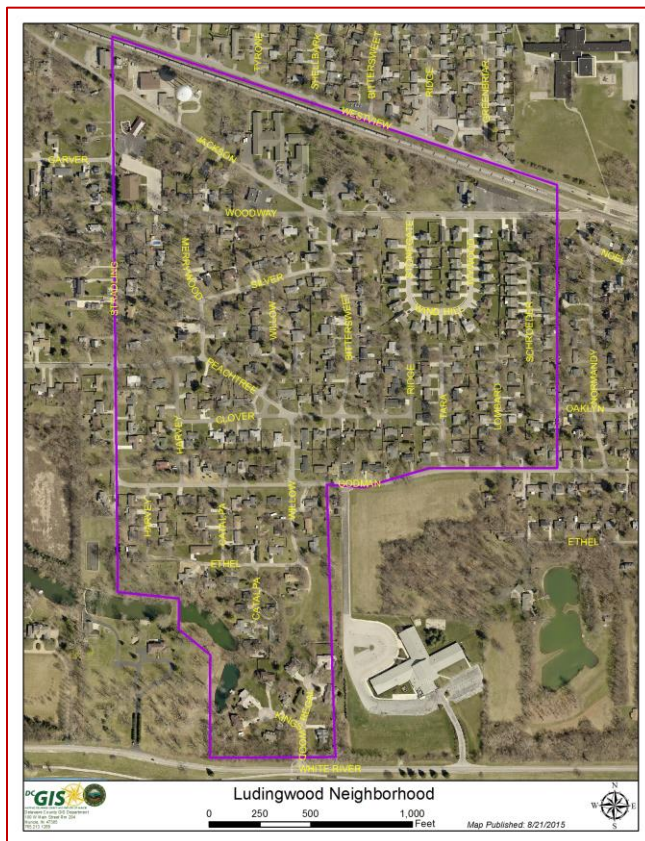


Muncie Action Plan



Final Report

Ludingwood Neighborhood Plan



Submitted to: Ludingwood
Neighborhood Association

Submitted by:
MUNCIE ACTION PLAN

FEBRUARY 2016

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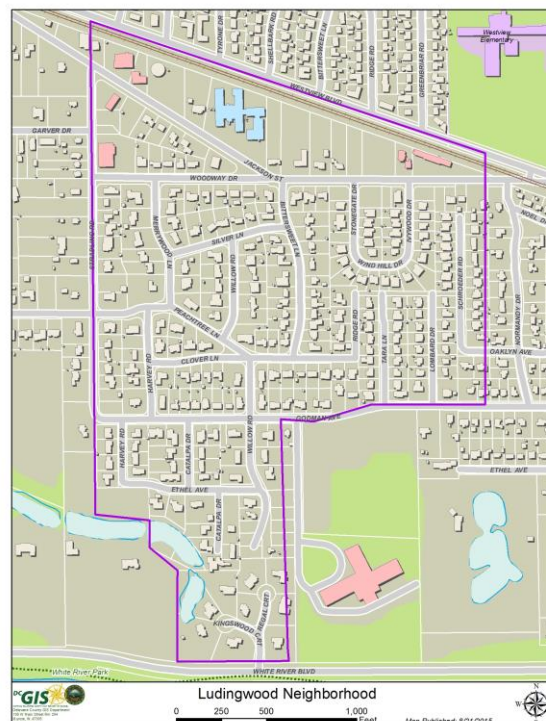
1. Introduction

Muncie, Indiana is a city in Center Township, Delaware County, located in east central Indiana. It is the home of Ball State University. Formerly, a major industrial center with the Ball Corporation at its hub, Muncie was dubbed “Middletown” in the 1920s because it was considered a typical American city. In the last 50 years, Muncie has lost most of its manufacturing base including companies such as Ball Corporation, General Motors, and Borg Warner. According to the 2010 U.S. Census, there are about 70,000 people living in Muncie.

The Muncie Action Plan (MAP) is an initiative that evolved from a community-wide planning process in 2009 and 2010. One of MAP’s major initiatives is Initiative 2: Fostering Collaboration. A major goal of this initiative is to help create and support neighborhood organizations among the City’s 41 neighborhoods. As part of that effort, MAP and Ball State are working on separate but parallel programs to develop a series of neighborhood plans to provide direction for existing and active neighborhood associations. Ludingwood is a West Muncie neighborhood of residents located on the south side of the Norfolk Southern tracks paralleling W. Jackson Street. It is generally bordered by W. Jackson Street, Stradling Street, Godman Avenue, and Ethel Avenue (Figure 1-1). As part of MAP outreach, the Ludingwood Neighborhood Association was formed December 6th 2014. The Neighborhood Association has adopted bylaws and its board meets regularly. It is not organized as a 501c3.

Through this neighborhood planning process, the Ludingwood Neighborhood Plan will act as a comprehensive framework to ensure the neighborhood remains an attractive and healthy community.

Figure 1-1: Ludingwood Neighborhood



The Ludingwood Neighborhood Association has a series of objectives which are reflected in this neighborhood plan. These are, as defined by the association (see source below):

1. *Promoting and maintaining an organization for the advancement of low-density residential land use and the preservation and enhancement of the existing neighborhood character;*
2. *Actively fostering communication and encouraging cooperation among all parties concerned with the orderly growth and development of the neighborhood;*
3. *Encouraging the equitable and effective enactment and administration of regulations that pertain to housing, land use, and development and related matters of importance to maintaining the quality and stability of the neighborhood;*
4. *Taking action necessary to alleviate any unresolved adverse situation(s) that may arise concerning the neighborhood;*
5. *Encouraging pride in the neighborhood;*
6. *Working in concert with other neighborhood associations;*
7. *To lobby and/or represent on behalf of the members to the city or any other entity chosen by the members; and,*
8. *Doing all other acts and things necessary, convenient or expedient to carry out the purposes for which this association is formed.*

Source: Ludingwood Neighborhood Association Flyer, President Bob O'Bannon, Vice President Jason Ezra Turnbull, Secretary Todd Barton, July 2014

2. Existing Conditions

2.1 Land Use and Demographics

Ludingwood is a predominantly single-family residential area with some multi-family apartment units and commercial businesses (Figure 2-1 and Figure 2-2). Demographics of this neighborhood as of the 2010 census (and generally confirmed through projections through 2020) are as follows:

Population

- Population – 626
- Households – 248
- Average household size – 2.34
- Median age – 43.3
- Median male age – 40.1
- Median female age – 46.4

Population by Age

- 0 – 19 - 19.8%
- 20 – 49 – 38.3%
- 50 – 64 – 20.3%
- 65 + - 21.1%

Source: U.S. Census Bureau, Census 2010 Summary File 1.

According to the U.S. Census Bureau, 2009-2013 American Community Survey, the Ludingwood area as the following housing summary characteristics (note the total numbers are slightly different because of the different data sources).

- Total population – 641
- Total households – 225
- Total housing units – 236
- Owner-occupied housing units – 181
- Renter-occupied housing units – 44

Most of the housing units (single-family homes) were built between 1950 and 1969 (65.6%, according to the above referenced American Community Survey. According to the data, 11.3% of the housing units have been built since 1970.

Generally, taking the above information in context, the Ludingwood neighborhood is typical of western Muncie neighborhoods developed in the 1950's and 1960's. The neighborhood remains predominately single-family housing and the population and age trends are consistent giving the 2010 data and forecasted trends.

The neighborhood has about 181 owner-occupied housing units and 44 renter-occupied housing units according to the 2009 – 2013 American Community Survey. The major concern expressed by residents in the planning process was the quality/appearance of some structures in the neighborhood. Figure 2-1 presents land use for the neighborhood. As mentioned earlier, the neighborhood is primarily single-family residential with some commercial land uses on the north side of neighborhood along Jackson Street. Figure 2-2 presents zoning in the neighborhood followed by a description of the various codes. The land use is consistent with the zoning.

Figure 2-1: Land Use in the Ludingwood Neighborhood

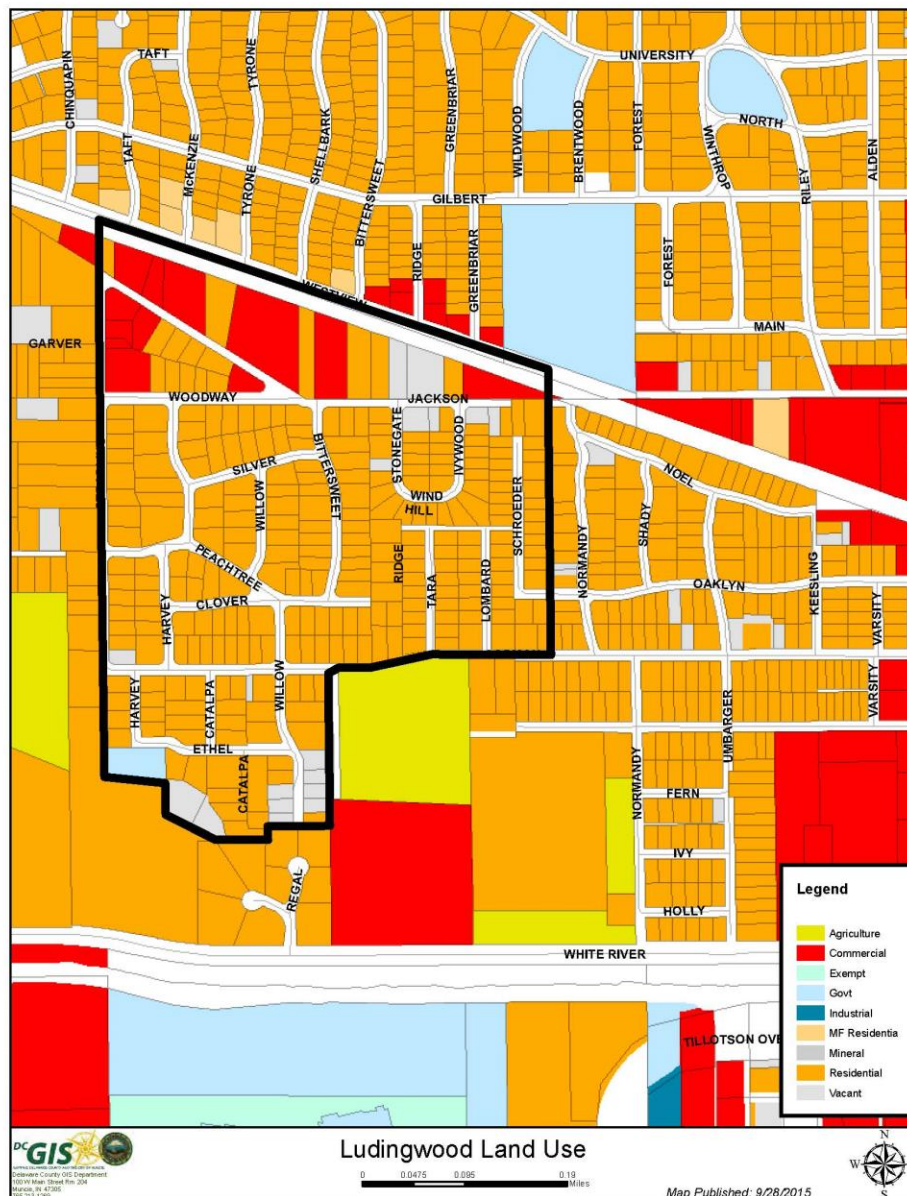
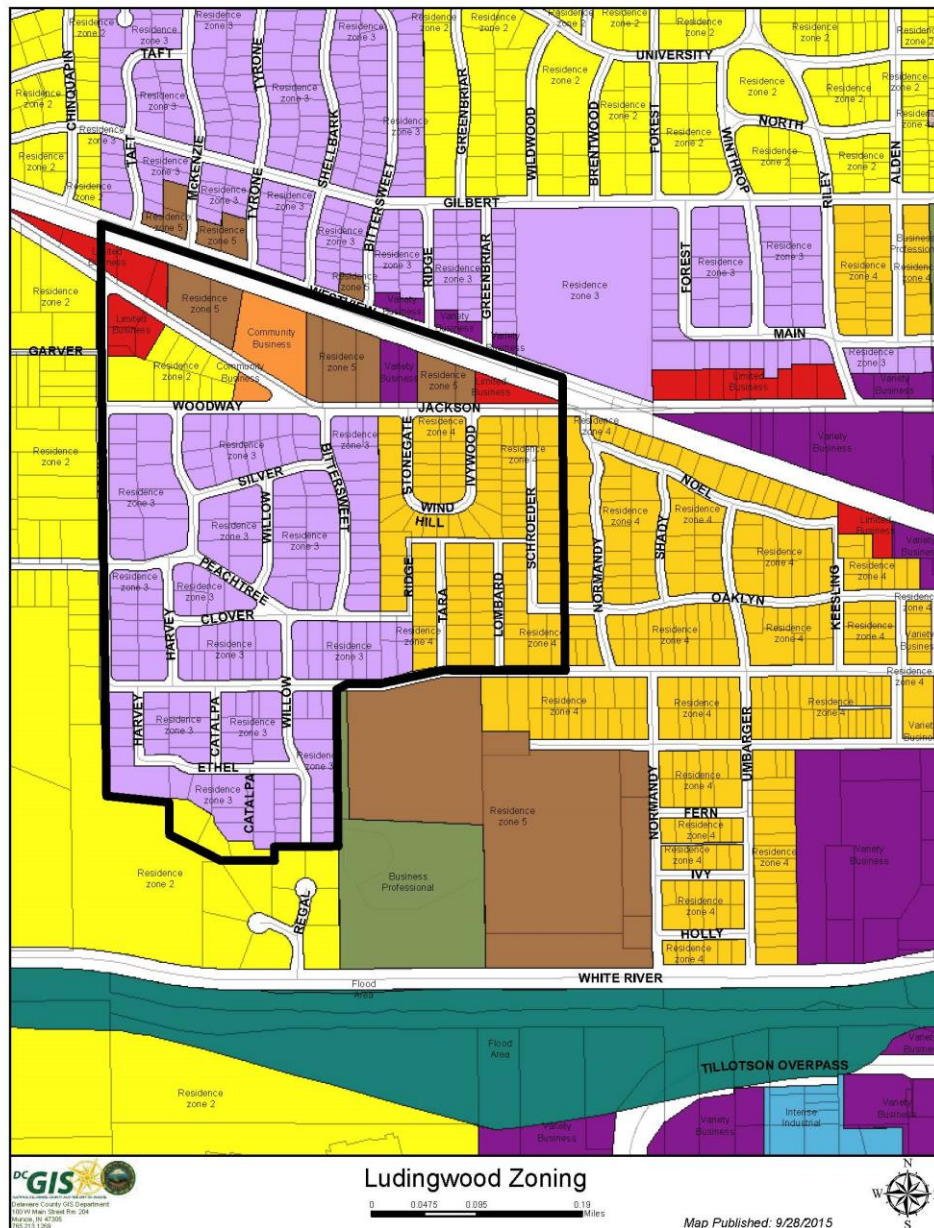


Figure 2-2: Zoning in the Ludingwood Neighborhood



Most of the neighborhood is zoned residential with some limited commercial zoning. The zoning designations can be seen on the map. Zones R2, R3 and R4 are single-family residential while R5 allows multi-family residential. No issues with zoning were identified in the planning process.

2.2 Structure and Property Survey

The structural conditions of the homes and other buildings in Ludingwood are mainly in average or above average condition based on a visual survey conducted in November 2015. There are several properties (not specifically identified here) that have been noted as having code violations or obviously

have been abandoned and have a negative impact on the neighborhood. Conversations have been held with the City's Building Commissioner's office to deal with these properties.

The representative of the Building Commissioner's office informed the neighborhood association that if there was a concern about a particular property that the association should contact the commissioner's office. From there, the City would take the lead in assessing the situation and determining future outcomes.

2.3 Neighborhood Issues

Two meetings were held with neighborhood residents to discuss issues of concern. The following are issues residents would like to see addressed:

- Properties that are not maintained to "normal" quality standards, there are several that have been identified. These have been brought to the attention of the Building Commissioner's office. A meeting was held with a representative of the office to determine a procedure for dealing with these issues.
- Drainage – there are several areas of the neighborhood that exhibit drainage issues during significant rains. In other neighborhoods, these situations have been corrected during City paving projects so it is important that they are identified so that when paving or other road work occurs the drainage situations can be corrected.
- The train tracks at both of the Jackson Street intersections into the neighborhood are sometimes blocked.
- Power outages happen more often than they should. Updating the power grid in the area to an underground power system is strongly supported.
- There are a number of intersections in the neighborhood where stop signs are blocked by trees or foliage particularly during the summer.
- There are no sidewalks in the neighborhood.
- There are limited street lights in the neighborhood.
- There are issues with cars parking in yards and cars crowding streets.
- The Covenants are out of date originally formed in 1946. The neighborhood association is in the process of updating the Convents.

2.4 Resident Survey

A survey of residents was conducted. The survey was facilitated through an e-mail message to participants in the Neighborhood Association. Approximately 40 responses were received. These were presented to the Neighborhood Association at their meeting in August, 2015.

Following are the results.

1. How long have you lived in your current residence?		
Answer Options	Response Percent	Response Count
1 year or less	5.7%	2
1 to five years	20.0%	7
5 to ten years	25.7%	9
More than ten years	48.6%	17
<i>answered question</i>		35
<i>skipped question</i>		0

2. How do you rate the overall appearance of the neighborhood?		
Answer Options	Response Percent	Response Count
Poor	2.9%	1
Below Average	32.4%	11
Above Average	61.8%	21
Excellent	2.9%	1
<i>answered question</i>		34
<i>skipped question</i>		1

3. Of the following, which would you think should be addressed to improve the quality of the neighborhood? (Check all that apply)		
Answer Options	Response Percent	Response Count
Drainage	60.0%	21
Pavement	34.3%	12
Conditions		
Making the neighborhood bicycle/pedestrian friendly	34.3%	12
Encouraging homeowners to keep houses and yards in good condition	65.7%	23
Excess cars parked on property	28.6%	10
Other (please specify)	22.9%	8
<i>answered question</i>		35
<i>skipped question</i>		0

4. Are there other problems or issues in the neighborhood that should be addressed?		
Answer Options	Response Percent	Response Count
Yes	35.5%	11
No	29.0%	9
Not sure	35.5%	11
If yes, please describe:		10
<i>answered question</i>		31
<i>skipped question</i>		4

5. Neighborhoods can fund needed neighborhood improvements through local assessment. If there would be a project to improve pavement or drainage conditions or some other action that would improve property values, would you consider participating financially?		
Answer Options	Response Percent	Response Count
Yes	8.6%	3
No	20.0%	7
Possibly, depending on the project	71.4%	25
<i>answered question</i>		35
<i>skipped question</i>		0

6. Do you:		
Answer Options	Response Percent	Response Count
Own	100.0%	35
Rent	0.0%	0
<i>answered question</i>		35
<i>skipped question</i>		0

7. Do you have any other comments about how to improve the neighborhood:		
Answer Options	Response Percent	Response Count
Yes	21.2%	7
No	60.6%	20
Not sure	18.2%	6
If yes, please describe:		8
<i>answered question</i>		33
<i>skipped question</i>		2

Following is a summary of the survey results. Before that, a review of individual responses about how to improve the neighborhood is presented.

- Increased participation in community meetings and better care of a few properties.
- Sidewalks are needed in our neighborhood. A lot of people like to walk in our neighborhood. It would be nice to have a safe place for them to do so. This would also improve the character of the neighborhood. Also the small plot of land so named "Ludingwood Park" needs to represent the neighborhood and be more than a small grass lot.
- Neighborhood needs directions for how to access City services.
- We need to make some serious tree removal (my property, particularly). Part of the draw to this neighborhood is the amount of large trees; part of the problem of this neighborhood is that many of those trees are long overdue to be felled and replaced.
- The neighborhood needs sidewalks.
- More sidewalks would be convenient, especially on busier streets (e.g., Jackson, Woodway).
- Tree care.
- Require home improvement projects to keep property values up.
- Increased participation in community meetings and better care of a few properties.

As can be seen above, property maintenance and participation in community meetings is a recurring theme. In the survey results, of the respondents, over half had lived in the neighborhood for more than 10 years and all were owners. Sixty percent of the respondents reported the neighborhood appearance as being above average while 30 percent rated it as being below average. Property maintenance (70%) and drainage (60%) were cited as neighborhood priorities. A question was asked about whether the neighborhood residents would participate financially in a project to improve the neighborhood. This can be done in Indiana through a law called the Barret Act, wherein residents are assessed a fee over time to fund a neighborhood improvement project (e.g., sidewalks, drainage, park, etc.). Seventy percent of the respondents said they possibly would participate depending on the project.

2.5 Community Meetings

Two community meetings were held as part of the plan. The first was held to present the results of the survey. The second was a follow-up meeting to review neighborhood issues. The issues discussed at the meetings reflected those brought up in the survey: property maintenance, drainage, street lighting, and to a lesser extent, sidewalks. Other issues included rental property and landlord issues and the railroad crossings along Jackson which were sometimes blocked at both ends of the neighborhood.

3. Implementation Plan

The plan presented below represents possible actions the Ludingwood Neighborhood Association could take to achieve the goals identified through the planning process.

Neighborhoods are established places where people live. In Ludingwood, most properties are well kept, there is little crime, and people are content with the traffic and drainage problems. This plan suggests that consistent monitoring of these issues continue with coordination with the City of Muncie being an integral component.

The primary issues relating to the neighborhood based on the survey and meetings were some properties that were not maintained in an appropriate manner and the lack of sidewalks. Both of these issues need to be addressed with the City. Representatives of the neighborhood association met with City representatives and were assured that complaints and comments would be heard. For any of these issues (property, streets, drainage, trees, etc.) the neighborhood should contact **765-747-4862**. The neighborhood association may also consider sending letters/notices to property owners advising them of concerns about their properties and possible violations of city code. The board may request attendance at meetings by various city department representatives (building commissioner's office, street department, etc.) to provide presentations and information about current problems and future opportunities. The neighborhood could also request a presentation from the Muncie-Delaware County Metropolitan Planning Commission concerning future plans for sidewalks, pedestrian pathways, and linkages to schools.

Given that about 71 percent of respondents said they may consider some kind of assessment (in Indiana law, known as Barrett Act (Indiana Code, Chapter 37), the board should keep in mind when people have ideas for projects that local support from within the neighborhood should be possible.

In terms of future neighborhood organization, Ludingwood has a viable and well attended neighborhood organization meeting on a regular basis. The neighborhood also has a block party which is held semi-annually on Willow Street which attracts residents to the organization. In fact, for the block party, the organization rents lawn chairs for fifty cents for the day! As this party has been successful in the past, it should be continued if considered viable by the neighborhood and volunteers can be found to help run it. Also, Ludingwood may want to extend invitations to adjacent neighborhoods to participate.

The neighborhood organization should participate in the Muncie Action Plan's Neighborhood Presidents Council. Through this forum, solutions to neighborhood problems and issues can be addressed.

Appendix A: Original Ludingwood Articles of Organization and Bylaws

LUDINGWOOD NEIGHBORHOOD ASSOCIATION

ARTICLE I

The name of the organization shall be the LUDINGWOOD NEIGHBORHOOD ASSOCIATION

ARTICLE II

It shall be the purpose of this non-profit organization to promote active involvement of all residents of the Ludingwood Neighborhood Association of the City of Muncie, Indiana in a concerted effort for a better community. This stated purpose shall be accomplished by:

- Promoting and maintaining an organization for the advancement of low-density residential land use and the preservation and enhancement of the existing neighborhood character;
- Actively fostering communication and encouraging cooperation among all parties concerned with the orderly growth and development of the neighborhood;
- Encouraging the equitable and effective enactment and administration of regulations that pertain to housing, land use, and development and related matters of importance to maintaining the quality and stability of the neighborhood;
- Taking action necessary to alleviate any unresolved adverse situation(s) that may arise concerning the neighborhood;
- Encouraging pride in the neighborhood;
- Working in concert with other neighborhood associations;
- To lobby and/or represent on behalf of the members to the city or any other entity chosen by the members; and,
- Doing all other acts and things necessary, convenient or expedient to carry out the purposes for which this association is formed.

ARTICLE III **Membership**

Any person or organization residing or owning property within an area defined in Article IV herein is eligible for membership. There shall be one class of membership: Active.

VOTING

Every household or business/organization owning property within the boundaries of the Ludingwood Neighborhood Association as defined in Article IV shall be entitled to one vote per household when attending the bi-annual meetings and/or special meetings providing that membership dues are paid. Each vote must be represented by an individual. Each member, regardless of the number of properties owned, is allowed one vote. Dues, as determined by the Board each year, shall be payable at the beginning of each calendar year. The 12-month calendar year for the Ludingwood Neighborhood Association will be from April to March. The dues, as determined by the Board, shall remain applicable to those seeking membership throughout the year.

ASSOCIATE MEMBERS – Added 25th of April 2015 with the First Amendment

Individual property owners living in areas contiguous to the Ludingwood Neighborhood Association which are not currently in an association may petition the Board of Officers for “Associate Membership” if they meet all other membership requirements. Associate Members are afforded the same rights as other members, including debate, making formal motions, and voting. This term (Associate Members) denotes only how one becomes a member, not what one's rights are. In the event the neighborhood of the “Associate” member becomes organized into a neighborhood association, his/her status will be dropped and he/she will be required to become a member of the association comprising his/her neighborhood. “Associate member” status will be decided by a majority vote of the Board of Officers.

EXTENSIONS – Added 25th of April 2015 with the First Amendment

Areas or additions to the City of Muncie contiguous to Ludingwood can become part of Ludingwood and the Ludingwood Neighborhood Association. That area or addition must have obtained a vote from two thirds of all property owners who reside in that area to adopt the Ludingwood Bylaws and the Ludingwood Covenant. They must submit all documents and minutes of that vote to include names and addresses of the two thirds of property owners and proof of residency to the Ludingwood Neighborhood Association Board of Officers for review. Then they must bring this request to the Ludingwood Neighborhood Association at a regular meeting or a special meeting called for such a purpose where the request will be heard by all members present and a majority vote to accept or decline. When approved that area would hence forth be known as a Ludingwood Extension.

ARTICLE IV

Boundaries

The boundaries of the Ludingwood Neighborhood Association are the following:

Southern Border: West Godman Avenue between S. Stradling Road and S. Ridge Road.

Eastern Border: South Ridge Road, extending south to West Godman, and extending north to where the road ends at 401 South Ridge Road, then veering west and continuing northward along the eastern edges of the properties starting at 318 South Bittersweet Lane to the railroad tracks along Westview Blvd (not including the houses on S. Stonegate Dr.).

Northern Border: the railroad tracks along Westview Blvd.

Western Border: South Stradling Road between W. Godman and the railroad tracks along Westview Blvd.

Only properties within this boundary line will be within the area of influence of the Ludingwood Neighborhood Association.

ARTICLE V

Board of Officers

The Ludingwood Neighborhood Association shall be governed by a board of four elected officers (President, Vice President, Secretary, and Treasurer). Each officer (who shall be an active member of the Ludingwood Neighborhood Association) must be elected by the general membership to serve a two-year term with no limit to number of terms. Any vacancies in the Board of Officers shall be filled by appointment of the President, with the approval of the Board, and such appointees shall serve until the next election by the Organization at which time the Organization shall elect members to fill both expired and unexpired terms. Minutes will be distributed to all members during the meetings. Members may request a copy of the minutes at any time.

Powers of Board of Officers

- To call meetings of the Organization.
- To promote membership in the Organization.
- To carry out the purposes of the Organization as described in Article II; and,
- To create standing or special committees or task forces from among the members of the Organization.

ARTICLE VI

Elected Officers

The President, Vice President, Secretary, and Treasurer shall each serve a two-year term where term limits do not exist and elected every two years.

The President shall preside at all meetings of the organization and of the Board of Officers. The President shall make, with the approval of the Board, such appointments as may be necessary to fill vacancies on the Board until the next election of the organization; and, with the approval of the Board, shall appoint the members of such standing or special committees or task forces as may be created by the Board.

The Vice President, in the absence of the President, shall exercise all powers and perform all duties of the President.

The Secretary shall keep and maintain records of all meetings of the Organization and of the Board and perform all other duties as may be required by the Board.

The Treasurer shall keep and maintain any and all monetary value the Association obtains, shall provide detail reports to the board and the members at the request of the Board. Monies must be made out to Ludingwood Neighborhood Association.

Neighborhood Association

ARTICLE VII

Meetings of the Organization

MEETINGS OF MEMBERS

At least two meetings (April and October) of the members shall be held each year, at times and places designated by the Board of Officers.

The meeting for the purpose of electing officers shall be held in the month of October every other year. The officers elected shall take office immediately after the meeting in October, following their election.

Board meetings shall be held in the months of January, March, May, July, September, and November.

B. ELECTION OF OFFICERS

Election of Officers shall take place every two years at the October Meeting of Members. Persons must be nominated by a member and then seconded by another member followed by a majority vote of all members present. Members may not nominate themselves, second themselves, or vote for themselves for any position of the Board of Officers. Members must be in good standing, must be present in order to vote and be nominated.

C. VACANCY AND REMOVAL

The President shall have the power to fill the vacancy created by the resignation or inability to serve on the Board of Officers. With the approval of the board the President shall appoint an individual to serve until the next election meeting of members of the Organization when a successor shall be elected.

In the event of unlawful misconduct adversely reflecting upon the Organization, any Member or Officer may be removed by vote of the majority of those present of the organization at a specially called or regular meeting.

D. DUTIES

The Board of Officers shall manage the affairs of the Organization carrying out to the best of their ability any policies adopted by the members and shall be authorized to undertake any action consistent both with the general purposes of the Organization which has not been specifically disapproved by the members.

All major activities of Officers shall be reported at the next regular meeting of the Organization.

ARTICLE VIII

Officers

Number of Officers - The initial Board of Officers is composed of four (4) members.

1. President of the Board
2. Vice President of the Board
3. Treasurer of the Board
4. Secretary of the Board

Neighborhood Association

ARTICLE IX **Incorporators**

Names and addresses of incorporators –

Bob O'Bannon
317 South Willow Road Muncie, Indiana 47304
Mary O'Bannon
317 South Willow Road Muncie, Indiana 47304
Jason Turnbull
510 South Willow Road Muncie, Indiana 47304
Kasie Leist
510 South Willow Road Muncie, Indiana 47304
Maja Howard
3901 West Jackson Street Muncie, Indiana 47304
Todd Barton
405 South Willow Road Muncie, Indiana 47304
Renée Cruea
3905 West Jackson Street, Muncie, IN 47304
Larry McWilliams
3913 West Jackson Street, Muncie, IN 47304
Dennis Howard
221 South Merrywood Lane, Muncie, IN 47304
Regina Rowles
511 South Willow Road, Muncie, IN 47304
Richard Shirey
3705 West Peachtree Lane, Muncie, IN 47304

Tonikia Steans
3701 West Peachtree Lane, Muncie, IN 47304
Frank Steans
3701 West Peachtree Lane, Muncie, IN 47304
Pat Hart
3617 West Peachtree Lane, Muncie, IN 47304
Rick Hill
300 South Bittersweet Lane, Muncie, IN 47304
Carrie Hill
300 South Bittersweet Lane, Muncie, IN 47304
Elizabeth Agnew
416 South Bittersweet Lane, Muncie, IN 47304
Judith Sponseller
3900 West Clover Lane, Muncie, IN 47304
Darryal Hawkins
400 South Willow Road Muncie, Indiana 47304
Maria Hawkins
400 South Willow Road Muncie, Indiana 47304
Judith McCoy
3800 West Silver Lane, Muncie, IN 47304
Irene Barbosa
3706 West Jackson Street, Muncie, IN 47304
Barbara Garringer
3613 West Peachtree Lane, Muncie, IN 47304

ARTICLE X **Amendment**

Recommended amendments to these By-Laws shall be made by majority vote of the Board of Officers present at any meeting of the Board of Officers. Proposed changes must be presented in writing to all active members of the organization at least seven (7) days prior to the October or April meetings. The by-laws and/or amendments must be approved with a majority vote at the meeting following notification.

BOARD OF OFFICERS

President Bob O'Bannon

Vice President Jason Turnbull

Secretary Todd Barton

Treasure Maja Howard

Date

06 December 2014

Ludingwood Neighborhood Association