GOALS

TO ENHANCE AN URBAN NEIGHBORHOOD THROUGH A DIVERSITY OF OPEN SPACE USES

TO RECAPTURE A CERTAIN AMOUNT OF A PREVIOUS CHARACTER BASED ON THE AVAILABILITY OF REMAINING STRUCTURES

TO INTEGRATE HOUSING INTO A PARK-LIKE SETTING THROUGH THE USE OF EARTH-SHELTERED STRUCTURES

TO CHANGE PEOPLE'S ATTITUDES TOWARDS LAND OWNERSHIP THROUGH THE INTRODUCTION OF VERTICAL ZONING
SIGNIFICANCE

The significance of this study lies in its attempt to change peoples attitudes about the way they live. Attitudes toward land ownership, toward inner city living, and attitudes toward urban open space.

The American dream of owning a home on a quarter acre lot is rapidly becoming impossible for many people. The current trend of condominium-style living begins to address the issue of maximizing available land. However, it is a concept which has not yet been fully developed.

To change the attitudes toward land ownership it is necessary to offer a valid alternative. Vertical zoning of the earth's substrata allows a greater value to be placed on the surface, thereby increasing both density and open space.

Imaginative developments are the only recourse that inner city neighborhoods have against the flight to the suburbs.
CRITERIA FOR DEVELOPMENT

LAND USE

• Residential areas should remain visible as such
• Commercial areas should be concentrated within and relate to neighborhood, parking & delivery areas should be convenient and well planned
• De-emphasis of automotive land uses to encourage pedestrianism

STRUCTURES

• Condemned structures shall be removed at once
• Contributing structures may be relocated when appropriate
• Significant structures shall maintain their position and stature through restoration
• Underutilized structures may be adapted to contemporary needs

BLOOMSCAPE

• Retain dense residential character
• Strive for compatibility of structures; yet allow variety for richness
• Consistency of open spaces within block

OPEN SPACE

• Shall provide framework for neighborhood, producing edges and nodes
• Shall be a part of an overall system
• Shall provide for the recreation needs of the community

cont.→
• Shall be regarded as the green lungs of the city, and be appreciated in their own right
• Shall be available at three levels:
  - Large, amorphous-shaped open spaces for public enjoyment
  - Linear open spaces which give direction
  - Small, intricate open spaces that provide detail and character

**PEOPLE**
• To create a variety of people places that encourage social interaction throughout the neighborhood
• To reverse current demographic trends of decline through design
What are the parts of Gilbert?

- **Streets**
  - the paved roadway • gutters • curbs • sidewalks • street trees
  - alleys • signage • furniture

- **Buildings**
  - single family homes • apartments • commercial • other

- **Properties**
  - lots • front yards • side yards • back yards

- **Open Space**
  - the continuum of outdoor spaces
THE STREETS

A. The paved roadway - 26-30' wide, in fair condition, mostly one way, with parking on side, sometimes crowded.

B. Gutters - drain inlets are located here, usually cluttered with debris.

C. Curbs - are either cut-stone or concrete. Many have been obliterated by successive layers of pavement so that gutters no longer exist in some areas.

D. Street Trees - residential streets planted in narrow strips adjacent to roadway, in many places causing damage to sidewalks. Commercial streets planted in cutouts where sidewalks extend to street.

E. Sidewalks - mostly concrete with some brick and cobblestone walks remaining, completely missing in some areas. 4-8' wide. Extends to street in commercial areas.

F. Property Edges - at public right-of-way. Varies from flat lawns to sloping lawns to 1-3' retaining walls.
A. the alleyway
   single lane, paved with center drain

B. the alley edge
   zone within private property that abuts the alley.
   Components in this zone are the image-makers
   of the alley and of the neighborhood as a
   whole.
   outbuildings - garages, barns, storage sheds
   some of historical significance
   vegetation - overgrown shrubs, brush, large trees
   shade and enclose alleys
   trash - obvious and abundant
   building debris - old furniture, dead vehicles become permanent.

   utility lines - add to visual clutter.
   vehicles - parking is haphazard and tedious

C. rear yards - range from undecor to derelict spaces behind
   unkempt buildings - inhospitable to positive use - areas of serious
   neighborhood blight.
THE ALLEYS

Overhead wires add to visual clutter.

Haphazard parking creates confusion.

Old foundations create obstacles.

Accumulation of trash.

Example of functional yet nondescript spaces.

Heavily traveled passage.
STREET TREES
STREET LIGHTS

TREE PLANTING TAKES PLACE IN THE LOCATION LEAST BENEFICIAL TO THEIR GROWTH, BETWEEN STREET AND SIDEWALK WHERE IMPERVIOUS AREA IS GREATEST, AND UNDER POWER LINES WHICH NECESSITATES TOPPING.

LARGE SPECIMEN TREES OCCUR ON THE INTERIOR OF EACH BLOCK, AWAY FROM INTRUSIONS.

TREE PLANTING PROGRAMS WERE INITIATED SIMULTANEOUSLY WITH CURB AND SIDEWALK RENOVATIONS.
GILBERT NEIGHBORHOOD STUDY

RESIDENTIAL

304 E. NORTH

322 E. GILBERT
"GREEK REVIVAL"

330 E. WASHINGTON
"ECLECTIC"

408 E. GILBERT
"QUEEN ANN"
MULTI FAMILY HOUSING OCCURS MOSTLY IN CONVERTED SINGLE FAMILY HOMES.
COMMERCIAL

GILBERT WAS PRIMARILY A RESIDENTIAL NEIGHBORHOOD, THEREFORE ITS COMMERCIAL FUNCTIONS ARE AS HAPHAZARD AS THE VACANT LOTS THEY REPLACED. BRYANT'S MARKET, A STRUGGLING CORNER STORE, COULD BE A THRIVING HUB OF NEIGHBORHOOD ACTIVITIES WITH THE PROPER SUPPORT. GILBERT WAS DEFENSELESS WHEN MADISON ST. DEVELOPED AS A MAJOR THOROUGHFARE. THE STRIP DOES NOT RELATE WELL TO THE NEIGHBORHOOD AND ACTS AS A BUFFER TO THE RESIDENTIAL AREA.
VACANT STRUCTURE AT RACE & ELM
OLD MUNCIE COAL & ICE PLANT

DEFUNCT CHURCH AT ELM & NORTH
The Properties

Typical lot layout

A. Backyards - semi-enclosed to open (inconsistent)

B. Sideyards - usually connected to adjacent sideyard

C. Public awareness zone - with lack of front yard, facade & landscape components become critical
PROPERTIES

Front yards are virtually nonexistent as homes uniformly abut the front property edge. They do occur on corner lots as sideyards, sometimes. The functions of the front yard, social interaction and collection of personal favorites has been taken over by the all-important front porch.
REAR YARDS IN GILBERT ARE MOSTLY IGNORED, BOTH WITH REGARD TO THEIR USE AND DESIGN. THEY ARE UNDER-UTILIZED, NONDESCRIPT SPACES THAT HAVE BECOME CATCHALL STORAGE FOR JUNK, VEHICLES, MATTRESSES AND OTHER JUNK.

SIDE YARDS ARE VERY NARROW AND NORMALLY ARE NOT USED. THEY DO ADD DIVERSITY AND DETAIL TO THE OPEN SPACE SYSTEM.
OPEN SPACES

LARGE AMOUNTS OF OPEN SPACE ARE DEVOTED TO PARKING

OPEN SPACE LINK TO CENTRAL HIGH SCHOOL

LINEAR OPEN SPACES DEFINED BY THE HOMES

VACANT LOTS CREATE OPEN SPACES WITHIN THE BLOCK
LANDSCAPE COMPONENTS

- CONCRETE SIDEWALKS
- BRICK SIDEWALKS
- HEDGES OR RETAINING WALLS
- FENCES

WALKS ARE IN A STATE OF GENERAL DISREPAIR FROM LACK OF MAINTENANCE AND UPH&EAVAL BY TREE ROOTS. SOME SECTIONS OF DOLSTONE REMAIN, ADDING VARIETY IN WALKING SURFACES. RETAINING WALLS DEFINE PROPERTY EDGES & ADD INTEREST. FENCES DEFINE SPACES BUT ALSO DISRUPT VISUAL CONTINUITY.
LAND USE

- Mixed land use
- Commercial
- Residential
- Open space
- Parking
- Neighborhood edge

Due to mixed land use, this area becomes a transition between two identifiable neighborhoods.

Open space potential is great.

Core is least disrupted.

Urban fabric disrupted by incompatible land use.

Commercial strip along Madison does not relate well to neighborhood.
ANALYSIS...
HISTORIC SIGNIFICANCE
BASED ON AGE, STYLE, 
CONDITION, AND RELATIONSHIP 
TO NEIGHBORHOOD

SIGNIFICANT
CONTRIBUTING
NON-CONTRIBUTING
CONDEMNED
HISTORIC PROPERTIES

Every reasonable effort shall be made to provide a compatible use for a property that requires minimal alteration of the building structure, or site and its environment, or to use a property for its originally intended purpose.

The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.

All buildings, structures, and sites shall be recognized as products of their own time. Alterations which have no historical basis and which seek to create an earlier appearance shall be discouraged.

Changes which may have taken place in the course of time are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.

Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site, shall be treated with sensitivity.

Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historical, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.

Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historic, architectural, or cultural material and such design is compatible with the size, scale, color, material, and character of the property, neighborhood, or environment.

Wherever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired.
DEFINITIONS

PROTECTION
Is defined as the act or process of applying measures designed to affect the physical condition of a property by defending or guarding it from deterioration, loss or attack, or to cover or shield the property from danger or injury. In the case of buildings and structures, such treatment is generally of a temporary nature and anticipates future historic preservation treatment; in the case of archaeological sites, the protective measure may be temporary or permanent.

STABILIZATION
Is defined as the act or process of applying measures designed to reestablish a weather resistant enclosure and the structural stability of an unsafe or deteriorated property while maintaining the essential form as it exists at present.

PROTECTION
Is defined as the act or process of applying measures to sustain the existing form, integrity, and material of a building or structure, and the existing form and vegetative cover of a site. It may include initial stabilization work, where necessary, as well as ongoing maintenance of the historic building materials.

RESTORATION
Is defined as the act or process of accurately recovering the form and details of a property and its setting as it appeared at a particular period of time by means of the removal of later work or by the replacement of missing earlier work.

REHABILITATION
Is defined as the act or process of returning a property to a state of utility through repair or alteration which makes possible an efficient contemporary use while preserving those portions or features of the property which are significant to its historical, architectural, and cultural values.
**Transportation**

- **Street Direction**
- **On Street Parking**
- **Parking Lot**
- **Entrances**
- **Alleys**

**Street Conditions**

- Good
- Fine
- Poor
- Elm
- North
- Gilbert
- Wye
- Huber
- Race

- **Intersection notes**
  - Wye assumed its role as a major thoroughfare long after the establishment of the neighborhood.
  - North Ct actually was the northern boundary of Muncie in 1827.

- **Volume/day**
  - 3000/day
  - 400/day
  - 4000/day
  - 2500/day
  - 500/day

- On street parking creates potential hazards and detracts from block scale.
DECLINE

THE GILBERT NEIGHBORHOOD HAS BEEN THROUGH THE FULL CYCLE OF GROWTH, MATURITY, AND DECLINE. ITS FUTURE, IF CURRENT TRENDS CONTINUE, IS BLEAK.

THE PHYSICAL CHARACTER OF THE NEIGHBORHOOD HAS CHANGED DRASTICALLY SINCE ITS PEAK AT THE TURN OF THE CENTURY. DEMOLITION OF HOUSING AND COMMERCIAL STOCK HAS LEFT NUMEROUS GAPS IN THE BLOCKSCAPE.

THE MOST DRAMATIC CHANGES HAVE TAKEN PLACE BETWEEN 1956 AND THE PRESENT. A FURTHER "THINNING OUT" HAS ALLOWED AN INTRUSION OF INCOMPATIBLE LAND USES. PARKING lots HAVE REPLACED HOMES AND BUSINESSES ALIKE. large SINGLE FAMILY HOMES HAVE BEEN CONVERTED TO MULTI-FAMILY. A GENERAL DISCONCERN AND LACK OF MAINTENANCE HAS ENCOURAGED FURTHER DECLINE.
THE GAPS HAVE CONTINUED TO WIDEN, CREATING DERELICT OPEN SPACES WITHOUT USES. A PROJECTION INTO THE FUTURE CAN PREDICT THE RELATIONSHIP OF SOLID/VOID, BUT THE USES MADE OF THOSE SPACES REMAINS UNKNOWN.

Sound, comprehensive planning can take advantage of the open spaces, turning a minus into a plus. Action must be taken soon, if significant structures are to remain as reminders of the past.
CRITERIA FOR RELOCATION

- Structures designated as significant shall not be moved.

- Structures fronting on connector or mixed use streets may be moved.

- Isolated structures should be moved.

- Structures may only be moved from low density streets to high density streets to preserve residential character.

NOTE: Remaining structures after demolition of the condemned

- Non residential structures
- Structures eligible for relocation
ASSETS

LOCATION - PROXIMITY TO ALL AREAS
HISTORICAL SIGNIFICANCE
LARGE AMOUNT OF DEVELOPABLE OPEN SPACE
EXISTING INFRASTRUCTURE

LIABILITIES

LOWER TAX BASE
HIGH COSTS TO CITY
DISRUPTION OF URBAN FABRIC
GENERAL DISREPAIR
LACK OF CHOICES FOR RESIDENTS
SUBJECT TO OUTWARD GROWTH TRENDS
NEGATIVE IMAGE DISCOURAGES DEVELOPMENT
APPROACHES TO CHANGE

Change, over time, is inevitable, but we can control whether that change has positive or negative impacts. Time is an element that takes its toll on most things; individual structures as well as overall character. We can allow times effect to be apparent through lack of maintenance or repair, or time can be to our advantage. It is never too late to make improvements.

A city that takes no action allows negative change to take place over time. For the Gilbert Neighborhood, it's time to initiate positive change through rehabilitation. Although there are several methods used to protect historic areas, rehabilitation is the best approach for Gilbert for the following reasons. Stabilization techniques just can't do enough to save the neighborhood. Gilbert's problems have deeper roots than mere structural quality. Preservation and restoration techniques are limited and are restrictive in planning. Rehabilitation can offer sound, comprehensive planning that will allow for controlled change.
CONCEPTS

EACH CONCEPT WAS BASED ON THE ANALYSIS OF STRUCTURAL QUALITY AND EXISTING STRUCTURAL DENSITIES WITH THE INTENT OF USING LOW DENSITY AREAS AS SOURCES FOR INFILL HOUSING TO BE RELOCATED IN MORE APPROPRIATE AREAS. OPEN SPACE PATTERNS ARE THE RESULT OF THE RELOCATION PROCESS.

CONCEPT A - BLOCK BY BLOCK
  + STRUCTURES FACE LARGE OPEN SPACES
  - UNNECESSARY RELOCATION OF SOME STRUCTURES
  - CONTINUITY OF STREETSCAPE DISRUPTED

CONCEPT B - RESIDENTIAL STREETSCAPE
  + RESIDENTIAL CORE RESTORED
  + UNIFIED OPEN SPACES
RESULTING OPEN SPACES
LARGE EXPANSES OF OPEN SPACES LOCATED AT EDGES OF GILBERT ACT AS TRANSITIONAL BUFFER ZONES FROM OTHER LAND USES. SMALL, INTRICATE SPACES STRENGTHEN RESIDENTIAL CORE. LINEAR STREETSCAPES HAVE BEEN RETAINED AS PUBLIC SPACES.
EDGES, ENTRANCES

OPEN SPACE BUFFER

CHANGE IN CHARACTER

RESIDENTIAL CHARACTER STRENGTHENED AT ENTRANCES

RELIEF FROM ADJACENT URBANITY
PROGRAMS, FACILITIES

RECREATIONAL
Facilities are located behind each unit in the common space, as well as in Jerusalem Park. Facilities provided are tennis, basketball, handball, and shuffleboard. Areas for passive recreation are located throughout Gilbert.

EDUCATIONAL
Nursery School / Day Care
Branch Library
Cultural Center

NEIGHBORHOOD
Mother-Supervised Tot Lots
Maintenance Crew for Public Areas
Common Gardens
Shelter & Care of MPD Horses
Community Tool Bank

FEDERAL
Federally Subsidized Low-Income Housing
Energy Tax Credits
Rehab Grants
VIEW OF TOT LOT & DAY CARE CENTER
IN A PARK SETTING:

- RECREATIONAL
- RESIDENTIAL
- COMMERCIAL

VITALITY!
JERUSALEM PARK IS THE RESULT OF A TOTAL NEIGHBORHOOD REHABILITATION PROGRAM. THE OVER RIDING CONCEPT IS TO RETURN DERELICT LANDS TO A MAXIMUM STATE OF USABILITY, COMBINING RECREATIONAL FACILITIES WITH EARTH SHELTERED HOUSING AND COMMERCIAL AREAS. UPON COMPLETION OF THE STRUCTURAL REHABILITATION, HABITABILITY OF THE NEIGHBORHOOD WILL INCREASE. THIS INCREASED POPULATION WILL REQUIRE MORE OPEN SPACE WITH RECREATION BEING ONLY ONE ASPECT OF THE PARK DESIGN. A VARIETY OF ACTIVITIES WILL PROMOTE ITS USE AND SUBSEQUENT SOCIAL INTERACTION. AN AREA SUCH AS THIS CONJURES IMAGES OF VIBRANT, BUSTLING PEOPLE PLACES. COMMOTION WILL ABUND DAY AND NIGHT, SUMMER AND WINTER.

ALTHOUGH THE ENTIRE NEIGHBORHOOD IS DESIGNED AROUND ITS OPEN SPACES AND ACTIVITY NODES, JERUSALEM PARK BECOMES A CENTER FOR MORE INTENSIVE ACTIVITIES. ITS LOCATION ALLOWS IT TO FUNCTION FOR BOTH THE GILBERT AND MCKINLEY NEIGHBORHOODS.

RECREATION CAN TAKE MANY FORMS AND CAN OCCUR ANYWHERE. THEREFORE, DIFFERENT SETTINGS ARE PROVIDED TO ALLOW RECREATION TO OCCUR SPONTANEOUSLY. SOME ACTIVITIES CAN TAKE PLACE CLOSER TO HOME WHILE OTHERS REQUIRE MORE SPACE. JERUSALEM PARK PROVIDES THIS, WHILE ALSO BECOMING GILBERT NEIGHBORHOOD'S LINK TO THE EVEN LARGER OPEN SPACES WITHIN MUNCIE.

THE FOCUS OF THE PARK IS THE LINEAR WADING POOL/FOUNTAIN AND ADJACENT PLAZA. SPACE IS PROVIDED FOR EXHIBITS, OUTDOOR MARKETS, PEOPLE WATCHING, ETC. ANCHORED AT ONE END IS THE
Residential section while the commercial core and recreation building are at the other.

The old Muncie coal and ice plant at Race and Elm Streets is prime for an adaptive re-use. It could be transformed very nicely into a recreation facility. Space is adequate for many activities. Indoor facilities will allow for winter time use of basketball courts, weight machines, handball, as well as exercise and aerobic programs. Outdoor facilities include tennis, handball, and children's play areas. Open areas allow for passive recreation. A basketball court is adjacent to the park at the Armory, but is in need of repair.

Research done by Randolph House of the University of California, reveals that home based spaces account for the major portion of our recreational time and that those spaces that can be used while retaining visual access to the home tend to be used more. Therefore the Gilbert Neighborhood also contains as a common thread, a conversion of alleys into European style parking/play areas. A sensible design and adequate spacing within the courts allow the routine functions of the alley to occur while also allowing for other activities, such as basketball, shuffleboard, hopscotch, and many others, providing a choice for
THE RESIDENTS IS ESSENTIAL. THESE AREAS ARE IN ADDITION TO, AND
EXTENSIONS OF THE MAJOR PLAY AREAS AT JERUSALEM PARK.

"RECREATION IS ONLY ONE OF THE BENEFITS OF OPEN SPACE. THE
UNIQUENESS OF A CITY IS DETERMINED BY PATTERNS CREATED BY THE
ALTERNATION OF STRUCTURE AND VOID, OF BUILDINGS AND SPACES
BETWEEN." - AUGUST HECKSCHER, OPEN SPACES: THE LIFE OF OUR AMERICAN
CITIES.

WITH THIS IN MIND, HOUSING AND COMMERCE CAN TAKE PLACE
WITHIN THE PARK BY BURTING THE STRUCTURES AND RETAINING THE
OPENNESS. THIS ALLOWS PEOPLE TO LIVE AND SHOP IN THE PARK WITHOUT
SACRIFICING THE LAND. PUBLIC USE IMPLIES AND SHOULD ENCROACH UPON
THE TOPS OF THESE EARTH-SHELTERED UNITS. WITH RESIDENTS LIVING
CONDOMINIUM-STYLE, THIS PUBLIC USE OF ROOFTOP AREAS INCREASE
A SENSE OF SYMBOLIC OWNERSHIP. SYMBOLIC OWNERSHIP, AS DESCRIBED
BY HESTER, INCREASES AS THE SPACE BECOMES MORE PUBLIC AND LESS
PRIVATE; AS THE RESIDENTS USE OF THE SPACE INCREASES; AS REAL
OWNERSHIP BECOMES LESS CLEAR; AS THE RESIDENTS COLLECTIVE
INVOLVEMENT IN ACQUIRING THE SPACE INCREASES; AS THE SPACE
INCREASES IN VALUE AS A STATUS OBJECT TO OUTSIDERS; AND AS THE
SPACE INCREASES IN VALUE TO ONE'S PEER GROUP. THE ENTIRE PARK
APPEARS TO BE UNDER COMMON OWNERSHIP.

A SUNKEN COURT WITH UNITS FACING A COMMON SPACE PROVIDES
A WONDERFUL PLACE FOR CHILDREN TO PLAY WHILE MOM WATCHES
FROM INSIDE. IT ALSO PROVIDES A SEPARATION OF AGE GROUPS. ACCESS TO RESIDENTIAL UNITS WILL BE BY WAY OF A SEPERATE
CIRCULATION NETWORK TO INSURE PRIVACY TO THE UNITS. THE LEVEL CHANGE BETWEEN PRIVATE PATIOS AND PUBLIC USE AREAS ALSO INCREASES THE DEGREE OF PRIVACY. THE COMBINATION OF RECREATION WITH EARTH-SHELTERED HOUSING AND COMMERCIAL AREAS CREATES A VERY LIVABLE ENVIRONMENT.

BECAUSE OF PRAIRIE CREEK RESERVOIR BEING CONSIDERED A CITY PARK, THE TOTAL ACREAGE OF LANDS DEVOTED TO PARKS WITHIN MUNCIE IS SKEWED. FOR THIS REASON, MORE NEIGHBORHOOD PARKS ARE NEEDED. FINDING LAND FOR THIS PURPOSE COULD HAVE BEEN DIFFICULT, HAD ANOTHER APPROACH BEEN TAKEN. WE SHOULD BE EAGER TO SACRIFICE OUR SLUM AREAS, TO A USE THAT IS BENEFICIAL NOT ONLY TO THE PROPOSED RESIDENTS OF THE REHABILITATED AREA, BUT TO THE IMAGE OF MUNCIE AS WELL.
## DEMOGRAPHICS

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RESOURCES:

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