



Quality of Life Analysis
June 13, 2018



Ball State University
College of Architecture and Planning
Department of Architecture

Richmond Columbian Properties

Table of Contents

■ Executive Summary

■ History

■ Existing Conditions

Location

Demographics

Residential Market Analysis

Physical Conditions

Land Uses

Assets and Liabilities

■ Community and Supportive Services

Existing Resources

Volunteer Resources

■ Precedents and Recommendations

■ Bibliography

■ Appendix A

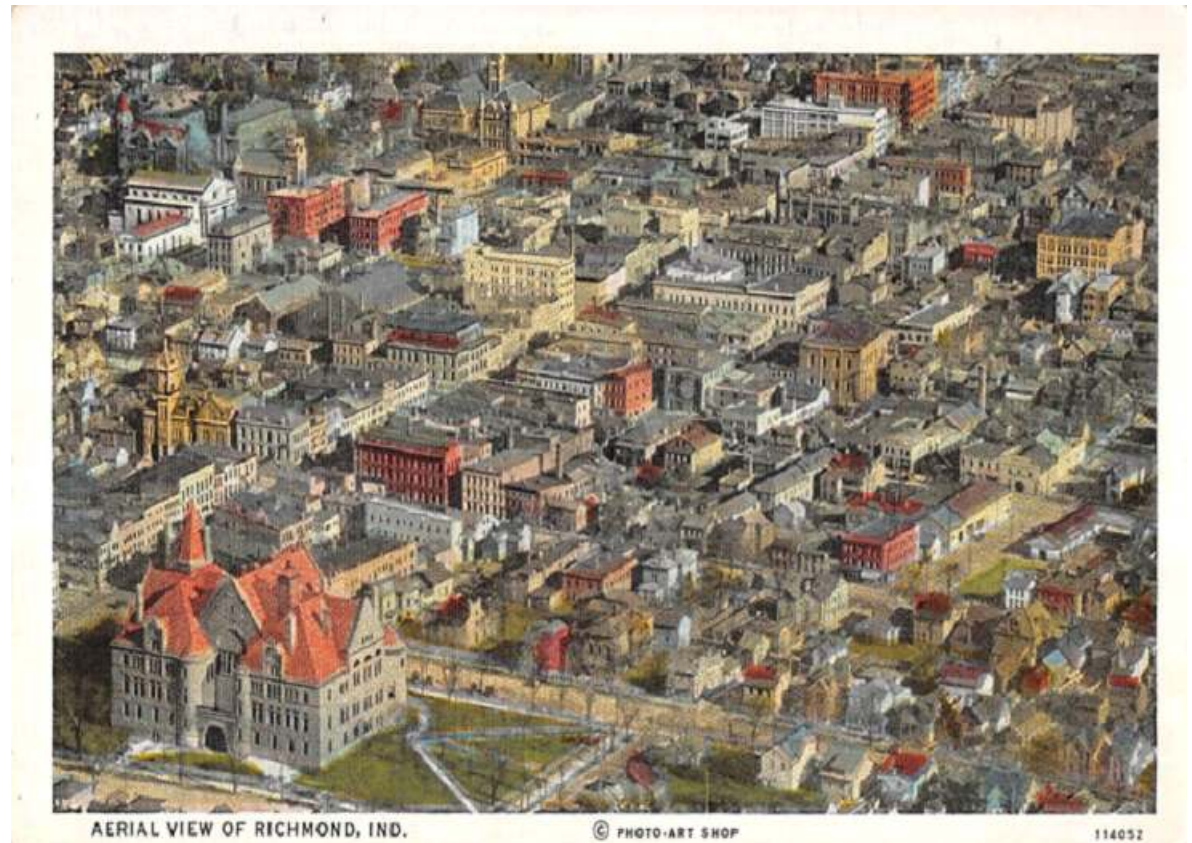
Meeting Minutes

Near East Side (Indianapolis) Quality of Life Plan Summary (from Boner Center)



section 1

Executive Summary



Richmond Columbian Properties and stakeholders from the greater Richmond, Indiana community have partnered with the Ball State University College of Architecture and Planning (CAP), Department of Architecture to conduct a preliminary assessment of the Quality of Life (or Quality of Place) for the Starr Historic District in Richmond. Since the successful effort in 1973 to nominate the twenty-four block area as a Historic District under provisions of the United States Department of the Interior, several studies of the area have been conducted. During the early 1990s, Ball State University's CAP Historic Preservation Program generated a Revitalization Plan for the Starr District under the leadership of Johanna Taft, president of the Starr Neighborhood Association, and Bill Taft, local director of the Mainstreet Program. This was immediately followed by Rehabilitation Manual for the Starr District through the Ball State University Center for Energy Research (CERES). Since then, a range of studies have been conducted, and documents produced chronicling the rich historic legacy of Richmond including the Starr District.

As with most studies conducted in this manner, the primary focus has been on the physical characteristics and physical conditions of the district. Indeed, it is critically important to document and analyze historic properties in an attempt to preserve the rich 19th Century architectural heritage of Richmond and more specifically, of the Starr District. However, community social organization and other sociological concerns, must be taken into consideration in order to formulate strategies toward enhancing the overall quality of life in the Starr District and the greater Richmond community. Physical, social, and institutional neglect and abandonment negatively impact not only neighborhoods like the Starr District, these cancerous societal issues undermine quality of life for the entire city of Richmond. Therefore, in addition to analyzing the physical conditions of the Starr District, examining systems, organizations, and individuals established and committed to combating such ills, is imperative. In strict accordance with the objectives of our ARCH 600 Graduate Workshop under which this study was conducted, graduate architecture students from the Ball State University, CAP, Department of Architecture, organized into teams, and engaged in a study of the history of Richmond, Indiana and the Starr District while simultaneously conducting an analysis of the existing conditions of the neighborhood. In addition, the students surveyed

the existing network of community and supportive service organizations established to serve the residents of the Starr District and the greater Richmond community. These efforts required multiple trips to Richmond during the five-week course. In response to the issues and challenges discovered by the team, the students conducted an exploration of precedents including revitalization plans, as well as community and supportive services organizations established to improve the quality of life in places with similar challenges. This aspect of the research effort involved utilizing the resources available at Ball State University and numerous site visits to various community and supportive service organizations in the region. This included, but was limited to a visit to, and comprehensive tour of the John H. Boner Center in Indianapolis. It should be noted that during the visit, the staff of the Boner Center shared a similar Quality of Life assessment that was conducted on behalf of the near-eastside of Indianapolis. These activities were conducted as a means to formulate strategies and provide recommendations to Richmond Columbian Properties and stakeholders from the greater Richmond community. We wish to thank Matt Stegall of Richmond Columbian Properties for initiating and commissioning this study. In addition, we wish to thank the stakeholders of this community for their unconditional assistance and support.

section 2

History

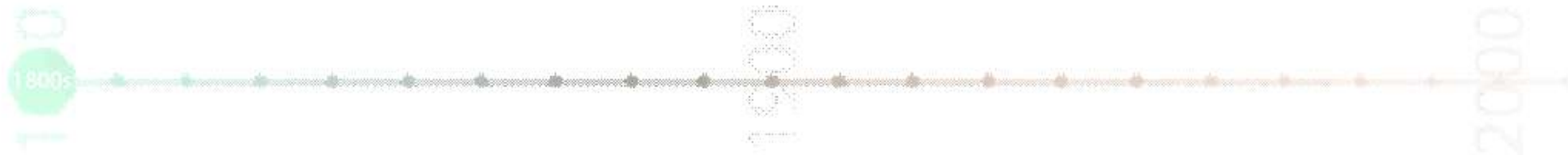
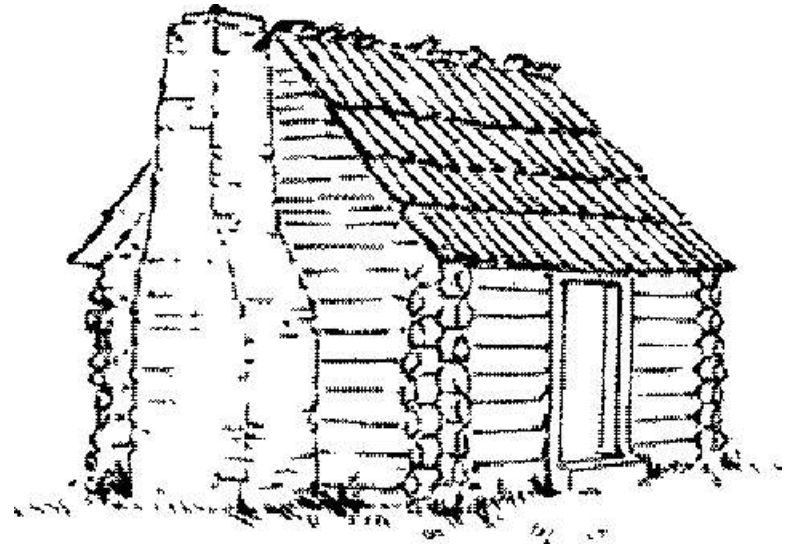
1800s

1806 Quakers John Smith, Jeremiah Cox, David Hoover and Andrew Hoover settled in the area

1810 John Smith opened an early store

Wayne County was formed

Jeremiah Cox formed Cox's Settlement and John Smith formed Smithville



1810s

1816 Indiana became the 19th State

The Landscape of Wayne County was ideal for water mills

Wayne County features over 400 feet in elevation change
Wayne County also features two large forks of
The Whitewater River

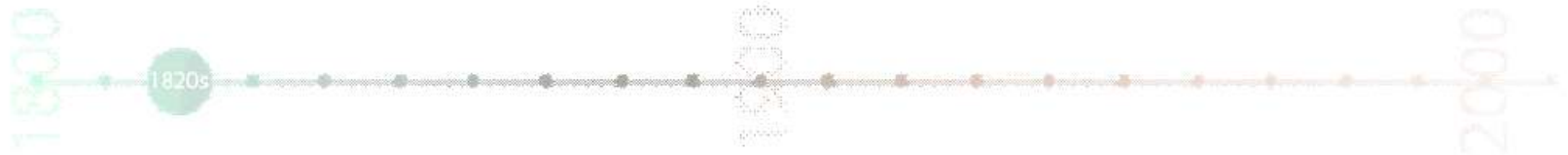
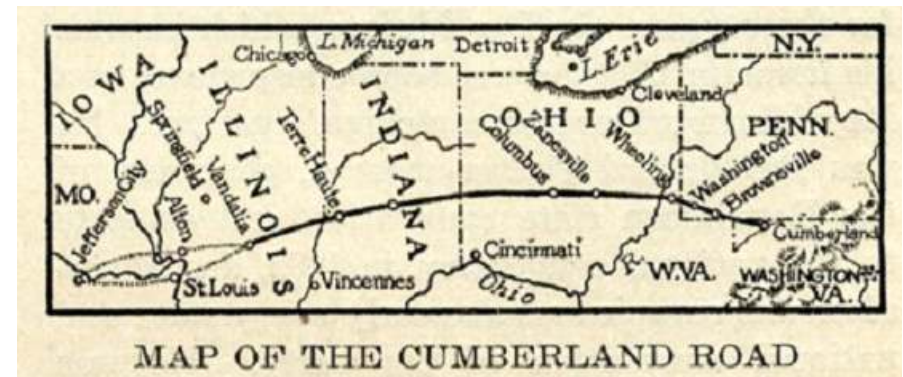
1818 Cox's Settement and Smithville combined to form the town of
Richmond



1820s

- 1825 The State government of Indiana moved to Indianapolis
- 1826 Congress approved the extension of the National Road from Columbus, Ohio to Indianapolis
- 1828 The National Road reached Richmond

Wayne County was one of the most populous counties in the State of Indiana. Representation at the state level influenced direction of the route



1830s

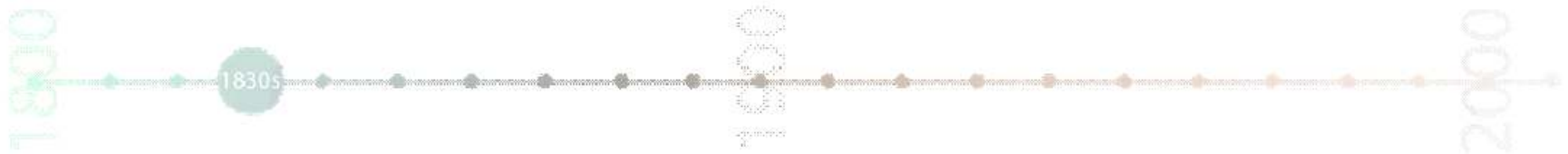
- 1833 National Bridge construction began over the East Fork of the Whitewater River

Edmund Grover and Achilles Williams opened the Richmond Foundry

- 1836 National Bridge was completed, spanning 120 feet. Completion of the Bridge allowed the National Road to extend west to Indianapolis. Richmond began expanding West

- 1836 Garr, Scott & Company had is beginning as the Spring Foundry. The first thresher was built in 1839. They also built traction, portable, and steam plowing engines

- 1838 The National Road created new industries
Prominent businessman Charles Starr opened the Starr House (later known as Meredith House) to provide lodging for those traveling through Richmond



1840s

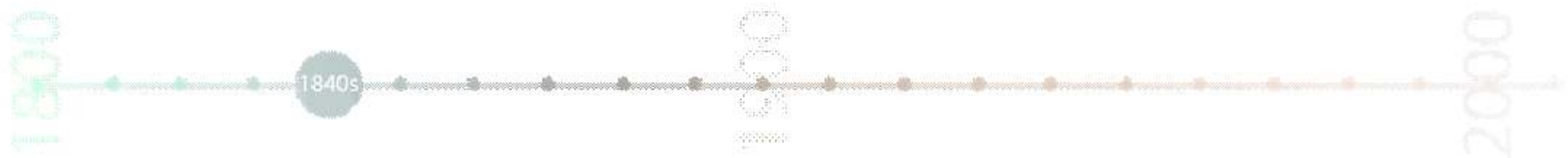
1840 Richmond was incorporated as a city

Levi Coffin House (constructed 1839) was a major stop on the Underground Railroad during the 1840s

Coffin Family had been helping escaped slaves since the 1820s

1847 Earlham College was founded

1848 Samuel Pierce conducted a census.
Based on the findings, Richmond was
divided into four wards



1850s

1850s Charles and Elizabeth Starr owned a large portion of land in Richmond and began to sell plats north of Main Street (National Road)

1850 Charles W. Starr donated land for the future site of the railroad station

1852 Indiana passed laws to form public schools

1853 The first train ran from Dayton, through Richmond, to Centerville

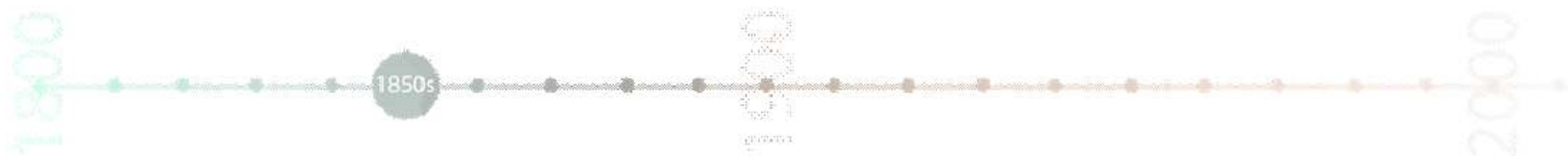
Railroads began to bring coal to the area

1855 Richmond Gas Light and Coke Company was formed. Created infrastructure for gas lamps

1856 Richmond Gas Light and Coke Company was purchased by James Starr and Benjamin White. Completed the network of gas lines to provide gas lighting to the rest of Richmond

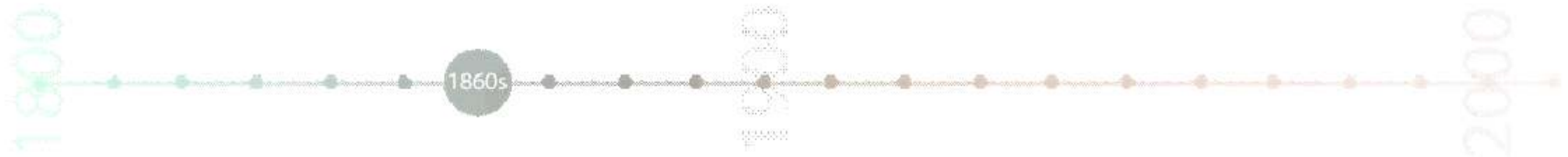
1858 Andrew Scott House built

Richmond's population nearly doubled during the 1850s



1860s

- 1860 Census revealed that Wayne County had the most manufacturing jobs in the State of Indiana
- 1861 - American Civil War
- 1865 Manufacturing in Wayne County continued to grow following the Civil War as soldiers returned home



1870s

1870 Census results:

Richmond Population: 9,445

Centerville Population: 1,077

With the overwhelming number of people living in Richmond in comparison to Centerville, Richmond city officials began to petition for moving the county seat from Centerville to Richmond.

First building association organized in Richmond. Housing rapidly expanded as rental properties were developed by the newly formed building associations

1873 The County Seat case was presented in court

Richmond was awarded the county seat

Charles T. Price began constructing rental properties

The first piano produced in Richmond by the Trayser Company

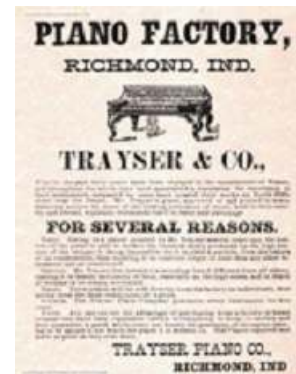
1875 The Trayser Company became the Starr Piano Company



Wayne County Courthouse, 1873



Richmond, 1876



1800

1870s

1900

2000

1880s

1880s Prominent Architectural Era

John A. Hasecoster

William Kaufman

Stephen Yates

1881 Street names were changed (updated) to present format

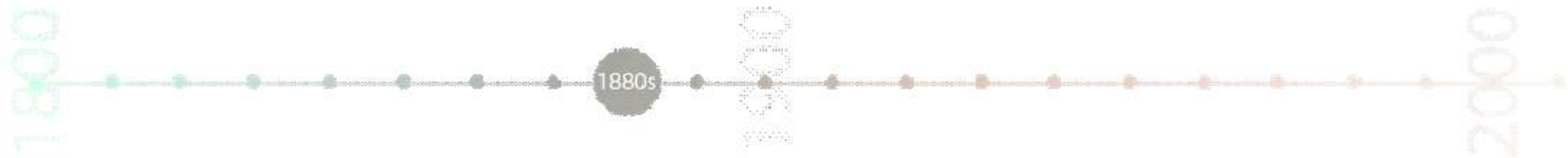
1882 The Starr School was built



Richmond City Building, Hasecoster



Lindley Hall, Earlham College, Kaufman



1890s

- 1893 Construction of the present Wayne County Courthouse was completed. It had been determined that the previous County Courthouse, constructed in 1873, was inadequate

The design of the Wayne County Courthouse was inspired by the Allegheny County Courthouse in Pittsburgh, Pennsylvania



Wayne County Courthouse, Richmond

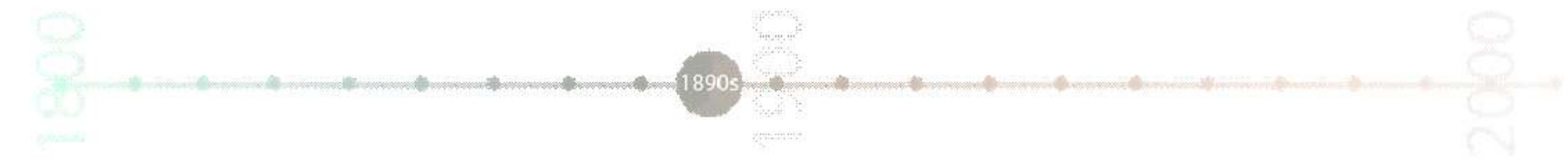


Allegheny County Courthouse, Pittsburgh

Gennett joined the Starr Piano Company

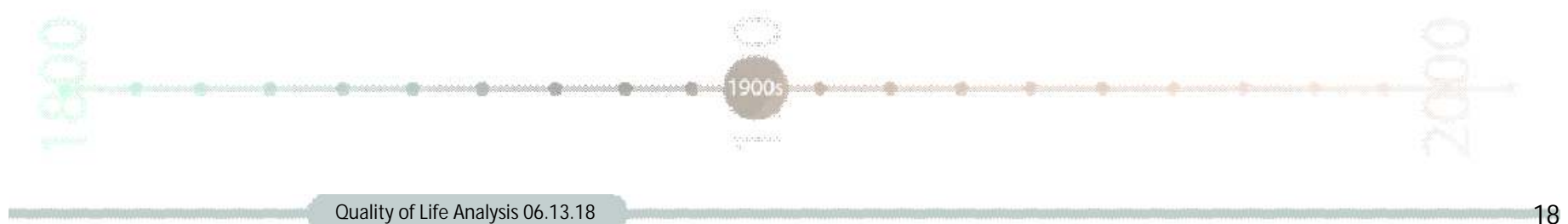
Richmond recognized at the World Columbian Exposition in Chicago

- 1894 Westcott Hotel completed and opened
Designed by William Kaufmann



1900s

- 1900 Manufacturing began to shift as technology adapted to the introduction of the internal combustion engine
Steam, wood, and coal engines produced by companies such as Gaar, Scott & Company were phased out
- 1903 Hoosier Drill Factory merged with four other agricultural implement works companies to form the American Seeding Machine Company
- 1904 Construction began on the original Reid Memorial Hospital
The hospital facility was a gift from Daniel G. Reid to the citizens of Richmond as a memorial to wife and son
Hospital designed by John A. Hasecoster
- 1905 Reid Memorial Hospital completed and opened
- 1906 Starr Gennett had 600 employees



1910s

- 1911 Declining sales led to the sale of Gaar, Scott & Company to M. Rumely Company

The Rumley Company reorganized operations and production shifted to LaPorte, Indiana and Battle Creek Michigan

Twenty Five buildings in Richmond were left vacant

- 1916 Starr Gennett expanded into a six-story building for the production of records and phonographs



Gaar, Scott & Company Warehouse #9, North 6th Street



1920s

1920s Gennett Records expanded as musicians were allowed to explore new styles of music. Innovation was encouraged and supported as very few restrictions were placed on musicians. Other labels were not as lenient.

Gennett Records was considered a musical empire.

1923 Jerry Roll Morton and the New Orleans Rhythm Cats performed the first documented recording of black and white musicians performing together



1800

1900

1920s

2000

1950s

1950s Decline of the Starr Gennett Company

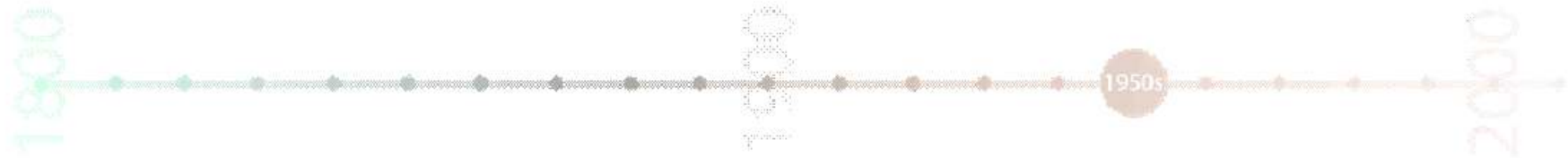
Starr Gennett never recovered from the Great Depression

Last Starr Piano produced during this decade

Starr Gennett building was purchased for redevelopment
Plans were never completed

1952 Starr School (built in 1882) declined as the Starr Neighborhood declined. When classes were no longer held at the school, the site was turned over to the State Highway Commission

1957 The Starr School was demolished and the site was converted into Starr Park



1960s

1968 Large gas explosion occurred on April 6

Two explosions: 1st caused by a natural gas leak from corroded pipe under Main Street
2nd caused by ignition of stored gunpowder and munitions at a local sporting goods store

Worst disaster in Richmond's history

41 deaths

More than 150 injured

One third of Downtown Richmond
damaged or destroyed



1800

1900

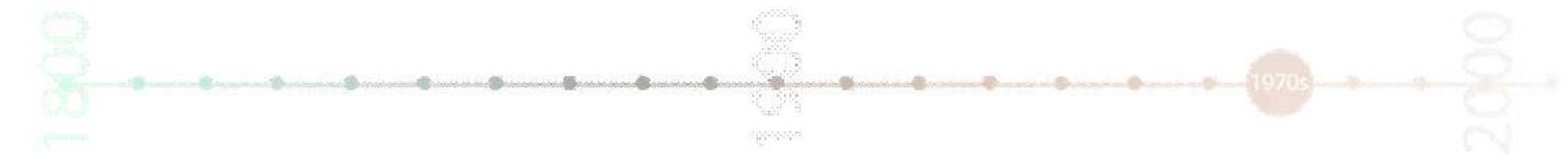
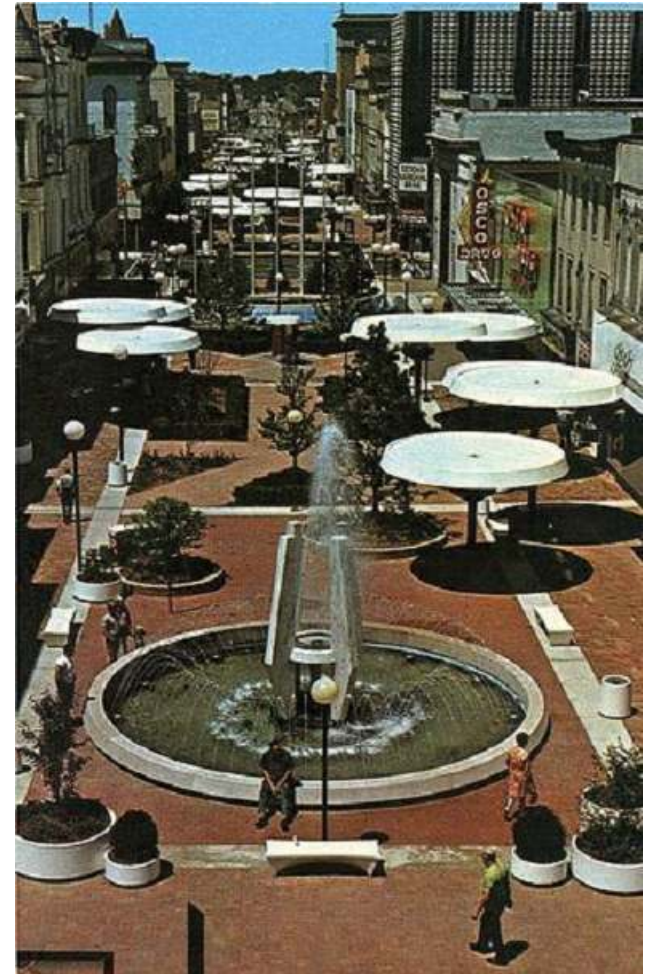
1960s

2000

1970s

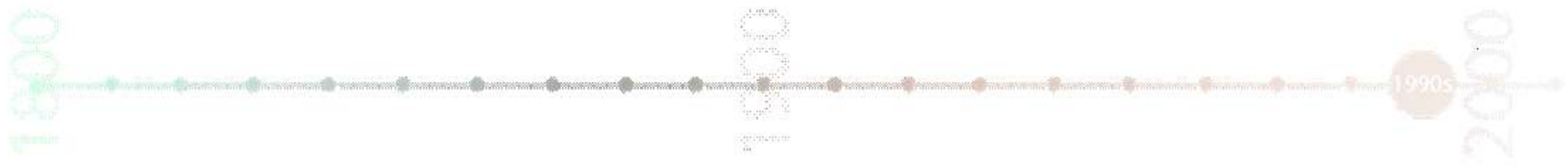
1972 In response to the 1968 explosion, Main Street was redesigned and opened as part of a revitalization initiative. Five blocks of Main Street used to build a promenade

The Richmond Promenade was later recognized with a national landscape design award



1990s

1997 Main Street reopened to vehicular traffic



2000s

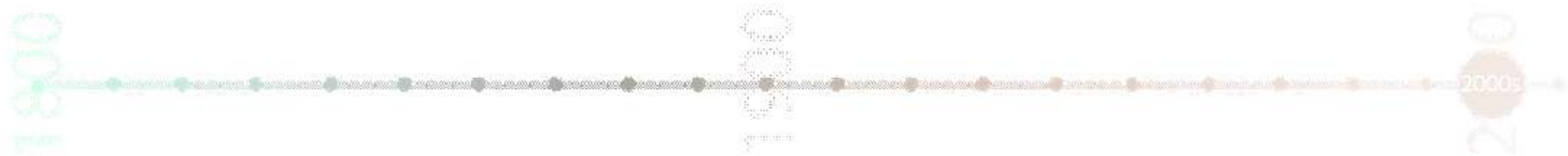
- 2006 A remaining portion of the Starr Gennett facility was renovated to host community events
- 2008 New facility for Reid Memorial Hospital opened



Reid Memorial Hospital



Starr Gennett Building

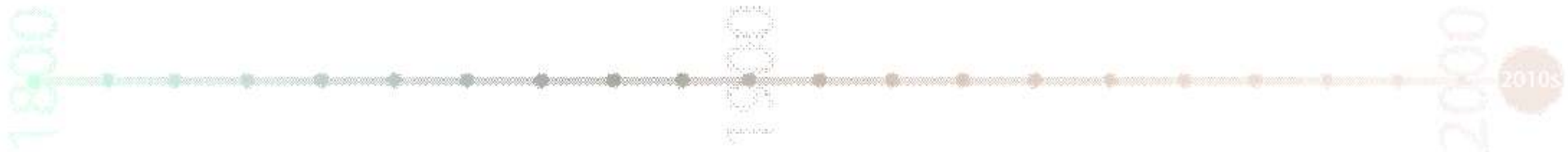


2010s

- 2010 The Historic Pennsylvania Depot, located to the immediate north of the Starr Historic District, on land donated to Richmond by Charles Starr in 1850, had set vacant for thirty-five years. Roger and Theresa Richert, a community leader and owner of the Richmond Furniture Gallery, acquired Richmond's historic Pennsylvania Depot in 2010 and initiated a renovation of the shell of the building
- 2013 Mosey Manufacturing opened plant on North E Street
- Facilities opened in Old American Seeding Machine Company adjacent to the north end of the Starr District
Produces parts for Ford and General Motors
Expansion due to increased demand for products
- 2016 The Richerts sold the Historic Depot building to Better Homes and Gardens First Realty, which plans to use the second story for office space. The company will use a \$500,000 forgivable loan from the city's Redevelopment Commission for repairs and renovations to turn the Depot into usable space once again



Pennsylvania Railroad Depot

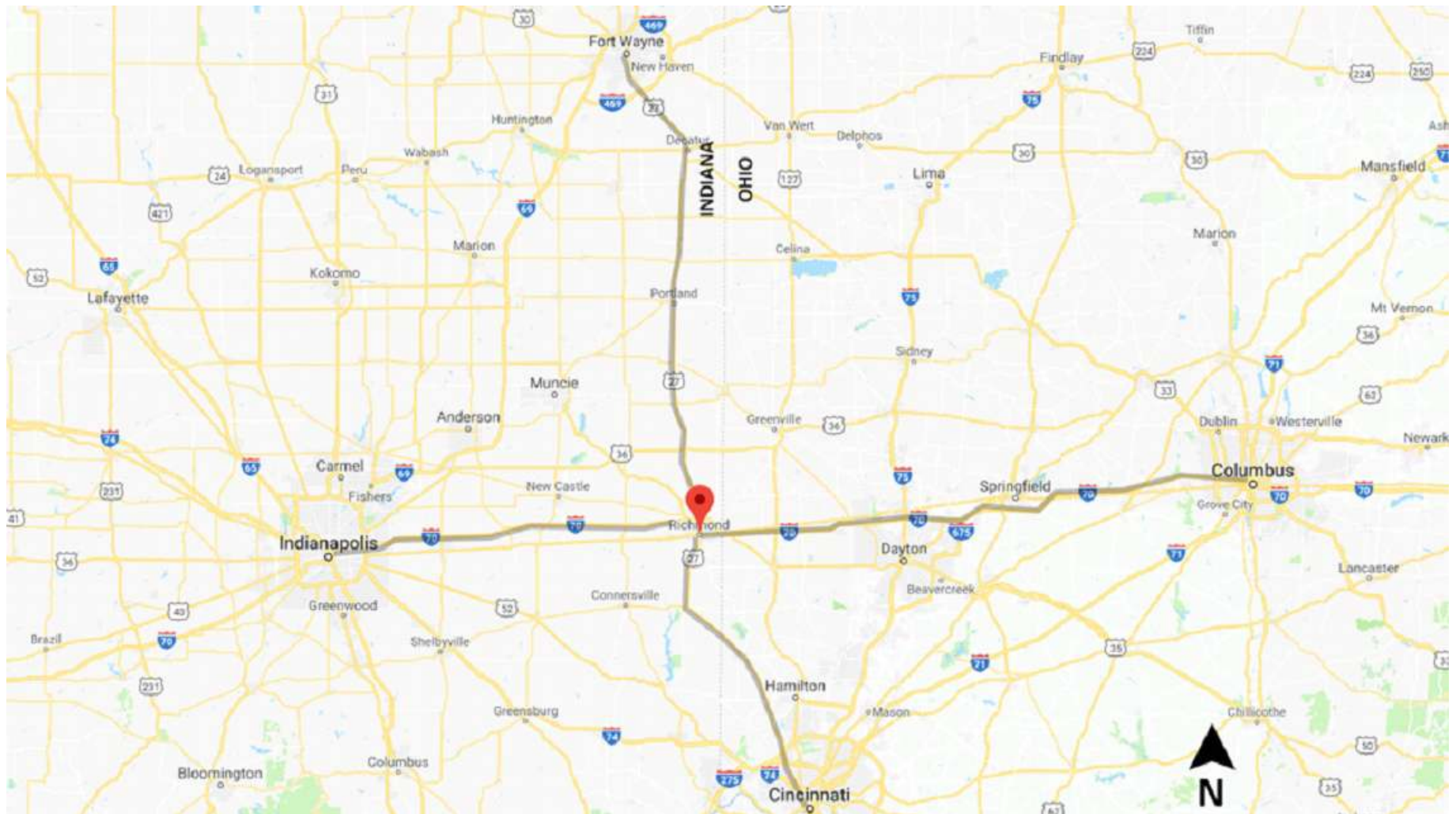


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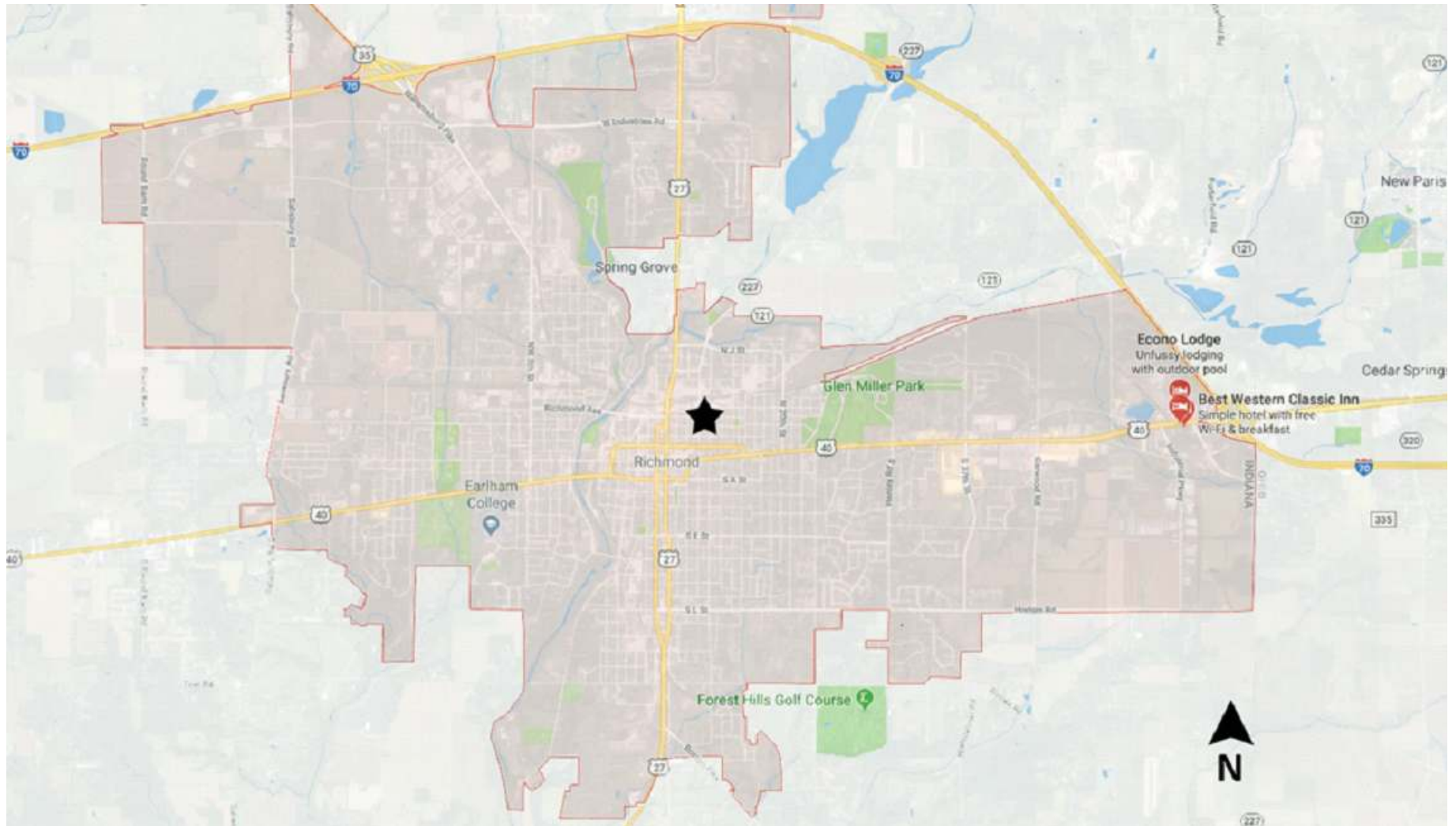
Existing Conditions



Location



Richmond is ideally located at the crossroads of several major cities including Fort Wayne, Indianapolis, Columbus, and Cincinnati. It has direct access to US-27 and I-70 which has historically made it a transportation hub.



The Starr Historic District is located in the earliest settled section of the city.



The Starr Historic District is bounded by North E Street, North A Street, the alley between 9th and 10th Streets, and North 16th Street. The district has always been a primarily residential neighbourhood with a few small businesses primarily located around the perimeter. The district is home to twenty buildings of historic significance including Starr-Kolp House, William Scott Reid House, Reid Memorial Presbyterian Church, and First Presbyterian Church.

Demographics

People, Facts and Stats

	Richmond	Wayne County	Indiana
Population	36.1K	67.4K	6.59M
Population Density per Sq Mi	1.51K	168	184
Pop Change since 2010	-1.7%	-2.6%	+4.1%
Median Age	39	41	37
Male/Female Ratio	48%	48%	49%

General Population Statistics for Richmond, Wayne County, and the State of Indiana

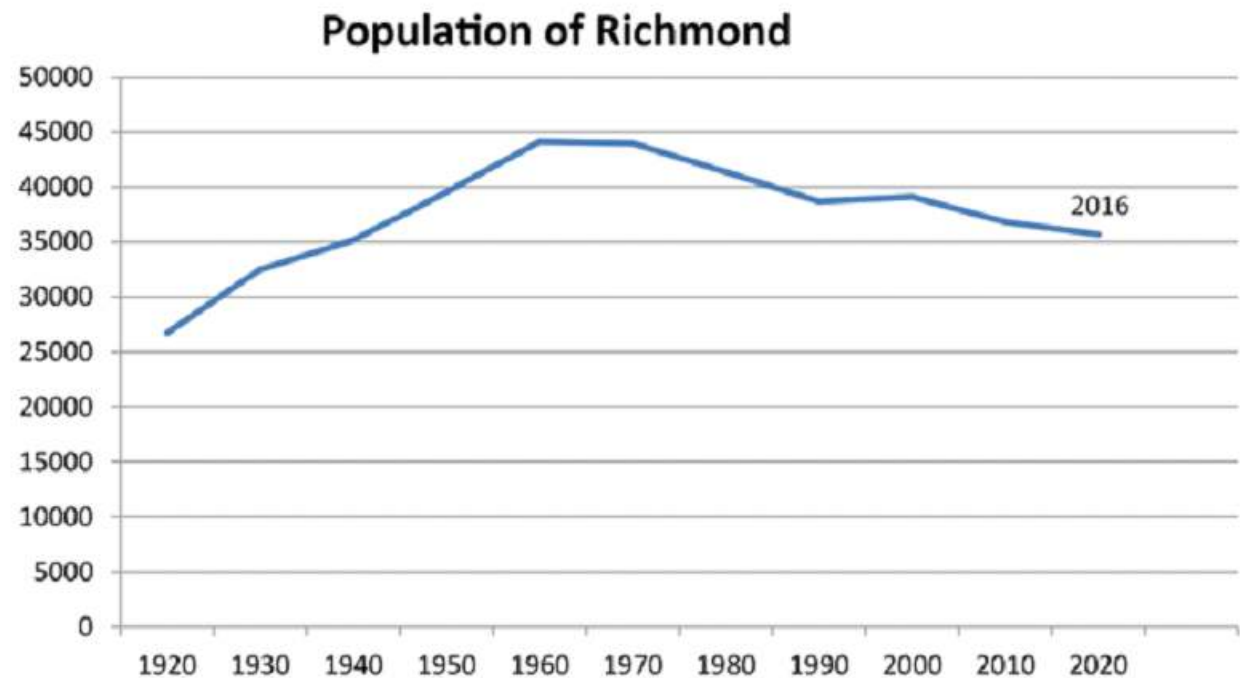
Population		
Households With Children	Married with Children	2,185
	Married without Children	3,440
	Single with Children	1,634
Population of Children by Age Group	Toddlers	2,278
	Elementary School	2,224
	Middle School	2,044
	High School	1,229
Population of Adults by Age Group	18-20	1,853
	21 - 24	2,189
	25 - 34	4,241
	35-54	9,136
	55 - 64	4,610
	65 -74	3,294
	75 or Older	2,984

Richmond Household Population Statistics

Total Population (2016): 35,455

The population of Richmond peaked during the 1950s at has gradually declined per U.S. Census data

Decline in population is commonplace among Rust Belt cities in Post-Industrial, Post-Developing environments in the United States



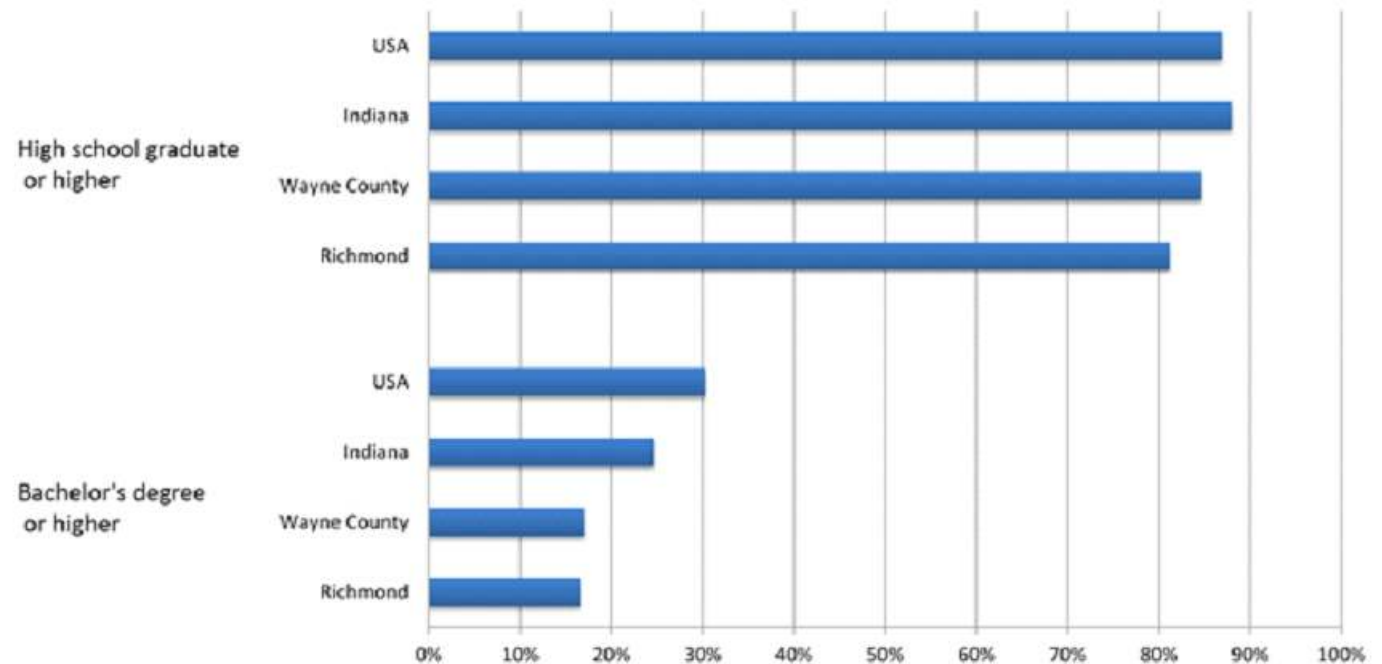
"Brain Drain"

"Brain Drain" is a term used to describe the migration or lack of retention of population of individuals with higher education in a given market. Statistics suggest that despite the presence of three colleges and universities, the rate of educational attainment is lower in Richmond than in Wayne County, the State of Indiana, and the United States.

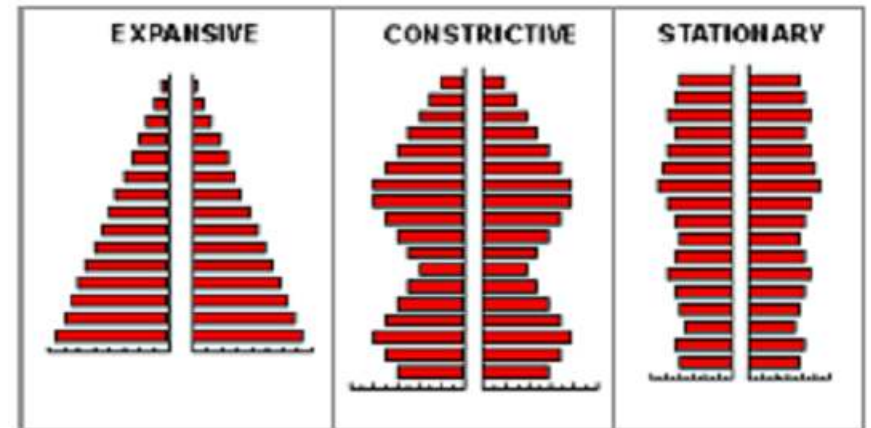
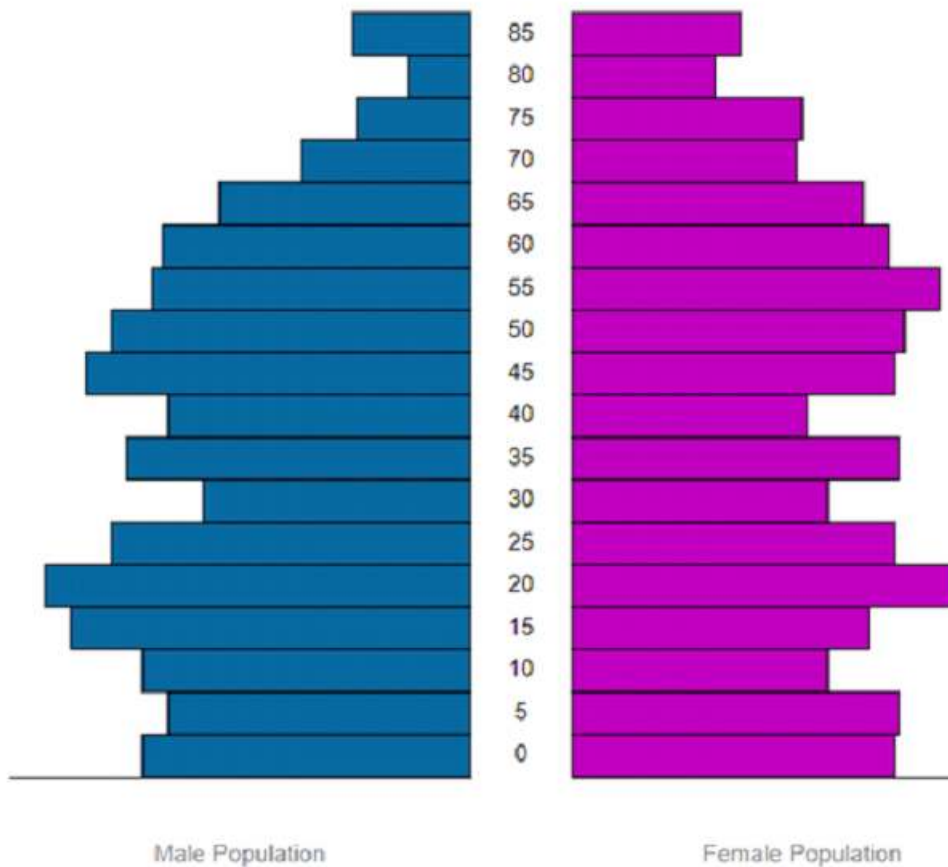
Higher Education opportunities in Richmond:

Earlham College
Indiana University East
Ivy Tech Community College

Education attainment, percent of persons age 25 years+, 2012-2016



Population Pyramid



Dependency Ratio
1:63.8

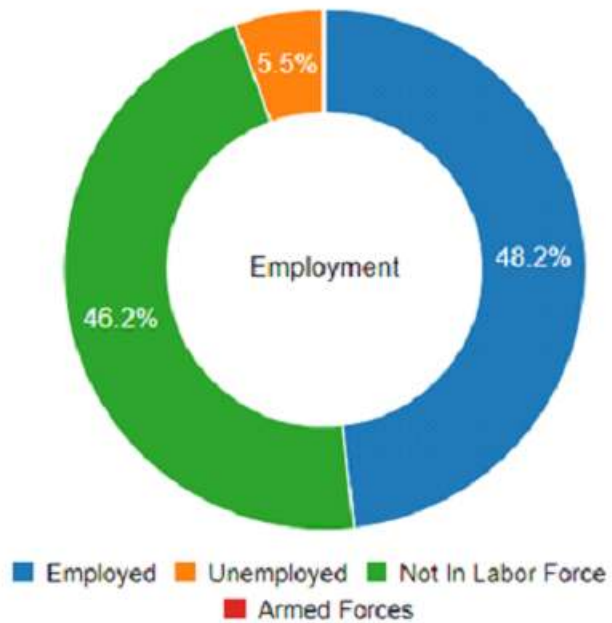
A population pyramid is a tool used to analyze statistical data based on an area's population, including information about birth and death rates as well as life expectancy, and number of dependents per household.

EXPANSIVE population pyramids illustrate higher percentages of youth in a given statistical area. These types of pyramids are usually found in populations with above average birth rates and/or lower than average life expectancies.

CONSTRUCTIVE population pyramids display lower percentages of youth in a given statistical area. The current age-sex distribution of the United States is reflected by the shape of this pyramid.

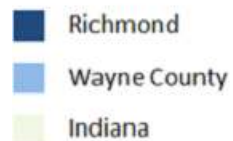
STATIONARY or near-stationary population pyramids display somewhat equal distribution or percentages for various age groups in a given statistical area,

Local Economy



	Richmond	Wayne Co.	Indiana	USA
Income Per Capita	\$19,589	\$22,227	\$26,117	\$29,829
Median Household Income	\$30,844	\$39,691	\$50,433	\$55,322
Persons in poverty	26%	17%	14.1%	12.7%

Unemployment Rate

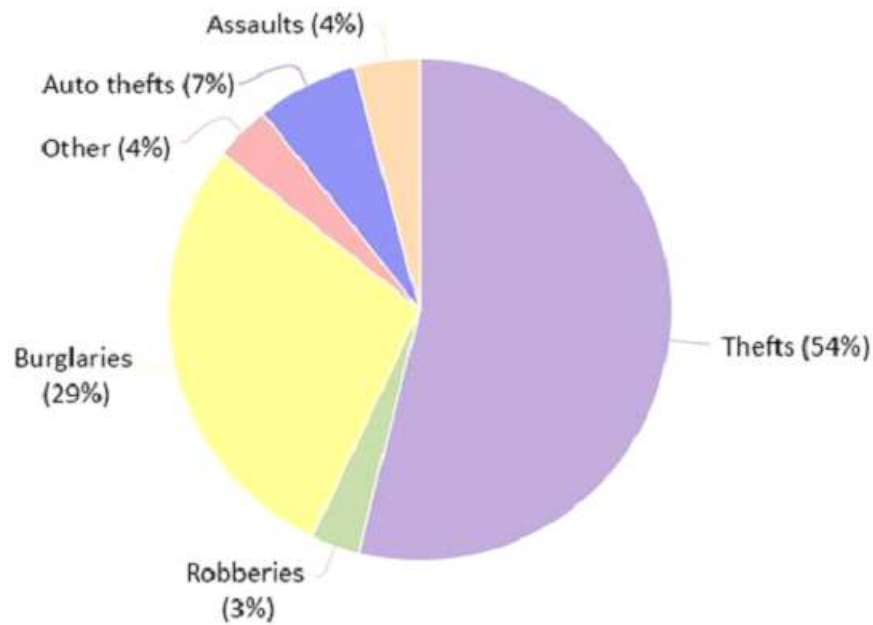


Occupational Categories



Crime Rate

Crime by Category (2011)



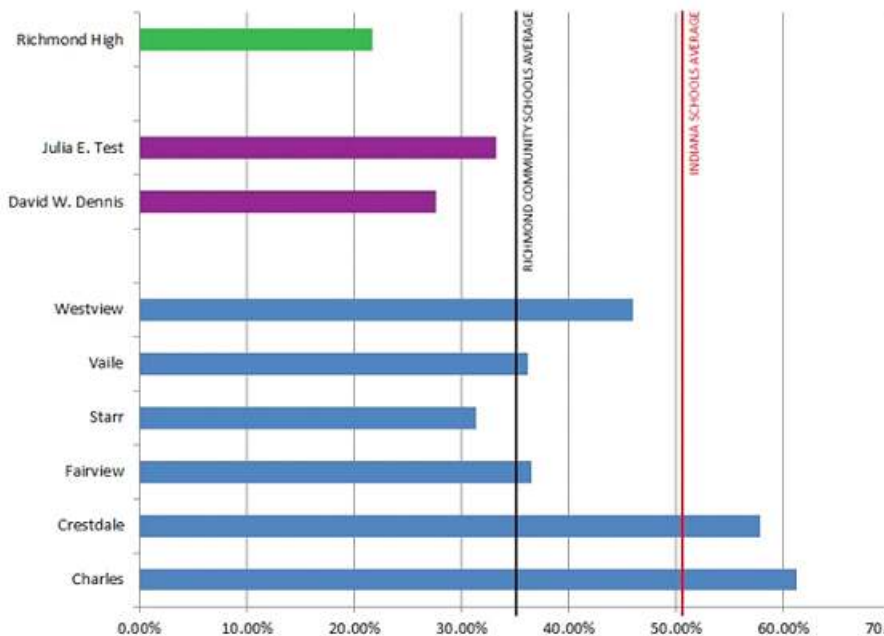
Richmond -vs- US Crime Index



Schools

Richmond Community Schools

ISTEP+ Percent Passing Trend Spring ('16-'17)



	State Rating ('17)	Enrollment ('17-'18)	Attendance rate ('16-'17)
Richmond Community Schools	C	4,985	94.3%

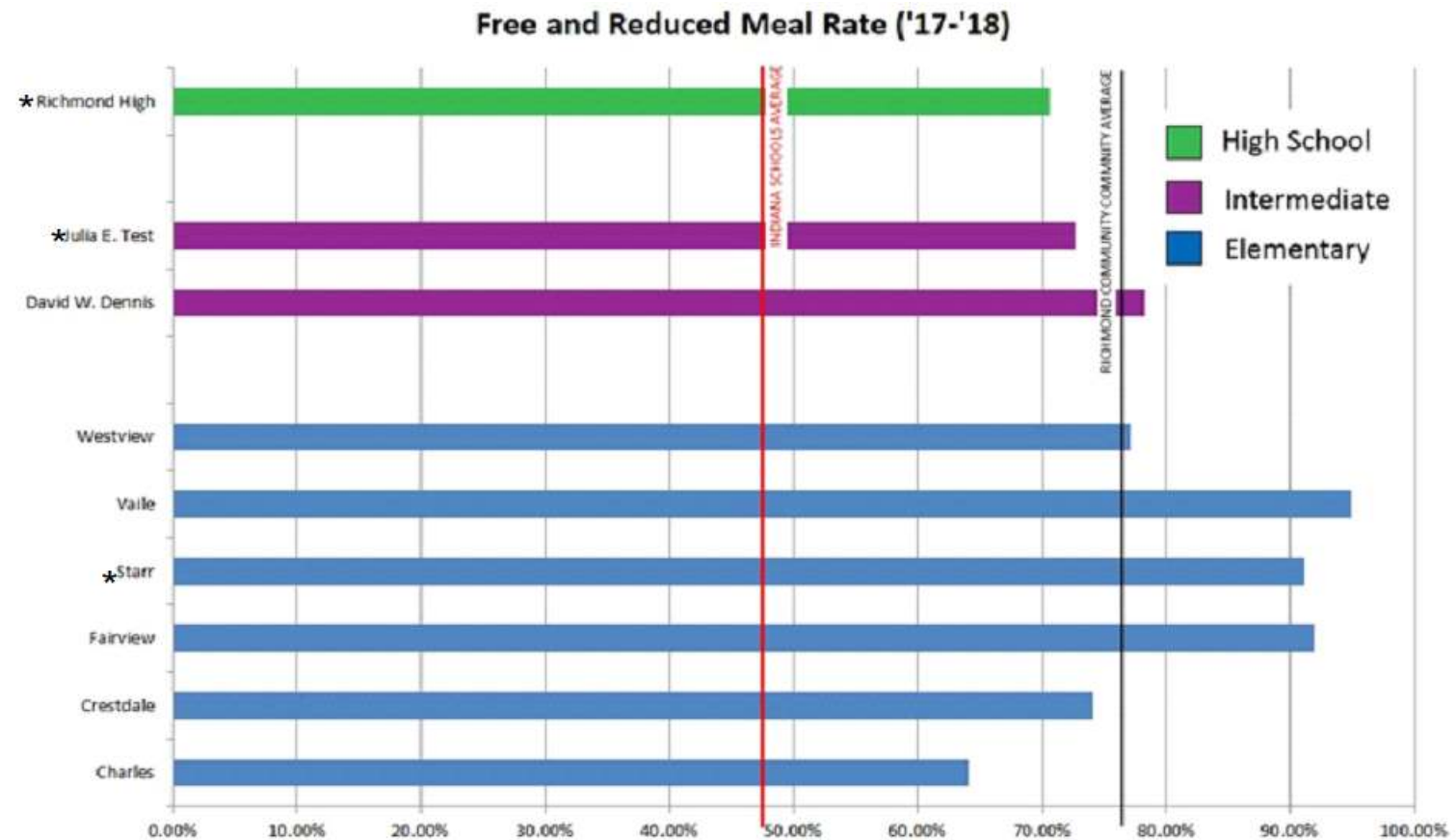
Richmond High	B	1,280	92.9%
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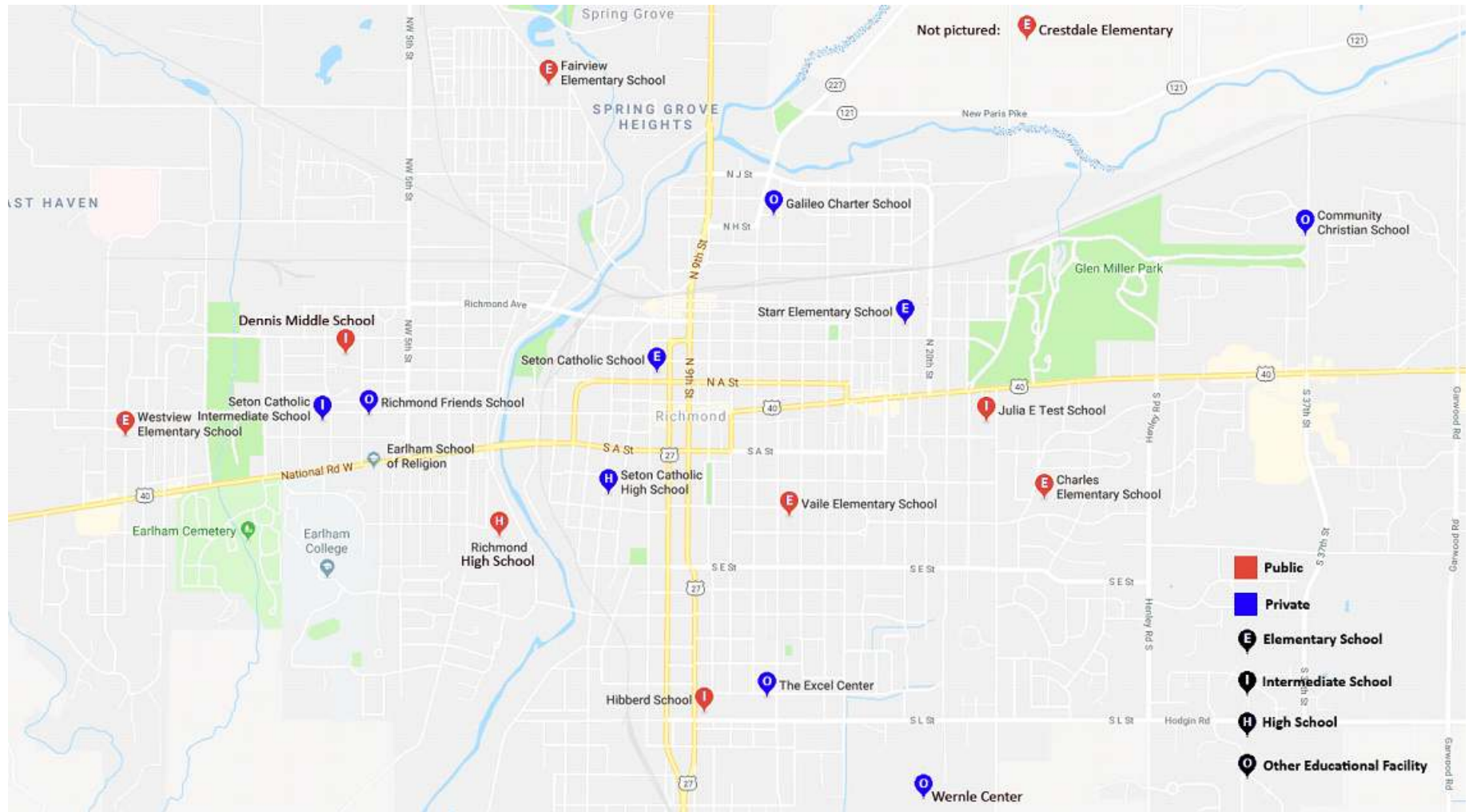
David W. Dennis	C	648	95.9%
Julia E. Test	D	739	95.4%

Charles	A	526	95.7%
Crestdale	D	379	94%
Fairview	D	309	94.5%
Starr	D	325	94.4%
Vaile	C	295	93.4%
Westview	B	381	94.8%



Free and Reduced Meal Rate (2017 - 2018)





Richmond High School

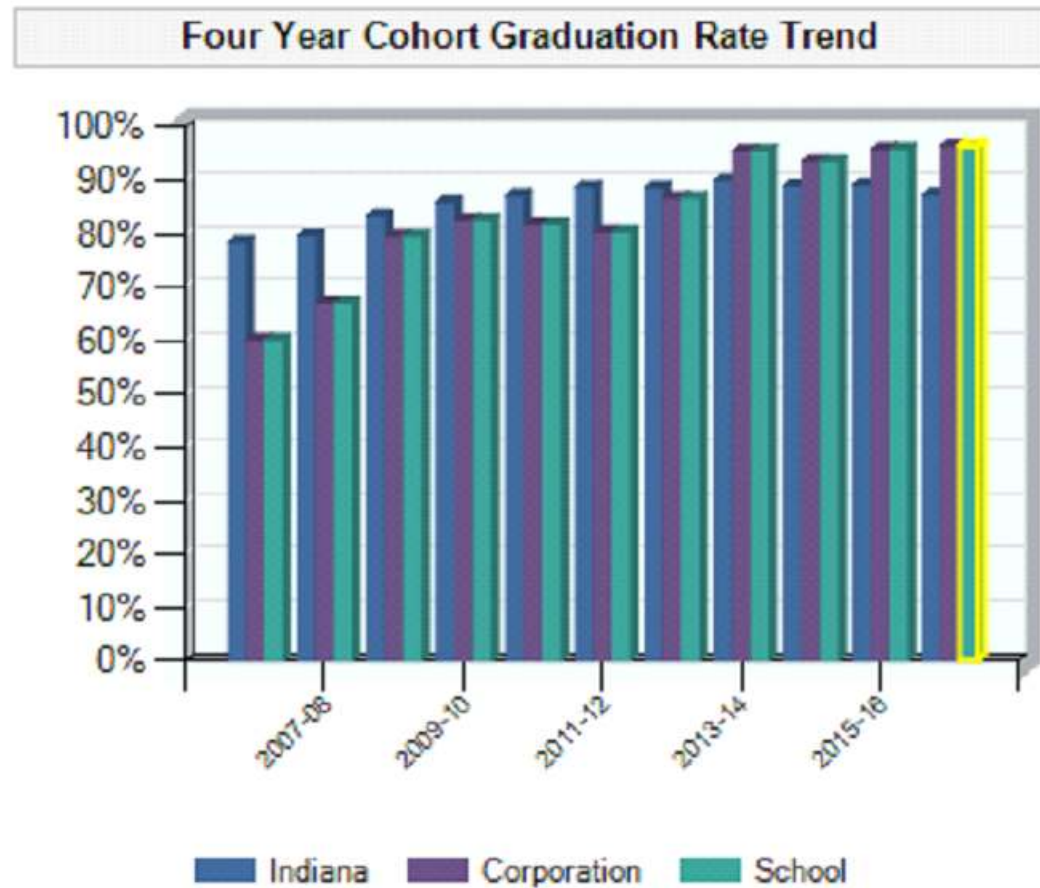
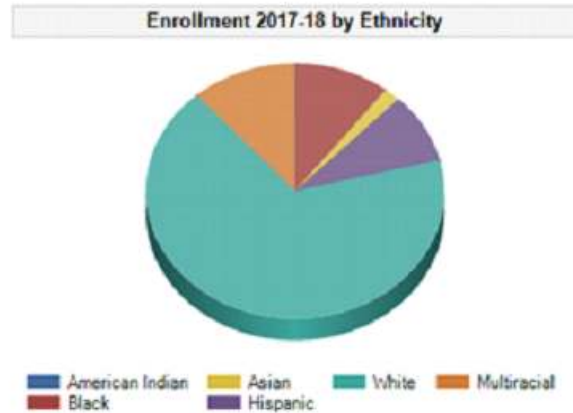
Enrollment ('17/'18): 1,280 Students

Attendance Rate ('16/'17): 92.2%

Free and Reduced Lunch ('17/'18): 40.5%

Special Education ('17/'18): 18.1%

English Language Learners ('17/'18): 2.8%



Community School Programs

Starr Elementary School

Partners in Education (Business Support)
Maker's Space (PowerUp 1:1)
Title 1 School-wide Program
Backpack Blessing

Intermediate School Programs

HIBBERD Early College Preparatory Academy
LOGOS Lab

High School Programs

Richmond Area Career Center
Richmond High School Early College Academy

Other Programs

Community Youth Services
Excel Center - Tuition-Free Adult High School



The Excel Center

The Excel Center enrolls students who live in Indiana and do not have a high school diploma or individuals who have a GED

The Excel Center is a tuition-free, public charter school that provides adults the opportunity to earn an Indiana Core 40 high school diploma. Schedules are year-round with five eight-week terms and accelerated coursework to help students earn their diploma faster

The Excel Center offers Certifications including:

Pharmacy Technician, Certified Nursing Assistant, CompTIA, Internet and Computer Core, Logistics Reading, Forklift Operator, Advanced Manufacturing, Electronic Systems Technician

Unique Programs:

High School Diploma for Adults
College and Career Pathways
Life Coaching and Free Scheduling
Free Child Care
Transportation Assistance

2013 - 2018: 296 Graduates



Residential Market Analysis

Housing

Median Estimated Home Sale Value:
\$143,000
Updated 4/30/2018

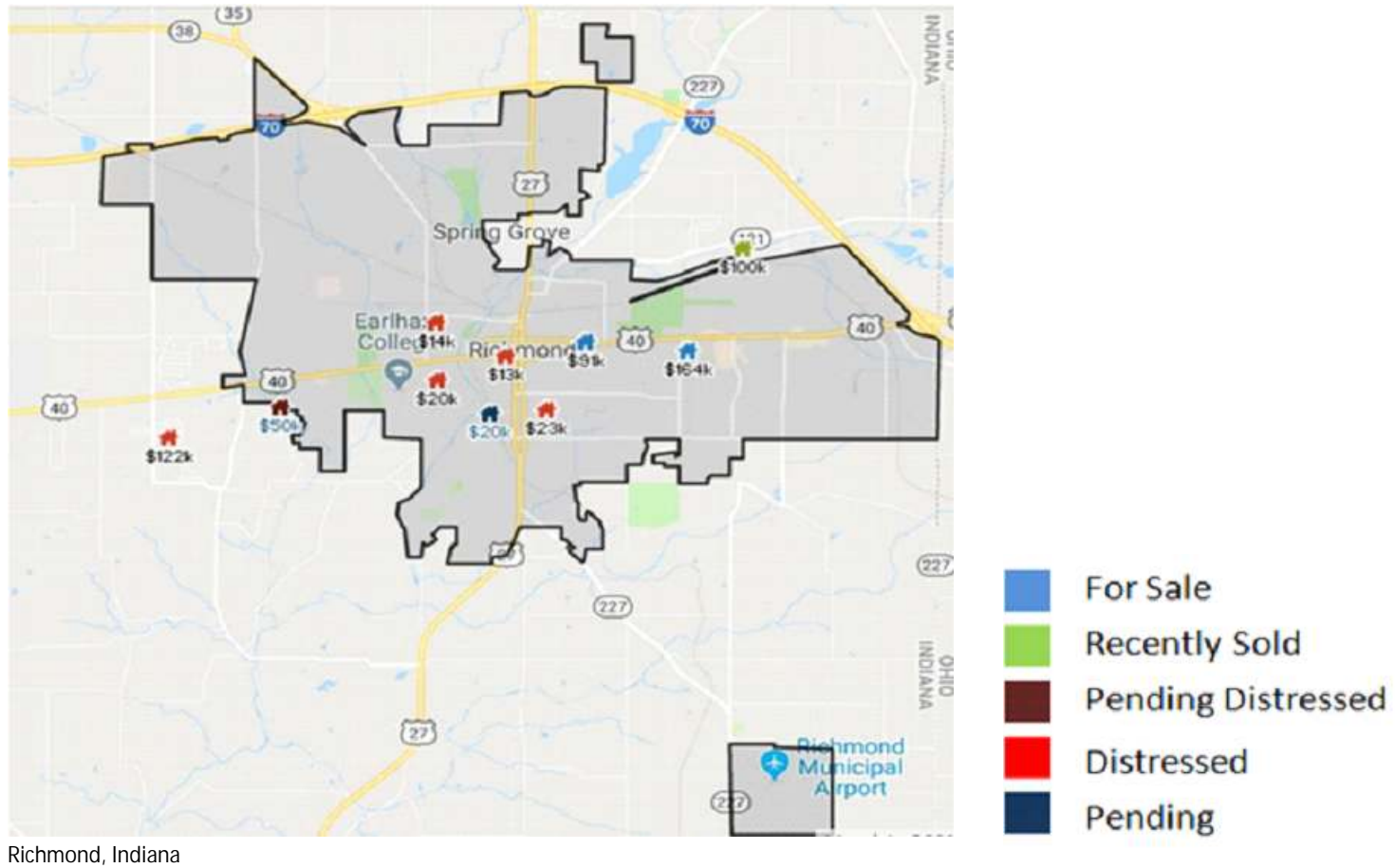


Greater Richmond Area
Change Over Last Month:
+0.76%



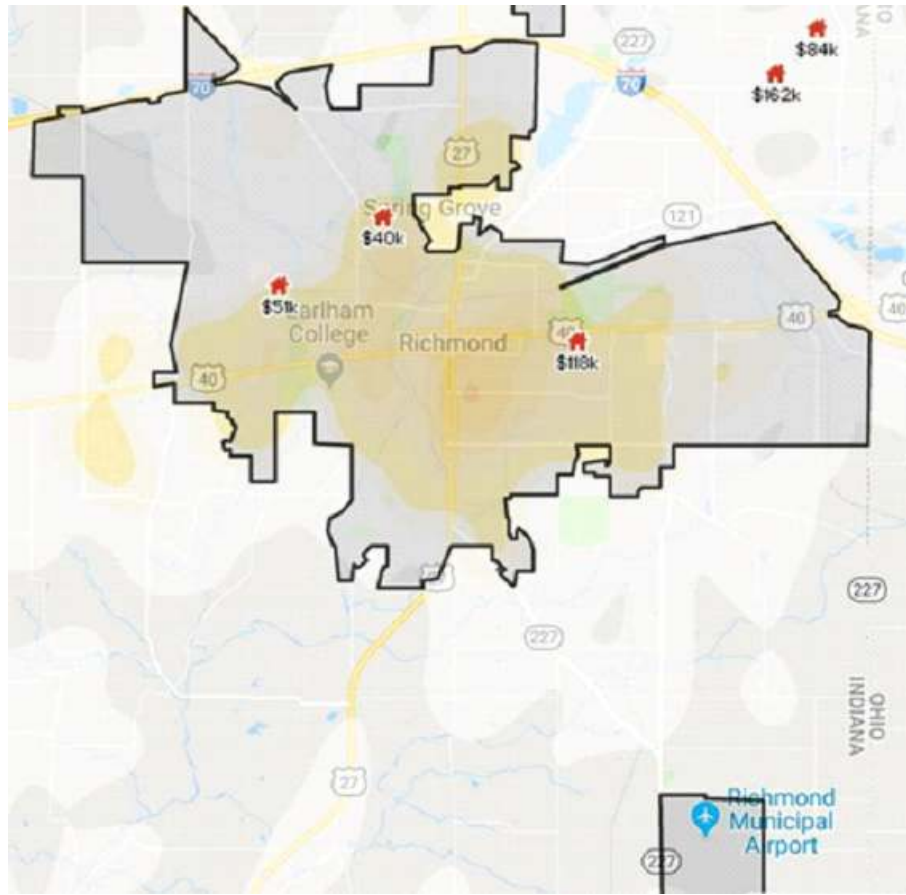
Starr Historic District
Change Over Last 12 Months
+2.14%

Housing - On Market

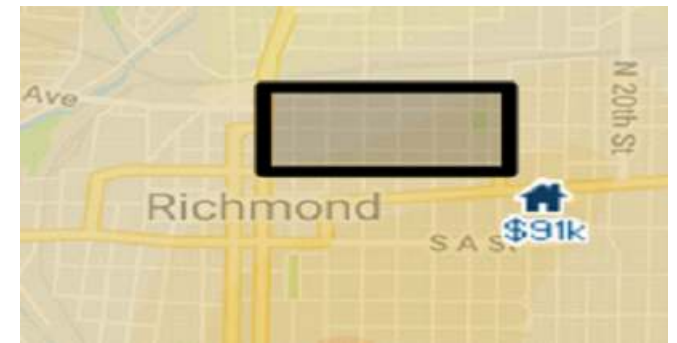


Richmond, Indiana

Housing Density



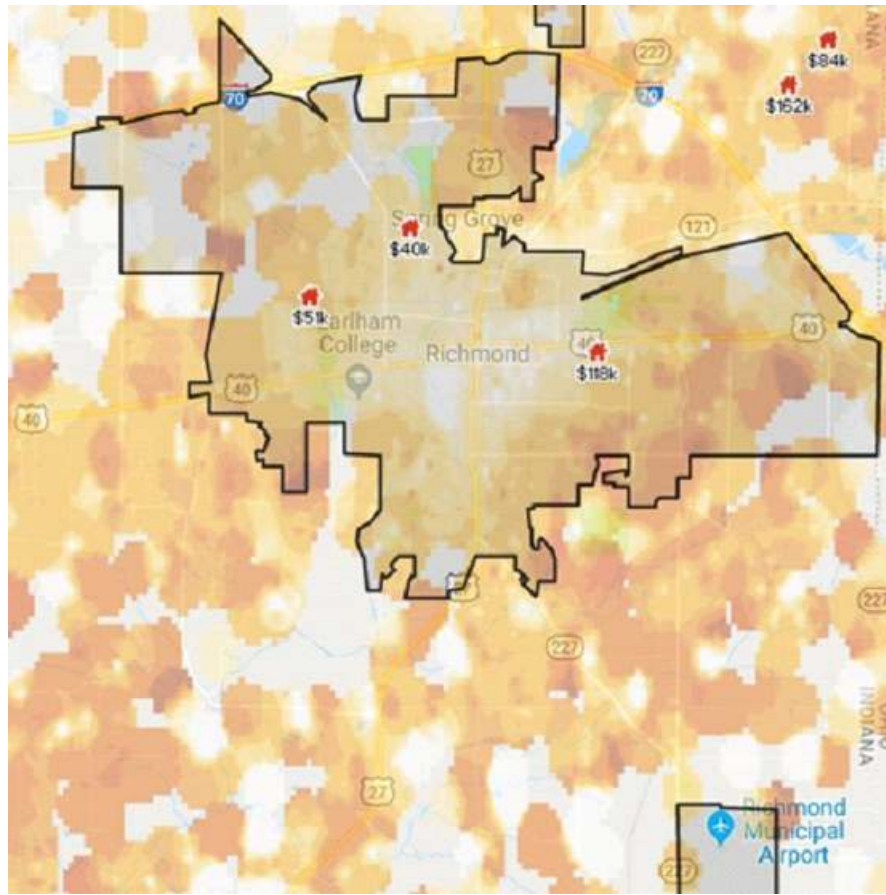
Richmond, Indiana



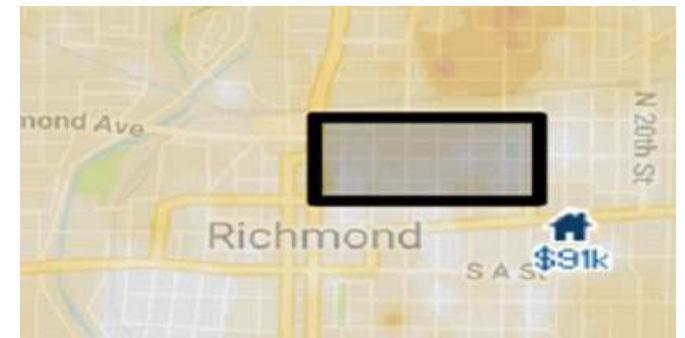
Starr Historic District



Housing - Year Built



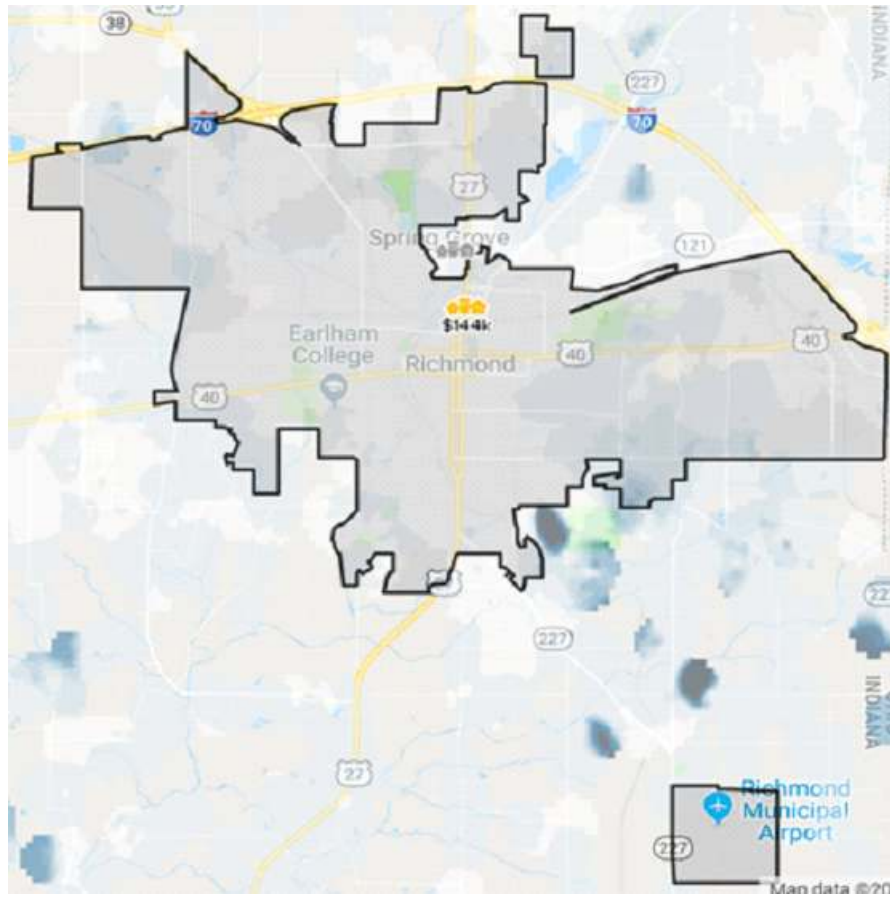
Richmond, Indiana



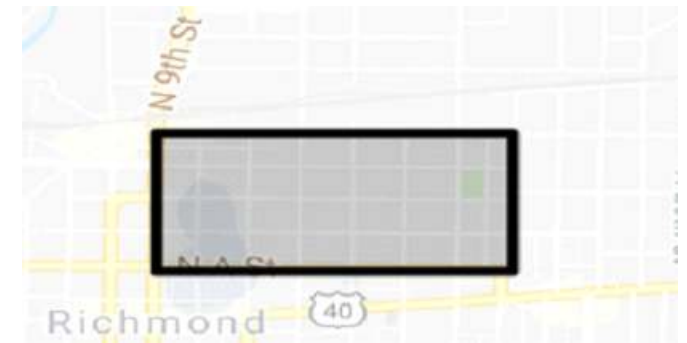
Starr Historic District



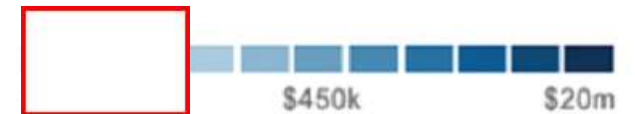
Estimated Home Values



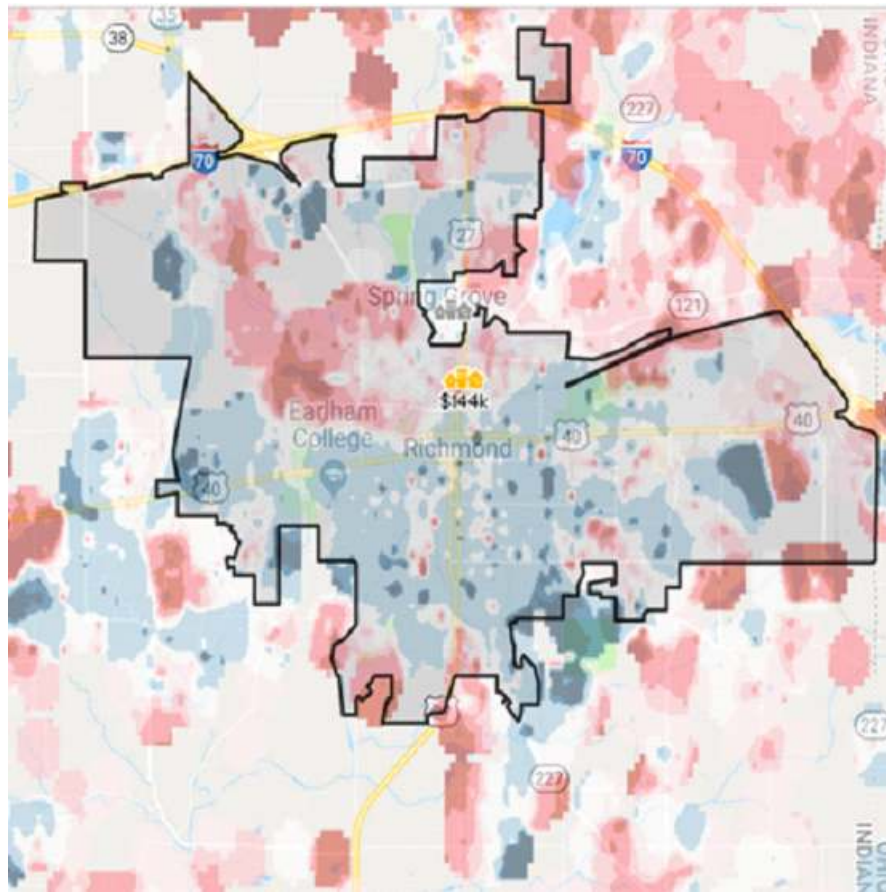
Richmond, Indiana



Starr Historic District



12-Month Change in Estimated Value



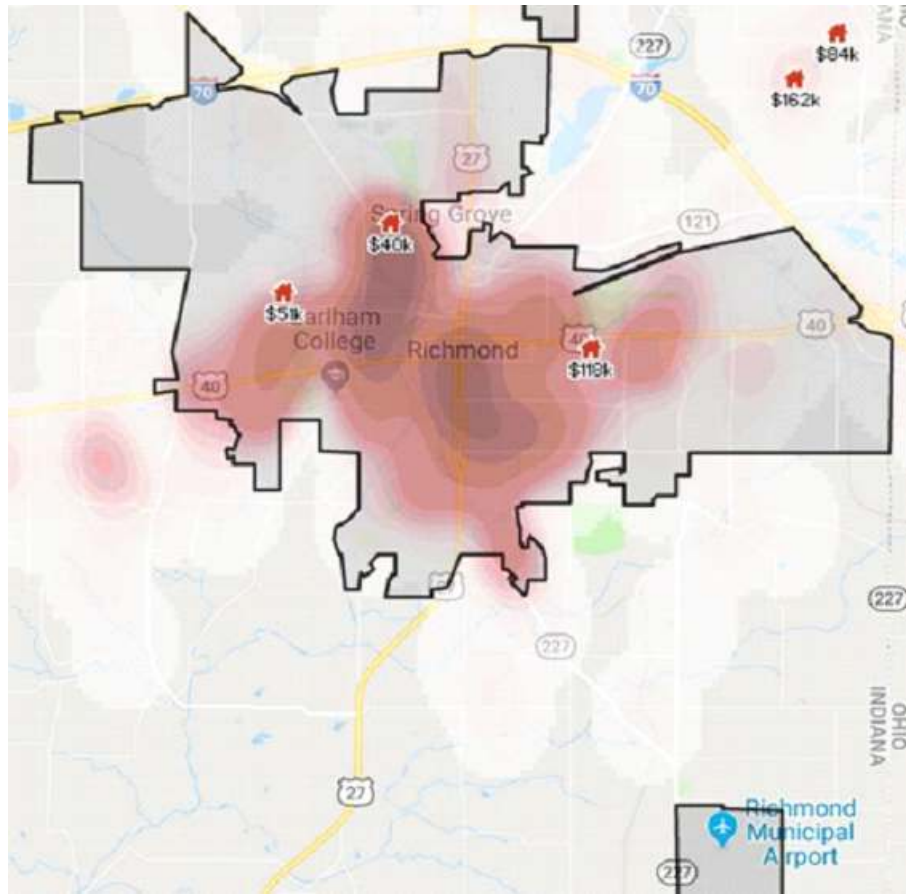
Richmond, Indiana



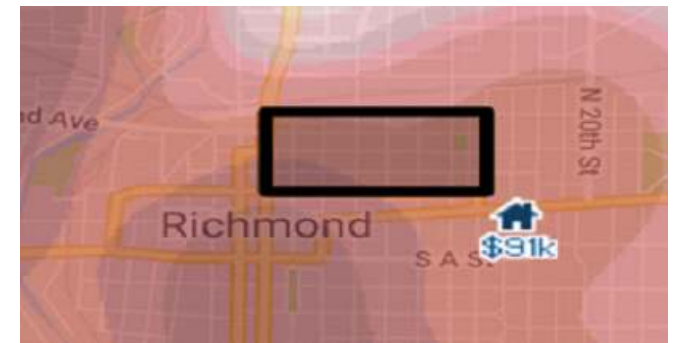
Starr Historic District



Distressed Properties



Richmond, Indiana



Starr Historic District



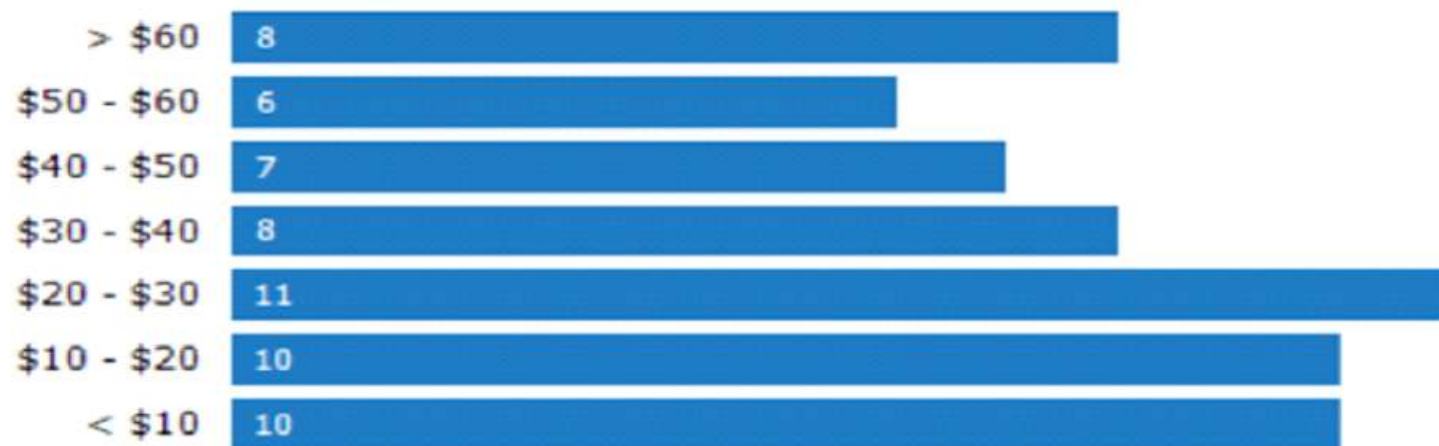
Housing Facts and Stats

	<u>Richmond</u>	Wayne County	Indiana	USA
Median Estimated Home Value	\$143k	\$144k	\$167K	\$229K
Estimated Home Value 12-Month Change	+2.1%	+2.6%	+1.7%	-0.9%
Median List Price	\$43.7K	\$44.9K	\$150	\$89.9K
List Price 1-Month Change	-2.7%	-27.6%	-3.2%	-5.4%
Median Home Age	72	72	54	45
Own	57%	68%	69%	64%
Rent	43%	32%	31%	36%
\$ Value of all buildings for which permits were issued	N/A	\$11.4M	\$1.96B	\$102B
% Change in permits for all buildings	N/A	+210%	+2%	+2%
% Change in \$ Value for all buildings	N/A	+109	+1%	+7%

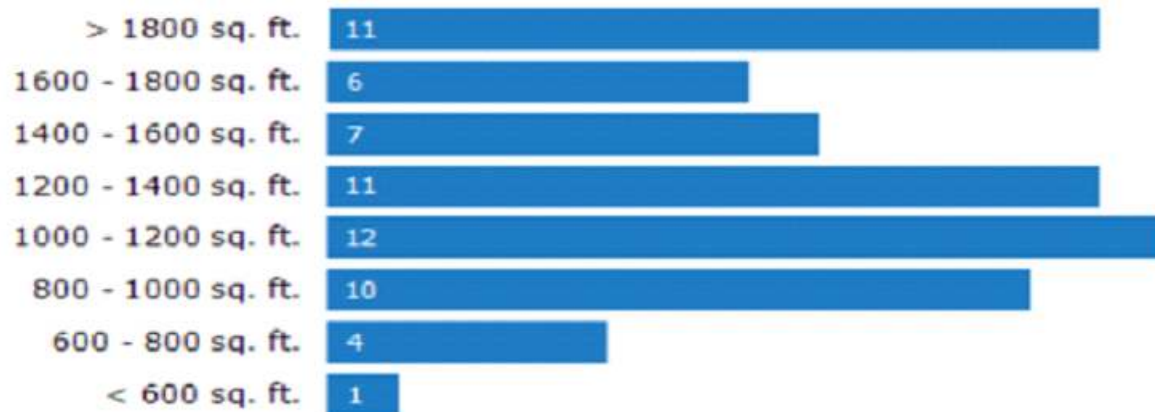
Price Range of Homes Sold



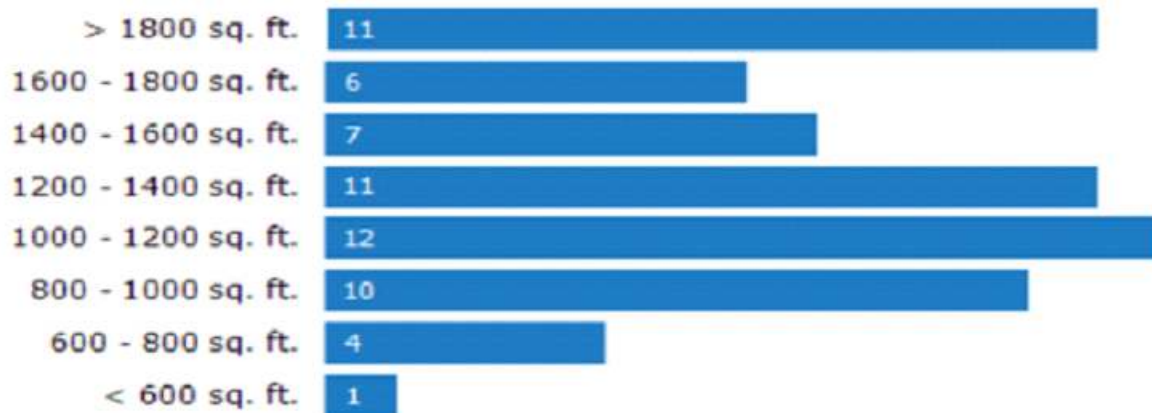
Price per Square Foot of Homes Sold



Size of Homes Sold



Number of Bedrooms in Homes Sold



Age Range of Homes Sold

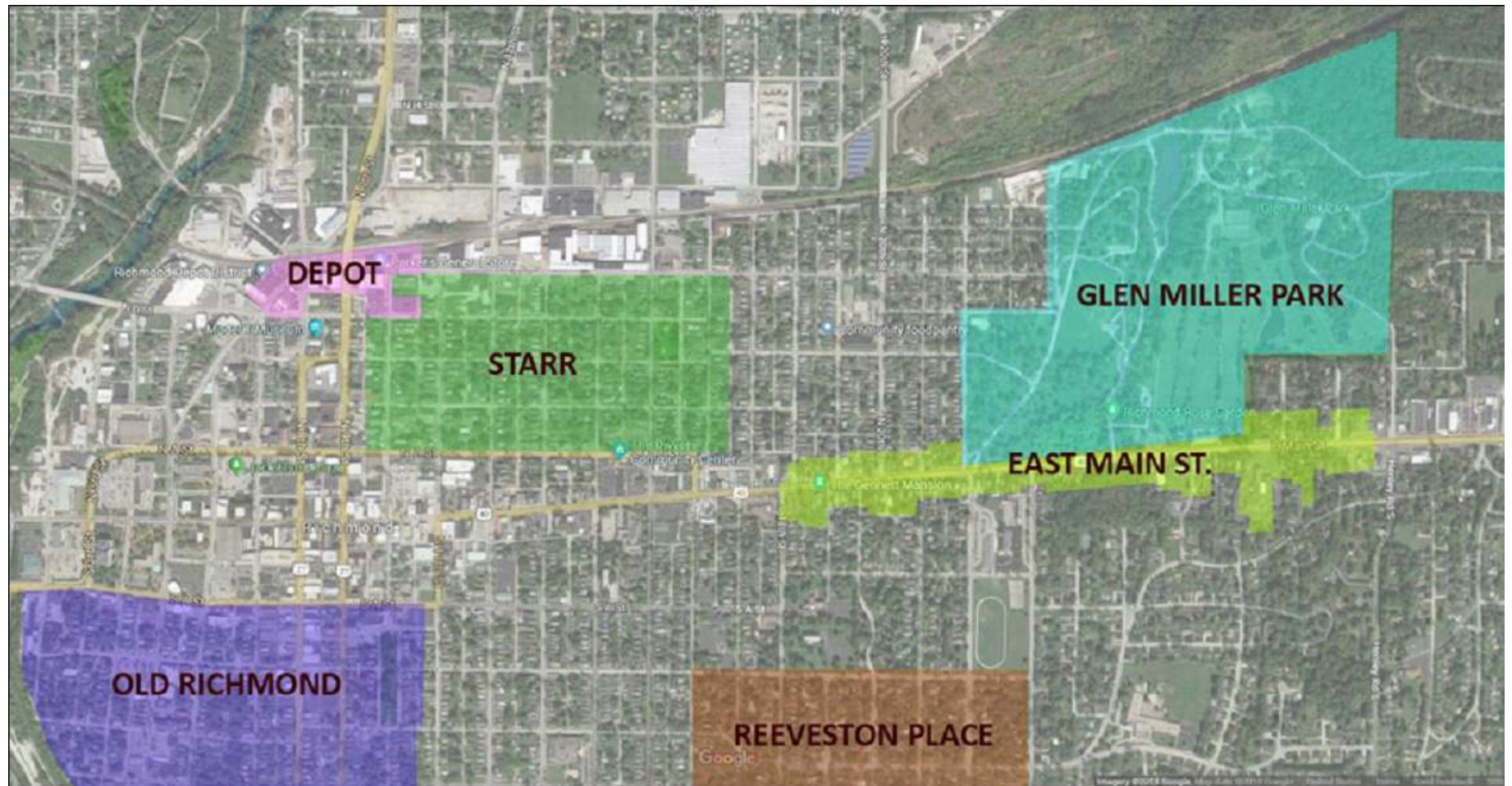


Housing

Indicator	Value
Median Number of Rooms (per House) ?	5.4
Houses Without Mortgage ?	3,039
Houses With Mortgage ?	5,581
Vacancy Rate ?	16.5
Median Rent ?	603
Median Home Value ?	80,700
Renter-Occupied Units ?	6,177
Owner-Occupied Units ?	8,620
Total Housing Units ?	17,716

Physical Conditions

Richmond's Historic Districts



Land Parcels



Designated Historic Buildings



Early Victorian Neighborhood (1860 - 1920)

Italianate



Andrew F. Scott House

- R Low-pitched/flat roofs
- R Projecting eaves supported by corbels
- R Imposing cornice structures
- R Pedimented windows and doors

Queen Anne



M.C. Henley House

- R Box-like "double pile" plans
- R Dominant front-facing gable
- R Large porch covering most of front facade

Greek Revival



Hicksite Friends Meeting House

- R Gable fronted house
- R Symmetrical entry porch
- R Tall columns and pediments
- R Heavy cornice

Early Victorian Neighborhood (1860 - 1920)



RESIDENCE OF GEN. R. WILLIAMS.



RESIDENCE OF JOHN H. JOHNSON.



RESIDENCE OF S. W. GALE.



Early Victorian Neighborhood (1860 - 1920)



Starr Historic District: Composite Land Use Map - 85% Residential



Starr Historic District: Home Ownership - 23%



Starr Historic District: Home Ownership Examples



Starr Historic District: Absentee Ownership - 52.6%



Starr Historic District: Home Ownership Examples



15



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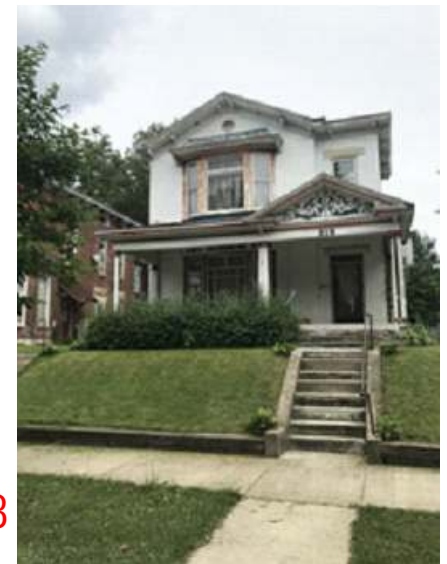
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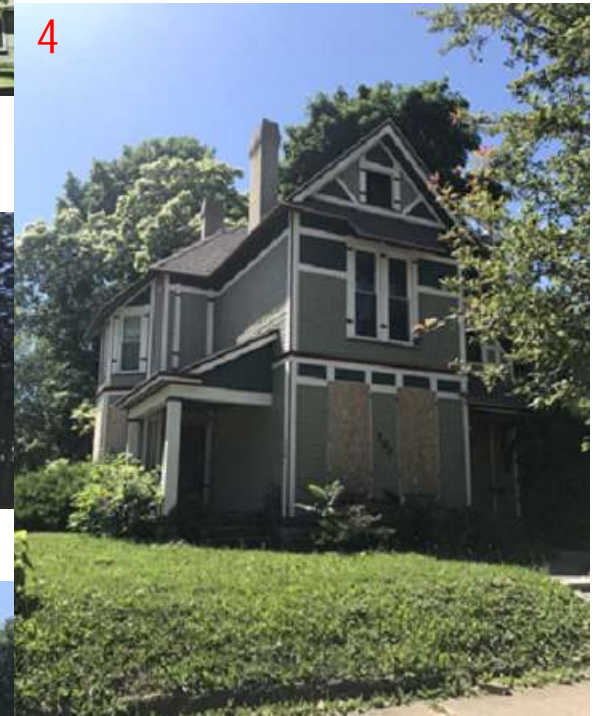


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Starr Historic District: Abandoned Houses - 16.5%



Starr Historic District: Abandoned House Examples



Starr Historic District: Vacant Lots - 7.9%



Starr Historic District: Vacant Lot Examples



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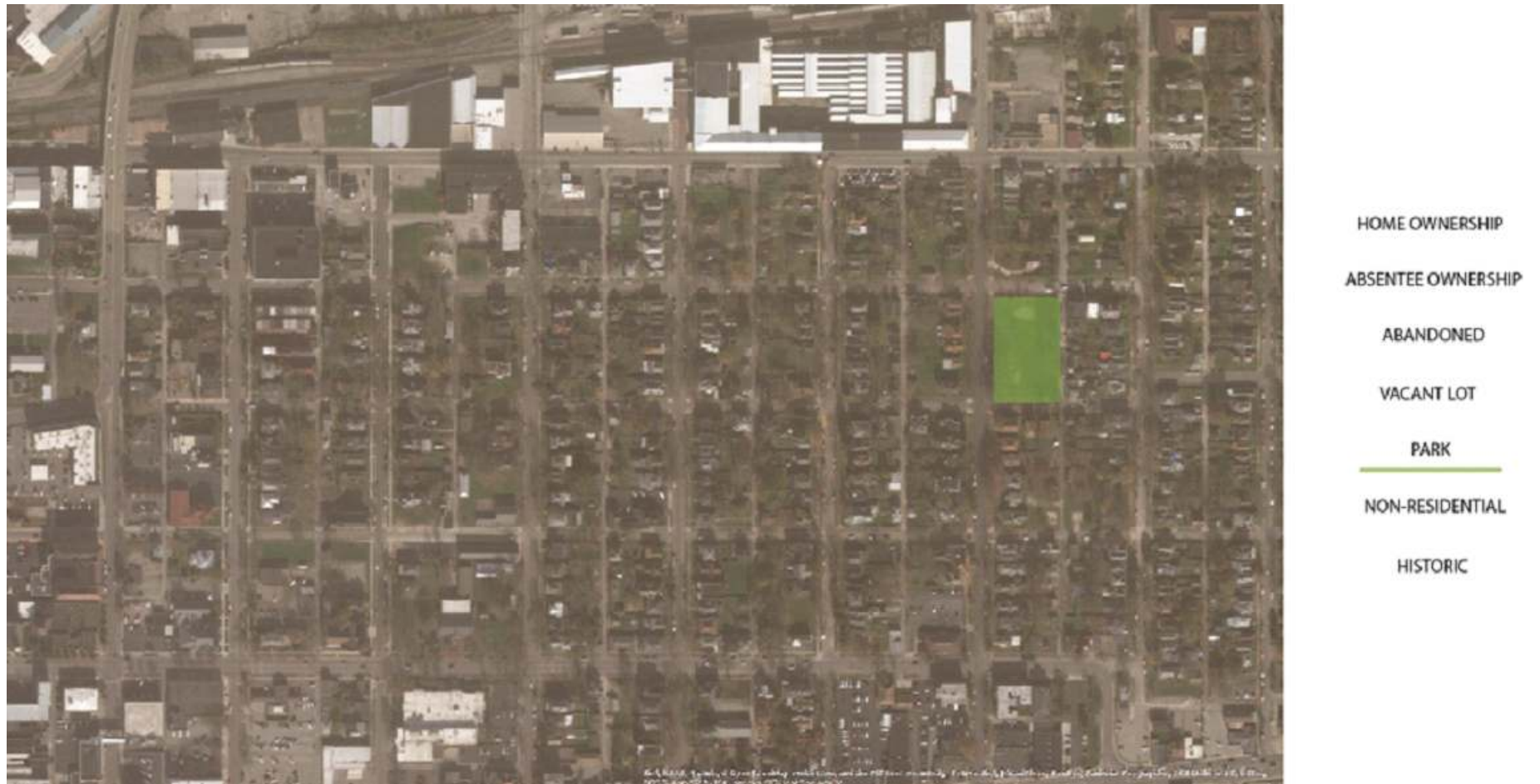


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12

Starr Historic District: Public Parks



Starr Historic District: Public Park Conditions



Starr Historic District: Non-Residential Properties - 15%



- HOME OWNERSHIP
- ABSENTEE OWNERSHIP
- ABANDONED
- VACANT LOT
- PARK
- NON-RESIDENTIAL
- HISTORIC

Starr Historic District: Reid Memorial Presbyterian Church

As indicated in a May 2018 article published in *The Journal Gazette* of Fort Wayne, the future of the Reid Memorial Presbyterian Church building is in jeopardy. The church, located in the Starr Historic District, was originally constructed in 1906. Inside, the church features sixty two stained-glass windows as well as furnishings from Tiffany Studios in New York.

According to the article, Louis Comfort Tiffany, known as a master creator of stained glass, started working with the medium in the 1870s just before the religious revival that made his windows such a sought-after commodity. He developed his own formulas, blending colors and textures into a glass product that he trademarked in 1894. Tiffany's unique work commanded high prices, with medium-sized windows at about \$3,500 and large windows at \$5,000 — large sums around the turn of the century 20th Century. The building also boasted an organ built by Hook and Hastings House of Boston, Mass., and a set of fourteen bells in its tower.

Reid Memorial Presbyterian Church officially closed in November 2017 when its congregation was dissolved after membership had declined to thirty persons. Since the closure, Whitewater Valley Presbytery has been bearing the expenses of insurance, utilities, and security for the historic site while an administrative commission of five people works to determine the fate of the building as well as the church office next door along North A Street. Alternatives, including adaptive reuses of the facility have been explored; however, a reversionary clause in the deed has been discovered containing a provision that if the church ever ceases to be known by the Reid Memorial name or ceases to be a church that provides worship for the Reid Memorial congregation for a period of 10 years, the building is to go to the heirs of Daniel Reid.



(Photo: Mickey Shuey/Palladium-Item)

Infrastructure

One-way Streets

One-way streets are unfavorable in residential neighborhoods for a number of reasons. Speeds tend to be higher on one-way streets which can create issues for pedestrian safety. Studies suggest drivers pay less attention because there is no conflicting traffic flow. Thus, such streets undermine the potential for traffic calming is not conducive to safety for residents. Secondly, one-way streets make it difficult for drivers to navigate unless they are familiar with the area. The Starr Historic District features a network of one-way streets.



Sidewalks and Curbs

The majority of the sidewalks and curbs in the Starr Historic District are in deplorable condition. Crumbling concrete, gravel in-fill, and partial or incomplete repairs make it difficult to safely walk through the district, especially for those who use walking aids or are in a wheelchair. These conditions are contrary to the objective and mission of the Americans With Disabilities Act. This level of neglect also magnifies the degree of physical disparity between areas based on social and economic status that is common in many American cities.



Sidewalks and Curbs

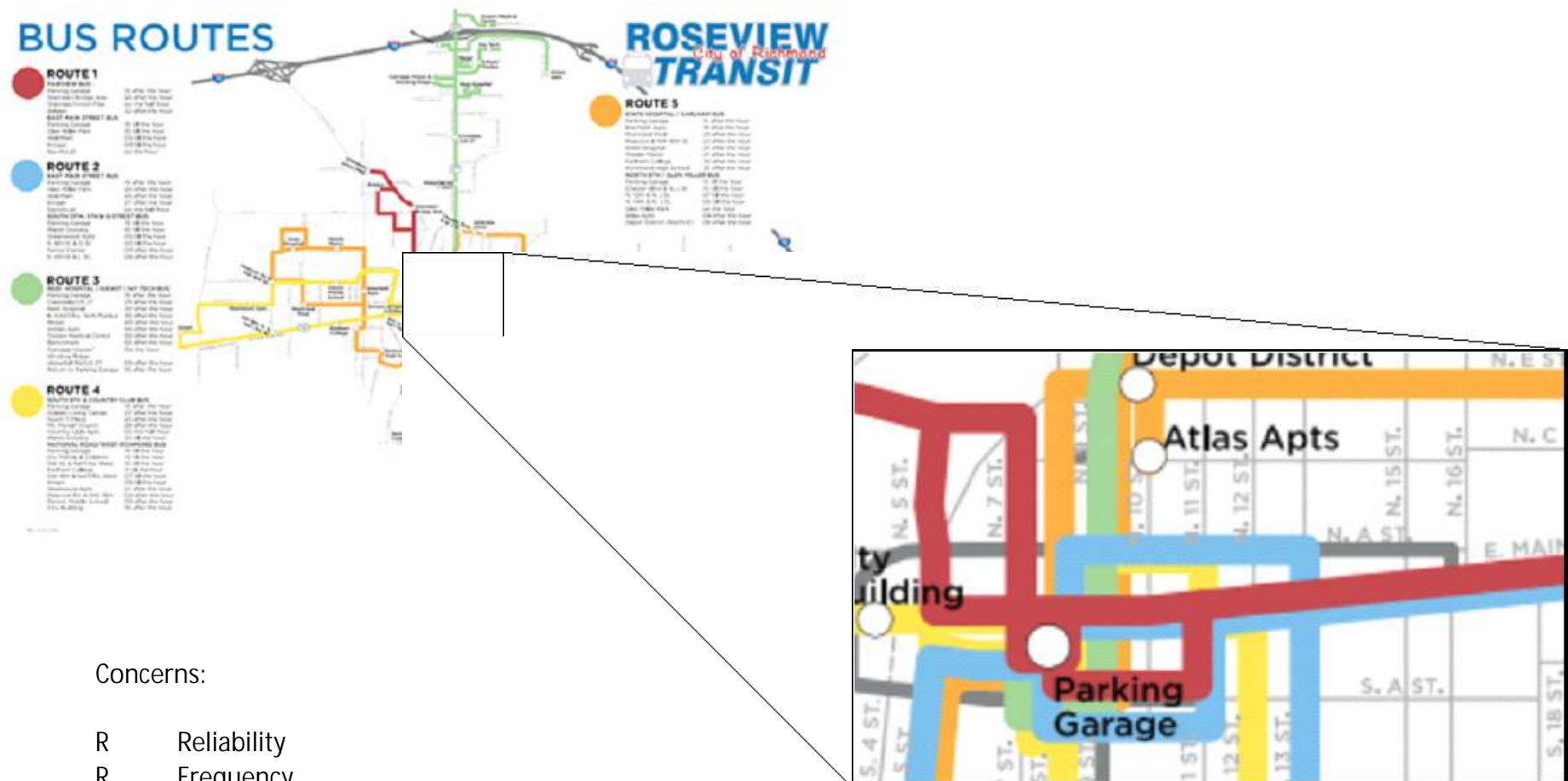


Alleyways

If properly improved and maintained, alleyways can be an asset to neighborhoods, not only for utility easements and trash collection, but for pedestrian and vehicular circulation. As with the majority of the sidewalks and curbs in the Starr Historic District, many of the alleyways appear to be cluttered, tattered, neglected, and overgrown with vegetation. Such conditions make it difficult to navigate through the alleyways. When such urban spaces are dark and uninviting, pedestrians naturally feel uncomfortable, rendering alleyways even more unappealing. Neglected alleyways can become attractive spaces for drug dealing, prostitution, and other negative forms of commerce.



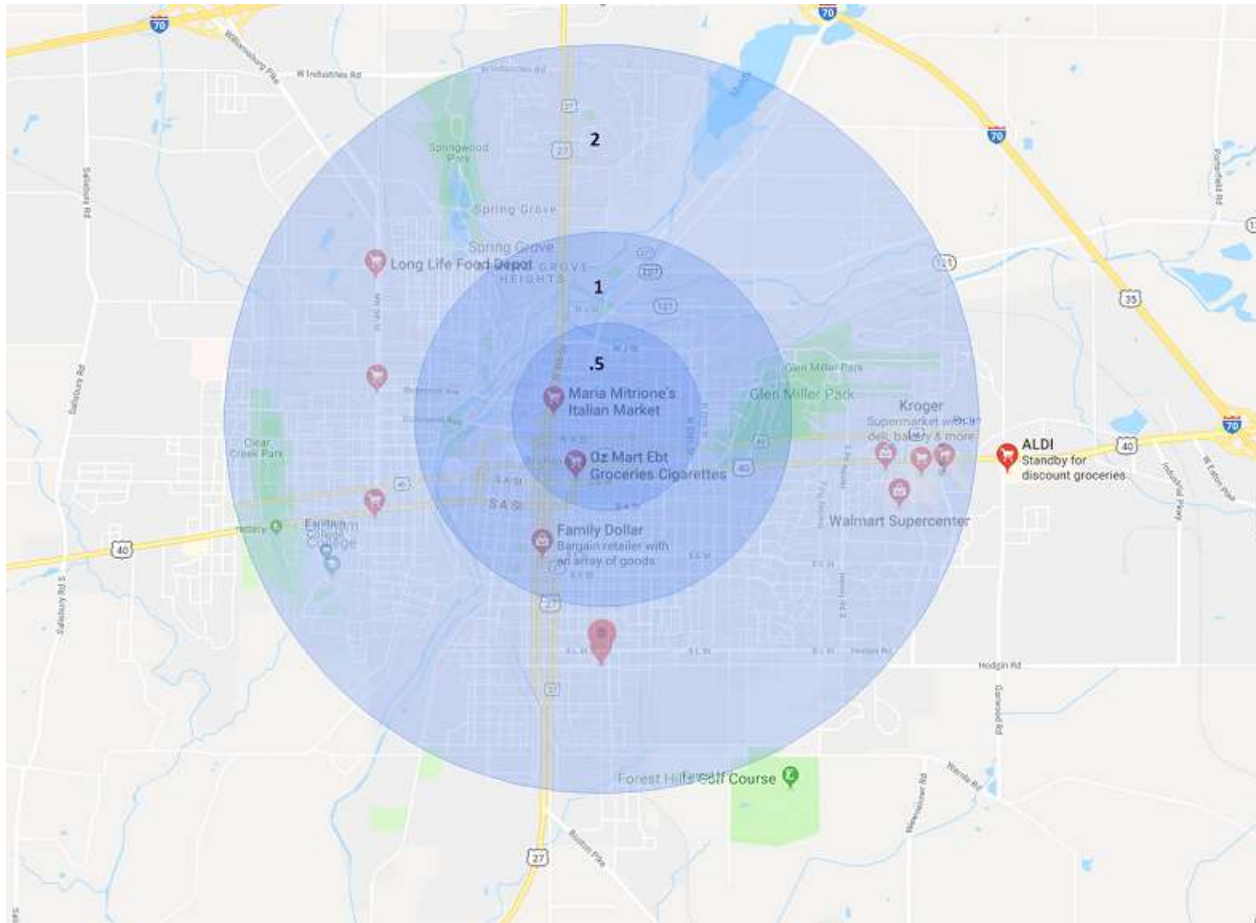
Public Transportation



Concerns:

- R Reliability
- R Frequency
- R Cost
- R Visibility and location of bus stops

Food Desert



A desert is a location where a grocery store is not located within one mile in an urban area or ten miles in a rural area. Within a one mile radius of the Starr Historic District are three establishments, one is a speciality Italian market, and two are convenience stores, which provide limited items. Residents must travel further to find a healthy and affordable food options. This severely impacts those with limited transportation access.

section 4

Community and Supportive Services

Existing Resources

Economic Development

Economic Development Corporation (EDC) of Wayne County Indiana

- R Attracts businesses to the area
- R Manufacturing job training

The Innovation Center

- R Supports economic development activity for the Central Business District of Richmond
- R Supports technology through educational programs and collaboration with partners
- R Grows businesses by providing facilities and resources that encourage entrepreneurship and networking



Food Access

Food Desert Shuttle

- R The cost to our clients is \$1.50 a trip, the same cost as the local bus service rides. Clients have 1 hour to shop.
- R Pick-up location: Parking lot of the vacant Marsh Store, S. 13th and "E" St. @ 2pm every Monday to Eastside Kroger

Food Rescue

- R Transfers good leftover food from restaurants, institutions and community events

Community Food Pantry

- R Assistance provided only once every 30 days

Backpack Blessing

- R Provides free meals for children to take home over the weekends

Rock Solid Ministries

- R Thanksgiving Turkeys

Milkman Runs

- R Leftover lunch food and milk from community schools is picked up and distributed to shelters and community food pantries

Circle U Help Center

- R Operated by members of multiple churches
- R Meal center and food pantry

Petra Project

- R Independent outreach program
- R Bread Basket - Free meal program that serves roughly 250 people each week

Organizations and Agencies



Homeless Shelters

- R Shelter for families & women - YWCA
- R Faith-based men's shelter, halfway house & recovery program - Hope House

Health and Wellness

- R Free medical care to those without insurance - Siloam Health and Wellness Center part of the Petra Project, Independent outreach program

Community Education

- R Cooking classes, guest speakers, victim advocacy training, workshops, & event rental - Martha Dwyer Community Center
- R Girls Inc.: On-site after-school and summer programming, off-site outreach programming in our local school systems
- R After-school youth program, financial literacy, women's support group- Townsend Community Center

Addiction Assistance

- R Addiction/mental health care, counseling, grant and crisis services, needle exchange - Centerstone Richmond – Samuel Gaar Resource Center
- R Christ-centered drug and alcohol recovery
 - Cross Road Recovery Center - for women
 - Clint Belcher House of Recovery
- R Residential detoxification, residential treatment, behavioral therapy, intensive rehabilitation, wellness education and post-treatment support - Meridian Health Services

Historic Preservation

- R Quality of Place Conference
- R Encourage neighborhood reinvestment, historic preservation - Richmond Columbian Properties

Other Community and Supportive Service Organizations



The Hope House: Interview with Whitney Mays

During one of our visits to Richmond, we had an extensive discussion with Whitney Mays, the Program Director of Hope House, regarding their plans to move into the Starr District. Their current location is out on the campus of the State Hospital. Although there are two bus stops near the current facility, it has been determined that Hope House can help more people if located closer into the center of Richmond. When asked what she would like to see in the future, Ms. Mays mentioned the idea of "Sober House" which would serve as transitional housing in off-site locations with support from the Hope House, but have with greater independence. She also feels like there needs to be more resources directed at youth to break the trend of drug abuse in households.



Plan to move to former Girls Inc., location

- R Wants to be closer to city to help more people
- R New building looking into security and community involvement/marketing, open to suggestions

Interested in idea of connecting with network of other existing services

Wants to see Sober Houses/independent transitional housing

Feels we need to start helping drug addicts and youth - "Whole families are addicted, it's passed down"



Martha Dwyer Community Center: Interview with Patty Trace

On the day of our visit and interview with the Hope House, we also visited the Martha Dwyer Community Center. Patty Trace, Director, conducted a tour of the facilities and more about the services offered at the Dwyer Center including multiple workshops and helping women and their children connect with other agencies and programs to help confront their circumstances.

Women's Resource Network

- R Works with women to give them the tools they need to rebuild their lives after being involved in domestic abuse situations

Services

- R Finding women and their children shelter, food, money, legal council, and educational opportunities

Workshops:

- R Cooking classes
- R Budget planning
- R Tenant rights



Volunteer Resources

Volunteer Resources

Multiple Churches

- R Network of church members

The Hope House

- R Required community service: "We give back, I require the men to go out and do community service. We go help, we do fish fries, help little old ladies move Christmas trees, plant seeds..."

Earlham College

- R Boner Scholars perform 120 volunteer hours per semester

Clint Belcher House of Recovery

- R Required community involvement: "We want them out five to six days a week in our community as a group doing work for government agencies and for non-profit organizations"



section 5

Precedents and Recommendations

Overview

TOPICS

Existing Agencies - Range of agencies to Starr District

Infrastructure

Absentee Landlordism (*Slumlords*)

Vacant Housing/Land

Historic Buildings falling in disrepair

RECOMMENDATIONS

Creation of an Advisory Council specifically for the Starr District

- R Advisory Council Meetings (Stakeholders)
- R Network of Volunteers
- R Voice for addressing Infrastructure Improvements

Creation of 2nd Ward Community Development Corporation (CDC)

- R Established to address the physical and social needs of the original northeast quadrant (2nd Ward) of Richmond

Creation of a Community Land Bank Trust

- R Established to serve Richmond and/or Wayne County

Introduction of Pocket Parks within the Starr District

- R Establishment of a network of Community Gardens on the proposed pocket parks and/or other shared spaces

Community Development Corporation (CDC)

Precedent - Community Centers

John Boner Center, Indianapolis

- R AmeriCorps
- R Community Development
 - Energy Assistance Program
 - Free Tax Preparation
 - Individual Development Accounts
 - Workshops
- R Housing Services
- R IndyEast Achievement Zone
 - Computer labs
- R Senior Services
- R Transportation Services
- R Fitness Zone Memberships



Boner Center: Interview with Alicia Baker, Community Builder

John Boner Neighborhood Centers

- R Started with offering housing and financial services
- R Asset-based community development
- R Partners with nearby colleges and universities to provide free labor for students earning hours
 - "People who show up [to community meetings] aren't representative of the community"
 - Usually those who have time, mid-high incomes, college educated
 - Word Tree - easier access for residents to provide input
- R HOTif (Housing Tax Increment Financing)
 - Pool community's taxes to fix their infrastructure
- R Recommendation
 - Smaller meetings make it easier for residents to open up and talk about their concerns
 - Do not compete with existing services, compliment each other



Network of Existing Services

R Make existing services known/expand to the public

- Food Banks
- Shelters & Transitional Housing
- Youth Organizations/Education Assistance
- Maker Spaces
- Transportation Services
- Job Training

Provide new social services and community organizing

R Host Advisory Council Meetings

- Plus other types of community engagement

Provide Transitional Housing

Financial Advisement

R Energy Assistance Programs

R Free Tax Preparation Assistance

R Individual Finance Workshops (i.e. budgeting, loan options, investing, entrepreneurship)

Advisory Council - Infrastructure Repairs

"Squeaky wheel gets the grease" - Get neighborhood attention

R Eliminate one-way streets

- Ease of navigation
- Pedestrian/ bicyclist friendly
- Speed reduction

R Repair/Redevelop Sidewalk

R Expand bus services

- Clearly visible bus stops
- Expand Area Food Desert Shuttle Serves

R Redesign alleyways

- Transform unsafe and polluted alleyways into new community green spaces



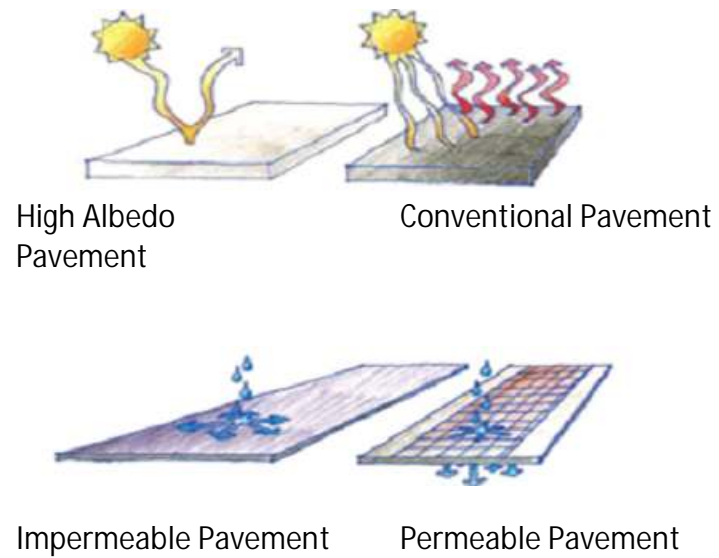
Precedent: Avalon Green Alley - Los Angeles, California



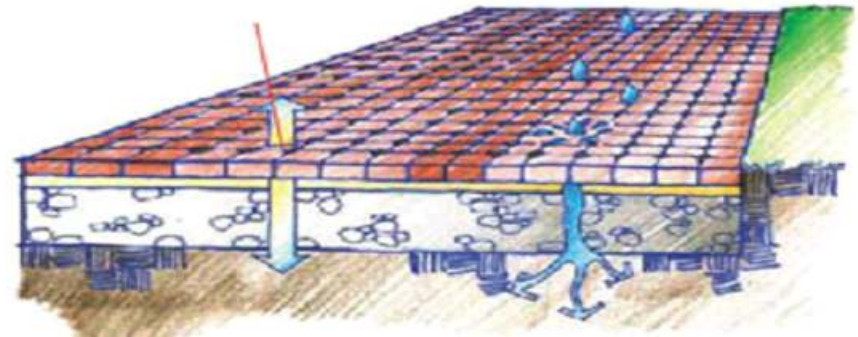
Precedent: Detroit Green Alley - Detroit, Michigan



Precedent: Chicago Green Alley - Chicago, Illinois



Permeable pavement allows infiltration of air and water



Land Bank

Land Bank

Land Banks are public or community-owned entities created for single purpose: to acquire, manage, maintain, and re-purpose vacant, abandoned, and foreclosed properties - the worst abandoned houses, forgotten buildings, and empty lots.

Land Banks are often created to replace an antiquated system of tax foreclosure and property disposition.

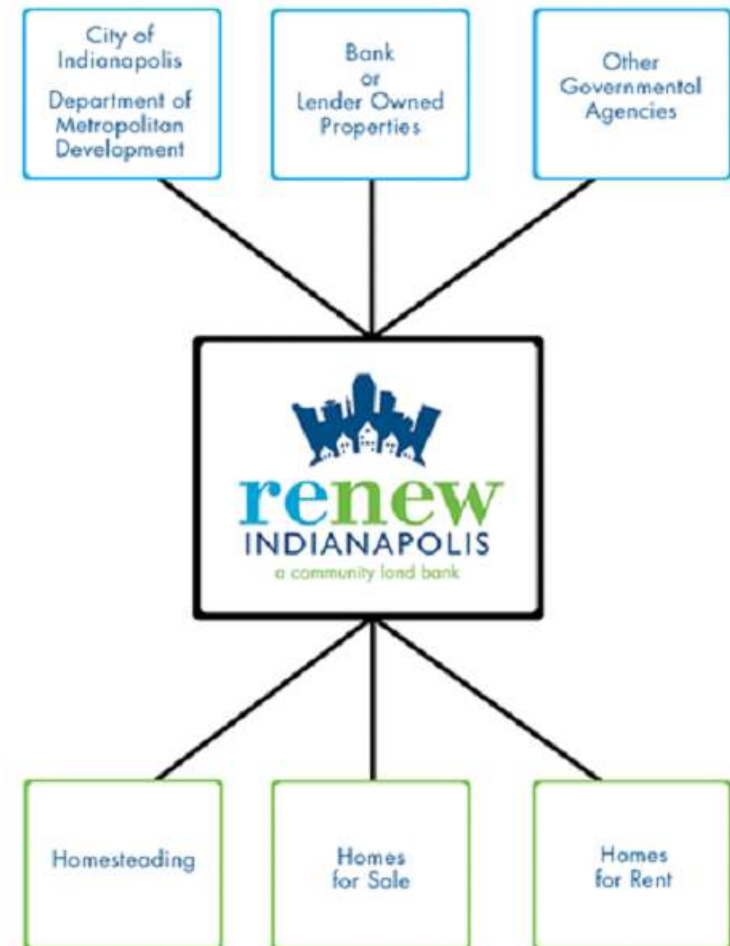


Land Banking Model

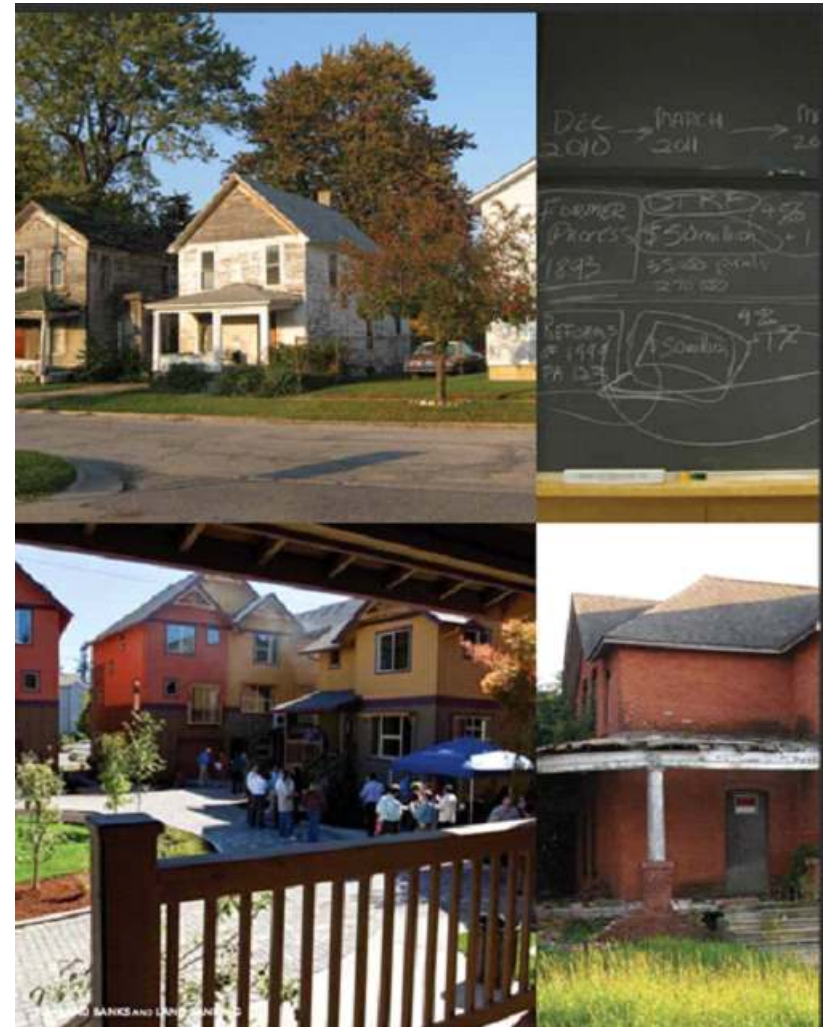
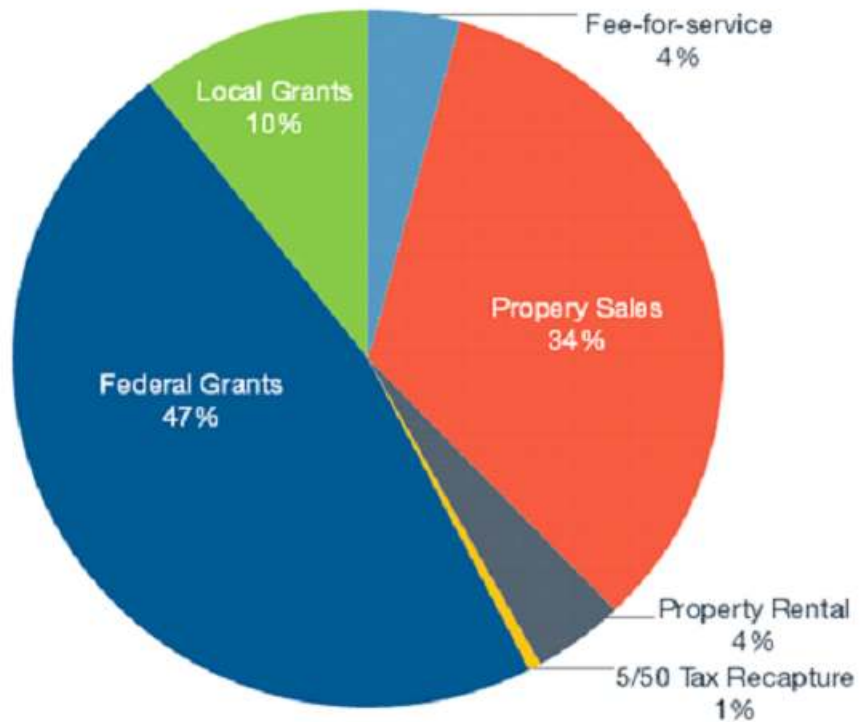


Precedent: Indianapolis Land Bank Model

- R Renew Indianapolis exists to return vacant and abandoned to proactive use.
- R Preservation of existing stable and viable neighborhoods, While revitalizing and stabilizing neighborhoods experience decline or deterioration.
- R Neighborhoods in which a proposed disposition will assist in halting a protracted decline or deterioration.
- R Neighborhoods which have recently experienced or are continuing to experience a rapid decline or deterioration.



Precedent: Genesee County Land Bank - Flint, Michigan
Revenue Model

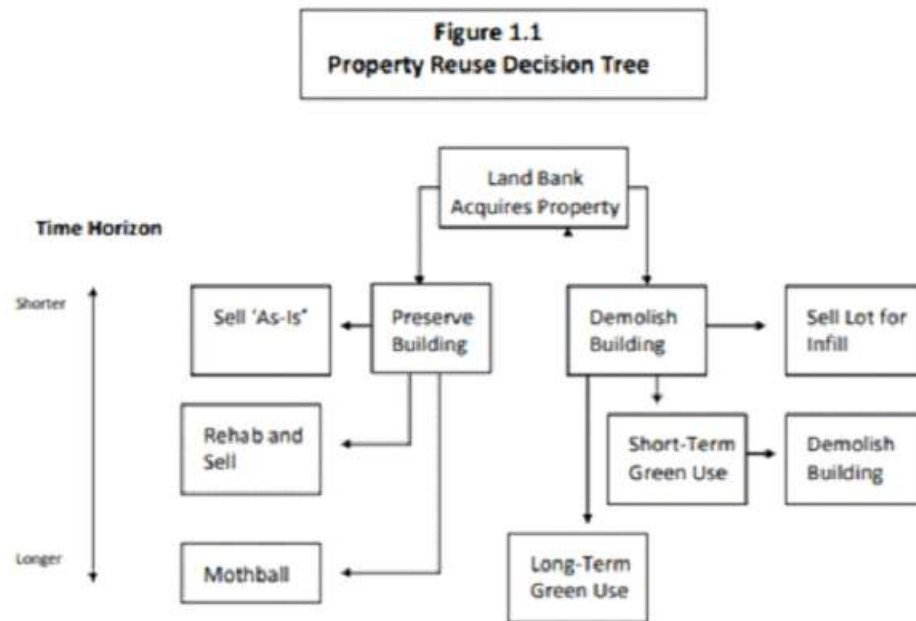


Create Land Bank: Wayne County or Richmond

R Create ultimatum for absentee owners with properties in unlivable conditions

R Characteristics of Successful Land Banks

- Strategic links to tax collection and foreclosure process
- Operations scaled in response to local land use goals
- Policy-driven, transparent, publicly accountable transactions
- Alignment with other local/regional tools/community programs
- Engagement with residents and other community stakeholders



Pocket Parks

- R Organized by Land Bank - purchase vacant & abandoned land
- R Create Pocket Parks in alleyways and vacant land
- R No restroom facilities needed
- R Easier to maintain
 - Community ownership
 - More intimate
 - Serves immediate neighbors
- R Transitional areas
 - Social Interaction
 - Raise property values
 - Improve fitness and health of community
- R Starr Park Revitalization
 - Recommend restroom facilities



Amistad Pocket Park: Los Angeles, California

Precedent: Philadelphia Pocket Park Study

“Vacant lot greening was associated with significant reductions in gun assaults across all four sections of Philadelphia in the study and with significant reductions in vandalism in one section. Greening was also associated with the reporting of significantly less stress in one of the sections of the city and with more exercise in another”

The study was conducted by a group from the University of Pennsylvania's Perelman School of Medicine

R Data compiled over the last decade



Community Gardens

- R Organized by land banks, community development corporations, community organizations, and community members
- R Expand Sprout of Control Community Garden Project into district
- R Cultivate fresh food on vacant plots
 - Community maintained gardens
 - Empower local residents to make decisions
 - Improve health of residents and youth
 - Farm to Table
 - Utilize volunteers to maintain spaces
 - Summer youth programs



Precedent: Freedom Freedom Growers - Detroit, Michigan

Wayne Curtis, and his partner, Myrtle Thompson founded Freedom Freedom Growers on a series of vacant lots in the midst of severely distressed East Detroit. Their efforts to "grow a garden, grow a community" and their dedication to "make a way out of no way" demonstrate how the vacant lot represents the possibilities of cultural revolution.

- R "Grow a garden, grow a community."
- R Almost half of an acre of abandoned city lots
- R Eat, share, trade, and sell to the community
- R Expanded programs
 - Art in the Garden Program
 - Cooking Fresh/Living Fresh
 - Youth Mentor Program
- R Maintained by volunteers & Youth Mentor Program



section 6

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Historic Richmond: Toward Architectural Preservation

section 7

Appendix A