

**DOUGLAS PARK
NEIGHBORHOOD PLAN**

PREPARED BY



**CITY OF ROCK ISLAND
PLANNING AND REDEVELOPMENT DIVISION**

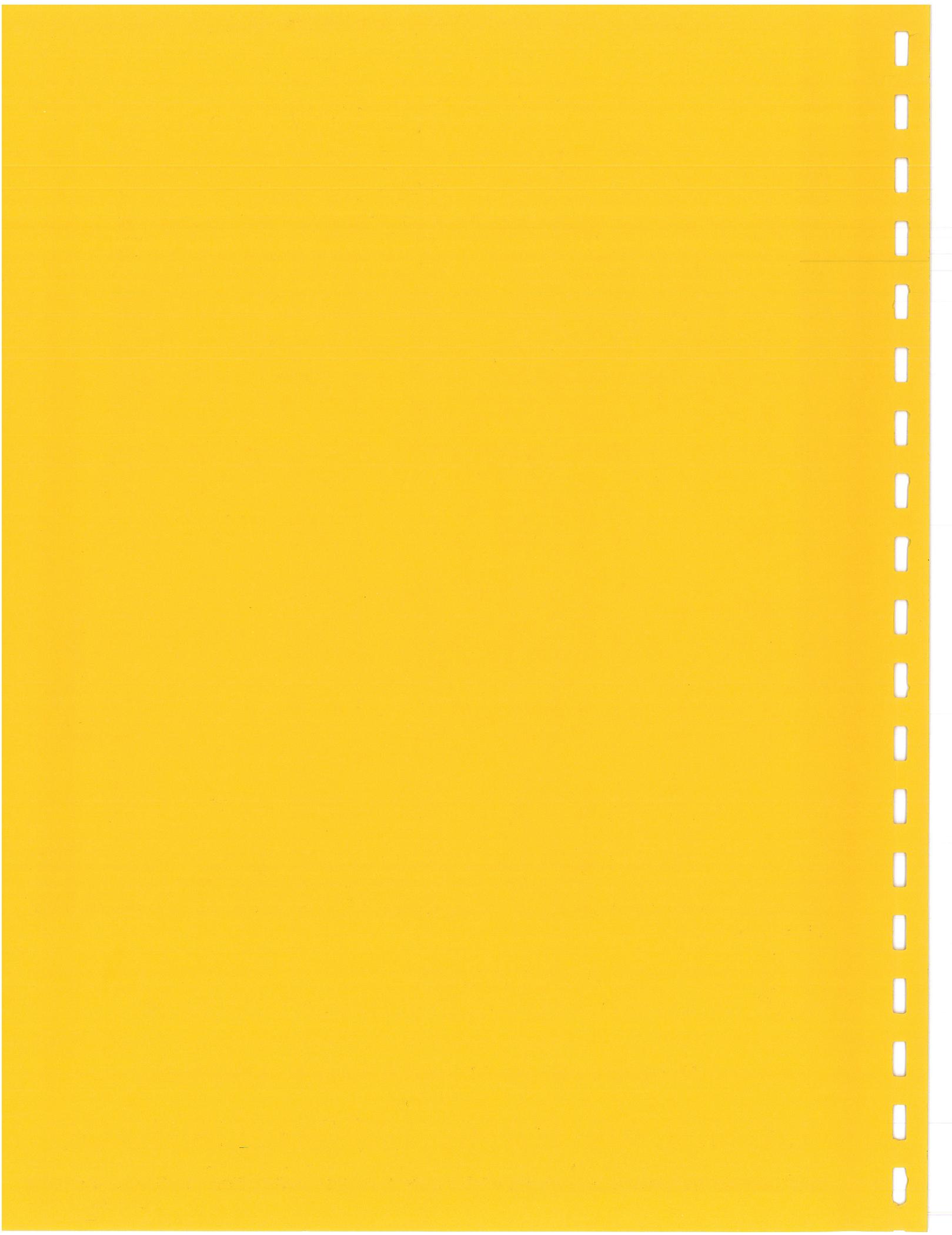
AND

RESIDENTS AND PROPERTY OWNERS

OF THE

DOUGLAS PARK NEIGHBORHOOD

OCTOBER 1994



DOUGLAS PARK NEIGHBORHOOD PLAN

for the

DOUGLAS PARK NEIGHBORHOOD

APPROVED BY ROCK ISLAND CITY COUNCIL

OCTOBER 3, 1994

City of Rock Island
Planning and Redevelopment Division
Community and Economic Development Department
1528 Third Avenue
Rock Island, IL 61201
Phone: (309)793-3442

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Douglas Park Neighborhood Plan Steering Committee

Cecil Hickman, Chairman
1201 11th Street
Rock Island, IL

Rita Kirk
504 12th Avenue
Rock Island, IL

Rufus Greer, Vice-Chairman
738 38th Avenue
East Moline, IL

Larry McCullough
716 12th Avenue
Rock Island, IL

Rae Lynn Chaney-Beck
609 13th Avenue
Rock Island, IL

James Teague
1000 14th Avenue
Rock Island, IL

Clarence Huff
941 14th Avenue
Rock Island, IL

Edna York
1017 14th Avenue
Rock Island, IL

Vernon Jacobs
500 14th Avenue
Rock Island, IL

Staff

Alan M. Carmen, Planning and Redevelopment Administrator

Jill Doak, Urban Planner

Mark Nenninger, Police Investigator

Larry Olson, Drafting Technician

Suzanne Poterack, Planning Technician

Marcy Fuller, Clerk Typist

Brad Hallberg, Intern

Jeff Memeti, Intern

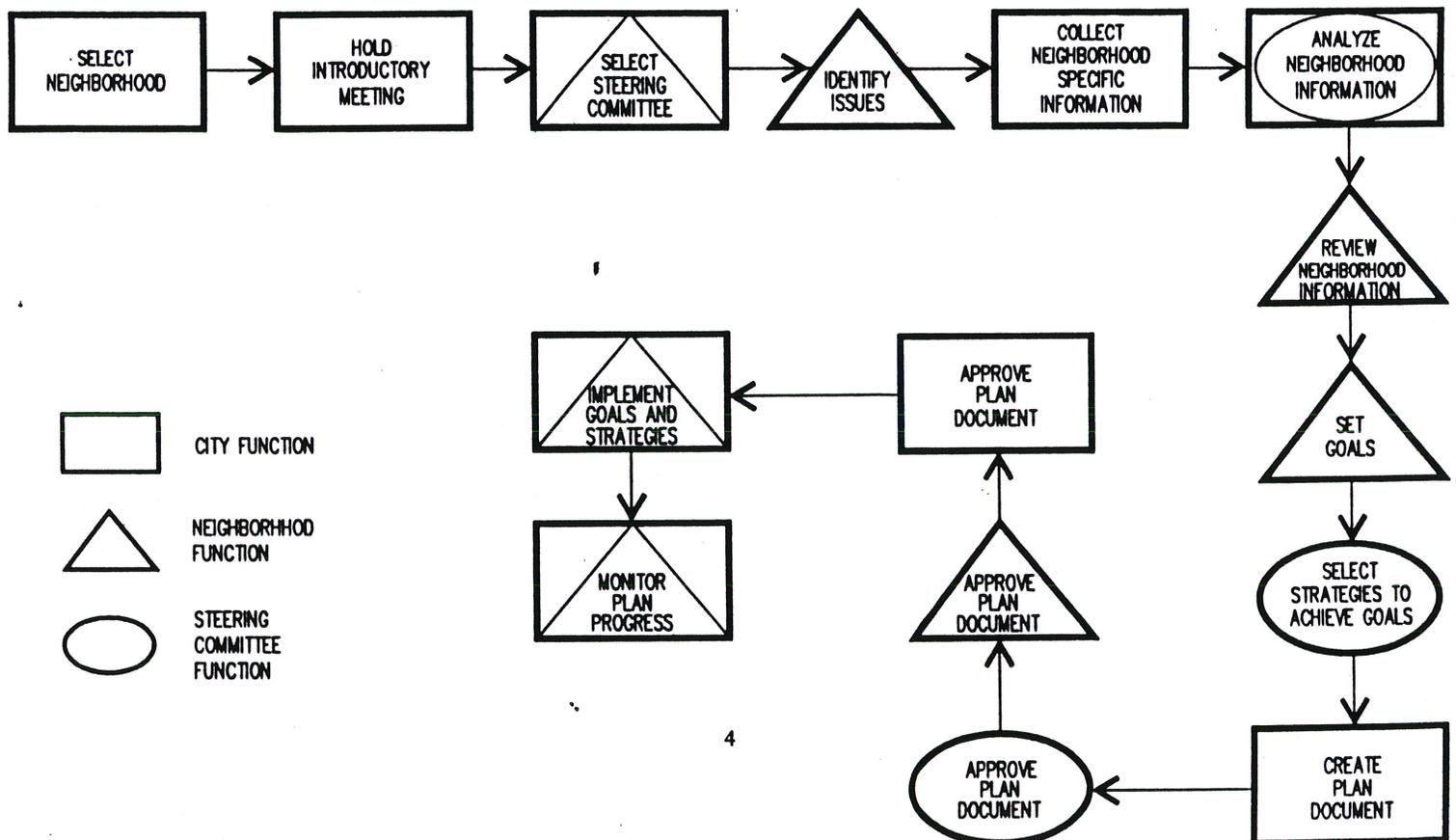
Stacie Van Wyk, Student Project

Mission

The mission of the City of Rock Island in creating the Douglas Park Neighborhood Plan is to address the strengths, weaknesses, opportunities and challenges in the Douglas Park area, and formulate responsive, citizen-based action strategies and goals for comprehensive improvement. The plan is intended as a policy and activity guide for all with a vested interest in the Douglas Park neighborhood. The Douglas Park Neighborhood Plan will be incorporated as an addendum to the City of Rock Island Comprehensive Plan.

Planning Process

A formal planning process was followed in order to gather information about the Douglas Park neighborhood and to glean ideas from residents. The process began in December 1993 and concluded in October 1994, going through phases related to data collection, issues identification, goal setting, strategy selection and plan approval. City planning division staff served as coordinators and researchers. Neighborhood residents and the steering committee served as the "idea people."



Citizen Participation

Key to any successful planning project is citizen participation. The Douglas Park Neighborhood Plan mainly involved citizens on two different levels. One level was the frequent, direct contact of the nine-member Steering Committee in all aspects of the plan and planning process. The group met one to three times each month to direct and oversee the formulation of the plan. In addition, they structured and participated in five neighborhood-wide meetings, which constitute the second level of citizen participation. The public meetings ultimately involved 116 people, covering the plan introduction, issues identification, information reports, goal setting and final plan approval. Citizen input guided the direction of goals and strategies developed for issues in the Douglas Park neighborhood.

The following people participated in Douglas Park neighborhood planning meetings:

Ola Angel	Stephanie Hall	Ornetta Maclin	John Simmons
Jean Baber	Demares Hamilton	Mari Macomber	June Suess
Estella Banks	Peggy Hamilton	Larry McCullough	Harry Talbot
Dorothy Barnett	Marie Hammock	Rose Mary McCullough	Mary Talbot
Robert Barnett	Delores Hare	Dennis McDonald	James Teague
Linda Barr	George Henderson	Jamie McGhee	Sharline Teague
Vivian L. Borst	Cathy Hensley	Margaret A. Miller	Vince Thomas
J. B. Butler	Cecil Hickman	Nancy Mixdorf	Nena Thompson
Carol Cain	Jonas Holmes	Jill Moline	William Thornton
Rae Lynn Chaney-Beck	Willis Holmes	Norm Moline	Stacie Van Wyk
Catherine Clarkson	George Hudson	James Moore	Pat Ward
Rick Daley	Milton Hudson	Clara Moore	Barbara Wells
Luther Dawson	Jean Hudspeth	Larry Moore	Curtis Walker
John Decker	Clarence Huff	Dennis Moran	Linda Williams
Bertha Donlztter	Herb Huff	Diane Oestreich	Serretha Williams
Jim Ellis	Kim Huff	Katherine M. Parker	Tyrone Williams
Deborah Evans	Larry D. Hunter III	Matthew Parker	Edna M. York
Brenda Ewing	Bobby Jackson	Moe Payton	
John C. Ewing	John Jackson	Rita Pearson	
Mabel Fallon	Vernon Jacobs	Lewis Pemberton	
Joni Flowers	Alice Jalloh	Jerome Powell	
Marcy Fuller	Faye Jalloh	Elex Roberts	
Deyon Gary	Jeremiah Jamison	Ida Robinson	
E. E. Gilpatrick	Mary K. Jamison	Jane Robinson	
Cleo Grandberry	Andrew Jefferson	Dorothy Rogers	
Ruby Green	Michael Jefferson	Eddie Mae Rogers	
Rufus Greer	Lillie Johnson	Sarah Rogers	
Fred Grimmett	Stephanie Johnson	Jackie Salisberry	
Janice Guidry	John Kammerer	Karin Scholz	
Betty Hall	Jim Kerr	Ernestine Senter	
Dontae Hall	Dan Kirk	Betty Shelton	
Larry Hall	Rita Kirk	Doyle Shelton	
Russ Hall	Gloria Lomas	Ethel Shurlock	

Douglas Park Neighborhood Issues

The following issues were identified by neighborhood residents through a brainstorm and voting session. These issues were used to guide information collected by the Steering Committee and city staff about the Douglas Park neighborhood.

Top 12 Issues

- Quality/quantity of multi-cultural youth programs
- Crime/vandalism/neighborhood watch/better police patrols/gangs
 - Community-owned neighborhood groceries and businesses
 - Jobs/training/trades
 - Remove Arsenal Courts
- Property and alley clean-up/pride in property/littering/grass cutting (including city)
 - Enforce city ordinances: vehicles, parking, weeds, curfew, animal control
 - Too many vacant houses - repair
 - Occupied houses repaired
- Improved management of/by Housing Authority (screening tenants/maintenance)
 - Noise pollution - loud music
 - Vacant lots (usage and condition)

Other Issues

- More awareness of city services
 - Multi-purpose center
- Redlining/more elasticity in loaning criteria
 - Better private animal care
- More assistance for new housing construction (more capital)
 - Rental inspection
 - Community Reinvestment Act
- Equal share of economic development
 - Affordable housing starts
 - Youth programs to assist elderly
 - Elderly transportation
- More community involvement/awareness
 - City support for neighborhood clean-up
 - More traffic controls (stop signs, etc.)
 - More and better equipped parks
- Public improvements: streets, sidewalks, street lighting, alleys
- Review snow removal/street sweeping systems (create programs to assist residents)
 - Supervision of youth

Douglas Park Neighborhood Goals

Utilizing information from the "State of the Neighborhood" meeting, a number of residents met to produce goals for the neighborhood. These goals were brainstormed by two different groups and then combined and voted upon by those present. The goals for the neighborhood were varied, but youth and crime were definite areas of concern the residents wanted addressed. Ultimately, the Steering Committee formed strategies for implementation from the top eleven goals provided by neighborhood residents.

Top 11 Goals

- Clean up drug problem
- More small businesses with increased job opportunities (grocery store)
 - Develop positive identity for Douglas Park
 - Increase home ownership
- Expand city rehab programs on both sides of income scale and do more housing renovation
 - Better access/use of King Center (literacy program, parenting program, branch library)
 - Eliminate crime problem spots
 - Speed bumps in alleys
 - Establish neighborhood and police foot patrols
- Promote pride of ownership (give neighborhood awards)
- Year-round youth center (basketball, swimming pool,....)

Other Goals Receiving Points

- Better alley and street lighting
 - Establish vocational center
 - Neighborhood clean-up
- Educational programs and alternative activities for youth
- Organize and maintain Douglas Park Political Action Committee
- More positive press programs to promote productive single parent households
 - Utilize entrepreneurial capabilities of Douglas Park residents
 - Create health care center
 - Utilize vacant lots
- Eliminate media stereotypes about high crime in minority areas and promote positive news
- Better working relationship between residents, police / create neighborhood watch programs
 - Single neighborhood organization
 - Enforce noise ordinance
 - Eliminate garbage and nuisance problems
 - Help prevent and eliminate domestic violence
- Open, outdoor meetings involving "problem people" and residents

Goals Listed, But Receiving No Points

- Improve safety of neighborhood
- Resolution of Arsenal Courts issue
- Better control of youth (including curfew and loud music)
 - Raise level of civic consciousness
 - Improve cosmetics of neighborhood
- Bring more social agencies to neighborhood (easier access)
 - Parks rejuvenated
 - Improve communication between youth and adults
- Organize ethnic festivals to bring people to Douglas Park
- Block parties/more socializing and interacting with neighbors
 - Neighborhood pool if Longview Pool moves
 - More money for schools
 - Open gym at neighborhood schools
 - Eliminate parking in front yards and boulevards
 - Renovate or secure abandoned homes
 - Better street maintenance
 - Promote awareness of neighborhood programs
- Reuse Franklin Jr. High School lot as neighborhood center
 - Make neighborhood desirable for new residents
 - Day care center

Douglas Park Neighborhood Strategies for Implementation

After goals were selected by neighborhood residents, planning staff and the Steering Committee set about mapping action strategies to achieve the top eleven goals. A conscious decision was made to focus on the top eleven goals rather than deal more comprehensively with all neighborhood goals and issues. It was the opinion of the Steering Committee that focusing energy on the top goals was more important for the initial six year period of the plan.

Crime and Safety

Goal: Eliminate drug and crime problem spots							
<i>Action Strategy</i>	<i>94</i>	<i>95</i>	<i>96</i>	<i>97</i>	<i>98</i>	<i>99</i>	<i>Implementors</i>
Active implementation of new "nuisance property" policy for drug violations on rental property, making landlords more responsible for actions of tenants or one-year forfeiture of property could result.	✗	✗	✗	✗	✗	✗	Rock Island Police Department
Publicize availability of criminal background checks on potential tenants to Douglas Park landlords by sending letter explaining procedure.		✗					City of Rock Island
Concentrate simultaneous enforcement by all city departments on nuisance properties put on "hot list" circulated among the city's various enforcement branches (police, housing inspection, zoning, public works, etc.)		✗					City of Rock Island
Give beat officers frequently updated maps of Douglas Park "hot spots" and ask for more patrol of these locations.		✗	✗				City of Rock Island
Explore feasibility of establishing mobile RV unit stationed periodically at "hot spots" in different neighborhoods.				✗			City of Rock Island

Goal: Establish ability of residents to "watch and patrol" Douglas Park with assistance from police

<i>Action Strategy</i>	94	95	96	97	98	99	<i>Implementors</i>
Establish more neighborhood watches.		✗					Community Caring Conference
Hold more frequent block club meetings on identifying and reporting criminal activity and discussing low-cost security devices.		✗					Community Caring Conference
Hold block club parties with community policing presence to get neighbors and police acquainted with one another.				✗			Community Caring Conference & City of Rock Island
Develop pamphlet for wide distribution on how to report crime and inform residents they can leave anonymous tips and reports.		✗	✗				City of Rock Island
Promote availability of security surveys for homes and businesses, especially to those addresses with more than one burglary or vandalism.			✗				City of Rock Island
Inform residents about street, security and motion detector light possibilities.		✗					City of Rock Island
Request police department to do next community survey in RA23 in order to tap into implementation of Douglas Park Neighborhood Plan.	✗	✗					Rock Island Police Department

Small Business Development

Goal: Develop small businesses for increased job opportunities							
<i>Action Strategy</i>	94	95	96	97	98	99	<i>Implementors</i>
Work to get branch bank or credit union facility located on 11th Street.			✘	✘			City of Rock Island, Community Caring Conference, 11/31 Business Association & Development Association of Rock Island
Utilize Long's Carpet site or new construction on 900 block of 11th Street for express medical care facility.			✘	✘			City of Rock Island, Community Caring Conference, 11/31 Business Association & Development Association of Rock Island
Work with neighborhood businesses to improve physical appearance of facilities.		✘	✘				City of Rock Island & 11/31 Business Association
Sponsor small business marketing, management and development course at King Center for neighborhood businesses and entrepreneurs.		✘					King Center

Positive Identity

Goal: Develop a positive identity for Douglas Park							
<i>Action Strategy</i>	94	95	96	97	98	99	<i>Implementors</i>
Generate positive media events in Douglas Park.	✘	✘	✘	✘	✘	✘	Neighborhood Residents
Form coalition from Community Caring Conference block clubs in neighborhood to encourage broader support of neighborhood-wide goals and activities.		✘					Community Caring Conference & Neighborhood Residents
Foster neighborhood identity through street signs, logo, T-shirts, letterhead, etc. and distribute through Douglas Park Block Club Coalition.		✘	✘				Community Caring Conference & Neighborhood Residents
Initiate a periodic neighborhood newsletter through Douglas Park Block Club Coalition.		✘	✘				Community Caring Conference & Neighborhood Residents
Encourage neighborhood leaders to focus public comments on positive rather than negative events in neighborhood.	✘	✘	✘	✘	✘	✘	Neighborhood Leaders

Home Ownership

Goal: Increase Home Ownership							
<i>Action Strategy</i>	94	95	96	97	98	99	<i>Implementors</i>
Educate residents on how to save and finance for home purchases.		✘					Local Banks & King Center
Increase publicity concerning home buyer programs and education courses.		✘					Quad City Housing Bureau, Community Caring Conference, City of Rock Island & Area Financial Institutions
Create a shared-risk mortgage loan pool for lending in distressed neighborhoods. The consortium could feature below-market rates, community credit needs assessments, 38% debt to income ratio, no minimum mortgage amount, no private mortgage insurance requirement, 5% down payment.			✘				New not-for-profit organization made up of area lending institutions, municipalities and community organizations representing distressed neighborhoods
Devise and draft a linked deposit banking ordinance for the city that would tie city deposits, and its other banking business, to bank performance in meeting all community credit needs.				✘			City of Rock Island
Create a type of lease-to-buy program through an arrangement between the landlord, renter and bank trust to set aside a period of rents for purchase. The program will target existing renters and landlords in Douglas Park.				✘	✘		Financial Institutions Community Reinvestment Group

City Housing Programs

Goal: Improve service of city housing rehab programs to residents of all income levels							
<i>Action Strategy</i>	<i>94</i>	<i>95</i>	<i>96</i>	<i>97</i>	<i>98</i>	<i>99</i>	<i>Implementors</i>
Utilize old Broadway \$1000 program for new Douglas Park \$1000 program for 100% rebate up to \$1000 for eaves and gutter repair; roof, window and door repair or replacement; or demolition or repair of accessory buildings for income-qualifying residents.		✘	✘	✘			City of Rock Island
Set aside more funding annually for city's property improvement rebate program that is not based on income.		✘					City of Rock Island
Create better awareness of city programs and true income requirements.	✘	✘	✘	✘	✘	✘	City of Rock Island & Community Caring Conference
Set aside \$15,000 out of Douglas Park CDBG allocation for up to \$1000 grant toward interior or exterior improvement of code items or 50% grant up to \$1000 for other improvements that will result in increased house value (based on appraisers' standards)	✘	✘					City of Rock Island

King Center

Goal: Enhance access and use of King Center							
<i>Action Strategy</i>	94	95	96	97	98	99	<i>Implementors</i>
Utilize available office space for classrooms to facilitate expanded program offerings.	✘	✘					City of Rock Island
Expand programs offered in classroom settings (i.e. parenting skills, credit rating improvements, ethnic enhancement, child nutrition, small business management, etc.)	✘	✘	✘	✘	✘	✘	King Center & Miscellaneous Provider Agencies
Work through solutions to reduce fees of classes through need scholarships and increase interest in programs offered.		✘	✘				King Center & Martin Luther King Center Board
Explore re-establishment of branch library or book lending capacity at King Center.					✘		Rock Island Public Library & Douglas Park Residents
Volunteer a neighborhood plan steering committee member to serve on Martin Luther King Center Board.	✘	✘					Steering Committee
Increase volunteerism to King Center Active Club by neighborhood senior citizens.		✘					Douglas Park Residents

Alleys

Goal: Improve speed control in alleys							
<i>Action Strategy</i>	94	95	96	97	98	99	<i>Implementors</i>
Identify alleys with speeding problems and initiate more regular police patrols.		✘					Douglas Park Residents & City of Rock Island
Identify alleys with speeding problems and restrict select alleys to one-way traffic.		✘					Douglas Park Residents & City of Rock Island

Goal: Improve alley conditions							
<i>Action Strategy</i>	94	95	96	97	98	99	<i>Implementors</i>
Turn in gravel alleys from streets survey in poor condition for evaluation for regrading and re-rocking.	✘						City of Rock Island
Inform owners along alleys and streets in poor condition how to get on alley and local street improvements lists.		✘					City of Rock Island
Set up CDBG program to help defray assessment expenses for alley improvements for income-qualifying property owners.		✘					City of Rock Island

Pride of Ownership

Goal: Promote pride of ownership in Douglas Park neighborhood							
<i>Action Strategy</i>	94	95	96	97	98	99	<i>Implementors</i>
Introduce neighborhood awards for property maintenance and beautification.			✘	✘	✘	✘	Douglas Park Block Club Coalition
Hold seminars in neighborhood related to tree maintenance and horticulture.			✘	✘	✘	✘	Douglas Park Block Club Coalition
Introduce neighborhood awards for most improved home exterior.			✘	✘	✘	✘	Douglas Park Block Club Coalition
Hold seminars in neighborhood related to home improvement techniques.			✘		✘		Douglas Park Block Club Coalition & Miscellaneous Expert Speakers
Establish neighborhood welcome committee for new homeowners and tenants and explore expanding Welcome Wagon into neighborhood.		✘					Douglas Park Block Club Coalition
List neighborhood volunteers and teens willing to assist elderly and disabled with small home maintenance tasks.			✘	✘	✘	✘	Douglas Park Block Club Coalition

Year-Round Youth Activities

Goal: Maintain year-round activities for youth at central neighborhood locations							
<i>Action Strategy</i>	94	95	96	97	98	99	<i>Implementors</i>
Initiate intramural programs at area elementary and grade schools.	✘	✘					Community/Youth Partnership Commission & Douglas Park Residents
Initiate "vacation" camp for grade school youth at King Center during "off" times of school year.		✘	✘				King Center
Lobby for location of outdoor pool facility at Longview Park or location near Douglas Park neighborhood.	✘						Douglas Park Residents and Other Neighborhood Organizations
Organize adult mentors or supervisors for youth events and activities.		✘					Community/Youth Partnership Commission

Douglas Park Neighborhood Background and Information

City staff and the Steering Committee devoted three months to reviewing data collected about the Douglas Park neighborhood. Actual collection of neighborhood data began in the summer of 1993 with land use and building condition surveys conducted by city staff and student interns. From summer 1993 through spring 1994, information was collected on a variety of topics pertinent to Douglas Park and Douglas Park residents. Some of the information is standard data collected by the City of Rock Island about each neighborhood that goes through a planning process. Other data collected was specifically guided by issues generated by residents at a neighborhood-wide meeting.

The Steering Committee reviewed data and information related to the following topics:

Neighborhood History
Land Use
Businesses
Demographics
Building Condition
Infrastructure
Traffic
Housing
Property Ownership
Financing Activity

Neighborhood Organization
Parks
Youth and Education
Jobs and Training
Vacant Lots
Nuisances and City Ordinances
Pride of Ownership
Crime and Safety
Arsenal Courts

Selections from these topics are highlighted in the pages that follow. In many cases, much more information was collected than will be presented in this document. Anyone interested in following up on more information regarding a certain topic should contact the City of Rock Island Planning and Redevelopment Division.

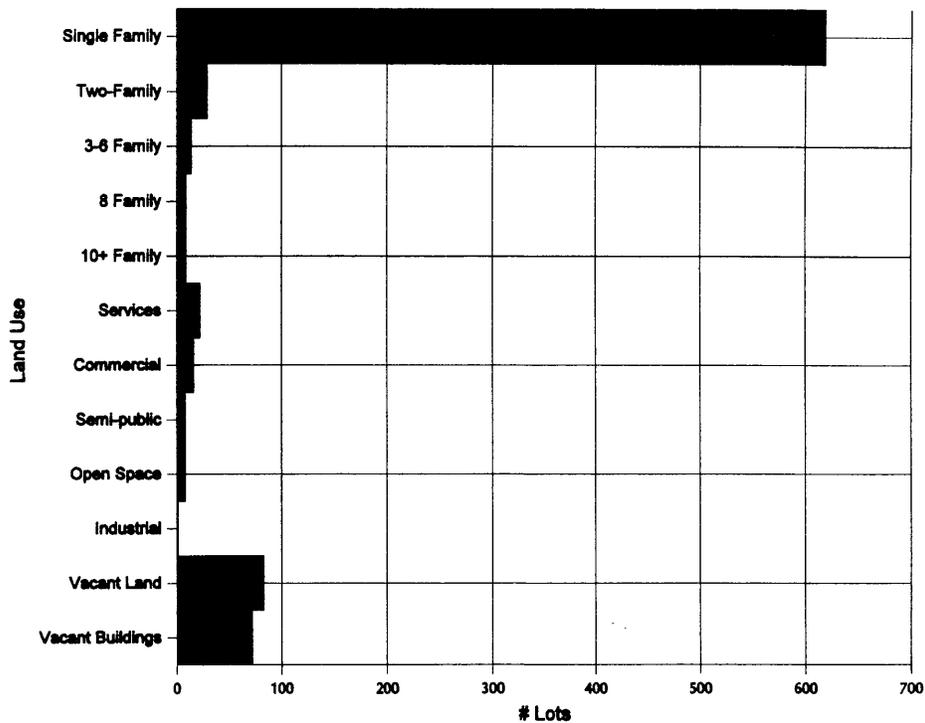
This data was used to construct realistic implementation strategies. The motto of the Steering Committee was "an informed decision is the only decision." The background and information collected about Douglas Park was utilized in creating the strategies, and will also be utilized in effectively implementing those strategies.

History of the Neighborhood

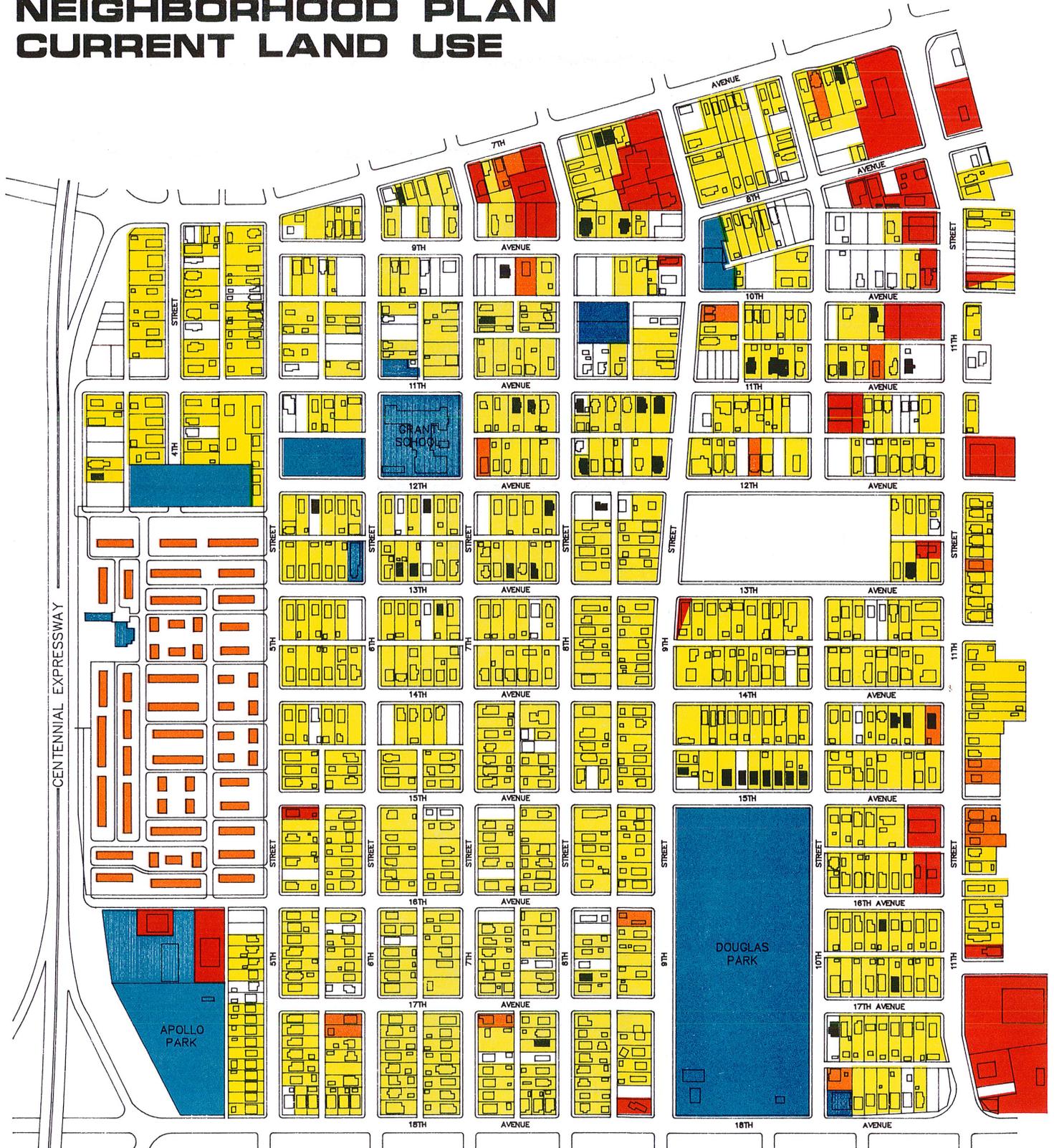
The development of the Douglas Park neighborhood spanned 120 years, from the 1830s to the 1950s. Earliest development took place in the northeast corner of the neighborhood as part of the original plat of the very large Chicago or Lower Addition in 1836. This part of the neighborhood has lots that parallel the Mississippi River. The majority of the neighborhood was developed between 1900 and 1919.

The Douglas Park Neighborhood was named in 1993 after the dominant land use feature at the south end of the neighborhood now known as Douglas Park. Ground was broken in this location for a baseball park in 1904. In April 1905, the Rock Island Argus ran a contest to name the new baseball field. Ultimately, the park was named Island City Park by a ballot of the people. Activity at the new baseball park wavered between minor league professional baseball and amateur baseball. The minor league team was known as the Rock Islanders, and won the league championship in 1907 and 1909. In later years, the park hosted professional football and the International Softball Congress World Tournament. In 1917 the name of the park was changed to Douglas Park.

Land Use



DOUGLAS PARK NEIGHBORHOOD PLAN CURRENT LAND USE



**CITY of
ROCK ISLAND**

KEY:

- SERVICES/COMMERCIAL/INDUSTRIAL
- SINGLE FAMILY RESIDENTIAL
- MULTI-FAMILY RESIDENTIAL

- SEMI-PUBLIC/OPEN SPACE
- VACANT LAND
- VACANT BUILDING
- ARCHITECTURALLY INTERESTING

Demographics

Population

In 1990 there were 2,635 people living in the Douglas Park neighborhood as compared with 4,082 people in 1970. Since 1970 the population has decreased by 1,447 people or 35%. The city-wide population decrease in that same period was 19%. Douglas Park is 6.5% of the city's total population.

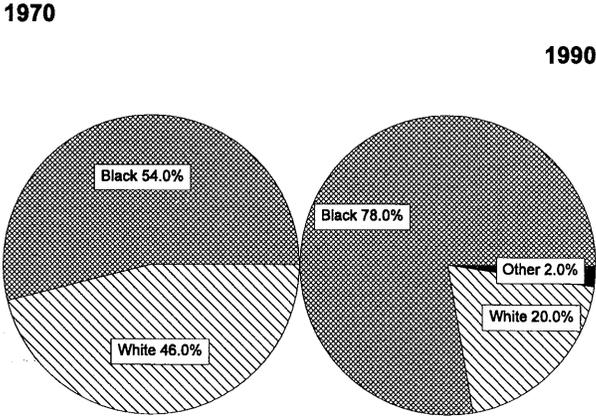
Thirty-six percent of all Douglas Park residents were under age 18 in 1990. Youth are concentrated in Arsenal Courts, which accounts for 35% of all neighborhood youth. From 1970 to 1990 there was a greater concentration of adults aged 18-64. The youth population decreased by 43% and elderly population decreased by 61%. Adult population only decreased by 19%.

Average median income in the neighborhood in 1989 was \$15,683. Fifty-two percent of adults aged 25 or older have attained a minimum of a high school degree or GED.

Race

Over the period from 1970 to 1990 there has been a noticeable decrease in white population relative to black population. While both groups saw a decrease, white population decreased 72% as compared to 8% for black population. The biggest white population decrease took place from 1970 to 1980. Please see the pie charts that detail racial percentages. The share of black population in Douglas Park has dramatically increased.

Douglas Park is 29.4% of the city's total black population and only 1.6% of the city's total white population. Black population is 17.2% of the city's 1990 total.



Housing

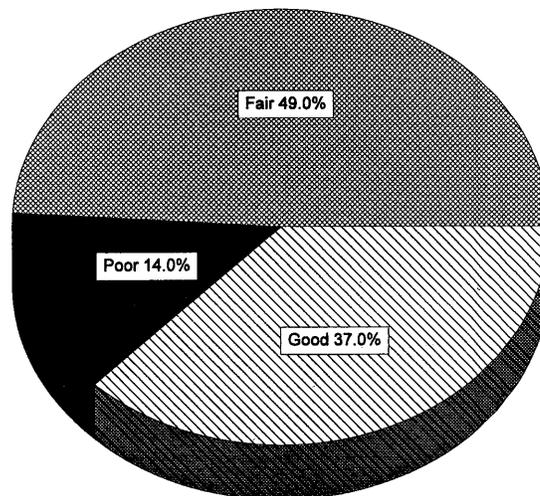
- 1,180 Total Housing Units
- Neighborhood Contains 6.6% of City's Total Housing Units
 - 52% Owner Occupied
 - 48% Renter Occupied
- Percentage of Renter and Owner Occupied Housing Remained Stable From 1970 to 1990
 - Most Homeowners Purchased Between 1960 and 1969
 - Average Rent: \$201
- About 510 Households Have Housing Costs at 30% or More of Income

Building Conditions

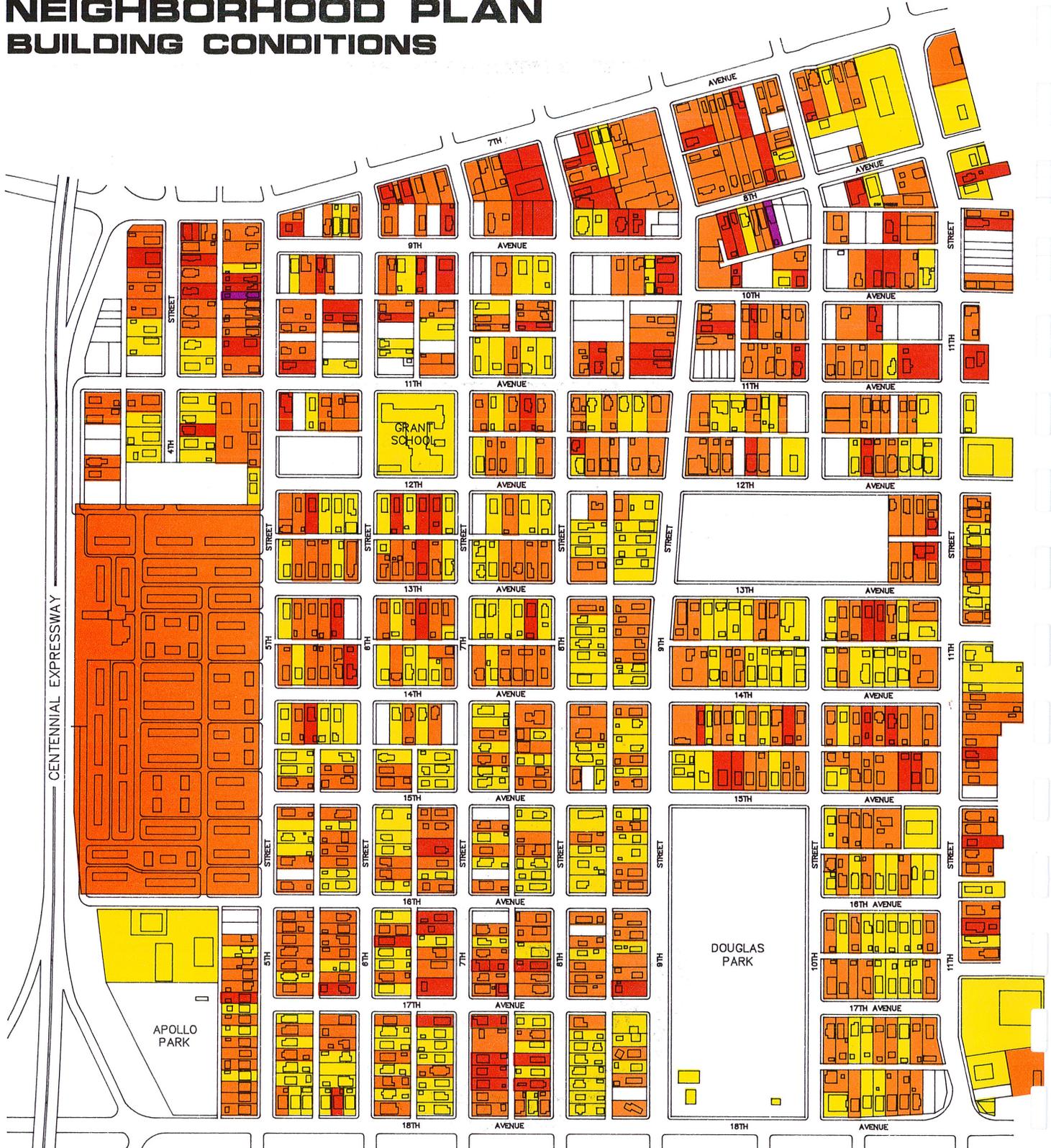
A building condition survey was conducted in the summer of 1993. Components of buildings surveyed included: roofs, chimneys, fascia/eaves, gutters and downspouts, walls, windows and doors, main porches, foundations, house walks, premises, sidewalks, curbs and accessory buildings. Property components in the best condition were: sidewalks, curbs and house walks. Property components in the worst condition were: gutters and downspouts, accessory buildings, roofs, fascia/eaves, windows/doors and premises.

Staff found that there are 1,268 buildings in the Douglas Park neighborhood. Of that total, 784 are primary structures and 484 are accessory buildings. Overall building condition was considered to be fair.

Overall Building Conditions



DOUGLAS PARK NEIGHBORHOOD PLAN BUILDING CONDITIONS



**CITY of
ROCK ISLAND**

KEY: **GOOD CONDITION** **POOR CONDITION**
 FAIR CONDITION **DETERIORATED CONDITION**

Infrastructure

The street and alley conditions of the Douglas Park neighborhood were evaluated in January 1994. Block by block items evaluated included drainage, patches, cracks, pot holes, ruts, corrugating, joint deterioration, spalling and slab settlement. The roads were rated good, fair, or poor using a scoring system. The score applied varied according to the type of surface. Overall, the street and alley condition in the area is good to fair.

An unusually large number of alleys in the Douglas Park neighborhood are constructed of gravel. Upgrading the quality of local alleys is accomplished by special assessment of the property owners along the roadway scheduled to be improved. The city, however, does pay a large portion of the cost.

Traffic

Intersection accident levels in Douglas Park are relatively low, with 0.6 per year as the average. In a nine year period (1985 to 1993) there were 483 accidents, with 133 injuries and no fatalities. There is an average of 53 accidents each year within the neighborhood boundaries. Intersections in Douglas Park with the highest accident rates are:

1. 11th Street and 18th Avenue (6.8/yr.)
2. 11th Street and 7th Avenue (3.9/yr.)
3. 9th Street and 18th Avenue (3.0/yr.)
4. 9th Street and 7th Avenue (2.8/yr.)
5. 5th Street and 18th Avenue (2.6/yr.)

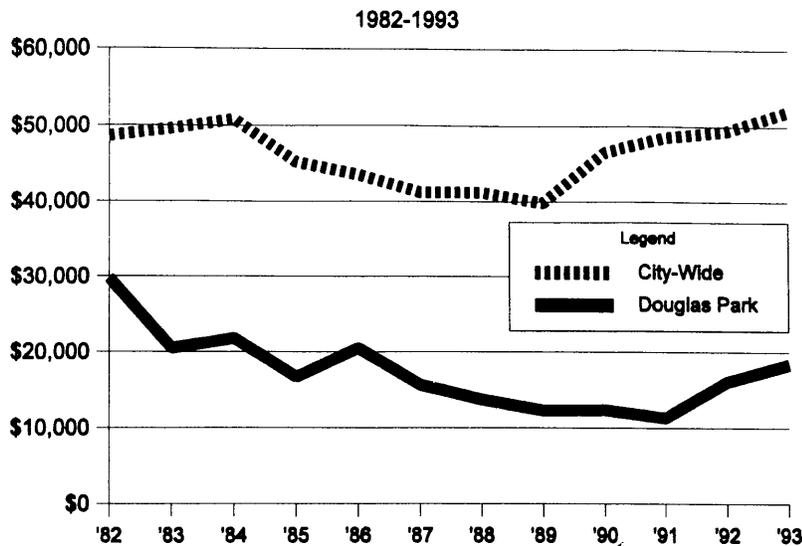
On average, traffic volume levels in the neighborhood decreased by 13% from 1960 to 1992. Eleventh Street has the highest volume of traffic in the neighborhood.

Housing Activities

City government has been involved in housing rehabilitation activities in the Douglas Park area since 1972. Use of city housing rehabilitation has been liberal in the neighborhood. In total, 252 addresses have received attention between 1972 and 1993. In 1993-94, Douglas Park ranked first in amount of dollars spent from city programs among the various identified neighborhoods in the city. Last year, the city spent \$157,420 from the Community Development Block Grant housing programs in the neighborhood on 20 different properties.

The average residential sales price in Douglas Park was \$13,350 in 1993. Douglas Park sales are typically \$29,000 less than the average city-wide sales price. From 1982 to 1992, the neighborhood averaged six houses listed and sold each year through the Illinois Quad City Realtors Association. It is believed that a large volume of housing sales in the neighborhood take place through contract buying.

Average Residential Sales Prices



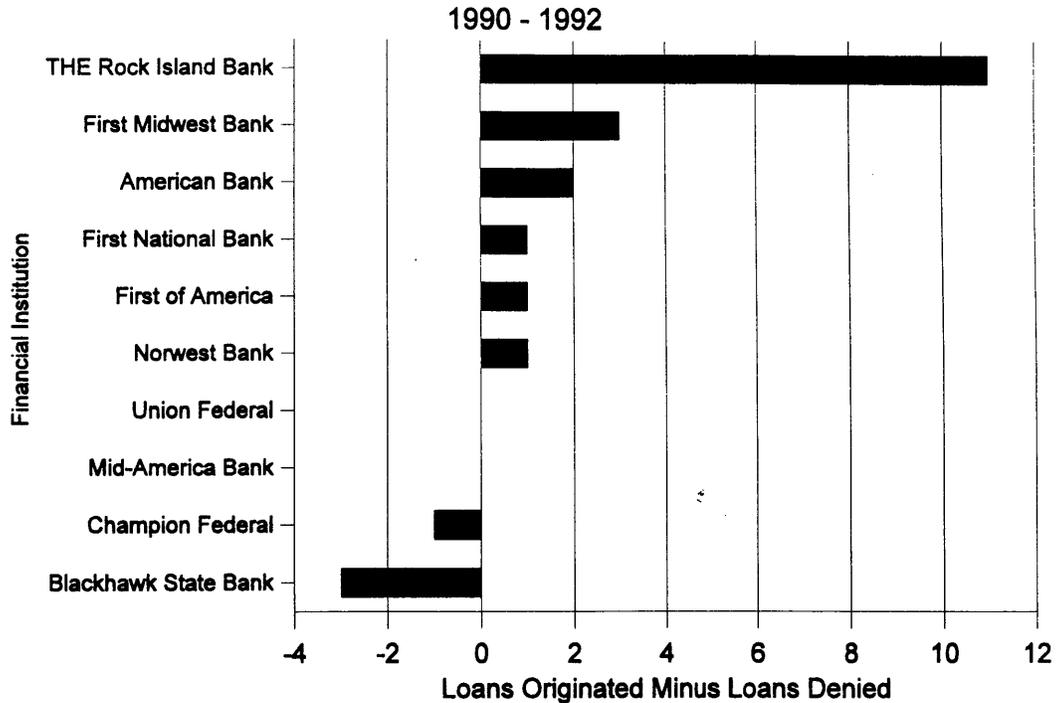
Financial Lending Activity

From 1990 to 1992, there were 32 mortgage or home improvement loans made in census tract 236, which encompasses the majority of Douglas Park. This census tract ranked 14th out of the 16 Rock Island census tracts in terms of number of loans. Only CT 226 (downtown) and CT 234 (part Douglas Park, part Chicago Addition) had fewer mortgage or improvement loans. CT 236 has the highest percentage of minority population in Rock Island. The majority of loans (28) made in the census tract are home improvement loans. From 1990 to 1992 there were four conventional home purchase loans originated from the ten institutions considered in the lending analysis.

On the next page is the list of banks considered to be in Rock Island's Community Reinvestment area and their aggregate lending levels (loans originated minus loans denied) in CT 236. All lending data was gathered from Home Mortgage Disclosure Act statements.

Although few loans are originated for CT 236, there are also very few loan denials. There were 14 loan denials in CT 236 from 1990 to 1992.

Aggregate Lending in CT 236



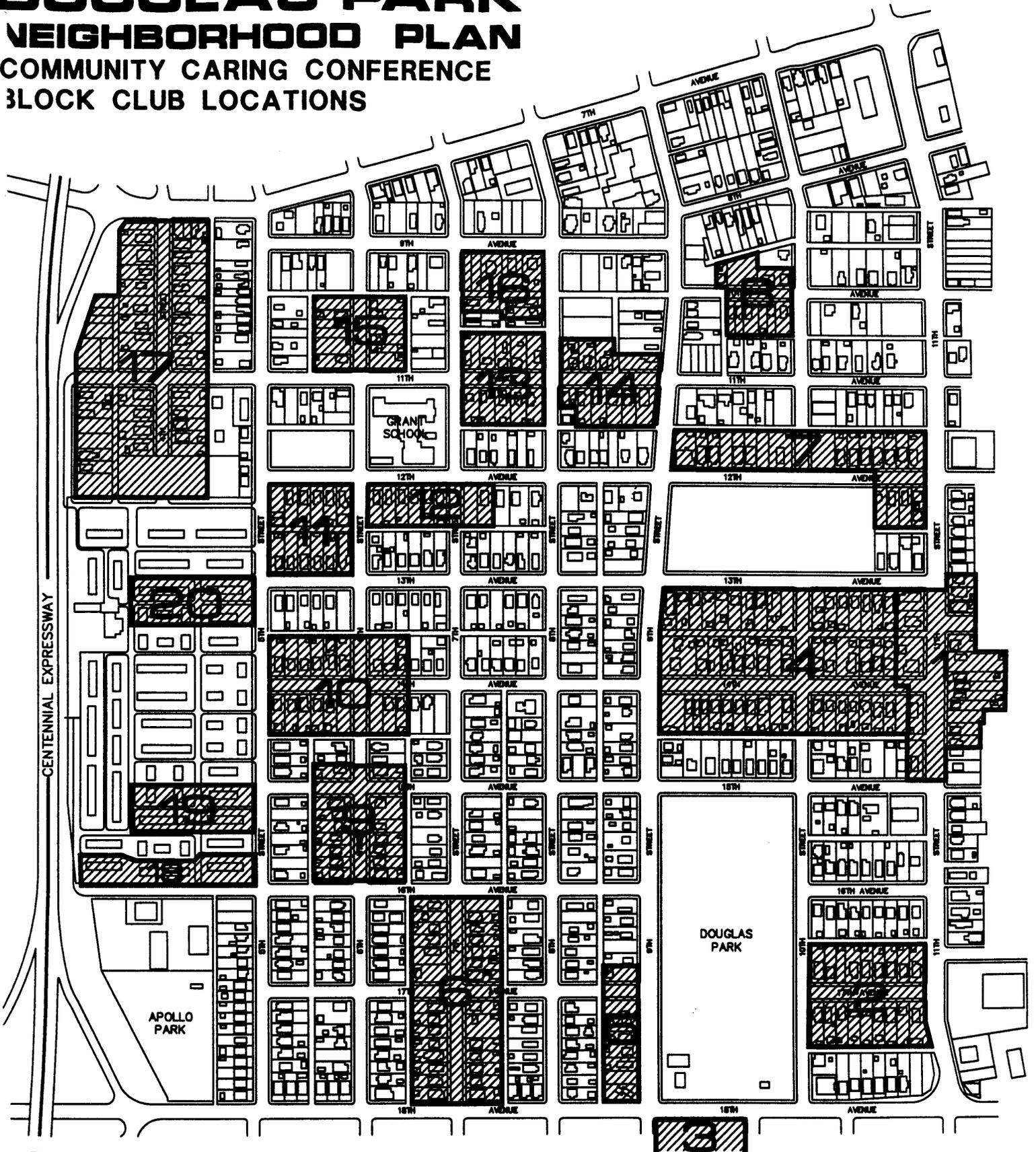
Neighborhood Organization

The Douglas Park neighborhood has a network of organization through the Community Caring Conference block clubs. There are 20 block clubs in the neighborhood and in the immediate vicinity. Each block club has a captain who coordinates activities and disseminates information. The Community Caring Conference also has committees and activities related to community development, crime, youth and other neighborhood interests.

The next page contains a map of the Community Caring Conference block club locations in Douglas Park.

DOUGLAS PARK NEIGHBORHOOD PLAN

COMMUNITY CARING CONFERENCE BLOCK CLUB LOCATIONS



CITY of
ROCK ISLAND

PREPARED BY: PLANNING AND REDEVELOPMENT DIVISION

SOURCE; COMMUNITY CARING CONFERENCE

NOVEMBER 1993

Vacant Lots

There are 76 lots without structures in the Douglas Park neighborhood. From 1975 to 1993 there were 98 structures, including garages, demolished in the area. Most of the vacant lots (55%) are owned by Rock Island residents. Together, the City of Rock Island and Rock Island County control only 18, or 24%, of the vacant parcels.

When grass and weeds are above ten inches, the city's Code of Ordinances has provisions for the city to mow the lot if the owner has not complied with warning notices. The city will then place a weed mowing lien against the property. At this time, the city does not initiate foreclosure proceedings for accumulated weed mowing liens.

Arsenal Courts

Arsenal Courts, a 305-unit Section 8 assisted housing complex, was one of the main reasons the Douglas Park neighborhood was selected as the next neighborhood planning area. The City of Rock Island owns the facility, but it is managed by the Rock Island Housing Authority. In 1993, the Rock Island City Council voted to demolish Arsenal Courts and relocate the residents who remained in approximately 120 units to other housing facilities in the city. Since the late 1980s, expenses at the Arsenal Courts have increased, occupancy has seriously declined, maintenance has been deferred, and crime, gang and drug activity have risen dramatically.

Opposition to the demolition plan resulted from the residents of Arsenal Courts and the Department of Housing and Urban Development. Subsequently, the issue of demolishing Arsenal Courts has gone to the court system. More recently, the City of Rock Island, Arsenal Courts residents and the Department of Housing and Urban Development are seeking a solution through partial demolition of the facility (approximately 80 units), rehabilitation and redesign of the rest of the property, and administration changes through the hiring of a private management firm. Resolution to the issue is still pending.

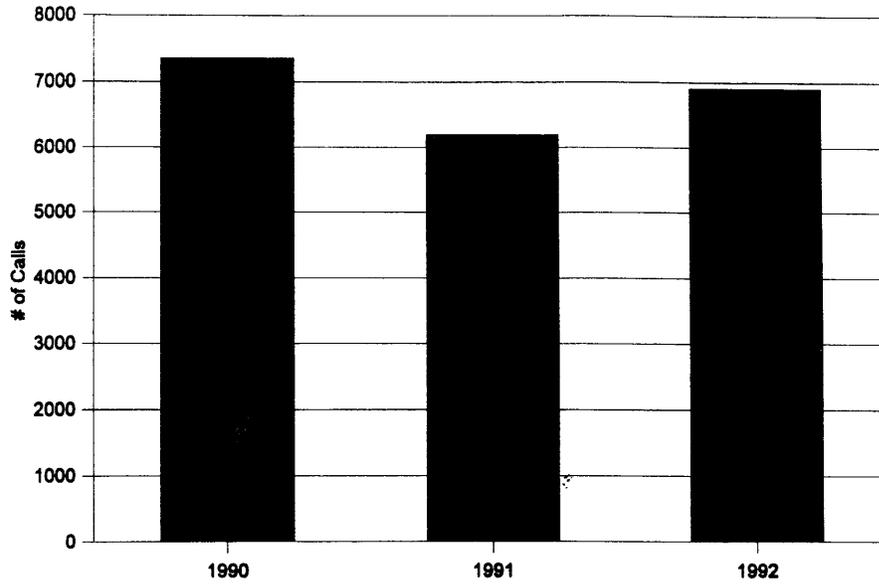
Crime and Safety

Douglas Park is located in the southwest corner of Beat 1 and includes Reporting Areas (RA) 20, 23 and 25. Beat 1 consistently has the highest levels of calls for service in the city. Beat 1 also has by far the highest percentages of arrests and shots fired calls. Reporting Areas 23 and 25 are consistently among the highest for calls for service; that trend has remained steady from 1990 to 1993. The two reporting areas also rank in the highest category of property crimes (more than 76 each year) and violent crimes (more than 26 each year). Part of RA 25 is located in the Longview Historic Area neighborhood.

The next five pages graphically detail crime levels in Douglas Park and some crime comparisons across the city. Property crime in Douglas Park has decreased slightly over the past few years, as have Calls for Service. There is also a map that indicates "hot spots" for crime in the neighborhood. This map was created by compiling address lists of offenses.

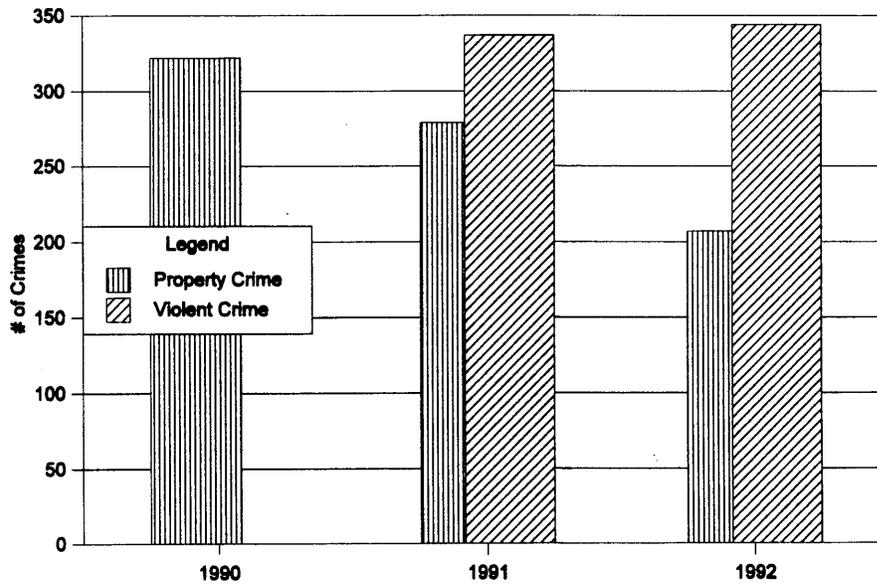
Calls for Service

RA 23 and RA 25



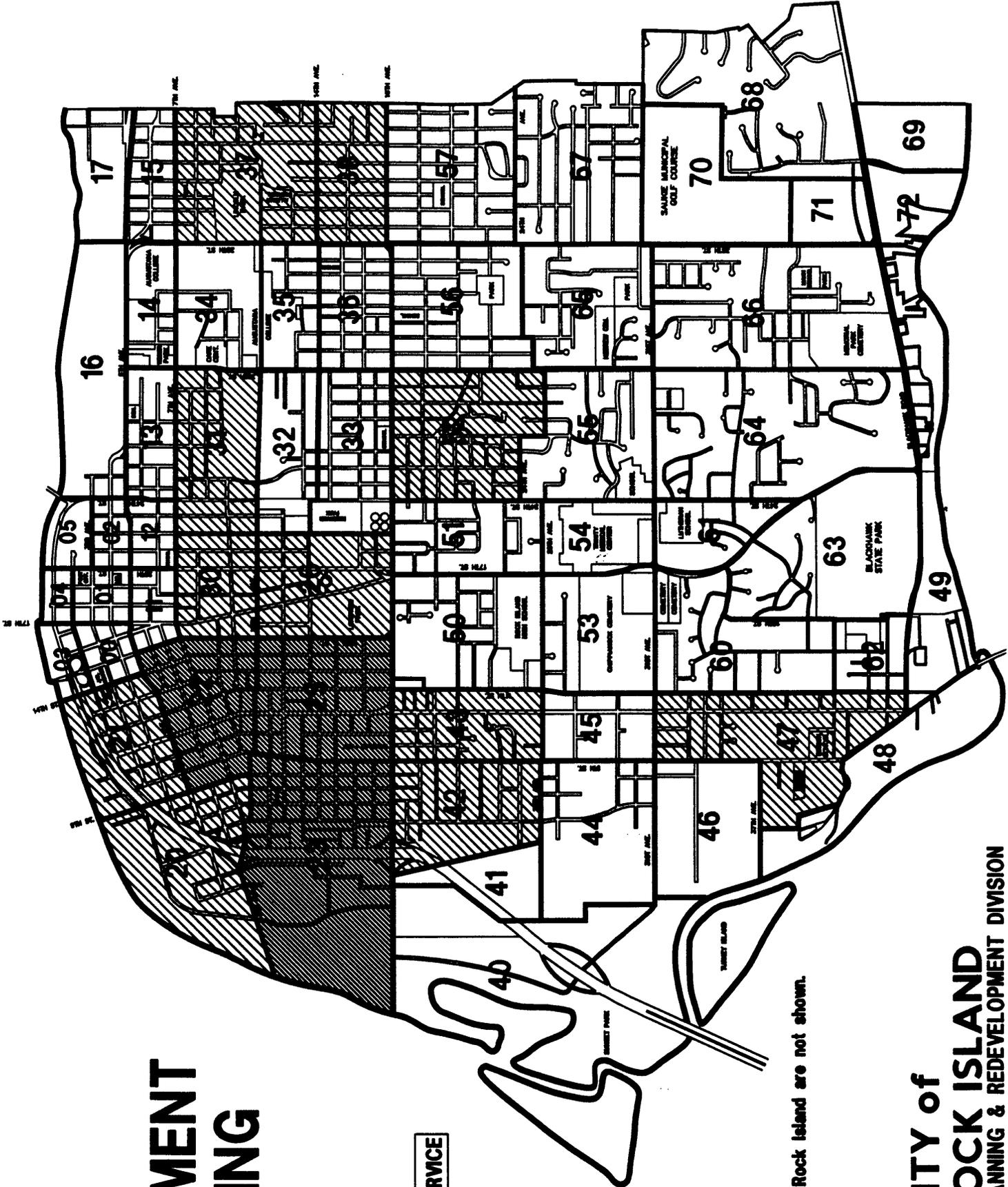
Violent and Property Crime Offenses

RA 23 and RA 25

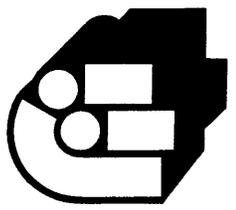


POLICE DEPARTMENT REPORTING AREAS

1992 CALLS FOR SERVICE



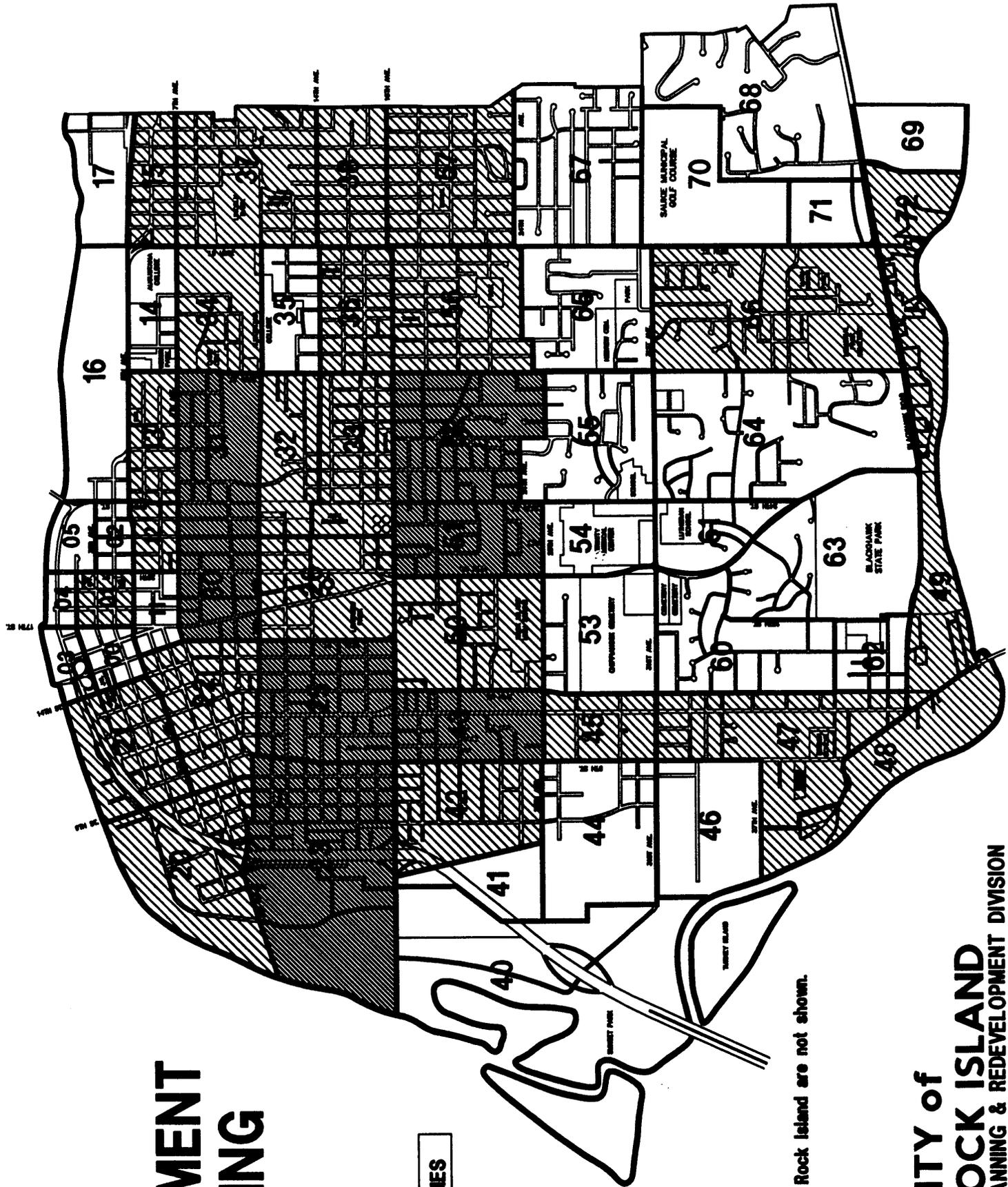
Reporting Areas in SW Rock Island are not shown.



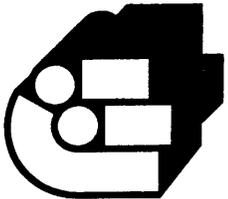
**CITY of
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POLICE DEPARTMENT REPORTING AREAS

1992 PROPERTY CRIMES



Reporting Areas in SW Rock Island are not shown.



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