

## Action Programs for Upper Third Street

September 1978

### 1.0 Area Description & Purpose

The focus of this study is the Upper Third Street neighborhood, bounded by Walnut Street, Meinecke Avenue, First Street, and I-43. The purpose of the study was to analyze the current status of the neighborhood (emphasizing residential and commercial land use), and to recommend action to programs to improve neighborhood conditions.

### 2.0 Existing Conditions

- The income of neighborhood residents was well below the city average. It was also characterized by a higher-than-average number of female-headed households and large families with young children.
  - 80% of the residents reported an income between \$0 and \$9,999 – the City's average income is \$9,600. The average household income in the area's five census tracts ranged from a low of \$2,540 to a high of \$7,025.
  - 89% of the population was African-American – 18.5% of the City was African-American
- The commercial strip along North Third Street had an estimated 23% vacancy rate.
- Residential units within the planning area were generally sound (75% were rate fair-plus or fair-minus) but in need of rehabilitation.
- Only 24% of the residences were owner-occupied. Assessed values were low and vacancy rates, the amount of tax delinquency, and the number of tax-deeded properties was high.
  - Median assessed value in the area was \$9,000 with a range from \$1,500 to \$386,250 (assessed at 75% of their market value)
- An assessment of community facilities and transportation facilities showed no major changes or financial investments were needed at the time. Questions still remained about the need for additional or expanded playgrounds or playlots.
- The primary capital improvement needed in the study area was trees. Secondary needs related to curb and gutter replacement and sidewalk repair. Streets, alleys, and streetlights were in good condition.

### 3.0 Recommendations

- Complete the Halyard NDP project and encourage continued development of single family housing in that area.
- Acquire and demolish all vacant and/or substandard commercial structures that are blighting existing, adjacent uses. Landscape the resulting vacant land for eventual residential reuse. (The major exception to residential reuse is the block between Walnut and Vine Streets, which should have a commercial or light manufacturing reuse.)
- Form a Merchants Association on Third Street to encourage service/commercial establishments in the large, substantial structures on the street and to relocate healthy retail merchants to Green Bay or Atkinson Avenues.
- Eliminate or reduce the number of liquor stores and taverns on Third Street through urban renewal process or the licensing process.

- Encourage residential rehabilitation by creating Intensive Treatment Areas (ITAs) throughout the study area and to the north. The major rehabilitation tools would need to be Section 312 loans and direct housing services.
- Actively market City-owned vacant lots to adjacent owners. Special attention should be given to adequate seeding, clean-up, and cutting of such lots that are not to be sold. All RACM-owned land within the area should be adequately landscaped and maintained.
- Capital improvement priorities should include tree planting, where needed.
- The need for additional playgrounds and playlots should be ascertained during CDA V and scheduled, as necessary, during CDA VI