

# Lincoln Park Neighborhood

## *Introduction*

The Lincoln Park neighborhood developed mostly during the mid-twentieth century, and is a second generation suburb of Valdosta. The Lincoln Park name is derived from the name of the subdivision plat located on and around Bethune Street and Bunche Drive. This community is close-knit and mostly residential in nature.

## *General Condition*

The Lincoln Park neighborhood community consists of only two land uses as shown in the Character Area Map. This community is mostly residential, with only a few commercial properties along Lake Park Road at the intersection of Ulmer Avenue on the southeastern edge of the community. A small southern portion of this community is designated as a Neighborhood Activity Center where the Southeastern Elementary School is located.

Although some vacant lots and houses needing repair occur sporadically throughout this neighborhood, it appears to be in generally stable and good condition, with the majority of housing stock in good repair. The presence of Southeast Elementary School, along with nearby Scott Park (not located within Lincoln Park's boundaries) adds to the stability of this neighborhood. Only the few commercial buildings on the outskirts of this neighborhood appear to be in fair to poor condition. Due to home ownership rates and recent new house construction in this neighborhood, it is expected that this neighborhood will continue to be kept in good condition.



### ***Census Data***

The Lincoln Park neighborhood is included in parts of one Census Tract and parts of two Block Groups:

- Census Tract 108, Block Group 3 (1.5%)
- Census Tract 108, Block Group 4 (27%)

The following data was compiled based on the percentage of the community included in each block group. Using this method, it is estimated that the total population of the Lincoln Park neighborhood is 922. This community contains approximately 310 households. The median income of Lincoln Park residents is \$10,236 per year and approximately 363 people are living below the poverty level. There are 265 people enrolled in school; 71% of the neighborhood's population has graduated from high school and 8% have a Bachelor's degree.

Table LP-1 reflects the racial composition of the Lincoln Park community and Table LP-2 shows the age distribution of the residents.

<b>Table LP-1 Lincoln Park - Race Distribution</b>	
<b>Race</b>	<b>Number</b>
White	3
Black or African American	917
Hispanic	1
Asian	0
Other	0
<b>*TOTAL:</b>	<b>922</b>
<small>SOURCE: U.S. Census, 2000 *Race alone or in combination with one or more other races.</small>	

<b>Table LP-2 Lincoln Park - Age Distribution</b>	
<b>Age</b>	<b>Number</b>
0-9	190
10-19	178
20-49	339
50-64	116
65 and up	99
<b>TOTAL:</b>	<b>921</b>
<small>SOURCE: U.S. Census, 2000</small>	

According to the Census 2000 figures, there are 167 owner-occupied housing units and 143 renter-occupied housing units in the Lincoln Park neighborhood. This data should not be confused with the data collected as part of the housing inventory as the purpose, and therefore the data collection and analysis, was very different.



### ***Crime***

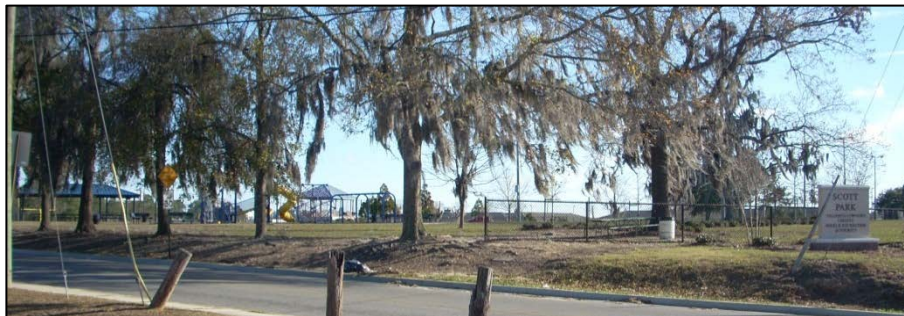
Based on data obtained from the Valdosta Police Department and SGRC for 2010, the largest percentage (43%) of crime was due to larceny. These crimes were sporadic throughout the neighborhood, with concentrations occurring on Bethune Street, Bunche Drive, Morningside Drive, and Lake Park Road. Aggravated assaults and simple assaults were also concentrated Bethune Street. Five burglaries occurred throughout the neighborhood, with concentrations on Pinetree Circle, Bethune Street, and Bunche Drive. The locations of crimes committed in the Lincoln Park neighborhood are detailed on the Community Crime Map. Overall, crime in this community makes up only 1% of total crime citywide. The Valdosta Police Department could work with residents in this neighborhood to form neighborhood watch groups to increase awareness in the problematic areas.

Table LP-3 provides information on the number of specific crimes committed in Lincoln Park and how these incidents compare to the percentage of crime committed citywide.

<b>Table LP-3 Lincoln Park Community</b>			
<b>Crime</b>	<b>Number of Incidents</b>	<b>Percent of Total Community Crime</b>	<b>Percent of Total Crime Citywide</b>
AGGRAVATED ASSAULT	6	14%	3%
ARSON	0	0%	0%
AUTO-THEFT	2	5%	1%
BURGLARY	5	12%	1%
DRUG VIOLATIONS	0	0%	0%
HOMICIDE	0	0%	0%
LARCENY	18	43%	1%
ROBBERY	0	2%	0%
RAPES	1	0%	0%
SIMPLE ASSAULT	8	19%	1%
WEAPONS VIOLATIONS	2	5%	1%
<b>TOTAL:</b>	<b>42</b>	<b>100%</b>	<b>1%</b>

SOURCE: SGRC and Valdosta Police Department

### ***Parks, Recreation, and Community Facilities***



Although not located within the Lincoln Park neighborhood, Scott Park is located just to its southeast. Being a 28-acre park with numerous amenities, Scott Park draws residents from the neighborhoods of Lincoln Park, Pinevale, Little

Miami, Devonwood, and Ulmer Avenue. The park features public restrooms, four basketball courts, four tennis courts, three baseball fields, a walking track, a playground, and two large picnic shelters.



One of the city's newer parks, it remains well maintained. Despite this park not being located within Lincoln Park's boundaries, it provides excellent recreational opportunities for much of the neighborhood, and is within walking distance for many residents.

Southeast Elementary School is located in the southern portion of the Lincoln Park neighborhood, and acts as a community facility. This school is one of five elementary schools in the Valdosta City School System, and has a student population of 304.



### ***Infrastructure Conditions***

The overall condition of infrastructure in the Lincoln Park Neighborhood is good. There are no paving, water/sewer construction, drainage, or traffic-related projects planned for this community at this time by the City of Valdosta's Engineering Department.

The Lincoln Park community contains sidewalks only along Lake Park/Old Statenville Road. Sidewalks are not present in the interior section of the Lincoln Park neighborhood, and should be constructed along Bethune Street, Bunche Drive, Morningside Drive, and Southwood Drive. Also, the repaving of several roads within this community, which are aging and cracked, would be beneficial. This neighborhood could also be improved by the burying of power lines underground.

### ***Housing***

According to the U.S. Census, the median year of construction of homes in Lincoln Park is 1962. Though this housing stock is a bit older, it is very feasible to consider these structures as candidates for rehabilitation when circumstances warrant.

As a mid-twentieth century neighborhood community, the earliest-built houses are just reaching the 50-year criteria for historic buildings. This neighborhood should be evaluated for historic significance, per National Register criteria, as many of the houses here are Ranch type dwellings. The Georgia Historic Preservation Division's recently released information on historic Ranch houses can provide further guidance on this topic.

The housing survey team inventoried 82 parcels in the Lincoln Park community. 66 structures and 16 vacant lots were inventoried. The results of the inventory are summarized in Table LP-4 and are shown on the Housing Conditions map.

<b>Table LP-4 Lincoln Park - Neighborhood Survey Summary</b>	
Business	1
Multi-Family	7
Manufactured Home	8
Single Family	50
Vacant Lots	16
<b>TOTAL:</b>	<b>82</b>

SOURCE: SGRC Housing Inventory 2006

<b>Table LP-5 Lincoln Park - Occupancy</b>			
<b>Use</b>	<b>Occupied</b>	<b>Vacant</b>	<b>Abandoned</b>
Business	1	0	0
Multi-Family	7	0	0
Manufactured Home	8	0	0
Single Family	41	5	4
<b>TOTAL:</b>	<b>57</b>	<b>5</b>	<b>4</b>

SOURCE: SGRC Housing Inventory 2006

Of the sixty-six structures inventoried in the Lincoln Park community, twenty-five were found to be in acceptable condition; this includes the business, all of the manufactured homes and multi-family dwellings, and nine single family homes. Eighteen single family residences are in need of major repair, twenty-three single family residences are in need of minor repair, and there are no single family residences in a dilapidated state, as shown on the Housing Conditions Map. A summary of the condition of the inventoried structures is found in Table LP-6 on the next page.

<b>Table LP-6 Lincoln Park - Condition</b>				
<b>Use</b>	<b>Acceptable</b>	<b>Minor Repair</b>	<b>Major Repair</b>	<b>Dilapidated</b>
Business	1	0	0	0
Multi-Family	8	0	0	0
Manufactured Home	7	0	0	0
Single Family	9	23	18	0
<b>TOTAL:</b>	<b>25</b>	<b>23</b>	<b>18</b>	<b>0</b>

SOURCE: SGRC Housing Inventory 2006



## ***Economic Development Opportunities***

### **Redevelopment**

The only commercial activity in the Lincoln Park community is concentrated along northern apex of Lake Park Road and Old Statenville Highway. As a highly developed residential area, fewer commercial tracts are appropriate for this neighborhood, as well as the Established Residential and Neighborhood Activity Character Areas within this community. Redevelopment of the Southeast Shopping Plaza recommended, as the Lincoln



Park and surrounding neighborhoods would benefit from low-intensity retail opportunities, such as a grocery and other essential stores. Residential redevelopment opportunities are possible within the large residential portion of this neighborhood, where several structures are unoccupied or require major repair and vacant lots occur sporadically. It is recommended that vacant residential structures be targeted for redevelopment and reuse to provide the community with affordable housing. Vacant lots should be targeted for new infill development to aid in the economic revitalization of these areas and contribute positively to the tax base.

### **Brownfields**

The U.S. Environmental Protection Agency (EPA) defines a brownfield as, “real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant” ([www.epa.gov](http://www.epa.gov)). The Georgia Environmental Protection Division (GAEPD) has not identified any brownfields in the Lincoln Park community. Due to the prevalence of residential uses in this neighborhood, the potential for Brownfield sites is very low.

### **Planned Projects**

No major projects have been planned for the Lincoln Park neighborhood, but the City of Valdosta and Habitat for Humanity occasionally rehabilitates and builds new housing in this community.

### **Conclusion**

Lincoln Park’s future development maps call for this community to continue to be residentially developed. Overall, this neighborhood is in stable condition. There are ample opportunities for existing housing to be rehabilitated, as well as new houses built on vacant parcels. The Southeast Plaza provides an excellent opportunity for redevelopment that could potentially benefit the residents of Lincoln Park and surrounding neighborhoods.