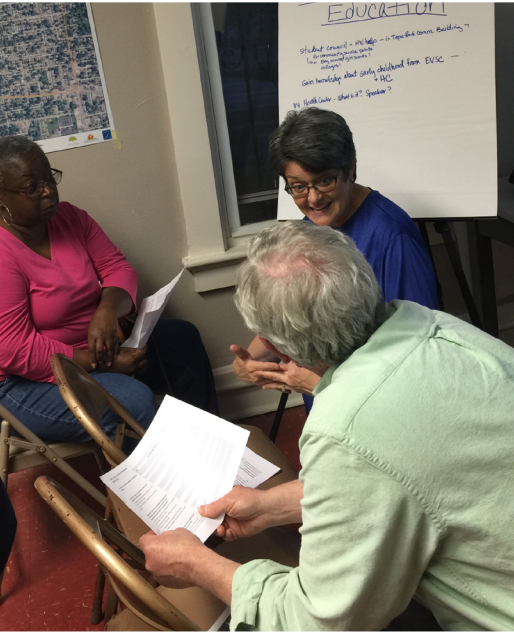


TEPE PARK QUALITY-OF-LIFE PLAN

City of Evansville, IN

MOMENTUM FOR CHANGE



August 28, 2017

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The Quality-of-Life Plan was facilitated by Teska Associates, Inc. for Community One and the residents of the Tepe Park Neighborhood.



Momentum for
Change

ABOUT TEPE PARK

Tepe Park is a neighborhood of approximately 2,000 residents located on the South Side of Evansville just one mile from Downtown. The neighborhood is primarily residential and surrounds a park of the same name. Tepe Park has seen a loss of population and has the largest concentration of vacant property in Evansville, yet the spirit of neighbors is beginning to revive the area. The commitment of residents, local organizations and the City of Evansville is resulting in a positive step forward to restore the economic foundation, housing stability and quality-of-life in Tepe Park.

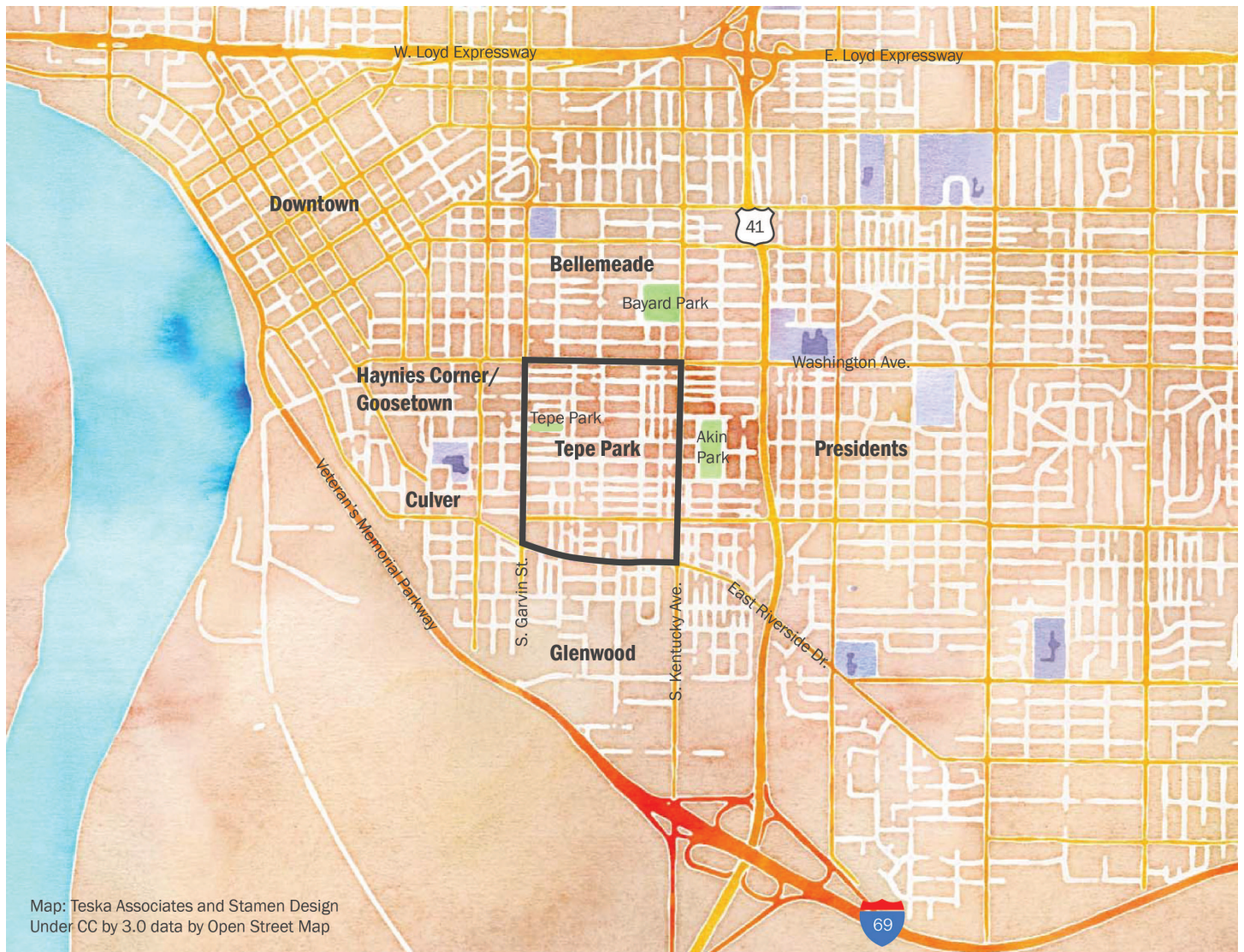


Recently, the City of Evansville has worked with local residents to make upgrades to Tepe Park including a new basketball court and playground in the park, as well as working with the newly formed Evansville Land Bank to prioritize acquisition of vacant properties and demolition of vacant structures.

A number of key assets form the foundation of Tepe Park including the predominance of single-family homes, the legacy of beautiful streets such as Riverside Drive, and the history of Kentucky Avenue as the Old US 41. Together, these assets provide a unique identity and proud heritage for Tepe Park.

Tepe Park Neighborhood Association has worked over the past several years to bring together neighbors around a variety of community improvement projects – from public safety to community gardens and neighborhood beautification. The result of these improvements shows as neighbors are working in their yards, children are playing in the new basketball court, and residents have become more involved in the neighborhood.

Community One was founded in 2013 after an extensive effort to determine how to have a positive impact in Evansville, bringing leaders from a variety of sectors together to implement change. Community One is building on its Christian faith to help people and meet their needs for both spiritual and secure development. During this time, Community One's commitment has resulted in tangible results, from completing 300 home repairs in the inner neighborhoods of Evansville to launching a whole house rehab program that has resulted in three homes in Glenwood, two in Tepe Park, and a partnership effort to revitalize Mary Street in Jacobsville along with Habitat for Humanity and HOPE.



Over the Fall of 2016 through the Summer of 2017, a neighborhood engagement and community planning process was conducted to:

- Form consensus around a long-term vision for Tepe Park;
- Forge partnerships among residents, non-profit organizations, businesses and public agencies;
- Develop a framework for implementing a sustainable plan for community improvement; and
- Identify a set of priorities that all partners would work in a coordinated way toward implementation.

The Tepe Park Quality-of-Life Plan is the first step toward implementation of a sustained, long-term commitment of all parties. This plan identifies the vision, key priorities and action steps to form a roadmap for Tepe Park.

VISION FOR TEPE PARK

"Welcoming. Safer. Vibrant. Healthier. Pride."

These are the words that residents use to describe their vision for the future of Tepe Park. At a packed house for a Neighborhood Association meeting on March 20th, 2017, residents were not shy about what they would like to see and what it will take to meet this vision. The terms residents most used to set out a vision for the future are shown in the graphic below.



When asked what it would take to achieve this vision, residents said:

- Strong leaders
- Trust
- Sacrifice
- Commitment
- Clear vision
- Communication
- Younger people
- Engagement
- Buy-in
- Caring environment

Working in a coordinated way, this plan sets out a path to get to this vision.

There is no silver bullet. It's through the cooperation of residents working with people who care about their community that will make a sustained impact over time.

The goal is to make a noticeable difference in the spirit and cohesiveness of the community. This concept of "neighborliness" forms the foundation of the Tepe Park Quality-of-Life Plan. Small things such as putting out a plant on a front porch to invite a conversation with neighbors, to working together on a community garden or home repair, will all make a difference over time, arriving one step closer to the vision for Tepe Park, one that is warm, inviting, and neighborly as a **PLACE TO CALL HOME.**



NEIGHBORHOOD REVITALIZATION AND COLLECTIVE IMPACT

Neighborhood revitalization is the process by which community improvement builds over time. It is based on the conviction of community engagement as a central focus of the effort. If residents become involved as leaders to address specific challenges, these relationships can lead to greater capacity for community improvement.

The future of a neighborhood lies at the door of hundreds of individual households. As one neighbor fixes their porch or roof, another will follow. In Tepe Park, one can see gardens in front yards rather than hidden in the back. Neighbors say hello to each other rather than walking by. And now that the basketball court is in, youth are coming out to the park after school to play ball.

What is Neighborhood Revitalization?

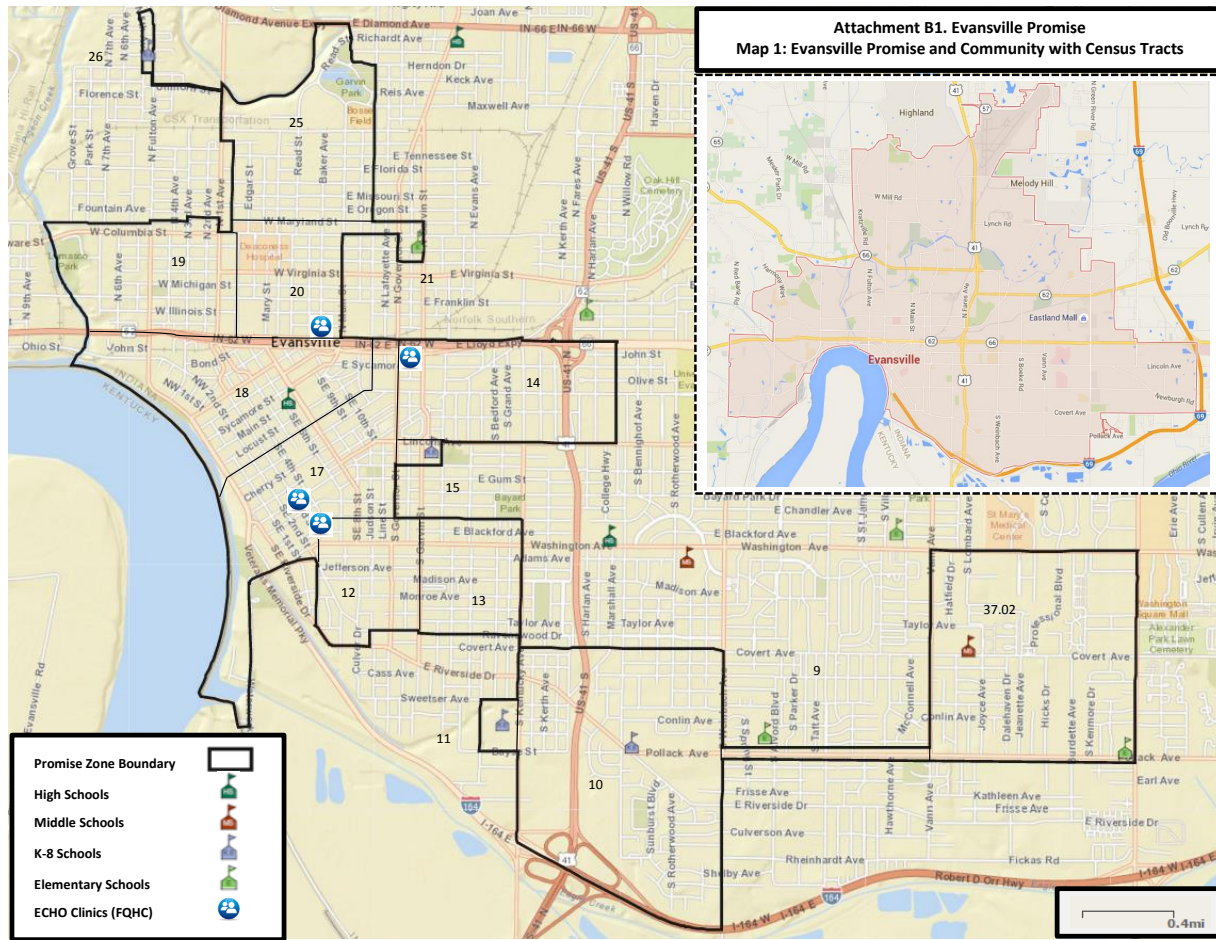
- It is the process of convening and leading people and institutions in creating and implementing collaborative strategies to restore thriving, sustainable neighborhoods.
- While housing is often the first lens through which we judge the condition of a neighborhood--and decent, affordable and stable homes are the foundation of neighborhood health--a strong neighborhood is about more than just housing.
- A sustainable neighborhood is clean and safe, and provides residents with affordable access to food and life's necessities, jobs, health care, transportation and education among other things.

While the concept of Neighborhood Revitalization has grown out of the housing and community development frameworks, there are many similarities to the process of Collective Impact.

Collective Impact is a related concept that developed from human service efforts aimed at collaboration. There are often several organizations touching a family – from schools to churches to youth programs – and by creating a deliberate effort to work together, far greater impact can be made than through separate, scattershot approaches. Collective Impact includes the following components as applied to Tepe Park:

- ***It starts with a common agenda***, as defined in this Quality-of-Life Plan for Tepe Park
- ***It establishes shared measurement tools*** – a common set of data in Tepe Park should measure items such as: the number of homes rehabbed, home repairs completed, vacant land turned to new uses, and the number of residents who receive training, education and better jobs
- ***It fosters mutually reinforcing activities*** – focusing on projects that involve multiple partners that build a sense of community spirit and cooperation
- ***It encourages continuous communication*** – through building a set of communications strategies from low-tech yard signs to phone trees to Facebook and social media – getting everyone connected and in touch with what is happening in Tepe Park
- ***And it has a strong backbone*** – by building out the community infrastructure to keep everything going in the same direction, keeping partners accountable and making sure things get done.

EVANSVILLE PROMISE ZONE



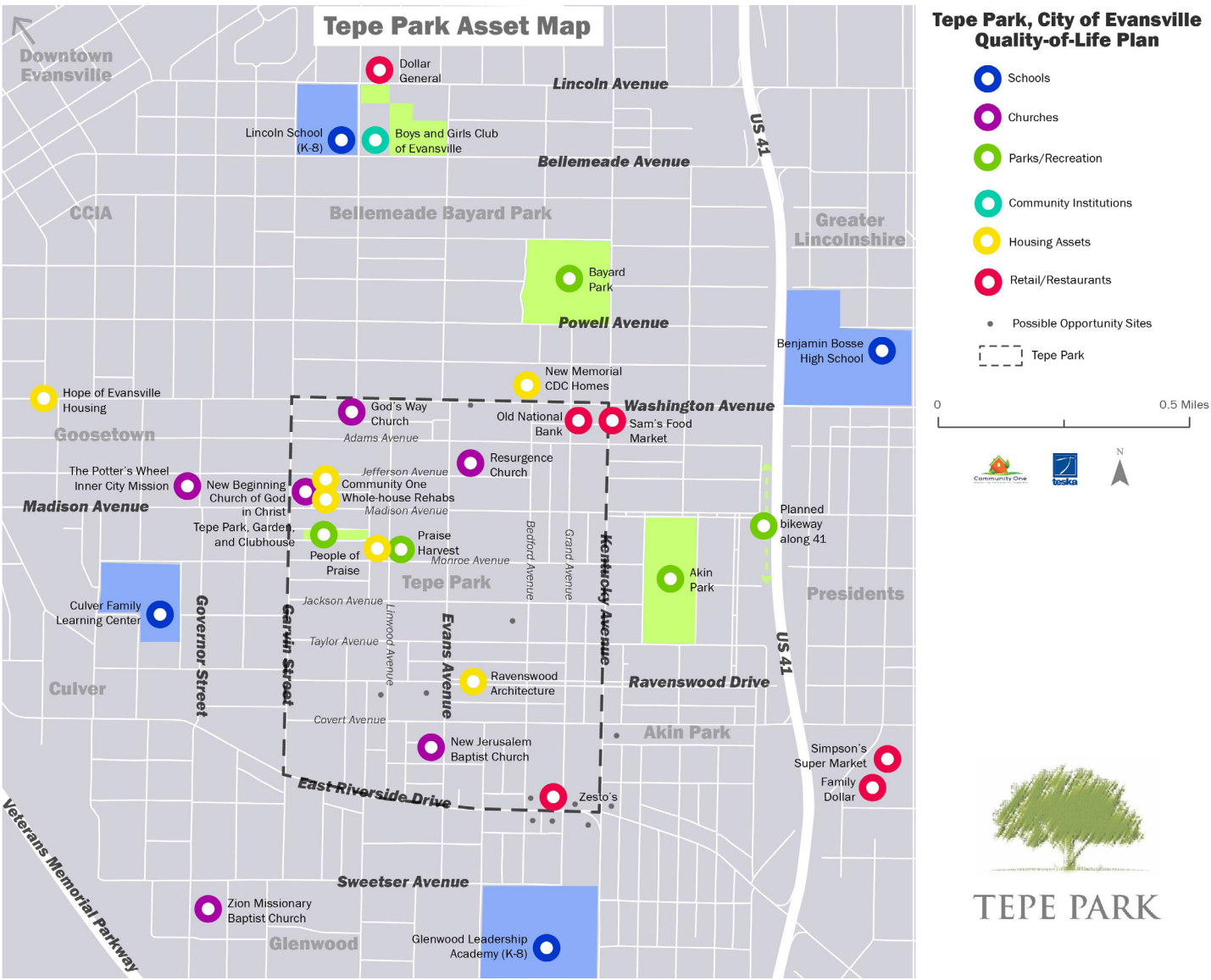
In 2016, Evansville was selected for designation as a Promise Zone after a nationwide, highly competitive process. Tepe Park is located within the Promise Zone, representing Census Tract 13. The Promise Zone designation is based on the experience of several comprehensive efforts around the U.S. that have had a profound improvement in education, job readiness, and community stability. Harlem Children's Zone in New York City, for example, has provided an extensive set of documentation regarding the impact of their model – from improved literacy to achievement at school to increased college acceptance and advancement in careers for family members. Promise Zone designation for Tepe Park and surrounding neighborhoods in Evansville provides priority access and improved

scoring for over 70 federal programs – everything from infrastructure to job training to early childhood. Evansville Promise is led by ECHO Housing with support from the City of Evansville and includes a broad array of key partners who have committed to devoting their resources and expertise to the Promise Zone.

The six objectives of Evansville Promise Zone are to:

- Increase Jobs
- Expand Economic Development
- Improve Educational Opportunities
- Reduce Violent Crime
- Promote Health and Access to Health Care
- Provide Access to Quality Affordable Housing

COMMUNITY ASSETS



The foundation for community action is the network of residents, community organizations, businesses and faith-based organizations. While primarily a residential neighborhood, Tepe Park is home to both a number of key institutions and organizations that are partnering together for change. The Asset Map shown above was developed by local residents and organizations who mapped out key institutions and locations that are resources to the community that are located both inside and nearby the neighborhood's boundaries.

Tepe Park Neighborhood Association

Monthly meetings, focus on public safety, sustainability, improving the park; forum for residents to become involved.



Community One

Whole house rehabs, home repairs and community engagement in Tepe Park; committed to serving as backbone organization.



Tepe Park

The “heart of the neighborhood,” includes a club house, new playground, gazebo and basketball court.



People of Praise

Missionaries moved into two homes at Linwood and Madison in 2012 and have spread conversation, education, home repairs and community gardening.



Ravenswood Drive

A beautiful boulevard with restored homes and a range of architectural styles from craftsmen to bungalow and modern homes.



Old National Bank and Washington Avenue

Washington Avenue is home to a mix of residential properties and commercial corners. Old National Bank is at the corner of Washington Avenue and Kentucky Avenue.



Zesto's and Riverside Drive

Zesto's is an iconic drive-in that attracts people from all over Evansville. Its distinctive signage is a landmark for Riverside Drive and the larger Tepe Park neighborhood.



Wolfe's Auto Auction

Located just south of Tepe Park on Kentucky Avenue draws buyers and dealers from multiple states to its auctions every Thursday at 9:00 am.



HOPE of Evansville

HOPE's HomeOwnership Center is a one-stop-shop designed to meet the informational and financial needs of people who are or want to be homeowners. HOPE has built and rehabbed homes throughout the South Side including the home shown below at 1221 Culver just west of Tepe Park.



"The Castle"

One of the most interesting buildings in Tepe Park sits on the east side of the Park on Linwood. The building is being renovated and will once again be an occupied residential building.



Habitat for Humanity of Evansville

Habitat has focused on the Glenwood neighborhood just south of Tepe Park by building new homes and developing relationships with Glenwood Leadership Academy and other local partners.



Potter's Wheel

Potter's Wheel is a ministry focused on changing lives among inner-city residents and is located on Jefferson Avenue in Goosetown, just west of Tepe Park.



Schools - Students from Tepe Park primarily attend one of three elementary schools that surround the area - Glenwood Leadership Academy, Culver Elementary School and Lincoln School. In addition, Bosse High School is located on the east side of US 41.

Glenwood Leadership Academy

A comprehensive partnership school that was saved by the community and expanded by EVSC. Includes USI Health Care Center which is open to the community.



Lincoln School

Lincoln School is located north of Tepe Park and is located next to the Boys and Girls Club.



Culver Family Learning Center

Culver Family Learning Center coordinates all of the EVSC's early childhood education programs and serves as a hub for early childhood education within the community.



Bosse High School

Located just east of 41, Bossee High School is the closest high school to Tepe Park and one that many students attend.



PRIORITY 1: PROMOTING NEIGHBORING AND COMMUNITY



The change in spirit in Tepe Park is evident to many local residents and visitors. A growing number of residents once again sit out on their porches, know their neighbors' names and volunteer for local activities. These personal interactions are at the heart of feeling comfortable, secure and at home in one's neighborhood.

From community gardening to leading meetings for the future of Tepe Park, there is a growing momentum for ownership of the process and changing the path and future for the neighborhood.

Yet, more work needs to be done. Many people don't have computers in their home or use email on a regular basis. Information on even basic programs is often hit-or-miss. Many activities call on a small, but committed set of residents who need more volunteers and support.

Through setting up a better communications system, launching more programs where residents can interact, and building a structure for implementation, a greater, more intensive, and more inclusive effort can connect to each and every resident and business in Tepe Park and sustain their involvement over time.

PRIORITY 1: PROMOTING NEIGHBORING & COMMUNITY

Strategy #1

Create a Communications Platform (plan and methods) that Works for Everyone

While there is strong commitment among partners and residents who have been involved to date, a communications platform that keeps everyone in touch is essential for Tepe Park. The communications system has several functions:

- Communications among residents to find out what is happening and how to get involved;
- Communications among the coalition leaders to effectively manage projects and keep each other informed of progress, action steps and results; and
- Communications with a broad range of media on progress to audiences outside Tepe Park to begin to change the perception of the neighborhood.

1.1 Create a neighborhood brand and communications plan. Build a recognizable brand that communicates a positive message for Tepe Park and reflects the vision of the neighborhood. Develop a simple communications plan that includes audiences and methods for communicating with constituents.

1.2 Create yard signs and direct mail flyers to keep people informed. Yard signs are perhaps the easiest way to reach people who either don't have or don't regularly use computers and phones for email and social media.

1.3 Develop a website as a central depository of what is happening, documents, resources, and contact information.

1.4 Launch a social media campaign. Assess the current use of Facebook, Nextdoor.com, etc. to provide up-to-date information that can very efficiently get the word out throughout the neighborhood on key issues, activities and updates. Establish Wi-Fi in the Community House and broadcast Neighborhood Association meetings on Facebook Live.

1.5 Explore the viability of a mass texting system and phone bank (phone tree). Develop an easy way to reach people on their phones, particularly people who don't use social media but need to be contacted when there are events they may be interested in or critical news, like a community work-day that needs volunteers, registrations for an upcoming educational program or an advocacy effort around an important issue for the neighborhood.

The screenshot shows the Nextdoor website interface. At the top, there's a green navigation bar with the Nextdoor logo and links for 'About', 'Sign in', and 'Find your neighborhood'. Below the navigation bar, the breadcrumb trail reads 'Indiana / Evansville / Tepe Park'. The main content area features a map of the Tepe Park neighborhood, with labels for surrounding areas like 'Goosetown', 'Culver', 'Akin Park', and 'Presidents'. Below the map, the title 'Tepe Park' is followed by demographic information: 'Evansville, IN', 'Average age: 45 years old', 'Population: 2271 residents', and 'Homeowners: 58%'. The source 'U.S. Census 2010' is noted. At the bottom, there's a section titled 'What Tepe Park neighbors are talking about' and a sign-up prompt: 'Hi! Sign up to discover your neighborhood' with a green house icon.

PRIORITY 1: PROMOTING NEIGHBORING & COMMUNITY

Strategy #2:

Develop Neighborhood Leaders and Priority Team Leaders

One of the most important elements of a strong coalition is the investment in the capacity of current neighborhood leaders. This includes recruiting priority team leaders, defining clear roles for all leaders and building trust among leaders and the broader Tepe Park community.

Leaders need to work for the betterment of the neighborhood around a common vision and be composed of stakeholders (internal and external) who bring unique skills and resources, but are also team players and know how to motivate others. Over time, training should be sought out through NeighborWorks or other organizations who understand neighborhood revitalization and can both share best practices as well as provide informal networks between Tepe Park and other efforts happening throughout Evansville, Indiana and beyond.

2.1 Provide leadership training and advancement for current leaders. Invest in training neighborhood leaders on governance, meeting planning and decorum and oversight of neighborhood revitalization process.

2.2 Recruit team leaders for each priority area and define roles and responsibilities. Identify and recruit leaders for each priority area that includes a balance of neighborhood residents and committed organizations. The long-term goal is for residents to lead in each priority area, but in the short-term, organizations can provide support and resources to build that capacity over time.

2.3 Develop decision-making mechanisms for leaders and teams, ensuring that everyone understands how to make effective decisions that build momentum and support for the work of the initiative. Typically, votes should not be needed if consensus can be achieved, but in the case of disagreements there should be guidelines in place to work through making decisions without alienating people who are committed to the neighborhood.



PRIORITY 1: PROMOTING NEIGHBORING & COMMUNITY

Strategy #3:

Promote Good Neighboring & Relationships

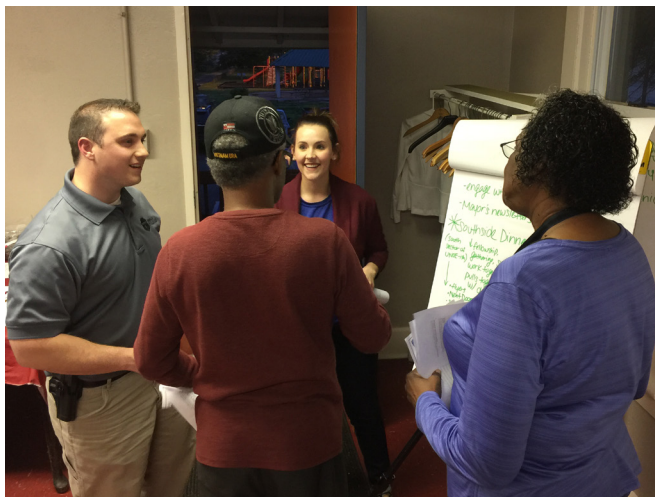
With hundreds of families living in Tepe Park the challenge is always reaching beyond the people we already know to those who may either be new to the area, not connected to local organizations, or simply not aware of what is happening. Also important is the intergenerational aspect of community, ensuring that residents of all ages are connected and included. A robust and well-communicated central calendar of events will promote community and neighboring.

3.1 Promote knowing your neighbors. Simply knowing your neighbor's name goes a long way towards building community and friendships in neighborhoods. Challenging neighbors to learn and use the first and last names of their immediate eight neighbors (three across, three behind, one on each side) will enhance and encourage dialog, understanding and relationships from the ground up.

3.2 Implement a neighborhood welcoming team. New residents need to feel welcome and connected to the community in order to build the social networks they need to enjoy the area, develop relationships, and be committed to neighborhood improvement. An active Welcoming Team will help connect and integrate new residents into community life in Tepe Park.

3.3 Develop and share a central calendar of events. One way to promote neighboring is to bring people together! Create and publish online and in print an annual Neighborhood Calendar that includes the activities of the TPNA, local churches, schools, youth organizations (Boys and Girls Club, YMCA, USI Health Care Clinic at Glenwood Leadership Academy, etc.) to inform and invite residents to connect and engage.

3.4 Explore launching a “Good Neighbor” program. Good neighbors are volunteers that are willing to be good neighbors on their blocks. They could add a “Good Neighbor” sign in their yard and agree to be a friendly and kind influence on their block. Good neighbors can also support neighborhood watch activities, new neighbor welcoming activities and serve as a communications conduit for their block.



PRIORITY 1: PROMOTING NEIGHBORING & COMMUNITY

Strategy #4:

Build Community Among Residents of All Ages

As Tepe Park's community engagement strategy matures, a number of efforts can be taken to build the interaction of residents from a variety of backgrounds, ages, and skillsets. Through programming in the park, Community House and a variety of spaces, a range of activities should be developed to appeal to a broad range of residents.

4.1 Activate the Park and Community House for neighborhood events. Develop and publish an annual list of open and inclusive events in the Park and Community House. Build event committees to plan and execute neighborhood-sponsored events to support fellowship, neighboring and community.

4.2 Partner with schools for neighborhood events. With four schools surrounding Tepe Park, there is nearly always something going on that local residents may not know about. Hosting neighborhood events at the Community House and Park a few times with all of the schools, including private schools, will be a way to make connections and bridge the gaps between each school's network within Tepe Park. For example, if there is an Arts Fest or sports tournament at the Park, neighborhood children attending all schools should be invited to participate.

4.3 Engage families and school-aged children. With an abundance of family and children's programming available at local schools, non-profit organizations and churches, we will explore and communicate opportunities for Tepe Park families to participate. We will encourage programming from a variety of organizations to hold events in the neighborhood for easier access and participation when possible. Activities held locally will help connect our residents to services in organizations that are located outside of Tepe Park but are designed to serve our families.

4.4 Engage young adults (18-24). Teenagers and young adults can be the most challenging group to involve, yet they have the most at stake as they begin the transition from school to work. Traditional programming is often not available for disconnected or at-risk individuals of this age group. Finding ways to provide activities, contacts, and networks for young adults is essential to helping them stay on track for a career or higher education. This effort may include partnering with Innovation Pointe around an entrepreneurial or business competition, technical training on advanced software, competitive e-sports at the Community House, or hosting physically challenging events in the Park, which are ways to create a connected community that respects young adults and provides opportunities for them to succeed.

4.5 Expand sports and recreation facilities. Building on the success of the basketball court, additional fields and recreation space are needed at the Park, including soccer and touch football fields, a water feature/splash pad for children and families, and outdoor exercise equipment. A running track around the park can also provide a safe venue for exercise for all ages, from children to seniors.

4.6 Host senior events at the Community House. With a large number of seniors in Tepe Park, active engagement and socialization is important for their enjoyment and well-being. Regularly scheduled programming including arts, entertainment, healthcare-related events, games, etc. will be developed to attract adults and seniors out of their homes and into community with others, which will broaden their relationships and improve their overall quality of life.

4.7 Provide gardening and agriculture workshops. With vacant land available in Tepe Park, residents can build, grow and invest their skills while bringing transformation to the neighborhood through beautification, gardening and urban agriculture. This can include everything from workshops for small potted plants to setting up blitzes on entire blocks to beautifying yards and creating gardens of all sizes to cultivate.

4.8 Encourage intergenerational mentoring. Making connections between generations will help build lasting relationships and a feeling of belonging that can engage and encourage teens and young adults as well as adults and seniors who can serve as mentors.

PRIORITY 1: PROMOTING NEIGHBORING & COMMUNITY

Strategy #5:

Connect, Collaborate and Communicate

The leadership of Tepe Park is already connected to resources throughout Evansville, including United Neighborhoods of Evansville (UNOE), direct contacts with the City of Evansville, major businesses and local churches. These networks are critical in building resources, support, and recognition for the hard work that needs will be done.

5.1 Connect with Center City neighborhoods. Tepe Park can help plan and host events and programming for its peer neighborhoods in the Center City to build comradery and support.

5.2 Work with civic, nonprofit, and corporate institutions to implement projects. Build on strong relationships with the Mayor and city departments, and grow new collaborative relationships with nonprofits, churches and businesses, to ultimately achieve projects and success on-the-ground.

5.3 Communicate opportunities and successes. Use media and public relations to strategically communicate the vision of the neighborhood, offer opportunities for engagement by stakeholders, and celebrate successes along the way. The intended result is to correct the potentially negative perception of Tepe Park, to rebuild confidence in the area and to encourage investment in the neighborhood through homeownership and economic development.



Priority 1: Promote Neighboring and Community

	Lead	Partners/ Resources	Timeframe
Strategy #1: Create a Communications Platform (plan and methods) That Works for Everyone			
1.1 Create a neighborhood brand and communications plan	Communications Team		Short
1.2 Create yard signs, flyers to keep people informed	Communications Team	Resident volunteers	Short
1.3 Develop web site	Communications Team		Medium
1.4 Social media campaign, revamp Facebook, Nextdoor.com, etc.	Communications Team		Medium
1.5 Set up text system and phone bank	Communications Team	Residents	Medium
Strategy #2: Develop Neighborhood Leaders and Priority Team Leaders			
2.1 Develop current neighborhood leaders	Coalition leadership		Short
2.2 Recruit team leaders for each priority area define roles and responsibilities	Coalition leadership	TPNA, Community One	Short
2.3 Develop decision-making mechanisms for leaders and teams	Coalition leadership	Community One, TPNA	Short
Strategy #3: Promote Good Neighboring & Relationships			
3.1 Promote knowing your neighbors	Communications Team	TPNA	Short
3.2 Implement a neighborhood welcoming team	Communications Team	TPNA	Medium
3.3 Develop and share a central calendar of events	Communications Team	All organizations	Medium
3.4 Explore launching a “Good Neighbor” program	Youth and Education Team	TPNA	Medium

Priority 1: Promote Neighboring and Community			
	Lead	Partners/ Resources	Timeframe
Strategy #4: Build Community Among Residents of All Ages			
4.1 Activate the Park and Community House for neighborhood events	Youth and Education Team	Parks and recreation	Short to long
4.2 Partner with schools for neighborhood events	Youth and Education Team	Glenwood, Carver, Lincoln and Bosse	Medium
4.3 Engage families and school-aged children	Youth and Education Team	Glenwood, Carver, Lincoln and Bosse	Medium
4.4 Engage Young adults (18-24).	Youth and Education Team	Growth Alliance for Greater Evansville	Medium
4.5 Expand sports and recreation facilities	Youth and Education Team	YMCA, Boys and Girls Club, churches, residents	Long
4.6 Host senior events at the Community House	Churches	SCORE	Long
4.7 Provide gardening and agriculture workshops	TPNA	Cooperative Extension	Medium to long
4.8 Encourage intergenerational mentoring	Churches	SCORE	Long
Strategy #5: Connect, Collaborate and Communicate			
5.1 Connect with Center City neighborhoods	Coalition leadership	UNOE	Medium
5.2 Work with civic, nonprofit, and corporate institutions to implement projects	Coalition leadership	DMD, City Departments	Short to long
5.3 Communicate opportunities and successes	Communications Team	Coalition leadership	Short to long

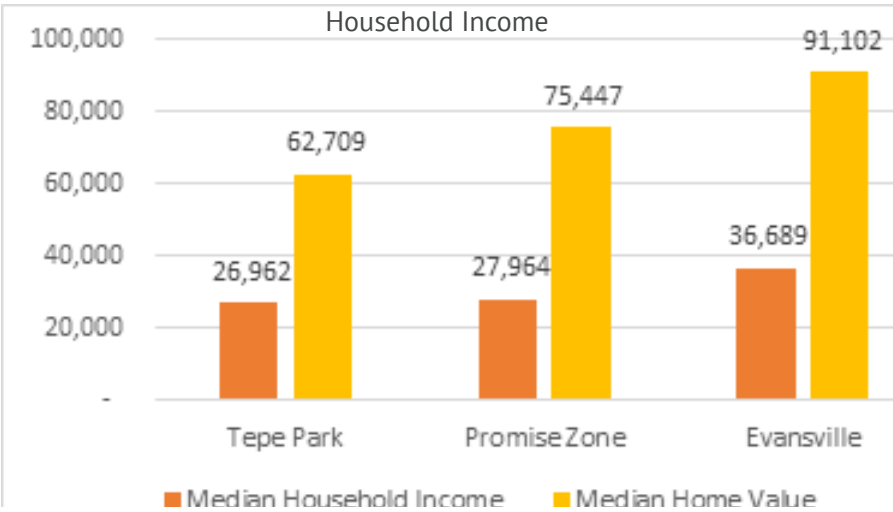
PRIORITY 2: INCREASE JOBS AND ECONOMIC ACTIVITY



Jobs are at the center of efforts that are needed to increase household incomes, provide enough funding to fix up and maintain homes, and provide a path of growth for Tepe Park families and individuals. The key issues for Tepe Park are to provide access to training and education to access better jobs, restore faith in businesses to open locations in the area, and market Tepe Park for investment along its key corridors of Washington Ave., Kentucky Ave. and E. Riverside Dr.

Fundamental to Tepe’s Park success is connecting residents to jobs by working with businesses to expand in Tepe Park and recruiting new businesses to locate here. This is a long-term strategy but absolutely critical to improving everything from housing conditions to community safety. If residents don’t have jobs, have to piece together part-time, low-paying jobs, or there is limited opportunity for growth, household income levels can be too low to make basic ends meet and less able to afford to maintain their homes or pay their rent.

The strategies under Priority 2 are therefore two-fold: first, to connect residents to jobs and a path toward career development and second to improve the business climate in Evansville to both provide local jobs and the types of goods and services people need in their community.



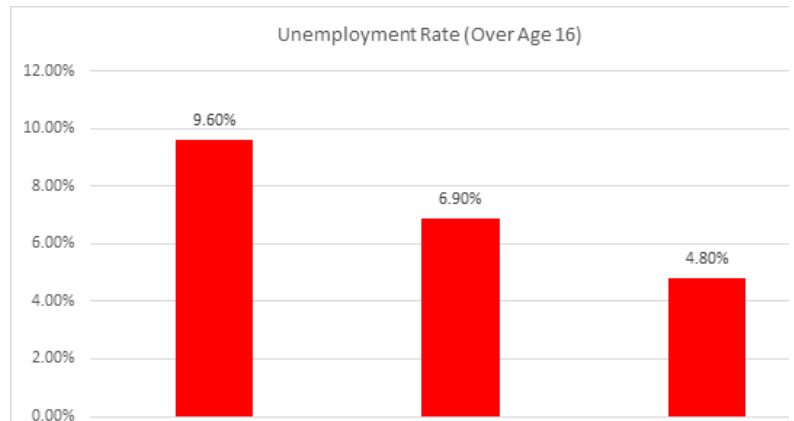
Source: American Community Survey 2010-2014, ESRI

PRIORITY 2: INCREASE JOBS & ECONOMIC ACTIVITY

Strategy #1

Connect Residents with Job Training and Career Development

Tepe Park is centrally located, but limited public transit and changes in the workplace make it difficult for residents to find and keep jobs. A concerted effort is needed to connect residents to job opportunities so that they can thrive and build financial security for their families.



Source: Social Explorer, 2015

1.1 Work with Center City businesses to hire Tepe Park residents. Partner with local businesses located in the Center City area to identify neighborhood job opportunities. Work with employers and residents to connect workers to jobs via neighborhood communications vehicles.

1.2 Connect residents to job opportunities throughout the region. Many of the jobs available in Evansville are located outside of the neighborhood area. Use neighborhood communications vehicles to communicate job opportunities throughout Evansville. Promote the programs and resources of organizations like Work One, Manpower, etc. to assist residents in job searching, resume writing, and job placement.

1.3 Connect residents with workforce training opportunities. Partner with Ivy Tech Community College, Work One, Manpower, local businesses and other community partners to communicate and connect residents to opportunities for workforce training and preparation. Promote Ivy Tech's Skill Up Indiana! program, an advanced manufacturing certificate program that pays students while learning.

1.4 Evaluate and advocate for transportation solutions. Assess transportation needs in the neighborhood in regards to access to employment and education. Identify areas of need and advocate for changes or additions to public transportation, such as expanding hours to meet work schedules. Identify and connect residents to options provided by employers, churches, nonprofits, etc.

	Tepe Park	Promise Zone	Evansville
Total	689	8,770	59,188
Management/Business/Financial	3%	5%	8%
Professional	11%	12%	18%
Sales	5%	11%	11%
Administrative Support	7%	12%	14%
Services	32%	28%	22%
Farming/Forestry/Fishing	0	0	0
Construction/Extraction	7%	5%	6%
Installation/Maintenance/Repair	2%	3%	3%
Production	16%	12%	10%
Transportation/Material Moving	18%	12%	8%

PRIORITY 2: INCREASE JOBS & ECONOMIC ACTIVITY

Strategy #2:

Encourage Resident Entrepreneurship

With a large number of residents without high school degrees or higher education, targeted education and training programs are needed for adults. While there are resources throughout Evansville, making access to these programs is critical, as is retention in high quality programs that lead directly to jobs that can raise incomes and family stability.

2.1 Create businesses that employ local residents. Entrepreneurship can turn neighborhood challenges into opportunities. Work with residents and business start-ups to explore developing new businesses (lawn mowing, tree trimming, hair salons, auto repair, etc.) in or near the neighborhood that not only offer paid employment, but can be combined with building workplace skills so that over time the employees are able to build a resume and move on to a wide variety of jobs.

2.2 Explore farm-to-table opportunities with local restaurants and food distributors. As urban agriculture takes root in Tepe Park, partner with local restaurants and food distributors to provide locally grown produce. This effort could bring financial sustainability to gardening projects in the neighborhood as well as access to jobs in the restaurant and food industries.



Strategy #3:

Attract Businesses and Employers to Tepe Park

Tepe Park is located at a strategic location between downtown and US 41 with direct access to US 69. Commercial corners along Washington Street can provide greater retail and service choices for residents, while there is great potential along East Riverside Drive, home to Zesto's as well as several auto-related businesses. South Side residents need places to shop as well as a place to work and have the spending power to support more retail development.

3.1 Create live/work spaces on business corridors. Restoration of older homes and commerce-al spaces along the main corridors can serve as live/work units for small businesses. New units can also be constructed to replace blighted commercial structures. These buildings can be marketed and financed as single-family homes, but with the benefit of having retail spaces for small businesses with a frontage onto the sidewalk. Additionally, some of the older historic homes along Washington Avenue could also be restored to include space on the ground floor for local offices and businesses such as accountants, attorneys, graphic designers, start-up tech businesses, etc. These small businesses may not be able to afford to be downtown or need the visibility of a major commercial business and would rather be in a neighborhood setting close to where the owners live.

3.2 Provide support to existing businesses. Interview existing local businesses in the area to determine if additional resources and support would help with them succeed in their business plan. When needed, explore options and opportunities to assist businesses with business and financial planning.

3.3 Attract new businesses to E Riverside Drive and S Kentucky Ave. Zesto's is an attraction for residents and visitors from throughout Evansville. The site can be expanded to include outdoor seating and a plaza to provide a pleasant environment for diners and families. Riverside Drive would also be an ideal location for a café, live/work units, and small businesses to serve the larger area.

3.4 Attract new businesses to Washington Avenue. Washington Avenue is the northern border of Tepe Park and is a main traffic connector to the Arts District / Hayne's Corner to the west and US 41 to the east. The intersections of S. Evans Avenue and S. Kentucky Avenue are currently occupied by vacant or underutilized commercial structures. These locations provide opportunities to attract neighborhood retail and small businesses to serve Tepe Park and the surrounding areas. Key uses could include a café, restaurants, pharmacy, and specialty stores such as food, gifts, or general merchandise.

3.5 Attract a larger employer to the area. Work with the business and economic development institutions in Evansville to identify and attract a major employer to the Center City Area, who provides living-wage-paying jobs with skill requirements that are consistent with the available working population.

PRIORITY 2: INCREASE JOBS & ECONOMIC ACTIVITY

Strategy #4:

Create Capital Streams for Center City Projects

4.1 Seek Promise Zone collaborations and funding. Collaborate with community partners to leverage Evansville's Promise Zone designation to bring project grant funding into Tepe Park and the Center City area.

4.2 Create a Center City TIF district to fund capital projects. Work with the City to designate and create a TIF district for the area that can fund capital projects and encourage private investment in the area.

4.3 Seek public and private funding partnerships. Research and innovate in opportunities to secure public (Federal, State, City) funding for capital projects. Seek funding from private sources (individuals, businesses, etc.) in funding capital projects.

Strategy #5:

Market the Neighborhood

5.1 Create and implement a neighborhood brand and image campaign to support economic development. Tepe Park is a great neighborhood with great neighbors, architectural assets, proximity to entertainment venues and more. Develop and implement a neighborhood brand and an image campaign to build on local successes, bring customers to local businesses and investment to the neighborhood.

5.2 Market Old US 41 as a historic/scenic byway. S. Kentucky Avenue was the main north-south travel route through Evansville prior to the development of the newer US 41. With a range of architectural styles and interests, S. Kentucky Avenue can be marketed to attract the type and styles of businesses that used to populate this stretch of road, including an art deco theme with Route 66-style restaurants and roadway attractions and destinations.

5.3 Market architectural assets to attract visitors and encourage housing restoration. The housing stock in Tepe Park includes some wonderful architectural history, including homes along Ravenswood Dr. that feature great bungalow-style designs. These homes should be marketed to attract visitors to the neighborhood, as well as encourage investment in restoring additional homes. This activity brings invested neighbors to the area and raises property values for all residents. Financial incentives for housing repair and restoration should be explored to accelerate the work.

5.4 Install signage and wayfinding to Tepe Park. Strategically install wayfinding and signage to promote the Tepe Park brand and to encourage and direct visitors to the area to support local businesses and destinations.

PRIORITY 2: INCREASE JOBS & ECONOMIC ACTIVITY

Strategy #6:

Improve Commercial Infrastructure

6.1 Remove blighted commercial structures. Partner with the city and private developers to secure funding to acquire commercial properties around key development locations and make the land available for new development.

6.2 Restore sidewalks and add infrastructure upgrades. Complete a thorough sidewalk condition inventory and make repair priority recommendations. Seek to add decorative elements such as trash receptacles, light posts, signage, etc. to the area.

6.3 Upgrade intersections and pedestrian crossings. A survey of pedestrian crossings should be conducted and recommendations made for improvements, including new traffic control signals, crosswalk markings, and signage. Special attention should be given to locations where children cross busy streets to walk to school.

6.4 Add bicycle lanes and signage. Add or improve bicycle lanes and signage to the major commercial corridors including Washington, S. Kentucky and Riverside Dr.

6.5 Upgrade bus stops. Add shelter units to existing bus stops where needed. Construct new stylized bus stops that reflect the neighborhood brand and architectural uniqueness of the neighborhood at key locations in commercial areas.



Improving sidewalks, front stoops, lighting, and utilities can make the area feel more comfortable, safe and secure.

PRIORITY 2: INCREASE JOBS & ECONOMIC ACTIVITY

Inspiration Imagery

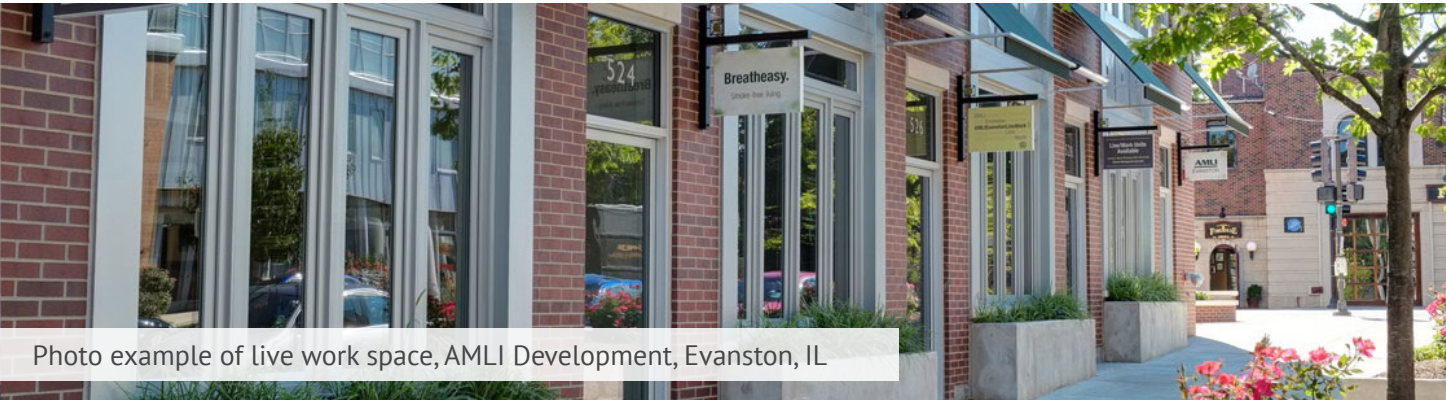


Photo example of live work space, AMLI Development, Evanston, IL



Photo example of gathering plaza and artist's market, Frenchmen Plaza, New Orleans, LA



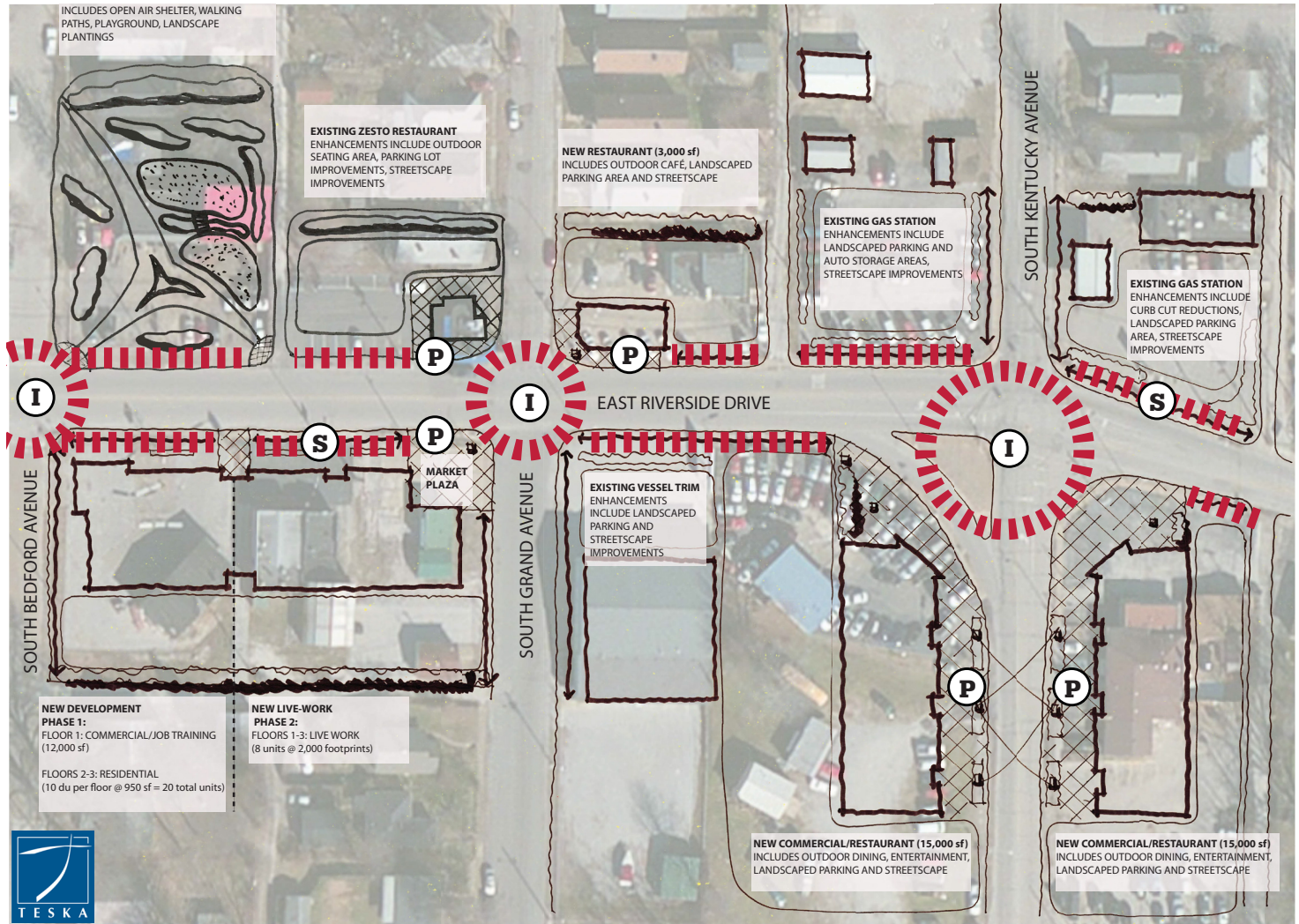
Rendered example of proposed live work space, Flexhouse, Oak Park, IL



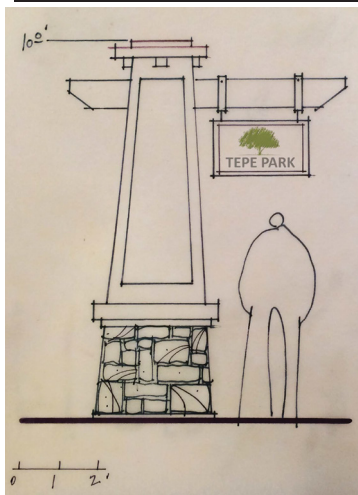
Photo example of restaurant/brewpub and outdoor patio space, Peckish Peg, Evanston, IL

PRIORITY 2: INCREASE JOBS & ECONOMIC ACTIVITY

Urban Design Concept



Concept Plan



Signage can reflect Craftsman style housing and Tepe Park Neighborhood logo

Public Space Improvements Key

Intersection Improvements

- I** Include colored, textured pavements, improved signage, improved signalization and identity signage at key locations

Streetscape Improvements

- S** Include continuous sidewalks, decorative lighting and street tree plantings

Plaza Space

- P** Includes specialty pavements, decorative lighting, plantings, seating and events programming

Priority 2: Increase Jobs and Economic Activity

	Lead	Partners/ Resources	Timeframe
Strategy #1: Increase Job Opportunities			
1.1 Work with local businesses to hire Tepe Park residents	Econ Development Team	Businesses	Medium
1.2 Connect residents to jobs throughout region	Econ Development Team	Growth Alliance	Medium
1.3 Connect residents with workforce training opportunities	Econ Development Team	Training programs, Ivy Tech, WorkOne Southwest	Medium
1.4 Evaluate and advocate for transportation solutions	Econ Development Team	Transportation Services, METS	Long
Strategy #2: Encourage Resident Entrepreneurship			
2.1 Create businesses that employ local residents	Econ Development Team	Businesses, DMD	Short to Long
2.2 Explore farm-to-table opportunities with local restaurants and food distributors	Econ Development Team	Restaurants and food distributors	Long
Strategy #3: Attract Businesses and Employers to Tepe Park			
3.1 Create live/work spaces on business corridors	Econ Development Team	DMD	Long
3.2 Provide support to existing businesses	Econ Development Team	SCORE, Growth Alliance	Long
3.3 Attract new businesses to E Riverside Drive and S Kentucky Ave	Econ Development Team	DMD, Transportation and Services	Medium to Long
3.4 Attract new businesses to Washington Avenue	Econ Development Team	DMD, Growth Alliance	Medium to Long
3.5 Attract a larger employer to the area	Econ Development Team	Growth Alliance	Medium to Long
Strategy #4: Create Capital Streams for Center City Projects			
4.1 Seek Promise Zone collaborations and funding	Econ Development Team	Promise Zone, DMD	Short to long
4.2 Create a Center City TIF district to fund capital projects	DMD		Short
4.3 Seek public and private funding partnerships	Econ Development Team	Foundations, State of Indiana, City, Promise Zone	Medium to long

Priority 2: Increase Jobs and Economic Activity

	Lead	Partners/ Resources	Timeframe
Strategy #5: Market the Neighborhood			
5.1 Create and implement a neighborhood brand and image campaign to support economic development	Econ Development Team	Communications Team	Medium
5.2 Market Old US 41 as a historic/scenic byway	Econ Development Team	Communications Team, DMD, Transportation and Services	Medium
5.3 Market architectural assets to attract visitors and encourage housing restoration	Econ Development Team	Communications Team	Medium to long
5.4 Install signage and wayfinding to Tepe Park	Transportation and Services	DMD	Medium
Strategy #6: Improve Commercial Infrastructure			
6.1 Remove blighted commercial structures	DMD	Land Bank	Medium
6.2 Restore sidewalks and add infrastructure upgrades	Transportation and Services	Engineering	Medium to long
6.3 Upgrade intersections and pedestrian crossings	Transportation and Services	Engineering	Long
6.4 Add bicycle lanes and signage	Transportation and Services	Engineering	Medium
6.5 Upgrade bus stops	Transportation and Services	METS	Long

PRIORITY 3: IMPROVE EDUCATION AND LIFE SKILLS OPPORTUNITIES



Any successful, sustainable improvement to the lives and outlook of Tepe Park rests with children and families. While there are resources and programs available nearby, there is no central focus to these activities and many children and youth have few opportunities for sports, tutoring and mentoring in the community. The recent improvements to the Park show very positive signs as the basketball court is now a neighborhood highlight, new playground equipment is attracting young children and families and there are plans to bring a soccer field.

Key facts:

- 664 residents age 0-20
- 54% of children live in households under the poverty threshold
- 74% of children live in single-headed households
- With no school or major youth organization within Tepe Park, students attend multiple schools and programs surrounding the neighborhood

Education Levels for Adults Over Age 25					
Area	Less than HS	HS Grad/HSE	Some College	Associates	B.A. or Higher
Tepe Park (Census Tract 13)	29%	38%	20%	3%	10%
Evansville	11%	36%	25%	8%	19%

PRIORITY 3: IMPROVE EDUCATION & LIFE SKILLS OPPORTUNITIES

Strategy #1

Promote High Quality Early Childhood Learning

One of the most fundamental aspects of education is an early start and safe and secure day care and early childhood education. With few providers in Tepe Park, access can be a challenge for many families and children. In addition, job schedule that may require second or third shifts or changing hours from week to week make child care even more difficult.

1.1 Expand knowledge about early childhood learning opportunities and ensure quality early childhood programs are available for all eligible children. In the short-term, the focus will be on increasing knowledge of the current programs that are available nearby such as EVSC's Culver Family Learning Center. In the longer term, an assessment is needed to determine if there is sufficient daycare and early education programs available for Tepe Park families, and what barriers may exist such as hours, transportation and cost.

Strategy #2

Increase Neighborhood Learning Opportunities for All Ages

An array of programs are needed to expand education for out-of-school youth and adults in Tepe Park.

2.1 Promote community gardens and urban farming. Develop opportunities for summer jobs, internships and training programs in urban farming and the food industry as a way to offer a path to careers for youth, young adults and displaced workers. A new urban farm and food co-op may be explored in or nearby the Park.

2.2 Provide life skills learning opportunities. Poll residents and offer a broad range of basic life skills training that engages and educates residents on topics such as financial management, parenting and other desired topics such as saving to purchase a home.

2.3 Encourage career preparation training. Inform residents of existing nearby opportunities for professional development, including high school equivalency (HSE) classes, resume-writing, job searching, computer skills and interview preparation. Explore opportunities to offer education and training in the neighborhood such as at the Community House.

Strategy #3:

Increase Availability of Quality Out-of-School Programs for Student and Family Engagement

While there are a number of programs in nearby schools and organizations, youth may not be aware of the programs, have transportation to get there, or know if they are eligible to participate. Creating a unified calendar and communications system to make sure all youth and families are aware of what is available is a first step. Expanding programming in the Park, either as stand-alone activities or in partnership with existing organizations will increase participation and make sure all youth have access to productive activities after-school and during the summer.

3.1 Provide support for transportation to nearby out-of-school programming. Partnerships should be created to provide transportation to nearby out-of-school programs hosted by schools and nonprofits (Boys and Girls Club, YMCA, CMOE, CDCs, Carver Community Center, etc.) and encourage these organizations to provide additional programming on-site in the Community House and the Park when possible.

3.2 Promote after-school programs at nearby schools. Promote the after-school and extra-curricular programs and activities available at nearby Bosse, Lincoln, Culver and Glenwood schools, ensuring residents are aware of what is available and address any challenges they face in participating such as transportation or fees.

3.3 Expand summer programs in Tepe Park. With expanding facilities in the Park, funding for summer programs should be secured to offer a safe and rewarding experience right in the neighborhood. As a part of the Park improvement plan, additions such as a Splash Pad, soccer fields, urban agriculture, exercise equipment and “out-door classrooms” can make summer programs even more rewarding.

3.4 Create a “learning center” in the Community House or neighborhood. The Community House is a welcoming space and a great location to serve as a central hub for activities. A youth project could be undertaken to build shelving and do a letter-writing campaign to book publishers to donate books. Through donations from businesses and publishers, hundreds of books can be collected and shelved in the Community House. By adding Wi Fi, computers, and comfortable furniture, the Community House can be the “go to” place for residents to engage in learning or just hang out. Additionally, the acquisition and rehab of an additional structure could provide another venue for a learning center.

Strategy #4:

Reduce Barriers to High School Graduation and Higher Education

In order to combat high school drop-outs and the difficulty of completing higher education programs such as Associates and Bachelor’s degrees, a mentoring and tutoring program should be created for Tepe Park. This can bring church members, business leaders, and local role models together with youth and young adults to overcome any challenges, finish their degrees, and open up opportunities for a new job.

4.1 Provide high school level tutoring for students in Tepe Park. While there are tutoring programs for K-8, there are currently very few resources for high school students. Explore current resources and opportunities that reaching out to and connecting students with tutors can provide the assistance students need to succeed.

4.2 Provide adult role models and mentoring resources to students. Studies show that children who have role models are more likely to improve in school and in their relationships with family and friends, and less likely to skip school or use illegal drugs or alcohol. Students who are successful in school are less likely to drop out, abuse drugs, or commit crimes. Promote intergenerational mentoring in the neighborhood, invite the participation of local churches and volunteers, and connect students with existing mentoring programs such as Big Brothers Big Sisters.

4.3 Educational transition support. A concerted effort should be made to support major educational transitions, including elementary-to-middle school, middle school-to-high school, and high school-to-higher education. Engage learning institutions to provide information and support to families and students helps ease the pressure of these transitions and prepares students for their next educational steps.

Priority 3: Improve Education and Life Skills Opportunities

	Lead	Partners/ Resources	Timeframe
Strategy #1: Promote High Quality Early Childhood Learning			
1.1 Expand knowledge about early childhood opportunities	Youth and Ed Team	EVSC	Short to medium
Strategy #2: Increase Neighborhood Learning Opportunities for All Ages			
2.1 Promote community gardens and urban farming	TPNA	People of Praise	Short to medium
2.2 Provide life skills learning opportunities	Youth and Ed Team	Churches	Short to medium
2.3 Encourage career preparation training	Youth and Ed Team	Training programs, Ivy Tech, WorkOne Southwest, USI	Medium
Strategy #3: Increase Availability of Quality Out-of-School Programs for Student and Family Engagement			
3.1 Provide support for transportation to nearby out-of-school programming	Youth and Ed Team	Boys and Girls Club	Short
3.2 Promote after-school programs at nearby schools	Youth and Ed Team	Lincoln, Culver, Glenwood	Short
3.3 Expand summer programs in Tepe Park	Parks and Recreation	Boys and Girls Club, Churches	Medium
3.4 Create a “learning center” in the Community House or neighborhood	Youth and Ed Team	TPNA, churches	Medium
Strategy #4: Reduce Barriers to High School Graduation and Higher Education			
4.1 Provide high school level tutoring for students in Tepe Park	Youth and Ed Team	Bosse High School, universities, businesses	Medium
4.2 Provide adult role models and mentoring resources to students	Youth and Ed Team	Universities, businesses, residents	Medium
4.3 Educational transition support	Youth and Ed Team	Bosse High School, Lincoln, Culver, Glenwood Schools, EVSC	Long

PRIORITY 4: INCREASE ACCESS TO HOUSING



Safe, quality housing is a cornerstone for family stability. While there are beautiful homes throughout Tepe Park, the area also has among the highest vacant housing rate in Evansville. Homeowners may not earn enough to be able to properly maintain their homes. Landlords currently have little incentive to invest in their properties because rents are high and the rental market is tight. The result is deteriorating housing conditions that leads eventually to the need for demolition. The City and Evansville Land Bank are beginning to address the issue through a targeted strategy of acquisition and demolition of vacant buildings. Organizations such as Community One and HOPE are working to rehab homes as soon as possible before they deteriorate as well as build new homes on vacant parcels.

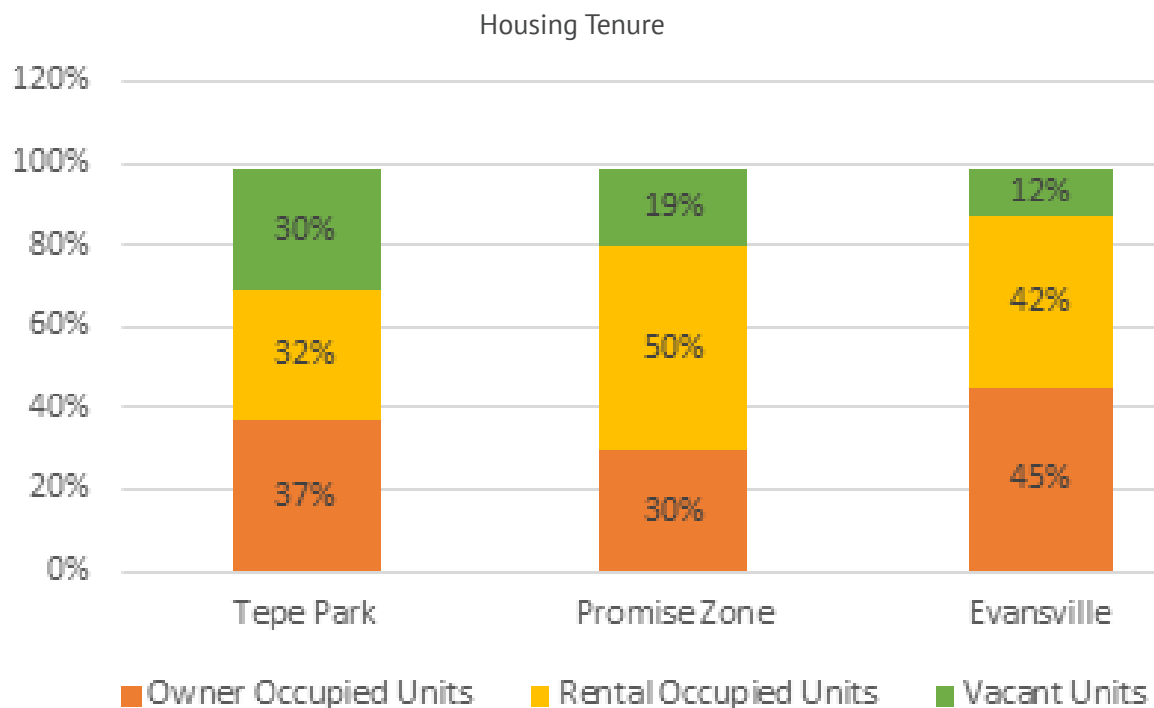
Housing organizations are committed to work in partnership to restore the housing fabric and community character of Tepe Park by reoccupying homes, providing supports for current homeowners, and working with the City to hold landlords accountable to provide safe, quality housing.

There are beautiful homes throughout Tepe Park that are in danger of being lost. High vacancy rates and deteriorating conditions require buildings to be taken down. While this provides an opportunity for larger lots and more green space, the vibrancy of Tepe Park depends on a stabilized housing market. A comprehensive strategy that focuses on the whole family, not just the physical structure, is needed for long-term stability in the home. There needs to be a focus on making sure current conditions are safe and decent for renters, as well as making sure the supports are available for those renters who are interested in becoming homeowners can see a path toward purchasing their own home.

PRIORITY 4: INCREASE ACCESS TO HOUSING

Housing: Owners and Renters

	Owners	Renters
Pay More than 30% of Income	37%	54%
Pay More than 50% of Income	20%	40%
Projects	Increase jobs/income Refinance mortgages, energy efficiency, create more affordable units	Increase jobs / income, clean credit, IDAs Move renters into more stable homeownership and rental units



PRIORITY 4: INCREASE ACCESS TO HOUSING

Strategy #1:

Prepare the Neighborhood for Housing Redevelopment

1.1 Create a comprehensive property map of the neighborhood. Produce a comprehensive inventory of all properties in the neighborhood, including owner-occupied, renter-occupied, civic / nonprofit owned, vacant lots, vacant / abandoned homes, multifamily units and commercial structures. The physical condition of structures should be noted when possible. An accurate database is fundamental toward working on a block-by-block revitalization strategy.

1.2 Remove blighted structures. Residents and housing partners should collaborate with the City, private developers and the Land Bank to develop a shared strategy for acquisition and demolition of blighted residential and commercial structures in a strategic manner and in line with resources for new development of housing or other uses.

1.3 Develop a master plan for redevelopment. Resident and housing partners should collaborate with the City, nonprofits, private developers and the Land Bank to develop and implement a comprehensive land use plan for the neighborhood, including identifying the future use of properties. Clusters of land should be identified and held for larger-scale future development. Innovative uses of land for temporary use such as open space or urban agriculture may be considered as the market rebuilds the demand for more housing and resources are obtained for new development.



Strategy #2:

Engage in Neighborhood Housing Analysis

2.1 Survey and report non-code compliant properties. In support of City code enforcement efforts, neighborhood residents will be asked to report non-code compliant properties to the City code enforcement office.

2.2 Survey and report rental properties. In support of the current City Rental Registry effort, residents will be asked to survey the area around their homes and report rented properties to the Housing Team for mapping and to be shared with the City.

2.3 Survey and report vacant properties. In support of a potential City Vacant Home Registry effort, residents will be asked to survey the area around their homes and report vacant properties to the Housing Team for mapping and to be shared with the City.

PRIORITY 4: INCREASE ACCESS TO HOUSING

Strategy #3:

Provide Housing Education and Resources

3.1 Develop and distribute a Housing Resource Guide. Residents do not currently know where to turn to for housing resources, education, rights and responsibilities. An electronic and printed version should be available for all neighborhood residents and property owners.

3.2 Provide housing education and financial counseling. Work with community partners to bring housing education sessions to the Tepe Park Community House, including topics like, Are you ready for homeownership?, Credit Counseling & Repair, Purchasing a Home (Mortgage Programs & Contracts), Rights & Responsibilities of Tenants and Landlords, and Housing Legal Services.

Strategy #4:

Expand Neighborhood Housing Units

4.1 Assess and determine housing development goals. Work with local housing partners, researchers, nonprofits and the City to determine the correct housing needs for the neighborhood.

4.2 Expand housing rehabilitation. Residents and housing partners should collaborate in the planning, funding and rehabbing of existing housing whenever possible. Not only can it be more efficient than new construction, rehabbing respects the history and character of the neighborhood.

4.3 Develop new homes. Residents and housing partners should collaborate in the planning, funding and construction of new affordable and market-rate housing in Tepe Park. New housing should complement the existing style and architectural history of the neighborhood, focusing in on strategic portions of Tepe Park to help stabilize blocks and create a “micro-market” to raise property values in these smaller areas.

4.4 Support quality rental housing development. Residents, housing partners and current/future landlords should collaborate in the planning, funding, conversion, upgrading and construction of new affordable and market-rate rental housing in Tepe Park. Rental housing is an important component of the housing ladder in which households advance over time. Ensure high-quality property management and maintenance of all rental properties.

Priority 4: Increase Access to Housing

	Lead	Partners/ Resources	Timeframe
Strategy #1: Prepare the Neighborhood for Housing Redevelopment			
1.1 Create a comprehensive property map of the neighborhood	Community One	DMD	Short
1.2 Remove blighted structures	Land Bank	DMD	Medium
1.3 Develop a master plan for redevelopment	Coalition Leadership	Housing Team, DMD, Building Commission	Short
Strategy #2: Engage in Neighborhood Housing Analysis			
2.1 Survey and report non-code compliant properties	Housing Team	Building Commission	Short
2.2 Survey and report rental properties	Housing Team	Building Commission, DMD	Medium
2.3 Survey and report vacant properties	Housing Team	DMD, Land Bank	Medium
Strategy #3: Provide Housing Education and Resources			
3.1 Develop and distribute a Housing Resource Guide	Housing Team	Community One, ECHO, Habitat	Short
3.2 Provide housing education	Housing Team	ECHO	Short to long
Strategy #4: Expand Neighborhood Housing Units			
4.1 Assess and determine housing development goals	Housing Team	Community One, HOPE	Short
4.2 Expand housing rehabilitation	Housing Team	Community One, HOPE	Medium to long
4.3 Develop new homes	Housing Team	Community One, HOPE	Medium to long
4.4 Support quality rental housing development	Housing Team	Rental developers	Long



PRIORITY 5: **IMPROVE COMMUNITY SAFETY**



Public safety is a major concern of Tepe Park residents. Providing an environment in which residents feel comfortable reporting incidents is critical to feeling safer in one's community. Vacant and abandoned houses have provided a sense of insecurity and possible havens for criminal activity in the neighborhood. The Tepe Park Neighborhood Association, Evansville Police Department and several local organizations have worked hard to improve local safety. Anonymous tip lines have been created by the City. The Police report back at each monthly meeting of TPNA. The Parks and Recreation Department has been investing in the park, including adding a highly visible basketball court at the corner of Garvin Street and Monroe Street. The Land Bank has prioritized acquiring vacant buildings and demolishing unfit buildings in Tepe Park.

Yet more can be done to make the area safer. Through better neighboring and community ties, trust can continue to build to prevent crime and to report incidents immediately. Through a better sense of safety, more residents will feel comfortable being outside on their porches and getting to know each other. Through the expansion of recreational features and activities in the park, there will be more eyes on the street.

Fundamental to improving a sense of security is to follow the guidelines of Crime Prevention Through Environmental Design (CPTED), a well-researched set of principles that has been shown to be effective. There are four key principles of CPTED that should be taken into consideration to improve a sense of security in Tepe Park, which are described on the next page.

Principles

#1 Natural Surveillance

"See and be seen" is the overall goal when it comes to natural surveillance. A person is less likely to commit a crime if they think someone will see them do it. Porches facing the street, lighting and landscape play an important role in making an area feel safe.

#2 Natural Access Control

Natural Access Control is more than a high block wall topped with fencing. The use of walkways, fences, lighting, signage and landscape design should clearly guide people and vehicles to and from the proper entrances. The goal is not necessarily to keep intruders out, but to direct the flow of people while decreasing the opportunity for crime. Ravenswood Drive is an excellent example of the landscape clearly defining the entry to the street. Almost all properties along Ravenswood are well-maintained with property values exceeding those of other areas of Tepe Park.

#3 Territorial Reinforcement

Creating or extending a "sphere of influence" by utilizing physical designs such as pavement treatments, landscaping and signage that enable users of an area to develop a sense of ownership of all properties. Public areas should be clearly distinguished from private ones. Potential trespassers perceive this control and are thereby discouraged. While demolition of vacant properties is necessary in the short-term in Tepe Park, securing these lands is critical for long-term stabilization, either through neighbors obtaining the space for use as side lots or by redeveloping the land for new housing or other uses. In the meantime, vacant properties should be defined, e.g. with fencing, to clearly define the property and discourage vagrancy, fly dumping and unsafe activities.

#4 Maintenance

CPTED and the "Broken Window Theory" suggests that one "broken window" or nuisance, if allowed to exist, will lead to others and ultimately to the decline of an entire neighborhood. Neglected and poorly maintained properties are breeding grounds for criminal activity. We will work with you to develop a formal CPTED based maintenance plan to help you preserve your property value and make it a safer place. Community One and HOPE of Evansville have whole house rehab programs active in Tepe Park. In this photo, Community One is in the process of a whole house rehab on Jefferson Street.

Community safety depends on a variety of factors – from eyes on the street to building trust with police to providing supports, contacts and positive avenues for youth. A variety of strategies will be employed to both improve safety and address the perception of the neighborhood both within Tepe Park as well as citywide.



PRIORITY 5: IMPROVE COMMUNITY SAFETY

Strategy #1:

Increase Neighborhood Policing

Evansville Police Department has a strong community policing program, with an officer assigned to Tepe Park who builds and maintains relationships. The key element is trust between residents and EPD and encouraging residents to get involved and feel safe in their community.

1.1 Build trust between residents and law enforcement. Residents must feel safe and supported in reporting crime to local law enforcement, knowing that their reports will be taken seriously and are appreciated. Engage with the EPD in relationship-building activities, information sessions, and public training (i.e., how to dislodge the drug dealer next door). Seek bicycle and foot patrols in the neighborhood that encourage interaction and relationship-building between law enforcement and residents.

1.2 Build awareness and use of the “We Tip” anonymous reporting system. Evansville participates in the national “We Tip” anonymous phone-based crime reporting program. Work with EPD to educate every resident on how the system works and encourage its use, ensuring there is follow-up and reporting from EPD back to the residents on the resolution of activities that are reported.

1.3 Recruit block captains (or neighborhood watch-style volunteers) for all areas of Tepe Park. An active recruitment of block captains will build a base of volunteers throughout the neighborhood and sustain the effort over time rather than rely on just a few leaders. The block captains will not only know what is going on in their area of 2-3 blocks, but be able to communicate messages back and forth from people who are trusted because they live just down the street. These individuals can also serve as welcoming team members, good neighbors, and information sharers with the neighborhood association.

1.4 Seek safety grants for Tepe Park. Identify and secure grants for community safety, such as the Byrne Criminal Justice Innovation Grant, and other ways to reform that provide cross-sector approaches to reducing crime.

Strategy #2:

Improve Built Environment

Following the principles of Crime Prevention Through Environmental Design (CPTED), we will work to improve built conditions, sidewalks, and open areas to project a well-maintained and welcoming community.

2.1 Make sure all sidewalks are safe and are repaired. We will compile a sidewalk condition survey and work with City to make repairs over three-year period.

2.2 Repair electrical lines that are sagging or dangerous. We will work with local utilities to ensure all utility lines are in good condition and dangerous conditions are addressed quickly.

2.3 Improve neighborhood lighting. Adequate lighting is an important element of community safety. Best practices call for well-lit street and public areas that are sensitively designed to provide safety and a sense of security in a pleasing, natural environment. We will work with local utilities to ensure that all installed lighting is in good working order and explore grants and funding to expand neighborhood lighting.

2.4 Utilize natural access control in development. Principles of natural access control should be incorporated in new development in the neighborhood, including the use of walkways, fences, lighting, signage and landscape design to clearly guide people and vehicles to and from public areas.

Priority 5: Improve Community Safety

	Lead	Partners/ Resources	Timeframe
Strategy 1: Increase Neighborhood Policing			
1.1 Build trust between residents and law enforcement	Community Safety Team	EPD	Short to long
1.2 Build awareness and use of the “We Tip” anonymous reporting system	Community Safety Team	City, EPD	Short
1.3 Recruit block captains (or neighborhood watch-style volunteers) for all areas of Tepe Park	Community Safety Team	Communications Team, TPNA	Medium
1.4 Seek safety grants for Tepe Park	Parks and Recreation		Short to long
Strategy 2: Improve Built Environment			
2.1 Make sure all sidewalks are safe and are repaired	Transportation and Services	Engineering	Short to long
2.2 Repair electrical lines that are sagging or dangerous	Community Safety Team	Utilities	Short to long
2.3 Improve neighborhood lighting	Community Safety Team	Vectren	Short to medium
2.4 Utilize natural access control in development	Community Safety Team	DMD	Medium to long



PRIORITY 6: IMPROVE QUALITY OF LIFE AND HEALTHY LIVING



Mature trees, community gardens, and open spaces abound in Tepe Park. Tepe Park, Aiken Park, a planned bike trail along US 41 and nearby access to the riverfront offer a neighborhood setting in the midst of recreational resources. Yet people may not know the possibilities for a sustainable community, getting one’s hands dirty, and growing fresh vegetables.

The expansion of the Park allows for great opportunities to connect residents back to the land and offer a number of programs, exercise, and recreational opportunities.

The possibilities for opening a farm stand, a food coop, or simply making fresh foods available for the community hold great promise.

In addition, access to health care is a major challenge as families spend a large share of their income on health care.

Annual Median Health Care Insurance Expenses for Tepe Park Households	
Health Care	\$2,449.32
Medical Care	\$867.96
Physician Services	\$114.40
Dental + Eyecare Services	\$176.78
Other	\$576.78
Health Insurance	\$1,518.35
Blue Cross/Blue Shield	\$535.11
Fee for Service Health Plan	\$346.34
HMO	\$288.52
Medicare Payments	\$261.79
Other	\$149.59
Source: 2013 and 2014 Consumer Expenditure Surveys, Bureau of Labor Statistics	

PRIORITY 6: IMPROVE QUALITY OF LIFE AND HEALTHY LIVING

Strategy #1:

Expand Area and Features in Tepe Park

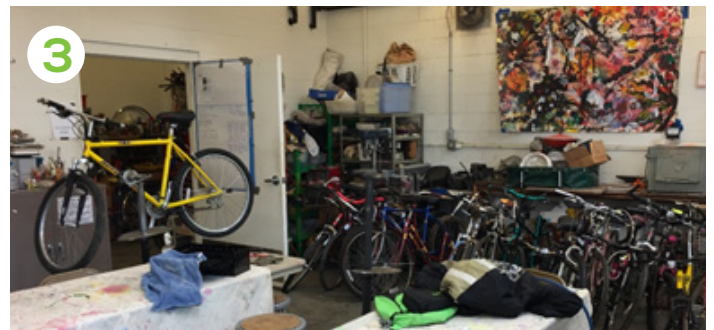
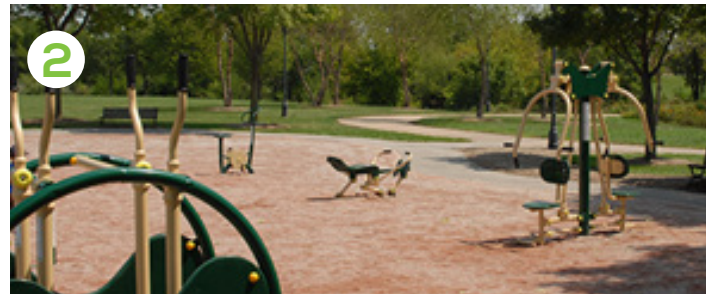
1.1 Expand Tepe Park to increase visibility and provide community space. The Park is surrounded on three sides by housing, which makes it difficult to view and access, and greatly limits the types of activities that can take place in the Park. There is a great desire to continue to restore and improve the Park. The City, Land Bank, and Dept. of Parks and Recreation have been working to expand the Park through the demolition of adjacent vacant structures. New features, including lighting, a gazebo, playground equipment and a basketball court, have also been added. Expansion of the Park should continue out to Monroe Avenue between Garvin Street and Linwood Avenue. As the park grows, outdoor seating areas, urban gardening, water features, outdoor classroom, pavilions, and more should be added.

1.2 Create a fitness trail in Tepe Park. With the swing sets removed and being replaced next to the new playground, a natural detention pond is being planned for the eastern portion of the park. If designed well, it can not only address storm water issues in the neighborhood, but be an attractive space for passive recreation and native landscaping. In addition, a running and walking path could be installed around the park as well as outdoor exercise equipment, creating additional reasons for residents to use the Park.

1.3 Create soccer and flag football fields in Tepe Park. Soccer is one of the fastest growing sports in Evansville and there is a need for more practice fields, particularly for young ages. A small soccer field is planned next to the basketball court. Over time as the park is expanded, a larger U10 field could be constructed for both soccer and flag football along Monroe Ave.

1.4 Add public restrooms to the park. With growing use of the park, there is a need for the installation of public restrooms. We will work with the Dept. of Parks and Recreation to support the installation of new restrooms in the Park.

1.5 Promote cycling and access to bicycles. We will partner with Patchwork on Washington Avenue, just north of Tepe Park, on a bike repair program and bike distribution to youth. In the long term, we will encourage the Evansville Trails Coalition to place a Zagster Upgrade Bike Share in or near Tepe Park.



Example of a walking path around a dry detention pond (1) and outdoor fitness equipment (2). Patchwork bike repair (3).

PRIORITY 6: IMPROVE QUALITY OF LIFE AND HEALTHY LIVING

Proposed Improvements to Tepe Park



Strategy #2:
Increase Access to Health Care & Wellness
Resources

2.1 Build community health care partnerships. We will partner with the USI Community Health Center, in the nearby Glenwood neighborhood, and local health education and service providers to ensure residents are aware of and have access to resources know of health and wellness resources.

2.2 Conduct neighborhood health and wellness events. We will encourage health and wellness providers to conduct onsite events and learning sessions that educate residents on health and wellness and provide basic screening services in the community.

Strategy #3:

Increase Education and Access to Affordable, Nutritious Foods.

There are already three community gardens in Tepe Park that have been planted by local volunteers on private lots. These gardens will need to be supported with additional volunteers. As the Park is expanded, consider creating an urban agriculture plot with a hoop house so that the production can be increased and growing season can be expanded.



3.1 Provide healthier foods in the neighborhood. We will explore ways to give residents access to healthier foods in the neighborhood, including stocking a self-serve stand at the community garden location(s) and by working with small local grocers to provide them with affordable access to fresh foods for retail. Providing and stocking a cooler of fresh foods has worked in other urban locations to make it easier for store owners to provide the foods and educate the local market.

3.2 Develop an educational campaign around healthy foods and exercise. Local events, educational materials and partnering with local schools can be effective ways to lead an educational campaign on the benefits and affordability of fresh foods compared with eating at fast food outlets.

3.3 Determine the need for additional retail food in the neighborhood. We will work with organizations that can assess the need and viability of additional food retail in the neighborhood. If there is a great need for more access to fresh foods, the market can be tested by starting small with a farm stand or food market truck. If successful, the market can be expanded over time to a permanent location with a food coop or grocery store.

Strategy #4:

Beautify the Neighborhood

Following the principles of Crime Prevention Through Environmental Design (CPTED), we will work to improve built conditions, sidewalks, and open areas to project a well-maintained and welcoming community.

4.1 Create a tree-planting initiative. One of the most striking elements of Tepe Park is the prevalence of mature trees. Yet with increased vacancy, the loss of trees has become more evident. A long-term tree-planting initiative can fill in the gaps and foster the sense of beauty, shade and connection to the environment afforded by tree-lined streets. There is also an opportunity to create fruit orchards in the Park or vacant lots in the neighborhood that are low cost and relatively easy to maintain over time.

4.2 Design, promote and install urban art projects. Local artistic expression is a tremendous opportunity for neighborhood beautification and character. Assemble a team to identify opportunities, seek funding for artistic installations, commission neighborhood art projects, and host competitive artistic events.

4.3 Conduct regularly scheduled “clean and green” events. Cleanliness is a catalyst for well-being. A clean neighborhood is inviting, feels safer, and encourages community pride. Providing more trash receptacles and conducting regular neighborhood cleanup events adds to quality of life, sets an example for all residents to maintain their properties, and promotes neighboring.

4.4 Remove abandoned vehicles from streets and property. Work with the City to ticket and remove abandoned vehicles throughout the neighborhood.

Priority 6: Improve Quality of Life and Healthy Living

	Lead	Partners/ Resources	Timeframe
Strategy #1: Expand Area and Features in Tepe Park			
1.1 Expand Tepe Park to increase visibility and provide open space	City, Land Bank	Parks and Recreation	Short to long
1.2 Create a fitness trail in Tepe Park	Parks and Recreation	TPNA	Medium to long
1.3 Create soccer and flag football fields in Tepe Park	Parks and Recreation	TPNA	Medium to long
1.4 Add public restrooms to the park	Parks and Recreation	TPNA	Short to medium
1.5 Promote cycling and access to bicycles			
Strategy #2: Increase Access to Health Care & Wellness Resources			
2.1 Build community health care partnerships	Youth and Education	USI Community Health Center and other health care providers	Medium
2.2 Conduct neighborhood health and wellness events	Youth and Education	USI Community Health Center and other health care providers	Medium to long
Strategy #3: Increase Education & Access to Affordable, Nutritious Foods			
3.1 Provide healthier foods in the neighborhood	TPNA	Cooperative Extension	Medium to long
3.2 Develop an educational campaign around healthy foods and exercise	TPNA	Local stores	Medium
3.3 Determine the need for additional retail food in the neighborhood	TPNA	Residents	Short
Strategy #4: Beautify The Neighborhood			
4.1 Create a tree-planting initiative	TPNA	Transportation and Services	Long
4.2 Design, promote and install urban art projects	TPNA		Medium
4.3 Conduct regularly scheduled “clean and green” events	TPNA		Short to long
4.4 Remove abandoned vehicles from streets and property	Transportation and Services		Short to long





<https://www.community1.org/>

402 S Green River Road
Evansville, IN 47715