

RESOLUTION NO. 07-13

A Resolution to Amend the Comprehensive Plan for Tippecanoe County to Include the New Chauncey Neighborhood Plan As a Land Use Element

WHEREAS, the Common Council of the City of West Lafayette, Indiana has called for an update of the *Land Use Element* of the adopted *Comprehensive Plan* for the New Chauncey Neighborhood, with assistance from the Staff of the Area Plan Commission of Tippecanoe County; and

WHEREAS, the Area Plan Commission of Tippecanoe County derives authority to approve amendments to the adopted *Comprehensive Plan* from *Indiana Code Section 36-7-4-511*; and

WHEREAS, the Area Plan Commission of Tippecanoe County did hold a public hearing following proper publication of meeting notices under *Indiana Code Section 36-7-4-507*, to inform and hear discussion on this amendment to the adopted *Land Use Element*; and

WHEREAS, the Area Plan Commission of Tippecanoe County after due consideration adopted this amendment to the *Land Use Element*, known as the *New Chauncey Neighborhood Plan*, an amendment to the *Adopted Comprehensive Plan*, finding it to be in accord with its own goals, thus recommending the amendment to the Common Council of the City of West Lafayette, Indiana;

NOW THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF WEST LAFAYETTE, INDIANA, THAT:


The amendment to the adopted *Land Use Element*, a part of the *Comprehensive Plan for Tippecanoe County*, including the City of West Lafayette, Indiana, is hereby adopted.

This Resolution shall be in full force and effect from and after its passage and signed by the Mayor.

INTRODUCED ON FIRST READING ON THE 6 DAY OF May, 2013.

DULY ORDAINED, PASSED, AND ADOPTED BY THE COMMON COUNCIL OF THE CITY OF WEST LAFAYETTE, INDIANA, ON THE 6 DAY OF May, 2013, HAVING BEEN PASSED BY A VOTE OF 6 IN FAVOR AND 0 OPPOSED, THE ROLL CALL VOTE BEING:

	AYE	NAY	ABSENT	ABSTAIN
Bunder	✓			
Burch	✓			
Dietrich	✓			
Hunt	✓			
Keen			✓	
Thomas	✓			
VanBogaert	✓			



 Presiding Officer

Attest:




 Judith C. Rhodes, Clerk-Treasurer

PRESENTED BY ME TO THE MAYOR OF THE CITY OF WEST LAFAYETTE,
 INDIANA ON THE 8 DAY OF May, 2013, AT THE
 HOUR OF 11:00 A.M.



 Judith C. Rhodes, Clerk-Treasurer

THIS RESOLUTION APPROVED AND SIGNED BY ME ON THE 8 DAY OF
May, 2013, AT THE HOUR OF 4:00 P.M.



 John R. Dennis, Mayor

Attest:



 Judith C. Rhodes, Clerk-Treasurer



CITY OF
WEST LAFAYETTE
INDIANA



New Chauncey Neighborhood Plan

An Amendment to the Comprehensive Plan

DECEMBER, 2012

THE AREA PLAN COMMISSION OF TIPPECANOE COUNTY

NEW CHAUNCEY NEIGHBORHOOD PLAN

Area Plan Commission of Tippecanoe County

www.tippecanoe.in.gov
20 North 3rd Street
Lafayette, Indiana
(765) 423.9242

Roland Winger, President
Sallie Dell Fahey, Executive Director

Adoption:

Jurisdiction

Resolution

Date

APC

West Lafayette

This document was prepared by the staff of the Area Plan Commission of Tippecanoe County with assistance from CSO Architects, Inc. in cooperation with the City of West Lafayette.

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Chapter 1: Introduction

Introduction

Purpose

The New Chauncey neighborhood is one of the most diverse and distinct neighborhoods in our community. The proximity of the neighborhood to Purdue University has contributed greatly to the neighborhood's diversity and, as Purdue's student population has grown, has increased the demand for student housing to be located in near-campus settings like New Chauncey. Many residents and property owners of New Chauncey have been concerned about these and other changes that continue to take place in their neighborhood. Principle among them include: the marked decline in home ownership, the conversion of single family homes into rental properties and increased redevelopment pressures.

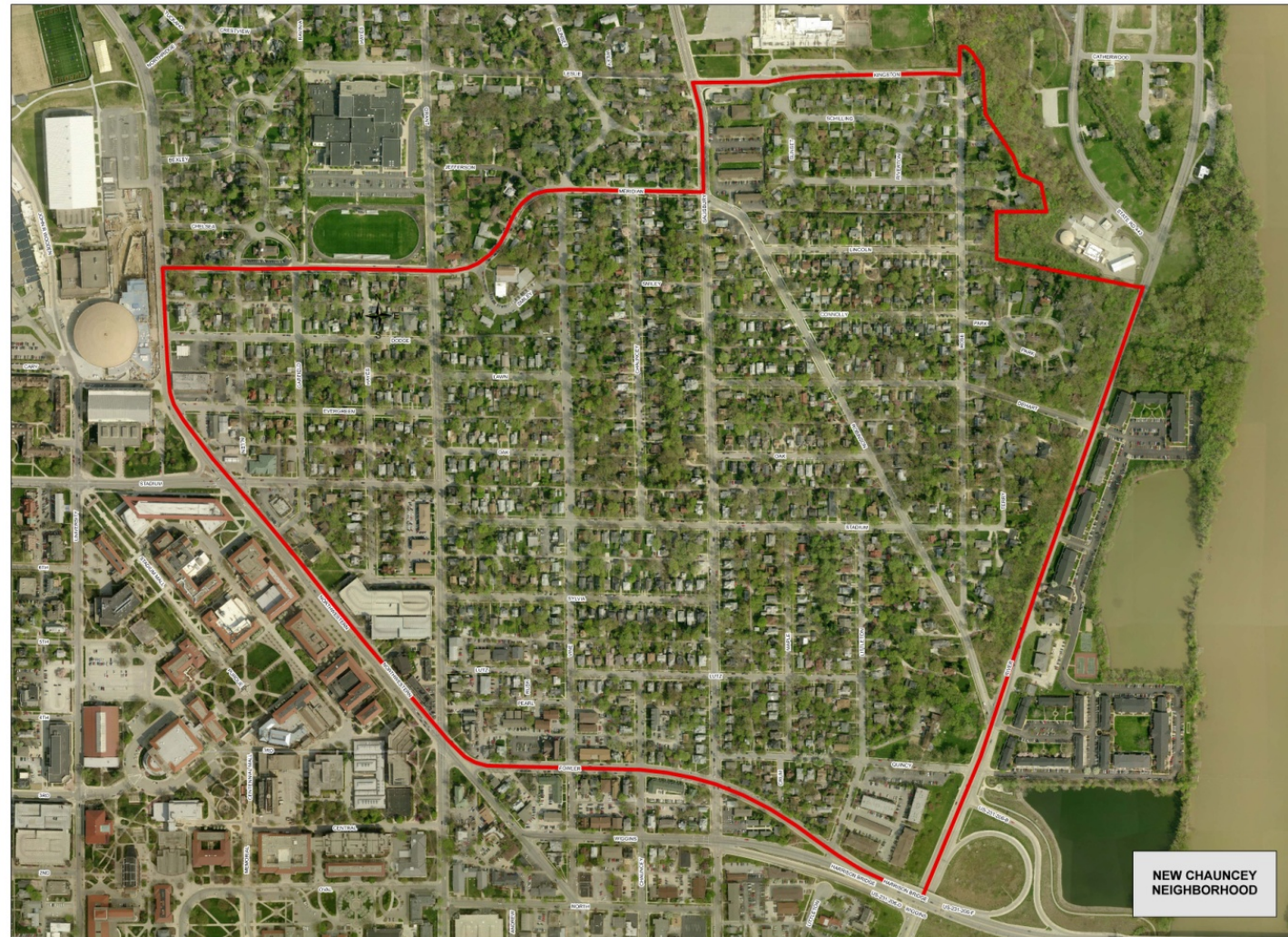
With past efforts to address these issues failing to create a formal neighborhood plan, the Common Council of West Lafayette adopted, on May 4, 2009, Resolution 5-09 requesting the Area Plan Commission of Tippecanoe County to study the New Chauncey Neighborhood and create, with its residents and property owners, a neighborhood and land use plan as an amendment to the Comprehensive Plan for Tippecanoe County. On December 7, 2009 the Common Council of the City of West Lafayette adopted the official map of the New Chauncey Neighborhood by Resolution 14-09.

The New Chauncey Neighborhood Plan serves as both a development guide for the neighborhood and as a strategy guide for implementing specific items important to the varied neighborhood interests. The Plan is intended to influence public improvements and steer private investment in order to promote neighborhood stabilization and preservation, as well as compatible revitalization. Within this document are goals, policies, and implementation strategies that provide recommendations for future improvement within New Chauncey. Ultimately, this plan could provide the foundation for stronger regulation through the possible establishment of an overlay zoning district, Design Review Committee, form-based code, or other regulatory tools.

Following adoption, this plan will serve as a decision-making tool for the Area Plan Commission, the City Council, the City staff, and the local development community among others. In embracing this neighborhood plan, the ongoing partnership between these and other partners will result in a steady realization of the established goals and objectives found within the plan.

Location and Study Area Boundary

New Chauncey is located east of the Purdue University Campus and just north of the City of West Lafayette's traditional central business district, known as Chauncey Village. The formal neighborhood boundary and study area is bounded by Northwestern Avenue to the west, Meridian and Kingston Streets to the north, Happy Hollow Park and N. River Road to the east and Fowler Street to the south covering a total of nearly 257 acres.



History

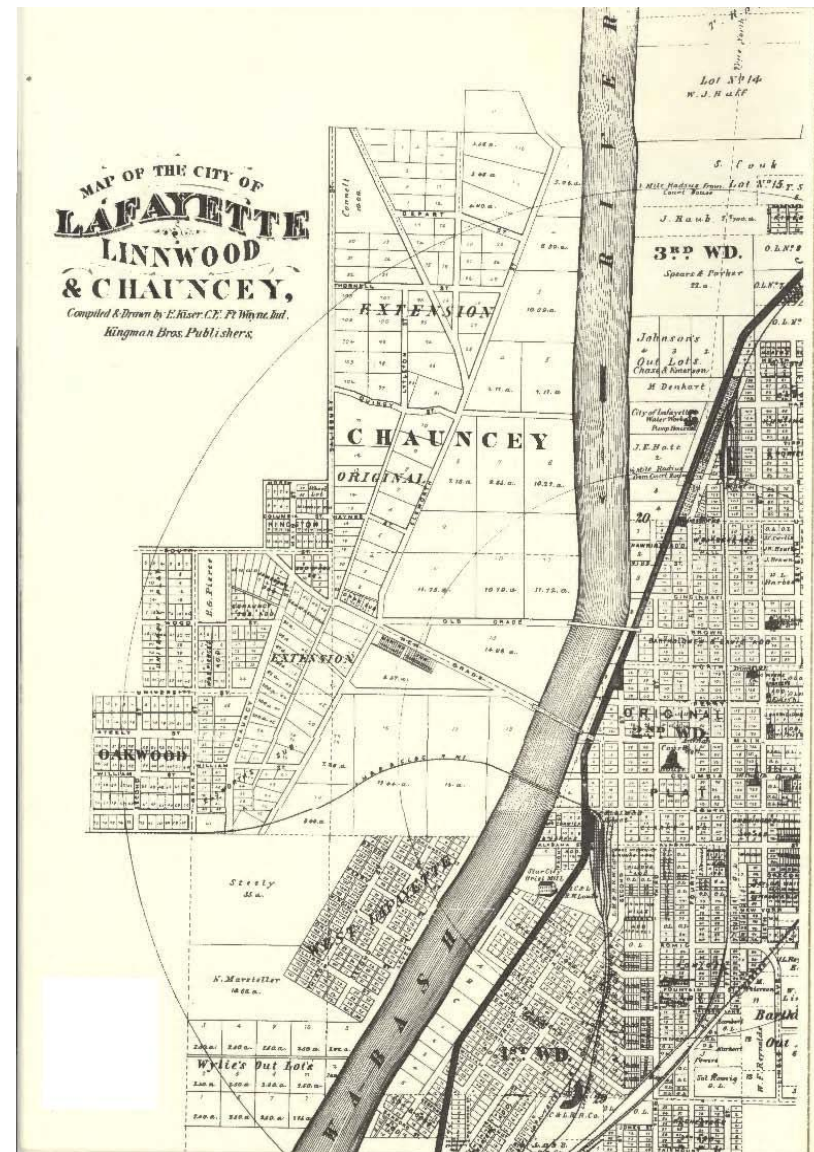
With its historic center located just west of downtown Lafayette across the Wabash River, the modern City of West Lafayette was formed from a variety of early settlements and previously platted towns before incorporating as a city in 1924.

In the early 1820's the settlement of Jacktown established itself on the west side of the Wabash on a hill overlooking the river in an area now known as The Village. The name Jacktown was derived from a local blacksmith named Samuel Benjamin Jackson Castor.

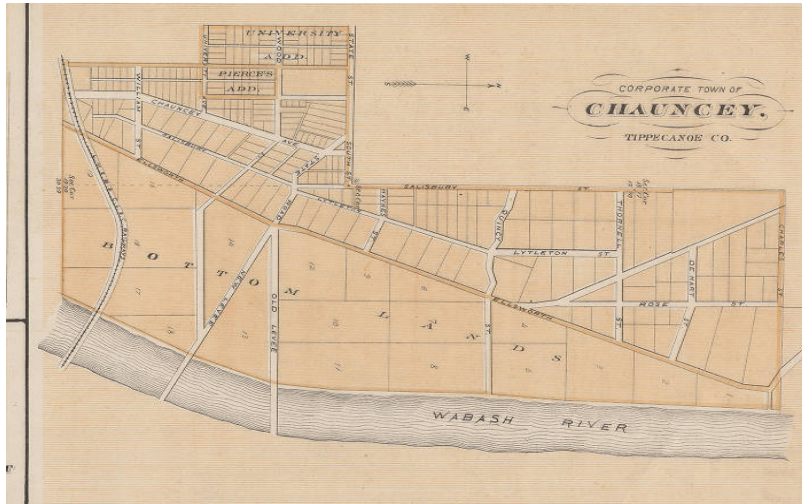
On November 18, 1836 Augustus Wylie established a town he named West Lafayette on the west bank of the Wabash River (located in the vicinity of today's West Lafayette wastewater treatment plant) opposite a gravel bar used for river crossings during low water levels. The town plat consisted of 140 building lots and although lots were sold and buildings were erected, the town failed once it was discovered that it was located within the Wabash River's flood plain.

On April 3, 1855 the Town of Kingston was platted on land owned by Jesse Lutz. Consisting of four squares, the town was located in an area now bordered by Northwestern Avenue, Salisbury Street, North Street and South Street. Two schools were marked off on two lots in the town: one at the northeast corner of the town at the North Street and Salisbury Street intersection and the other where the Morton School building (named in honor of the state's civil war era governor Oliver P. Morton) resides today.

The Town of Chauncey was created on January 18, 1860 when the Chauncey Family, wealthy land speculators from Philadelphia (who never lived in Tippecanoe County but who invested in local real estate through Henry L. Ellsworth's efforts), platted land adjacent to Kingston. The area they platted included the land south of State Street and east of Grant Street to the Wabash



Atlas of Tippecanoe County, 1878, showing the early growth on the west side of the Wabash River. (Tippecanoe County Historical Association)



1876 map showing the Town of Chauncey, the Wabash River, and the various additions and lots that make up the first settled portion of the Chauncey Village and the New Chauncey Neighborhood (Indiana Historical Society)

River and the land north of State Street and east of Salisbury Street to the Wabash River. By June of 1866, the town had a population of 197.

Beginning in January of 1866, citizens of Kingston, Chauncey and the surrounding communities met to organize, incorporate and formally name their town. In honor of the Chauncey family, they chose the name Chauncey and in the fall of 1867, the Town of Chauncey received its charter. By 1870 Kingston had been incorporated with Chauncey and the area was known as Chauncey. On May 8, 1869, Purdue University was founded as a land-grant university and the first classes were held on September 16, 1874 with six instructors and 39 students.

In May of 1871, the Town of Chauncey voted to be annexed by the City of Lafayette since the town did not have the public infrastructure to support the growth of the university. The City of Lafayette refused the annexation due to the costs of extending city infrastructure and services over the Wabash River.

On May 21, 1888, the Town of Chauncey voted to change its name to West Lafayette. The name change became official on May 28, 1888 and was requested because Chauncey lacked a post office and mail destined for the town would not go through. Mail addressed to West Lafayette was delivered to Lafayette.

Fueled by the growth of Purdue University, the Town of West Lafayette quickly established its own government and school system. Despite never gaining a railroad depot and lagging several years behind the City of Lafayette in the establishment of municipal infrastructure and services, the town continued to grow with development concentrating on the State Street corridor and The Village area (now known as Chauncey Village). Due to these growth pressures, very few of the original buildings from this time period of the late 1800's remain or no longer appear in their original condition.



Looking north on Grant Street toward the intersection with Stadium Avenue in 1917. (T. Shriner – used with permission)

With the turn of the century and the continued growth of the university, the Town of West Lafayette was incorporated as a city in 1924 and elected M.B. Morgan as its mayor. The city's tremendous growth during the early twentieth century was reflected in the new housing construction in areas that would become the New Chauncey Neighborhood.

Due to its proximity to Purdue University, many university employees sought to live in the neighborhood close to their workplaces. Between 1910 and 1920 most of the neighborhood's modest bungalows were built. Along Chauncey Avenue and Salisbury Street there are many of these one and one-half story frame houses. Scattered throughout the neighborhood are more elaborate homes built in such styles as Colonial Revival, American four-square and the English Cottage style.

The continued development of the New Chauncey Neighborhood followed Purdue's continued growth. As Purdue expanded its faculty, staff and student populations, the resultant increase in demand for housing for these groups drove the residential development city-wide. This pattern largely continued unabated until the neighborhood was largely built out and post-World War II suburbanization which began nationally in the 1950's began impacting the greater Lafayette community.

Coupled with the suburbanization trend stretching late into the 20th century, the changing university policies for dormitory construction and other on-campus housing options caused a spike in the development of private off-campus housing developments. With Purdue's continued growth and the on-campus housing opportunities not keeping pace, the pressure for near campus housing options increased dramatically. During this period many of the neighborhood's houses were converted into rental homes, subdivided into small apartments or demolished to make way for suburban-styled apartment buildings that were mostly incompatible with the character of the neighborhood. This period saw a decline in owner-occupied housing as many residents, lured by the suburbs and feeling the pressure of the increased student population in their neighborhood, elected to leave.



Looking east over the newly built Ross-Ade Stadium in the 1920's with the early development of New Chauncey seen along its Northwestern Avenue border with Purdue University. (Stock image)



Looking east, in 1937, at the "Step Inn" service station which was located on the southeast corner of the intersection of Northwestern Avenue and Evergreen Street. (T. Shriner – used with permission)



On December 20, 2002, the neighborhood was listed on the National Register of Historic Places.

The New Chauncey Neighborhood continues to experience these pressures today and, in response, formed the New Chauncey Neighborhood Association in 1977 with the mission of preserving and rejuvenating the architecture and quality of life of the neighborhood. In 1997, New Chauncey Housing Incorporated was formed to stabilize the neighborhood by slowing the conversion of single-family homes to rental units through acquiring distressed homes and marketing them for sale to low and moderate income persons. Since their incorporation, NCHI has purchased 57 homes and has given assistance to over 51 other properties throughout the city.

Despite the pressures of rental conversions and redevelopment the undaunted community spirit and commitment to caring for their historic homes has thrived and on December 20, 2002, the neighborhood was listed on the National Register of Historic Places as the Chauncey-Stadium Avenues Historic District.

Process of Public Engagement

The success of any plan depends on how well it reflects the ideas and addresses the concerns of the residents, business owners and community leaders it affects. This planning process employed specific public outreach efforts to gather information from pertinent stakeholders and provided residents with an avenue to share their concerns and hopes for the future. The following is a brief summary of the public engagement process.

Project Steering Committee

In November of 2009 a Steering Committee was formed from neighborhood representatives. The nine member body consisted of:

1. Gerald Thomas, representing the West Lafayette City Council
2. Dale Dixon, representing West Lafayette City Staff
3. Jay McCann, representing home owner-occupiers
4. Peter Bunder, representing home owner-occupiers
5. Colleen Neiner, representing Purdue students
6. Shane O'Malley, representing landlords of multi-family properties
7. Patti Weida, representing landlords of single-family properties
8. Loren King, representing commercial property owners
9. Tom Frey, representing commercial business lessee's

The mission of the steering committee was to represent the varied neighborhood interests and to provide direction to APC staff on how the plan was to be developed, what sort of content was to be in it and, ultimately, endorse the finished product. Apart from reviewing the final draft of the plan, they participated in workshops, helped develop the plan's vision, goals, objectives and implementation strategies as well as shape the future land use plan.

Visioning Workshop

After the formation of the steering committee and prior to the creation of a draft vision and set of goals and objectives, a neighborhood-wide "visioning" workshop was held to formally kick off the process and begin soliciting public comment on neighborhood needs as they related to the neighborhood planning process. The Visioning workshop, held on March 2nd 2010, saw a crowd of approximately 50 residents, property owners, and other various interests. Using the goals and objectives from the 1998 neighborhood plan as a foundation, the intent of the two-part workshop was to gather input and feedback about the neighborhood through structured group discussions.

The first part of this two-part meeting consisted of small group discussions of the 1998 neighborhood plan and ranking the importance of the recommendations proposed by that plan. The purpose of ranking the 1998 recommendations was to determine their continued relevance and importance. The color-coded categories for ranking the recommendations were:

- Green = Recommendation is still important and should go forward into the new plan
- Red = Recommendation is no longer important or has already been resolved
- Yellow = Recommendation still needs to be implemented

The second part of the meeting involved answering a single question from a number of different neighborhood-planning perspectives: "What Will Make New Chauncey a Neighborhood of Choice for the Future?" Those topics included:

- Housing/Business Opportunities
- Transportation/Utility Infrastructure
- Parks/Open Space
- Purdue Relations/Communication
- Public Safety/Other

The responses were organized within each topic according to similar themes within each response. This was done to more tightly focus the responses into categories that served to develop the neighborhood's vision, goals and objectives. The full summary report of the 3/2/10 Visioning Workshop is found in the Appendix.

Relevant Planning Documents

Previous studies and plans were reviewed to ensure that the New Chauncey Neighborhood Plan will not be out of context or incompatible with their goals and recommendations. These documents include:

- **The 1998 New Chauncey Neighborhood Plan:** Though never formally adopted and included in the Comprehensive Plan of Tippecanoe County, this important plan established a series of goals and objectives based on the responses gathered in neighborhood focus-groups.
- **The Urban Corridor Master Plan for the Wabash River:** This plan, started in late 2008, is currently under development by the Wabash River Enhancement Corporation. It provides recommendations for redevelopment of land along the Wabash River through the urbanized areas of Lafayette and West Lafayette. The improvements of linkages to the riverfront and Happy Hollow Park from New Chauncey Neighborhood were of particular relevance.
- **The City of West Lafayette Strategic Plan Update 2010:** This update to the 2005 Strategic Plan served to check the progress, evaluate the directions, and refine the strategies for the next three to five years in the city prior to a formal comprehensive plan update to occur generally within that time frame. The recommendations within the report are designed to be implementable action items for the community during this time frame.
- **Community of Choice Plan:** Facilitated by Rebecca Ryan of Next Generation Consulting, the 2011 study attempted to identify what will attract and keep young professionals in the greater Lafayette area.
- **Tippecanoe County Interim Report – Indiana Historic Sites and Structures Inventory:** This community wide survey of historic structures, published in 1990, served as a foundation document for cataloging all of the Notable and Outstanding structures found in the neighborhood.

Chapter 2: Profiles

Profiles

Demographics – West Lafayette, IN

In 2010, the City of West Lafayette was home to 29,596 people in 11,945 households. As of the 2000 census it is the most densely populated incorporated city in the State of Indiana with 5,219.6 people per square mile. The median age for the City is 23 years primarily due to the presence of Purdue University.

Of the total households, 34.1% contain families and 65.9% contain non-families compared to Indiana's average of 66.9% family households. Also of the total households in West Lafayette, 16% of households contain children younger than 18 years of age compared to Indiana's 33.3%, and 15.1% contain adults at or above 65 years of age compared to Indiana's 23.9%.

The total number of housing units in West Lafayette in 2010 was 12,591. (11,945 were classified as occupied units and 646 were unoccupied units). 32.4% of the total were owner-occupied and 67.6% were renter-occupied, again, due to the presence of Purdue University.

Economic Demographics for the New Chauncey Area

Most of the New Chauncey neighborhood lies within Census Tract 53. For the purposes of providing a general overview of data collected by the census in the neighborhood, the following data is presented:

The population of Tract 53 in 1990 was 3,042 while in 2000 it rose to 3,125 and in 2010 it dipped to 2,992. In 2000 there were 1,421 housing units and in 2010 there was a slight increase with 1,430 housing units reported. Of the total occupied housing units in 2000, 411 (28.8%) were owner-occupied while 967 (70.2%) were renter-occupied. Of the total occupied housing units in 2010, 361 (27.1%) were owner-occupied while 971 (72.9%) were renter occupied.

In 2000 the median household income for Tract 53 was \$21,076 while in 2010 it was \$19,895. Housing value increased (without regard to inflation) rising from \$122,700 in 2000 to \$167,800 in 2010.

Historic Resources

The New Chauncey Neighborhood contains a collection of late 19th and early 20th century buildings which reflect the architectural characteristics of six distinct styles that includes Bungalow, Folk Victorian, Colonial Revival, Tudor Revival, American Foursquare, and Queen Anne. There are 16 properties in the neighborhood that have been recognized by the Wabash Valley Trust for their Historic Preservation's plaque program, highlighting the restoration, preservation, and historic integrity of architecturally significant buildings.



The Delta Tau Delta house (c. 1920) is an “Outstanding” example of Tudor Revival. (R. O’Gara)



443 Robinson Street (c. 1890) is a “Notable” example of the Queen Anne style. (R. O’Gara)

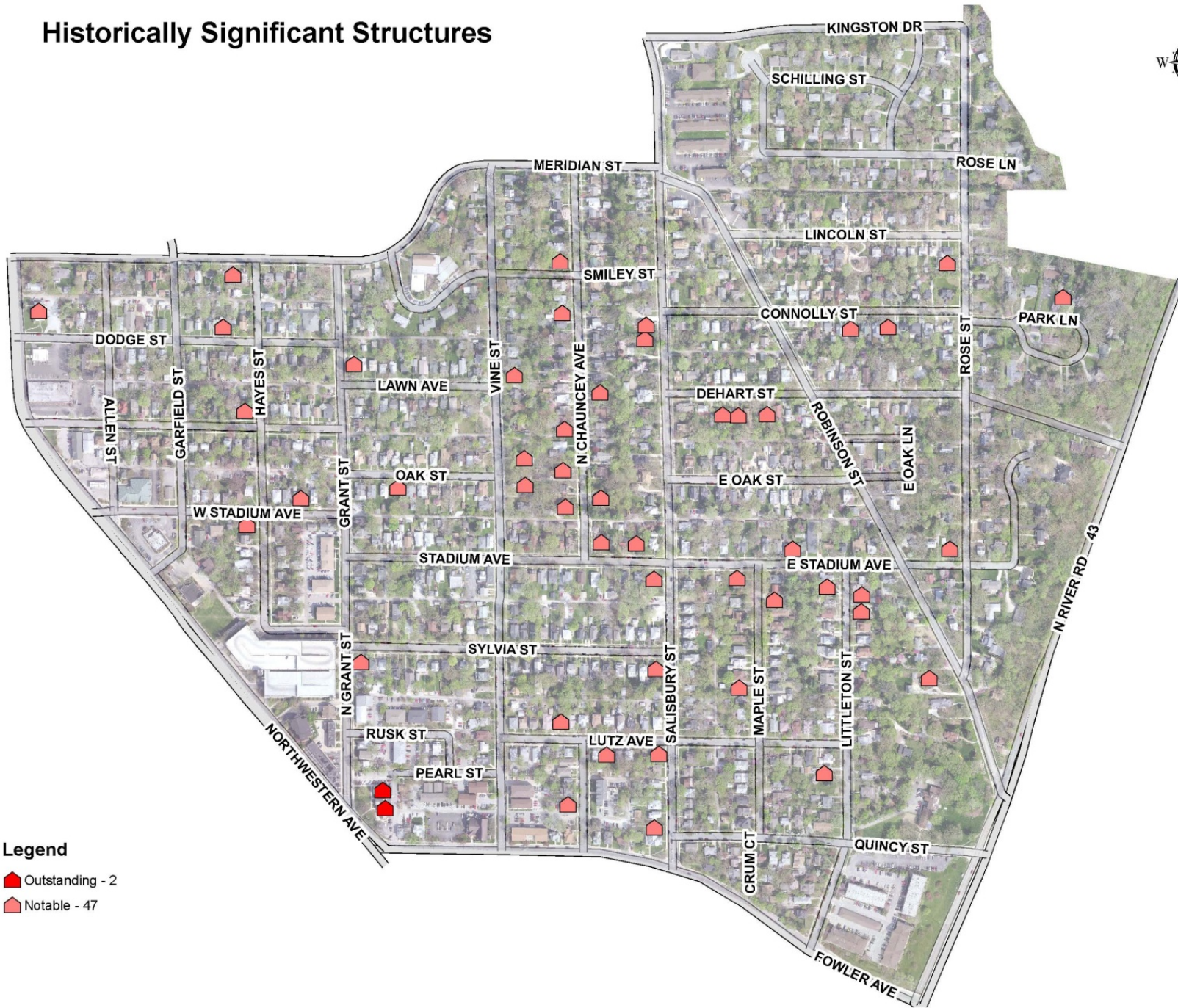
According to the 1990 *Tippecanoe County Interim Report* of the Indiana Historic Sites and Structures Inventory, the two principle rating categories for historic or architectural significance were:

- **Outstanding (O)** – The property has enough historic or architectural significance that it is already listed, or should be considered for individual listing in the National Register of Historic Places. “Outstanding” resources can be of local, state or national importance.
- **Notable (N)** – This property is above average in its importance. Further research or investigation may reveal that the property could be eligible for National Register Listing.



Of these two categories, the New Chauncey Neighborhood contains 2 “Outstanding” and 47 “Notable” structures.

A third and fourth category, “Contributing” and “Non-Contributing” were also included. Contributing buildings’ sole qualification for this rating is having been constructed “pre-1940”. The structures themselves, of which New Chauncey has numerous examples not identified here, are not important enough to stand on their own as individually “Outstanding” or “Notable” but remain important to the density or continuity of the area’s historic fabric. Non-Contributing structures are not identified either as they include “post-1940” properties and structures that have been badly altered and have lost their historic character.

Historically Significant Structures



Legend

-  Outstanding - 2
-  Notable - 47

Land Use

Existing Land Use

In the summer of 2010 APC staff surveyed the neighborhood and recorded information to create a land use inventory. The number of housing units in each structure was determined by counting electric meters, gas meters and mailboxes and verifying that information against county and city records. Using a standard scoring system, APC staff noted the physical condition of structures.

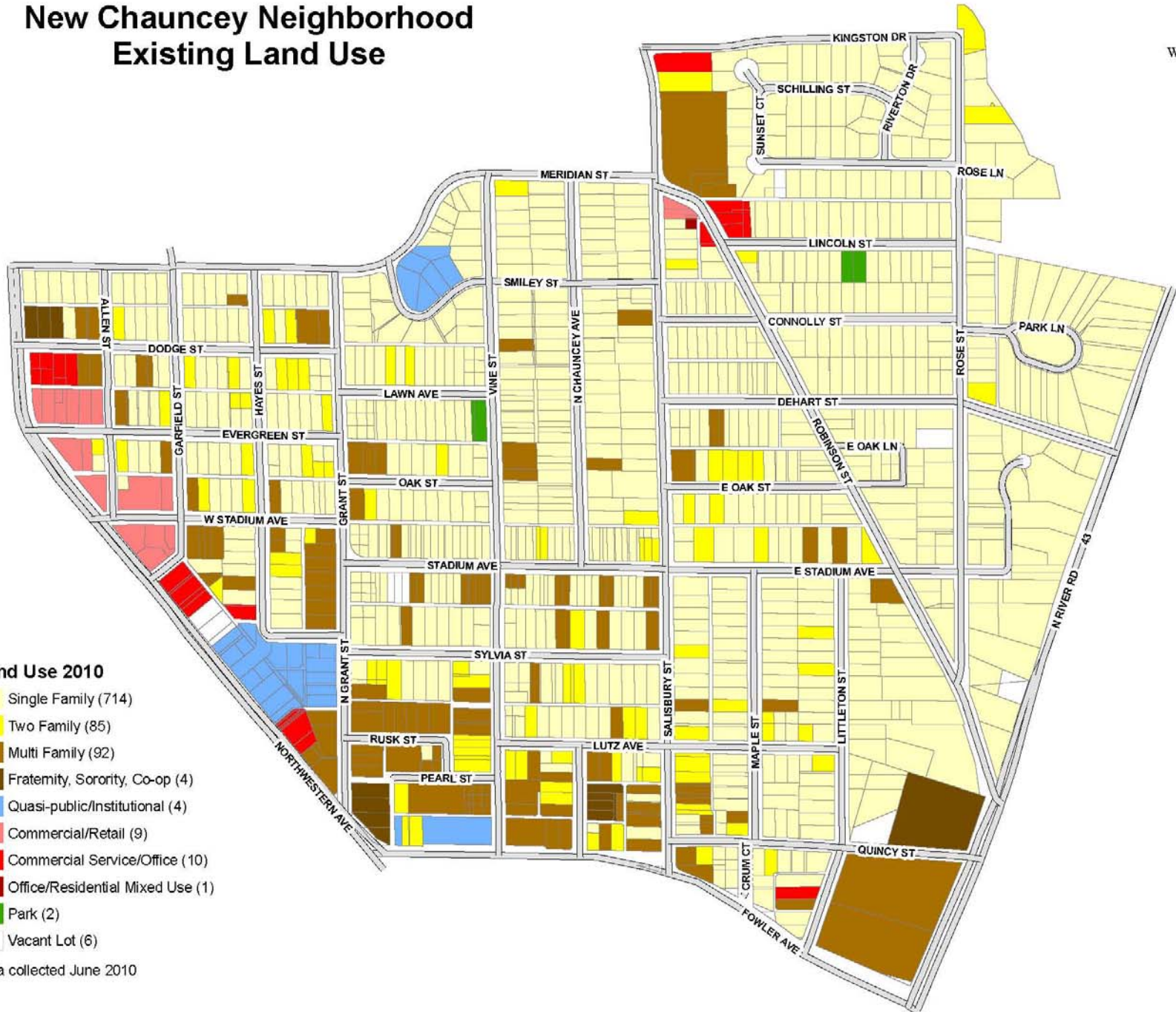
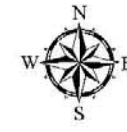
Since the founding of Purdue University, the development of New Chauncey has largely been shaped by the growth of the university. Early in its development, the neighborhood's proximity to Purdue enabled employees of the university to live close to their workplaces as reflected in the many modest bungalows built between 1910 and 1920. Chauncey Avenue and Salisbury Street are lined with these 1 and 1 ½ story frame houses.

Over time the development pattern that has emerged has centered on the corridor adjacent to Northwestern Avenue and Fowler Street, the area of the neighborhood closest to campus and the Chauncey Village central business district. This corridor contains the densest residential development with many two-family, multi-family and fraternity/sorority/co-operative developments stretching from the Fowler Street / N. River Road intersection to the Northwestern Avenue / Meridian Street intersection.

Stepping deeper into the neighborhood off of the Northwestern / Fowler corridor, the residential density decreases steadily with only a scattering of two-family and multi-family units that largely pre-date the 1998 Zoning Ordinance that rendered many of these units nonconforming. The small neighborhood commercial node at the Robinson Street / Salisbury Street intersection and nearby apartment complex breaks up the largely low-density residential pattern in this part of the neighborhood.

The only other exclusively commercial node lies along Northwestern Avenue centered on the Stadium Avenue intersection and contains mostly retail uses catering to the student population.

New Chauncey Neighborhood Existing Land Use



Land Use 2010

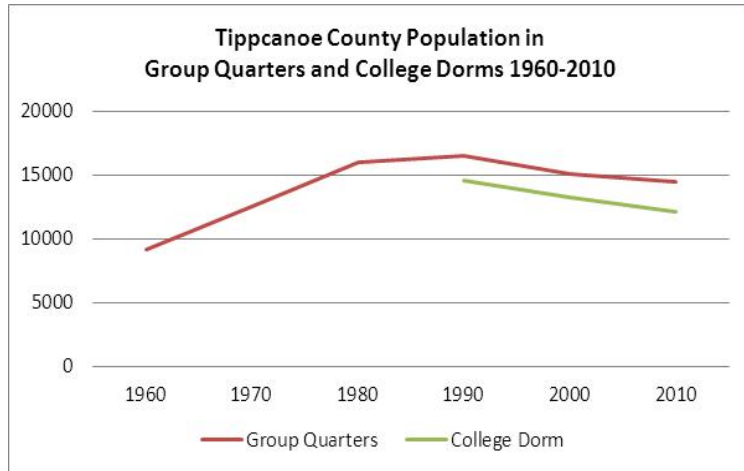
- Single Family (714)
- Two Family (85)
- Multi Family (92)
- Fraternity, Sorority, Co-op (4)
- Quasi-public/Institutional (4)
- Commercial/Retail (9)
- Commercial Service/Office (10)
- Office/Residential Mixed Use (1)
- Park (2)
- Vacant Lot (6)

Data collected June 2010

7/18/2011

New Chauncey Rental Occupancy

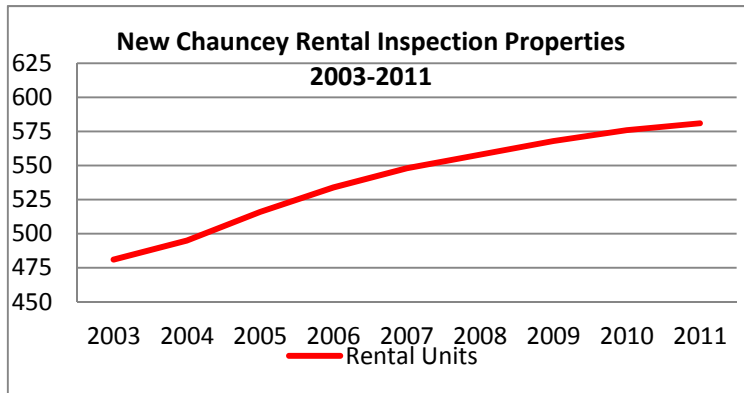
With Purdue University's continued growth over the decades, the story of rental and owner occupancy has largely been reflective of a typical college town with a growing university: older established residential neighborhoods near campus with homes that steadily transition into rental units as residents, in the face of increased demand for near-campus rental housing, gave into the draw of a more suburban life in a more modern home. With respect to New Chauncey, the phenomenon has been exacerbated by Purdue University's slow response to the demand for on-campus housing.



Source: US Census

From 1960 to 1990 the total county population residing in group quarters (which included college dorms) steadily rose, peaking at 16,460 individuals in 1990 with 14,549 of those in dorms. With rising university enrollment and Purdue slowing the building of on-campus housing, the demand for near campus housing has been pushed into the city. This is evidenced by the drop in college dorm dwellers in 2010 to 12,162.

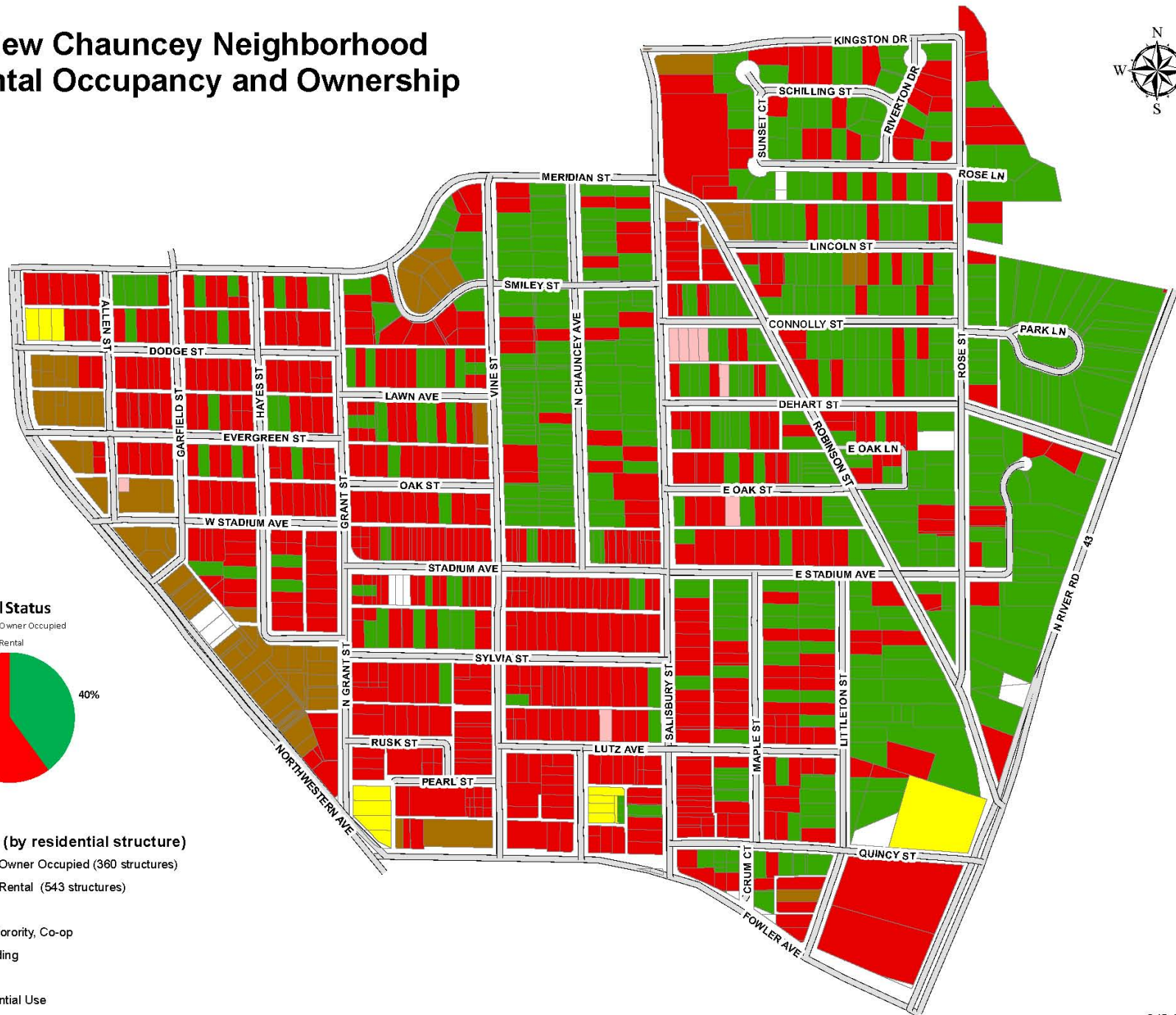
Despite these pressures, a higher rate of home-ownership is desired within the neighborhood. A balanced mix of housing options is not only good for students, but for staff, faculty members and their families, and for all who are seeking a near campus housing option. In 2012, 60% of the total residential structures in the neighborhood were rentals, with 40% owner-occupied. Of the rental properties in the neighborhood, 61% were single family homes while 17% were two-family homes and 22% were multi-family apartment buildings.



Source: City of West Lafayette

According to the Rental Property Certification Office in the City of West Lafayette, starting in 2003 there were 481 New Chauncey rentals in the rental certification program. These properties included all residential building types (single-family, two-family, multi-family). The number of applications has steadily rose with 53 rentals added by 2006 and another 48 added by 2011.

New Chauncey Neighborhood Rental Occupancy and Ownership



- Rental Status (by residential structure)**
- Residential Owner Occupied (360 structures)
 - Residential Rental (543 structures)
 - Fraternity, Sorority, Co-op
 - Vacant Building
 - Vacant Lot
 - Non-Residential Use
 - Parcel Boundaries

*Ownership data obtained from Tippecanoe County Assessor's office and West Lafayette City

9/21/2012

New Chauncey Neighborhood Home Seller Survey

In order to better identify the causes for homeowners selling their home in the neighborhood to an investor/landlord, APC staff conducted a survey in the spring of 2010 among recent home sellers to find the causes for their decision to leave the neighborhood. Utilizing county records, staff identified 9 individuals/couples that sold their home within the last 3 years. The sales disclosure forms included in these records provided a last known address of each of the sellers. Each of these individuals/couples was mailed a short survey form asking them to provide answers to the following questions:

1. Could you briefly describe why you decided to sell your home in the New Chauncey Neighborhood?
2. What do you feel would change the New Chauncey Neighborhood for the better?

Space was also left on the back of the form for any additional comments. Of the 9 individuals/couples that were contacted, 1 recipient mailed back a completed survey. While obviously not an ideal sample, many of the issues driving home selling in the neighborhood that were raised in the response were also echoed in the 2010 neighborhood-wide visioning meeting.

In answering question number one, the respondent identified themselves as an older couple with a home now too large for them, relative to maintenance and upkeep. They acknowledged that while most student renters were good neighbors, the landlords and “kiddie-condo” owners were neglecting property maintenance and curb appeal. They pointed to costly damage done to their property on a near weekly basis and the steady conversion of the surrounding single-family homes to rentals as reasons to no longer invest in their home and move out of the neighborhood.

In answering question number two, the respondent pointed to better code enforcement and an increased police presence as ways to change New Chauncey for the better. They also signaled that better enforcement of underage drinking laws and stricter monitoring of obnoxious student party locations is necessary if the neighborhood is to see any improvement.

Finally, the respondent stated that their decision to sell was heavily influenced by the fact that a landlord purchaser was willing to pay cash for a 70-year-old house with no home-inspection and give them an option to rent until they found another home.

Building Conditions

In the summer of 2010, a building conditions survey was conducted of all the buildings in the New Chauncey Neighborhood utilizing the following criteria in the Comprehensive Plan of Tippecanoe County:

A – GOOD = Structures in the good designation should be of high quality and of sound condition. New structures or older units that have been extensively rehabbed or perpetually maintained are included. The structure must be free of a visible need of repair. The property must also be well maintained.

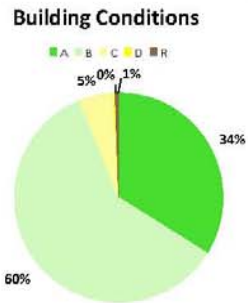
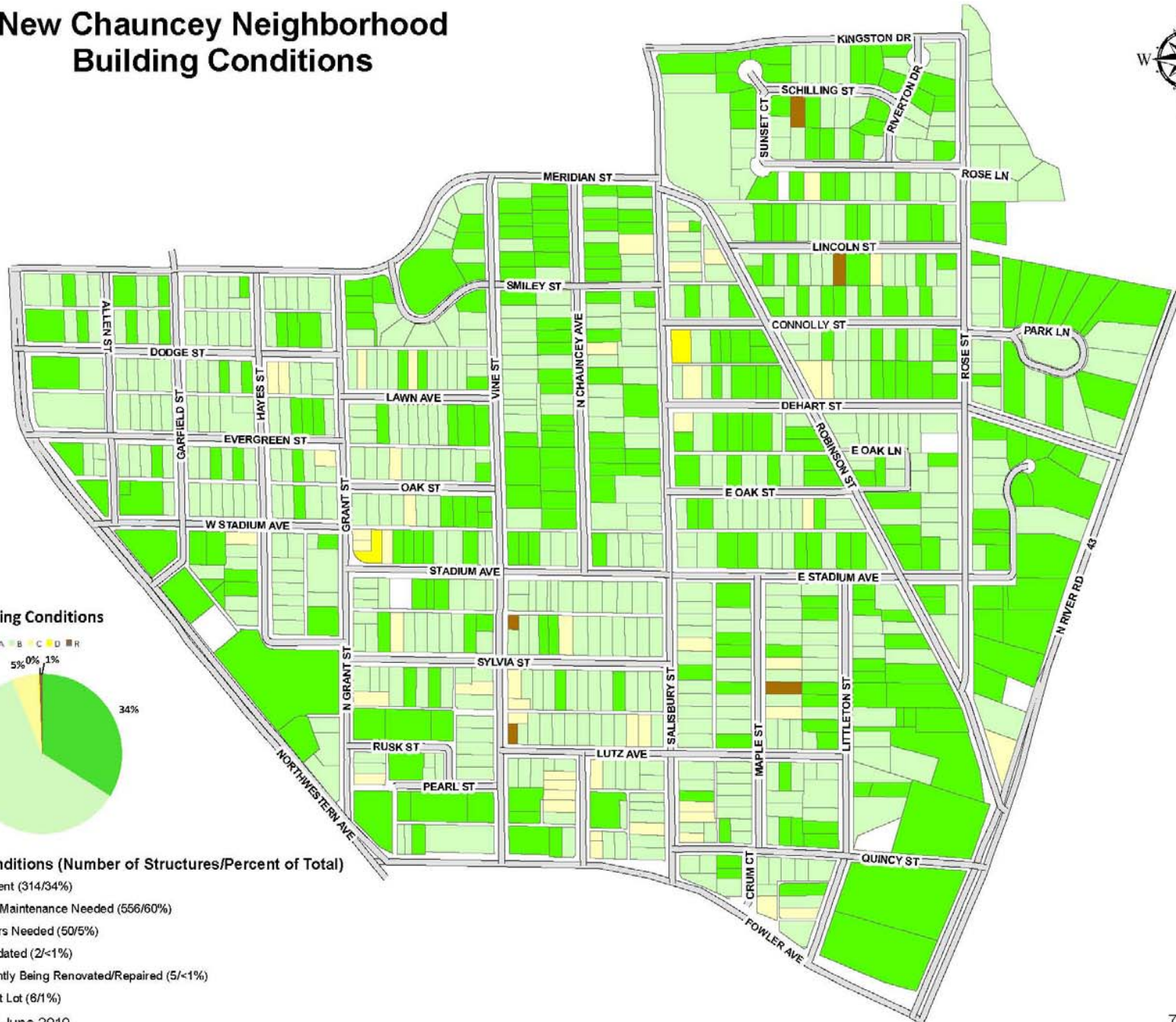
B – MAINTENANCE = Buildings with maintenance ratings are in good structural condition and are in need of minor repairs. As a structure ages, it naturally requires maintenance. Fix-up work could include new paint, minor screen or window repair, a loose piece of the exterior material, or replacement of a few strips of siding.

C – REPAIR = A building in the repair category is in need of major repairs. If a major repair such as a new roof, additional structural support, or complete exterior rehab is needed, the building falls into this category. If a structure is neglected as it ages, small repairs mount into larger problems. Therefore, an aggregate of smaller repairs also constitutes a building needing major repair. A conglomeration of exterior problems might be an indication of additional serious issues inside the structure.

D – DILAPIDATED = Buildings that are unfit for human habitation, structurally unsound, and unsafe can be classified as candidates for dilapidated. These buildings have serious conditions requiring substantial investment. Serious problems might include but are not limited to major structural faults, advanced weathering of materials, and a foundation or footing that is not level or solid.

The results reveal a neighborhood reasonably well-preserved. Of the total building stock, 34% of the buildings in the neighborhood achieved the highest “A” rating for condition with 60% of buildings receiving a “B” rating. Of the more distressed structures, 5% received the “C” rating while approximately 1% received the lowest “D” rating. The highest concentration of the “A” rated buildings lie primarily in the central and eastern parts of the neighborhood where there is a majority of owner-occupied single family homes. The “B” rated buildings tended to lie east of Vine Street and south of Stadium Avenue. Of the residential structures that received either an “A” or “B” rating, 58% were renter-occupied while 42% were owner-occupied.

New Chauncey Neighborhood Building Conditions



Building Conditions (Number of Structures/Percent of Total)

- A - Excellent (314/34%)
- B - Minor Maintenance Needed (556/60%)
- C - Repairs Needed (50/5%)
- D - Dilapidated (2/<1%)
- R - Currently Being Renovated/Repaired (5/<1%)
- V - Vacant Lot (8/1%)

Data collected June 2010

7/18/2011

The Natural Environment

The Urban Forest

Many parts of the New Chauncey Neighborhood are over 150-years old and its healthy and mature tree canopy is one of its most attractive features. Prior to the mechanization of tree harvesting in the 1950's, many trees were dug bare-root, often from along the river, and planted along city streets. This accounts for many of the large, old trees found along the streets of New Chauncey including silver maple, cottonwood, sycamore and Siberian elm. A tree location inventory was conducted in the spring of 2012 concentrating on the trees between the curb and the sidewalk, which constitutes a majority of the trees in the public right-of-way.

According to the inventory, the canopy is densest generally east of and including N. Chauncey Street. Lincoln, Connolly, Dehart, Littleton and Maple Streets contain the densest canopy. The canopy is thinnest generally west of and including Vine Street with some streets having little or no street trees.

Since 1981, the West Lafayette Tree Fund, formed with the adoption of the original West Lafayette Landscape Ordinance, has planted hundreds of trees throughout the city, including in the New Chauncey Neighborhood. Efforts to fill in the gaps in the street tree network of New Chauncey are ongoing and should be supported, particularly the gaps left from New Chauncey's 120 Ash trees as they succumb to the Emerald Ash Borer. The benefits of an expanded urban forest include:

- A firmer delineation of the pedestrian-oriented environment by providing buffers between automobiles and pedestrians.
- Shading and lowering of temperatures, which can reduce building energy consumption.
- Character, beauty, definition of space, sound buffering and obstructing undesirable views, and, with some species, pleasant fragrances; all of which affect neighborhood viability and property values.
- Storm water runoff and air pollution reduction.



Maple Street on the neighborhood's southeast side demonstrates its well established and mature tree canopy, a common feature found on many New Chauncey Neighborhood streets. (R. O'Gara)

Street Trees



- Street Tree (1110)
- Stump or Dead (5)

Parks, Paths and Trails

The New Chauncey Neighborhood contains two small parks and is conveniently located next to the much larger Happy Hollow Park. The following sites and facilities make up portions of West Lafayette's open space network that most directly contribute to the quality of life within New Chauncey:

Happy Hollow Park

Despite being nearly 100 feet above it due to the change in elevation, the New Chauncey Neighborhood is located next to one of the largest city parks in West Lafayette. At approximately 81 acres in size with numerous trails, footpaths (including the newly-constructed Rose Street trail connection), playgrounds and picnic areas, Happy Hollow Park is a true recreational destination for both the neighborhood and the city.

Paula R. Woods Park

This first of two small parks within the New Chauncey Neighborhood sits on a half acre lot located on the western section of the neighborhood on Vine Street. The park has a playground for young children in addition to a picnic shelter and grill.

Lincoln Park

Being the second of two small parks in the neighborhood, Lincoln Park sits on a half acre lot on the eastern section of the neighborhood. The park contains a large picnic shelter with picnic tables, grill, and an accessible playground with swings.

Trails & Bicycle Lanes

The City of West Lafayette has an extensive city-wide trail network and many of the more significant routes pass within or near the New Chauncey Neighborhood. The Village Fitness Trail, which starts in Chauncey Village and ends at Happy Hollow School, passes through the neighborhood and makes a stop at Paula R. Woods Park. The newly constructed trail along N. River Road connects to the Trolley Line Trail which leads right into Happy Hollow Park. Finally, two sets of bike lanes on Grant and Salisbury Streets pass through the neighborhood providing important connections with West Lafayette Junior/Senior High School, the Hills and Dales neighborhood, Chauncey Village and Purdue University.

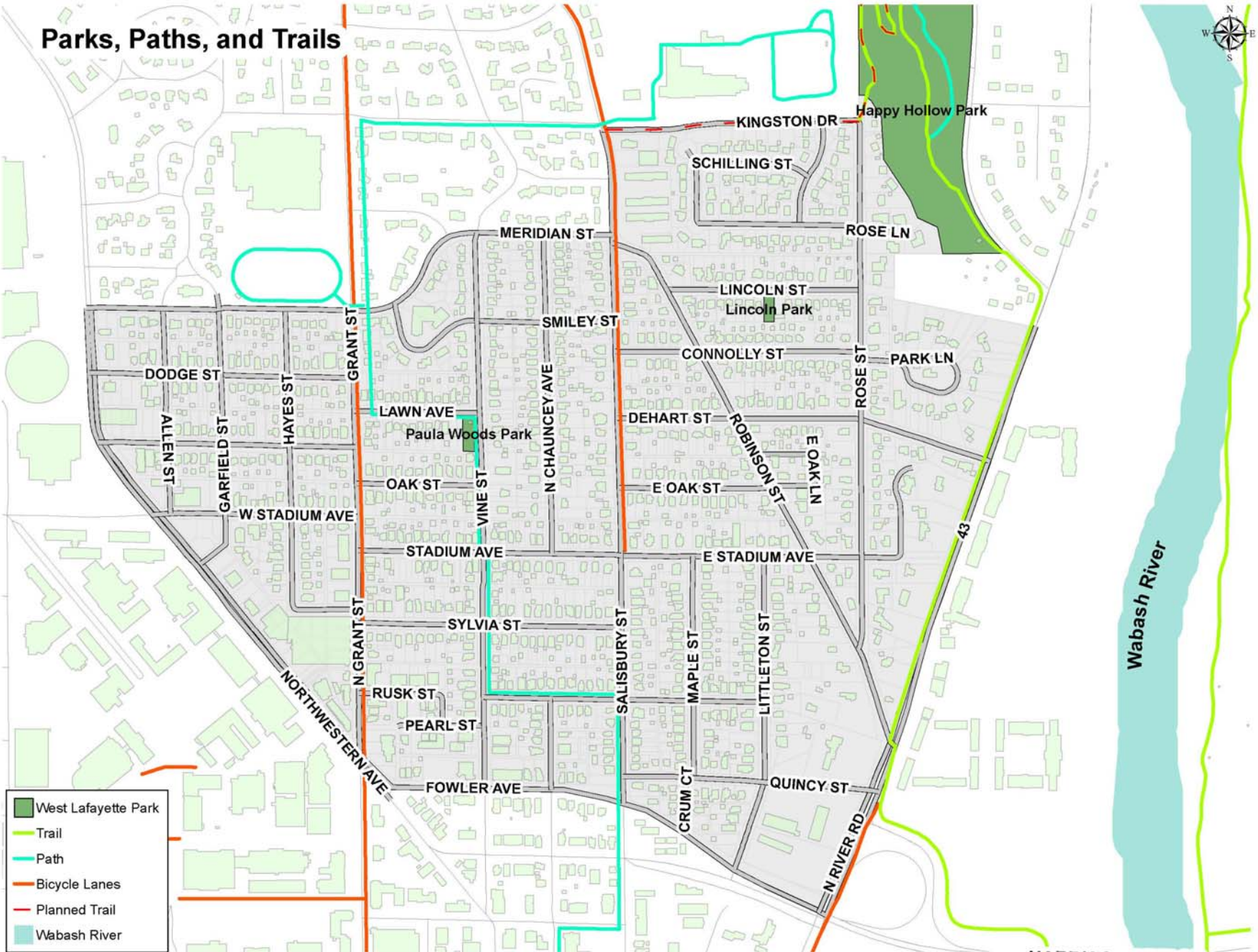


Main vehicular entrance to Happy Hollow Park (R. O'Gara)



Lincoln Park is nestled among the homes on Lincoln Street. (R. O'Gara)

Parks, Paths, and Trails



Corridors and Gateways

The New Chauncey Neighborhood is a pedestrian-oriented environment located next to the principle activity centers of Purdue University and The Village. Improving the corridors and gateways into these and other activity centers near the neighborhood is critical to maintaining a safe travel environment for all modes of transportation. Access and connectivity in the neighborhood should continue to be safe, efficient, and reinforce the neighborhood’s “near downtown”, pedestrian-oriented, urban character.

Corridors

The most heavily traveled vehicular corridors within or on the periphery of the New Chauncey Neighborhood include the following:

- Fowler Avenue is the westbound part of the Fowler/Wiggins one-way pair which provides direct access to Lafayette via the Harrison Bridge.
- Northwestern Avenue is the heavily traveled north/south primary arterial on the western edge of the neighborhood.
- Salisbury Street is a north/south secondary arterial that bisects the neighborhood.
- N. River Road (SR-43) is a north/south primary arterial along the neighborhood’s eastern boundary.
- Robinson Street is a north/south major collector that diagonally connects N. River Road (SR-43) and Salisbury Street.
- Grant Street is a north/south secondary arterial that connects Fowler Avenue with Salisbury Street and passes through both the New Chauncey and Hills and Dales Neighborhoods.
- Stadium Avenue is an east/west major collector that bisects the neighborhood.

Gateways

The principle gateways into the New Chauncey Neighborhood include:

- Northwestern Avenue and Meridian Street
- Northwestern Avenue and Stadium Avenue
- Northwestern Avenue and Grant Street
- Northwestern Avenue and Fowler Avenue
- Salisbury Street and Robinson Street
- Robinson Street and N. River Road (SR-43)



Robinson Street and N. River Road is the primary gateway into New Chauncey’s east side. (R. O’Gara)



In terms of vehicle and pedestrian traffic, Northwestern Avenue, located adjacent to Purdue University, is the neighborhood’s busiest corridor. (R. O’Gara)

Pedestrians, Sidewalks and Transit

According to the Leadership in Energy and Environmental Design (LEED) 2009 Neighborhood Development Rating System, the ideal walkable neighborhood is typically no larger than 320 acres (New Chauncey is 257 acres). Most people will walk approximately 1/4 mile (1,320 feet) to run daily errands; beyond that, people will tend to take a bicycle or car. As for the sustainability of a neighborhood, the same rating system states that there typically needs to be at least 10 places to visit (cafe, personal services, school, post office, neighborhood retail outlet, newsstand, church, etc.) within these 1/4 mile zones to create a livable, sustainable community. With an extensive sidewalk network and easy connection to Purdue University, Chauncey Village and the neighborhood's own commercial areas found primarily along the Northwestern Avenue corridor, New Chauncey is well on its way to being regarded as a livable and sustainable community.

A sidewalk inventory was conducted in the summer of 2010 and field checked in the spring of 2012. The results show a neighborhood largely well served by sidewalk facilities that meet or exceed the standards of the Americans with Disabilities Act. The condition of most of the sidewalks was good and between 2010 and 2012 the city did extensive work along Robinson Street, in addition to other streets, that substantially improved accessibility. Some gaps in the network remain, including Smiley Street and the north section of Vine Street, but these relatively minor gaps should be secondary in terms of prioritizing future improvements. The major pedestrian thoroughfares near campus and the high school should take precedence.

The New Chauncey Neighborhood is served by multiple bus routes with the majority of routes running along Northwestern Avenue and N. River Road (SR-43). Additional routes run through the neighborhood along Stadium Avenue and Salisbury Street.

With sidewalks on nearly every street and popular destinations within close proximity, the New Chauncey Neighborhood is very walkable with numerous centers of activity to walk to. "Walkability" itself is a measure of access, ease, and comfort for pedestrians in a specific area. Physical condition, handicap accessibility, landscape buffers, nearby destinations, sidewalk width, lighting conditions, and other factors such as these determine an area's walkability.

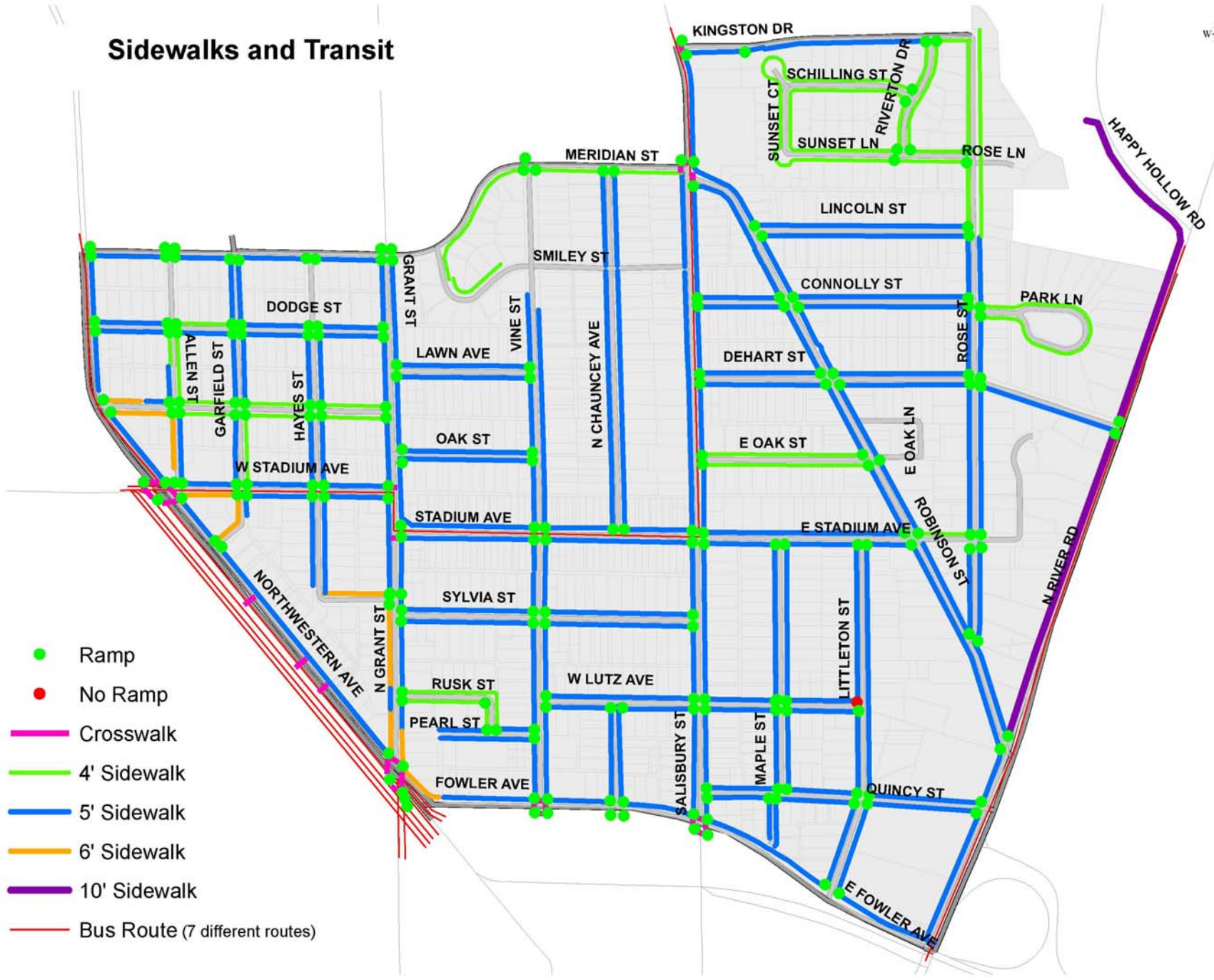


Nearly every street in the neighborhood has sidewalks on both sides. (R. O'Gara)



New Chauncey Neighborhood is served by multiple City Bus routes. (CityBus)

Sidewalks and Transit



Alleys and Streetlights

Alleys

Nearly three-quarters of the blocks in the New Chauncey Neighborhood are improved with paved alleys. Alleys serve a variety of functions – utility access, trash and recycling pickup, access to garages and off-street parking areas as well as pedestrian shortcuts. They serve as ways to break up blocks into smaller, manageable pieces for pedestrians, bicyclists and automobiles.

In the summer of 2010, APC staff surveyed the alleys of New Chauncey and found virtually all to be in “fair” condition, indicating some cracking and a small amount of pavement deterioration. As all of the alleys staff surveyed remain heavily utilized it is recommended that the city continually monitor their condition and prioritize improvements based on the greatest need.



Many of the neighborhood's blocks are divided by alleys such as this one connecting Stadium Avenue with Lutz Street. (R. O'Gara)

Streetlights

Streetlights in the neighborhood have evolved over time to the contemporary suburban, high pole-mounted cobra-head streetlights seen throughout the neighborhood today. By in large the neighborhood is well served by streetlights with most lights being found at intersections and occasionally mid-block.

The most underserved parts of the neighborhood are the alleys. With very few exceptions, most of the alleys in the New Chauncey Neighborhood are dark. Given the residential density in the neighborhood and high concentration of student residents and homeowners who walk and bike through the neighborhood, a high priority should be placed on better illuminating the alleys for improved safety.



Adding pedestrian-level lighting in historic neighborhoods (with poles spaced between 70-80 feet from each other, depending on the lamp's intensity) increases the feeling of safety and comfort within an area after sunset which, in turn, has a direct relationship on crime and the ability of police departments to more effectively patrol an area.



Two variations of the acorn-styled, pedestrian-level, streetlights currently found in Happy Hollow Park (left) and along Happy Hollow Road / N. River Road. (R. O'Gara)

Street Lights and Alleys



-  Street Light Location
-  Alley

Sewer Infrastructure

Adequate public infrastructure is needed for redevelopment in addition to providing service to existing development. The sewer infrastructure in the New Chauncey Neighborhood continues to serve its intended purpose but shows its age in places necessitating the need for enhanced maintenance by both the city and property owners.

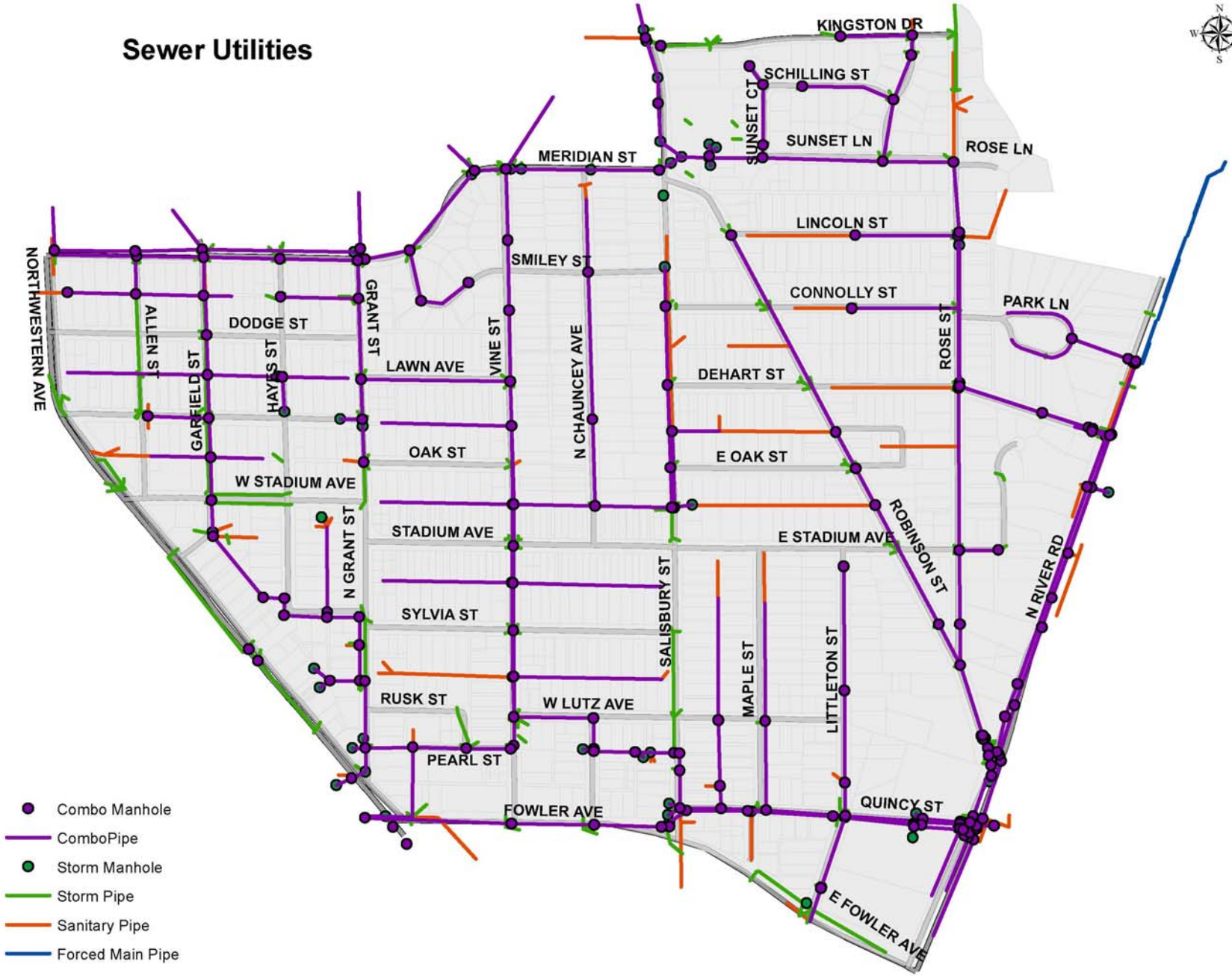
Sanitary, Storm and Combination Sewer

Wastewater in the New Chauncey Neighborhood is collected through a network of sanitary sewer, stormwater sewer and sanitary/stormwater combined sewer pipes that convey the waste to the City of West Lafayette's wastewater treatment plant located along the Wabash River at the southeastern corner of the city limits.

New Chauncey is served primarily by combined sanitary/stormwater sewer pipes ranging from 8" to 72" in diameter. Separate sanitary and stormwater sewer pipes flowing into the combined sewer are also present and primarily range from 8" to 12" in diameter. The combined sewer area drains to Combined Sewer Overflow (CSO) diversion structures which convey flows to the waste water treatment plant. During dry or seasonal weather periods all flow goes to the waste water treatment plant for treatment. During more extreme wet weather events, the capacity of the collection system is exceeded and excess flows are discharged from the diversion structures to the river.

The city's long term plan, as approved and permitted by the Indiana Department of Environmental Management, requires the splitting of the combined sewer system into separate sanitary and stormwater sewers in order to reduce overflows into the Wabash River and prevent the environmental problems caused by extreme weather events overwhelming the combined sewer system.

Sewer Utilities



Chapter 3: Vision & Goals

New Chauncey Neighborhood Vision

“Set in a well-preserved natural urban environment, the New Chauncey Neighborhood shall be recognized as a vibrant and culturally diverse neighborhood that invites all ages to live, work and shop in a place with a unique and distinct character that is within walking distance of Purdue University, neighborhood businesses, schools and regional attractions.”

Neighborhood Goals and Objectives

The Steering Committee members, selected for the New Chauncey Neighborhood Plan and representing the principle stakeholders in the neighborhood, endorse the following goals and objectives which, when realized, will achieve the Vision of the New Chauncey Neighborhood. The following goals and objectives are based on public input and the guidance of the Steering Committee.

To accomplish the Vision of the New Chauncey Neighborhood, the following goals and objectives are established to promote and support:

1. Neighborhood Preservation
2. Neighborhood Redevelopment
3. Neighborhood Business Development
4. Neighborhood Environmental Preservation
5. Neighborhood Communication and Partnership with Purdue University and the Purdue Research Foundation
6. Neighborhood Safety Improvements.

1) GOAL 1: NEIGHBORHOOD PRESERVATION

- a) Objective: Slow conversions of single family homes to rentals by protecting and expanding the residential character of the New Chauncey Neighborhood.
- b) Objective: Ensure that there is proper code enforcement and property maintenance.
- c) Objective: Promote the historic preservation of appropriate areas of the neighborhood.
- d) Objective: Expand city and community resources that benefit the neighborhood.

2) GOAL 2: NEIGHBORHOOD REDEVELOPMENT

- a) Objective: Redevelop the neighborhood based on a neighborhood future land use plan and support its adoption as an amendment to the Comprehensive Plan.
- b) Objective: Redevelopment projects in the neighborhood must be appropriate in scale and character with the neighborhood and with adjacent neighborhoods.
- c) Objective: Redirect redevelopment pressure in the neighborhood to more exclusively student-oriented neighborhoods.

3) GOAL 3: NEIGHBORHOOD BUSINESS DEVELOPMENT

- a) Objective: Define the desired business uses for the neighborhood and allow for their expansion consistent with the future land use plan.
- b) Objective: Attract and sustain desired businesses in the neighborhood.
- c) Objective: Discourage purely student-oriented business development in the neighborhood by directing such development to more appropriate areas of the city.

4) GOAL 4: NEIGHBORHOOD ENVIRONMENTAL PRESERVATION

- a) Objective: Protect and Expand the Natural Urban Environment.
- b) Objective: Add passive and active recreational open spaces in the neighborhood.
- c) Objective: Add public art in the neighborhood.

5) GOAL 5: NEIGHBORHOOD COMMUNICATION AND PARTNERSHIP WITH PURDUE UNIVERSITY AND THE PURDUE RESEARCH FOUNDATION

- a) Objective: Develop a process of regular communication and cooperation with Purdue University and the Purdue Research Foundation regarding housing and other issues affecting the neighborhood.
- b) Objective: Support the further development and expansion of Purdue that respects and compliments the neighborhood plan.
- c) Objective: Develop initiatives that better integrate student residents with homeowners.

6) GOAL 6: NEIGHBORHOOD SAFETY IMPROVEMENTS

- a) Objective: Ensure the public infrastructure meets the needs of the neighborhood and that it is sufficient to meet current and future needs.
- b) Objective: New Chauncey Neighborhood shall have adequate public and on-street parking and shall be a safe place to travel for all modes of transportation.
- c) Objective: Support and expand transit and alternative transportation options for the neighborhood.

Chapter 4: Implementation

Implementation Tables

Consistent with the neighborhood’s vision, goals and objectives, the following implementation strategies matrix offers action steps and suggests roles that city officials, consultants, local organizations and businesses, residents and others will play to realize the vision of the neighborhood. The strategies are placed in categories based on the goals and objectives found in Chapter 3. The following strategies have been assigned approximate time frames but are subject to budgets, the market and many other factors:

Short-Term Opportunities Immediate to 18 months following the Plan’s adoption.

Mid-Term Opportunities 2 - 5 years.

Long-Term Opportunities 6 - 15 years.

Priority levels are generalized in terms of low, medium and high. These levels represent a general order of importance relative to fulfilling the vision of the neighborhood and accomplishing the goals and objectives. Some of the individuals or organizations taking responsibility for the following tasks include:

- City = City of West Lafayette staff
- APC = Area Plan Commission of Tippecanoe County staff
- NCNA = New Chauncey Neighborhood Association
- PRF = Purdue Research Foundation
- PU = Purdue University
- NCHI = New Chauncey Housing, Inc.
- BUS = Greater Lafayette Public Transportation Corporation
- ART = City of West Lafayette Public Art Advisory Group
- RPO = Rental Property Owners
- BSO = Business Owners
- HRE = Housing Redevelopment Entity (as described on page 58)

GOAL 1: NEIGHBORHOOD PRESERVATION

OBJECTIVE 1: Slow conversions of single family homes to rentals by protecting and expanding the residential character of the New Chauncey Neighborhood.

Strategy	Strategy Description	Term	Priority	Responsibility
1	New Chauncey Housing Inc. needs to strengthen and expand current housing initiatives. Team with private entities to expand New Chauncey Housing, Inc.'s mission.	Short	Medium	NCHI
2	Increase New Chauncey Housing, Inc.'s reach through alternative funding methods, volunteering and staffing.	Long	Medium	NCHI
3	Periodically update the New Chauncey Housing, Inc. strategic plan.	Short	Low	NCHI
4	Increase communication between the various groups involved in the neighborhood including homeowners, landlords, city officials, realtors and tenants.	Mid	High	NCHI, NCNA, City, RPO
5	Increase neighborhood promotion efforts among realtors to better market the neighborhood to young families by sponsoring guest speakers at their meetings, real estate school, seminars and by brochure distribution.	Mid	High	NCHI, NCNA
6	Provide incentives based programs which allow good landlords to be rewarded for their efforts in contributing positively to the neighborhood.	Short	Medium	City
7	Provide financial incentives to future homeowner-occupants of all income levels seeking to purchase and rehabilitate homes in the neighborhood, including tax abatements, remodeling incentives and tax incentives.	Mid	Medium	NCHI, City, NCNA, HRE

OBJECTIVE 2: Ensure that there is proper code enforcement and property maintenance.

Strategy	Strategy Description	Term	Priority	Responsibility
1	Address the residents’ perception that there is not enough code enforcement.	Short	High	City
2	Improve property maintenance through preventive measures such as education and communication.	Short	High	City, NCNA
3	Periodically review property maintenance, zoning and building codes to ensure the highest standards are maintained.	Short	High	City, APC
4	Support and expand the efforts of the City’s rental inspection program with an emphasis on curbing over-occupancy and increasing property maintenance. Consider providing incentives to landlords who maintain their property above and beyond the minimum code requirements.	Short	Medium	City, RPO
5	Begin periodic or bi-annual “roundtable discussions” between neighborhood association representatives, landlord representatives and city officials. These meetings can be topic focused and also designed to share information.	Short	Medium	City, NCNA
6	Improve animal control operations and ensure there is a no-kill policy for adoptable animals.	Long	Low	City
7	Progressively increase fines for repeat violations.	Short	High	City
8	After notifying the landlord, fine tenants and landlord for nuisance violations.	Short	High	City
9	The City of West Lafayette will provide an annual status report on compliance rates to the New Chauncey Neighborhood Association to be published in the newsletter and local newspaper.	Mid	Medium	City

OBJECTIVE 3: Promote the historic preservation of appropriate areas of the neighborhood.

Strategy	Strategy Description	Term	Priority	Responsibility
1	Develop a historic preservation district in the neighborhood.	Short	High	City
2	Continue to develop programs and events to showcase the historic homes in the neighborhood.	Mid	Low	NCNA, NCHI, City
3	Create a comprehensive historic document about the neighborhood primarily for the benefit of student residents, landlords, realtors, visitors and future homeowners, highlighting the neighborhood’s historic significance in the community and emphasizing the many positive attributes of a historic near-campus neighborhood.	Mid	Medium	NCHI, NCNA, City
4	Create and support the efforts of a historic preservation commission.	Short	High	City

OBJECTIVE 4: Expand city and community resources that benefit the neighborhood.

Strategy	Strategy Description	Term	Priority	Responsibility
1	Maintain and expand the offerings of the Morton Center.	Short	Medium	City
2	Support the efforts of the West Lafayette Public Library and explore opportunities to bring a library branch to the neighborhood in the future.	Long	Low	City, APC
3	Support the West Lafayette Public Schools by allowing them to host any manner of events and service projects in the neighborhood.	Long	Low	NCNA, City
4	Bring an urgent-care clinic near to the neighborhood.	Long	Medium	City, APC
5	Promote the creation of parks and open spaces in the neighborhood as described in the future land use plan.	Long	Medium	City, PRF, NCNA

GOAL 2: NEIGHBORHOOD REDEVELOPMENT

OBJECTIVE 1: Redevelop the neighborhood based on a neighborhood future land use plan and support its adoption as an amendment to the Comprehensive Plan.

Strategy	Strategy Description	Term	Priority	Responsibility
1	Create a future land use plan for the neighborhood.	Short	High	APC
2	Focus all residential density increases along the Northwestern and Fowler corridors per the future land use map.	Short	High	APC, City
3	Discourage any redevelopment that does not conform to the neighborhood's future land use plan.	Short	High	APC, City

OBJECTIVE 2: Redevelopment projects in the neighborhood must be appropriate in scale and character with the neighborhood and with adjacent neighborhoods.

Strategy	Strategy Description	Term	Priority	Responsibility
1	Maintain current on-street parking permit program for single-family dwellings only and require all new planned developments with a residential or mixed-use component to be parked so as not to exacerbate on-street parking problems in the neighborhood.	Short	Medium	City, APC
2	All redevelopments at the borders of the neighborhood shall be appropriate in use and scale with established uses inside the neighborhood's borders and shall provide adequate transitions to uses just outside the neighborhood's borders.	Short	High	APC, City
3	Support development that positively contributes to the tax-base and increases property value.	Short	Medium	APC, City
4	Consistent with the future land use plan, require that redevelopment projects be roughly symmetrical in use, form and character with what is planned on the opposite side of the street.	Short	Medium	APC, City

OBJECTIVE 3: Redirect redevelopment pressure in the neighborhood to more exclusively student-oriented neighborhoods.

Strategy	Strategy Description	Term	Priority	Responsibility
1	Develop neighborhood plans for Chauncey Village, Hills & Dales and the neighborhood south of State Street.	Mid	Medium	APC
2	Direct urban density residential projects to primarily rental neighborhoods like Chauncey Village and the neighborhood south of State Street through land use planning, reduced parking ratios, on-street permit parking for residents, and the construction of public parking facilities.	Mid	Medium	APC, City
3	Analyze existing zoning districts and develop an Overlay Plan that respects the Land Use Plan and provides specific direction for development to the appropriate areas within the New Chauncey Neighborhood.	Mid	Medium	APC, City, NCNA, RPO, BSO, PRF

GOAL 3: NEIGHBORHOOD BUSINESS DEVELOPMENT

OBJECTIVE 1: Define the desired business uses for the neighborhood and allow for their expansion consistent with the future land use plan.

Strategy	Strategy Description	Term	Priority	Responsibility
1	Consider the Salisbury/Robinson intersection a neighborhood commercial node and support development there that is appropriate in scale with its surroundings.	Long	Medium	APC, City, BSO
2	Direct the majority of desired commercial and mixed-use activity to the Northwestern corridor.	Short	High	APC, City, BSO
3	Businesses in the neighborhood should complement the residential nature of the neighborhood.	Short	Medium	APC, City, BSO
4	Targeted areas for business development in the neighborhood will be pedestrian friendly with good pedestrian connections to the entire neighborhood.	Short	High	APC, City, BSO

OBJECTIVE 2: Attract and sustain desired businesses in the neighborhood.

Strategy	Strategy Description	Term	Priority	Responsibility
1	Focus business and service uses along the Northwestern corridor and at the Salisbury and Robinson neighborhood commercial node.	Long	Medium	APC, City, BSO
2	Encourage the creation of a neighborhood art gallery.	Long	Low	NCNA, City, ART
3	Bring a grocery, drug store, bakery and convenience store to the neighborhood within walking distance of residential areas.	Short	High	APC, City, BSO
4	Discourage developers from including bars and liquor stores in the neighborhood.	Short	High	APC, City, BSO

OBJECTIVE 3: Discourage purely student-oriented business development in the neighborhood by directing such development to more appropriate areas of the city.

Strategy	Strategy Description	Term	Priority	Responsibility
1	Focus the majority of business development in Chauncey Village and along the Northwestern corridor.	Short	High	APC, City, BSO
2	Create a neighborhood plan for the Levee and support further development and density in both Wabash Landing and the Levee area in general.	Long	Medium	APC

GOAL 4: NEIGHBORHOOD ENVIRONMENTAL PRESERVATION

OBJECTIVE 1: Protect and Expand the Natural Urban Environment.

Strategy	Strategy Description	Term	Priority	Responsibility
1	Create a unique and comprehensive neighborhood streetscape plan whose purpose is to protect and enhance the existing natural environment, support a multi-modal transportation network, and improve the appearance of the neighborhood. The streetscape plan shall include, but not be limited to, such enhancements as street trees, flower beds, historic-style lighting and signage, benches, trash cans, crosswalks, bike lanes and traffic calming measures.	Mid	Medium	City
2	The streetscape plan shall more intensely address the streetscape requirements for the following streets that bisect the neighborhood with an emphasis on creating a boulevard look: Salisbury, Stadium, Grant and Robinson streets.	Mid	Medium	City
3	To address game-day parking problems and environmental degradation, explore prohibiting parking on unimproved surfaces throughout the neighborhood year round.	Long	Medium	City, PU, PRF, APC
4	Prohibit over-paving of yards for parking by exploring increasing the amount of required unimproved open space on lots.	Long	Medium	City, PRF, APC
5	Support the development of neighborhood community gardens.	Long	Low	City, NCNA
6	Eradicate all invasive plants in the neighborhood and encourage the plantings of native species.	Long	Low	City, NCNA, RPO, BO

OBJECTIVE 2: Add passive and active recreational open spaces in the neighborhood.

Strategy	Strategy Description	Term	Priority	Responsibility
1	Using the future land use plan as a guide, develop a neighborhood-specific parks and open space master plan to implement parks and open spaces in the neighborhood as described in the future land use plan.	Long	Medium	City, NCNA, PRF
3	Acquire the property at the Robinson/SR 43 intersection and landscape it with a “Welcome to West Lafayette” or “Welcome to the New Chauncey Neighborhood” sign.	Mid	Low	City, NCNA
4	Explore trail opportunities through the neighborhood that will enhance pedestrian connectivity within the neighborhood and to adjacent activity centers.	Long	Medium	City
5	Improve and expand the trail connection with Happy Hollow Park and include way-finding signage to the trailhead for pedestrians.	Short	High	City
6	Realign Stadium Avenue at the Grant Street intersection to remove the jog and to create new open space at the realigned intersection.	Long	Low	City

OBJECTIVE 3: Add public art in the neighborhood.

Strategy	Strategy Description	Term	Priority	Responsibility
1	All planned development negotiations in neighborhood projects will include opportunities to expand public art in the neighborhood where appropriate, either by developers providing easements, placing money in escrow or adding art as a part of the project.	Short	Medium	APC, City, BSO, RPO
2	All conventional rezone and special exception applicants shall be encouraged by staff to provide, where appropriate, opportunities for expanding public art in the neighborhood through developers providing easements, placing money in escrow or adding art as a part of the project.	Short	Medium	APC, City, BSO, RPO
3	The following prominent intersections are “gateways” to the neighborhood and shall incorporate public art, neighborhood welcome signage and open spaces: Northwestern/Meridian, Robinson/SR 43, Fowler/Salisbury, Meridian/Salisbury, Grant/Northwestern, Northwestern/Stadium, Meridian/Grant, Dehart/SR 43.	Mid	Medium	City, ART

GOAL 5: NEIGHBORHOOD COMMUNICATION AND PARTNERSHIP WITH PURDUE UNIVERSITY AND THE PURDUE RESEARCH FOUNDATION

OBJECTIVE 1: Develop a process of regular communication and cooperation with Purdue University and the Purdue Research Foundation regarding housing and other issues affecting the neighborhood.

Strategy	Strategy Description	Term	Priority	Responsibility
1	Establish a neighborhood liaison in Purdue University and the Purdue Research Foundation whose responsibility shall be to represent neighborhood issues and to encourage those that live in the neighborhood to take greater responsibility in maintaining the neighborhood.	Mid	High	City, NCNA, APC, PU, PRF
2	Expand housing opportunities for faculty, staff and their families.	Mid	High	City, NCHI, NCNA, PRF
3	Invite a member of Purdue’s Office of the Dean of Students to serve as a liaison between the university and the neighborhood to deal with neighborhood issues.	Mid	High	City, NCNA, PU

OBJECTIVE 2: Support the further development and expansion of Purdue that respects and compliments the neighborhood plan.

Strategy	Strategy Description	Term	Priority	Responsibility
1	Limit non-residential Purdue-related development to the Northwestern corridor and encourage mixed-use development.	Short	High	APC, City, PU, PRF
2	Market the New Chauncey neighborhood as an ideal place for faculty, staff and their families to move to.	Mid	High	NCHI, NCNA, PU, PRF
3	Support the expansion of on-campus housing and encourage higher residential densities on Purdue-owned land.	Short	Medium	APC, City, NCNA, PU
4	Support increased commuter parking opportunities on campus in Purdue’s parking facilities and engage with Purdue to encourage them to construct more on-campus parking facilities that serve commuters as demand requires.	Mid	Medium	APC, City, NCNA, PU

OBJECTIVE 3: Develop initiatives that better integrate student residents with homeowners.

Strategy	Strategy Description	Term	Priority	Responsibility
1	Solicit Purdue students in the area for baby-sitting, lawn care, snow-shoveling, house-sitting and dog walking jobs to provide jobs and make students part of the neighborhood.	Mid	Medium	NCNA
2	Develop and implement ways for student residents to actively engage with the New Chauncey Neighborhood Association.	Mid	Low	NCNA, PU
3	Develop annual and periodic community-building cultural events such as neighborhood based charitable walks/runs, neighborhood block parties, sidewalk art contests, neighborhood summer camp out on the West Lafayette High School football field, and other similar events designed to bring the neighborhood residents together.	Long	Low	NCNA, City
4	Partner with neighborhood and near-neighborhood churches and other civic groups to stage events in the neighborhood that benefit all neighborhood residents.	Long	Low	NCNA, City
5	Send a monthly newsletter to all residents (owner and renter) of the neighborhood as an outreach and informational tool.	Mid	Medium	NCNA
6	Distribute welcome packet brochures door-to-door, prior to the beginning of each semester for all rentals in the neighborhood, outlining city codes, providing coupons, neighborhood information, events, job opportunities in the neighborhood, etc.	Mid	Medium	NCNA, RPO

GOAL 6: NEIGHBORHOOD SAFETY IMPROVEMENTS

OBJECTIVE 1: Ensure the public infrastructure meets the needs of the neighborhood and that it is sufficient to meet current and future needs.

Strategy	Strategy Description	Term	Priority	Responsibility
1	Replace deteriorating infrastructure, sidewalks and alleys to provide a healthy and safe environment, and facilitate increased pride and a positive image.	Long	High	City
2	Target all through streets first for improvements.	Long	High	City
3	Add well-marked crosswalks on all neighborhood streets.	Mid	High	City
4	Develop a priority list of sidewalk improvements to be shared with and augmented by the neighborhood residents and ensure all sidewalks and crosswalks meet minimum ADA requirements. Use CDBG funds for repair in order of priority.	Short	High	City, BSO, RPO
5	Ensure that all water mains, storm and sanitary sewers are of adequate size and in good condition to support the land uses and densities recommended in the future land use plan.	Long	High	City
6	Ensure that all streets and alleys have adequate lighting.	Mid	High	City
7	Improve rainwater runoff in all alleys.	Long	Medium	City
8	Realign Stadium Avenue at the Grant Street intersection to make the road way continuous and increase safety.	Long	Low	City

OBJECTIVE 2: New Chauncey Neighborhood shall have adequate public and on-street parking and shall be a safe place to travel for all modes of transportation.

Strategy	Strategy Description	Term	Priority	Responsibility
1	Address commuter parking issues by providing new parking facilities outside of the neighborhood and increasing restrictions on nonresident on-street parking.	Long	Medium	City, PRF, PU
2	Increase parking fines throughout the neighborhood and periodically check to ensure the fine rates keep up with or are more severe than Purdue’s parking fine rates.	Short	High	City
3	Add a flashing red light at the Grant/Meridian intersection.	Mid	High	City
4	Ensure that the streets and alleys of the neighborhood are properly and safely lit.	Mid	High	City
5	Investigate the possibility of adding parking meters in the neighborhood’s mixed-use and commercial areas for expanded short-term parking during business hours.	Mid	Medium	City
6	Prioritize de-icing of sidewalks on major thoroughfares first.	Short	High	City, BSO, RPO
7	Increase police patrols for speeders and foot/bike patrols on weekends and game days.	Mid	High	City
8	Develop a graffiti removal program.	Mid	Medium	City, NCNA, BSO, RPO
9	Create a bike/pedestrian-friendly streetscape along Northwestern/Fowler and improve all crosswalks.	Long	High	City
10	Add traffic calming measures throughout the neighborhood.	Long	Medium	City
11	Make intersections safer by yellow-striping curbs or employing traffic calming measures near all intersections.	Mid	Medium	City
12	Two-hour parking restrictions near campus should be relaxed between semesters and during breaks.	Mid	Medium	City
13	Periodically review the effectiveness of the neighborhood’s permit parking zones and consider changes to the program that best benefit the residents and businesses of the neighborhood while discouraging commuters.	Mid	Medium	City
14	Increase education/advertising of the permit parking program and its benefits to promote greater participation.	Short	High	City, NCNA

OBJECTIVE 3: Support and expand transit and alternative transportation options for the neighborhood.

Strategy	Strategy Description	Term	Priority	Responsibility
1	Provide bus turn-outs at heavily used bus stops.	Long	Medium	BUS, City
2	Add well-marked bicycle lanes on all streets that bisect the neighborhood and ensure proper connectivity with city-wide destinations and activity centers.	Mid	Medium	City
3	Expand car-sharing and create bicycle sharing programs in the neighborhood near the denser development areas along the Fowler and Northwestern corridors.	Long	Low	City, PRF, PU
4	Add bus shelters at all heavily used bus stops.	Long	Low	BUS, City

Implementation Strategy Details

Detail of Recommendations for Neighborhood Preservation

Historic Preservation Efforts

In 2011, the West Lafayette City Council adopted a resolution creating a Historic Preservation Commission and charged it with creating a historic preservation ordinance. The commission has met numerous times since its creation engaging in this work of crafting an ordinance. It took to heart the charge of the Mayor that it be "...an ordinance that works for our community, West Lafayette." The draft ordinance has been reviewed by the city attorney and, after a presentation of his comments to the commission, will be prepared for public scrutiny ultimately before appearing before the city council in 2013. As the historic preservation ordinance takes shape, maps of the proposed Local Historic Districts are also being formed. Using the established National Districts as a guide it is expected that these maps will be ready for public scrutiny also in 2013. Along with the ordinance and maps, a historic "Resource Guide" for West Lafayette, based on the guide created by the Wabash Valley Trust for Historic Preservation, is being developed by city staff as part of the overall package to be brought before the council in 2013.

Tax Increment Financing (TIF) and the Neighborhood

When the West Lafayette Redevelopment Commission (RDC) decided in early 2012 to expand the Levee/Village TIF District to include the New Chauncey Neighborhood and the Northwestern corridor, one of the reasons was to assist in neighborhood stabilization. Neighborhood stabilization has many meanings, but it was agreed by the RDC that the TIF funds would be used to improve streets, streetscape, sidewalks, ADA compliance, park access and land acquisition to convert single-family rentals back to single-family owner occupied homes. The City of West Lafayette's Department of Development (DOD) has been working with the Engineering Department to identify sidewalks, ADA compliance issues, and roads to improve in the neighborhood. The DOD has also been meeting with the New Chauncey Housing Inc. staff to discuss strategies to assist in the acquisition of single-family rental houses and accelerate their conversion back to single-family owner occupied houses.

Future Overlay Plan:

Upon completion and approval of the New Chauncey Neighborhood Plan, the New Chauncey Neighborhood Association, the City of West Lafayette, and the Purdue Research Foundation will work to develop an Overlay Plan for the New Chauncey Neighborhood. The intent of developing an Overlay Plan is to establish in greater detail what will specifically be allowed relative to future restoration, development, and redevelopment within the New Chauncey Neighborhood. The Overlay Plan will be coordinated in keeping with the New Chauncey Neighborhood Land Use Plan and may or may not include the need to rezone select sites within the New Chauncey Neighborhood.

New Chauncey Housing, Inc. Capacity Building

The purpose and accomplishments of New Chauncey Housing, Inc. (NCHI) are commendable and have clearly made a difference in the New Chauncey Neighborhood. NCHI is a non-profit housing agency for the City of West Lafayette. The organization's goal is to assist low to moderate income persons or families to find affordable quality housing. The purpose of the organization is two-fold. NCHI seeks to stabilize the near campus New Chauncey Neighborhood by slowing the conversion of single-family homes to rental units and providing affordable housing to low to moderate income persons or families. This works to preserve the historic nature and value of the neighborhood. Houses purchased by NCHI must be priced affordably in order for the project to be accomplished under federal funding guidelines.

To significantly increase the number of projects per year, resources would need to be found for the acquisition and rehabilitation of higher priced houses that can be sold to higher income persons. A goal of the organization is to secure more unrestricted funds in order to increase the number of projects per year. With such funds and a relatively small increase in NCHI operating expenses, NCHI could, using its current staff, professional assistance, and partnerships, accelerate the stabilization of the neighborhood.

Recommendations are for NCHI to:

- Seek new sources of unrestricted funding.
- Continue to partner with real estate agents, local businesses, and other organizations.
- Ask concerned residents to pledge an annual amount toward the stabilization of the neighborhood.
- Increase requests for grants, planned giving, and donations of cash and new/salvaged building materials.

Housing Redevelopment Entity

In order to build on the successful work of New Chauncey Housing Inc. and to further the first objective of Goal 1 on page 44, this plan recommends the City of West Lafayette immediately explore the formation of an alternative housing redevelopment entity which shall work in conjunction with New Chauncey Housing Inc. to increase the amount of owner-occupied housing stock in the neighborhood. Potentially modeled after entities that exist in such places as South Bend, Indiana; Minneapolis, Minnesota; Little Rock, Arkansas and Columbus, Ohio, the city should use the Memorandum of Understanding, agreed to in 2011 between the city, NCNA and PRF, as a framework for the creation of this entity. Furthermore, the city should not limit itself to simply what can be accomplished via an additional non-profit entity in the neighborhood but should explore every available avenue in the creation of this entity to further the goal of increased home ownership, regardless of the income level of the individual or family.

Neighborhood Improvement Grants

With the expansion of the Levee/Village Economic Development Area in early 2012, CDBG monies can be set aside to be used as grants for various neighborhood improvement projects based on certain parameters. Some suggested measurable parameters include:

- Meeting the 51 % low/moderate income requirement of Housing and Urban Development;
- Ensuring the project has neighborhood support;

- Ensuring the project implements the future land use plan and the goals contained in this document;
- Requiring the project has a positive impact on the neighborhood.

Detail of Recommendations for Communication-Related Issues

Newsletter Expansion

Ensure the New Chauncey Neighborhood's newsletter circulates to all neighborhood residents, including renters. Because the newsletter contains a lot of information about the neighborhood and events, the entire neighborhood should be on the mailing list.

There are several benefits to circulating the newsletter to all neighborhood residents. They include:

- Education - Articles share information about and celebrate the neighborhood;
- Communication - The newsletter serves as a means of communication among tenants, landlords, and homeowners;
- Marketing - The more people know about the NCNA, its work and philosophy, the more people will want to become members; and
- Promotion - Specific projects and volunteer recruiting can be promoted utilizing the newsletter.

The newsletter can also serve as a source for information on home repair and property maintenance. Consider having a "job bank" column. This column would highlight neighbors who are willing to help out or give advice for home repairs, property maintenance, etc. It could also list persons willing to loan gardening tools or other items to their neighbors. Add a job opportunities section for students, allowing them to place an ad listing the jobs they can do such as lawn care, maintenance, snow shoveling, child care, babysitting, senior care and tutoring. Expanded circulation will increase printing and distribution costs, but contributions could be generated from local businesses. For example, local businesses may be willing to pay for ad space on the back page for a small fee.

Continued Use of the Internet

Continue to use the New Chauncey Neighborhood Association and City of West Lafayette website to disseminate information. The New Chauncey Neighborhood website should show the latest Neighborhood Association information and encourage neighborhood residents to get involved. One example of how neighborhood residents could be more involved might include a retired mathematics professor, who lives in the neighborhood and volunteers to do some tutoring.

Continued use of graphics and photos to show neighborhood attributes and events is encouraged. In addition, it should continue to serve as a vehicle for newsletter information, code information, and comments. Consider utilizing all social media outlets such as Facebook and Twitter as well as having a link on the website specifically targeted at students who live in the neighborhood. It can inform them of fun neighborhood events, volunteer opportunities, city codes, "give tips on living away from home," etc.

Block Party

The New Chauncey Neighborhood Association should continue to encourage or sponsor block celebrations throughout the year. Block parties allow for neighbors to meet in a social setting and to get better acquainted. They are an integral part of building a social "community."

Role of the New Chauncey Neighborhood Association

The strength of the New Chauncey neighborhood is its people and its diversity. The neighborhood should draw on this strength to reach its goals. While the city is available for technical advice, community building is strongest when it comes from the residents themselves. The key to successful "grassroots" initiatives is strengthening the support and volunteer base of the organization. There are several ways to help increase the support and volunteer base. The key is to give the potential volunteer a range of time commitments and topics/events to choose from. This allows neighbors a greater understanding of what is expected of them and allows them to volunteer for topic areas or events in which they are interested.

Tips for increasing the volunteer base are as follows:

- Good volunteer management is critical.
- Potential volunteers respond better to known time commitment. If the commitment is open ended, or the role is undefined, there will be less interest in volunteering or repeat volunteering.
- Create committees to plan specific events and address topics and concerns.
- Allow people the opportunity to volunteer for short one-day or half-day activities and, in the case of full-time students, volunteer activities should be kept to 2 hours maximum.
- People like to be involved in successful projects and organizations. The better organized the association is, the better the response of volunteers will be.
- Volunteers need to have a say in decisions as well. Just doing menial work is not rewarding to volunteers.
- As successful events occur momentum will build and it will be easier to bring in volunteers to help with neighborhood initiatives, however, most students have little interest in attending meetings.

Home Walking Tour

Create an annual home walking tour. The New Chauncey Neighborhood has many beautiful and unique homes. An annual walking tour would highlight the beauty and significance of both the homes and the neighborhood.

A home walking tour is beneficial in several ways:

- Gives potential home buyers a greater understanding of the neighborhood and its residents, thus making the neighborhood more appealing to home buyers;
- Serves as a showplace for the architectural diversity in the neighborhood; and
- May lead to a higher degree of pride in property and home maintenance.

Many home shows charge a fee to tour the homes. The fee is used to cover costs of advertising and other miscellaneous expenses or perhaps may serve as a fundraiser.

Flexible Approach for Nuisance Enforcement

The "flexible" approach is a strategy to improve nuisance code enforcement by making it proactive versus reactive. The flexible approach uses two components: proactive letters, and tenant notification/violation notices.

The first component of the flexible approach is to send letters to recent offenders prior to the usual offense. For example, send a letter at the beginning of spring to the property owner reminding him/her of his responsibilities (i.e. grass can be no taller than ...) and note that even though problems may have occurred in the past, hopefully they can be avoided this season. This proactive approach may help avoid the offense prior to it happening.

The second component is to send violation notices to both the landlord and the tenant. Traditionally, property owners have received violation notices for nuisance violations because they have ultimate responsibility for the property. The difficulty in this approach is that most nuisance violations are caused by the tenant such as loud noise, lack of snow removal, accumulated trash, or high weeds. According to the landlords, many times it is difficult for them to get their tenants to comply particularly, because tenants do not always understand that they have violated a city ordinance.

Benefits of sending violation notices to the tenants, in addition to the property owner, include:

- Requires tenants to take responsibility for their actions.
- Informs landlords of a bad tenant situation.

- Makes tenants aware of the city codes.

Door Hanger

Door hangers should be printed and distributed with information regarding "need to know" property maintenance rules. Door hangers work best to communicate the policy or law pertaining to a single topic. For instance, create a door hanger that states what the snow removal policy of the city is and how residents can prevent being in violation. This type of flyer could be distributed just prior to the snow season. Topic oriented door hangers could be printed and distributed two to four times per year depending on need.

Some other door hanger topics include:

- Disposal of trash and furniture at the end of the school year, including city services regarding bulky trash and donation/pick-up services offered by Habitat for Humanity and Lafayette Transitional Housing,
- Beginning of the semester notice to be respectful of your neighbors (noise, trash, parking, vandalism, etc.)
- Key contact numbers to report violators or to seek information about the neighborhood and city,
- Trash disposal and pick-up procedures,
- Minimum yard maintenance to prevent receiving violations, and
- Notifying student residents of the neighborhood newsletter.

Door hangers could be made available to neighborhood groups to pick up and distribute in their districts. Printing costs can be absorbed by the neighborhood organization's budget, business advertisements on the hangers, or CDBG funds, to name a few. While the city may help with technical service, printing costs, or provide the information to be on the door hangers, the NCNA and the New Chauncey residents should take control of distribution at a minimum or develop a youth services project with a faith-based organization, Girl Scouts, Boy Scouts, and the like. Unless they choose to, the city should not be expected to lead the effort, only assist the local initiative.

Welcome Packets

The New Chauncey Neighborhood Association (NCNA) should provide a welcome packet to be distributed to new tenants in the New Chauncey area. These welcome packets should be distributed at the beginning of each semester and contain information about the neighborhood, the city's codes, neighborhood job opportunities and key contacts (city and neighborhood) for information or to report problems. Students are inundated with information so it is important to keep the contents easy to read and short. Provide coupons, refrigerator magnets, buttons, etc. that will build interest in the packets. For instance, key information could be printed on a refrigerator magnet and be included in the packet. This recommendation is a wonderful opportunity for the NCNA to work with landlords in the area, thus keeping the lines of communication open.

Chapter 5: Future Land Uses

The Future Land Use Plan

The Future Land Use Plan, consisting of land use classifications, the Future Land Use Map and the Future Land Use Map Narrative, is intended to set policy and act as a guide for representing the community's desires for future neighborhood development. The Plan does not affect the existing uses of property in the neighborhood, but influences future development proposals, requests to rezone property and requests for variances and special exceptions from the ABZA. The provided land use classifications are defined and illustrated below and have been assigned to land in the neighborhood as shown on the Future Land Use Map. The Future Land Use Map Narrative follows which explains in detail, block by block, all the recommended future land uses including recommendations on the preservation of historic architecture and the preferred urban form for new development. The narrative is accompanied by a key map.

Low Density Residential

This classification allows for single-family detached homes with a height generally not exceeding 35' and typically with front-loaded attached or detached garages. Certain lower impact uses such as churches and parks may be encouraged within this category. The residential density is generally between 2.0 and 4.0 dwelling units per acre.

Low Density Residential Urban

This classification allows for a mix of single and two-family attached and detached homes located close to the street on individual lots with a height generally not exceeding 35' with primarily rear-loaded attached or detached garages where alleys are present. Certain lower impact uses such as churches and parks are also encouraged within this category. The residential density is generally above 4.0 and typically not exceeding 13.0 dwelling units per acre.

Medium Density Residential Urban

This classification allows for a mix of two-family, townhouse and multi-family buildings generally not exceeding 3-stories and located close to the street with rear-loaded garages or parking areas where alleys are present. This classification is designed to serve as a transition between the lower density residential classifications and the mixed-use and higher density residential classifications. The residential density is generally above 13.0 dwelling units per acre but typically does not exceed 35.0 dwelling units per acre.

High Density Residential Urban

This classification allows for condominium and multi-family buildings generally not exceeding 4-stories and located close to the street with rear-loaded garages or parking structures where alleys are present. If alleys are not present, parking should be underground or behind the building. This is the highest density exclusively residential classification and is appropriate only along the Fowler/Northwestern corridor as shown on the Future Land Use Map. The residential density is generally above 30.0 dwelling units per acre but typically does not exceed 90.0 dwelling units per acre.

Medium Density Mixed Use

This classification allows for a mix, typically within a single structure, of professional/personal services; retail, cafes, etc. located on the ground floor with residential and/or office uses on the upper levels. With building heights generally not exceeding 3-stories or 45-feet, this classification is primarily designed to serve, as shown on the Future Land Use Map, as a subordinate use to the High Density Mixed Use classification and to provide an appropriate transition to adjacent uses of a lower density and intensity. Parking should be within or behind the building or underground so as not to detract from the pedestrian orientation called for by this use. Constructed under the Planned Development regulations only, the residential density will vary depending on building design and the mix of uses.

High Density Mixed Use

This classification allows for a more intense mix, typically within a single structure, of professional/personal services; retail, cafes, etc. located on the ground floor with residential and/or office uses on the upper levels. With building heights generally not exceeding 5-stories or 65-feet, this classification is appropriate only along Northwestern Avenue as shown on the Future Land Use Map. Parking should be within or behind the building or underground so as to not detract from the pedestrian orientation called for by this use. Constructed under the Planned Development regulations only, the residential density will vary depending on building design and the mix of uses.

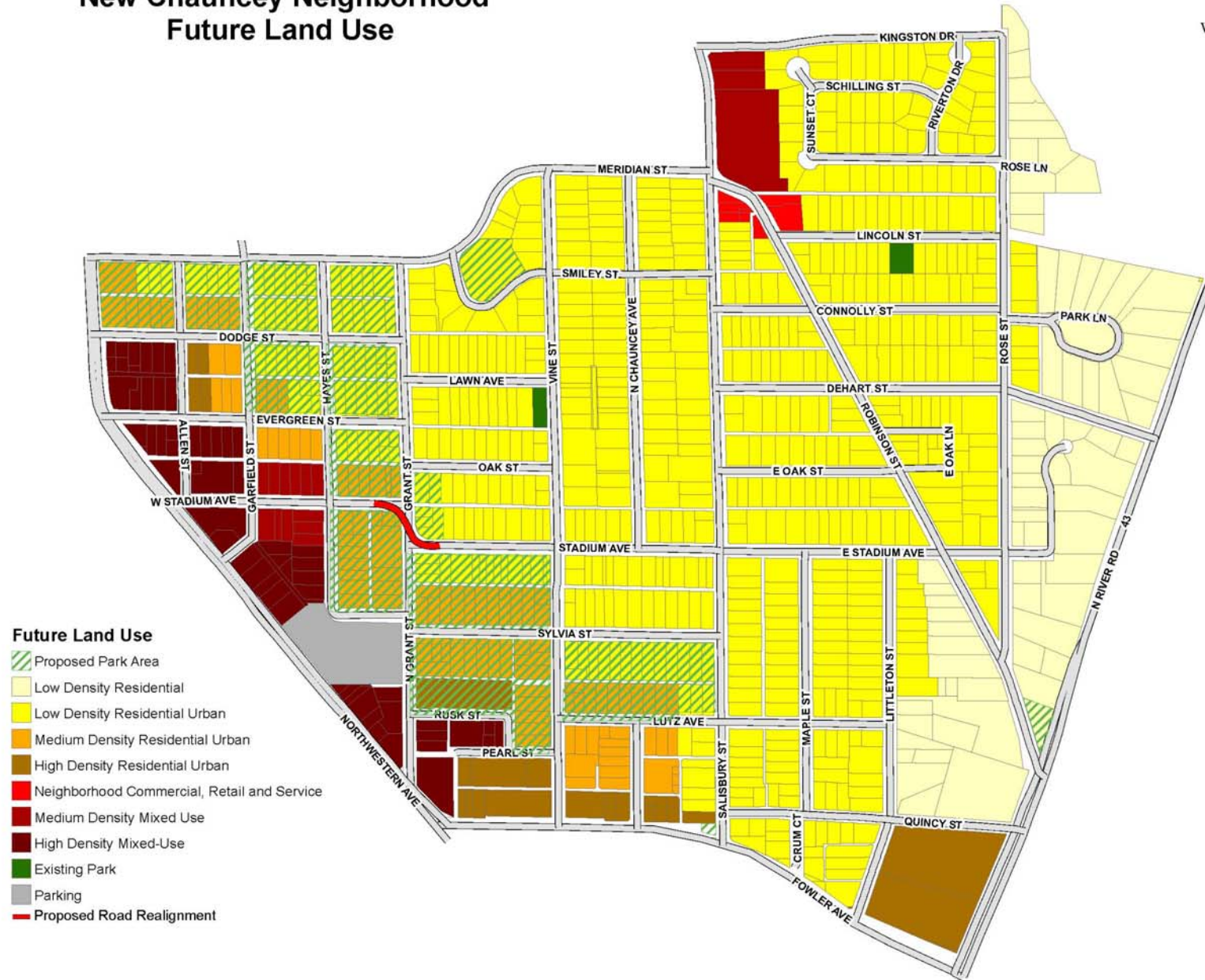
Neighborhood Commercial Retail and Service

This classification allows for a mix of non-residential uses (commercial/retail/office) that are convenient and contribute to the richness of the neighborhood. New or rehabilitated commercial development should be designed to be compatible with the surrounding uses, as established by the Future Land Use Map, and should generally not exceed 2-stories. Building design should strengthen the pedestrian orientation of the neighborhood and surface parking should be limited so as to maximize opportunities for shared-parking and the utilization of on-street parking.

Existing Park and Proposed Park Areas

The existing park category identifies all existing public parks in the neighborhood. This plan recommends these existing open spaces be maintained for the future. As explained in more detail in the overview of the future land use narrative, the proposed park area category identifies approximately 32 acres in the neighborhood where open space opportunities are to be sought in the context of the proposed redevelopment pattern shown on the future land use map. Rather than specifically dedicating a piece of property for a future park or open space, this plan recommends that a larger planning effort be conducted (perhaps by the City of West Lafayette Parks and Recreation Department) to bring shape to the linear park concept, so as redevelopment in these areas occurs, the pieces of this puzzle can begin to fall into place. Both active and passive open spaces are contemplated in the proposed park area category with an emphasis on providing gathering spaces and buffering between uses of different intensities. Parks should be well connected to the neighborhood with active open spaces (playgrounds, picnic areas, etc.) being more appropriate near the lower-density residential areas and passive open spaces (hardscape/landscape plazas, sculpture gardens, fountains, trails, etc.) being more appropriate near areas with a greater development intensity.

New Chauncey Neighborhood Future Land Use



Low Density Residential

LAND USE DESCRIPTION

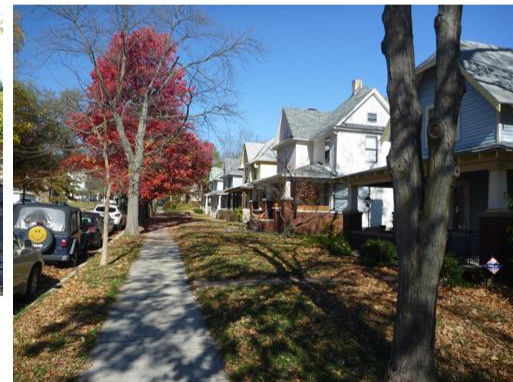
- Single-family detached homes with a height generally not exceeding 35' and typically with front-loaded attached or detached garages.
- Homes may contain rear loaded garages where alleys are present.
- Certain lower impact community oriented uses such as churches or parks may be encouraged within this category.
- Residential density generally between 2.0 and 4.0 dwelling units per acre.
- Any park-related facilities shall be limited to small pocket parks or similar passive open spaces.
- Provided neighborhood images generally fall within the specified density range.



Low Density Residential Urban

LAND USE DESCRIPTION

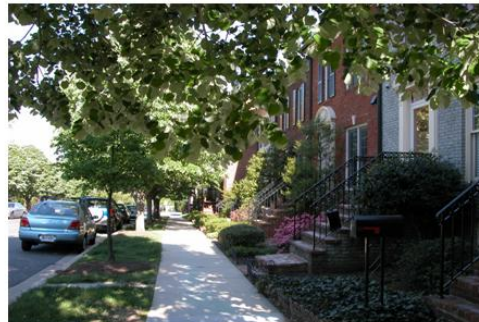
- A mix of single and two-family attached and detached homes generally not exceeding 35' in height located close to the street on individual lots with primarily rear-loaded attached or detached garages where alleys are present.
- Homes may contain front-loaded attached or detached garages where alleys are not present.
- Residential density generally above 4.0 and typically not exceeding 13.0 dwelling units per acre.
- Designed to serve as a transition between the low density residential areas and medium density residential areas.
- Lower-impact uses such as churches or parks are appropriate in this category.
- Provided images generally fall within the specified density range.



Medium Density Residential Urban

LAND USE DESCRIPTION

- Two-family, townhouse and multi-family buildings generally not exceeding 3-stories and located close to the street with rear-loaded garages or parking areas where alleys are present
- Designed to serve as a transition between the lower density residential classifications and the mixed-use and higher density residential classifications.
- Residential density generally above 13.0 dwelling units per acre but not exceeding 35.0 dwelling units per acre.
- Provided images generally fall within the specified density range.



High Density Residential Urban

LAND USE DESCRIPTION

- Condominiums and multi-family buildings located close to the street and generally not exceeding 4-stories with parking areas located either behind the building or structured next to or under the building.
- Serves as a transitional use between medium density residential urban and mixed use categories.
- Residential Density generally between 30.0 and 90.0 dwelling units per acre.
- Provided images generally within the specified density range.



Medium Density Mixed Use

LAND USE DESCRIPTION

- Mix of residential and commercial uses located close to the street and generally not exceeding 3-stories or 45-feet in roof height.
- Commercial examples include professional/personal services, shop front retail with restaurants, cafes and gift shops. Integration of uses occurs typically within structures with commercial uses on the ground floor level and residential and/or office on upper levels.
- Serves as a transition between high and less intense uses.
- Exclusively constructed under the Planned Development regulations.
- Provided images generally within the specified height range.



High Density Mixed Use

LAND USE DESCRIPTION

- A more intense mix of residential and commercial uses (usually integrated in one structure) and typically not exceeding 5-stories or 65-feet in roof height.
- Examples include ground floor professional/personal services, shop front retail with restaurants, cafes and gift shops integrated with residential and/or office on upper levels.
- Exclusively constructed under the Planned Development regulations.
- Provided images generally within the specified height range.



Future Land Use Map Narrative

OVERVIEW

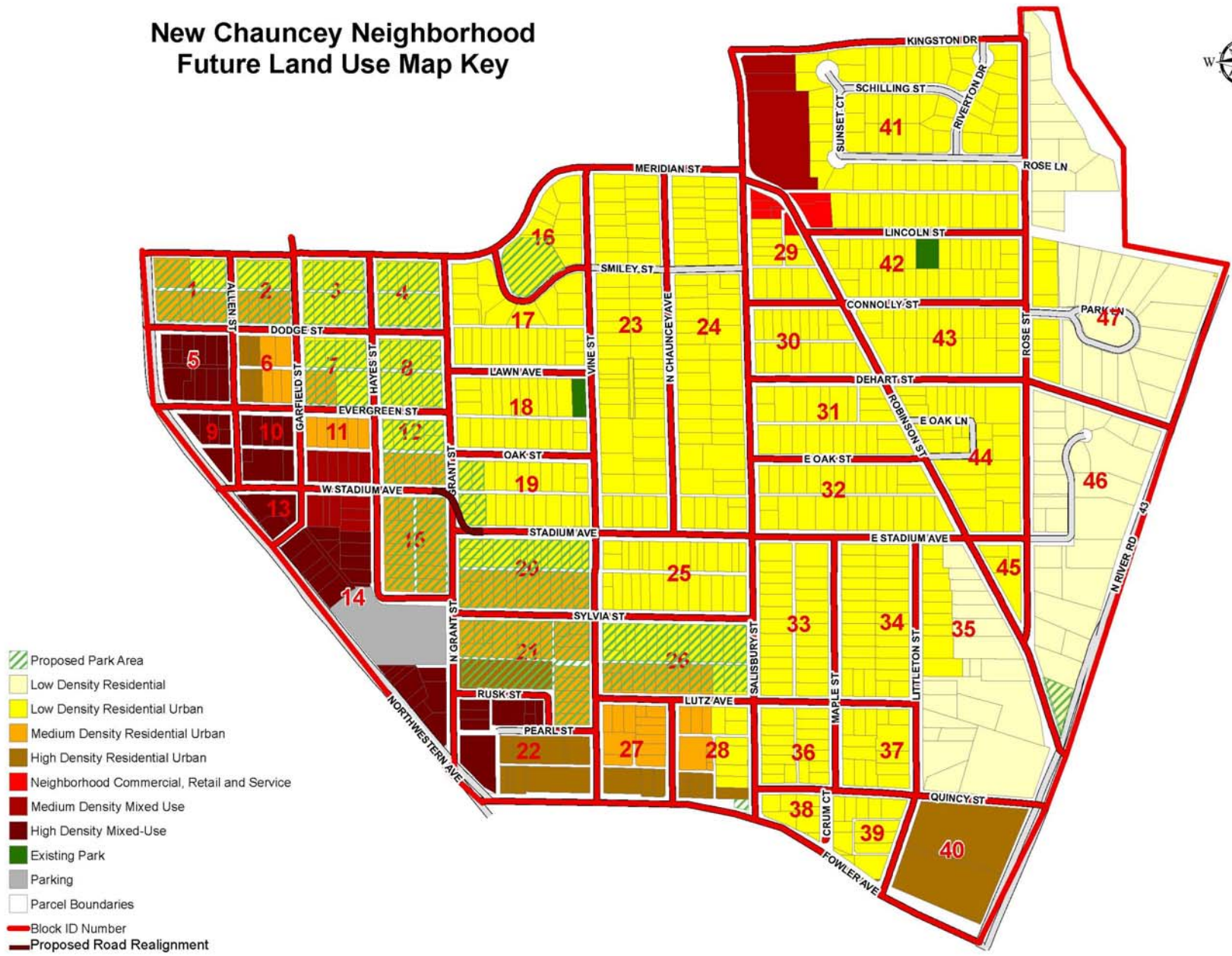
The New Chauncey Neighborhood is uniquely situated to continue to serve as a place that connects many key parts of the city while having a distinct and largely residential character of its own. As a place that bridges the more intensely urbanized area of Chauncey Village and Purdue University's campus with the more suburban, low-density residential neighborhood of Hills and Dales and the Happy Hollow Park area, it is that indispensable part of a city that knits together the other vital parts around it while providing transitions to and from these disparate land uses.

Redevelopment opportunities within New Chauncey are almost exclusively centered on the Northwestern Avenue and Fowler Avenue corridors which serve as the western and southern boundaries of the neighborhood. The reason for this is so that the most intense development in the neighborhood is located immediately adjacent to the existing activity centers of Purdue's campus and the northern edge of the Chauncey Village central business district. This land use strategy seeks to support and expand a greater pedestrian and transit-oriented environment by concentrating the higher-intensity uses where activity centers already exist. As the existing compact nature of both the campus and Chauncey Village lend themselves to supporting this strategy, higher and medium-density mixed use environments which allow for commercial retail, office and residential uses are planned immediately adjacent to them.

As shown on the future land use map, as one travels into the neighborhood east from Northwestern Avenue and north from Fowler Avenue, the residential density and overall development intensity decreases quickly to blend with the existing lower density residential areas consisting primarily of single-family residences with some two-family residences. Apart from the medium-density mixed use opportunity area located at the existing neighborhood commercial node intersection of Salisbury and Robinson streets, the majority of the interior of the neighborhood – approximately 75% of the total neighborhood area - falls into the two lower density residential categories, Low-Density Residential (LDR) and Low-Density Residential Urban (LDRU). The LDR category primarily allows single-family residences while the LDRU category allows for a mix of both single-family and two-family residences.

The historically significant structures identified on page 15 are accounted for in this block-by-block analysis by street address, showing a preference for the preservation of all “notable” and “outstanding” architectural examples that contribute to the continuity of the neighborhood's core historic and residential fabric. Apart from the noted existing park areas, the “Proposed Park Area” category identifies approximately 32 acres in the neighborhood where a liner park system (roughly following the existing Village Fitness Trail “path”) might take shape within the context of redevelopment opportunity areas. The purpose of these open spaces (which may be public parks or private land with public access easements) is to buffer the lower intensity uses from the higher ones while providing a series of urban oases and gathering spaces for all the neighborhood's residents and visitors. A well-designed combination of attractively landscaped, hardscaped and natural open spaces is recommended to achieve the desired effect.

New Chauncey Neighborhood Future Land Use Map Key



BLOCK 1 – (Meridian Street, Allen Street, Dodge Street and Northwestern Avenue)

The intersection of Northwestern Avenue and Meridian Street is a significant gateway to several distinct areas of the city. To the west is the Purdue University sports complex. To the south is the entry to the densely developed eastern side of campus and the more urbanizing area of West Lafayette leading to the central business district, Chauncey Village. To the north is the entry into the suburban and largely residential part of West Lafayette while to the east is a main entry point into both Hills and Dales and New Chauncey neighborhoods. The future land uses planned for this block are designed to provide appropriate and harmonious transitions between these very different surrounding land uses. Medium Density Residential Urban is planned for roughly $\frac{3}{4}$ of the block to provide a step down in intensity from the uses to the west and south of the block while the northeast $\frac{1}{4}$ is planned for Low Density Residential Urban to provide a further step down in intensity and better relate to the lower density environments to the north and east.

Architecturally, any redevelopment on this block should appropriately relate to – within the confines of the planned land use designations – the land uses they face across each street. Along Meridian Street, townhouse-styled, duplex and single-family structures are appropriate in their respective categories as shown on the map while multi-family-styled structures are appropriate along Northwestern Avenue and Dodge Street. Any redevelopment on this block should make use of the existing alley to provide rear-loaded vehicle access, minimize street curb cuts and protect the pedestrian orientation of the streetscape.

Proposed park area concepts for this block could range from a larger, more consolidated open hardscaped/landscaped area (at the corner of Northwestern/Meridian for example) to act as both a gathering space and focal point proper to a gateway location, to a smaller buffer-type open space that provides a transition between the medium and low density residential uses. The latter would rely on the architecture to provide the focal point rather than the larger open space concept.

BLOCK 2 – (Meridian Street, Garfield Street, Dodge Street and Allen Street)

This block continues the transition begun in Block 1 by maintaining the alley and extending Medium Density Residential Urban along Dodge Street and Low Density Residential Urban along Meridian Street. In the MDRU area, townhouse-styled architecture with rear-loaded garage or parking areas is appropriate as the transition into a lower-density environment begins fully on Block 3. For redevelopment in the LDRU area, both single and two-family homes with rear-loaded garages are appropriate as this area borders the low-density Hills and Dales neighborhood.

Proposed park area concepts for this block should focus on providing connections between Block 1 and Block 3 while taking advantage of any modest buffering opportunities between the two residential density areas planned for this block.

BLOCK 3 – (Meridian Street, Hayes Street, Dodge Street and Garfield Street)

This block completes the transition begun by Blocks 1 and 2 into an entirely lower-density residential environment. The residential pattern already established on this block is planned to continue with Low Density Residential Urban planned for the entire block and redevelopment opportunities limited to primarily single-family housing. Two-family housing may be appropriate at the intersection of Garfield and Dodge Streets to serve as a transition point as medium-density residential uses are planned across Garfield Street. In all cases, residential redevelopment should respect and relate to the architectural character established by the two important structures on this block:

- Historic Preservation:
Important structures that are encouraged to be saved, rehabilitated and reutilized include: 514 Dodge Street and 505 Meridian Street planned for LDRU.

Proposed park area concepts for this block should be modest in scale, focusing primarily on providing connections to the surrounding blocks and access to West Lafayette High School track, which is part of the Village Fitness Trail system.

BLOCK 4 – (Meridian Street, Grant Street, Dodge Street and Hayes Street)

This block continues the pattern established by Block 3 with Low Density Residential Urban planned for the entire block. Primarily single-family in character with an emphasis on maintaining the alley and pedestrian orientation of the streetscape, any two-family development on this block should architecturally blend with the predominant single-family uses already established. Proposed park area concepts for this block should mirror those of Block 3 with an emphasis on improving connections to the Village Fitness Trail system and the high school along Grant Street.

BLOCK 5 – (Dodge Street, Allen Street, Evergreen Street and Northwestern Avenue)

During this plan's writing, a mixed-use planned development rezoning petition was approved for this block which established ground floor retail along Northwestern Avenue and Evergreen Street and four floors of residential use above. This project serves as an exemplar for the land use category planned for this block, High Density Mixed Use. With the Purdue University sports complex located across Northwestern Avenue to the west and the more intensely developed part of campus following along the western side of the street, the function of the land use category planned for this block is to provide for pedestrian-oriented neighborhood retail and restaurant establishments while concentrating multi-family residential uses close to a major activity center. The highest level of activity is planned along the block's western and southern faces leaving the other two faces providing a decrease in activity to provide a transition into the less-intense future land uses planned for Blocks 1 and 6.

From New Chauncey's initial development period in the early 1900's, commercial activity connected with the Northwestern Avenue corridor leading to Chauncey Village has historically started at this block. Therefore, this plan recommends Block 5 serve as the northernmost limit, along Northwestern Avenue, of higher-density, urban mixed use and commercial development; thereby establishing a northern edge of the urban area as the transition to the more suburban parts of the city begins north of the intersection of Dodge Street and Northwestern Avenue.

BLOCK 6 – (Dodge Street, Garfield Street, Evergreen Street and Allen Street)

This important block's future land uses provide for a relatively rapid transition from the higher-density mixed use environments planned for Blocks 5 and 10 to the less intense residential uses to the north and east. High Density Residential Urban is planned facing Block 5 with Medium Density Residential Urban planned for the rest of the block facing Dodge, Garfield and Evergreen Streets. The architectural challenge for any redevelopment of this block is to successfully achieve the desired transitions recommended by this plan. Multi-family buildings that are able to relate and be subordinate to Blocks 5 and 10 are ideal for the HDRU areas while the urban form of redevelopment in the MDRU areas should serve as a step down architecturally to set the stage for the transitions occurring on Blocks 2 and 7. Preservation of the alley is recommended although if the transitions planned for this block are better achieved without it – and the pedestrian orientation of the block's streetscape is preserved – this plan could recommend its vacation.

BLOCK 7 – (Dodge Street, Hayes Street, Evergreen Street and Garfield Street)

This block continues the decrease in residential density begun in Block 6 with Medium Density Residential Urban planned for the southwest quarter of the block and the remainder of the block planned for Low Density Residential Urban. Redevelopment in the MDRU area should serve to provide the necessary transition from the more intense development planned in the area surrounding the intersection of Garfield and Evergreen Streets to the lower-density residential environments to the north and east. Redevelopment in the LDRU area of this block should serve to further the step-down in residential density with both single and two-family residential structures being appropriate. Single and two-family redevelopment should respect and relate to the architectural character established by the following structure:

- Historic Preservation:
Important structures that are encouraged to be saved, rehabilitated and reutilized include: 703 Hayes Street planned for LDRU.

Proposed park area concepts for this block should assist in accomplishing the transitions necessary with an emphasis on buffer between land use areas and providing connectivity between Blocks 3 and 8.

BLOCK 8 – (Dodge Street, Grant Street, Evergreen Street and Hayes Street)

Similar to Block 4, this block completes the transition to a lower-density residential environment with Low Density Residential Urban planned for the entire block. Primarily single-family in character, any two-family structures should architecturally blend with the existing single-family pattern. The alley is planned to be maintained and any redevelopment on this block should provide for rear-loaded garage access to better protect the pedestrian orientation of the streetscape. Proposed park concepts for this block should center on providing connections to Blocks 4, 7 and 12 while possibly including active open space to serve the needs of the residents in the immediate vicinity.

BLOCK 9 – (Evergreen Street, Allen Street and Northwestern Avenue)

Facing the busy gateway intersection of Stadium and Northwestern Avenues, this block provides for another significant mixed-use redevelopment site in the spirit of what is planned for Block 5. With High Density Mixed Use planned for the entire block, the odd triangular shape of this block coupled with its prominent visibility provides both challenges and opportunities. For a more significant development seeking to maximize the potential provided by the HDMU category, it is recommended that this site be developed in conjunction with Block 10 and possibly Block 13. Both blocks are planned for higher density mixed-use environments and it is possible that a shared parking structure (either underground or structured) on part of Block 10 could serve the development of the smaller blocks so that the visibility of Blocks 9 and 13 could be accentuated with pedestrian oriented urban architecture and the automobile environment largely hidden from view. For a more modest development, strictly on Block 9, the two areas of activity for ground-level retail or restaurant uses should front along Northwestern Avenue and Evergreen Street, leaving Allen Street to function as the service and automobile access for the development. Residential or office uses are recommended on the upper floors of any mixed-use structure proposed for this block. Architectural cues for the redevelopment of this block should be drawn from and harmonize with surrounding campus and neighborhood buildings. Vacation of the existing alley in this block is recommended if it produces a more unified project designed to serve neighborhood retail and service needs and protect the pedestrian orientation of the streetscape.

BLOCK 10 – (Evergreen Street, Garfield Street, W. Stadium Avenue and Allen Street)

This block provides for another expansion of the urban mixed-use environment established on Blocks 5 and 9 with High Density Mixed Use planned for the entire block. This block's importance may very well lie in its ability to knit together the other HDMU blocks in this vicinity in the event a more unified project is proposed on Blocks 9, 10 and 13. Whether developed as part of a larger project or on its own, the redevelopment of this block should concentrate its center of activity at the Stadium Avenue and Allen Street intersection. This corner is the most visible from the busy Northwestern Avenue corridor. Focusing the majority of neighborhood retail and service activity here allows the Evergreen and Garfield Street frontages to play a less-intense and subordinate role with the intersection of Garfield and Evergreen Streets playing the least intense role. Architecturally, any full block redevelopment should step down in intensity and height moving from west to east so as to begin the transition into the less-intense uses planned for Blocks 6, 7 and 11. Vacation of the existing alley in this block may be recommended if it produces a more unified project designed to serve the neighborhood retail and service needs of the residents while protecting the pedestrian orientation of the streetscape.

BLOCK 11 – (Evergreen Street, Hayes Street, W. Stadium Avenue and Garfield Street)

This block continues the mixed-use environment begun with Blocks 9 and 10, but lessens the intensity and provides a strictly residential environment on the block's north half. Medium Density Mixed Use is planned for the southern half of the block while Medium Density Residential Urban is planned for the north half. Maintaining the alley is recommended for this block to protect the pedestrian orientation of the streetscape. Townhouse-style architecture is appropriate for the MDRU area and should transition appropriately at the corner of Hayes and Evergreen Streets to respect and relate to the lower-density residential environments that dominate this intersection. Less intense neighborhood-oriented retail, restaurant and service uses are appropriate in the MDMU area.

BLOCK 12 – (Evergreen Street, Grant Street, W. Stadium Avenue and Hayes Street)

This block's function in the plan is to provide for transitions between uses of varying intensities while serving as a buffer between the lower-density residential uses east of Grant Street and those uses of higher-intensity to the west. To accomplish this task Low Density Residential Urban is planned for the north half of the block while Medium Density Residential Urban is planned for the south half. In a redevelopment scenario, single and two-family housing is appropriate in the LDRU area while townhouse-styled architecture is appropriate in the MDRU area. In both areas, maintaining the alley is recommended to provide rear-loaded vehicle access while protecting the pedestrian orientation of the streetscape. The proposed realignment of Stadium Avenue will impact this block and any redevelopment should relate to the new street alignment maintaining the pedestrian orientation.

Another way to accomplish the buffer and transitions just described lie in the proposed park area alternatively planned for the entire block. This plan recommends two options for introducing open space on this block. The first option is to build smaller open space opportunities into the road realignment proposal to provide connections between Blocks 8, 15 and 19. These opportunity areas would be modest in scale and may be simple trail connections to small pockets of landscaped green space. The second option explores the possibility of establishing a full-block park space. Given the block's relatively central location in the neighborhood and its orientation as a bridge between lower and higher intensity uses, creating a larger public gathering space in this location along busy Grant Street would provide the same transitions sought architecturally by the MDRU and LDRU land use categories. The full-block park option should create passive open spaces of well-designed hardscaped and landscaped areas with limited opportunities for more active uses such as playgrounds and picnic areas.

BLOCK 13 – (W. Stadium Avenue, Garfield Street and Northwestern Avenue)

This block provides for more intensity with High Density Mixed Use planned for the entire block. The centers of activity should be along Northwestern and Stadium Avenues and the partial or complete vacation of the block's Garfield Street frontage may be recommended to provide for a more unified project that protects the pedestrian orientation of the streetscape. Neighborhood retail, restaurant and service uses are required on the ground level with residential or office uses on the upper floors if a single mixed-use building is proposed. The architecture should highlight the gateway nature of the Northwestern and Stadium Avenue intersection and blend with the pedestrian oriented urban architecture called for in the mixed-use environments that surround the block.

BLOCK 14 – (W. Stadium Avenue, Hayes Street, Grant Street and Northwestern Avenue)

At the time of this plan's writing, a mixed-use planned development was approved in the north-central part of this block establishing ground floor retail, upper-story office uses and an academic hall and research facility all housed in a single building. The redevelopment of this block should take its architectural cues from this project and focus on creating a lively, pedestrian oriented, mixed use environment to take full advantage of this block's proximity to the densely developed eastern part of the university campus.

To accomplish this, Medium Density Mixed Use is planned for the Stadium Avenue frontage while High Density Mixed Use is planned for the rest of the block with the exception of the existing parking structure and campus visitor center which are planned to continue as existing conditions. Opportunities for parking in this facility to serve the needs of all this block's users are encouraged to emphasize the pedestrian environment and concentrate vehicle activity where it already exists. To that end, opportunities to expand the parking garage's capacity should also be encouraged if the mixed-use developments that surround this facility are permitted to use it.

BLOCK 15 – (W. Stadium Avenue, Grant Street and Hayes Street)

Similar to Block 12, this block provides a transition from higher to lower intensity uses moving east into the neighborhood from the Northwestern Avenue corridor. Medium Density Residential Urban is planned for the entire block and the existing alley should be maintained to provide rear-loaded vehicle access. Architecturally, multi-family styled buildings may be appropriate along the Hayes Street frontage while townhouse-styled buildings are appropriate along the Grant Street frontage.

The realignment of Stadium Avenue will likely impact this site and the proposed park area, the alternative land use for the entire block. Similar opportunities present on Block 12 with respect to creating open spaces in transition areas apply to this block. The two options identified in Block 12's description may have similar utility on all or part of this block. In either case, connectivity to the open spaces planned on Blocks 12, 19 and 20 should take preeminence.

BLOCK 16 – (Meridian Street, Vine Street and Smiley Street)

This oddly shaped block is uniquely situated along the border with Hills and Dales to continue the lower-density residential environment already established. Low Density Residential Urban is planned for the entire block and, given the absence of alleys and the unique shapes of the individual lots, single-family residential structures are recommended. The proposed park area planned for the large lot presently occupied by a church was chosen due to its orientation to Meridian Street. As one moves east toward this block on Meridian Street, there is a clear line of site into this block. The block's size and location in the neighborhood and the opportunity for a larger neighborhood gathering space for the residents in the surrounding LDRU area make it desirable for a park. Unlike the park space contemplated for Blocks 12 and 15, this open space should have more of an active disposition with opportunities for playgrounds and picnic areas.

BLOCK 17 – (Meridian Street, Smiley Street, Vine Street, Lawn Avenue and Grant Street)

This block continues the existing lower-density residential environment already established with Low Density Residential Urban planned for the entire block. Redevelopment in this block should be limited to single-family residential structures with those buildings fronting Lawn Avenue making use of the existing alley and respecting the architectural character of the following historic structure:

- Historic Preservation:
Important structures that are encouraged to be saved, rehabilitated and reutilized include: 757 N. Grant Street planned for LDRU.

BLOCK 18 – (Lawn Avenue, Vine Street, Oak Street and Grant Street)

Apart from the existing park, which is planned to continue as an existing condition, this entire block is planned for Low Density Residential Urban with single-family residential structures recommended. The architectural character of any redevelopment on this block should respect the pattern already established and should maintain connections to the existing alley for rear-loaded vehicle access.

BLOCK 19 – (Oak Street, Vine Street, Stadium Avenue and Grant Street)

This entire block is planned for Low Density Residential Urban with single-family structures appropriate for the Oak Street frontage and a mix of single and two-family structures appropriate for the Stadium Avenue frontage. Redevelopment on this block should respect and relate to the historic architectural character already established by the following historic structure:

- Historic Preservation:
Important structures that are encouraged to be saved, rehabilitated and reutilized include: 339 W. Oak Street planned for LDRU.

The realignment of Stadium Avenue will likely impact this block and may provide open space opportunities in the proposed park area designation identified on the far western part of this block. Such open spaces should be modest in scale and focus primarily on providing connectivity to Blocks 12, 15 and 20 and buffering the homes on this block from the new realigned intersection.

BLOCK 20 – (Stadium Avenue, Vine Street, Sylvia Street and Grant Street)

This block falls in the transition area between higher and lower intensity uses. Low Density Residential Urban is planned for the north half of the block while Medium Density Residential Urban is planned for the south half. A mix of single and two-family structures is appropriate along Stadium Avenue while two-family and townhouse-styled structures are appropriate in the MDRU area. The existing alley is to be maintained to provide both a separation of the density areas and rear-loaded vehicle access.

The realignment of Stadium Avenue will impact this block. The proposed park area, which covers the entire block, should focus on providing connectivity between Blocks 15, 19 and 21 and opportunities for smaller scale, passive open spaces. The MDRU area located at the corner of Sylvia and Vine Street is an appropriate place for a larger passive or active open space because it borders the lower-density area. This open space option may serve as both a buffer and gathering space in this important transition area and could include spaces for playgrounds, or a public or community garden.

BLOCK 21 – (Sylvia Street, Vine Street, Pearl Street, Rusk Street and Grant Street)

This block is planned to function as a transition area between medium and higher density residential uses. Medium Density Residential Urban is planned along Grant, Sylvia, Vine and Pearl Streets while High Density Residential Urban is limited to Grant and Rusk Streets. Townhouse-style architecture is appropriate in the MDRU areas along the Sylvia and Vine Street frontages while multi-family structures are appropriate in the HDRU area. In all cases, the existing alley network should be respected and all buildings should maintain a pedestrian orientation.

The proposed park area is planned for the entire block and the opportunities for open spaces here are similar in nature to Block 20. Connectivity between Blocks 20 and 26 should be emphasized. One option is to provide some appropriately sized passive open spaces serving as a buffer between the two residential land use designations. The other option calls for the creation of a larger active open space similar to the one contemplated for Block 20. With the preferred location being at the intersection of Sylvia and Vine Streets, this proposed open space may serve as an alternative location for the open space described in Block 20 having the same features and characteristics.

BLOCK 22 – (Rusk Street, Pearl Street, Vine Street, Fowler Avenue, Northwestern Avenue and Grant Street)

Being one of the most visible corners in the entire neighborhood, this gateway block at the intersection of Northwestern and Fowler Avenues marks the southwestern boundary of the neighborhood and the transition into the Chauncey Village central business district to the south. With High Density Mixed Use planned for the western portion of the block and High Density Residential Urban planned for the eastern portion, the redevelopment of this block should focus on a pedestrian orientation, concentrating the main centers of activity along Grant Street and Northwestern Avenue. The architecture of any redevelopment in the HDMU area at the corner of Northwestern/Fowler should take full advantage of the block's visibility and incorporate a focal point into the design. Redevelopment in the HDRU areas should be subordinate in character to the mixed-use area and should demonstrate an appropriate transition into Block 27. The alleys and rights-of-way that presently cross this block should be used or vacated if they serve the overall purpose of assisting in the creation of a lively, urban, mixed-use environment that is pedestrian oriented and focused on delivering neighborhood retail, restaurant and services designed to better connect the New Chauncey section of the Northwestern Avenue corridor with the Chauncey Village section.

BLOCK 23 – (Meridian Street, N. Chauncey Avenue, Stadium Avenue and Vine Street)

This block is planned to continue its existing lower density residential pattern with Low Density Residential Urban planned for the entire block. Redevelopment on this block should be limited to single and two-family structures along Stadium Avenue (with rear-loaded vehicle access on the existing alley) and single-family structures for the rest of the block. All redevelopment should respect and relate to the following existing historic structures on this block:

- **Historic Preservation:**
Important structures that are encouraged to be saved, rehabilitated and reutilized include: 701, 705, 719, 825 and 901 N. Chauncey Avenue, 680 and 708 Vine Street and 342 Lawn Avenue all planned for LDRU.

BLOCK 24 – (Meridian Street, Salisbury Street, Stadium Avenue and N. Chauncey Avenue)

This block essentially mimics the pattern established for Block 23 with Low Density Residential Urban planned for the entire block. Redevelopment on this block should be limited to single and two-family structures along Stadium Avenue (with rear-loaded vehicle access on the existing alley) and single-family structures for the rest of the block. All redevelopment should respect and relate to the following existing historic structures on this block:

- Historic Preservation:
Important structures that are encouraged to be saved, rehabilitated and reutilized include: 112 and 124 Stadium Avenue, 700 N. Chauncey Avenue, and 817 and 825 N. Salisbury Street all planned for LDRU.

BLOCK 25 – (Stadium Avenue, Salisbury Street, Sylvia Street and Vine Street)

This block continues the lower-density residential environment in this vicinity with Low Density Residential Urban planned for the entire block. A mix of single and two-family structures with rear-loaded alley vehicle access is appropriate for the entire block and any redevelopment should respect and relate to the following existing historic structure:

- Historic Preservation:
Important structures that are encouraged to be saved, rehabilitated and reutilized include: 103 W. Stadium Avenue planned for LDRU.

BLOCK 26 – (Sylvia Street, Salisbury Street, Lutz Avenue and Vine Street)

This block also falls within the transition area but with more lower-density residential uses than medium-density ones. Low Density Residential Urban is planned for the north half and southeast quarter of the block while Medium Density Residential Urban is planned for the rest. Two-family and townhouse-styled structures are appropriate in the MDURU area while single and two-family structures are appropriate in the LDRU area. Redevelopment should respect and relate to the following existing historic structure:

- Historic Preservation:
Important structures that are encouraged to be saved, rehabilitated and reutilized include: 105 Sylvia Street planned for LDRU.

Proposed park area concepts for this block should focus on connectivity with Block 21, buffering between land use areas and the possible creation of a larger active open space area of a similar character to the ones described in Blocks 20 and 21. This open space option (which could possibly be located on the block's northwest, southwest and southeast corners) serves as both a buffer and gathering space and could contain spaces for playgrounds, parks or community gardens.

BLOCK 27 – (Lutz Avenue, Chauncey Avenue, Fowler Avenue and Vine Street)

This block functions as a transition area between Blocks 22 and 28 with Medium Density Residential Urban planned for the northern 2/3 of the block and High Density Residential Urban planned for the Fowler Avenue frontage. Redevelopment in the MDRU area could either be multi-family or townhouse-styled development for the Vine Street frontage while townhouse-styled structures are appropriate for Lutz Avenue and Chauncey Avenue. Multi-family structures with a strong pedestrian orientation are appropriate in the HDRU area. Existing alleys should be maintained to provide for rear-loaded vehicle access and to protect the pedestrian orientation of the streetscape.

BLOCK 28 – (Lutz Avenue, Salisbury Street, Fowler Avenue and Chauncey Avenue)

This block marks the eastern edge of the high and medium density residential environments as evidenced by three distinct residential land use categories appearing on a single block. This gateway location, at the intersection of Fowler Avenue and Salisbury Street is also an entry point to two distinct parts of the neighborhood: to the west is the higher-intensity mixed-use environment of the Northwestern Avenue corridor and the university and to the north is the entry into the core, lower-density residential heart of the neighborhood. High Density Residential Urban is planned for the Fowler Avenue frontage only. Low Density Residential Urban is planned for the Salisbury Street frontage and half of the Lutz Avenue frontage. Medium Density Residential Urban is planned for the Chauncey Avenue frontage and the other half of the Lutz Avenue frontage. Two-family and townhouse-styled structures are appropriate in the MDRU area while single and two-family structures are appropriate in the LDRU area. Redevelopment in the HDRU area should maintain a pedestrian orientation and concentrate the greatest mass of any multi-family structure on the western half of the HDRU area. The eastern half of the HDRU area should serve as an opportunity to create an architectural transition into the lower-density residential areas along Salisbury Street while providing a focal point that highlights both the gateway and the proposed park area located on the corner of Fowler Avenue and Salisbury Street. Any redevelopment should respect and relate to the following existing historic structures:

- Historic Preservation:
Important structures that are encouraged to be saved, rehabilitated and reutilized include: 405 and 439 N. Salisbury Street planned for LDRU.

In all areas on the block except where the HDRU area is bisected, existing alleys should be maintained to provide for rear-loaded vehicle access and to protect the pedestrian orientation of the streetscape.

BLOCK 29 – (Robinson Street, Connolly Street and Salisbury Street)

This block is planned to continue its existing development pattern with Neighborhood Commercial Retail and Service planned for the northern quarter of the block and Low Density Residential Urban planned for the rest. Redevelopment in the NCRS area should continue to be modest in scale and single-family structures are appropriate for the LDRU area. The existing alleys should be maintained to provide for rear-loaded vehicle access and to protect the pedestrian orientation of the streetscape.

BLOCK 30 – (Connolly Street, Robinson Street, Dehart Street and Salisbury Street)

This block is planned for Low Density Residential Urban and any redevelopment should be single-family, making use of the existing alley for rear-loaded vehicle access.

BLOCK 31 – (Dehart Street, Robinson Street, E. Oak Street and Salisbury Street)

This block is planned for Low Density Residential Urban and any redevelopment should be single-family, making use of the existing alley for rear-loaded vehicle access. Redevelopment in this block should also respect and architecturally relate to the following existing historic structures:

- Historic Preservation:
Important structures that are encouraged to be saved, rehabilitated and reutilized include: 121, 123 and 129 Dehart Street planned for LDRU.

BLOCK 32 – (E. Oak Street, Robinson Street, E. Stadium Avenue and Salisbury Street)

This block is planned for Low Density Residential Urban and any redevelopment should be single-family, making use of the existing alley for rear-loaded vehicle access. Redevelopment in this block should also respect and architecturally relate to the following existing historic structure:

- Historic Preservation:
Important structures that are encouraged to be saved, rehabilitated and reutilized include: 146 E. Stadium Avenue planned for LDRU.

BLOCK 33 – (E. Stadium Avenue, Maple Street, Lutz Avenue and Salisbury Street)

This block is planned for Low Density Residential Urban and any redevelopment should be single-family, making use of the existing alley for rear-loaded vehicle access. Redevelopment in this block should also respect and architecturally relate to the following existing historic structures:

- Historic Preservation:
Important structures that are encouraged to be saved, rehabilitated and reutilized include: 457 and 491 Maple Street planned for LDRU.

BLOCK 34 – (E. Stadium Avenue, Littleton Street, Lutz Avenue and Maple Street)

This block is planned for Low Density Residential Urban and any redevelopment should be single-family. Redevelopment in this block should also respect and architecturally relate to the following existing historic structures:

- Historic Preservation:
Important structures that are encouraged to be saved, rehabilitated and reutilized include: 484 Maple Street and 495 Littleton Street planned for LDRU.

BLOCK 35 – (E. Stadium Avenue, Robinson Street, N. River Road, Quincy Street and Littleton Street)

This block is planned for Low Density Residential Urban along the northern part of the Littleton Street frontage and Low Density Residential for the remainder of the block. Single-family residential development is appropriate in all areas. Redevelopment in this block should also respect and architecturally relate to the following existing historic structures:

- Historic Preservation:
Important structures that are encouraged to be saved, rehabilitated and reutilized include: 443 Robinson Street planned for LDR, 488 and 492 Littleton Street planned for LDRU.

BLOCK 36 – (Lutz Avenue, Maple Street, Quincy Street and Salisbury Street)

This block is planned for Low Density Residential Urban and any redevelopment should be single-family, making use of the existing alley for rear-loaded vehicle access.

BLOCK 37 – (Lutz Avenue, Littleton Street, Quincy Street and Maple Street)

This block is planned for Low Density Residential Urban and any redevelopment should be single-family. Redevelopment in this block should also respect and architecturally relate to the following existing historic structure:

- Historic Preservation:
Important structures that are encouraged to be saved, rehabilitated and reutilized include: 425 Littleton Street planned for LDRU.

BLOCK 38 – (Quincy Street, Crum Court, Fowler Avenue and Salisbury Street)

This block is planned for Low Density Residential Urban and any redevelopment should be single-family. It is recommended that redevelopment respect the existing development pattern on this block with houses facing Crum Court and Quincy Street.

BLOCK 39 – (Quincy Street, Littleton Street, Fowler Avenue and Crum Court)

This block is planned for Low Density Residential Urban and any redevelopment should be single-family, making use of the existing alley for rear-loaded vehicle access where possible.

BLOCK 40 – (Quincy Street, N. River Road, Fowler Avenue and Littleton Street)

This block marks the southeastern corner of the neighborhood and the existing higher-density residential development pattern already established is planned to continue with High Density Residential Urban planned for the entire block. The block's varied topography and proximity to the N. River Road interchange make redevelopment of the site a challenge. To overcome these challenges any redevelopment of the site should focus on improving the pedestrian orientation of the buildings to Quincy and Littleton Streets while concentrating the bulk of the development nearer to the Fowler Avenue and N. River Road frontages so as to transition better into the lower-density residential environments to the north and west.

BLOCK 41 – (Kingston Drive, Rose Street, Lincoln Street, Robinson Street and Salisbury Street)

This large block contains several different land use environments with Medium Density Mixed Use planned for the Salisbury Street frontage, Neighborhood Commercial Retail and Service planned for the corner of Lincoln and Robinson Street and Low Density Residential Urban planned for the remainder of the block. Redevelopment in the LDRU area should be single-family in character and lots that have access should make use of the existing alley for rear-loaded vehicle access. Redevelopment in the NCRS area should be modest in scale, similar to the NCRS area in Block 29 and should support the development of neighborhood-oriented retail and service uses. Redevelopment in the MDMU area presents a significant opportunity for the neighborhood at this gateway location centered on the Salisbury, Robinson and Meridian Street intersection. New construction should have a pedestrian orientation with and relate to both Salisbury and Robinson Streets and concentrate the center of activity at this intersection. Architecturally the focal point and greatest building height (as allowed by the MDMU designation) should also be at this intersection with the mass, height and intensity decreasing as the project extends to the north and east. In a single-structure mixed-use redevelopment scenario, ground level retail, restaurant and service uses with residential uses above is appropriate while in a multi-structure mixed-use redevelopment scenario, concentrating the non-residential uses at the Salisbury/Robinson intersection and the residential uses at the Kingston/Salisbury intersection is appropriate.

Parking for the residential and commercial uses should be behind the building(s) in order to preserve the pedestrian orientation of the streetscape and opportunities for commercial shared parking should be explored in order to more efficiently park the non-residential uses.

BLOCK 42 – (Lincoln Street, Rose Street, Connolly Street and Robinson Street)

Apart from the existing park which is planned to continue as an existing condition, this block is planned for Low Density Residential Urban and any redevelopment should be single-family. Redevelopment in this block should also respect and architecturally relate to the following existing historic structure:

- Historic Preservation:
Important structures that are encouraged to be saved, rehabilitated and reutilized include: 851 Rose Street planned for LDRU.

BLOCK 43 – (Connolly Street, Rose Street, Dehart Street and Robinson Street)

This block is planned for Low Density Residential Urban and any redevelopment should be single-family. Redevelopment in this block should also respect and architecturally relate to the following existing historic structures:

- Historic Preservation:
Important structures that are encouraged to be saved, rehabilitated and reutilized include: 229 and 239 Connolly Street planned for LDRU.

BLOCK 44 – (Dehart Street, Rose Street, E. Stadium Avenue and Robinson Street)

This block is planned for Low Density Residential Urban and any redevelopment should be single-family. Redevelopment in this block should also respect and architecturally relate to the following existing historic structure:

- Historic Preservation:
Important structures that are encouraged to be saved, rehabilitated and reutilized include: 210 E. Stadium Avenue planned for LDRU.

BLOCK 45 – (E. Stadium Avenue, Rose Street and Robinson Street)

This small block is planned for Low Density Residential Urban and any redevelopment should be single-family.

BLOCK 46 – (Dehart Street, N. River Road, Robinson Street and Rose Street)

This entire block is planned to continue the lower-density residential already established with Low Density Residential planned for the entire block. The proposed park area planned for the gateway entry point at the corner of N. River Road and Robinson Street is contemplated to be a largely passive open space that could contain a community garden or attractively landscaped neighborhood welcome sign area. With any open space concept, the emphasis should be on creating a space that is reflective of this quieter, lower-density residential part of the neighborhood while at the same time taking advantage of the visibility of the gateway location.

BLOCK 47 – (Happy Hollow Road properties, N. River Road, Dehart Street and Rose Street)

This block is planned for Low Density Residential Urban along Rose Street between Lincoln and Dehart Streets with the remainder of the block planned for Low Density Residential. Redevelopment in all areas should be single-family and should respect and architecturally relate to the following existing historic structure:

- Historic Preservation:
Important structures that are encouraged to be saved, rehabilitated and reutilized include: 324 Park Lane planned for LDR.

Chapter 6: Appendix

Vision Workshop Summary Report

The following report contains a summary of the results of the 3/2/10 New Chauncey Neighborhood Visioning Workshop. Of the nearly fifty people that were present, the majority were homeowners in the neighborhood along with representation from both the landlord community and business community. The student renter group was specifically targeted through a special mailing invitation, but no representatives were in attendance. The first part of this two-part meeting consisted of small group discussions of the 1998 neighborhood plan and ranking the importance of the recommendations proposed by that plan. The categories for ranking the recommendations were:

- **Green** = Recommendation is still important and should go forward into the new plan
- **Red** = Recommendation is no longer important or has already been resolved
- **Yellow** = Recommendation still needs to be implemented

A majority of the attendees cast their votes in “green” and “yellow” categories for nearly all of the recommendations. As both the green and yellow categories suggest these items be included in the new plan, a chart has been created combining the results of these votes. The second part of the meeting involved answering a single question from a number of different neighborhood-planning perspectives: “What Will Make New Chauncey a Neighborhood of Choice for the Future?” Those topics included:

Housing

Business Opportunities

Transportation/Utility Infrastructure

Parks/Open Space

Purdue Relations

Communication

Public Safety

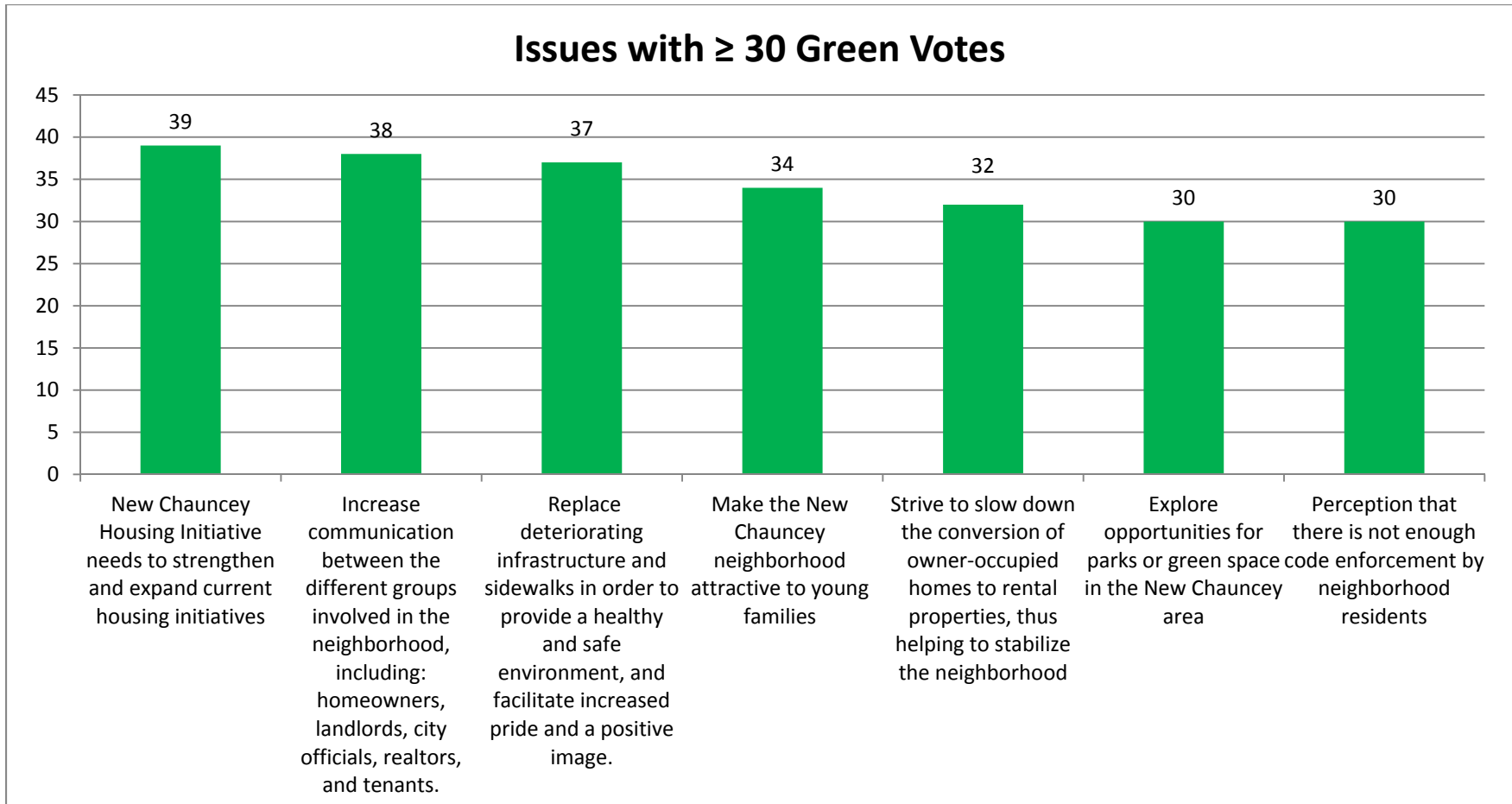
Other

The responses to this question have been organized within each topic according to similar themes within each response. This was done to more tightly focus the responses into categories that will serve to develop the neighborhood vision efforts in developing a new neighborhood plan. The responses have not been altered in any way, but have merely been categorized based on the theme they impart. As such, some responses are duplicates because participants self-selected the topic under which to post their response. The next step in the neighborhood planning process is for staff and the Steering Committee to consolidate and craft these responses into a clear and concise neighborhood vision that will guide development of the neighborhood plan.

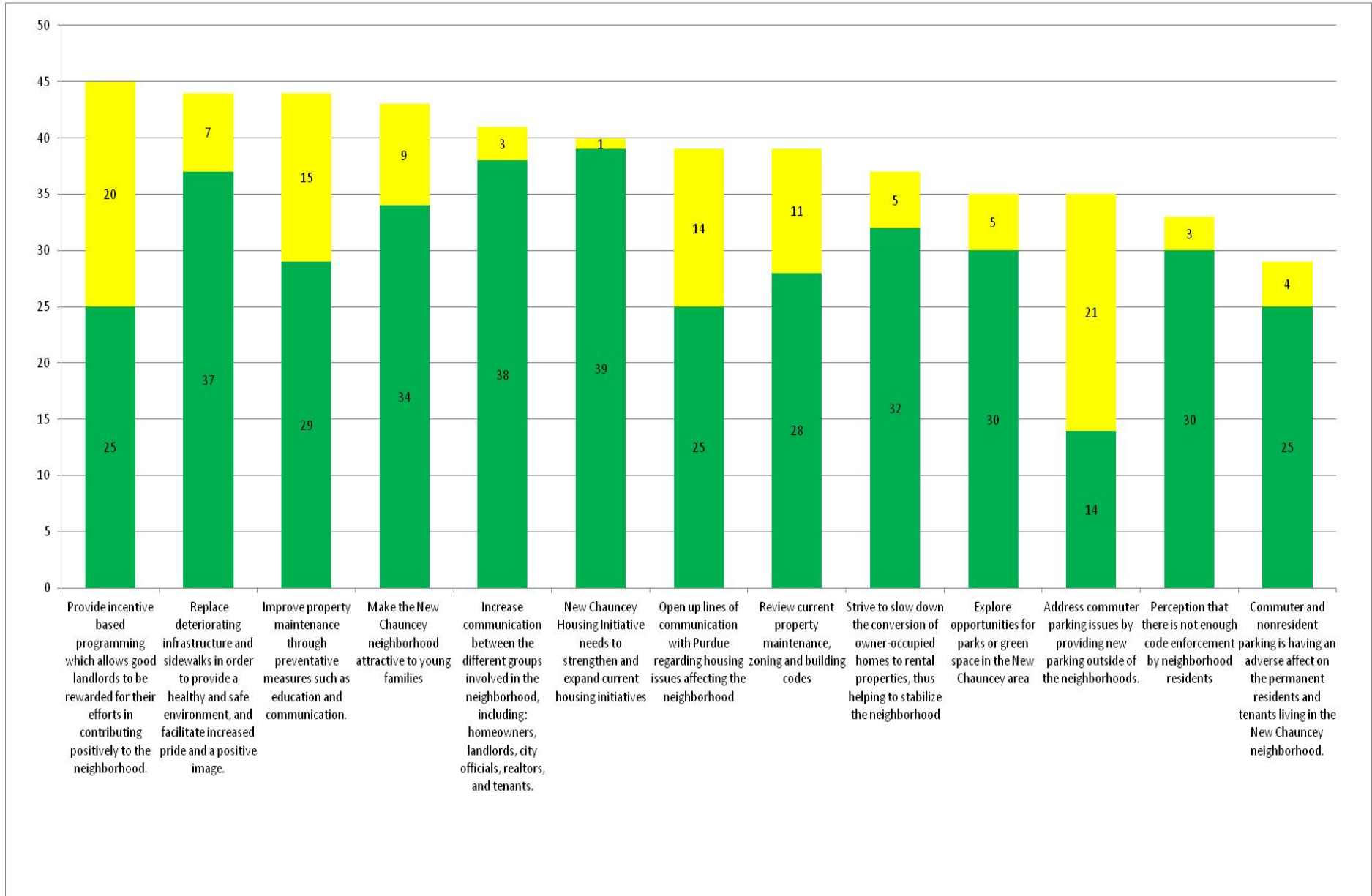
PART 1: 1998 NEW CHAUNCEY NEIGHBORHOOD PLAN RECOMMENDATIONS (VOTES)

Housing	Code	Image/Communication	Parking
<p>1. Strive to slow down the conversion of owner-occupied homes to rental properties, thus helping to stabilize the neighborhood.</p> <p>RED 8 GREEN 32 YELLOW 5</p>	<p>1. Perception that there is not enough code enforcement by neighborhood residents.</p> <p>RED 10 GREEN 30 YELLOW 3</p>	<p>1. Increase communication between the different groups involved in the neighborhood, including: homeowners, landlords, city officials, realtors, and tenants.</p> <p>RED GREEN 38 YELLOW 3</p>	<p>1. Commuter and nonresident parking is having an adverse affect on the permanent residents and tenants living in the New Chauncey neighborhood.</p> <p>RED 13 GREEN 25 YELLOW 4</p>
<p>2. New Chauncey Housing Initiative needs to strengthen and expand current housing initiatives.</p> <p>RED 2 GREEN 39 YELLOW 1</p>	<p>2. Provide incentive based programming which allows good landlords to be rewarded for their efforts in contributing positively to the neighborhood.</p> <p>RED 3 GREEN 25 YELLOW 20</p>	<p>2. Replace deteriorating infrastructure and sidewalks in order to provide a healthy and safe environment, and facilitate increased pride and a positive image.</p> <p>RED GREEN 37 YELLOW 7</p>	<p>2. Address commuter parking issues by providing new parking outside of the neighborhoods.</p> <p>RED 12 GREEN 14 YELLOW 21</p>
<p>3. Open up lines of communication with Purdue regarding housing issues affecting the neighborhood.</p> <p>RED 4 GREEN 25 YELLOW 14</p>	<p>3. Improve property maintenance through preventative measures such as education and communication.</p> <p>RED 2 GREEN 29 YELLOW 15</p>	<p>3. Explore opportunities for parks or green space in the New Chauncey area.</p> <p>RED 8 GREEN 30 YELLOW 5</p>	
<p>4. Make the New Chauncey neighborhood attractive to young families (image).</p> <p>RED GREEN 34 YELLOW 9</p>	<p>4. Review current property maintenance, zoning and building codes</p> <p>RED 3 GREEN 28 YELLOW 11</p>	<p>Directions: With the red, yellow and green dots provided please vote on the relevance of the following recommendations from the 1998 New Chauncey Neighborhood Plan:</p>	<p>Green = Recommendation is still important and should go forward into the new plan Red = Recommendation is no longer important or has already been resolved Yellow = Recommendation still needs to be implemented</p>

Part 1: 1st Priority 1998 Recommendations Summary – “Green” Items to go Forward into new plan



Part 1: 1st Priority 1998 Recommendations Summary – Green & Yellow Combination



PART 2: What Will Make New Chauncey a Neighborhood of Choice for the Future?

Housing:

Focus Faculty and Staff Housing in New Chauncey

- Cajole PRF to create incentive to get faculty & staff into near campus neighborhood,
- Partner with Purdue to set up homes for faculty and staff.
- More family housing for Purdue employees and families,
- Promote desirability of location for Purdue faculty and staff,
- City encourage Purdue to purchase more PRF student rentals, keep the mix of families, retirees, professionals and students.

Neighborhood Preservation

- Create & enforce a higher standard of property maintenance on all homes & apartments,
- Greater attention to historic preservation,
- Keep up historic homes and keep the schools strong,
- Create a neighborhood conservation district to allow homeowners to control the number of occupants on their block,
- Show appreciation for vintage houses.
- Form a Historic District Committee,
- Slow conversion of single family homes into rentals & create bigger house to make desirable for young families,
- Support New Chauncey Housing,
- Promote area as best location: closest to Purdue, WL schools, levee, downtown & public transportation,
- Promote as area for families because of diversity,
- Continue to support New Chauncey Housing,
- Sell to homeowners who will live in their homes / 15 to 1 ratio of owner occupied versus rentals,
- Access to funds to improve a property for families that move into the area,
- Tax incentives, remodeling incentives or tax abatements to families who purchase homes in the neighborhood,
- Improve contiguous streets,
- Work on incentives for landlords and have a list of “good landlords” and list on the neighborhood web site,

- Create a Residential Conservation District,
- Relieve pressure to convert homes to apartments,
- Keep good schools and keep NCHI strong,
- Incentives for landlords & homeowners to fix up properties & add buffer yards and stop converting single-family homes to apartments.

Code Related

- Continued attention to over-occupancy and code violations,
- Strict zoning and code enforcement,
- Do not allow selling parking spaces on lawns for Purdue games,
- Prevent landlords from over occupying the homes in the neighborhood,
- Keep neighborhood and homes from looking trashy,
- Make city governments less combative and more cooperative with property owners,
- Allow more than three occupants for homes that are large enough to accommodate more.

Redevelopment

- Develop a mixed use neighborhood with restrictions on building,
- Give density where density is due and allow dense areas to become denser,
- Seek grants to develop affordable housing for moderate income families,
- Increase housing densification in select target areas and incorporate with other uses,
- Permit zones for high-density housing to serve as buffers for single-family homes.

Transportation/Utility Infrastructure:

Transit Improvements

- More bus turn-outs

Alternative Transportation Improvements

- Encourage carpooling and alternate means of transportation (biking, walking & bus),
- More bike lanes,

- More bike trails.

Traffic Engineering & Streetscape Improvements

- Blinking stop light at Grant & Meridian.
- Better street lights but keep the trees,
- Improve walkability and more crosswalks,
- 4-way stop at Grant & Meridian,
- More lighting & repair sidewalks,
- Additional crosswalks,
- More walking trails and repair sidewalks,
- More street lights and repair sidewalks,
- Improve sidewalks and trim trees along sidewalks,
- Make walking & biking in and around the Village safer,
- Investigate feasibility of modern parking meters in short-term curb parking areas during normal business hours.

Utilities & Redevelopment

- Improve storm sewers to handle heavy rains,
- Increase transportation and utility infrastructure in areas targeted for redevelopment/densification that will spur pedestrian friendly commercial and residential development.

Purdue Relations:

Communication and Education

- Promote area as “family oriented, quiet, etc” and create boutiques and parks in area to enhance that image and life-style.
- Coordinate with Purdue regarding Land Use Plan and their implementation,
- Encourage Purdue to build high-rise? Housing closer to campus to pull students out of neighborhood and restore New Chauncey neighborhood,
- Limit Purdue expansion into the city,
- Housing incentives through rentals for faculty & staff,

- More creative ways to provide on-campus housing,
- Partner with PRF to convert contiguous streets to higher value faculty housing,
- Increase communication between Purdue and neighborhood,
- Talk with Housing Services, PRF Planners, City Code & Parking enforcers with regard to neighborhood education for students and encourage students to take responsibility to be a good citizen of a city,
- Keep lines of communication open with University.

Housing

- Encourage greater involvement in real estate for Purdue employees in neighborhood,
- Stop landlords from destroying historic homes.

Image

- Develop a reputation for inclusion and celebrate diversity,
- Stress that it is important for Purdue to have clean, stable neighborhoods near campus,
- Control influx of students by offering alternatives and present New Chauncey as a family location.

Public Safety:

Nuisance & Code

- Better enforcement of existing codes and take care of icy sidewalks on major thoroughfares,
- Increase police patrols on weekends to minimize loud noise,
- Make students aware that they do not live on campus but rather in a neighborhood, patrol for speeders and discourage large drunken parties and drunk students walking the neighborhoods and doing damage to property,
- Better code enforcement and monitor graffiti (Evergreen area),
- Increase enforcement for clean, neat yards and patrol for parties to discourage students from moving in,
- Be more vigilant about drinking issues with students.

Bike & Pedestrian

- Make walking pleasant and make it easier to walk across Northwestern,

- More bike lanes and move parking further away from street corners to provide better visibility,
- Traffic in area goes too fast making walking dangerous,
- Improve sidewalks, better lighting and more bike lanes,
- Improve sidewalks, better lighting and increase safety at crossings,
- Make McDonald's at Stadium & Northwestern fix their sidewalks,
- Better street lighting, repair sidewalks.

Traffic Safety

- Install speed bumps to increase safety on streets,
- Better street lights,
- More street lights,
- Install historic street lights,
- Don't allow parking too close to intersections by increasing yellow paint areas.

Business Opportunities:

Neighborhood Compatibility

- Businesses in New Chauncey Neighborhood should complement the residential area,
- Revitalize the Village by making it vibrant and safe for pedestrians by having favorable business leases,
- Any business in the neighborhood and the Village should complement the fact that the area is residential and should not cater to students only.

Commercial Preferences

- More professional services,
- Art Gallery and a coffee shop,
- Neighborhood grocery store within walking distance,
- Convenience store, small grocery or co-op,
- Small grocery, bakery, drug store,
- Historic Bed & Breakfast and professional uses only,

- Disallow bars,
- More businesses but no bars.

Redevelopment

- Identify target areas for desirable businesses in pedestrian friendly locations,
- Fill empty spaces in Wabash Landing and complete the plan for the North side,
- Revitalize the Village,
- More neighborhood businesses,
- Give enterprise zone incentives to the types of business that enhance the lifestyle in the area,
- Small nodes of commercial activity.

Parks/Open Space:

Planning

- Create local parks by rezoning unsafe structures,
- City purchase property at Robinson & SR 43, landscape it and place a “Welcome to West Lafayette” sign,
- Community garden,
- Community gardens,
- Bus shelters along SR 43,
- Create walking easements on diagonal & connectors.
- Improve trail off Rose into Happy Hollow and replace rock at the lower end because it is difficult to walk on.

Image

- More greenspace,
- Attractive and clean streetscapes and curb appeal that is pedestrian friendly,
- More greenspace and make New Chauncey more park-like.

Communication:

Purdue Relations

- Continue to support open communication with Purdue Administration and City/neighborhood to continue to share information on Purdue expansion,
- Solicit Purdue students in the area for babysitting, lawn care, shoveling, house sitting and dog walking jobs to make students part of the neighborhood.

Community Relations

- Write down the history of the neighborhood and the advantages of living in the neighborhood. Give that information to realtors and homeowners,
- Begin periodic meeting between neighborhood association reps and city/APC officials,
- Keep lines open because we all want the same things. Better housing is better for landlords and homeowners,
- Include landlords, students, and single family residents in New Chauncey activities,
- Keep promoting the neighborhood to families,
- Landlords, tenants and single family owners should work together and not against one another.

Other:

Code Related

- Stricter code enforcement,
- When school is out there should be a program for parking at rentals for longer than 2 hours without getting a ticket,
- Explore what other communities do to control the pet population with “no kill” strategies and in a more cost effective manner.

Policy Related

- Don't give up on the neighborhood,
- Keep Morton Center,
- Support school referendum
- Morton Center should be well-maintained and staffed as it is a great community resource,
- Support school referendum to keep families in area,
- Develop a forward thinking neighborhood tree program,
- Market area to young families,
- Develop a Historical Preservation Commission,
- Establish a Home District Commission,
- Establish a Community Land Trust.

Development

- Consider urgent care facility for local residents, students and faculty,
- Need medical clinics and pharmacies in the area,
- Visit Fall Creek neighborhood in Indianapolis and implement some of their ideas,
- Redevelopment in the area that increases property values and makes the neighborhood attractive to both students and families.

Neighborhood Improvement

- Spruce up the trash cans near the schools maybe with a planter & flowers on top,
- Water collects in alleys making movement difficult and brings trash,
- Hold a neighborhood summer camp out on the football field,

- Make Salisbury a promenade with decorative lighting and more trees,
- Draw students into student areas and out of areas targeted for families,
- Develop a strategy to eradicate top 10 invasive plants in the neighborhood,
- Establish education and guidelines to create functional design parameters that enhance community/neighborhood stability, socialization, health, safety, security, usability, individuality, intellect, creativity and aesthetic viability.

