The Linwood-Lodge Neighborhood practicum team...

Worked in conjunction with neighborhood residents and various community organizations to provide a thorough land-use analysis and housing survey of the 1.5 square-mile project area. Using the results of this research, the team developed a neighborhood rehabilitation strategy aimed at improving the quality of life for Linwood-Lodge residents. The neighborhood, primarily a residential zone, has witnessed the decline of its housing stock due to abandonment and neglect. As a result, dilapidated structures and vacant lots have become a growing concern to residents. This and other such concerns were expressed through meetings and conversations with community liaison Mitchell Shamsud-Din, Executive Director of the Community Services Community Development Corporation *(CSCDC).*

The team drafted and presented a scope of services detailing their proposed methodology for assessing the neighborhood's land-use and housing conditions. This methodology included reviewing existing land use and zoning assignments, conducting a windshield housing survey and providing a detailed analysis of its results, and assessing the area's traffic circulation and transportation network. A socioeconomic profile of the community, based on 2000 census data, was also proposed.

To perform the housing survey, the team designed a survey instrument to be used by members as they surveyed the neighborhood --- parcel by parcel. The purpose of this survey was to ascertain the condition of the Linwood-Lodge housing stock. The team conducted their survey over a four-week time period and the information gathered was then entered into a database for further analysis. The team recorded 962 vacancies on the 3,802 parcels comprising the Linwood-Lodge Neighborhood. Of the remaining 2,840 parcels, the survey characterized the majority (61 %) of residential units as requiring some form of structural rehabilitation.

Working to further assess the characteristics of the Linwood-Lodge Neighborhood, team members separated into individual planning units and began analyzing the land-use and transportation situations. This analysis found the area sorely lacking in "greenspace" - evinced by the absence of trees and the presence of only two public parks - but free of conflicting land-uses (i.e. residential zones abutting industrial areas). The traffic circulation and transportation network analysis revealed a need for improved street design to facilitate smoother traffic flow and eliminate pedestrian/vehicular conflicts. Recommendations based on the team's findings ",,:ere formulated primarily to aid neighborhood residents and community organizations in securing funding for structural rehabilitation of the existing housing stock. Indeed, improving the condition of that housing stock by utilizing the resources suggested in this report will help revitalize the Linwood-Lodge Neighborhood and perhaps improve the quality of life for its residents.