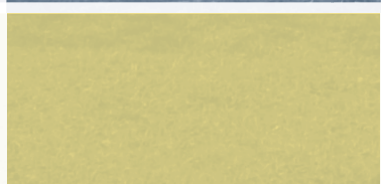


*Bristol Park  
Neighborhood Plan*  
FEBRUARY 2011



# Acknowledgments

## City Council

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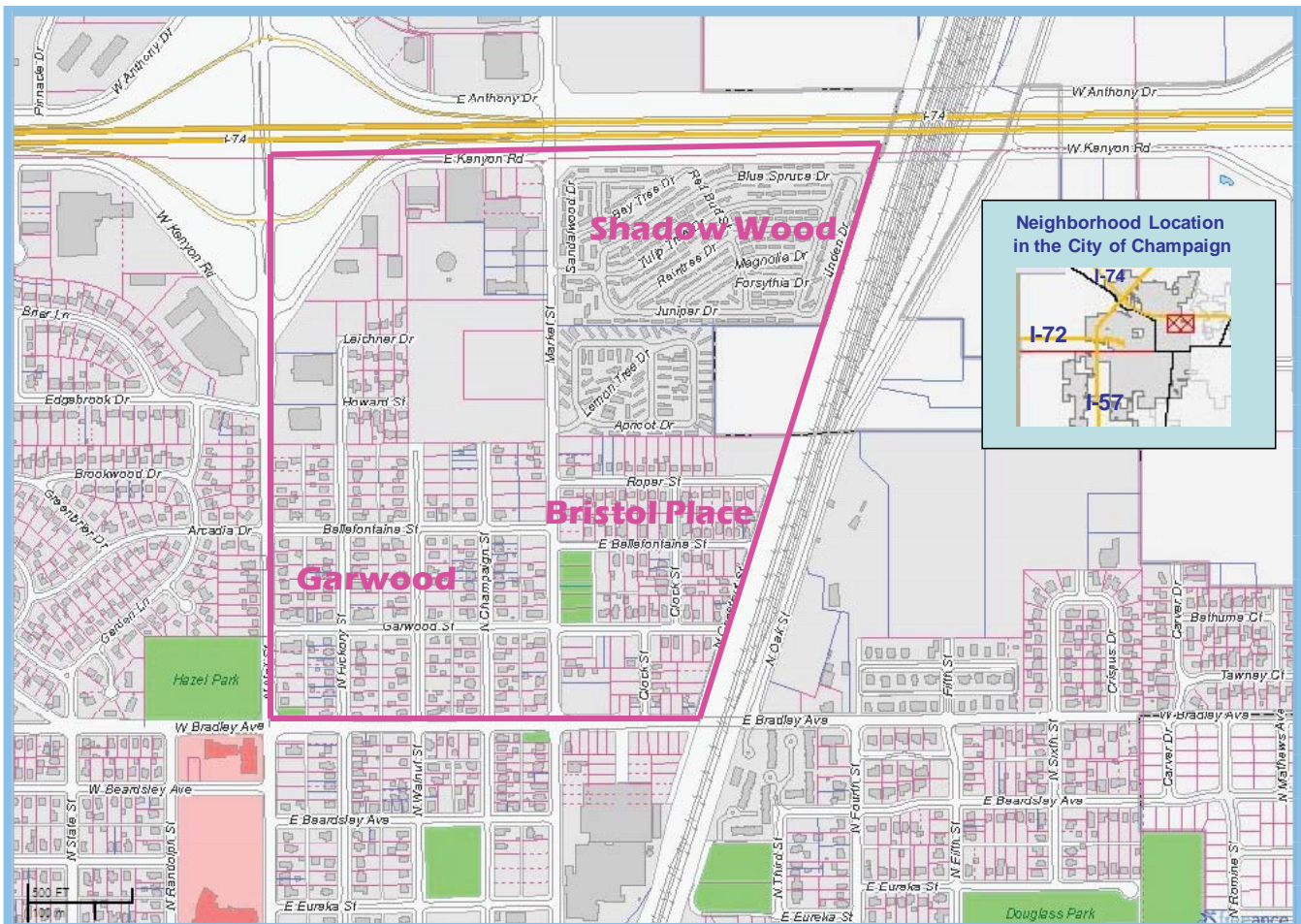
# Introduction

## STUDY AREA

The Bristol Park neighborhood lies northeast of Bradley Avenue and Neil Street in the City of Champaign, Illinois. There are three areas in the Bristol Park neighborhood: Bristol Place, Garwood Addition, and Shadow Wood Mobile Home Park.

The Bristol Place neighborhood is a 12 acre neighborhood bounded by Market Street, Roper Street, Chestnut Street, and Bradley Avenue. Due to the close proximity of this neighborhood to existing neighborhood plans such as the Burch Village Plan to the east and the Beardsley Park Plan to the south, staff expanded the study area of this plan to include the Garwood Addition and Shadow Wood Mobile Home Park. The expanded study area is an approximately 144 acre neighborhood referred to as the “Bristol Park Neighborhood”. The improvement of the Bristol Park neighborhood is one project among many neighborhood improvement efforts on the City’s north side. Redevelopment in neighboring Beardsley Park, Douglass Square, Oakwood Trace, Taylor Thomas, and the Martin Luther King subdivisions all rely upon each others’ success as their proximity ensures that issues in one affect the other.

As one of Champaign’s oldest neighborhoods, it is positioned relatively close to the City’s core, less than one mile due north of Downtown Champaign and less than one mile south of Market Place Mall. In the center of this neighborhood is a one acre public park, Bristol Park, and a naturalized small stream, Boneyard Creek. Bristol Place and Garwood Addition contain primarily single-family homes similar in age, value, and condition. Shadow Wood is an owner occupied mobile home park with a private street system.



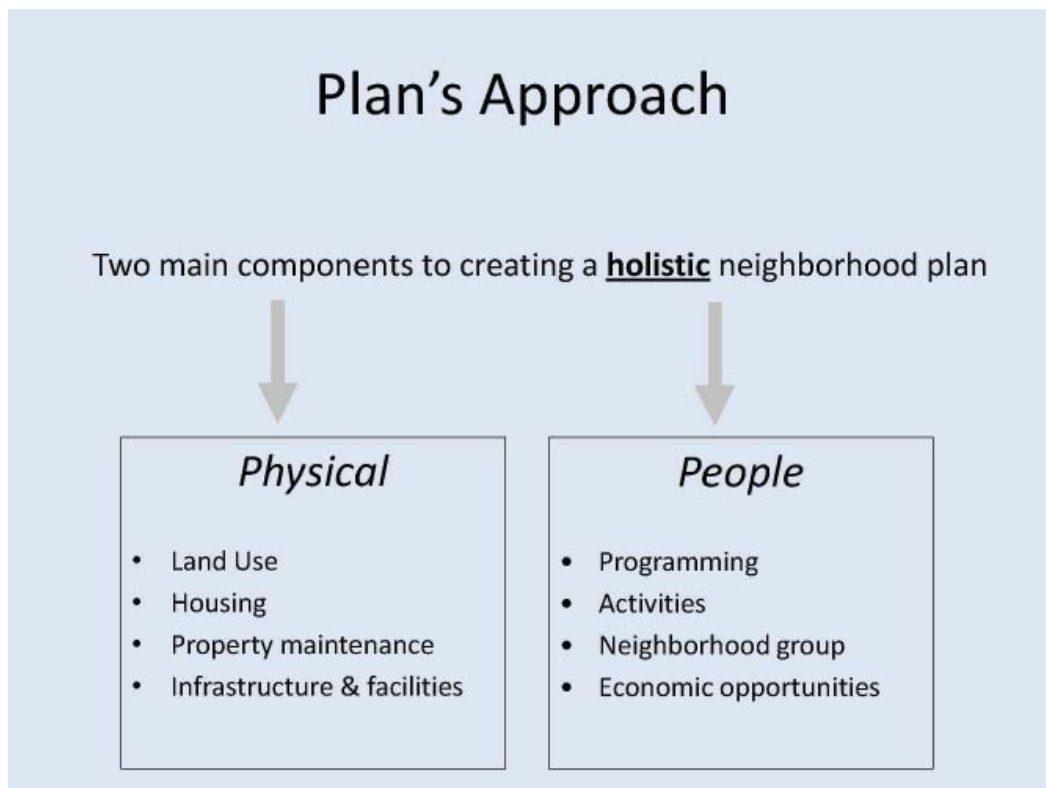
# Introduction

## PLAN'S PURPOSE

The purpose of the plan is to provide guidance to the City and a future neighborhood group for specific actions on how to revitalize the neighborhood. The Bristol Park Neighborhood Plan establishes a vision for area revitalization as directed by the 2007 City Council goal, "Develop a Redevelopment Plan for Bristol Place Neighborhood."

The neighborhood plan is a comprehensive analysis of all the neighborhood's strengths and weaknesses. It is intended to be a holistic plan that addresses physical issues, such as vacant lots and declining housing stock as well as social issues, such as the need for more activities for children in the neighborhood.

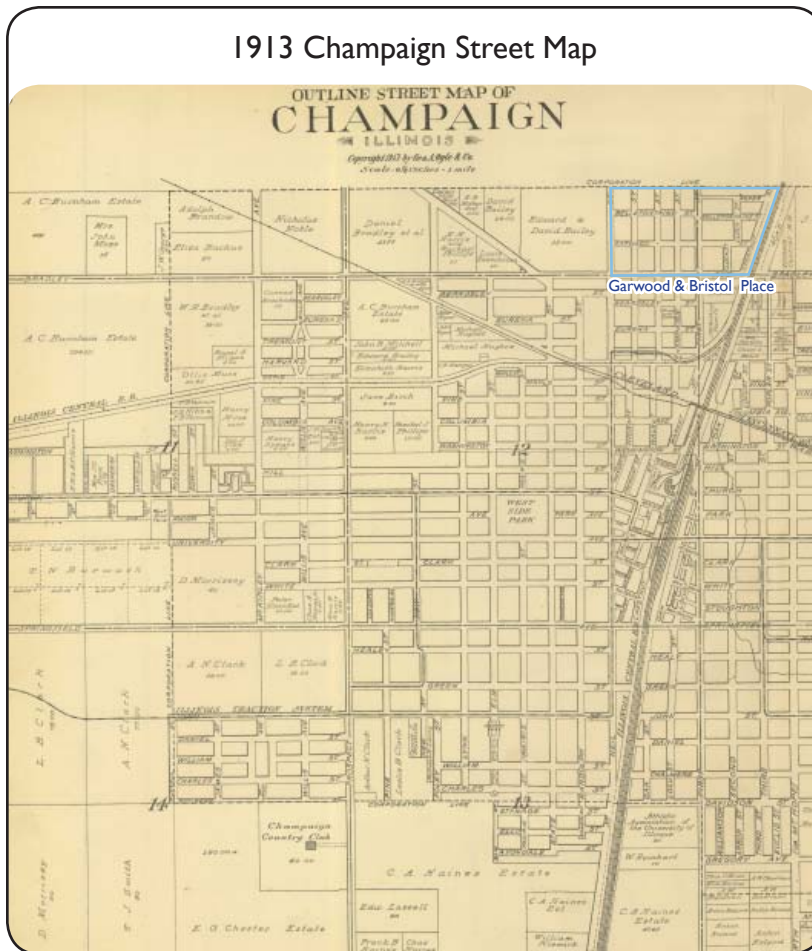
The Plan provides policy guidance to the City so that projects and initiatives are pursued in a strategic manner. This approach helps the City and others decide what needs to be done and how. It also provides direction regarding the priority level of the various activities. In addition, a formalized plan will strengthen the City's capabilities to leverage outside resources. It is intended to be used by both the City and the neighborhood groups when applying for grants and other funding. Furthering the City's Comprehensive Plan, the Bristol Park Neighborhood Plan places an emphasis on investing in neighborhoods in the City's core. The Plan aims to be sustainable by creating positive changes in the neighborhood that will have a lasting impact.



# Introduction

## HISTORY

The neighborhood began formation around 1893. A majority of the homes were built from 1893 to 1930. As noted in past studies, the mixed residential area was home to working-class, low to moderate income families.



In February 1998, the City Manager sent a memorandum to Council providing information on staff initiatives to address neighborhood problems in the Bristol Place neighborhood. The City Manager’s memo advised Council of his intent to implement a traffic plan in the neighborhood to make it less accessible for the quick sale of drugs. Officers patrolling the area provided statistics showing that a drug transaction was made every 2 to 3 minutes. The officers detailed in the report that because of the easy flow of traffic into and out of the area it was difficult to successfully detain potential buyers and investigate suspected street-level narcotics transactions. Another significant strategy to address criminal activity in the neighborhood was the acquisition and demolition of the Green Apartments at 1311 and 1404 North Market Street. For a number of years, these properties had been the focal point for criminal activity in the area, generating a significant amount of narcotics trafficking. In June 1998, Council authorized the purchase of these properties and subsequently approved a demolition contract for the buildings in October 1998.

On December 4, 2007, the City Council Bill adopted the City Council Vision and Goals for FY 2007-2008 through FY 2011-2012. This included the Council Goal, “Our Community Has Healthy Neighborhoods.” Within that goal was the action, “Develop a Redevelopment Plan for the Bristol Place Neighborhood.”

# Introduction

## NEIGHBORHOOD CHARACTERISTICS

The Bristol Park neighborhood is surrounded by residential, commercial, and industrial land uses as well as a variety of public recreational and transportation infrastructure. On the corner of Bradley Avenue and Market Street, there are a cluster of neighborhood commercial land uses: discount store, auto repair shop, funeral home and restaurant. Human Kinetics, a publishing firm, lies immediately north of the Garwood Addition. Railroad tracks border Bristol Place to the east. Directly south of Bradley Avenue and Market Street, is the Herff Jones manufacturing facility.

The neighborhood lies within walking distance of many community facilities including parks, schools, and a library. However, few of these facilities are located within the neighborhood boundaries, and arriving at most of them on foot requires crossing busy arterial streets or railroad tracks. Residents in Bristol Place are relatively younger than the residents of surrounding neighborhoods and the City of Champaign. Like residents of the Garwood Addition to the west and other neighborhoods to the south and east, Bristol Place and Garwood Addition residents are predominantly African-American while the Shadow Wood Mobile Home Park is predominantly Latino.

Relative to surrounding neighborhoods and the City of Champaign, Bristol Place has a low, 30 percent rate of home ownership. Average property values in the neighborhood are lower than property values in surrounding neighborhoods and barely over one-third the average property value in the City of Champaign. The neighborhood has reported a high number of nuisances in the past decade, but that number has declined by nearly fifty percent with the demolition of several properties with frequent nuisance reports.

Due to the neighborhood's location along two major arterial streets, incident reports from the City of Champaign Police Department show a high rate of traffic-related incidents in the neighborhood. Since 2000, the area has reported a variety of crime including domestic battery, assault, and murder. Surveys of the neighborhood during this time period also confirm the presence of drug sales, prostitution, and robbery. The information in this report will help community members and City Staff in subsequent phases of neighborhood improvement.

## ORGANIZATION

The plan is organized into these three chapters and additional appendices:

1. Existing Conditions
2. Community Input
3. Vision, Goals, and Objectives

The Objectives section includes expected outcomes and potential implementation strategies that may be used to accomplish the goals of the plan. The vision chapter also contains the Bristol Park Future Land Use Map.

## NEXT STEPS

After completion of the neighborhood plan, staff will begin work on a detailed Implementation Plan for the area. The Implementation Plan will identify strategies and actions that will advance the plan's goals. As part of this process, staff will investigate best practices used in other cities to address similar issues, and return to City Council to present the possible approaches that the City, residents, and partner agencies may wish to pursue on each of the specific goals and seek direction on the appropriate level of involvement for the City.

# Existing Conditions

Contained in this chapter is a snapshot of data collected during the Existing Conditions analysis phase of this plan. A comprehensive Existing Conditions Report for the study area is attached as an appendix to the neighborhood plan.

Much of the data available for analysis was from the 2000 Census. While this data was useful, the age of the information did have its limitations. As such, one of the recommended implementation strategies is to analyze the data from the 2010 Census when it becomes available.

## DEMOGRAPHICS

### Age

According to the 2000 Census, the average age for all Bristol Place residents was 22 years, nearly ten years younger than the neighboring Garwood area (33 years) and nine years younger than Shadow Wood (31 years). City of Champaign residents average 25 years, a number lowered by the University student population.

Figure 1. Study Area Population and Households

	Bristol Place	Garwood	Shadow Wood
<b>Population</b>	232	413	613
<b>Households</b>	76	135	265

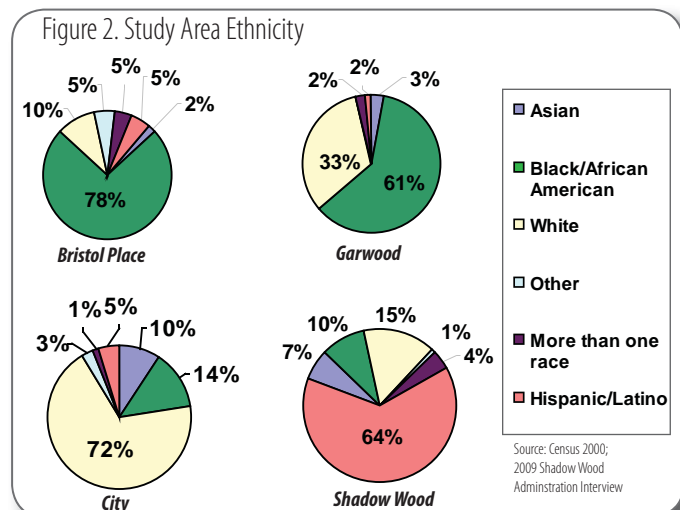
Source (Population): US Bureau of the Census 2000, STF1  
 Source (Households): Champaign County Assessor's Office, 2008

### Gender

Females outnumbered males (55% to 45%) in both Bristol Place and Garwood while Shadow Wood and the City of Champaign more closely matched one male for every female.

### Race & Ethnicity

The neighborhood has a significantly higher concentration of persons of Asian, African-American, and Hispanic/Latino ethnicity than the City of Champaign as a whole. Bristol Place and Garwood are predominately African American/Black while Shadow Wood's residents are predominately Latino.





# Existing Conditions

## SAFETY

### Crime Data

The Area Records Management System (ARMS) is a database used to track the number of police calls for service. The table below (Figure 3) shows how the number of incidents have fluctuated since 2000. The majority of these incidents were for traffic violations.

During 2008 and 2009 there were a total of 19 drug related incidents out of the 868 reported incidents in Bristol Place. This is a significant reduction from what was reported in 1998 when drug transactions were frequent in the area. As a part of the City's response the City acquired and demolished a housing structure referred to as the Green Apartments and created a one-way traffic pattern for streets located in Bristol Place.

Figure 3. Crime Incident Data

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009
<b>Bristol Place</b>	505	502	770	594	873	540	462	539	499	369
<b>Garwood</b>	1,214	894	985	826	1,030	866	792	922	n/a	n/a
<b>Shadow Wood</b>	154	148	323	428	581	331	249	231	n/a	n/a

Source: ARMS Incident Analysis, November 19, 2008

Note: Though police report data accurately portray police activity in the neighborhood, they do not distinguish between incidents that occurred as a result of existing police presence in the neighborhood, police activity in response to a service call, or distinguish between incidents reported by Bristol Place residents that occurred outside the neighborhood.

### Street lights

Bristol Place has an average number of street lights compared to the surrounding residential neighborhoods. There appear to be about 2-3 lights per block, with more on major arterials. Garwood has a similar frequency. On the other hand, Shadow Wood has no city owned and maintained streetlights within the development.

### Traffic Patterns

In March 2010 the streets in Bristol Place were returned to a two-way street pattern at the request of the residents. Previously, most Bristol Place streets were one-way streets. This change will be monitored to ensure neighborhood safety.

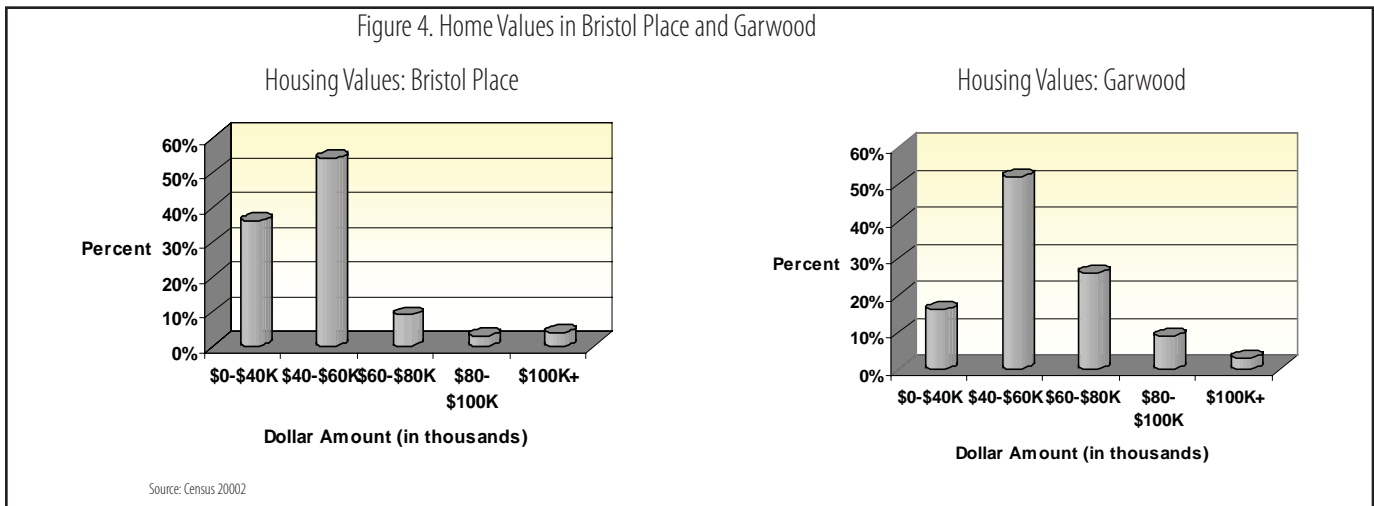
# Existing Conditions

## HOUSING

### Home Value

The value of homes in this area are considerably less than other parts of the City. 70% of homes are worth less than \$60,000. By comparison, homes in the the City of Champaign as a whole have an average value of \$138,400 based on the 2006 census.

Figure 4. Home Values in Bristol Place and Garwood



### Home Size

The homes in Garwood are typically larger than those in Bristol Place. In Garwood, 50% of homes are greater than 1000 sq. ft. with the largest home at 1,976 sq. ft. In Bristol Place, only 35% of homes are greater than 1,000 sq. ft. with the largest home at 1,462 sq. ft. .

### Rental vs. Owner Occupied

Garwood matches the City average of 50% rental property. However in Bristol Place, 71% of the housing stock are rental units. In the last eight years, home ownership has been declining in Bristol Place. Per interviews with Shadow Wood's administration nearly 95% of the units are owner occupied.

Figure 6. Renter vs. Owner-Occupied

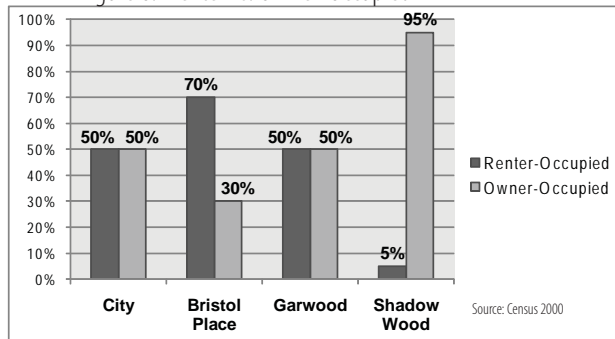
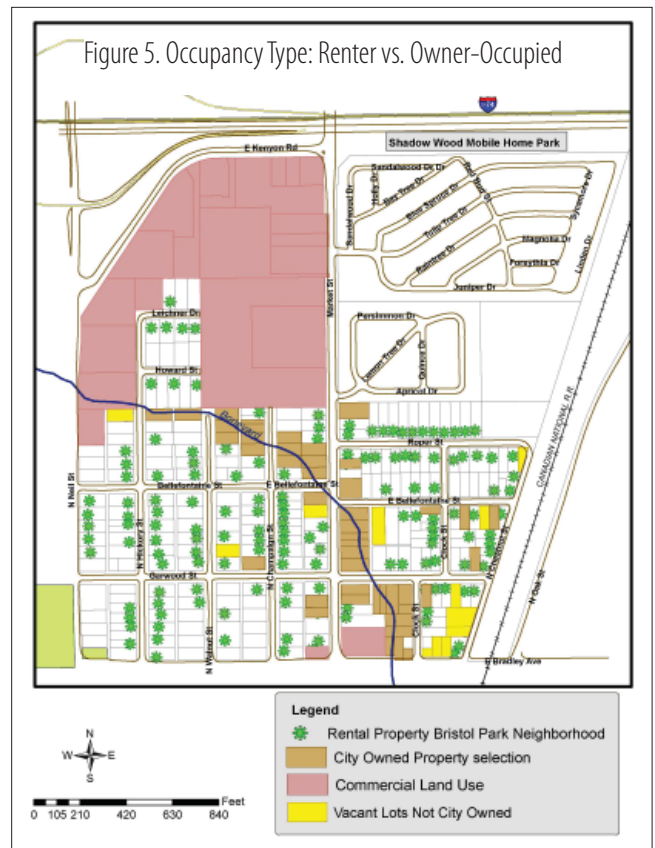


Figure 5. Occupancy Type: Renter vs. Owner-Occupied

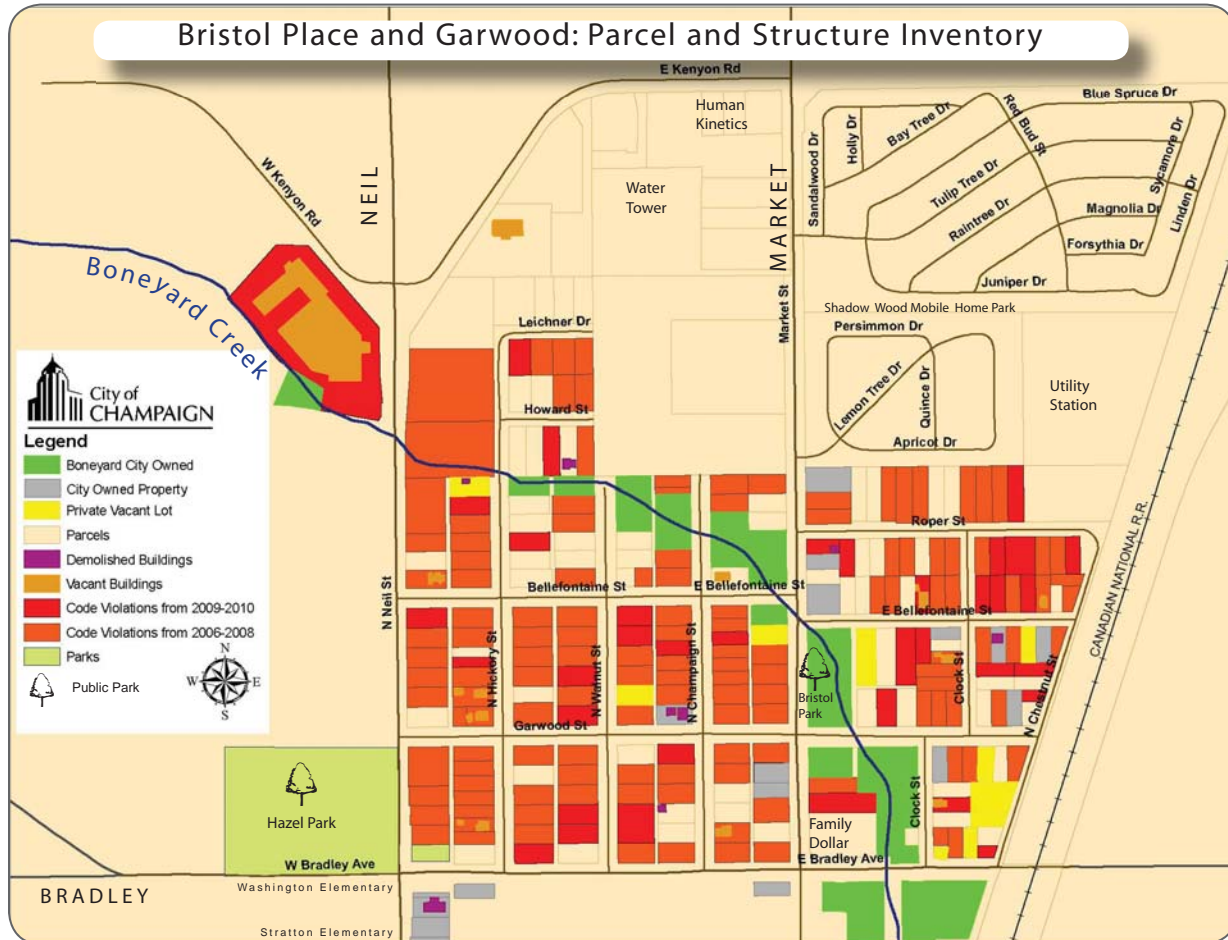


# Existing Conditions

## HOUSING

### Property Maintenance

Examples of nuisances include overgrown vegetation, inoperative motor vehicles and outdoor storage of garbage, trash and debris. Examples of property maintenance issues include peeling paint, rotten wood, roof disrepair as well as vacant and boarded structures.



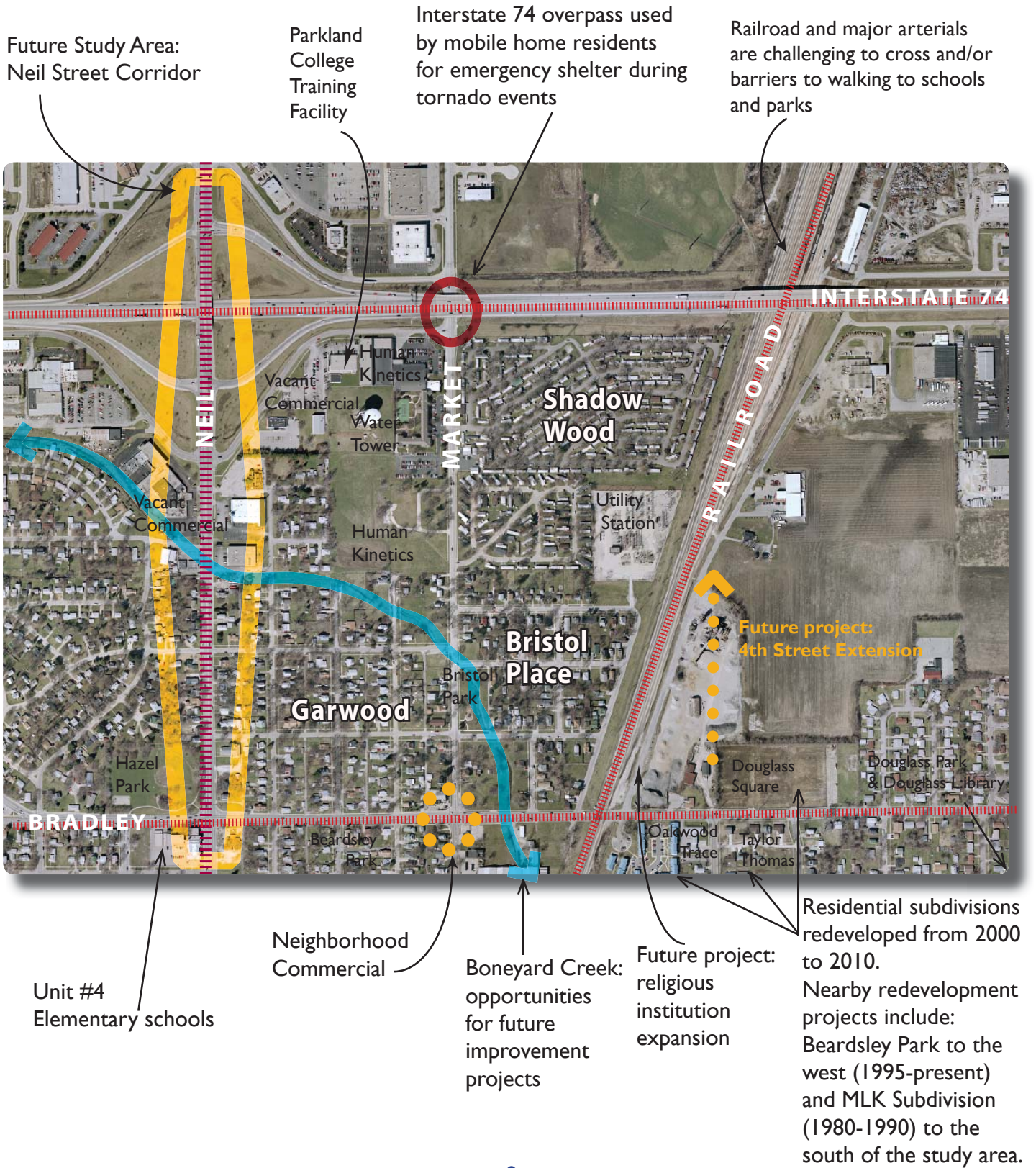
Both Bristol Place and Garwood have had numerous violations reported. For example, in Bristol Place 48 % of the parcels were cited for property maintenance violations at least once.

Two parcels had sizably higher frequencies of nuisance complaints than others. The City of Champaign responded to these individual parcels by acquiring these properties; one in August 2007 and the other in August 2008. Nuisances are nearly three times more likely to be reported on rental properties than owner-occupied properties in Bristol Place.

**Vacant Lots.** Both Bristol Place and Garwood have several lots that are vacant. The majority of the lots are former residential lots. Some vacant lots are city owned and reserved for use for Boneyard Creek Phase V stormwater management project. Phase V of this project is estimated to begin in 15-20 years.

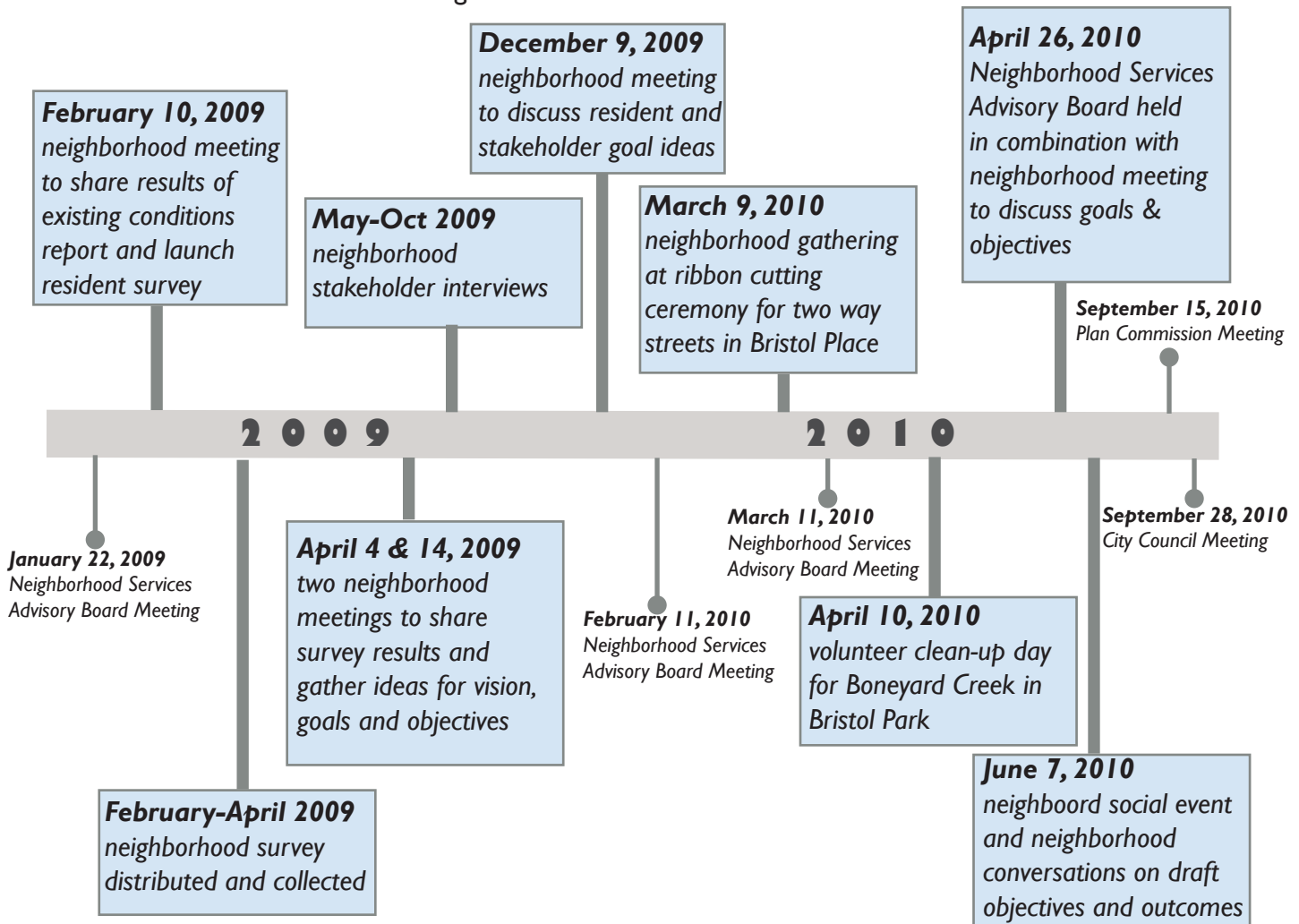
# Existing Conditions

## ISSUES AND FORCES MAP



# Community Input

Community input has been gathered from the various neighborhood and City meetings as outlined in the timeline below. While at this time there is not a formal neighborhood group that has been formed, there are a small number of individuals that are willing to support the development of this plan. The Metanoia Center Inc., a neighborhood non-profit organization, along with representatives from the Apostolic Faith Church have been helpful in providing a location to hold neighborhood meetings, distribute flyers and surveys, and make phone calls, in an effort to bring neighbors together to discuss the outline for the Bristol Park Neighborhood Plan.



Meetings have also been held with the Neighborhood Services Advisory Board, to gather additional direction to create this plan. The Neighborhood Services Advisory Board consists of seven members appointed by the Mayor and approved by Council to assist in the articulation of citizen concerns and direction for the expenditure of Community Development Block Grant funds, as well as local, state, and other federal funds which become available to the City for improvement of housing and housing opportunities for low- and moderate- income persons.

The timeline above shows the various neighborhood meeting, social and volunteer events that were held throughout the plan process. A brief summary from the each of these events follows in the remainder of the Community Input chapter.

# Community Input



## February 10, 2009

Neighborhood Services along with Planning and Public Works held an “Open House” event at the Apostolic Faith Church to share the results of the Existing Conditions report that was conducted during 2008. The report included conditions in the neighboring Garwood Addition to the west and Shadow Wood mobile home park to the north of Bristol Place. Some 470 flyers were delivered door to door in an effort to invite every resident in the area. At the meeting information was gathered from the neighbors about how they felt about their neighborhood and what changes they would like to be addressed. Fifteen neighbors participated in the event.

### Community Open House

residents business owners interested citizens



TIME 4:00 pm – 6:00 pm

DATE Tuesday, February 10

PLACE Apostolic Faith Church  
110 E. Bellefontaine, Champaign



## February-April 2009

A survey was distributed throughout the neighborhood asking residents to answer 10 questions and also asking them to indicate convenient times and days to attend subsequent meetings and events. Questions touched on topics, like safety as well asking residents to describe what they liked about the neighborhood and what they would like to change. The first surveys were distributed at the February neighborhood meeting and were distributed to more residents throughout the next two months. 40 surveys were completed and collected by staff.

### Thank you for taking the Neighborhood Survey!

Please complete the 10 questions below and turn in at the survey table to receive a raffle ticket.

1. a) Are you a:  Resident  Business owner/manager  Other \_\_\_\_\_

b) In which neighborhood?

- Bristol Place
- Garwood
- Shadow Wood
- Other \_\_\_\_\_



# Community Input



## April 4 & 14, 2009

Two public meetings were held to give residents multiple opportunities to attend the neighborhood meeting and to talk about the progress of the neighborhood plan. The meetings were held on Saturday, April 4, 2009 at 1:00 p.m. and Tuesday, April 14, 2009 at 5:00 p.m. at the Apostolic Faith Church. Neighborhood signs were posted and flyers were distributed prior to the meeting. The purpose of the meeting was to inform neighbors of the results of the neighborhood surveys and to identify strengths, weaknesses, opportunities, and threats to the neighborhood. Those in attendance included children who expressed their concerns about the neighborhood.



## May-October 2009

Staff met individually with neighborhood business owners, local for-profit and non-profit developers, property owners, Unit 4 School District Staff, Champaign Park District Staff, and the Housing Authority of Champaign County throughout the Summer of 2009. The purpose of the meetings were to seek stakeholder input into the plan and to gather their ideas on improvements in the neighborhood.

## Community Input



### **December 9, 2009**

A joint Neighborhood Services Advisory Board and neighborhood meeting was held at Human Kinetics, a publishing business that is located on Market Street in the neighborhood. The purpose of the meeting was to share issues detailed by stakeholders and residents. Input was sought on the priority level of the different needs identified by residents and stakeholders in order for staff to begin drafting the vision, goals and objectives for the draft Bristol Park Neighborhood Plan. Discussion was held on the potential goals and objectives that could be included in the plan.



### **March 9, 2010**

A ribbon-cutting ceremony was held to officially announce that the one-way streets were converted to two-ways streets. On February 16, 2010 City Council approved the removal of one way streets in the Bristol Place neighborhood. There was good neighborhood enthusiasm for this and the event received good press coverage. The return of two-way traffic on Bellefontaine, Clock, Roper, and Garwood Streets had been requested by the neighborhood for some time. Staff recognized that implementation of this action would work towards achieving goals that were likely to be in the final adopted plan.



## Community Input



### **April 10, 2010**

The Boneyard Community Clean-Up Day was held in the neighborhood on Saturday, April 10. This event is organized community-wide by the City of Champaign and the Prairie Rivers Network. Residents assisted volunteers from Foth & Associates, City staff, Councilman Kyles, U of I Urban Planning students, and the Prairie Rivers Network in the cleanup efforts helping to remove old tires, furniture, yard waste, and lots of trash.



### **April 26, 2010**

A neighborhood meeting was held at the Human Kinetics office building to share with residents the proposed goals and objectives in the draft Bristol Park Neighborhood Plan. There are five goals that the plan addresses: Housing and Land Use, Human Development, Parks and Open Space, Public Safety, and Transportation. At the public meeting, residents expressed enthusiasm for the plan and the City's renewed interest in improving the area. Most of the discussion and public comment that followed concerned issues related to safety and housing.

# Community Input



## June 7, 2010

A neighborhood social gathering was held in Bristol Park on June 7, 2010. The event was well attended by neighborhood residents. Approximately 75 adults and children mostly from Bristol Place and Garwood participated in the event. The Salvation Army brought their canteen vehicle and distributed hot dogs, chips, ice cream, and water. Champaign Rotary provided several bag toss games and games for children to play. City staff from Police, Fire, Planning, and Neighborhood Services gathered neighborhood input dealing with the five goals of the draft Bristol Park Neighborhood Plan.

**JOIN US FOR FUN & ACTIVITIES  
MONDAY, JUNE 7, 5-7 PM  
BRISTOL PARK**

**MEET YOUR NEIGHBORS!  
EAT FOOD!  
PLAY GAMES!  
SHARE IDEAS ON HOW TO IMPROVE YOUR NEIGHBORHOOD!**

For more information call Greg Skaggs in Neighborhood Services Department: (217) 403-2070

# Vision, Goals and Objectives

The vision, goals, and objectives outlined in this chapter are the result of resident and stakeholder input, recommendations from City staff, and direction from the Neighborhood Service Advisory Board, Plan Commission and City Council.

The vision identifies a series of outcomes for how residents might describe the neighborhood in the future. To achieve this vision five goals in this plan address issues related to housing and land use, human development, parks and open space, public safety, and transportation.

Each goal details objectives to accomplish relative to a specific time frame, short term (1-3 years), medium term (4-9 years) and long term (10-20 years). However, if opportunities become available then the plan has the flexibility to shift the various objectives to accommodate progressing on other objectives first.

## Partnerships

Important to the achievement of each objective are the necessary departments, agencies and organizations that will work on the implementation tasks. Those identified as “Lead” in the table means that this organization will assume primary responsibility for bringing together the right partners and gather the necessary information to begin work on the implementation of that objective. Overall, the City’s Neighborhood Services Department is the steward of the plan and maintaining progress on the plan’s goals.

“Partners” play an important part in assisting in the workload and tasks of accomplishing these objectives. The lead may also invite additional partners to join in sharing the workload and in the decision-making process that are not identified in the table. For example, non-profits, social service organizations, churches, realtors, land owners, landlords and the neighborhood groups will be crucial as “partners” in seeing the realization of the plan’s goals. The lead group should take care to include and involve these groups. As the neighborhood groups, churches and non-profits continue their work in the area it is likely that they will become the leaders in some of the neighborhood improvement efforts.

## Area

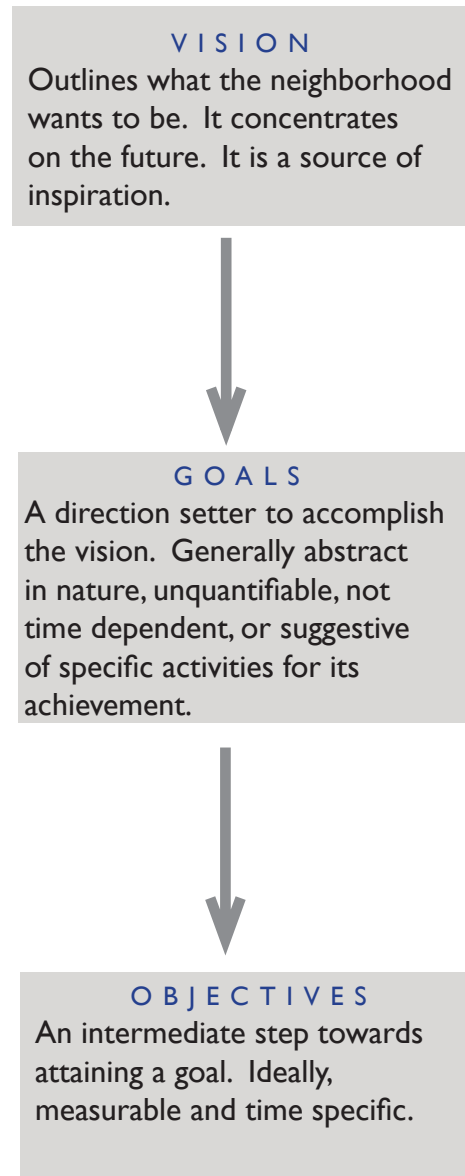
The three areas within the plan, Shadow Wood, Garwood, and Bristol Place have many similar needs. In some cases though there are different issues in one that is not present in the others. As such, the table identifies which objectives should be pursued for each area in the plan.

## Expected Outcomes

Another way to understand the intent of the goals and objectives is to view them in terms of a series of achievements, or outcomes. These outcomes are what the goals are aiming to achieve.

## Potential Implementation Strategies

For each goal, there is a list of implementation strategies that should be investigated for inclusion in the Implementation Plan. The list contains suggested ways that the goals and objectives can be accomplished.



# Vision

The vision statement for the Neighborhood Plan outlines what the neighborhood wants to be in the future as well as serving as a source of inspiration. It incorporates the analysis of the neighborhood conducted by staff along with the input received at the many neighborhood meetings from residents.

## *We envision Bristol Park as a neighborhood*

- \* Where neighbors are encouraged to know one another and join in making decisions about the future of our community.
- \* Where people value the safety and education of children and youth.
- \* Where residents of all cultures, incomes and ages are welcome.
- \* Where streets are pleasant and safe public places for walking, bicycling, driving and using public transportation.
- \* Where residents enjoy quality homes that are affordable and attractive.
- \* Where people invest in community facilities that serve the neighborhood's needs.
- \* Where residents and police benefit from forming a strong partnership to stabilize the neighborhood.

Many players are involved in improving the neighborhood and all serve different roles and responsibilities. The statements above communicate both the purpose and the values for all those involved in the process of improving the neighborhood. The vision is a tool that will serve the neighborhood group, non-profits groups, churches, businesses, property owners, and staff well in defining the series of outcomes that all are working to achieve.

# GOAL 1

## Public Safety



### “Promote a safe and stable environment.”

Communication between neighbors in the area is the key starting point to improvements on topics related to safety. Public safety concerns were frequently discussed when residents gathered at neighborhood meetings. Conversations centered around residents not “feeling safe” in the neighborhood and how better communication between the Police and residents could be achieved. Having an active neighborhood group will be the cornerstone for advancement on many neighborhood issues, especially public safety.

	LEAD	PARTNERS	AREA
<b>Short Term Objectives</b>			
Re-establish Neighborhood Block Watch Groups.	Neighborhood Services	Police	Bristol, Garwood, Shadow Wood
Re-establish a Neighborhood Group.	Neighborhood Services	Police	Bristol, Garwood, Shadow Wood
<b>Medium Term Objective</b>			
Establish an ongoing partnership between the neighborhood and City to work towards addressing neighborhood concerns.	Neighborhood Services	Police	Bristol, Garwood, Shadow Wood
<b>Long Term Objective</b>			
Encourage creation of a storm shelter in the vicinity of Shadow Wood Mobile Home Park.	Neighborhood Services	Fire, Public Works	Shadow Wood

### *Expected Outcomes*

*In the short term we expect to have a neighborhood group that meets and communicates regularly with neighborhood residents.*

*In the medium term we expect that people will feel safer in the neighborhood.*

*In the long term we expect to have a storm shelter that provides safe refuge for Shadow Wood residents during tornado events.*

### *Potential Implementation Strategies*

*Create a neighborhood watch block watch group, hold neighborhood meetings on different neighborhood safety strategies, distribute neighborhood newsletters, educate residents on the advantages of having a Neighborhood Block Watch Group, determine best ways to expand community policing efforts in the neighborhood into either on-going activities or by creating new activities with a neighborhood police officer participation, select a neighborhood resident to serve as a Neighborhood Ombudsman to share information on neighborhood concerns between the City and residents.*

# GOAL 2

## Human Development



### “Provide residents with opportunities that create a healthy quality of life.”

Bristol Place, Garwood, and Shadow Wood, have lots of young children and teens. Both adults and children would like for there to be more youth activities in the neighborhood. Residents would like to have a facility located in the neighborhood to hold children’s group programs or computer classes for teens or adults. Space to host these types of activities is very limited in the neighborhood.

	LEAD	PARTNERS	AREA
<b>Short Term Objective</b>			
Engage youth in a variety of neighborhood educational and recreational programs/activities.	Neighborhood Services	Economic Development, Park District, Planning, Police, School District	Bristol, Garwood, Shadow Wood
Pursue workforce development partnerships	Neighborhood Services	Economic Development	
<b>Medium Term Objective</b>			
Establish partnerships to determine work force needs and training opportunities to maximize resident employment.	Neighborhood Services	Economic Development	Bristol, Garwood, Shadow Wood
<b>Long Term Objectives</b>			
Encourage a Family Resource Center that is active and provides programming that is well used by the neighborhood residents and serves the needs of the diverse population.	Neighborhood Services	Park District	Bristol, Garwood, Shadow Wood

### *Expected Outcomes*

*In the short term we expect to see neighborhood youth actively involved in CommUnity Matters and other agency’s activities and programs.*

*In the medium term we expect that residents will be utilizing job training and employment opportunity programs.*

*In the long term we expect that a Family Resource Center has been established or is under construction.*

### *Potential Implementation Strategies*

*Expand the CommUnity Matters and/or other organization’s program into the neighborhood, research funding and potential partnerships for construction of a Family Resource Center, partner with a school, church or business to use their facilities as a nearby location to host youth programs and activities, find other groups to host in-neighborhood youth activities, partner with Parkland College and/or Illinois Worknet to establish training opportunities, implement the UC2B Plan as it applies to the neighborhood.*

# GOAL 3

## Housing and Land Use



**“Provide housing that is attractive, valuable, healthy and available at a variety of price points.”**

Many homes in the neighborhood have been cited for property maintenance code violations, such as, illegal dumping, broken windows or roofs in disrepair. Residents are aware that homes are in disrepair and would like for this issue to be addressed. In addition, residents are eager for the vacant lots to have homes re-built on them instead of remaining vacant.

	LEAD	PARTNERS	AREA
<b>Short Term Objectives</b>			
Provide the best land use mix for the neighborhood as shown on the Future Land Use Map.	Planning	Economic Development, Neighborhood Services	Bristol Place, Garwood
Promote well-maintained properties in the neighborhood.	Neighborhood Services		Bristol Place, Garwood
<b>Medium Term Objective</b>			
Promote a balanced mix of home ownership and rental units.	Neighborhood Services		Bristol Place
<b>Long Term Objective</b>			
Redevelop underutilized properties (vacant or blighting).	Neighborhood Services	Housing Authority	Bristol Place, Garwood

### *Expected Outcomes*

*In the short term we expect residents, landlords and homeowners to improve their homes’ appearance and maintenance needs. In general, there is a better adherence to property maintenance codes.*

*In the medium term we expect to have an increase in home ownership in the Bristol Place neighborhood.*

*In the long term we expect to see new infill construction on formerly vacant lots and underutilized properties. Single family homes in the interior of the neighborhood and pockets of low density multi-family homes along Market Street would be appropriate types of infill construction.*

### *Potential Implementation Strategies*

*Create targeted rental inspection programs, apply for designation as a Neighborhood Revitalization Strategy Area from HUD, apply for programs to encourage home ownership in the area, complete a Neil Street Corridor Plan that would establish beautification and redevelopment strategies, promote NSD’s home rehabilitation programs to residents, determine viability of a Choice Neighborhoods Project for the area.*

# GOAL 4

## Transportation



**“Create a pedestrian and bicycle friendly neighborhood with good access to transit.”**

The Bristol Park Neighborhood is an area where residents regularly walk, bike, use public transit and drive for their daily trips to and from the area. Residents were especially concerned about the presence of speeding vehicles on neighborhood streets because there are many young children playing in the area.

	LEAD	PARTNERS	AREA
<b>Short Term Objectives</b>			
Maintain a high level of public transit service in the neighborhood.	Planning	CUMTD, Neighborhood Services	Bristol, Garwood, Shadow Wood
Promote safe street and traffic conditions in the neighborhood.	Neighborhood Services	Police, Public Works	Bristol, Garwood
<b>Medium Term Objective</b>			
Create a “bicycle friendly” neighborhood by installing bicycle infrastructure as shown on the Bicycle Vision Map.	Public Works	Neighborhood Services, Planning	Bristol, Garwood, Shadow Wood
<b>Long Term Objective</b>			
Improve the Bradley Avenue railroad crossing to be a “pedestrian friendly” crossing for all ages.	Public Works	Neighborhood Services, Planning	Bristol, Garwood, Shadow Wood

### *Expected Outcomes*

*In the short term we expect to have public transit that is easy to use, vehicles travel in the area at safe speeds, and that there are places for children to play.*

*In the medium term we expect that bicyclists will feel comfortable riding on Market Street.*

*In the long term we expect that residents will feel less isolated and instead feel better linked to the rest of the surrounding community.*

### *Potential Implementation Strategies*

*Install bicycle and pedestrian infrastructure improvements, work with MTD to find additional locations for bus shelters, identify traffic calming measures necessary to improve traffic conditions, hold open house meeting to share bike lane design drawings with residents, distribute bike education materials, host bike education events such as bike rodeos, conduct a one year review of the traffic circulation change in Bristol Place with neighborhood residents and Police.*



# GOAL 5

## Parks and Open Space



### “Enhance neighborhood aesthetics and create additional recreational opportunities.”

Park enhancements, such as more trash cans and play equipment for teens is desired. Beautification efforts, such as, litter clean-up days along Market Street, the park, or Boneyard Creek, is an ideal activity for a future neighborhood group to organize.

	LEAD	PARTNERS	AREA
<b>Short Term Objective</b>			
Beautify the Market Street corridor so that it is a clean and attractive area.	Neighborhood Services	Park District, Public Works	Bristol, Garwood, Shadow Wood
<b>Medium Term Objective</b>			
Work with Champaign Park District to evaluate needs for recreation space and facility use.	Planning	Neighborhood Services, Park District	Bristol, Garwood, Shadow Wood
<b>Long Term Objective</b>			
Continue the “ribbon of green” trail and park system that has been established with the Boneyard Creek and Scott Park projects.	Planning	Park District, Public Works Neighborhood Services	Bristol, Garwood, Shadow Wood

### *Expected Outcomes*

*In the short term we expect that the neighborhood group hosts annual clean-up days that are well attended by residents.*

*In the medium term we expect to see enhancements to the existing park facility.*

*In the long term we expect to have design drawings for the Boneyard Creek Trail Phase V and future enhancements to Bristol Park completed.*

### *Potential Implementation Strategies*

*Expand or redevelop park space and facilities, partner with Prairie Rivers Network to hold Boneyard Creek Clean-Up Days on an annual basis, install neighborhood banners and trash cans, hold neighborhood clean-up events, conduct a neighborhood workshop to create a conceptual plan for Bristol Park/Boneyard Creek Trail Phase V project, explore opportunities where there could be streetscape and landscape improvements that could be planted and maintained by residents, start a community garden.*

# Future Land Use Map

## LEGEND

- Established Neighborhood
- New Neighborhood
- Low-rise multi-family (see map annotations)
- Parks and open space
- Intersection improvements needed
- Planned trail
- Champaign-Urbana Boundary
- Commercial
- Neighborhood Commercial
- Employment Center
- Civic, Infrastructure, Religious Uses





# Existing Conditions Report The Bristol Place Neighborhood

City of Champaign, Illinois

Robert Boyer & Marissa Dolin  
December 12, 2008



November 22, 2008

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## **Executive Summary**

The Bristol Place neighborhood lies northeast of Bradley Avenue and Market Street in the City of Champaign, Illinois. As one of Champaign's oldest neighborhoods, it is positioned relatively close to the City's core, less than one mile due north of Downtown Champaign and less than one mile south of Market Place Mall. Bristol Place is surrounded by residential, commercial, and industrial land uses as well as a variety of public recreational and transportation infrastructure. The Garwood Area and the Shadow Wood Mobile Home Community border Bristol Place to the west and north, respectively. Railroad tracks and an adjacent industrial parcel border Bristol Place to the east. A newly constructed Family Dollar on the northeast corner of Bradley and Market lies adjacent to residential parcels on the southern edge of Bristol Place.

The City of Champaign has devoted many resources to improving conditions in Bristol Place already. The Boneyard Creek cuts through the neighborhood's western half, and the City owns many of the parcels inside its floodplain, including that which contains Bristol Park. Other parcels in the neighborhood consist primarily of single-family residences, but several of these parcels remain vacant due to property demolition, fire, and/or acquisition by the City of Champaign.

Residents in Bristol Place are relatively younger than the residents of surrounding neighborhoods and the City of Champaign. Like residents of the Garwood Area to the west and other neighborhoods to the south and east, Bristol Place residents are predominantly African-American.

Relative to surrounding neighborhoods and the City of Champaign, Bristol place has a low, 30 percent rate of home ownership. Average property values in the neighborhood are lower than property values in surrounding neighborhoods and barely over one-third the average property value in the City of Champaign. The neighborhood has reported a high number of nuisances in the past four years, but that number has declined by nearly fifty percent with the demolition of several properties with frequent nuisance reports.

Public infrastructure, including streets and sidewalks, remain in good condition. The neighborhood is well-lit by evenly spaced street lights. Although Planning Area 1—in which Bristol Place lies—is listed amongst the Planning Areas that require the most sanitary sewer maintenance, precise data on the severity of sewer damage in the neighborhood remains unavailable.

Due to the neighborhood's location along two major arterial streets, incident reports from the City of Champaign Police Department show a high rate of traffic-related incidents in the neighborhood. Since 2000, the area has reported a variety of crime including domestic battery, assault, and murder. Surveys of the neighborhood during this time period also confirm the presence of drug sales, prostitution, and robbery.

The information in this report will help community members and City Staff in subsequent phases of neighborhood redevelopment including the elaboration of area strengths, weaknesses, opportunities, and threats, the identification of stakeholders, and creation of redevelopment goals.

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**Introduction**

The following report outlines the most current available data regarding the physical and social conditions of the Bristol Place neighborhood in the City of Champaign, Illinois. Its purpose is to inform the decisions of community members and City staff as they work toward redeveloping the Bristol Place neighborhood, one component of the 2007-2012 City Council Goals for the City of Champaign<sup>1</sup>.

Bristol Place lies at the northeast corner of Bradley Avenue and Market Street, two arterial thoroughfares on the City’s north side. It is enclosed on its eastern edge by railroad tracks that run northeast/southwest, and from the north by an energy substation, a City easement, and the Shadow Wood Mobile Home Community (Shadow Wood). Figure 1.2 displays the orientation of Bristol Place relative to these features.

The redevelopment of the Bristol Place neighborhood is one project amongst many neighborhood planning efforts on the City’s north side. Redevelopment in neighboring Beardsley Park, Douglass Square (formerly Burch Village), Oakwood Trace, and the Martin Luther King and Taylor Thomas subdivisions all rely upon each others’ success as their proximity ensures that issues in one affect the other. Bristol Place and its adjacent neighbors are no exception. Therefore, this report examines parallel conditions in the Garwood Area to the west and the Shadow Wood Mobile Home Community (Shadow Wood) to the north. Figure 1.1 displays basic population and housing for these three neighborhoods.

Figure 1.1: Study Area Population and Households

	Bristol Place	Garwood Area	Shadow Wood
Population	232	413	613
Households	76	135	265

Source (Population): US Bureau of the Census 2000, STF1

Source (Households): Champaign County Assessor’s Office, 2008

<sup>1</sup> A plan for the redevelopment of Bristol Place is one objective in the City Council Goal *Our Community has Healthy Neighborhoods*. City Council Goals are set at the beginning of each City Council Term and can be read [here](#).

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*Data Sources*

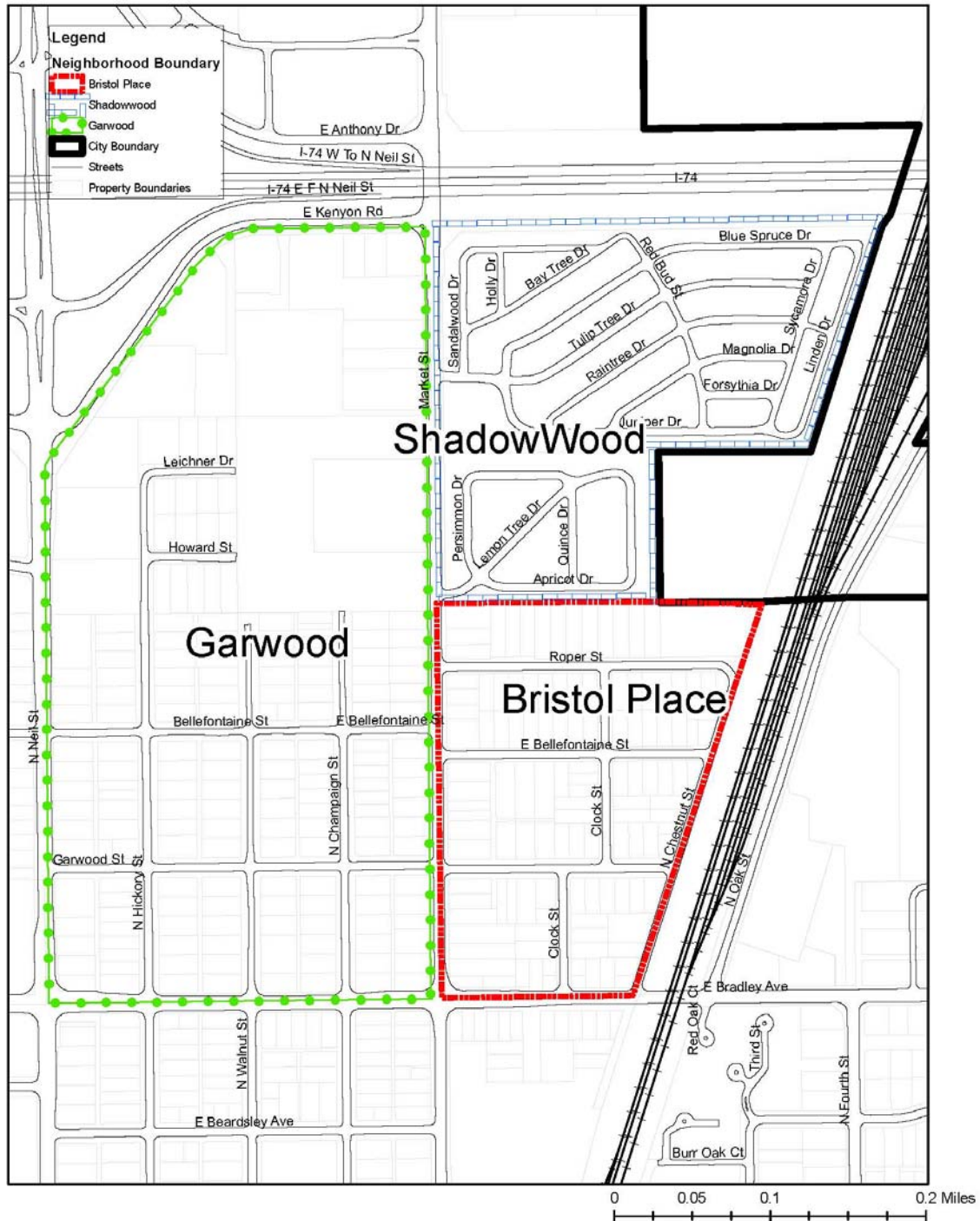
Data in this preliminary report are compiled from multiple sources including the United States Bureau of the Census, The Champaign County Assessor's Office, the Champaign County Geographic Information System (GIS) Consortium, interviews with City Staff, site visits, and previous existing conditions reports. In all possible circumstances, this report attempts to use the most currently available data. This information is intended to help City Staff and community members frame questions for subsequent steps in the neighborhood redevelopment process including neighborhood meetings regarding the strengths, weakness, opportunities, and threats of Bristol Place, stakeholder identification, and goal setting.



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Figure 1.2

### Bristol Place: Neighborhood Boundaries



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## Background

### *Previous Reports*



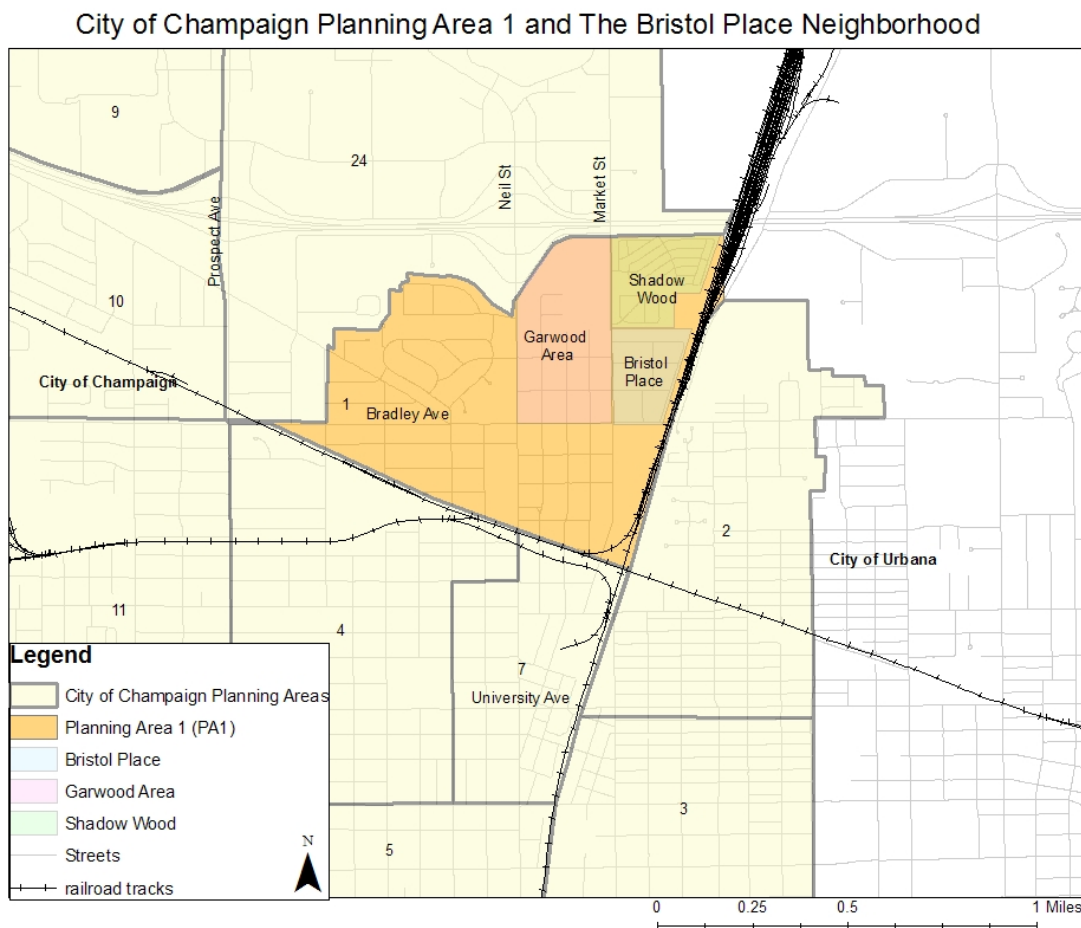
The City of Champaign’s Neighborhood Wellness Action Plan (2006) outlines many of the concerns for Planning Area 1 (PA1), the area that includes Bristol Place and the proximate neighborhoods discussed in this report. Figure 2.1 displays the location of Bristol Place within Planning Area 1 and surrounding planning areas. Whereas the City classified PA1 as in need of “restoration” in 1990, conditions in the area have since earned the area an improved “preservation” classification. Resident focus groups in 2004 ranked the highest four priorities for PA1 in the future. They included:

- 1) Public Safety—volume and speed of traffic
- 2) Housing—condition and appearance
- 3) Public Safety—traffic and lighting
- 4) Public Safety—police protection

The plan discusses the planning area’s relatively high number of police incidents, higher number of nuisances, and lower voter turnout. While the plan also mentions a lack of sidewalks in some parts of the planning area, sidewalk connectivity in the Bristol Place neighborhood is complete. Among other planning area recommendations, the plan prescribes the “expansion of resident participation in Bristol Place.” The following report discusses aspects of the neighborhood that could benefit from increased resident participation in neighborhood-wide activities.

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Figure 2.1:



Additionally, multiple reports by students in the Department of Urban and Regional Planning at the University of Illinois have detailed the existing conditions, economic development, land use, and recommendations for the future of Bristol Place. These reports, created between 2000 and 2005, confirm many of the data cited in this report and serve as integral benchmarks for the neighborhood in the past decade.

Several of the recommendations included in these student reports have since come to fruition. They include:

- The creation of a rental rehabilitation program
- The establishment of Bristol Park

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- Improvement of the Boneyard Creek floodplain
- Improvement of City and community relations

The reports also recommended a number of other possible projects for the neighborhood that deserve consideration in future redevelopment plans. They include:

- A vacant buildings ordinance
- Community based activities
- The formation of a neighborhood organization
- Traffic calming techniques
- Defensible space
- Bristol Place signage and gateway

#### *Stakeholders*

Each phase in the redevelopment process of Bristol Place will include a variety of stakeholders including area residents, City staff, neighbors, non-profit organizations, and neighborhood planning consultants.

Ultimately, the residents of Bristol Place have the largest stake in the successful redevelopment of the area. Their participation in the redevelopment process will highlight the issues and forces that any plan addresses and the goals for which any plan strives. Their engagement in subsequent neighborhood meetings, including the analysis of the area's strengths, weaknesses, opportunities, and threats (SWOT) should remain a priority in the planning process.

The City Council has designated the Neighborhood Services Department to lead the redevelopment process. Other municipal partners integral to the creation of a redevelopment plan will include staff from the departments of Planning, Public Works, Police, Fire, and the Champaign Park District. Subsequent phases in redevelopment may include such partners as Unit 4 Public Schools and the Champaign Public Library.

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Surrounding neighborhoods may also help to address some of the issues and forces influencing Bristol Place. Therefore, representatives from Shadow Wood and the Garwood Area should contribute to any future redevelopment plans.

Non-profit organizations such as the Metanoia Center and the churches in Bristol Place have traditionally contributed community-wide efforts and they can play a crucial role in organizing residents and targeting resources in this planning process.

Additional stakeholders include local planning consultants who can provide specialized knowledge such as data collection, mapping, report writing and other details of the planning process.

### *Community Facilities*

The Bristol Place neighborhood lies within walking distance of many community facilities including parks, schools, and a library (see figure 2.3). Few of these facilities are located within the neighborhood boundaries, however, and arriving at most of them on foot requires crossing busy arterial streets or railroad tracks. Bristol Park, on Market Street between Garwood Street and E. Bellefontaine Street, offers a playground and grassy fields to residents of Bristol Place (see figure 2.2). The park is maintained by the Champaign Park District and was established with Community Development Block Grant (CDBG) funding. Three schools: Stratton Elementary, Booker T. Washington Elementary and Columbia, lie within one-half mile of the neighborhood. The Douglass Branch Library lies within a one-half mile walk from Bristol Place, but involves crossing train tracks and Bradley Avenue. The Champaign City Building and the Champaign Police Station lie less than a mile to the south.

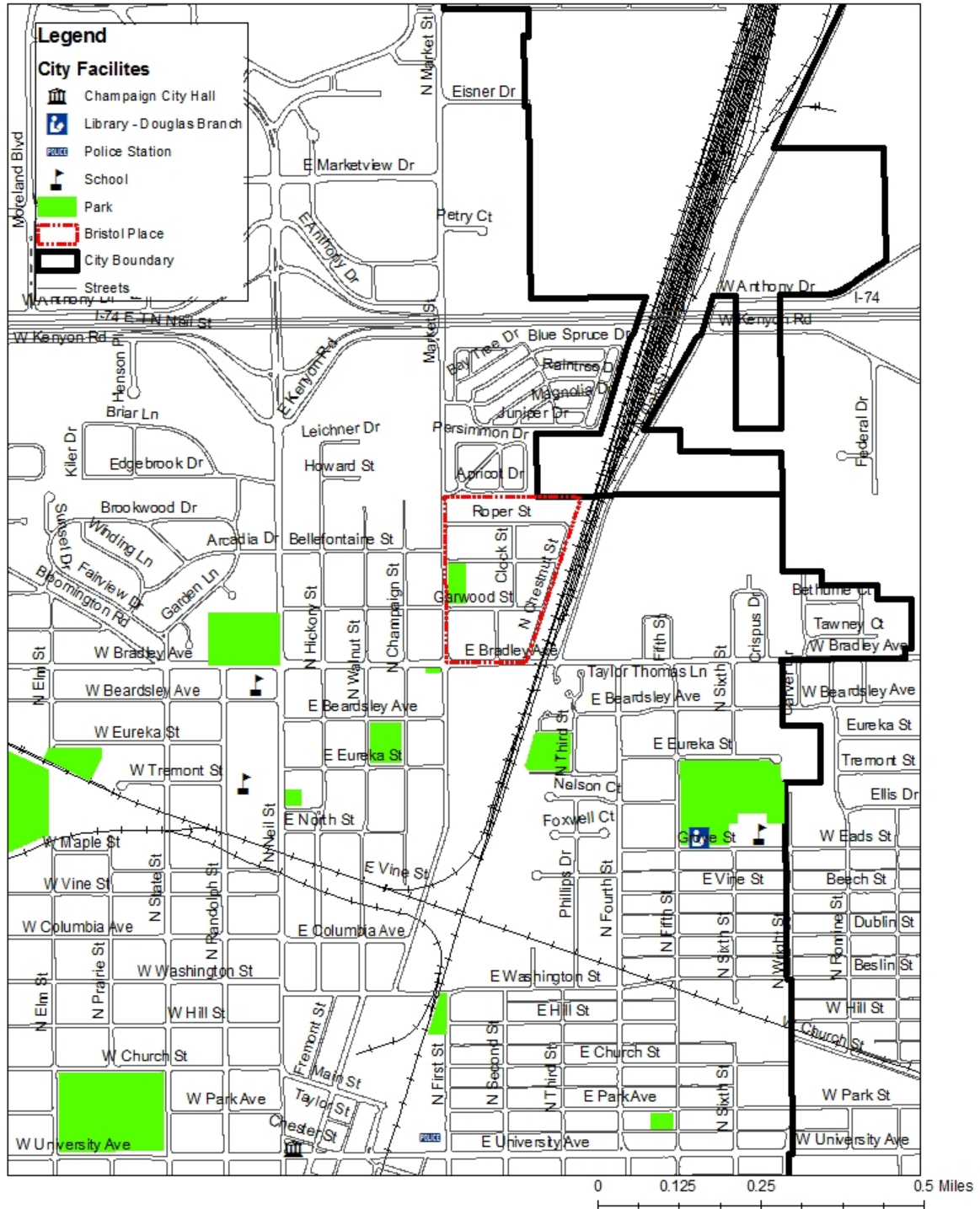


**Figure 2.2: The playground at Bristol Park surrounded by open fields.**

Figure2.3

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# Bristol Place: City Facilities



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## Land Use and Zoning

### *Current Land Use*

The Bristol Place neighborhood is composed primarily of single-family residences (see Figure 3.1) surrounded by residential, industrial, and commercial uses. Parcel area in the neighborhood averages about 1/7 acres, ranging as high 1/3 acre and as small as .04 acres (2,061 squarefeet). Homes in the neighborhood consist almost entirely of 2-3 bedroom single-family residences and vacant lots zoned for residential

development (see Figure 3.2)

Three religious organizations; Metanoia Center, the Apostolic Church, and New House of Prayer Church are located in the neighborhood.

The western edge of the neighborhood is lined by Bristol Park, which stretches the length of Market Street between Garwood Street and Bellefontaine Street. An energy substation and the Shadow Wood Mobile Home Community border Bristol Place to the north (see Figure 3.3). The two neighborhoods are separated by a public easment reserved for power lines.

To the west of Bristol Place is the Garwood Area neighborhood: a mix of single-family homes similar to homes found in Bristol. Human Kinetics, a publishing firm, lies immediately north of the Garwood Area neighborhood.



**Figure 3.1: Single-family homes in the Bristol Place neighborhood.**



**Figure 3.2: One of several vacant residential lots in the Bristol Place neighborhood.**



**Figure 3.3: The northeastern corner of the Bristol Place neighborhood is bordered by an energy substation.**

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Some commercial uses have begun to develop to the southwest of Bristol Place. A Family Dollar store (see Figure 3.4) is currently being constructed on the northeast corner of Market and Bradley, with an expected opening in late 2008 or early 2009. At the same intersection is a small clustering of neighborhood businesses including a funeral home and the new J and J Restaurant.

Directly to the east of the neighborhood a set of train tracks separates the neighborhood from the Ashford Industries industrial site. South of Bradley, the City owns several vacant parcels subject to redevelopment subsequent to improvements to the Boneyard Creek north reach. The Herff Jones facility lies further to the south of these parcels. Figures 3.5 and 3.6 depict the current land uses at varying scales.



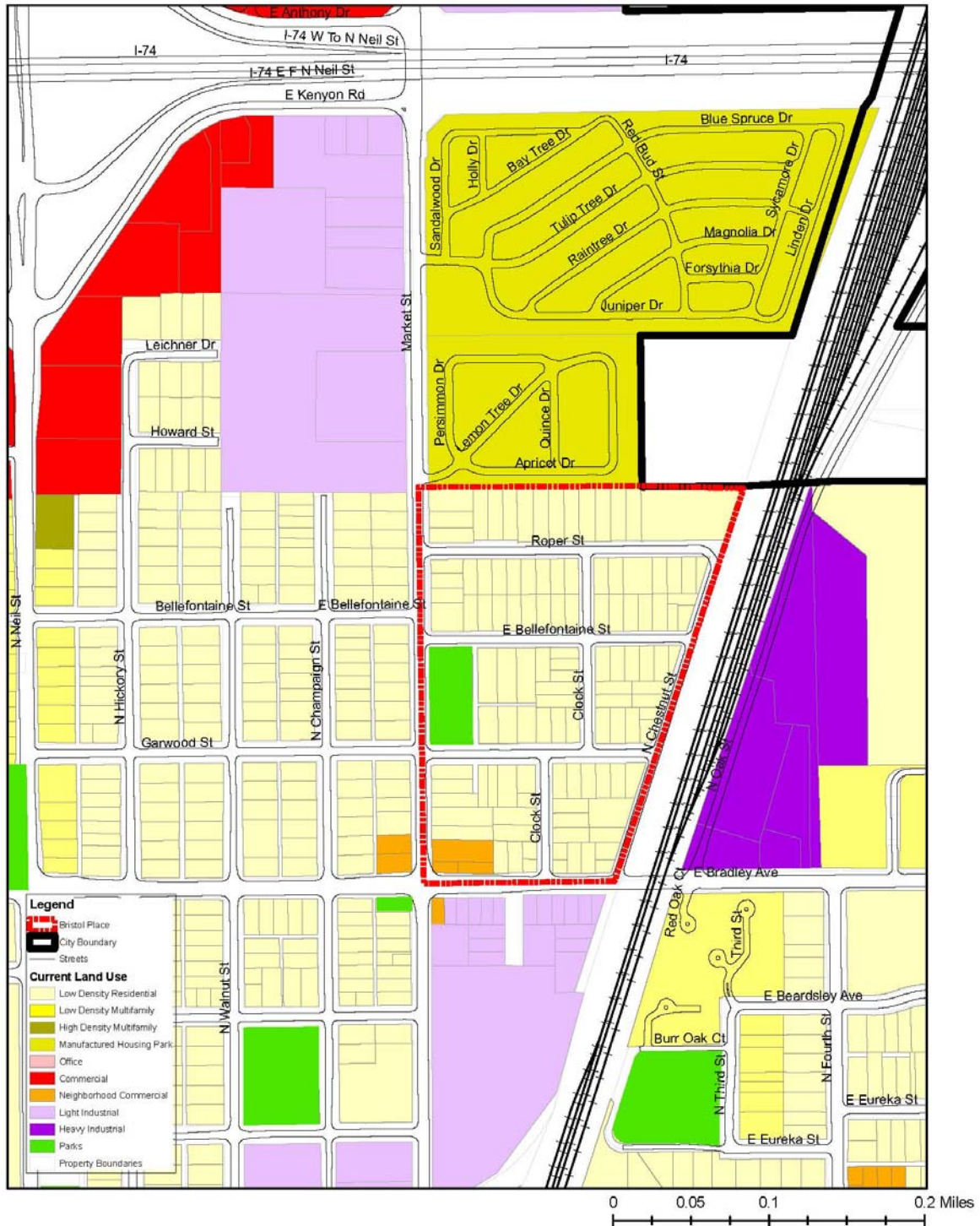
**Figure 3.4: A view along Bradley Avenue looking west at the newly constructed Family Dollar. Market Street runs north/south in the background.**



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Figure 3.5

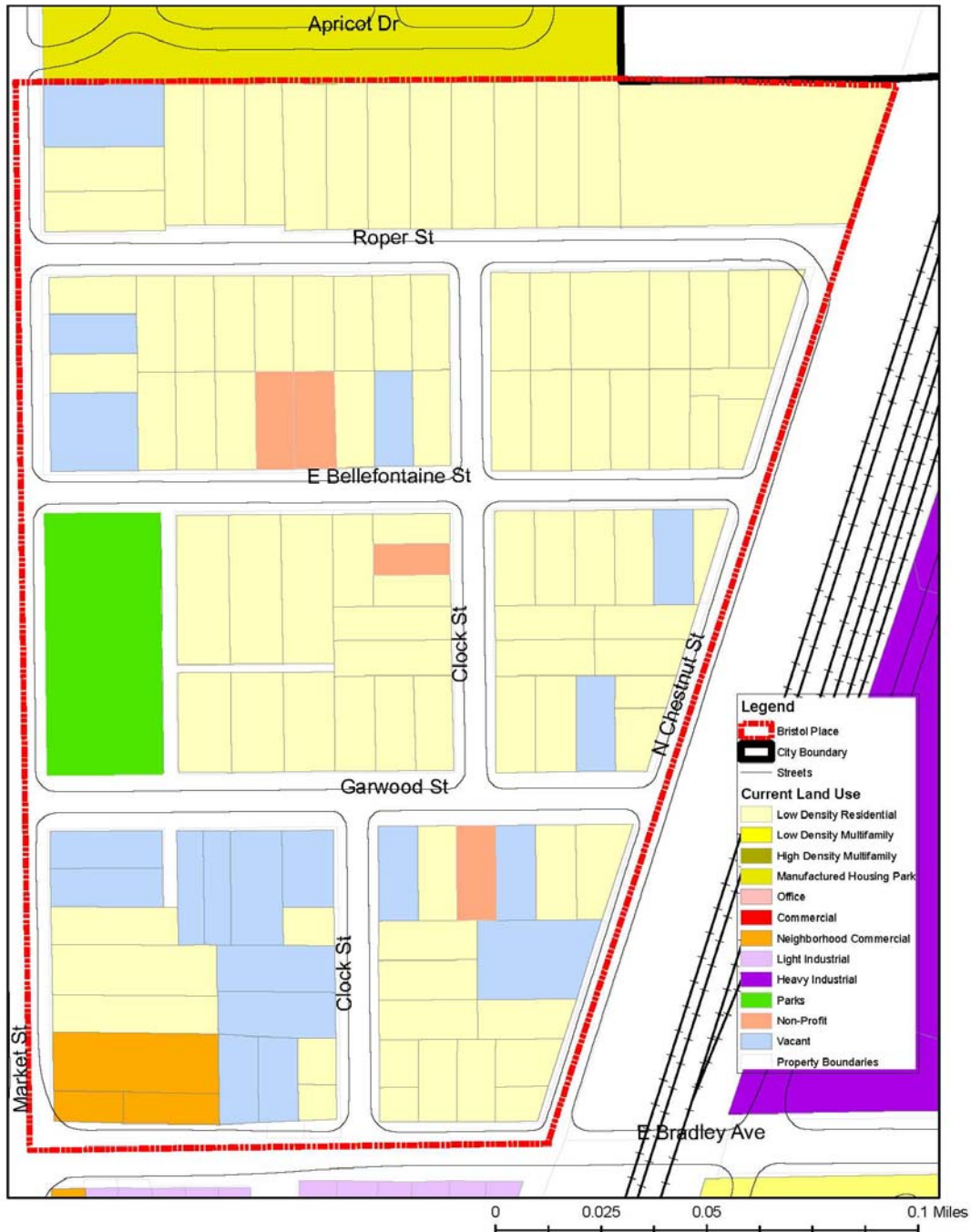
### Bristol Place: Current Land Use



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Figure 3.6

### Bristol Place: Detailed Current Land Use



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*Future Land Use*

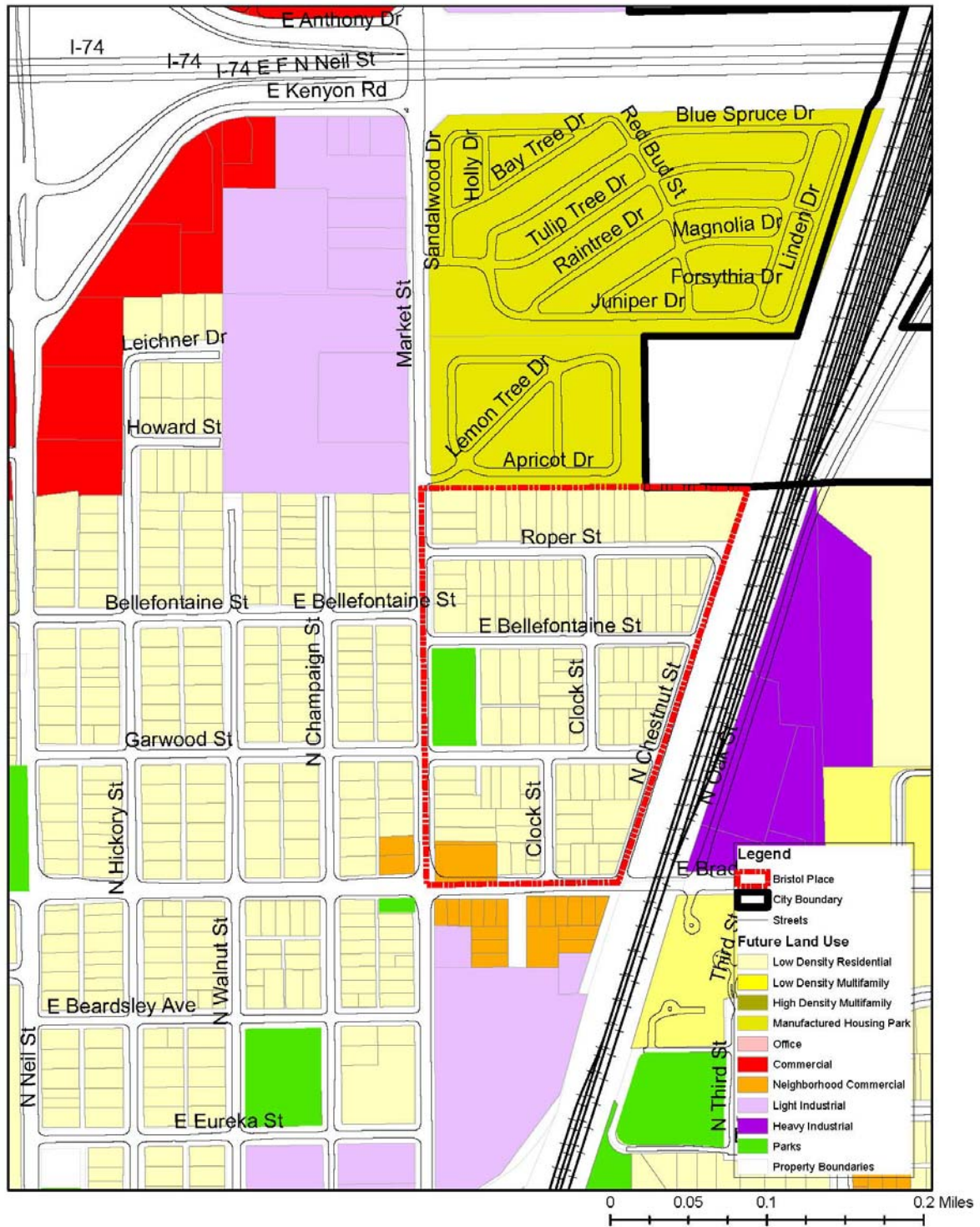
Few land use changes are planned for the Bristol Place neighborhood (see Figure 3.7). To compliment the Family Dollar, currently under construction, there will be additional commercial opportunities along Bradley Street between Market Street. and the train tracks.

Boneyard Creek Improvement Plan-Phase V is scheduled to begin within the next twenty years. This project will mitigate future flooding concerns and enhance current drainage capabilities in the neighborhood. It has the potential to influence residential and commercial development in the neighborhood, especially on the parcels south of Bradley Avenue and east of Market Street. Ashford Industries, an industrial site at the corner of Bradley and Oak Street, has intentions of moving to Urbana, but the future land use is unknown.

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Figure 3.7

### Bristol Place: Future Land Use



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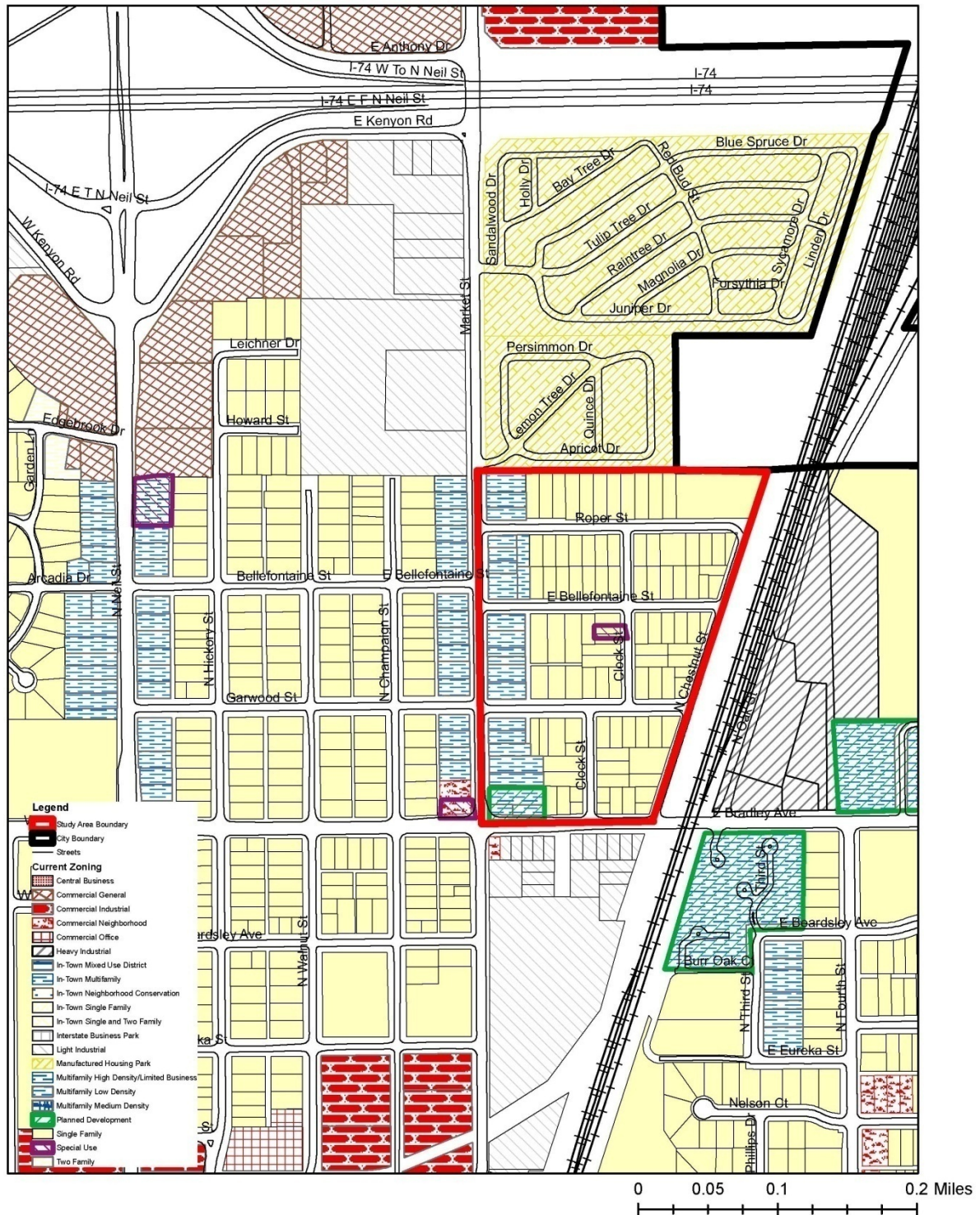
*Zoning*

The current permitted zoning in and around Bristol Place is predominantly low density single-family residential and various types of commercial and industrial (see figure 3.8). The lots along Market Street between Bradley and the Shadow Wood Mobile Home Park are zoned for low density multi-family, with a permitted density of 12 to 30 units per acre. Parcels at the corner of Market and Bradley are zoned neighborhood commercial, intended for a low-intensity shopping district. In addition to this commercial, the planned development on the same corner will add an additional store to the neighborhood. The only other non-residential use in the Bristol Place neighborhood is a special use permit issued for the Metanoia Center, south of Bellefontaine and Clock Street.

Figure 3.8

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# Bristol Place: Current Zoning



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## Population Characteristics

### *Population and Resident Age*

The 2000 decennial census counted 232 residents in the Bristol Place neighborhood. The neighborhood’s residents distinguish themselves as relatively young. In 2000, the average age for all Bristol Place residents was 22 years, nearly ten years younger than the neighboring Garwood Area (33.2 years) to the west and nine years younger than the Shadow Wood neighborhood (31.0 years) to the north. While females in the neighborhood averaged 28 years in age, a male population with a mean age of 15 years substantially lowers the total average age of Bristol Place. City of Champaign residents average 25.4 years<sup>2</sup>, a number lowered by University of Illinois students. Figure 4.1 displays the population of males and females in five-year age cohorts. Females outnumbered males 126 to 106 (55% to 45%), and overwhelmingly outnumbered males in age cohorts 20-24, 35-39, and 40-44. Males outnumbered females between the ages of 25 and 29, however. The Garwood Area retained a similar ratio of male to female residents while Shadow Wood and the City of Champaign more closely matched one male for every female.

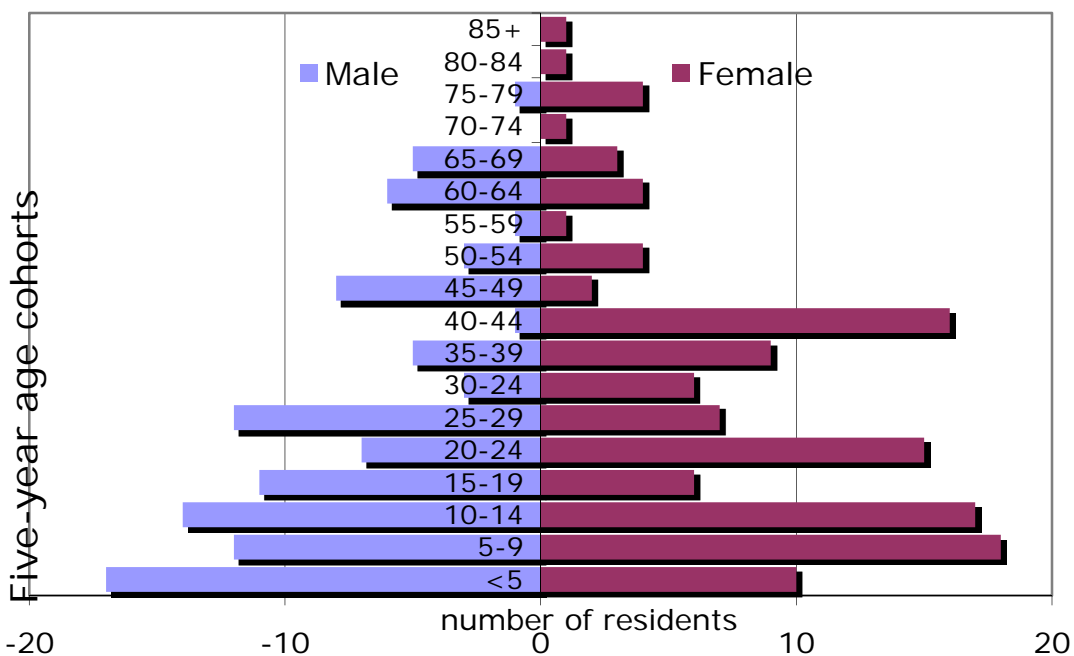


Figure 4.1: Age and Gender in Bristol Place (2000)

<sup>2</sup> US Bureau of the Census, American Community Survey, 2006: [http://factfinder.census.gov/home/saff/main.html?\\_lang=en](http://factfinder.census.gov/home/saff/main.html?_lang=en)

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*Race and Ethnicity*

Nearly 78 percent of Bristol Place residents consider themselves “Black or African-American” according to the 2000 census. White residents comprise 10.3 percent of the neighborhood, Hispanic or Latino residents comprise 5.2 percent, Asian residents comprise 2.2 percent, 5.2 percent consider themselves some other race, and 4.7 percent of Bristol Place residents consider themselves of more than one race. Garwood Area residents responded similarly, with a slightly higher proportion of White residents and Asian residents. In 2000, the Shadow Wood neighborhood reported a diversity of races and ethnicity with 45.7 percent White residents, 27.7 percent Black or African-American residents, 14.7 percent Asian residents, and 10.4 percent considering themselves of some other race. According to the 2000 US Census, nearly 24 percent of Shadow Wood residents are Hispanic or Latino, however a recent interview with Shadow Wood administration reveals a shift in racial and ethnic demographics toward approximately 65 percent Hispanic residents and a reduced proportion of White and Black residents<sup>3</sup>.

Figure 4.2: Race and Ethnicity in Bristol Place and Surrounding Neighborhoods

	Bristol Place (%)	Garwood Area (%)	Shadow Wood (%)	City of Champaign (%)
Asian	2.2	3.4	14.7	9.8
Black or African-American	77.6	61.2	27.7	13.7
White	10.3	33.2	45.7	72.4
Others	5.2	0	10.4	2.8
More than one race	4.7	2.2	1	1.1
Hispanic or Latino (of any race)	5.2	1.5	23.8	5.0

Source: US Bureau of the Census (2000), STF1

<sup>3</sup> Interview with Mary Blue, Shadow Wood Mobile Home Community Office Manager. 20 October 2008.



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## Property Conditions

### *Housing*

The Bristol Place Study Area contains 76 households, 53 (69.7 percent) of which are rental units and 23 (30.3 percent) of which are owner-occupied<sup>4</sup>. In the past eight years, the rate of home ownership in the neighborhood has declined from 36.4 percent<sup>5</sup>. Bristol Place retains a low rate of owner-occupied units relative to the adjacent Garwood Area (62.2 percent) and the entire City of Champaign (50.2 percent) (see Figure 5.1). This restricts the neighborhood's ability to take advantage of multiple federally-funded property maintenance programs and other neighborhood efforts discussed in subsequent portions of this report.

The median property value of all households in Bristol Place is \$43,303. Owner-occupied homes retain a median value of \$44,939, less than one-third the median property value of owner-occupied households in the City of Champaign in the year 2006 (\$138,400)<sup>6</sup> and less than the median value of owner-occupied units in the Garwood Area (\$53,642).

According to the 2000 Census, housing stock in the block group that contains both Bristol Place and the Garwood Area have a median age ten years older (1959) than housing in the entire City of Champaign (1972). This median age may have shifted since the construction of 3 new owner-occupied dwellings by Habitat for Humanity and Metanoia Centers in recent years.

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<sup>4</sup> Tenure and property value data are available from the County Assessor's Office, Champaign County, IL (2008), <http://www.co.champaign.il.us/ccao/Assessors.htm>

<sup>5</sup> US Bureau of the Census, American Community Survey, 2006: [http://factfinder.census.gov/home/saff/main.html?\\_lang=en](http://factfinder.census.gov/home/saff/main.html?_lang=en)

<sup>6</sup> US Bureau of the Census, American Community Survey, 2006: [http://factfinder.census.gov/home/saff/main.html?\\_lang=en](http://factfinder.census.gov/home/saff/main.html?_lang=en)

## Bristol Place Existing Conditions Report

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Figure 5.1: Owner Occupancy and Property Values in Bristol Place

	Bristol Place		Garwood Area		City of Champaign (2006)	
	count	%	count	%	count	%
Households	76	100.0	135	100.0	28,110	100.0
Owner-occupied	23	30.3	84	62.2	14,119	50.2
Renter-occupied	53	69.7	51	37.8	13,991	49.8

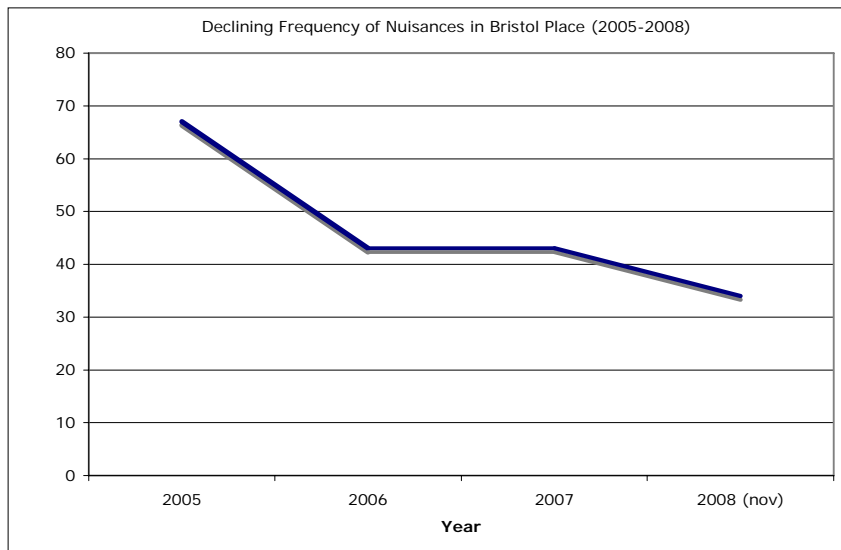
	\$US	\$US	\$US
Median Total Property Value	43,303.00	51,698.00	
Median Owner Occupied Value	43,939.00	53,642.50	138,400.00

Source: County Assessor's Office, Champaign County, IL (2008),  
<http://www.co.champaign.il.us/ccao/Assessors.htm>

\*mean property value= mean value of all area property tax paying households

### *Nuisance and Code Violations*

The number of nuisances in Bristol Place has declined in the past five years. In 2005, the neighborhood reported 62 nuisances. In each of the following two years, the number of nuisances declined to 42. Through November of 2008, the City has cited properties in the neighborhood for nuisances only 33 times.



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Fifty-three of 111 total parcels (48 percent) in the neighborhood were cited for property maintenance violations at least once; however, two parcels have sizably higher numbers of nuisance citations than others. The City of Champaign responded to the frequency and severity of these violations by acquiring these properties; one in August 2007 and the other in August 2008.

Nuisances occur far more frequently on rental properties than owner-occupied properties. The number of nuisances on owner-occupied properties per number of owner-occupied properites is 1.04 while the number of nuisances on rental properties per number of rental properties is 2.9 (see figure 5.2). Therefore, nuisances are nearly three times more likely to be reported on rental properties than owner-occupied properties.

Figure 5.2: Nuisance Rate Amongst Rental Properties

	# Properties	# Nuisances	Nuisances per tenure type (#nuisances/#properties)
Owner Occupied Properties	23	24	1.04
Rental Properties	53	154	2.91

Source: City of Champaign, Neighborhood Services Department, November 2008

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## **Public Infrastructure**

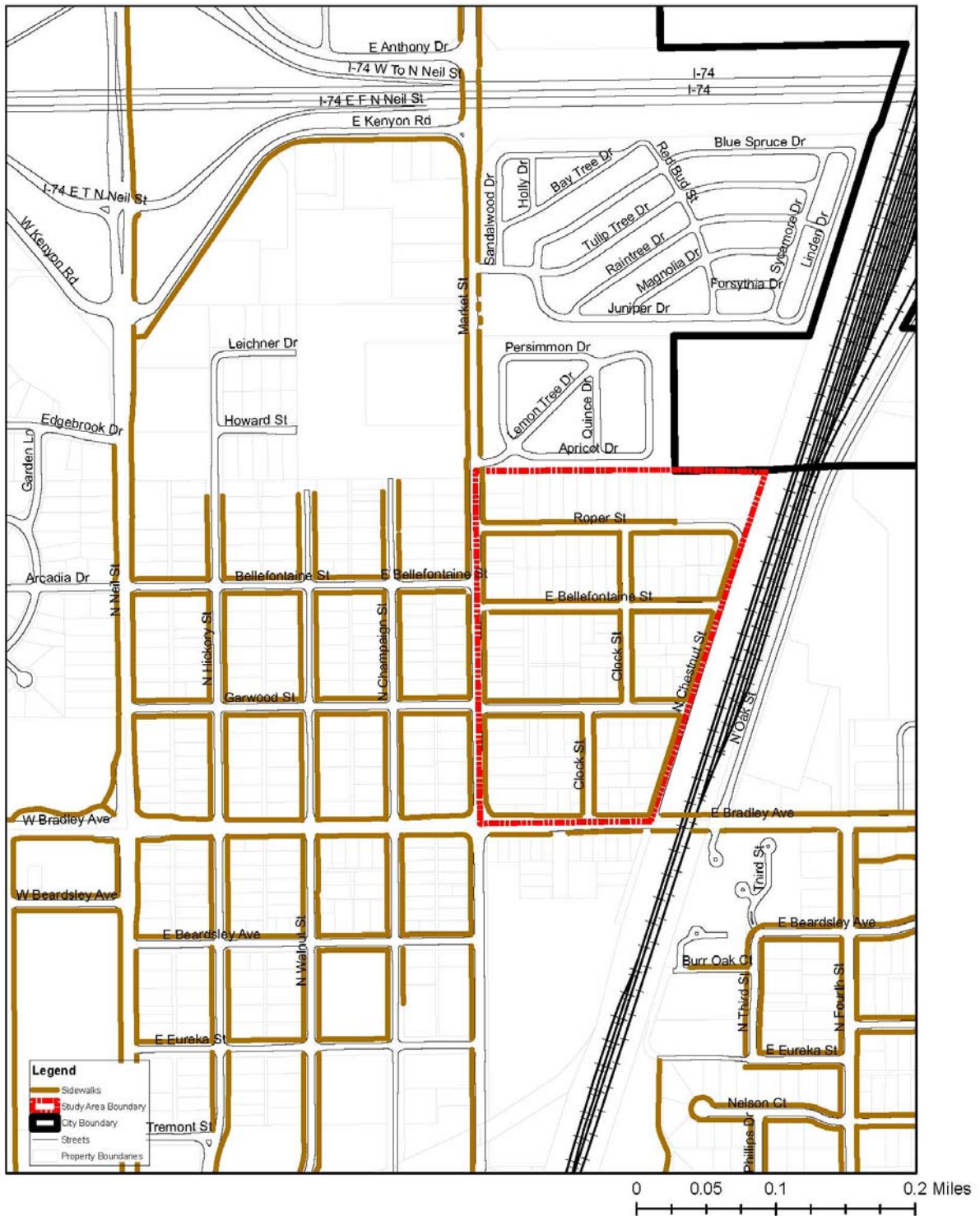
### *Sidewalks and Accessibility*

Sidewalk coverage in Bristol Place is complete. Sidewalks on each side of every neighborhood street allow pedestrian access to area homes and businesses. The Garwood Area neighborhood to the west is served with the same frequency of sidewalks on both sides of the street. In both neighborhoods, there is a small landscaping strip separating pedestrians on the sidewalk from cars on the street, providing a safer pedestrian experience. The privately owned thoroughfares of the Shadow Wood Mobile Home Community have no sidewalk coverage. Market Street and Bradley Avenue, the arterial streets that enclose Bristol Place, have complete sidewalk coverage, 6.1 shows current sidewalk coverage.

Figure 6.1

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### Bristol Place: Sidewalks



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*Sewer System*

Bristol Place is served by the City of Champaign's Sanitary Sewer System. As required by the City of Champaign,<sup>7</sup> all homes along public streets are to be connected to the City's sewer system. There is a manhole every half block for easy access to the system, and it is maintained by the City. The Garwood Area neighborhood has a similar level of sanitary sewer service.

Shadow Wood is a privately owned parcel, so its homes connect to the municipal sewer system via private lines maintained by the property owners. These access points connect to lateral lines along Market Street. Figure 6.2 depicts the current sewer conditions.

The City maintains a record of sanitary sewer defects that track issues in the sewer system; however, the degree of individual defects vary from hairline cracks to issues that require immediate maintenance. Information will be added in the future regarding the nature and frequency of these defects.

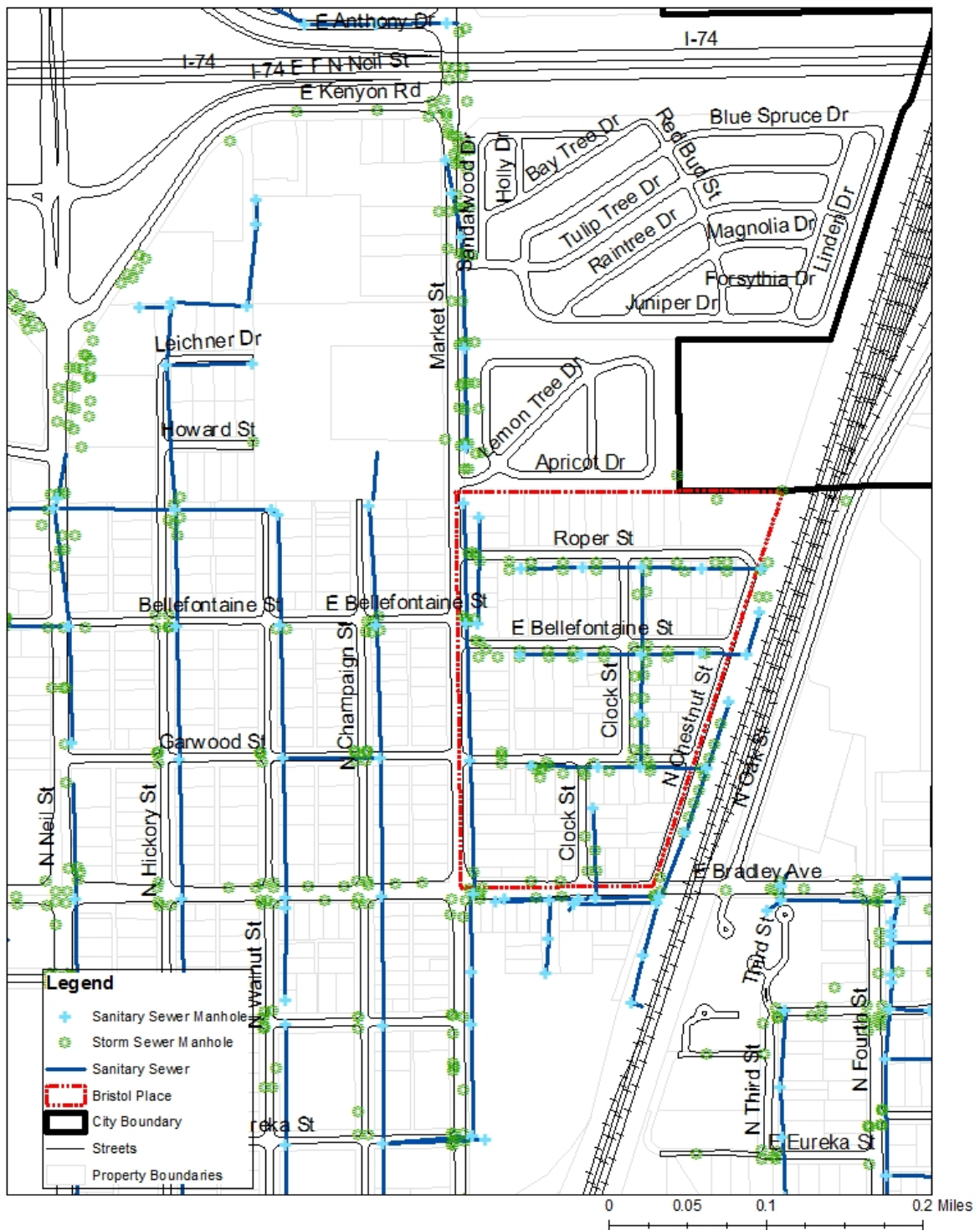
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<sup>7</sup> City of Champaign Subdivision Regulations, Page 35. Accessed:  
[http://archive.ci.champaign.il.us/archive/dsweb/Get/Document-2596/a1-4-18-02\\_Subdivision\\_Regulations\\_with\\_Commentary\\_1-28-02.pdf](http://archive.ci.champaign.il.us/archive/dsweb/Get/Document-2596/a1-4-18-02_Subdivision_Regulations_with_Commentary_1-28-02.pdf)

Figure 6.2

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### Bristol Place: Sewers



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*Street Lights*

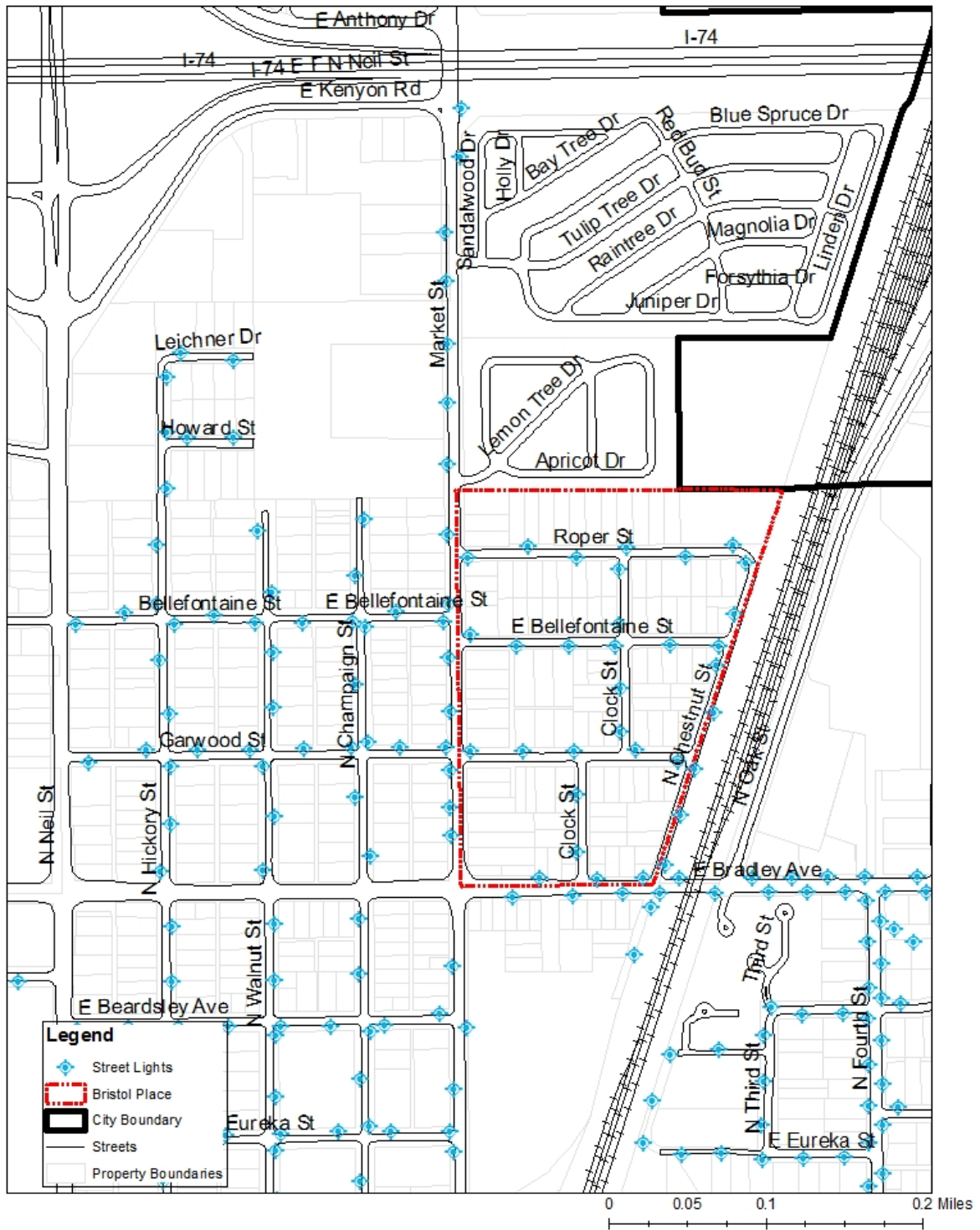
Street lights maintain pedestrian safety and deter crime. The Bristol Place neighborhood has an average number of street lights compared to the surrounding residential neighborhoods. There appear to be about 2-3 lights per block, with more on major arterials. The Garwood Area neighborhood has a similar frequency. On the other hand, Shadow Wood has no City-owned and maintained streetlights within the development. Figure 6.3 shows the current location of streetlights.



Figure 6.3

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### Bristol Place: Street Lights



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*Parking*

Free on street parking is permitted along all residential streets in the Bristol Place neighborhood. Parking is permitted on both sides of the street and at all times of day and night.

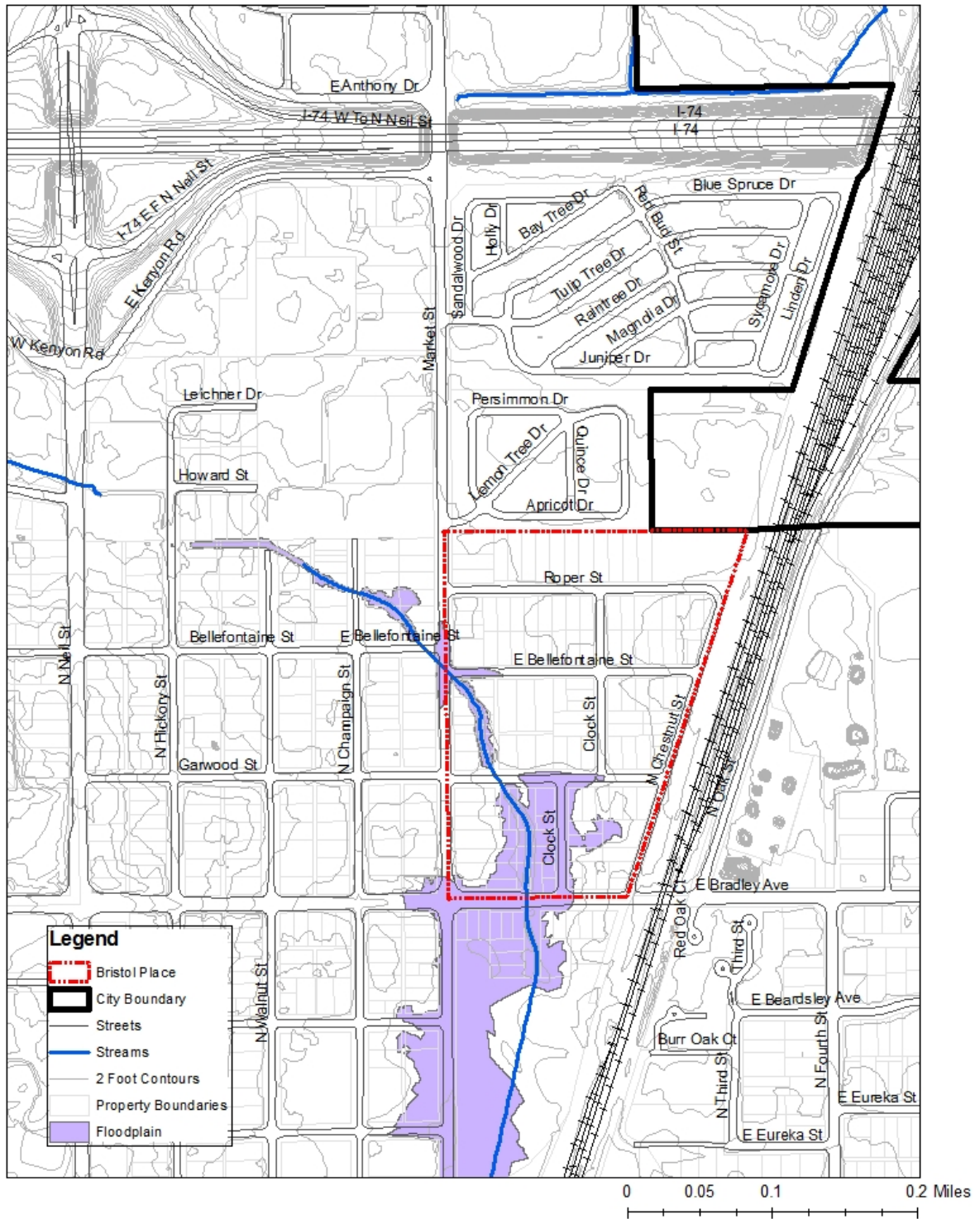
*Flood Plain*

A major floodplain associated with the Boneyard Creek runs through both the Bristol Place and Garwood Area neighborhoods. The floodplain and creek generally run north-south east of Market Street or within a few blocks of the street. Within the Bristol Place neighborhood, the properties along Clock Street between Bradley Street and Garwood Street appear to be almost completely within the floodplain. Most of these properties are vacant, but a few homes remain. As the creek and floodplain run north, it traverses Bristol Park, and then enters the Garwood Area. South of Bristol Place, the Boneyard Creek is in a culvert underground. The City currently has a plan to restore the Boneyard Creek, which will affect the location and extent of the floodplain. However, improvements are not expected to occur in this area for at least another decade. Shadow Wood is not directly affected by the floodplain. Figure 6.4 depicts the current location of Boneyard Creek and the proposed floodplain, submitted to FEMA in 2007 for approval.

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Figure 6.4

### Bristol Place: Proposed Floodplain



Note: This map depicts the floodplain map submitted to FEMA in 2007 with pending approval. It is not the current regulatory floodplain.

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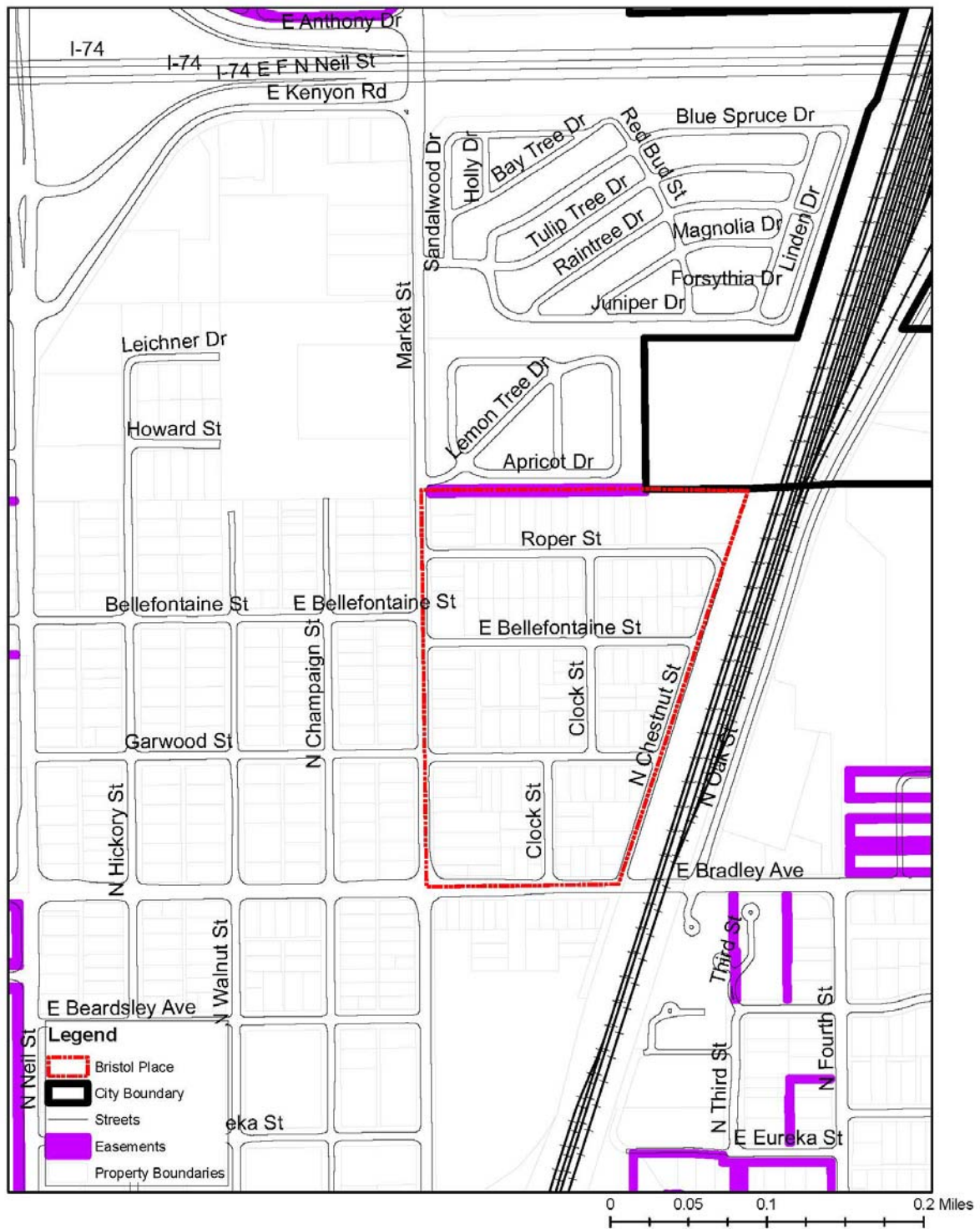
*Easements*

There is only one easement in the neighborhood. It is located between the Bristol Place and Shadow Wood. It is in the backyards of the homes on the north side of Roper Street and appears to connect to the power station in the northeast corner of the neighborhood. It also serves as a barrier between the Britsol Place and Shadow Wood communities. Figure 6.5 shows the easements near Bristol Place.

Figure 6.5

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### Bristol Place: Easements



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## **Transportation and Public Safety**

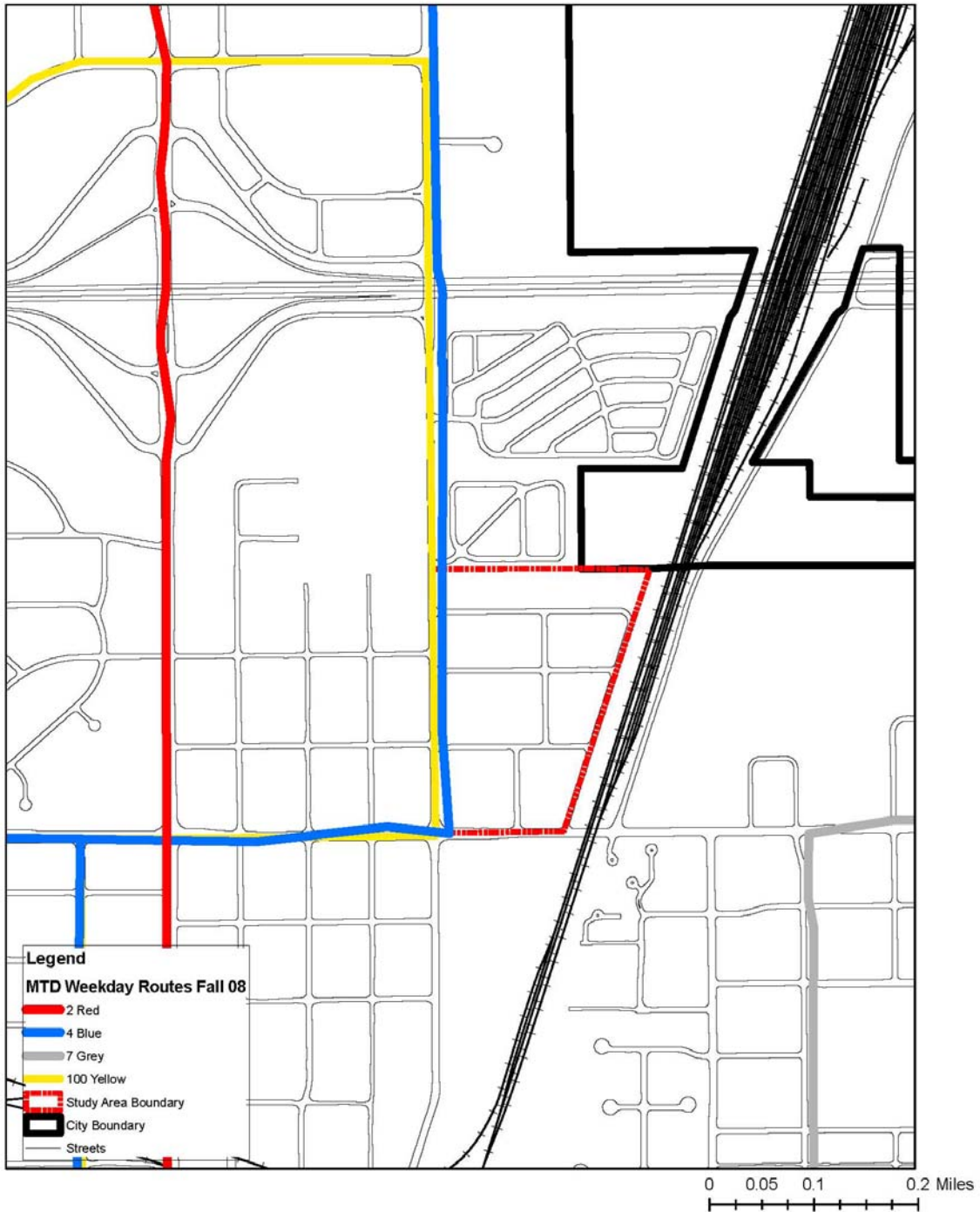
### *Transit Service*

The Champaign-Urbana Mass Transit District runs four routes within walking distance of the Bristol Place neighborhood (see Figure 7.1). The Blue and Yellow line traverse Market Street and directly serve the neighborhood. The Grey and Red lines run about 4 blocks away from the neighborhood. The Blue, Grey and Red routes run approximately every 30 minutes on weekdays and connect the neighborhood to Market Place Mall, the University of Illinois at Urbana-Champaign (UIUC), the downtown areas of Champaign and Urbana, and residential areas throughout these municipalities and Savoy. On Sunday, the Yellow carries residents to Downtown Champaign, UIUC and the Village of Savoy.

Figure 7.1

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### Bristol Place: Bus Routes



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*Inter-neighborhood Connectivity*

The Shadow Wood Mobile Home Community is a privately owned parcel that leases land to mobile home owners. Ninety-five (95) percent of its 265 mobile homes are owner-occupied units<sup>8</sup>. The remaining homes are owned and managed by the land's owners. Lessees of land in the community are screened for criminal history, legal residency status, and monitored closely throughout their tenure. Though Shadow Wood and Bristol Place remain separated only by a thin easment, interaction between the two neighborhoods remains limited. According to Officer Manager, Mary Blue, a language barrier between the Spanish-speaking residents of Shadow Wood and the English-speaking residents of Bristol Place has prevented activity between the two populations.

Nevertheless, the two neighborhoods have begun to facilitate events with one another. Shadow Wood management and staff at Metanoia Centers in Bristol Place maintain contact to coordinate several food drives and back-to-school events.

Additional stakeholder interviews will confirm the undoubted interaction between residents of Bristol Place and the Garwood Area.

*Public Safety and Automobile Circulation*

Except for the neighborhood containing the University of Illinois campus, Planning Area 1 received more police service calls than any neighborhood in the City of Champaign in 2007. Multiple updates of the Neighborhood Wellness Action plan have cited criminal activity as an obstacle to wellness in both PA1 and the Bristol Place Neighborhood.

In November of 1998, the City demolished the Green Apartment Complex, a major source of blight and criminal activity in the proximate neighborhood.

In a 2001 survey conducted by UIUC Masters in Urban Planning students Lorrie Pearson and Alan Quick, 90 percent of Bristol Place residents affirmed the sale of drugs in the neighborhood. Seventy-two (72) percent of respondents reported prostitution in the neighborhood, and 61 percent affirmed the occurrence of "burglary". The same survey also reveals a 70 percent rate of "Confidence in Police."

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<sup>8</sup> Interview with Mary Blue, Shadow Wood Mobile Home Community Office Manager. 20 October 2008.



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The Area Records Management System (ARMS) incident database shows that the number of incidents in Bristol Place, the Garwood Area, and Shadow Wood Mobile Home Community have fluctuated since 2000 (see Figure 7.2). ARMS reports include all police incidents ranging from violent crime to routine traffic stops. As these three neighborhoods lie along arterial thoroughfares in the City of Champaign, much of the fluctuation in figure 7.2 reflects changes in the enforcement of speeding on Market Street and Bradley Avenue. Total incidents reached a peak in 2004, but have followed no discernable trend except that incidents in each neighborhood fluctuate simultaneously. This suggests that the forces that result in increased police incidents—whether due to more crime, more reporting of crime, or more police presence—may be influencing these three neighborhoods simultaneously. Shadow Wood retains the lowest number of incidents per capita in all years. Except for the year 2000, Bristol Place shows the highest number of incidents per capita.

Figure 7.2: Total Incidents

year	2000	2001	2002	2003	2004	2005	2006	2007
Bristol Place (pop. 232)	505	502	770	594	873	540	462	539
Garwood Area (pop. 413)	1214	894	985	826	1030	866	792	922
Shadow Wood (pop. 613)	154	148	323	428	581	331	249	231

Source: ARMS Incident Analysis (9/19/2008)

Incident analysis reports also reveal that the ten most common incidents in Bristol Place in the years between 2000 and 2008 almost always include “speeding (radar),” “operating an uninsured motor vehicle,” “no drivers license,” “warrant in-state,” and “suspended revoked drivers license.” These frequent traffic-related violations correspond well with public safety priorities in PA1 to address volume, traffic, and speeding issues.

“Improper lane use” also ranks amongst the most frequent incidents in the neighborhood, though its frequency has fallen since its peak of 43 incidents in 2002. These violations are likely the result of one-way streets installed in 1998 to address drug-related automobile traffic problems in the neighborhood. Currently, automobile traffic can only exit the neighborhood via Clock Street or Chestnut Street, which each have access points on Bradley Ave. The neighborhood’s circulation pattern enhances the ability of police officers to monitor traffic entering and leaving the area. Whereas multiple exits would require police to monitor multiple points simultaneously, the current

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system allows officers to monitor circulation from a single point. City staff allege that this system has reduced the incidence of drug-related crime in Bristol Place. They also agree that some residents would prefer to restore two-way streets in the neighborhood.

An analysis of 15 of the most frequently reported non-traffic related incidences, including aggravated battery, residential burglary, possession of a controlled substance, criminal damage to property, and others<sup>9</sup>, shows that incidences in Bristol Place and the Garwood Area continue to fluctuate relatively higher than incidences in Shadow Wood (see Figure 7.4).

Figure 7.4: Frequently Occurring Neighborhood Incidents

year	2000	2001	2002	2003	2004	2005	2006	2007
Bristol Place (pop. 232)	148	112	168	140	224	147	123	110
Garwood Area (pop. 413)	203	117	205	179	148	159	225	256
Shadow Wood (pop. 613)	42	42	48	61	43	54	41	41

Source: ARMS Incident Analysis (9/19/2008)

Though ARMS Incident figures accurately portray police activity in the neighborhood, they do not distinguish between incidents that occur as a result of existing police presence in the neighborhood or police activity in response to a service call. These data also do not distinguish between incidents that occur in the neighborhood and incidents reported by Bristol Place residents that occurred outside the neighborhood. Nevertheless, multiple City staff, including law enforcement officers, suggest that fostering a sense of shared responsibility and vigilance in the community increases the chance that residents will report criminal activity to the police.

<sup>9</sup> "Frequently occurring neighborhood crimes" include aggravated battery, battery, domestic battery, residential burglary, criminal damage to property, runaway minor, controlled substance possession, drug equipment possession, resisting/obstructing officer, domestic dispute, in-state warrant, terry stops, possession of cannabis, and police tow. Analysis of these incidents are merely a cross-section of police activity in these neighborhoods. Understanding the precise frequency of criminal behavior requires analysis beyond ARMS reports.

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## Existing Programs

### *Housing Programs*

The City of Champaign offers 6 programs to encourage home improvement and maintenance by homeowners and landlords who could not otherwise afford home repairs. These programs are administered by the Neighborhood Service Department of the City of Champaign, but are partially funded through grants from the US Department of Housing and Urban Development. Residents below 80% median family income (MFI) qualify for these programs. With the exception of the Home Accessibility Program and the Rental Rehabilitation Program, only owner occupied households are eligible for funds. Program use is concentrated in northern part of the City, north of University Ave and south of I-74, and west of Mattis Ave between Springfield Ave and Windsor Rd.

Available programs include:

- **Caulk and Paint**  
This program, provides vouchers towards the purchase of caulk and paint at a local store. Persons with disabilities and elderly people are also eligible for additional funds to cover the cost of labor. Homeowners who wish to use this type of funding may not have an income above 80% of the MFI. *(note: At the time of the Bristol Park Neighborhood Plan in 2010, this program is no longer available.)*
- **Emergency Grant Repairs**  
This program provides funding for immediate repairs on an “as needed” basis for housing deficiencies that threaten the health and safety of residents. Homeowners who wish to use this type of funding may not have an income above 80% of the MFI.
- **Full Home Improvement Program**  
This program provides grants and/or low interest loans to owner occupied housing in order to bring homes up to City code. Homes must also have lead based paint hazards addressed and may not have any outstanding nuisance violations. Unlike other programs, an owner is only eligible for this program once per address.

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- Home Accessibility Retrofit Program

This program provides grants or deferred payment loans to homeowners and renters to make their home more accessible to persons with disabilities. It is offered “as needed” and only residents with less than 80% MFI are eligible.

- Rental Rehabilitation

The Rental Rehabilitation Program provides forgivable deferred payment loans to eligible Champaign landlords to make repairs to deteriorated dwelling units. Funding shall be used to hire contractors to provide labor and materials to make required repairs. Priority assistance will be given to blighted properties identified by the City’s Property Maintenance Division inspection staff. Depending upon availability of funding, the Neighborhood Programs Division may also take applications from other landlords interested in receiving home repairs. Assistance will be targeted to areas of the City designated as restoration and preservation neighborhoods in the City’s Neighborhood Wellness Plan.

- Accessory Structure Demolition

The Accessory Structure Demolition Program provides funding to eligible Champaign homeowners to demolish dilapidated accessory structures on their property. Assistance through this program is provided to demolish unsafe structures such as garages, sheds, and fences on the property.

Accessory Structure Demolition assistance is provided in the form of a forgivable deferred loan or grant depending on the amount of the assistance and the ownership structure.

Between 2000 and 2007, residents in the Bristol Place Neighborhood have used the programs 9 times (about one use per every 8 households) to make home improvements. Four programs offered have been used at least once, with the Caulk and Paint and the Emergency Grant Program being the most popular. On average 1-3 households use one of the programs each year, but no households used any of the programs in 2007 in this neighborhood.

Similarly, residents in the Garwood Area neighborhood used these programs at roughly the same rate, a total of 17 uses, or about one use per 8 households, between 2000 and 2007. The most popular programs were the Emergency Grant Program and the Full Home Improvement Program.

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In recent years (2005 and 2006), the programs have been increasing in use from 1-2 times per year to 5 or more times per year, but in 2007, the programs were only used twice.

In both neighborhoods, it appears that some residences have benefited from more than one repair program. Despite Garwood's higher rate of home ownership, and therefore more home repair programs are available to more residents, Bristol and Garwood Area have similar rates of participation in these programs, with about 1 use per 8 households.

In contrast, the residents of Shadow Wood have not participated in any of the City run programs between 2001 and 2007. Due to the property ownership regulations of a mobile home park, Shadow Wood residents do not qualify for any of the City's housing programs. However, the owners of the park purchased paint last summer and approximately 75 homeowners repainted their homes.<sup>10</sup>

Figure 8.1 shows the location and type of home improvement programs that have been used by residents. Because some residents have used more than one program, the number of points on the map are not equal to the number of times the programs have been used.

#### *Other Programs*

The City of Champaign and other local organizations support additional programs available to neighborhood residents. These programs foster positive growth and community development. In recent months, neighborhood residents in Bristol Place and Shadow Wood have organized to use some of the programs listed below.

- **Enterprise Zone**

In order to encourage new construction and physical growth, the City offers certain property and sales tax abatement for development.

- **Neighborhood Small Grants**

These grants provide funds for neighborhood improvements or enhancements organized by registered neighborhood groups. Shadow Wood has used these grants in the past to fund community celebrations. Back to school events and neighborhood clean-ups have been supported through this program.

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<sup>10</sup> Interview with Mary Blue, Shadow Wood Mobile Home Community Office Manager. 20 October 2008.

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- Girl Scouts

This group is very active in the neighborhoods. It provides recreational activities for young girls. In early Fall 2008, the group participated in a community celebration at Shadow Wood. This group has a very high participation rate in Bristol Place and Shadow Wood.<sup>11</sup>

- Food Distribution

In partnership with the Eastern Illinois Food Bank, residents of Bristol Place and Shadow Wood received food. Hundreds of families benefited from the distribution and another distribution event is in the planning stages.<sup>12</sup>

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<sup>11</sup> Interview with Mary Blue, Shadow Wood Mobile Home Community Office Manager. 20 October 2008.

<sup>12</sup> City of Champaign News. Accessed: <http://www.ci.champaign.il.us/departments/2008/11/20/bristol-place-neighborhood-and-shadowwood-community-sponsor-food-drive-w-neighborhood-small-grant-funds/>

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Figure 8.1

## Bristol Place: Neighborhood Services Projects by Type

