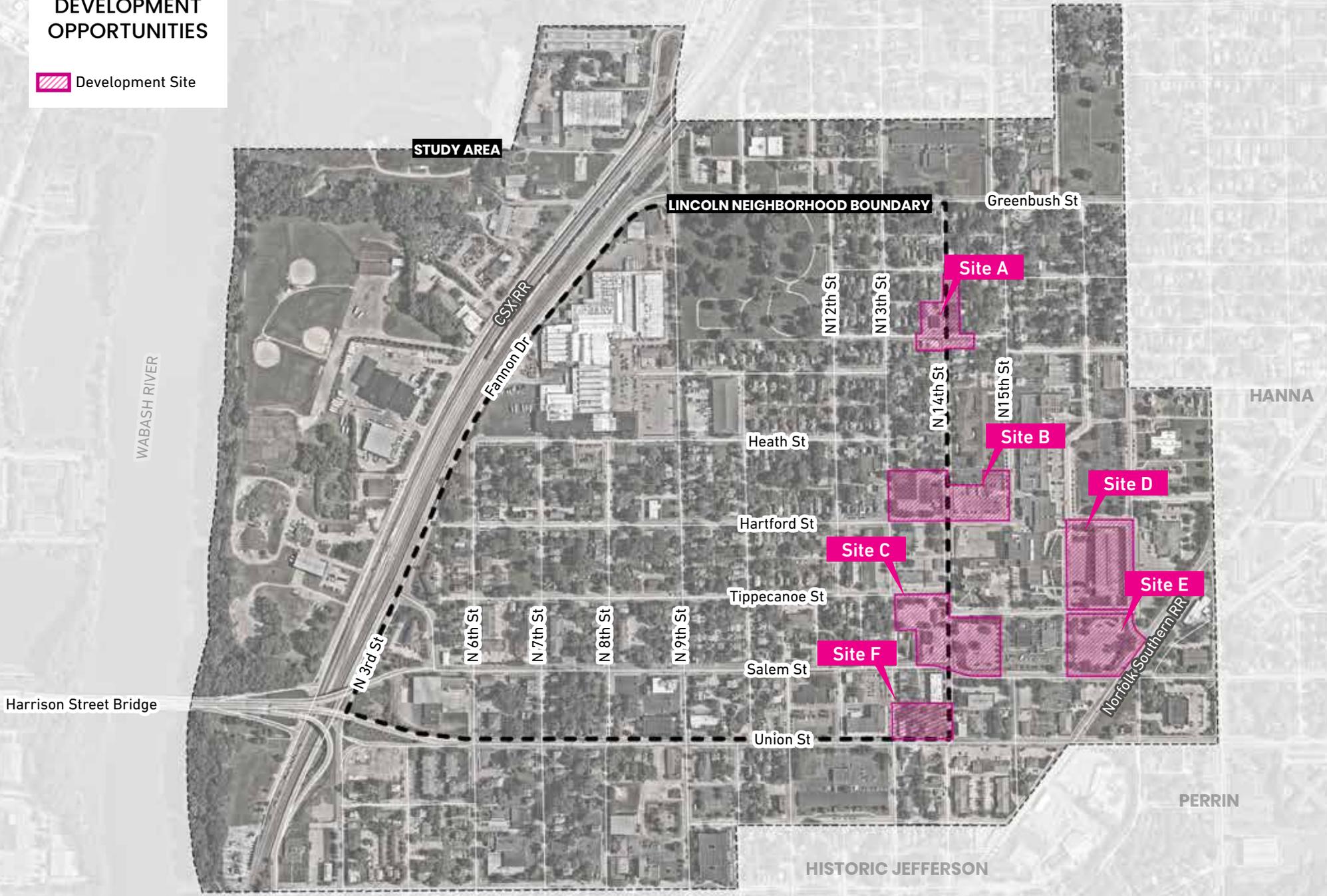
- Redevelop the vacant block at Union Street & N 14th Street as workforce housing (may include supportive housing or market rate units). Ensure activation and security of site to stabilize the area.
- Meeting with the City and Franciscan Health to determine what properties could be redeveloped for more workforce and nursing student housing (potentially as RFP process)
- Build a relationship between LTHC and Franciscan Health for nursing students and staff to provide health services at the LTHC facility, especially for residents directly out of hospital care

Long-term Strategies

- Work with Franciscan Health (if interested) to develop an RFP and hold a developer summit. Potential for master planning of multiple properties together
- Work with Franciscan Health to redevelop underutilized properties to expand services for homeless and vulnerable populations in partnership with LTHC (if interested)
- Support development of commercial buildings on lots with street frontage, especially 14th Street. Potential collaboration among Habitat Humanity, Faith CDC and Homestead for infill projects.
- Create a City led community land trust/land bank to acquire vacant and tax delinquent/tax sale properties for inclusion in a community land trust/land bank. These properties could be targeted for workforce housing and senior housing, small businesses, and live work (ground floor commercial and upper floor residential) small-scale developments. The development could then occur with collaboration between the City, Franciscan Health, non-profits, and tax credit developers such as Homestead CS (<https://www.lincolninst.edu/publications/articles/community-land-trusts>). Through this process, there may be potential for Franciscan Health to enhance its long-term commitment as an anchor in the neighborhood and goals for Community Health Benefits.

DEVELOPMENT OPPORTUNITIES

 Development Site



CASE STUDY: CLEVELAND, OHIO

CLEVELAND HOUSING NETWORK HOMEOWNERSHIP PROGRAM

Single-family homes developed and leased to LMI households who then have the opportunity to purchase the property after 15 years.



More information can be found here:
<https://chnhousingpartners.org/about/>

Structure:

- **Lease Purchase Program:** 15-year pathway to home ownership for low-income families
- In Year 16, the home is sold for the outstanding debt, granting significant equity to the homeowner
- Offers closing cost assistance, IDA programs and short-term, self-financed loans at 0% interest
- **Family Success Program:** works to ensure lease households are successful as homeowners, providing financial counseling for five years leading up to homeownership
- Families apply for the program through CHN or one of its CDC partners
- Residents provide basic, loving-care maintenance of their homes and yards. As owner, CHN handles larger maintenance and mechanical repairs, pays the water bill and property taxes

Who Lives There:

- Prospective tenants must have incomes below 60% AMI and must complete homeownership classes before moving in

Housing Types:

- Single family homes

Organization:

- CHN
- City of Cleveland land bank
- LIHTC partners such as Enterprise Community Investment, Keybank, Ohio Housing Finance Agency, and Ohio Capital Corporation for Housing

CASE STUDY: COLUMBUS, OHIO

HEALTHY NEIGHBORHOOD, HEALTHY FAMILIES INITIATIVE

A healthy community was created by focusing on neighborhood effects associated with extreme poverty such as blight, housing insecurity, crime, and poorly performing schools that impact child development and the community's health and wellbeing



Partnerships/Funding:

- Nationwide Childrens Hospital, United Way, Residents, Community Development for All People
- South Side Renaissance Fund (Fifth Third Community Development Corporation, First Financial Bank, First Merchants Bank, Huntington Community Development Corporation, JPMorgan Chase, PNC Bank, The Union Bank, The Affordable House Trust for Columbus and Franklin County and Ohio Capital Finance Corporation.)

More information can be found here:

<https://www.nationwidechildrens.org/about-us/population-health-and-wellness/healthy-neighborhoods-healthy-families>

Structure:

- **Healthy Homes:** More than 450 homes - Full-gut renovations, new builds with energy efficient and green features, grants to current residents for repairs
- **The Home Repair Program:** Provides grants to homeowners for exterior improvements to their homes (i.e. roofs, windows, doors, porches, siding, paint, gutters, fences, walkways, and landscaping)
- **The Residences at Career Gateway:** 58 Units of apartments and townhomes, along with on-site career development training for specific local job openings and skills necessary for any job position.
- A strategy for overcoming transportation and job promotion barriers for South Side employees
- **The South Side Renaissance Fund:** Provide long-term funding for acquiring, constructing, and permanent financing of up to 170 units of multi-family rental housing, for families earning 60%-80% AMI.
- **The Home Ownership Program:** Strategic acquisition of vacant and abandoned homes or lots and the construction of rehabilitation to be sold to persons earning $\leq 120\%$ AMI. Down payment assistance for hospital low-wage employees
- **Healthy Rental Homes Program:** Blighted units are renovated for renters/families ($\leq 80\%$ of AMI), with goal of impacting at least 300 units

Housing Types:

- Existing housing types (single-family, duplex, small multi-family)
- Historic single family homes
- New builds (apartments, townhomes, single family homes)

CASE STUDIES:

HOME IMPROVEMENT/REPAIR PROGRAMS

Hamilton County Home Improvement Program (Hamilton County, Ohio):

The Hamilton County Home Improvement Plan (HIP), as an initiative of the Hamilton County Commissioners and Treasurer, allows homeowners in communities throughout the county to borrow money to fix their homes through repair or remodel. The program does this at interest rates 3% below the lowest possible rate that would typically be offered by a bank. Loans from HIP can be used towards the following: Bathrooms, Decks, Kitchen Remodeling, Plumbing, Ceilings & Walls, Garages, Landscaping, Room Additions, Central Air & Furnaces, Gutters & Roofs, Paint & Carpeting, Siding, Windows & Doors, and more



Example: Covington, KY

Homeowner Repair Program (Covington, Kentucky):

The Homeowner Repair Program of Covington, KY assists eligible owner-occupants (low-income) of single family homes to address specific emergency repairs. These emergency repairs must be causing an imminent threat to life, health or safety. The Homeowner Repair Program, administered by the City of Covington's Neighborhood Services Department, is funded through the Community Development Block Grant. Loans can be used towards the following: Electrical Systems, Plumbing (includes gas, water & sewage), Heating/Cooling Systems, Roofing/Gutters, Exterior Accessibility

Over the past 10 years, the Homeowner Repair Program has helped 124 desperate homeowners with urgent repairs that posed direct threats to health, life, and the safety of people living there.

Homeowner Repair Program (Bloomington, Indiana):

The Owner Occupied Rehabilitation (OOR) Program offers affordable financing to qualified homeowners within the City of Bloomington to make property improvements. The program offers a 0% interest loan of up to \$38,500. Grant funds can also be incorporated into the program for defined energy improvement items within the scope of work. The program can also take the exterior of historic homes and restore them to their historic roots. The conditional loan forgiveness program allows up to \$7,500 for exterior improvements. Loans can be used towards the following: Roofing Repair/Replacement, Foundation Repair, Heating/HVAC Repair & Replacement, Appliance Replacement, Flooring Replacement

CASE STUDY: NATIONWIDE

ROCK-THE-BLOCK



“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/>

CASE STUDY: NATIONWIDE

OXFORD HOUSE

**Self-run, self-supported group homes that are alcohol and drug free.
Provides transitional homes between early recovery and past/new homes.**



More information can be found here:

<https://www.oxfordhouse.org/>

Structure:

- Democratically run and self-supported
- Members vote to determine if applicant is accepted
- Homes can be stand-alone or affiliated with the Oxford House
- The Oxford house does not own properties, it encourages individuals to rent, become affiliated and build a network
- Members of the Oxford House elect the following officer: president, treasurer, comptroller, secretary, coordinator. These officers each have a role to play in the system of operations

Who Lives There:

- People recovering from alcohol and drug abuse

Housing Types:

- Single family homes (Ideally four bedrooms and rooms big enough for sharing)
- Proximate to public transportation

Organization: Oxford House

THE RIVERPORT FAMILY SCHOLAR HOUSE

A comprehensive living community featuring three different types of affordable housing developments merged with community services, neighborhood serving retail, and a community park.



Partnerships/Funding:

- University of Louisville
- Outside service providers
- Funding: LIHTC, tax-exempt bonds, state and local HOME loans, Kentucky Housing Corporation, philanthropic contributions, City of Louisville, housing vouchers

More information can be found here:

<https://www.huduser.gov/portal/casestudies/study-102919.html>

Structure:

- Support services and academic programs for residents, and surrounding neighborhoods: computer lab, art studio, tutoring, academic coaching, and time management skills
- Classes on personal financial management and professional skills training, including mentoring session and seminars on résumé building and interview techniques; also loans professional attire for job interviews
- Access to two food pantries and provide life skills classes (budgeting, healthy cooking, and parenting techniques)
- Outside service providers offer mental and physical health screenings, tax preparation, etc.
- Children's programs (tutors, homework support, art therapy sessions), playground, childcare

Who Lives There:

- Single-parent families and foster care alumni
- Earning <60% AMI, have a high school diploma or GED, and pursuing post-secondary education

Housing Types:

- 2-3 Story building
- 32 Two-bedroom units for single-parent families
- 32 One-bedroom units for foster care alumni under 25 years old

MUNISING MARKETPLACE

Mixed-use workforce development project with mixed-income residential units and a collaborative workforce center designed to foster job creation and placement for local workers and businesses.



More information can be found here:

<https://www.radioresultsnetwork.com/2022/08/02/munising-marketplace-to-be-redeveloped-providing-needed-housing/>

Structure:

- Job skills training, housing wrap-around services and direct placement to good-paying jobs with businesses within the development.
- Master-leased and managed by MichiganWorks!
- Street-level commercial space - retail/restaurant tenants encourages to participate in placement hiring programs
- Workforce development center with on-site coaching, job placement and employer-driven skills training to facilitate tenant employment.
- Local apprenticeships, youth training

Who Lives There:

- A portion of the units will be set aside for individuals earning less than 80% AMI

Housing Types:

- Workforce housing with 36 studios, one- and two-bedroom units

Partnerships:

- Alger County Land Bank
- MichiganWorks!
- State Land Bank Authority

CASE STUDY: NATIONWIDE

THE MISSING MIDDLE

Missing Middle Housing is a range of housing types of multiple scales compatible with single-family homes in many historic neighborhoods. Infill with new housing of a denser scale blended with existing housing options meets the need for more housing choices at differing price points for sale and for rent. Except for historic neighborhoods, there are very few new examples of infill housing in this category, including; courtyard apartments, duplexes, four-plexes, live-work/mixed-use, townhomes, and small lot single-family.

More information can be found here: <https://missingmiddlehousing.com/>



Site A: Building Rehab & Adaptive Reuse

Site A includes a small commercial node at the intersection of North 14th Street and Howell Street. Existing businesses include the Linwood Tavern Bar & Grill, King's Circle barber shop, and the Double Deuce Saloon. These commercial buildings are mostly single-story, with one building as a two-story with apartment units on the second floor. These commercial buildings are mostly single-story, with one building as a two-story with apartment units on the second floor.

There is an opportunity for this intersection to become a neighborhood commercial node, with the existing businesses attracting additional first floor commercial uses. Adaptive reuse and rehabilitation could further activate this intersection by creating attractive space in the vacant buildings to draw in more businesses to service the neighborhood.



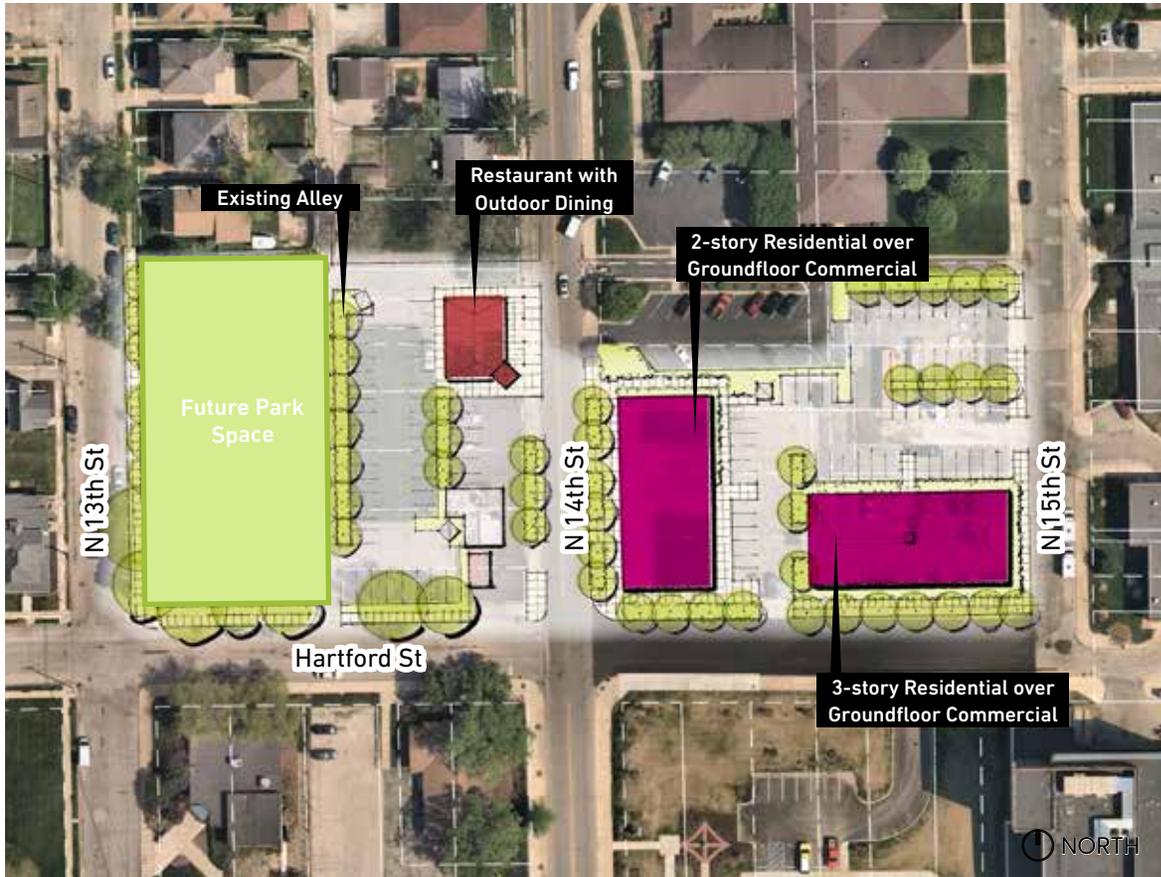


Site B: Family-Oriented Uses

Site B consists of property owned by Franciscan Health, including surface parking lots, Budes Drive-In, and vacant lots. There is potential for some of the surface parking in this area to be redeveloped into mixed-use development if it is excess parking. Budes is a major asset to the neighborhood, and the development of this area should complement it. The vacant lots behind Budes is an opportunity for new park space and a partnership with Franciscan Health, including seating, recreation, and play structures. In addition, the parking lot immediately to the north of Budes could support a new commercial business.

This site presents a major opportunity to build upon Budes as a community gathering space, especially for residents of the neighborhood's western side.





Concept Design

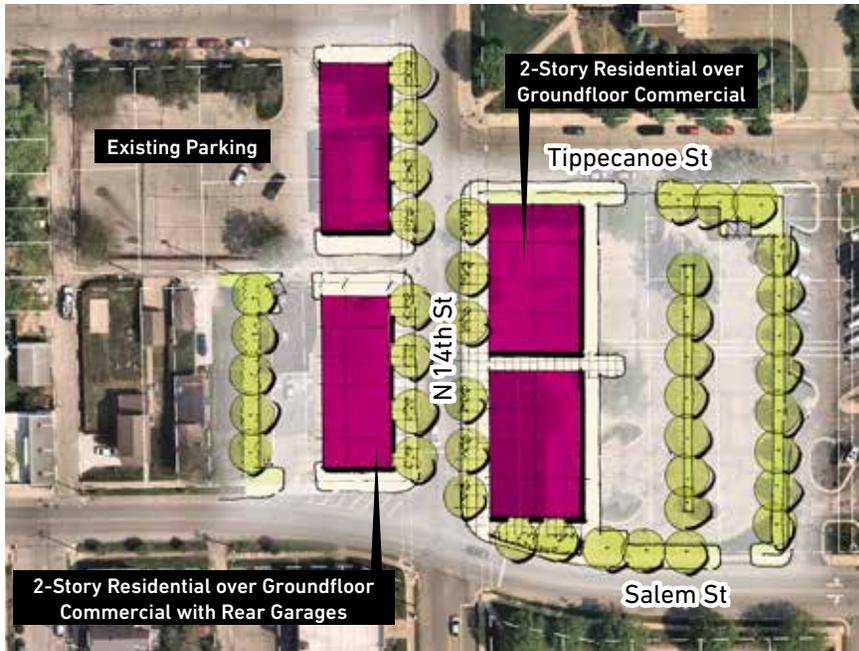
Commercial	9,400 SF
Residential	50,000 SF / 50 units
Population Added	105 residents
Jobs Added	16 - 32 jobs



Site C: Mixed-Use Anchor

Site C is positioned at a crucial intersection of Salem Street and North 14th Street. This site location has the potential to become an attractive gateway into the Lincoln Neighborhood. The site consists of mostly surface parking lots owned by Franciscan Health, as well as the Village Pantry and the newly located Habitat for Humanity office. This site could redevelop into small-scale mixed-use buildings that create active frontage along North 14th Street. The existing Habitat for Humanity could remain and occupy a new single-story building or the ground floor of a new mixed-use building. Second-story apartments and/or townhomes could provide much-needed housing for staff and nursing students at the Franciscan Nursing School.





Concept Alternative #1

Commercial	20,800 SF
Residential	56,000 SF / 56 units
Population Added	118 residents
Jobs Added	35 - 71 jobs



Concept Alternative #2

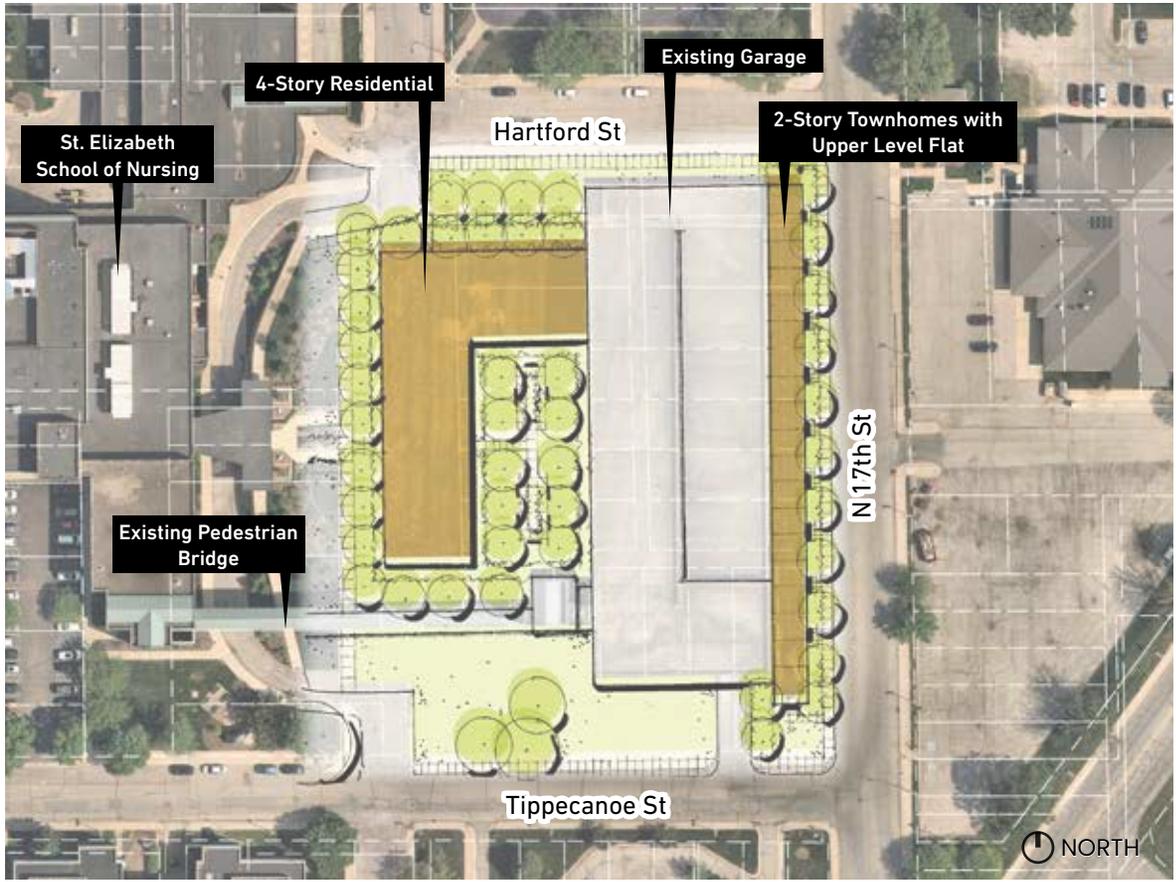
Commercial	28,000 SF
Residential	41,000 SF / 37 units
Population Added	77 residents
Jobs Added	48 - 96 jobs



Site D: Student Housing on Campus

Site D consists of a multi-story parking garage structure and an empty lot where a historic building serving the hospital formerly stood. This site could fill a gap in housing for nurses, hospital staff, and nursing students at the Franciscan Health campus. Workforce housing within the campus could alleviate affordable housing concerns and transportation dependence getting to and from the campus. This could accommodate a larger-scale apartment building and townhomes along North 17th Street.





Concept Design

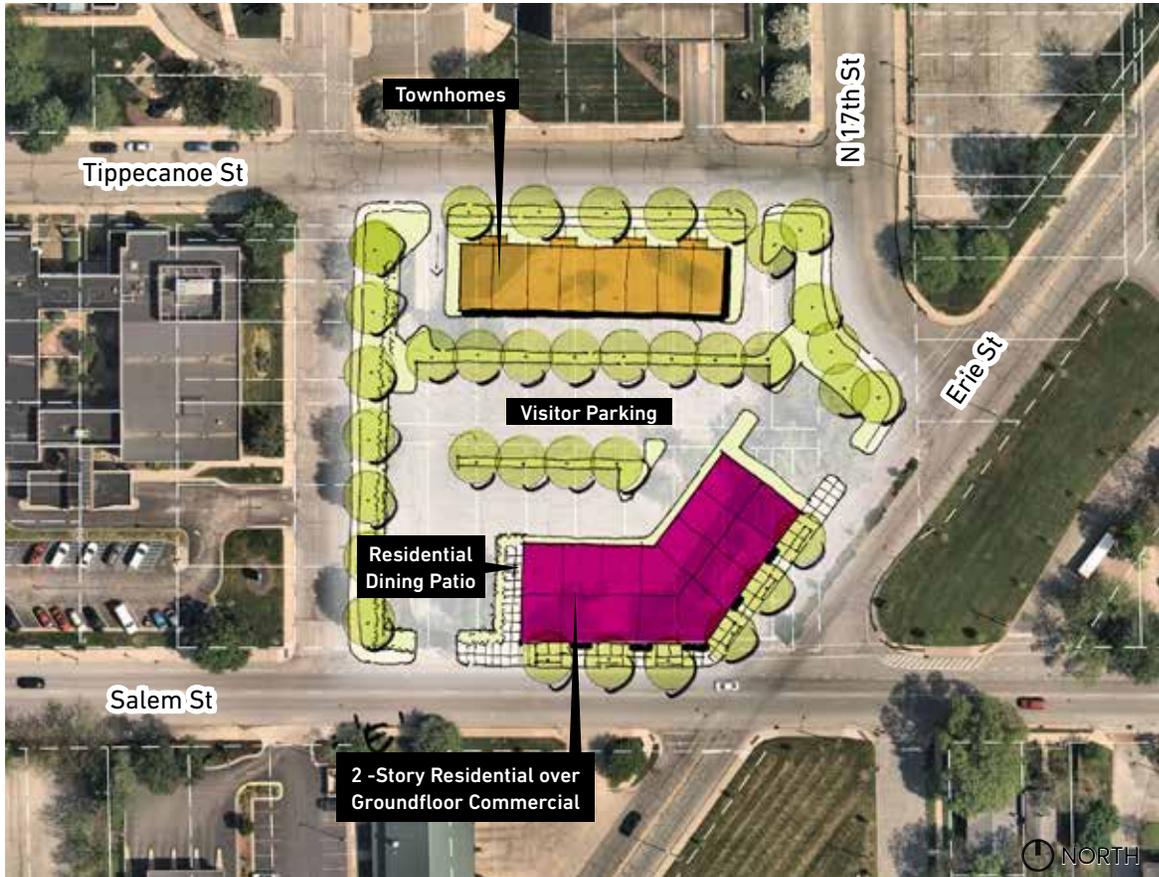
Commercial	0 SF
Residential	137,200 SF / 122 units
Population Added	256 residents
Jobs Added	0 jobs



Site E: Activate Salem and Erie Streets

Site E is located at another highly visible intersection at Salem and Erie Streets. This site is exclusively surface parking owned by Franciscan Alliance. There is an opportunity to re-activate the corner with a mixed-use building fronting Salem Street and Erie Street. The rear of the site could support townhomes that face internally towards the Franciscan Hospital campus. These townhomes could provide housing for hospital staff or nursing students, providing easy access to the hospital facilities.





Concept Design

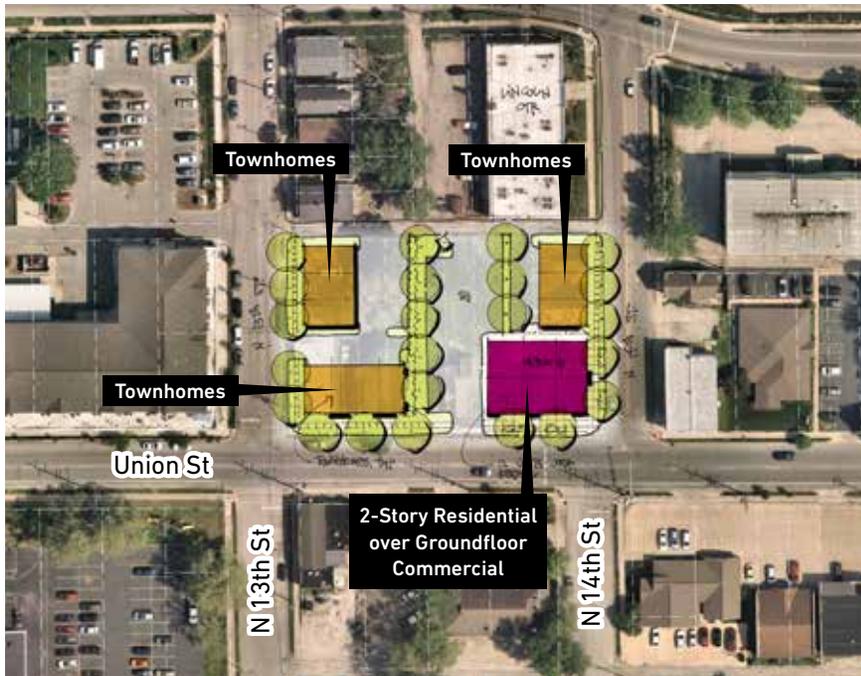
Commercial	10,800 SF
Residential	44,400 SF / 38 units
Population Added	79 residents
Jobs Added	18 - 37 jobs



Site F: Mixed-Use Block

Site F consists of mostly vacant land, with the exception of a few remaining structures. Property aggregation by a development entity has begun on this block for potential redevelopment. This plan considers a mix of uses on this block, including small-scale mixed-use buildings and townhomes. Frontage should be maintained along Union Street that is consistent with adjacent blocks.





Concept Alternative #1

Commercial	4,800 SF
Residential	30,000 SF / 22 units
Population Added	46 residents
Jobs Added	8 - 16 jobs



Concept Alternative #2

Commercial	8,400 SF
Residential	56,000 SF / 56 units
Population Added	117 residents
Jobs Added	14 - 28 jobs



Public Safety & Amenities

Goal: Address concerns of neighborhood safety through installation of public amenities and coordination of community monitoring coupled with targeted police enforcement of public areas

Key Considerations

- Safety concerns concentrated within 1/4 mile of LTHC due to loitering, illegal behavior, and nuisances. Increased patrolling, motion-activated lighting or alley vacation may alleviate these issues
- Alleysways need investment, cleanup and lighting, possibly including public art and activation
- Upgraded streetlights were recently added to the neighborhood, but some dark areas remain along roads and alleyways
- Lack of public trash receptacles in some areas have caused trash and debris to collect in private yards or alleys

Immediate Next Steps

- Explore how social workers and public safety officials can provide care tailored to elderly, vulnerable and homeless populations

- Organize regular neighborhood night walks or bike rides similar to “National Night Out” to bring eyes to the street and determine target areas
- Coordinate volunteer alleyway cleanups with installation of public art and landscaping at highly visible key locations
- Work with the City to identify priority locations to address littering with trash receptacles and incorporate into bus stop improvements

Short-term Strategies

- Explore options with the City to implement increased patrolling, motion-activated lighting, alley closures, alley paving and landscaping, and new streetlights
- Install trash receptacles at priority locations



National Night Out Event



Volunteer Alley Clean-up Event



Historic Lighting



Transit Amenities

Goal: Improve the transit rider experience through targeted investments at key bus stop locations

Key Considerations

- High dependence on public transit for commuting to work or accessing resources
- Most heavily used stops are located at 14th Street/Hartford Street, Fannon Drive/Salem Street, 9th Street/Greenbush Street, and 14th Street/Salem Street
- Need for ADA accessibility especially apparent at bus stop locations
- The bus stop at LARA on Union Street services patrons of LTHC, but there are safety concerns crossing Union Street without a signal or marked crossing

Preliminary discussions with CityBus helped identify the most feasible improvements at the most heavily used stops.

- 14th Street & Hartford Street: There is an opportunity for placemaking with shelter and amenity improvements. The stop on the south side of Hartford Street already has a shelter built.
- 14th Street & Salem Street: irregular S-curve intersection and bike lane on north side of Salem Street causes busses to cross over bike lanes to reach the curb.

There is potential for a floating bus island that would move the bus stop away from the bike lane and eliminate bike lane crossover. Short-term tactical urbanism could be applied to test bus stop improvements. This concept should be further studied with the City engineers in conjunction with CityBus.

- 9th Street & Greenbush Street: Lack of additional space and the presence of retaining walls makes improvements at this stop unfeasible
- Fannon Drive & Salem Street: This is a large intersection with the potential for amenity improvements

Immediate Next Steps

- Work with CityBus to identify improvements for specific bus stops, especially on 14th Street, Union Street, and Salem Street. Potential to incorporate placemaking or public art into improvements

Short-term Strategies

- Install improvements to select locations, including: bus shelters, benches, trash receptacles, public art etc.



Bus stop at N 14th Street & Salem Street



Example: Temporary Floating Island Bus Stop



Example: Floating Island Bus Stop



Example: Floating Island Bus Stop

CASE STUDY: MILWAUKEE, WISCONSIN

MCTS BUS SHELTER ART PROJECT

Innovative program that gives local artists access to displaying their art as a mural on MCTS bus shelters



The Bus Shelter Art Project in Milwaukee, Wisconsin, allows local artists to display their art on Milwaukee County Transit System (MCTS) bus shelters across the community. This innovative art project began as a collaboration between MCTS and the non-profit Bus Art Project MKE. Artworks are submitted by interested community members/groups or local artists and selected by a committee. In the first year, Bus Art Project MKE raised funding for mural production and installation. In subsequent years, MCTS has taken full ownership of the project, and bus shelters are individually sponsored by local businesses, neighborhood groups, etc.

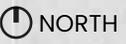
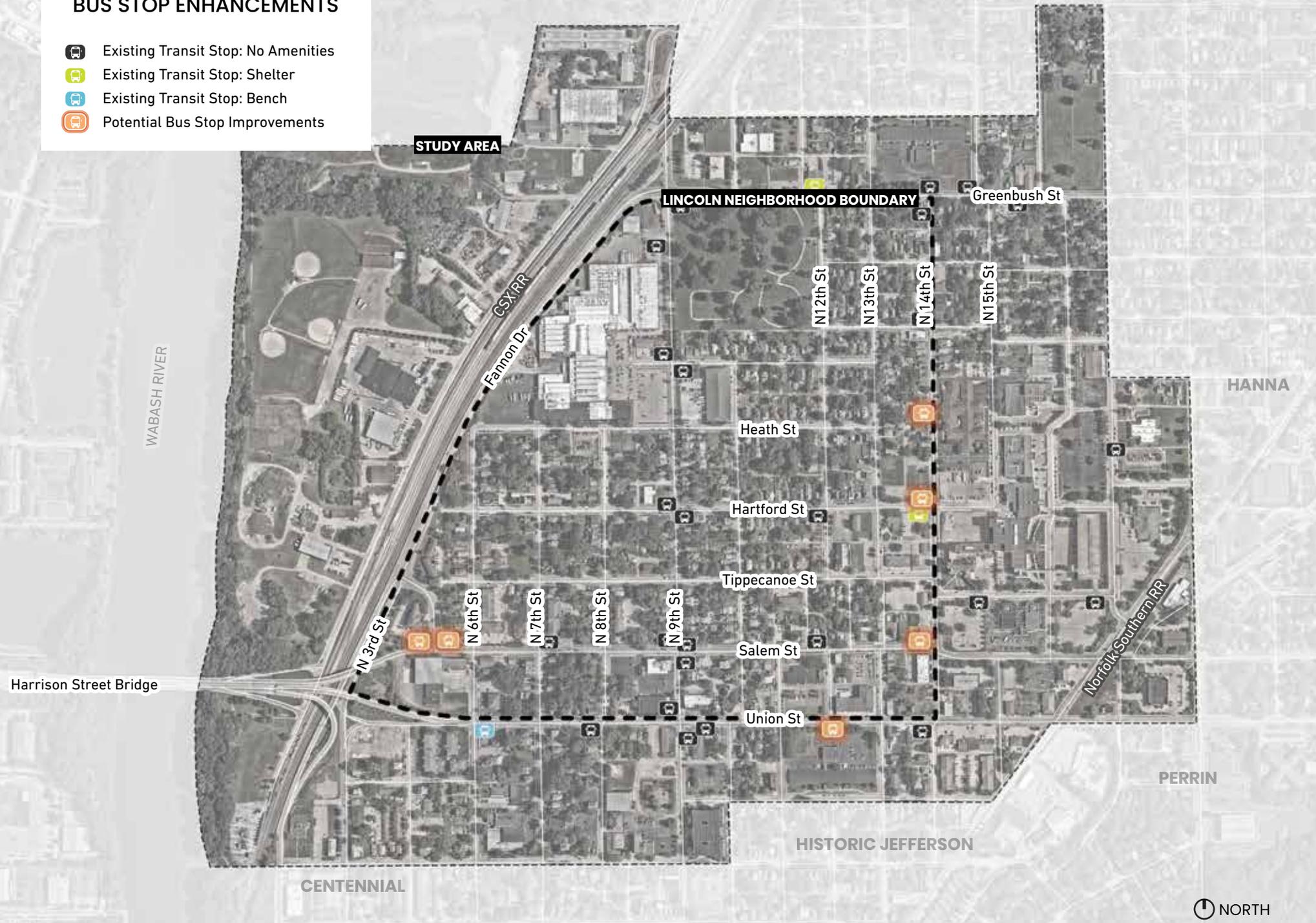
Since 2018, the Bus Shelter Art Project has installed artwork on over 30 MCTS bus shelters.

The project, however, does not include maintenance or repair of applied art graphics, and the applicant is encouraged to consider the potential need in its budget.

More information can be found here: <https://www.ridemcts.com/programs/bus-shelter-art-project>

BUS STOP ENHANCEMENTS

-  Existing Transit Stop: No Amenities
-  Existing Transit Stop: Shelter
-  Existing Transit Stop: Bench
-  Potential Bus Stop Improvements



Traffic Calming & Street Design

Goals: Create a safer environment for all users, including vehicles, pedestrians, and bicyclists

Key Considerations

- Cut-through traffic is an issue along 9th Street and 14th Street. A mini-traffic circle, like the one built in the Jefferson neighborhood, may be appropriate
- Pedestrian connectivity and safety along and across Union and Salem are of concern. A two-way conversion is suggested in the Jefferson Neighborhood Plan. Pedestrian connections could be improved on Greenbush and Hartford and 9th Streets.

Immediate Next Steps

- Work with City Engineer to conduct traffic counts and photography on Greenbush to determine potential vehicle conflict areas. Study potential intersection safety improvements for vehicles and pedestrians

Short-term Strategies

- Implement traffic calming and streetscape improvements, including mini-traffic circles at identified problem intersections, and pedestrian safety improvements across key corridors, such as 9th Street, Union and Salem, 14th Street and Hartford Street

- Apply green infrastructure/utility improvements to inspire additional private investment in target areas and to be incorporated into future development



Tactical Urbanism: Traffic Circle Testing



Tactical Urbanism: Pedestrian Bump-outs Testing



Example: Raised Crosswalk



Constructed Traffic Circle (Jefferson Neighborhood)



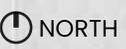
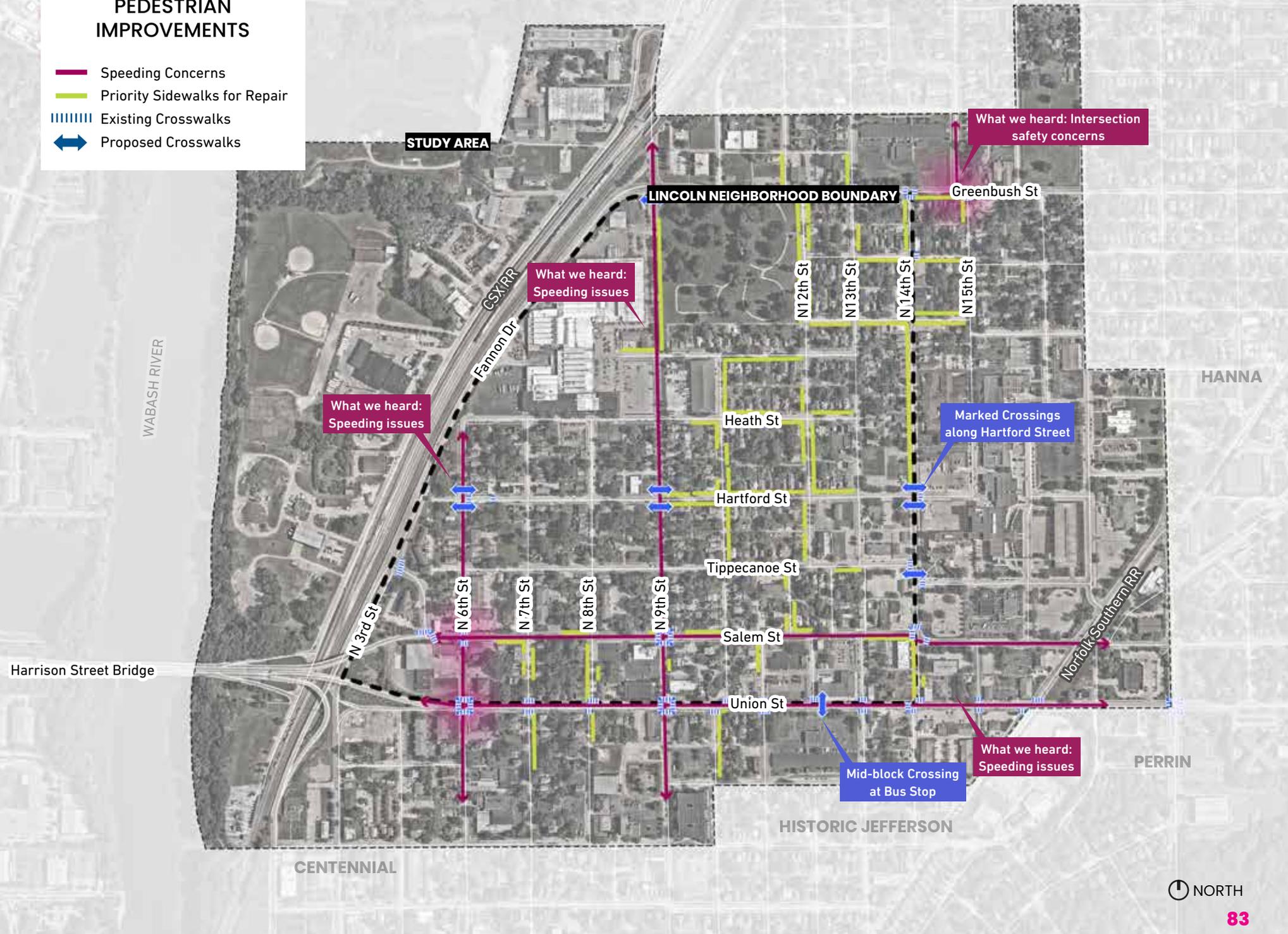
Example: Midblock Crossing with Bump-outs



Rectangular Rapid Flashing Beacon

PEDESTRIAN IMPROVEMENTS

- █ Speeding Concerns
- █ Priority Sidewalks for Repair
- Existing Crosswalks
- Proposed Crosswalks



Bike Connectivity & Trail Access

Goal: Increase bikeability to and from the neighborhood, with particular emphasis on establishing safe biking routes to the riverfront

Working Group

Form a working group among neighborhood leadership, the City, and WREC to advocate for enhanced riverfront connectivity and activation. Potential to study City- and WREC-owned properties north of Harrison Bridge.

Key Considerations

- Access to the Wabash Riverfront and Wabash Heritage Trail is difficult, and residents use unsafe routes and ways to reach the trail. Central and North Reach Plans by WREC explored options for pedestrian connectivity.
- Bike lanes on Union and Salem Streets feel unsafe with high vehicle speeds

Immediate Next Steps

- Evaluate three alternatives to access the riverfront and Wabash Heritage Trail with the City and WREC. Explore if the City and/or APC could provide funding for a connection over the rail or funding a feasibility and preliminary engineering study

Short-term Strategies

- Explore infrastructure options for bike connections to existing bike lanes on Union and Salem, such as a multi-use path on 14th Street
- Explore additional bike routes to divert bike traffic onto smaller neighborhood streets as an alternative to Union/Salem bike lanes.
- Designate Hartford Street as a "bike boulevard" to function as a bike route alternative to Union and Salem Streets and connect to existing facilities using the North 14th Street multi-use path and sharrows on North 6th Street

Long-term Strategies

- Develop a trail and trail connection to the riverfront and Wabash Heritage Trail, potentially as part of the Central and Northern Reach Plans implementation



Bike/Pedestrian Bridge (Ramped)



Bike/Pedestrian Bridge (Ramped)



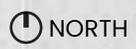
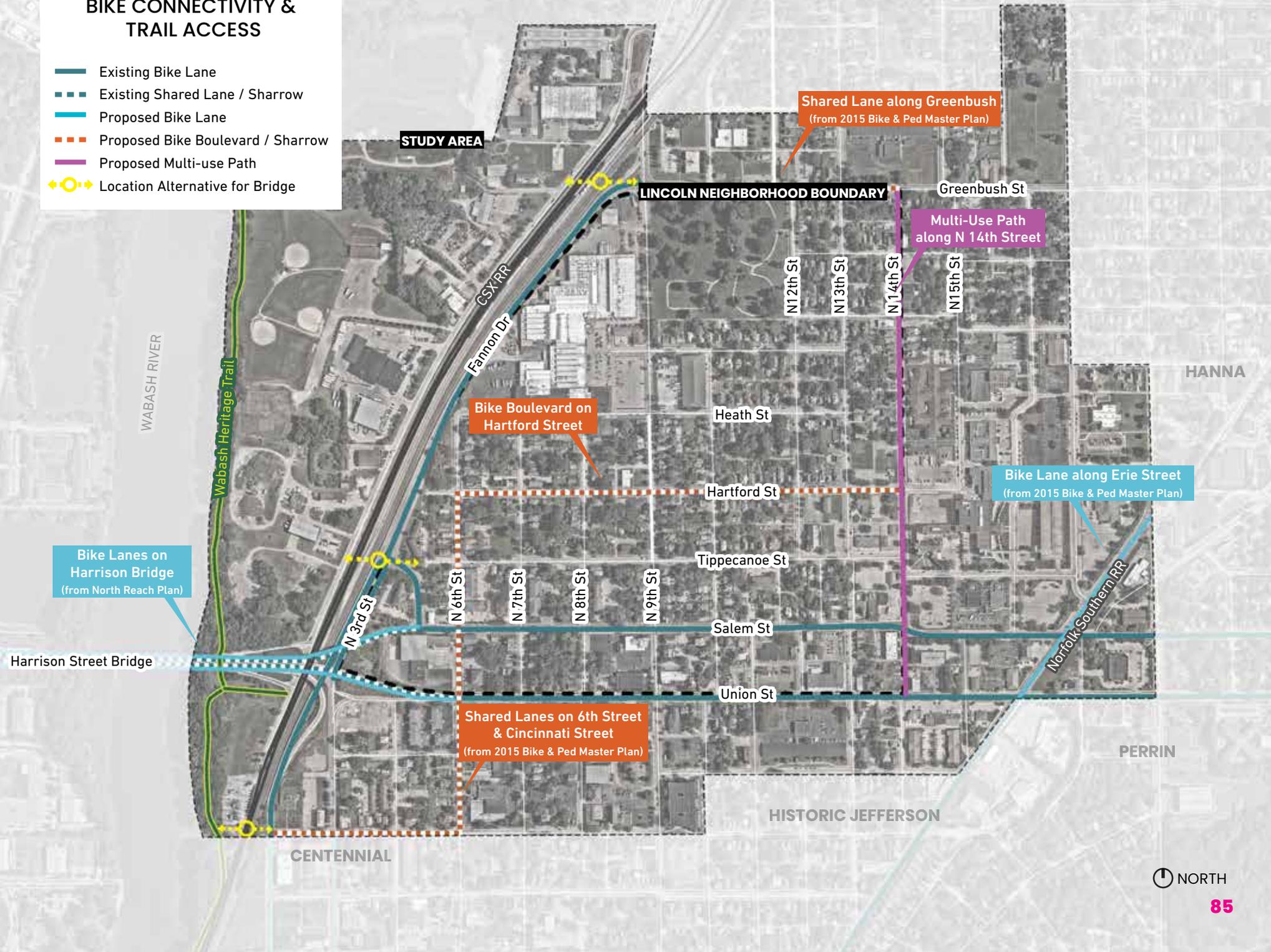
Bike/Pedestrian Bridge (Stairs with Bike Rail, Elevator)



Example: Shared Streets / "Sharrows"

BIKE CONNECTIVITY & TRAIL ACCESS

- Existing Bike Lane
- - - Existing Shared Lane / Sharrow
- Proposed Bike Lane
- - - Proposed Bike Boulevard / Sharrow
- Proposed Multi-use Path
- ⬅️⊙➡️ Location Alternative for Bridge



North 14th Street: from Union Street to Hartford Street

North 14th street currently shows two conditions within the Lincoln Neighborhood. The southern segment (from Union Street to Hartford Street) has wider sidewalks where commercial or medical-related uses exist, and the northern segment (from Union Street to Greenbush Street) has narrower sidewalks and lawns where uses transition to smaller-scale, primarily residential.

Existing Conditions

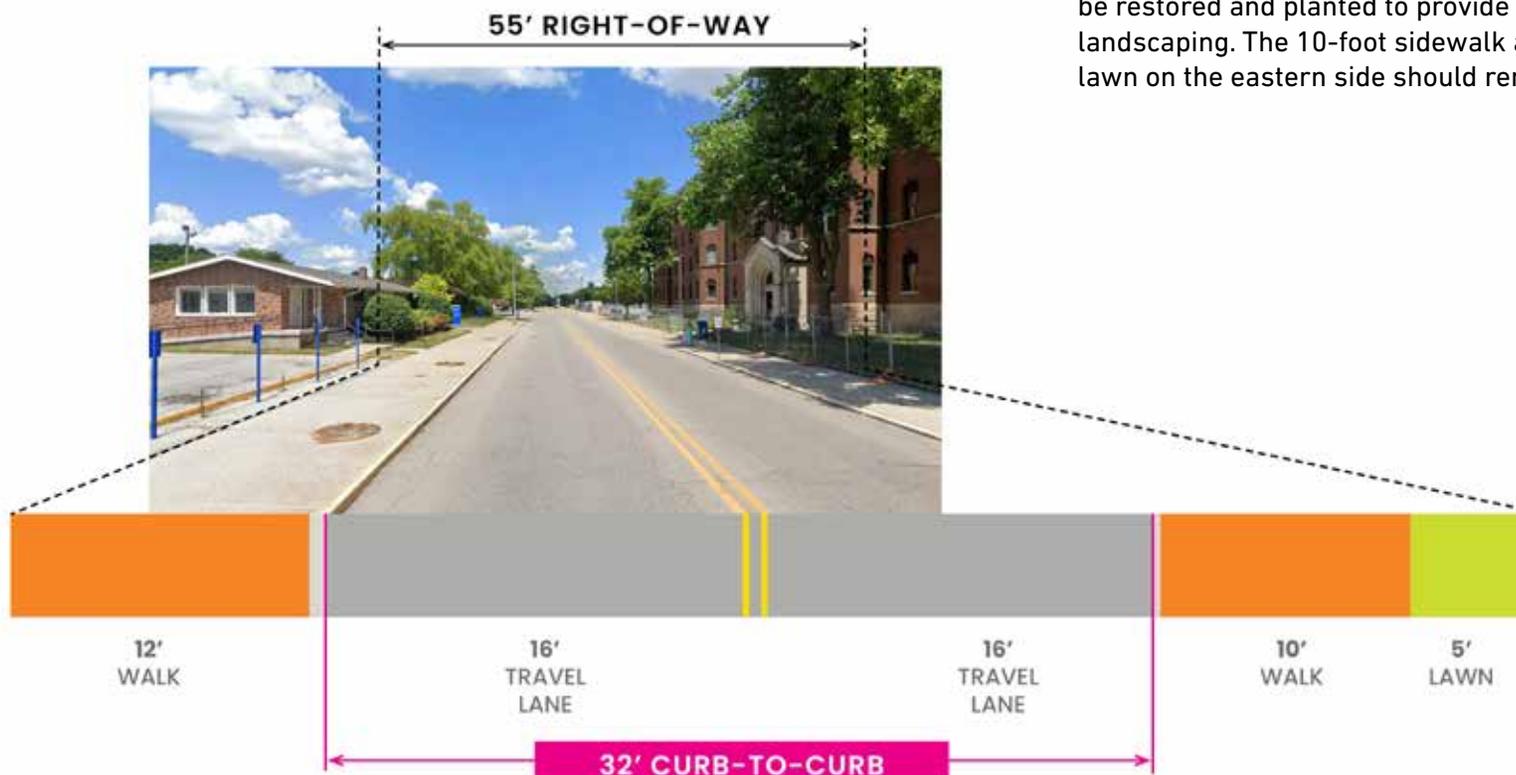
Existing Conditions

In this southern segment, the roadway consists of two travel lanes, one in each direction. Sidewalks vary between 10 and 12 feet wide. There is evidence of former street trees planted in tree wells on the western side of the road.

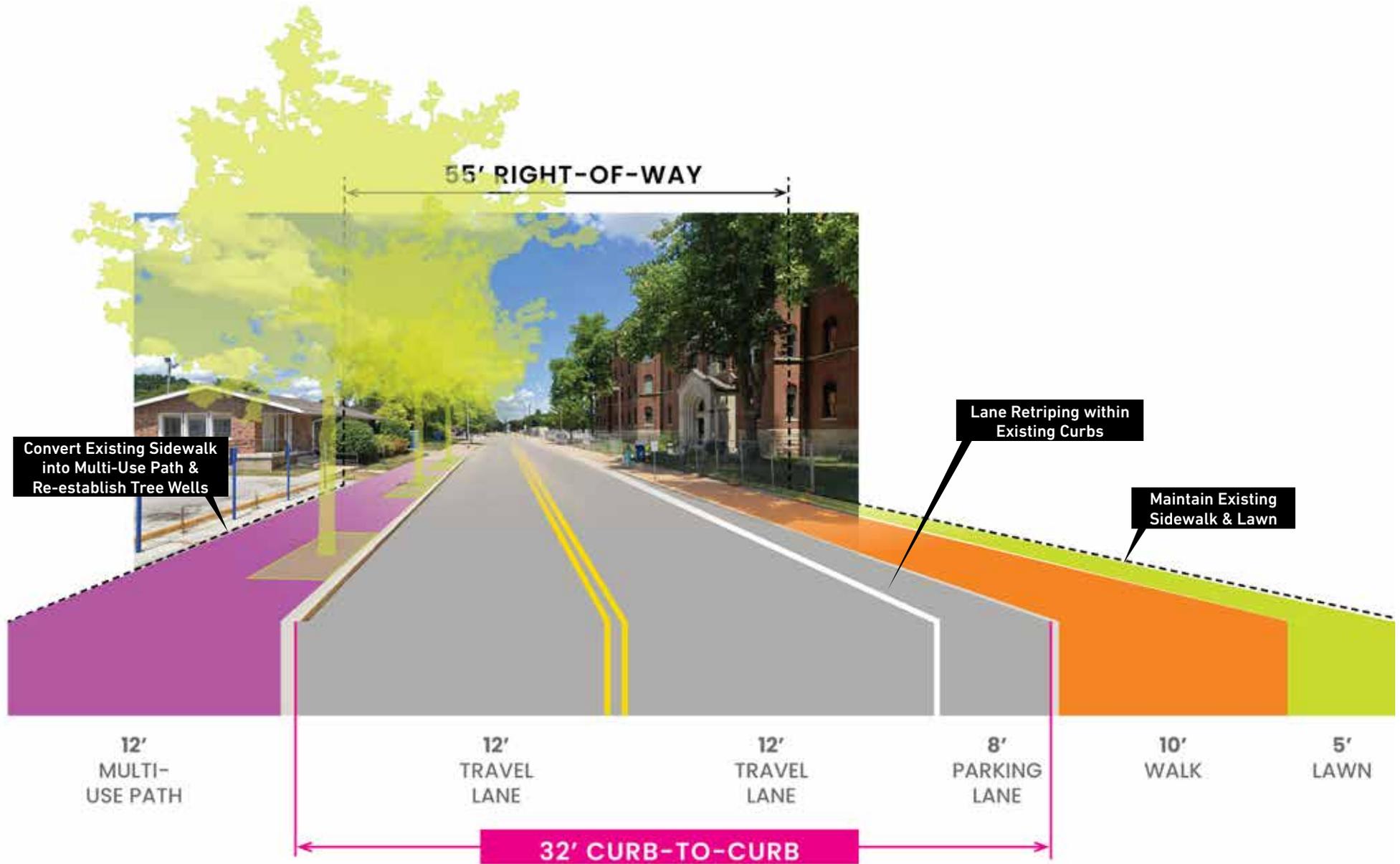
Proposed Design

While maintaining the existing curbs, the roadway could be restriped to narrow the 16-foot travel lanes to 12-foot lanes. This would allow for a lane of on-street parallel parking on the eastern side of the road. This parking lane will connect continuously with the existing parking in the northern segment.

The generous sidewalk on the western side of the road shows the potential to transform into a multi-use path, accommodating both pedestrians and bicyclists. Tree wells could be restored and planted to provide shade and landscaping. The 10-foot sidewalk and 5-foot lawn on the eastern side should remain.



Proposed



North 14th Street: North of Hartford Street

Existing Conditions

North of Hartford Street, the right-of-way is unchanged from the southern segment, but the scale of development transitions into residential homes.

The roadway width is also consistent with the southern segment. However, this segment provides narrower travel lanes and a lane of on-street parallel parking on the eastern side of the road. Five-foot sidewalks exist on both sides of the road, with a very narrow strip of lawn between the sidewalk and the curb. Additional lawn of varying widths existing on the far side of the sidewalk.

Proposed Design

The roadway should remain unchanged, but the existing on-street parallel parking could be formalized with striping. To establish connectivity for bicyclists and pedestrians, the western side of the road in this segment also has the potential to transform into a 12-foot-wide multi-use path with street trees. The sidewalk and lawns on the eastern side of the road should remain.

Existing Conditions



Proposed





WELCOMING



PLAYFUL & ACTIVE



ROOTED



RESOURCEFUL & SUPPORTIVE

Park/ Public Space Activation

Goal: Establish a new gathering place for the community and enhance an existing asset

The potential to re-purpose vacant property owned by Franciscan Health as a park behind Budes is an opportunity to build a partnership with Franciscan health to benefit the community and serve a need in the neighborhood. The park could blend public art in collaboration with TAF, gathering spaces, food gardens in partnership with GrowLocal, and outdoor exercise equipment and be integrated into a walking loop throughout the neighborhood. This green space could satisfy commitments by Franciscan Health for positive community health impacts and fill a critical need for park space in this portion of the neighborhood. This space could create a destination around Budes designed to be flexible for family activities welcoming to all community residents. This could further activate the 14th Street corridor in a way that spurs other economic development in the area.

Key Considerations

- Vacant lot behind Budes is owned by Franciscan Health and is in a key location next to a neighborhood asset
- There is a need for park space on the east side of the neighborhood

Immediate Next Steps

- Begin planning for short-term projects and community events for Spring/ Summer 2023. Cultivate relationships to build capacity and seek funding for implementation. Partners may contribute volunteer hours or designate funds.
- Partner with Historic Jefferson Neighborhood, Lafayette School Corporation, Salvation Army, and LTHC to enhance the green space at the Washington Education Center, including pedestrian crossings across Union for Lincoln residents to access safely

Short-term Strategies

- Engage non-profits and residents to build/ paint open space amenities or small structures (i.e. picnic tables, pergolas, trash receptacles, dumpsters, crosswalks)
- Explore potential for Franciscan Health's permission to use the lot behind Budes for a neighborhood placemaking and tactical urbanism strategy. If granted, seek funding for play and exercise-based activation. This could then become a permanent, long-term strategy to create a park space owned and maintained by the City.

Long-term Strategies

- If the tactical urbanism/placemaking at the lot behind Budes is successful, explore potential for long-term, permanent activation of the site



Example: Pop-up Movie Theater



Example: Pickleball Court



Existing Lot



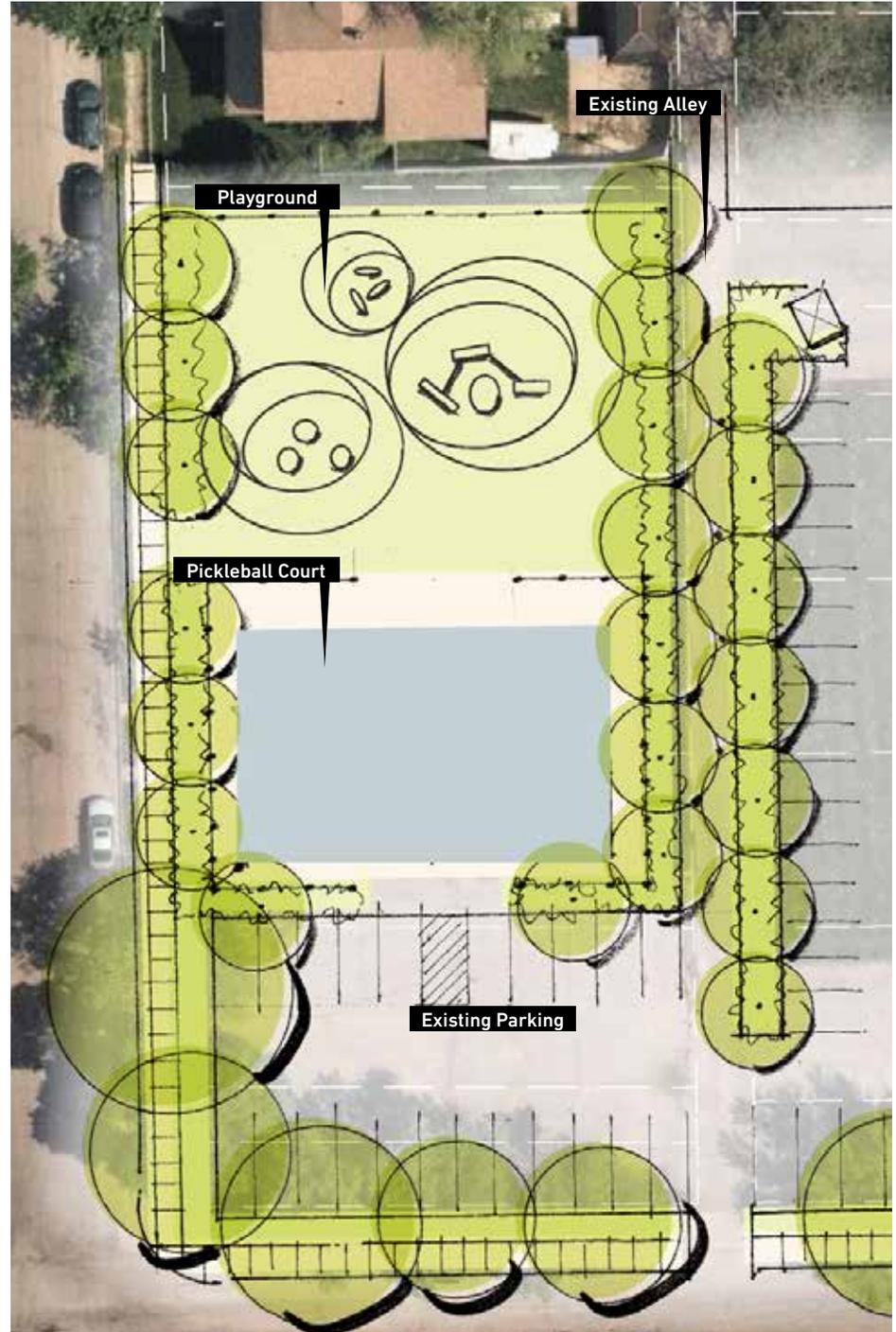
Dorrian Green, Columbus, Ohio



Max Family Garden, Brooklyn, New York



Livingston Park, Columbus, Ohio





Placemaking & Neighborhood Identity

Goals: Celebrate the neighborhood's important role in the history of Lafayette with public art; activate everyday spaces in the neighborhood with locally-designed art, implemented by the neighborhood residents

Key Considerations

- Rich history of the Park Mary neighborhood, the African American community, St. Elizabeth Hospital, and the area of the neighborhood known today as Upper and Lower Lincoln
- African American history of the neighborhood is not well documented and is at risk of being lost over time

Immediate Next Steps

- Explore possibility for grants from historic/cultural organizations and Purdue University to further research the history of the African American neighborhood. There is potential for an oral project recording residents' stories.

Short-term Strategies

- Explore a partnership with TAF and Second Baptist Church to tell the African American history of Lafayette focusing on the Lincoln Neighborhood. There is potential for public art (i.e. Long Street Cultural Wall, Columbus, Ohio).

More information about the Long Street Cultural Wall can be found here: <https://www.mkskstudios.com/projects/i70-i71-long-street-bridge>

- Celebrate history through a story loop integrated into public spaces through kiosks, public art and interactive signage
- Design and install a historic plaque/ marker at the Lincoln School as part of the history loop

Long-term Strategies

- Commission public art along Union and Salem Streets, 9th Street and 14th Street at major intersections, bus stops, and alleyway entrances
- Sponsor a design competition to create new neighborhood gateway signage
- Collaborate with partners to include history of place as part of the story loop in the Lincoln Neighborhood. Partners could include Habitat for Humanity, Faith CDC, Fairfield Township, the City of Lafayette, Salvation Army, LTHC, TAF, WREC, GrowLocal, and other corporate and nonprofit sponsors. Stories could focus on the neighborhood's history, including immigrant, African American, and modern history of how this place has changed. This could be supplemented by art and activities authentic to the neighborhood.



Community Garden-Themed Art



Retaining Wall Mural



Painted Crosswalks / Intersection



Sculptures



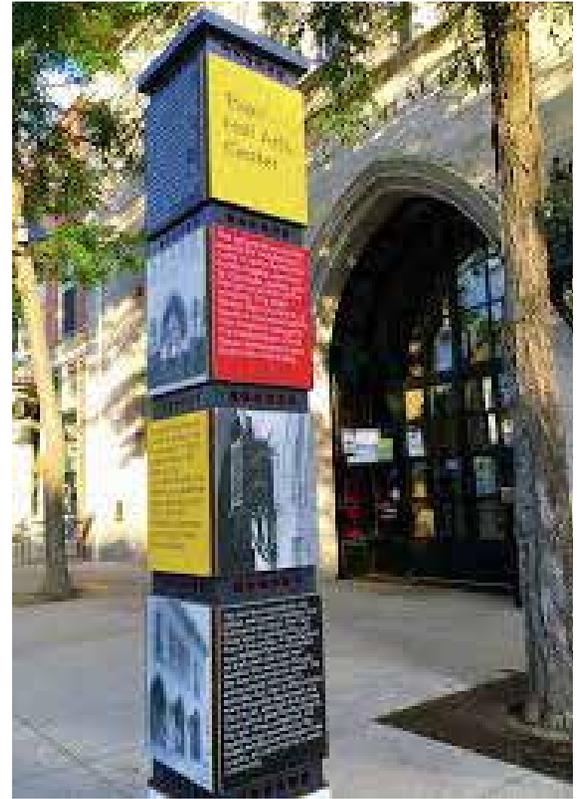
Example: Recycled Materials Sculpture



Example: Interactive Play/Sculpture



Example: Little Free Library/Pantry



Littleton, Colorado



Long Street Cultural Wall, Columbus, Ohio



Example: Interactive Public Art

IMPLEMENTATION STRATEGY

OVERVIEW

While planning efforts are inherently long-range in scope, there is a benefit to identifying 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 achieved relatively quickly to create momentum into the future. Critical components of an implementable development include site capacity, economic viability, and political support.



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 Lincoln Neighborhood Association and City staff to work together to cultivate partnerships and get to work!

To implement the recommendations in this plan, the neighborhood should expand its neighborhood coalition, inclusive of residents, non-profits, business owners, and City officials, to meet regularly. This group will lead the initiatives set forth in this plan and coordinate projects in the neighborhood, establishing focused working groups as needed for specific projects.

It is recommended that the neighborhood coalition meet yearly to review this plan and implementation strategy. The meeting will serve to 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.

Building Capacity for Implementation

The following strategy could be followed to help create a Lincoln Neighborhood Coalition that can collaborate on the implementation of this plan.



PRIORITY ACTION PLAN

In close collaboration with neighborhood stakeholders and City officials, this plan puts forth the recommendations most important to the community into a Priority Action Plan. This Plan will serve as a guide to implement the most impactful projects and continue the momentum started by the neighborhood coalition and the completion of this plan.

- 1. Working Group(s):** Convene a neighborhood-wide meeting to review and discuss the outcomes of the planning process and the list of next steps. Invite the City of Lafayette and the planning consultant to present the Plan recommendations to the public. After this meeting, create a working group with defined tasks for each to champion. Convene a meeting with Faith CDC, Habitat for Humanity, Franciscan Health, the Lincoln Historic Neighborhood Association, and other critical stakeholders to determine who could champion items and where resources might be available.
- 2. Neighborhood-led Projects:** Begin planning for short-term projects and community events for Spring/Summer 2023. Cultivate relationships to build capacity and seek funding for implementation from multiple sources (City of Lafayette, Faith CDC, Habitat for Humanity, Franciscan Health, and other non-profits).
- 3. Property Maintenance:** Work with the City of Lafayette to invite neighborhood landlords/property managers to discuss potential strategies for rental property improvements/upkeep and engagement. Coordinate with the City of Lafayette to sponsor a code enforcement blitz of the neighborhood, especially targeting problem rentals/landlords.
- 4. Future Land Use Adoption:** Convene a meeting with the City of Lafayette and Area Plan Commission to begin the process of reviewing and adopting future land use changes into the Comprehensive Plan
- 5. Conservation District:** Organize volunteers in collaboration with the Lafayette Historic Preservation Commission, Indiana Landmarks, and citizen preservationists to distribute educational materials on conservation districts and gauge interest from residents in the Park Mary Historic District to enact a conservation district.
- 6. Franciscan Health Property Redevelopment:** Convene a meeting with the City of Lafayette, Franciscan Health, stakeholders from the Lincoln neighborhood, Faith CDC, and Habitat for Humanity to discuss Franciscan Health properties and the next steps for plan implementation along 14th Street. This should include a discussion of the Franciscan-owned property behind Budes as a potential park space.
- 7. Bus Stops:** Convene a meeting with the City of Lafayette and CityBus to identify and coordinate improvements for specific bus stops identified in this plan.
- 8. History Documentation:** Explore the possibility of grants from historical/cultural organizations and Purdue University to research further the African American history of Lincoln, Historic Jefferson, and Hanna neighborhoods. Evaluate the potential for an oral project recording residents' stories, designing public art installations or an interpretive wayfinding projects.
- 9. LARA Greenspace:** Partner with Historic Jefferson Neighborhood, Lafayette School Corporation, Salvation Army, and LTHC to enhance the green space at the Lafayette Adult Resource Academy and improve pedestrian access across Union Street.
- 10. Traffic Safety:** Convene a meeting with the City of Lafayette to conduct traffic counts and photography on Greenbush Street to determine potential vehicle conflicts and intersection safety improvements for vehicles and pedestrians.
- 11. Riverfront/Trail Access:** Meet with the City of Lafayette and WREC to further discuss alternatives to access the riverfront and Wabash Heritage Trail as part of WREC's continued investment in the Wabash Riverfront.

LAND USE AND ZONING

Change land uses of key development areas and zoning where new uses are being proposed

Immediate Next Steps

- The prior Future Land Use Map was last updated in 1995 and did not contemplate mixed-use development or the downsizing of the Franciscan Campus. Compared with existing land use, this plan recommends the Area Plan Commission update the Lafayette Comprehensive Plan land use map to include the land use recommendations within the map in this plan.
- Convene a group of residents, City and APC staff to review the recommendations in this plan and begin the process of expanding the Centennial Form Based code to include areas within the identified boundaries in this plan.

Short-Term Strategies

- Adopt Centennial Form-Based code provisions, standards, and regulating plan with Neighborhood Mixed-Use 1, Neighborhood Mixed-Use 2, and Residential Transition Areas. Rezone areas identified within this plan to the form based code.

TRANSIT AMENITIES

WORKING GROUP

Neighborhood leadership, CityBus, Faith CDC, Habitat for Humanity, Franciscan Health, Lincoln Center, LTHC, Shelter Plus Care Team, and the City

Improve the transit rider experience through strategic investments at key bus stop locations

Immediate Next Steps

- Work with CityBus to identify improvements for specific bus stops, especially on 14th Street, Union Street, and Salem Street. Potential to incorporate placemaking or public art into improvements.

Short-term Strategies

- Install improvements to select locations, including: bus shelters, benches, trash receptacles, public art etc.

HISTORIC PRESERVATION

WORKING GROUP

Neighborhood leadership, Lafayette Historic Preservation Commission, Indiana Landmarks, Fairfield Township Trustee, Franciscan Health, Faith CDC, Habitat for Humanity, Area Plan Commission, and the City

Preserve the historic character of the neighborhood by prioritizing restoration efforts for historic buildings that significantly contribute to the neighborhood's character

Immediate Next Steps

- Meet with Indiana Landmarks to review analysis conducted in collaboration with local preservationist Sean Lutes within the neighborhood to evaluate individual properties for local protection by the Lafayette Historic Preservation Commission. Approach property owners to determine support to petition the Lafayette Preservation Commission to consider the individual properties that are Contributing or Notable for local protection, starting as a phase 1 Conservation District and/or a phase 2 full Historic District.
- Hold educational meetings led by City staff and APC on local preservation districts and form-based code overlays.
- Survey the neighborhood to understand property owner support for creating a local historic preservation district in the Park Mary National Register portion of the Lincoln Neighborhood. Petition the Lafayette Historic Preservation Commission to consider the Park Mary National Register District for local protection, starting as a phase 1 Conservation District and/or a phase 2 full Historic District.
- Recommend Fairfield Township Trustee petition the Lafayette Historic Preservation Commission to consider the Greenbush Cemetery for local protection, starting as a phase 1 Conservation District and a phase 2 Historic District
- Work with Franciscan Health and other non-profits such as Salvation Army and LTHC that may have property with historic buildings on-site or adjacent to their current buildings to understand the importance of preserving historic structures and to develop on lots that do not impact remaining historical resources in the Lincoln Neighborhood

WORKING GROUP

Neighborhood leadership, Faith CDC, Habitat for Humanity, Franciscan Health, Lincoln Center, LTHC, Shelter Plus Care Team, and the City

HOUSING SUPPLY & QUALITY

Identify properties to be prioritized for code enforcement and targeted improvements; increase pathways to homeownership; identify properties for infill housing; encourage owners to raise the standards of investment and accountability in the neighborhood

Immediate Next Steps

- ☐ Meet with neighborhood landlords/property managers to discuss potential strategies for rental property improvements/upkeep
- ☐ Promote a department of Public Works code enforcement blitz of the neighborhood, especially targeting problem rentals/landlords

Short-term Strategies

- ☐ Coordinate a series of “Rock-the-Block” events of volunteer-led improvements to target properties with owner consent and participation

Long-term Strategies

- ☐ Promote the private real estate market to convert multi-unit rentals back into single-family homes with incentives for owner-occupied rehabilitation
- ☐ Target the north side of Downtown, including the Lincoln Neighborhood, for a blend of incentives, including targeted owner-occupied rehabilitation grants funded through the City and non-profits. These funds could be administered by the City and/or non-profits such as Habitat for Humanity or Faith CDC.

REDEVELOPMENT OF UNDERUTILIZED PROPERTIES

Identify key properties/areas for redevelopment over time that fill a service or retail need for residents, establishes more green space, or contributes to affordable housing opportunity in the neighborhood.

Immediate Next Steps

- Meet with The Tippecanoe County Area Plan Commission to review and adopt future land use changes into the Comprehensive Plan. In addition, discuss zoning changes, including Form Based Code for the area similar to what the Commission has implemented in other historic neighborhoods in the City.
- Convene a meeting with Lincoln, Hanna, and Historic Jefferson neighborhood leadership to discuss Franciscan Health properties and gain support for potential for future redevelopment

Short-term Strategies

- Redevelop the vacant block at Union Street & N 14th Street as workforce housing (may include supportive housing or market rate units). Ensure activation and security of site to stabilize the area.

- Meet with the City and Franciscan Health to determine what properties could be redeveloped for more workforce and nursing student housing (potentially as RFP process)
- Build a relationship between LTHC and Franciscan Health for nursing students and staff to provide health services at the LTHC facility, especially for residents directly out of hospital care

Long-term Strategies

- Work with Franciscan Health (if interested) to develop an RFP and hold developer summit. Potential for master planning of multiple properties together.
- Work with Franciscan Health to redevelop underutilized properties to expand services for homeless and vulnerable populations in partnership with LTHC (if interested)

- Support development of commercial buildings on lots with street frontage, especially 14th Street. Potential collaboration among Habitat Humanity, Faith CDC and Homestead for infill projects

- Create a City-led community land trust/ land bank to acquire vacant and tax delinquent/tax sale properties for inclusion in a community land trust/ land bank. These properties could be targeted for workforce housing and senior housing, small businesses, and live work (ground floor commercial and upper floor residential) small-scale developments. The development could then occur with collaboration between the City, Franciscan Health, non-profits, and tax credit developers such as Homestead CS (<https://www.lincolninst.edu/publications/articles/community-land-trusts>). Through this process, there may be potential for Franciscan Health to enhance its long-term commitment as an anchor in the neighborhood and goals for Community Health Benefits.

PUBLIC SAFETY & AMENITIES

Address concerns of neighborhood safety through installation of public amenities and coordination of community monitoring coupled with targeted police enforcement of public areas

Immediate Next Steps

- Explore how social workers and public safety officials can provide care tailored to elderly, vulnerable, and homeless populations
- Organize regular neighborhood night walks or bike rides similar to “National Night Out” to bring eyes to the street and determine target areas
- Coordinate volunteer alleyway cleanups with installation of public art and landscaping at highly visible key locations
- Work with the City to identify priority locations to address littering with trash receptacles and incorporate into bus stop improvements

Short-term Strategies

- Explore options with the City to implement increased patrolling, motion-activated lighting, alley closures, alley paving and landscaping, and new streetlights
- Install trash receptacles at priority locations

TRAFFIC CALMING & STREET DESIGN

Create a safer environment for all users, including vehicles, pedestrians, and bicyclists

Immediate Next Steps

- Work with City Engineer to conduct traffic counts and photography on Greenbush to determine potential vehicle conflict areas. Study potential intersection safety improvements for vehicles and pedestrians

Short-term Strategies

- Implement traffic calming and streetscape improvements, including mini-traffic circles at identified problem intersections, and pedestrian safety improvements across key corridors, such as 9th Street, Union and Salem, 14th Street and Hartford Street
- Apply green infrastructure/utility improvements to inspire additional private investment in target areas and to be incorporated into future development

WORKING GROUP

Neighborhood leadership, Lafayette Public Works, Lafayette Bike Ped Committee, Area Plan Commission, and the City

BIKE CONNECTIVITY & TRAIL ACCESS

Increase bikeability to and from the neighborhood, with particular emphasis on establishing safe biking routes to the riverfront

Immediate Next Steps

- Evaluate three alternatives to access the riverfront and Wabash Heritage Trail with the City and WREC. Explore if the City and/or APC could provide funding for a connection over the rail or funding a feasibility and preliminary engineering study

Short-term Strategies

- Explore infrastructure options for bike connections to existing bike lanes on Union and Salem, such as a multi-use path on 14th Street
- Explore additional bike routes to divert bike traffic onto smaller neighborhood streets as an alternative to Union/Salem bike lanes.
- Designate Hartford Street as a "bike boulevard" to function as a bike route alternative to Union and Salem Streets and connect to existing facilities using the North 14th Street multi-use path and sharrows on North 6th Street

Long-term Strategies

- Develop a trail and trail connection to the riverfront and Wabash Heritage Trail, potentially as part of the Central and Northern Reach Plans implementation

WORKING GROUP

Neighborhood leadership, Wabash River Enhancement Corporation, Lafayette Public Works, Lafayette Bike Ped Committee, Area Plan Commission, Franciscan Health, and the City

PARK/PUBLIC SPACE ACTIVATION

Establish a new gathering place for the community and enhance an existing asset of the neighborhood

Immediate Next Steps

- Begin planning for short-term projects and community events for Spring/Summer 2023. Cultivate relationships to build capacity and seek funding for implementation. Partners may contribute volunteer hours or designate funds.
- Partner with Historic Jefferson Neighborhood, Lafayette School Corporation, Salvation Army, and LTHC to enhance the green space at the Washington Education Center, including pedestrian crossings across Union for Lincoln residents to access safely

Short-term Strategies

- Engage non-profits and residents to build/paint open space amenities or small structures (i.e. picnic tables, pergolas, trash receptacles, dumpsters, crosswalks)
- Explore potential for Franciscan Health's permission to use the lot behind Budes for a neighborhood placemaking and tactical urbanism strategy. If granted, seek funding for play- and exercise-based activation. This could then become a permanent, long-term strategy to create a park space owned and maintained by the City.

Long-term Strategies

- If the tactical urbanism/placemaking at the lot behind Budes is successful, explore potential for long-term, permanent activation of the site

WORKING GROUP

Neighborhood leadership, Wabash River Enhancement Corporation, Lafayette Public Works, Lafayette Parks Department, Franciscan Health, and the City

PLACEMAKING & NEIGHBORHOOD IDENTITY

Celebrate the neighborhood's important role in the history of Lafayette through public art; activate everyday spaces in the neighborhood with locally-designed art, implemented by the neighborhood residents

Immediate Next Steps

- Explore possibility for grants from historic/cultural organizations and Purdue University to further research the history of the African American neighborhood. There is potential for an oral project recording residents' stories.

Short-term Strategies

- Explore a partnership with TAF and Second Baptist Church to tell the African American history of Lafayette focusing on the Lincoln Neighborhood. There is potential for public art (i.e. Wabash Walls, Lafayette, Indiana or Long Street Cultural Wall, Columbus, Ohio).
- Celebrate history through a story loop integrated into public spaces through kiosks, public art and interactive signage
- Design and install a historic plaque/ marker at the Lincoln School as part of the history loop

Long-term Strategies

- Commission public art along Union and Salem Streets, 9th Street and 14th
- Sponsor a design competition to create new neighborhood gateway signage
- Collaborate with partners to include history of place at the lot behind Budes as part of the story loop in the Lincoln Neighborhood. Partners could include Habitat for Humanity, Faith CDC, Fairfield Township, the City of Lafayette, Salvation Army, LTHC, TAF, WREC, GrowLocal, and other corporate and nonprofit sponsors. Stories could focus on the neighborhood's history, including immigrant, African American, and modern history of how this place has changed. This could be supplemented by art and activities authentic to the neighborhood.

WORKING GROUP

Neighborhood leadership, Tippecanoe Arts Federation, Purdue University, Franciscan Health, churches, businesses, GrowLocal, Faith CDC, Habitat for Humanity, and the City

