



THE BRISTOL PLACE NEIGHBORHOOD IMPROVEMENT PLAN

CITY OF CHAMPAIGN, ILLINOIS

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MASTER'S CAPSTONE PROJECT

Completed By:

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CHAPTER 1: INTRODUCTION

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Executive Summary

Bristol Place is a low- to moderate-income neighborhood, located in the northeast corner of Champaign, Illinois (Map 1 and 2, pages 10 and 11). The neighborhood is situated three-quarters of a mile south of the regional shopping center, Market Place Mall, and three-quarters of a mile north of downtown Champaign. The City of Urbana's western boundary is less than one-half mile from Bristol Place. Specifically, Bristol Place's demarcations are north of the major arterial Bradley Avenue; west of the Canadian National Railroad tracks; east of the arterial Market Street and south of Roper Street. The Bristol Place Neighborhood Improvement Plan has been created for this approximately six-block area, consisting predominantly of residential rental properties. The neighborhood is also comprised of a considerable amount of vacant land and greenspace and the Boneyard Creek runs along Bristol Place's western edge.

The city's *Neighborhood Wellness Action Plan* completed in 1992, identified Bristol Place as being part of a Restoration Neighborhood. Such classification indicated that, "physical deterioration of property and poor property maintenance are long-standing problems....rental occupancy is the major form of tenancy, even within single-family units." Flooding and unstable to poor building conditions were expressly associated with the Bristol Place neighborhood.

Information for the Bristol Place Neighborhood Improvement Plan was collected from personal and resident observations, Champaign and Urbana city staff, Metanoia Centers (a non-profit developer based in the neighborhood), Bristol Place and Beardsley Park neighborhood plans/surveys, the U.S. Census, and professors knowledgeable about low- to moderate-income neighborhoods. John Schneider of the City of Champaign's Neighborhood Services Department acted as the plan's professional advisor and Professor Mary Edwards of the University of Illinois' Department of Urban and Regional Planning served as this plan's academic advisor.

The Bristol Place Neighborhood Improvement Plan consists of four sections. The first section is titled Existing Conditions and describes the current status of the neighborhood and its residents. The second section, referred to as Neighborhood Issues, focuses on the areas of concern that are confronting Bristol Place and its citizenry. The third section is titled Recommendations and proposes improvement strategies that directly address the neighborhood's issues. The final section is named Implementation and offers suggestions for carrying out the recommended neighborhood improvement strategies.

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CHAPTER 2: EXISTING CONDITIONS

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This section of the plan conveys the existing conditions within Bristol Place. The present state of the neighborhood and its residential population was determined through personal and resident observations, discussions with Champaign city staff and Metanoia Centers, U.S. Census information, and recent Bristol Place neighborhood reports conducted by University of Illinois planning students. Findings have been organized into the following four subject areas: population and housing characteristics; land use and zoning; public infrastructure and transportation; and neighborhood assets.

Population and Housing Characteristics

Demographics

According to U.S. Census data, 232 people resided in the Bristol Place neighborhood in 2000. African-Americans make up 78 percent of the total population; Whites, 10 percent; Asians, 2 percent; and other ethnic groups or a combination of groups, 10 percent. Residents under the age of 25 account for 55 percent of the neighborhood's population. Only 7 percent of residents are over the age of 65.

In 2001, University of Illinois urban planning graduate students conducted a community survey of Bristol Place titled *A Portrait of Bristol Place*. Information—including household income as well as individuals' opinions about social issues—was collected from residents living in 32 of the neighborhood's 71, primarily single-family, homes. Responses from the 32 households revealed

that Bristol Place is among the city's most impoverished neighborhoods, as 76.7 percent of the households reported an annual household income below \$20,000 and the unemployment rate of those surveyed was 16.7 percent. Champaign's unemployment rate at the time of the community survey report was 2.1 percent, and according to the 2000 Census, its median annual household income is \$32,795.

Additionally, *A Portrait of Bristol Place* compiled information from 41 households within the low- to moderate-income neighborhood immediately to the west of Bristol Place (i.e., west of Market Street). Compared to their western neighbors, Bristol Place residents had substantially lower annual household incomes, were less likely to be employed, and were more likely to rent than own a home. The large proportion of rental properties corresponded with shorter-term residency in the Bristol Place neighborhood, as well. Bristol Place's population is relatively transient when compared with area neighborhoods.¹

Housing

According to the 2000 Census, there are 77 housing units within the six-block study area; six of the units are vacant, yielding 71 households. Of the 71 occupied units, roughly two-thirds (45 homes) are rental properties and one-third (26 homes) are owner-occupied. These occupancy figures are consistent with *A Portrait of Bristol Place's* findings released shortly before 2000 Census information became available.

CHAPTER 2: EXISTING CONDITIONS

Using 2000 Census data, it is instructive to compare citywide housing to housing located within the block group that includes the Bristol Place neighborhood. Champaign's median home value is \$91,300 and the median construction year is 1969. The block group containing Bristol Place has a median home value of \$47,500 and median construction year of 1959. The value of property (housing and land) for each parcel in Bristol Place is reflected in Map 3 (page 12). The citywide median contract rent is \$467 per month, while the block group's is \$348 per month.

Relative to housing stock, *A Portrait of Bristol Place* concluded that, compared with homes just west of Market Street, the Bristol Place neighborhood, "contains more vacant, less financially valuable and more run-down homes."² A similar evaluation was proffered within the *Bristol Place Neighborhood Land Use Plan for 2025*, which was developed by a University of Illinois urban planning graduate student four years ago. It was stated in the plan that the, "truism concerning housing seems to be that the housing as a whole on the west of Market St. appears to be slightly better than that on the east."³ The *Bristol Place Neighborhood Land Use Plan for 2025* further explained that the average home in Bristol Place is a 2- to 3-bedroom unit of slightly less than 1,000 square feet.

While houses within the Bristol Place neighborhood appear, visually, to be less valuable than homes west of Market Street, the neighborhood has witnessed new housing construction within the past five years.⁴ Since 2000, with assistance from Metanoia Centers, two new homes have been built in Bristol Place.

Additionally, several existing homes have been rehabilitated over the last few years.

Land Use and Zoning

Bristol Place is zoned for single-family and multiple-family (low density) homes (Map 4, page 13). The area is primarily comprised of single-family residences (Map 5, page 14). In addition, two churches, a non-profit development office (Metanoia Centers), and an Illinois Power substation are located within the six-block area; the latter two land uses are nonconforming to the designated zoning classification and the substation is relegated to the neighborhood's far northeastern corner. The Shadowood Mobile Homes park is sited directly north of Bristol Place. Slicing through the neighborhood's western edge is the Boneyard Creek. The city owns approximately 20 vacant lots near the creek and has plans to purchase more lots in the area. The intent of the buyout is to mitigate flooding in the neighborhood, as well as downstream, through the creation of open (park) space along the waterway.

Public Infrastructure and Transportation

The *Bristol Place Land Use Plan for 2025* recorded the condition of Bristol Place's public infrastructure, specifically its streets, sidewalks, storm sewers, and curbs. The plan documented that the neighborhood's streets are made of concrete and are adequately lit.⁵ Sidewalks were determined to exist on at least one

CHAPTER 2: EXISTING CONDITIONS

side of each street throughout the neighborhood and none of the sidewalks were in need of immediate repair. With the exception of a lack of curbing on Chestnut Street and the propensity for leaves and refuse to clog storm sewers along Roper Street, Bristol Place's curbs and storm sewers were found to be in good condition (Map 6 and 7, pages 15 and 16).

Bristol Place's internal street network is comprised of one-way residential streets that channel traffic south through the neighborhood, onto the major east-west arterial Bradley Avenue. Market Street, the north-south arterial that forms the neighborhood's western boundary, connects the neighborhood to both downtown Champaign and Market Place Mall. Additionally, Interstate 74 is located approximately one-half of a mile north of Bristol Place. Regarding public transportation, Bristol Place residents have immediate access to the Champaign-Urbana Mass Transit District (CUMTD) bus system along Market Street. The 4 Blue (on weekdays) and the 100 Yellow (on weekends and evenings—with the exception of Sunday evening) are both north-south routes that include the Bristol Place neighborhood and link Market Place Mall, downtown Champaign, and the University of Illinois campus.

Neighborhood Assets

Bristol Place consists of a close-knit community, stemming from the physical isolation of the neighborhood. Despite the lack of a formal neighborhood organization, many long-term residents—most of whom are homeowners—are committed to the

neighborhood's well-being.⁶ Metanoia Centers, a non-profit development office, serves as a focal point within Bristol Place (e.g., the office has several computers available for use by neighborhood children). In addition to the assets extant in Bristol Place, the following amenities are located within two-thirds of a mile from the neighborhood: three schools, four parks, a post office, and the Douglass Branch Library (a branch of the Champaign Public Library). Situated within one mile of Bristol Place are downtown Champaign and Market Place Mall.



CHAPTER 3: BRISTOL PLACE MAPS

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Map 1 – Bristol Place (Authors, 2005)



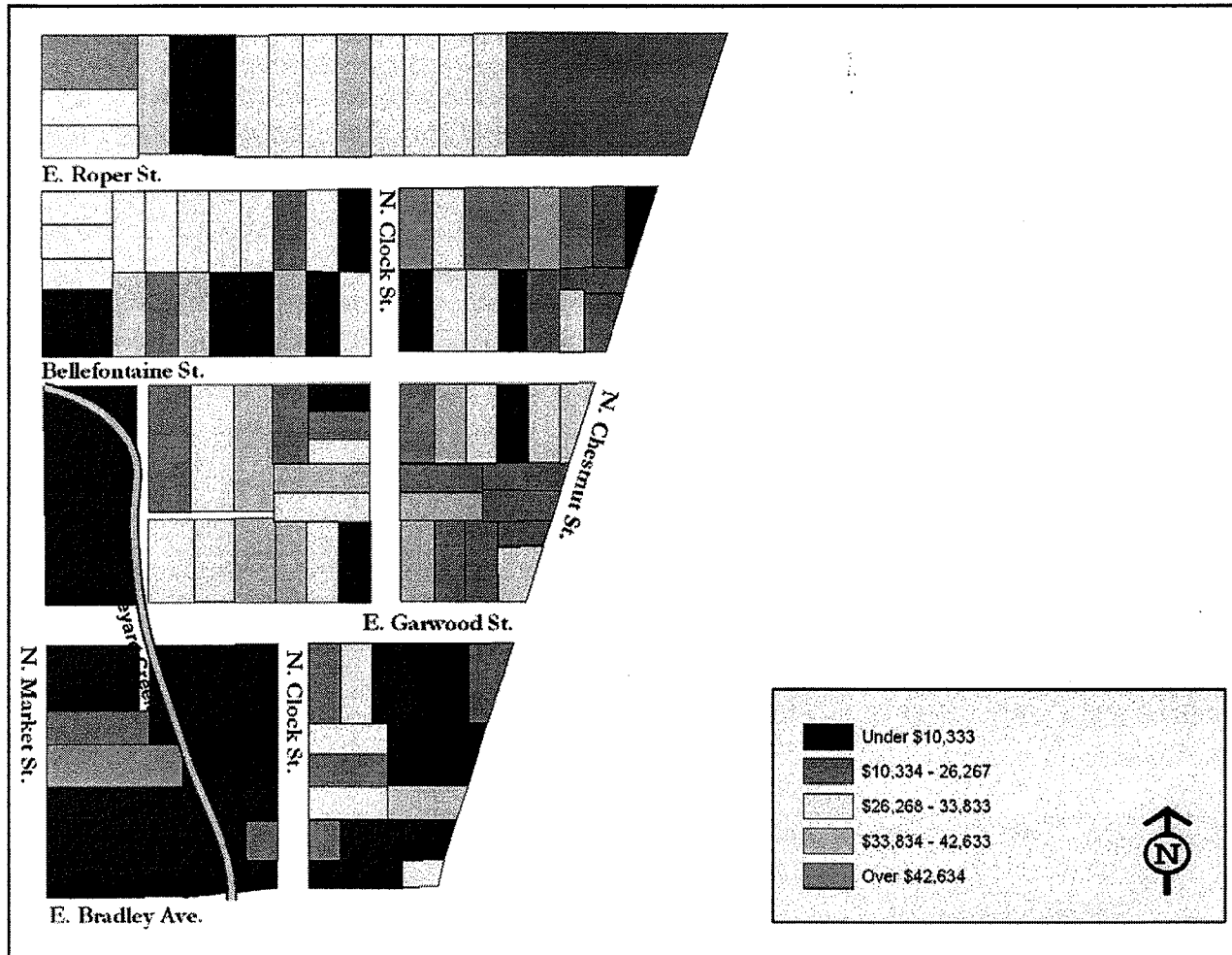
CHAPTER 3: BRISTOL PLACE MAPS

Map 2 – Bristol Place (Authors, 2005)



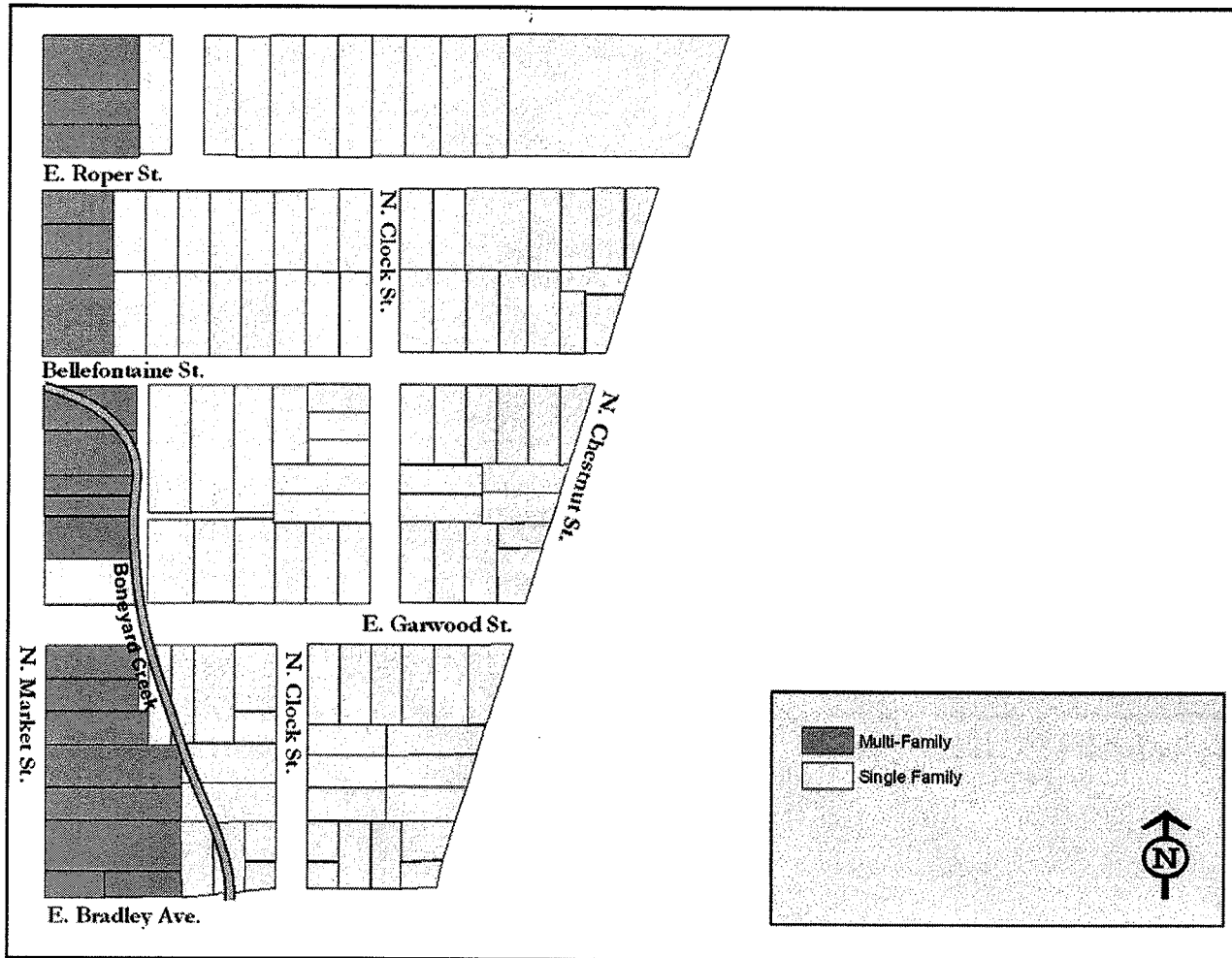
CHAPTER 3: BRISTOL PLACE MAPS

Map 3 – Housing Value in Bristol Place in 2001 (Authors, 2005)



CHAPTER 3: BRISTOL PLACE MAPS

Map 4 - Current Zoning for Bristol Place (Authors, 2005)



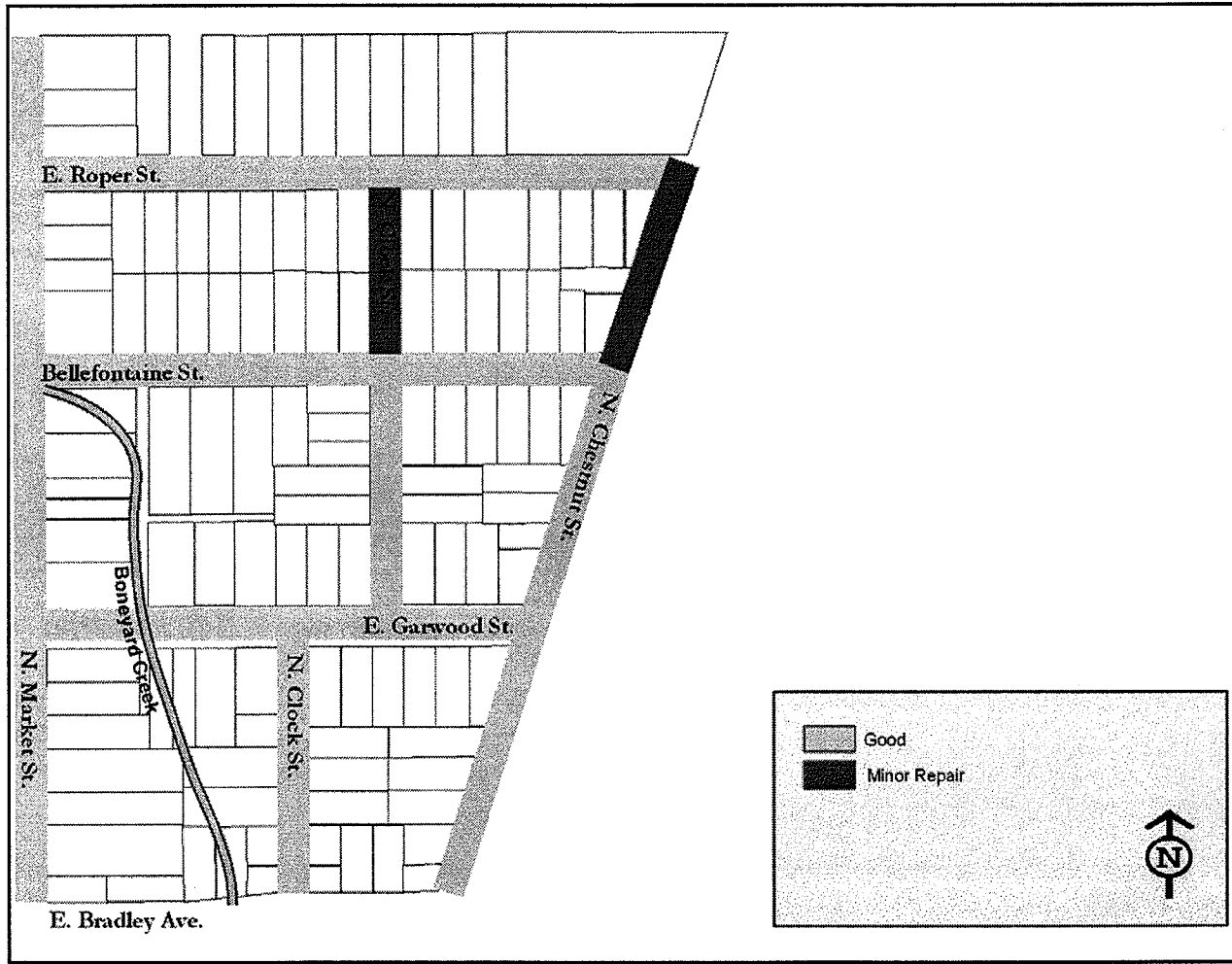
CHAPTER 3: BRISTOL PLACE MAPS

Map 5 - Current Land Use in Bristol Place (Authors, 2005)



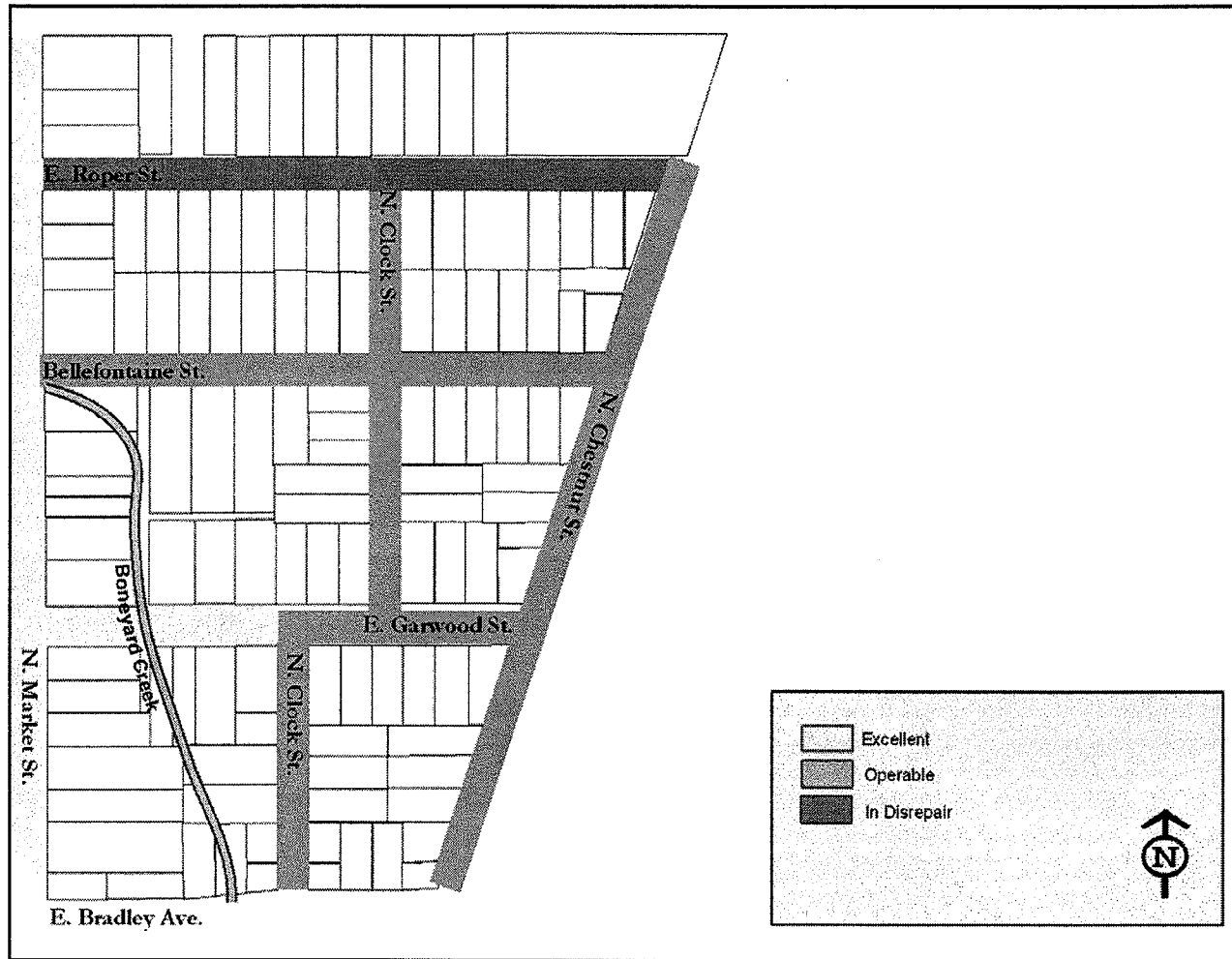
CHAPTER 3: BRISTOL PLACE MAPS

Map 6 – Curb Condition in Bristol Place (Authors, 2005)



CHAPTER 3: BRISTOL PLACE MAPS

Map 7 - Storm Sewer Condition in Bristol Place (Authors, 2005)





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CHAPTER 4: NEIGHBORHOOD ISSUES

CHAPTER 4: NEIGHBORHOOD ISSUES

This section of the plan sets forth neighborhood issues identified by Bristol Place residents, Champaign city staff, Metanoia Centers, the U.S. Census, and University of Illinois planning students who recently studied the neighborhood. Issues have been grouped into four categories: poor housing conditions; insufficient social capital; inadequate public safety; and poor neighborhood image. Within each category, individual issues are described and an objective statement has been devised to frame a potential approach to resolving each particular issue. More specific neighborhood improvement strategies are advanced in the Recommendations portion of this plan.

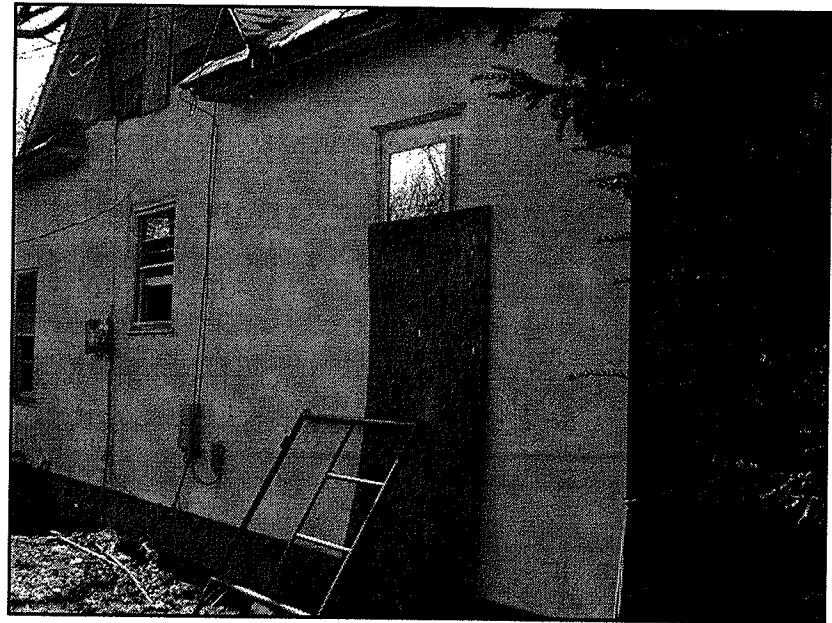
Poor Housing Conditions

Poor Property Maintenance

According to Champaign's *Neighborhood Wellness Action Plan*, tenant-occupied housing was prevalent throughout Bristol Place and the neighborhood's population and housing units had markedly decreased from the early 1970s. Such trends have continued to the present. According to the 2000 Census, approximately two-thirds of the properties in the Bristol Place neighborhood were identified as rental units. Historically, renters have not made long-term investments in the neighborhood. Additionally, in *A Portrait of Bristol Place*, it was asserted that when compared with the neighborhood immediately to its west, the Bristol Place neighborhood "contains more vacant, less financially valuable and more run-down homes."⁷

Objective Statement:

Existing home ownership and property maintenance programs should be further continued to support households interested in investing in the neighborhood.



Blighted Conditions

Private spaces in the Bristol Place neighborhood are not being maintained in accordance with City standards and ordinances. Numerous lots in the neighborhood have become distressed as a

CHAPTER 4: NEIGHBORHOOD ISSUES

result of abandoned structures and poor property maintenance. Trash, debris, and the improper siting of personal possessions are some of the factors that contribute to the neighborhood's blighted condition. Blighted properties severely detract from the property values of nearby well maintained lots and structures.

Objective Statement:

Stricter enforcement of existing codes and the adoption of additional regulations and ordinances pertaining to blighted properties would reduce neighborhood blight.



Aging Housing Stock

The majority of homes in the neighborhood are nearing the end of their useful life, requiring significant economic investment to prolong their existence. The median construction year of residences in the Bristol Place neighborhood is 1959, which is ten years older than the median construction year of homes citywide. According to findings from *A Portrait of Bristol Place*, approximately 20 percent of the homes in Bristol Place are categorized as being in poor to deteriorated condition due to both age and poor property maintenance.

Objective Statement:

The rehabilitation of the neighborhood's existing housing stock and the construction of new residential structures should be a priority to improve Bristol Place's housing stock.

Insufficient Social Capital

Lack of a Self-Sustaining Community Based Organization

The Bristol Place neighborhood lacks a self-sustaining formal neighborhood-wide organization. There has never been a Bristol Place community organization and because of this fact, residents have turned for community activities to the Beardsley Park neighborhood association.⁸ This organization is embedded in the Beardsley Park neighborhood located directly southwest of Bristol Place. The demographics in the Beardsley Park

CHAPTER 4: NEIGHBORHOOD ISSUES

neighborhood are substantially different than the Bristol Place neighborhood. Without a community organization to represent Bristol Place's citizenry, specifically, neighborhood residents are lacking a forum through which they can establish a relationship with the city to voice their concerns and share their ideas.

Objective Statement:

A self-sustaining community-based neighborhood organization should be established by long-term residents so that the neighborhood will have a medium to interact with city agencies and foster demand for additional services.

Lack of Job Skills

In *A Portrait of Bristol Place*, findings illustrated that 16.7 percent of adult residents were unemployed. Of these unemployed residents, 85 percent expressed a desire to receive job skill training. Of the employed residents in Bristol Place, approximately one-half have expressed interest in changing their current form of employment because they are unhappy in positions that require few skills or are low paying. For both unemployed and employed residents the most common type of job skill that was requested was "anything."

Objective Statement:

Both education and job training programs would assist Bristol Place residents meet their desire to attain more highly-skilled and better paying employment opportunities.

Lack of After-School Activities

According to the 2000 Census, approximately 40 percent of Bristol Place residents are under the age of 15. Most of these children are between the ages of 5 and 14, requiring some type of supervision after school. Residents have indicated a need to provide children with after-school activities outside the home. Specifically, residents desire activities for their children that are safe and proximate to the neighborhood. Currently, the elementary-aged children are being cared for by a person within the household. If children were able to participate in supervised after-school activities, adults would be able to pursue additional employment and academic opportunities.

Objective Statement:

An outlet for after-school activities should be provided for neighborhood children.

Inadequate Public Safety

Crime

Bristol Place residents have identified public safety as the most significant neighborhood issue that requires attention.⁹ Currently, a significant proportion of criminal activity derives from non-residents entering the neighborhood and participating in illegal activities, including vandalism and the procurement of drugs.¹⁰

CHAPTER 4: NEIGHBORHOOD ISSUES

Drug trafficking and vandalism have been cited by an overwhelming majority of residents as being the two most common criminal activities occurring within the neighborhood.

An academic article titled *The Visibility of Illicit Drugs* focused on neighborhoods and illicit drugs. The report found that while visible drug sales are 6.3 times more likely in an impoverished neighborhood, illegal drug use is only 1.3 times more likely to occur in those same neighborhoods (as compared to all city neighborhoods).¹¹

Objective Statement:

From these findings it can be deduced that if residents had access to additional sources of income (i.e., improved job skills), drug trafficking would be significantly curtailed. Additionally, defensible space should be incorporated into the neighborhood's design to discourage outsiders from partaking in criminal activity within Bristol Place.

Lack of Safe Community Space

Bristol Park has recently been developed near the southwest corner of the neighborhood. Due to its proximity to Market Street and Bradley Avenue—which are both heavily traveled arterials—the park has been deemed dangerous by residents. Metanoia Centers is currently serving as a proxy for a more formal community center; however, this enterprise lacks sufficient capacity to serve the entire neighborhood.¹²

Objective Statement:

Improvements should be made to Bristol Place that would create a safer environment for residents interested in using the neighborhood's public space.



Lack of Safe Access to Nearby Amenities

Bristol Place residents are barred from safely accessing nearby schools and a branch library due to heavily trafficked street

CHAPTER 4: NEIGHBORHOOD ISSUES

intersections as well as an at-grade railroad crossing directly to the neighborhood's southeast. Absent the ability to connect with such amenities in the future, Bristol Place will continue to be isolated from community services located beyond the neighborhood's boundaries.

Objective Statement:

Linkages to nearby amenities should be enhanced through safety programs and infrastructure improvements.

Poor Neighborhood Image

Past Neighborhood Activities and Structures

The Bristol Place neighborhood is still perceived as a high crime area in Champaign due to previous activities and structures that existed in the neighborhood. In the mid-1990s, crime, drug trafficking, and prostitution were rampant in the neighborhood, particularly in the since-demolished Green Apartments that were previously located in the northwest corner of the neighborhood. At that time, the police received an average of five phone calls per night concerning criminal activity, primarily related to the Green Apartments.¹³ Once the apartments were razed, crime activity decreased to a lower density inside the neighborhood boundaries. Although city departments and the police have implemented strategies to reduce crime, including traffic control

measures, there is still a perceived view among both residents and non-residents that Bristol Place is a dangerous neighborhood.

Objective Statement:

Programs should be implemented to overcome existing negative perceptions about Bristol Place and promote an environment receptive to private capital investment.

Physical Appearance

To reiterate from a previous section, approximately 20 percent of the homes in Bristol Place are categorized as being in poor to deteriorated condition due to both age and poor property maintenance. Overall, this gives the neighborhood a look of neglect and decreases the incentive for private capital to enter the community. Individuals lacking interest in committing to the maintenance of a neighborhood on a long term basis are attracted to living in Bristol Place due to its status as a transient community. Because of this image, the housing will perpetually remain unkempt due to the historic negative relationship between renters and home maintenance.

Objective Statement:

Funding mechanisms should be identified and accessed to improve Bristol Place's housing stock. Additionally, programs should be developed that encourage property maintenance and neighborhood upkeep.



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CHAPTER 5: RECOMMENDATIONS FOR BRISTOL PLACE

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This portion of the plan proposes recommendations for improving the Bristol Place neighborhood. Specifically, the recommended improvement strategies seek to directly address the neighborhood issues previously identified in this plan. For example, the suggested implementation of a rental rehabilitation program under the ‘Recommendations for Housing’ category attempts to address problems of poor property maintenance, blighted conditions, and an aging housing stock identified within the ‘Poor Housing Conditions’ category under Neighborhood Issues. The overarching purpose of the improvement strategies related to each of the four recommendation categories is represented through the goal statement at the introduction of each set of recommendations.

Recommendations for Housing

Goal: Improve and maintain housing conditions.

Rental Rehabilitation Program

Addresses the Following Issues:

Poor Property Maintenance, Blighted Conditions, Aging Housing Stock

Develop a rental rehabilitation program that can be used by property owners in the Bristol Place neighborhood. In other communities, rental rehabilitation programs have successfully improved the blighted conditions of neighborhoods that contain a majority of renter occupied housing. In most programs it is typical that owners of properties with 11 or fewer units are given

75 percent of renovation costs up to \$14,999 per unit. Cities can provide SRPP funds in the form of a no-interest loan that forgives over seven years if the property remains in compliance with the set program guidelines. For additional information on the specifics of a rental rehab program, contact the Illinois Housing Development Authority at www.ihda.org. In addition to interior rehab, HUD has stated that the exterior condition of a home can have a positive impact on a neighborhood’s image. The city might want to consider implementing some type of a ‘siding’ program that would encourage property owners to improve the exteriors of their homes.

Vacancy Code

Addresses the Following Issues:

Blighted Conditions

Adopt a Vacant Building Ordinance that addresses the problem of vacant and abandoned buildings contributing to neighborhood blight. Specifically, it is suggested that if a Bristol Place property owner closes a structure for more than one year—such as boarding up the building—the City Council should be empowered under the ordinance to require that the owner repair the structure within a 90-day period. If the cost to repair the structure exceeds 50 percent of its tax value, the owner would be allowed to demolish the building within 90 days of receiving notification from the city. If the property owner does not comply with the city’s request, the city would be authorized to either demolish or repair the structure.

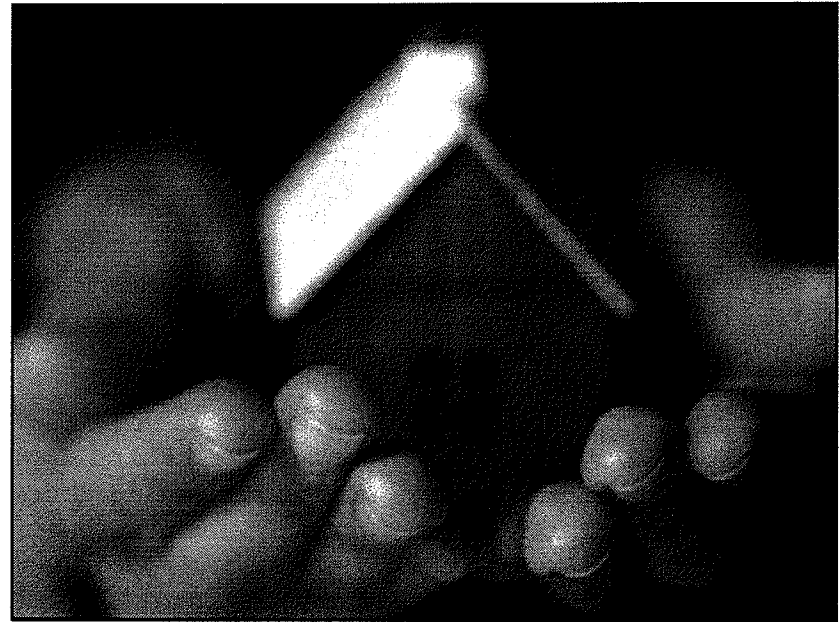
CHAPTER 5: RECOMMENDATIONS FOR BRISTOL PLACE

Funding for Residential Construction and Homeownership

Addresses the Following Issues:
Aging Housing Stock, Poor Property Maintenance

Increase awareness of funding sources for residential construction and homeownership as owner-occupied households are more likely to perform property maintenance practices. Bristol Place is similar to most low-income communities, in that the residents have few options when it comes to banking services. There are several existing programs that can assist individuals acquire loans for homeownership. Possible mechanisms include the Illinois Housing Development Authority's (IHDA) "First-Time Homebuyer Program", which offers mortgages at below market rates, and through lending institutions which offer similar programs. IHDA also has a program that matches each dollar an employer contributes to a worker's down payment/closing cost. For additional information contact the Illinois Housing Development Authority at www.ihda.org

Residential construction could be promoted through increasing the amount of funds available to local non-profit developers. The Illinois Affordable Housing Tax Credit, administered by IHDA, offers a \$0.50 tax credit for each \$1 employers' donate to nonprofit housing developers. For additional information contact the Illinois Housing Development Authority at www.ihda.org.



CHAPTER 5: RECOMMENDATIONS FOR BRISTOL PLACE

Educate Residents and Owners About Maintenance

Addresses the Following Issues:
Poor Property Maintenance

Work with Bristol Place residents to provide skills for maintaining homes. The city should offer evening classes on common maintenance situations, which would allow both owners and renters to better upkeep their properties. Also, the city should distribute a newsletter to neighborhood residents outlining inexpensive recommendations for maintaining properties.

Continue to Perform City Inspections

Addresses the Following Issues:
Poor Property Maintenance, Blighted Conditions

Continue to use inspections and enforcement regulations to reduce code violations such as trash and debris being located on private property. Review city codes to assure their applicability to the Bristol Place neighborhood. Encourage residents to monitor neighborhood properties and report possible violations to the city's Property Maintenance Division.

Social Capital Investment Strategies

Goal: Improve community resources and create opportunities for neighborhood representation.

Community-Based Activities

Addresses the Following Issues:
Lack of After-School Activities, Lack of Job Skills

Identify through a screening process neighborhood residents who are willing and able to care for elementary-aged children on weekdays after school. Many adults with children expressed that their ability to pursue employment opportunities was constrained by their need to care for their children after school. That group of adults could be afforded the option of seeking jobs that entail working late afternoons if one or two Bristol Place residents could be found to supervise children after school. The parents and guardians interested in seeking additional employment opportunities could offer monetary compensation to those serving as after-school supervisors. Of importance, the adult supervisors responsible for caring for the children would be able to safely escort the children outside the neighborhood to access nearby amenities, such as the Douglass Branch Library and possible after-school activities at nearby schools.

Neighborhood Organization

Addresses the Following Issues:
Lack of Self-Sustaining Community-Based Organization

Devise a self-sustaining community-based organization capable of both representing Bristol Place residents' interests to city agencies and collaborating with outside neighborhood

CHAPTER 5: RECOMMENDATIONS FOR BRISTOL PLACE

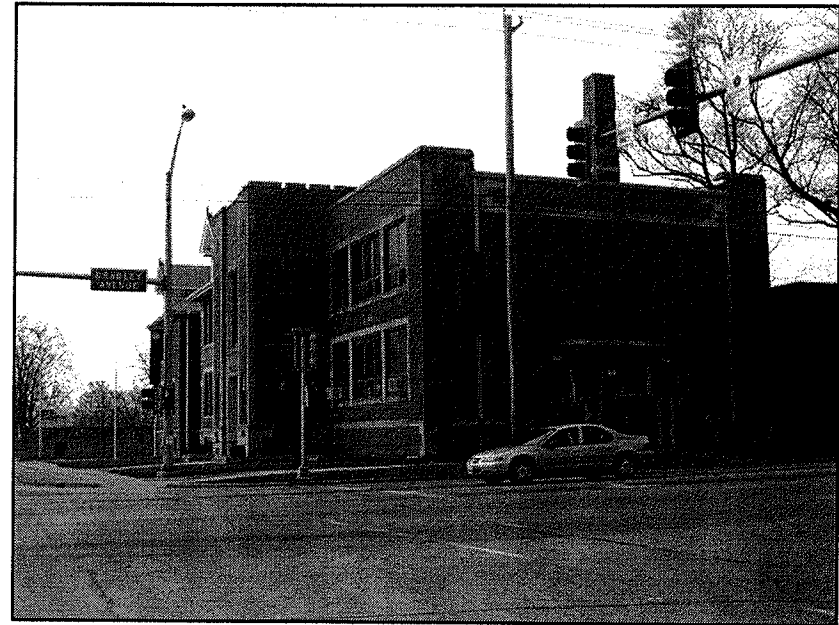
organizations and businesses. To begin with, long-term residents should be solicited to learn about the dynamics and structure of functioning community organizations. The Beardsley Park neighborhood organization could serve as such a model. The city should consider extending funds to the Bristol Place neighborhood through its small grant program to foster neighbor relations and create opportunities for community organization.

Family Resource Center

Addresses the Following Issues:

Lack of Job Skills, Lack of After-School Activities

Initiate the creation of a family resource center to serve as a locale for after-school activities and job skill training for adults. Communities similar to the composition of Bristol Place are designing programs that link a number of services to nearby existing buildings that are available in the late afternoons and evenings, such as school buildings. This type of opportunity allows children to receive a full range of services they need to support their health, growth, and development. Of particular importance, a family resource center could provide activities for children throughout the year, including summers when school is not in session (a noted scholar has recently commented on the need for children to remain engaged in constructive activities during the summer). A family resource center would also be used by adults of households to improve employment competency. The center could be staffed by neighborhood volunteers and/or social workers.



Improved Public Safety

Goal: Improve public safety in the neighborhood and park through physical design and resident participation in efforts aimed at deterring crime.

Traffic Calming Techniques

Addresses the Following Issues:

Lack of Safe Community Space and Safe Access to Nearby Amenities

CHAPTER 5: RECOMMENDATIONS FOR BRISTOL PLACE

Evaluate the conditions of traffic safety in the neighborhood. If necessary, consider implementing traffic calming mechanisms, such as speed bumps, stop light timing, and street redirection to create safe pedestrians zones, especially near public spaces (i.e. Bristol Park).

Neighborhood Park Improvement

Addresses the Following Issues:
Lack of Safe Community Space

Promote increased accessibility of Bristol Park. Due to the high traffic activity at the park's southwest corner, fencing should be installed around the park to serve as a buffer between park users and automobile traffic. Additionally, assess the lighting conditions near and inside the park and make improvements when necessary.

Defensible Space

Addresses the Following Issues:
Crime

Implement design guidelines that will create defensible space in the neighborhood against criminal activity, especially drug trafficking. These guidelines should emphasize physical improvements including infrastructure enhancement, housing

upkeep and demolition (when necessary), and street beautification. These guidelines coupled with community policing and a new sense of neighborhood efficiency could further a decline in unlawful activity within the Bristol Place neighborhood.

Improved Neighborhood Image

Goal: Improve neighborhood's image and appearance and increase social and economic investments into the neighborhood.

Bristol Place Signage/Gateway

Addresses the Following Issues:
Past Neighborhood Activities and Structures

Establish an identity for the neighborhood by erecting signage and/or a gateway near one of the neighborhood's access points. For instance, street signs could be revised to include the name 'Bristol Place' above street names to promote neighborhood unity both within the neighborhood as well as convey to non-residents a new and more positive image of the community.

CHAPTER 5: RECOMMENDATIONS FOR BRISTOL PLACE

Organize Residents to Participate in Community Activities

Addresses the Following Issues:
Past Neighborhood Activities and Structures

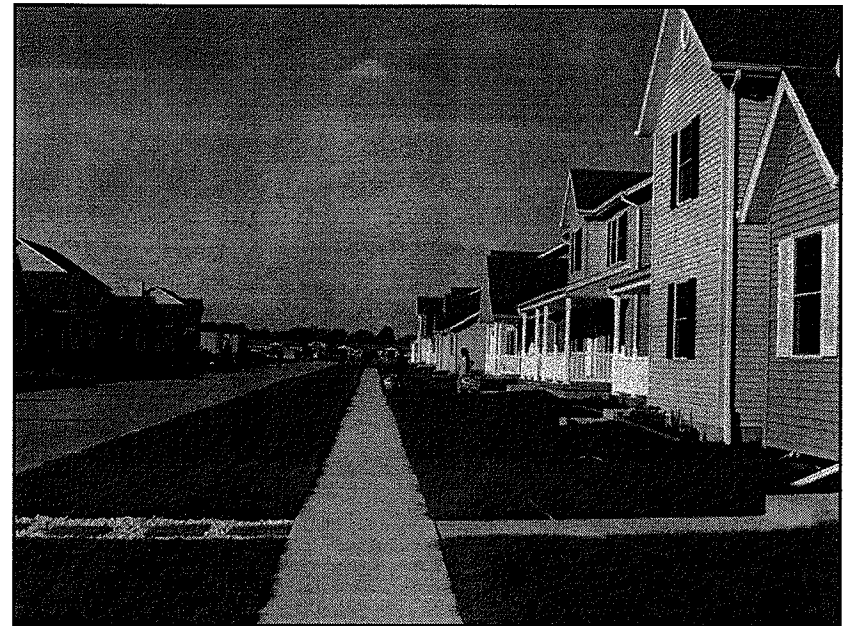
Encourage residents to participate in neighborhood activities to enhance community relations and demonstrate neighborhood cohesiveness to the outside community. Neighbor relations would allow Bristol Place residents to both demand improved community services and obtain additional recognition from city agencies. Community events, such as a 'picnic in the park', could be initiated to help address the need to develop a Bristol Place community voice.

Residential TIF District

Addresses the Following Issues:
Physical Appearance

Create a residential TIF district in the Bristol Place neighborhood. TIF districts in predominately residential neighborhoods have been known to raise property values in two ways. First, new housing can be built on vacant land that would otherwise yield little or no property taxes. Secondly, improvements to existing structures can boost tax revenue in a neighborhood from the increase of property values. A residential TIF district would increase the possibility of private investment entering into the neighborhood, due to favorable conditions for

capital reinvestment of property tax revenues that would be earmarked for the neighborhood.





CHAPTER 6: IMPLEMENTATION PROGRAM

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This section outlines the Bristol Place Neighborhood Improvement Plan Implementation Program. Improvement strategies are separated into short-term and long-term objectives. Short-term strategies are identified as actions that could be implemented within two years. Long-term strategies are defined as actions that could be implemented once the neighborhood undertakes the pursuit of several short-term actions.

Short-term strategies are primarily associated with activities that will improve the Bristol Place neighborhood using existing institutional and individual capacities. As the Bristol Place neighborhood improves in physical appearance and projects a more visible community presence, it will be afforded the opportunity to become better integrated within its surrounding context. By increasing the organizational level of Bristol Place residents and activities during the next one to two years, long-term strategies, such as accessing private capital resources and demanding community services, can be realized.

The Implementation Program seeks to operationalize the Improvement Plan's recommended strategies and includes the following information:

Action: a brief description of recommended strategies described in this plan's Recommendations section.

Responsibilities: lists the parties responsible for executing recommended programs and strategies.

Time Frame: indicates the approximate period of time for carrying out the recommended strategies.

Potential Funding Source: identification of potential public and private resources for the implementation of recommended strategies.

CHAPTER 6: IMPLEMENTATION PROGRAM

Housing Strategies

Goal: Improve and maintain housing conditions.

Rental Rehabilitation Program

Action:

Develop a rental rehabilitation program that can be used by property owners in the Bristol Place neighborhood.

Responsibilities:

Neighborhood Services (Property Maintenance Division), Neighborhood Services (Neighborhood Program Division), Residents

Time Frame:

Short Term

Potential Funding Source:

HOME Rental Rehabilitation Funds, CDBG Funds

Vacancy Code

Action:

Adopt a Vacant Building Ordinance that addresses the problem of vacant and abandoned buildings contributing to neighborhood blight.

Responsibilities:

Neighborhood Services (Property Maintenance Division), Legal, Champaign City Council

Time Frame:

Short Term

Potential Funding Source:

Staff Time

Funding Sources for Residential Construction and Homeownership

Action:

Increase awareness of funding sources for residential construction and homeownership as owner-occupied households is more likely to perform property maintenance practices.

Responsibilities:

Illinois Housing Development Authority, National Housing Trust, Neighborhood Services (Neighborhood Coordination Division), Private Investors, Lending Institutions

Time Frame:

Short Term

Potential Funding Source:

Illinois Affordable Housing Tax Credit, IHDA "First-Time Homebuyer Program", National Housing Trust Community Development Fund

CHAPTER 6: IMPLEMENTATION PROGRAM

Housing Strategies

Goal: Improve and maintain housing conditions.

Educate Residents and Property Owners About Property Maintenance

Action:

Work with Bristol Place residents to provide skills for maintaining homes.

Responsibilities:

Neighborhood Services (Neighborhood Coordination Division), Non-Profit Organization, Residents

Time Frame:

Short Term

Potential Funding Source:

Staff Time

Continue to Perform City Inspections

Action:

Continue to perform inspections and enforcement regulations to reduce code violations such as trash and debris being located on private property.

Responsibilities:

Neighborhood Services (Property Maintenance Division), Residents

Time Frame:

Short Term

Potential Funding Source:

Staff Time

CHAPTER 6: IMPLEMENTATION PROGRAM

Social Capital Investment Strategies

Goal: Improve community resources and create opportunities for neighborhood representation.

Community-Based Activities

Action:

Identify through a screening process potential adult residents in the neighborhood willing and able to care for elementary-aged children after school hours.

Responsibilities:

Residents, Non-Profit Organization, Neighborhood Services (Neighborhood Coordination Division)

Time Frame:

Short Term

Potential Funding Source:

Staff Time, Residents' Time and Income

Neighborhood Organization

Action:

Devise a self-sustaining community-based organization capable of representing Bristol Place residents' interests to city agencies and collaborating with outside neighborhood organizations and businesses.

Responsibilities:

Neighborhood Services (Neighborhood Coordination Division), Residents

Time Frame:

Short Term

Potential Funding Source:

Staff Time

Family Resource Center

Action:

Initiate the creation of a family resource center to serve as a locale for after-school activities and job skill training for adults.

Responsibilities:

Neighborhood Services (Neighborhood Programs Division), Non-Profit Organization, Urban League, Residents

Time Frame:

Long Term

Potential Funding Source:

CDBG Funds

CHAPTER 6: IMPLEMENTATION PROGRAM

Public Safety Improvement Strategies

Goal: Improve public safety in the neighborhood and park through physical design and resident participation in efforts aimed at deterring crime.

Traffic Calming Techniques

Action:

Evaluate the conditions of traffic safety in the neighborhood and make improvements as needed.

Responsibilities:

Planning Department, Champaign Police Department, Champaign Public Works

Time Frame:

Short Term

Potential Funding Source:

General Operating Fund, CIP Funds, Staff Time

Neighborhood Park Improvement

Action:

Increase the accessibility of Bristol Park.

Responsibilities:

Champaign Park District, Planning Department

Time Frame:

Short Term

Potential Funding Source:

General Operating Fund

Defensible Space

Action:

Implement design guidelines that will create defensible space in the neighborhood against criminal activity, especially drug trafficking.

Responsibilities:

Planning Department, Police Department, Neighborhood Services (Property Maintenance Division)

Time Frame:

Long Term

Potential Funding Source:

General Operating Fund, CIP Funds, Staff Time

CHAPTER 6: IMPLEMENTATION PROGRAM

Neighborhood Image Improvement Strategies

Goal: Improve neighborhood's image and appearance and increase social and economic investments into the neighborhood.

Bristol Place Signage and Gateway

Action:

Establish an identity for the neighborhood by erecting signage and/or a gateway near one of the neighborhood's access points.

Responsibilities:

Planning Department

Time Frame:

Short Term

Potential Funding Source:

General Operating Fund

Organize Residents to Participate in Community Activities

Action:

Encourage residents to participate in neighborhood activities to enhance community relations and demonstrate neighborhood cohesiveness to the outside community.

Responsibilities:

Neighborhood Services (Neighborhood Coordination Division), Champaign Park District, Residents

Time Frame:

Short Term

Potential Funding Source:

Staff Time

Residential TIF District

Action:

Create a residential TIF district in the Bristol Place neighborhood.

Responsibilities:


Neighborhood Services Division, City Manager's Office, Planning Department

Time Frame:

Long Term

Potential Funding Source:

Private Funds, Staff Time



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CHAPTER 7: NOTES

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Notes for Chapter 2

1. Pearson, Lorrie and Alan Quick. *A Portrait of Bristol Place*. 1 Mar. 2001. Page 18.
2. Pearson and Quick, *A Portrait of Bristol Place*, Page 8.
3. Yeksavich, Jeramiah. *Bristol Place Neighborhood Land Use Plan for 2025*. 21 Dec. 2000. Page 4.
4. Pearson and Quick, *Portrait of Bristol Place*, Page 10.
5. Yeksavich, *Land Use Plan*, Page 8.
6. Interview. Reverend Eugene Barnes and Harold Mohammed of Metanoia Centers. 11 Jan. 2005.

Notes for Chapter 4

7. Pearson and Quick, *A Portrait of Bristol Place*, Page 8.
8. Pearson and Quick, *A Portrait of Bristol Place*, Page 30.
9. Pearson and Quick, *A Portrait of Bristol Place*, Page 21.
10. Interview. Reverend Eugene Barnes and Harold Mohammed of Metanoia Centers. 11 Jan. 2005.
11. Saxe, L., Kadushin C., Beveridge, A., Livert, D., Tighe, E., Rindskopf, D., et al. "The Visibility of Illicit Drugs: Implications for Community-Based Drug Control Strategies. 2001. *American Journal of Public Health*, 91(12), Page 1987.
12. Interview. Reverend Eugene Barnes and Harold Mohammed of Metanoia Centers. 11 Jan. 2005.
13. Interview. Cac Kamak of City of Champaign. 1 Oct. 2004.

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