Neighborhood Based Planning & Development

“Putting Residents & Local Institutions in the Driver’s Seat”
Today’s Agenda

• Brief participant survey, and introductions
• History and structure of neighborhood-based planning & development
• New Jersey’s urban paradox & the need for structural change
• La Casa de Don Pedro, Newark New Jersey
• The Alexander Hamilton & the City of Paterson
• Q & A
History of Neighborhood Planning

- Patrick Geddes
- Jane Adams
- Saul Alinsky
- John Kretzmann & John McKnight
- Paulo Freire
- Paul Davidoff
Notable Accomplishments

• Dudley Street Neighborhood Initiative (Streets of Hope)
• East St. Louis Action Research Project
• Southwest Chicago
• Lawrence Community Works
• Over 16 neighborhoods in New Jersey
Planning is the Management of Change

Deciding whether to do a plan for the neighborhood

Implementation, evaluation, and continued organizing

Community Change!

Building the organized foundation, data collection, and deepening the understanding of the community

Producing final plan, and gaining broad endorsement

Broadening the base and shaping the planning process

Forming action teams based on ‘Neighborhood Summits’

Mobilizing residents through ‘Neighborhood Summits’
A Tale of Two States: NJ

- Development pressures and rising real estate prices are now the norm in cities across the state.
- NJ is most densely populated state in the nation, both the top 5 richest and poorest municipalities under one cramped roof.
- Between 1999 and 2003, when New Jersey as a whole was losing jobs, nearly half of the state’s 30 older cities actually gained jobs.
- While things in cities are improving many residents are being left behind—lower wages, overcrowding, lack of decent housing.
Linking Non-Profits, Government, and the Private Sector

Private Sector

Non Profit CDCs

Government

Sustainable Neighborhood Revitalization
What is the NRTC?

- The nation’s first 100% state tax credit designed to revitalize distressed neighborhoods by leveraging private investments
- Stimulates revitalization through comprehensive, resident-led planning and implementation
- $10 million per year is available in tax credits
- Up to $1 million per corporation/year
- NRTC funds nonprofit organizations working to improve distressed neighborhoods
Lower Broadway Community Plan

- Community Participation is central to Community Planning”.

[Images of community meetings and discussions]
Community Planning:
Planning involves three principal tasks:
1. a needs assessment, identifying and establishing priorities for the issues and concerns most immediate to the neighborhood,
2. a capacity assessment, identifying available strengths and resources; and
3. Define action agenda.
Lower Broadway Community Plan

- physical, social, and economic profile of the neighborhood

- strengths and challenges in community according to the residents and other stakeholders

- civic and social services needs to foster and support the social and economic character

- development opportunities to maximize/build the assets within the Lower Broadway commercial area and the residential neighborhood

- public and private actions necessary to make the neighborhood more viable

- potential resources to meet the goals and objectives
Housing Variety

Single Family

Single Family Converted to Multiple

Townhouse

Apartment House with and without Commercial
Mixed Uses on Mt. Pleasant Ave

Residential

Industrial
Lower Broadway Commercial District

Current Conditions

- Vacant Buildings - Unimproved Land – Non Conforming Uses
- Absentee Investment Ownership / Minimum Re-Investment
- Scattered City-Owned Properties
- Older business community - stagnation
- Concentration of low budget furniture / Ignores convenience needs of market
Lower Broadway Commercial District

- Inconsistent Street-Level Use
- Smaller development Low-Density Residential
- Industrial and Parking
Lower Broadway Community Plan

A Comprehensive Approach to Community Revitalization...
VISION
For Commercial Corridor
1) Develop the Lower Broadway as “Gateway” District to North Newark
2) Attract goods and services to meet local neighborhood demand
3) Ease parking and traffic congestion
4) Improve the visual quality of the Commercial District
Active Project: Fired Damage & Now Vacant building offer opportunity to recast the commercial corridor and expand community facility space.
Lower Broadway Commercial District

Undeveloped & underdeveloped land for earlier redevelopment effort, with no clear development parameters or meaningful restrictions
Site Recommendations: Highest and best use; ideal site for high density mixed use development, incorporating mixed-income housing, a supermarket, neighborhood retail and a parking deck to accommodate both patrons and area commuters.
Site Recommendations: Highest and best use of commercial space and open space; ideal site for marquee landmark signifying the entrance into Newark’s North end from the Newark Downtown Commercial District.
Site Recommendations:
Permanent location for area surface parking to accommodate local merchants, patrons, La Casa personnel and clientele.
Lower Broadway Community Plan

La Casa de Don Pedro
New Publication!

Residents At The Center:
A Handbook on Community-Based Planning for Distressed Neighborhoods

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For Order Information:
CDIRU@rci.rutgers.edu