NEIGHBORHOOD ANALYSIS
A PLAN FOR IMPROVEMENT
FIFEVILLE
ASSIGNMENT
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Assistant Professor
Division of City Planning
School of Architecture
University of Virginia

REPORT AND PROPOSAL
LEONIDAS A. KARAFLAKIS

RESEARCH AND ANALYSIS
FOURTH YEAR CLASS
Kenneth L. Allen
George E. Bowen
Joseph M. Cross
Howard H. Jennings
Leonidas A. Karafylakis
<table>
<thead>
<tr>
<th>Fig. No.</th>
<th>Title</th>
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<tbody>
<tr>
<td>1</td>
<td>Location Map</td>
<td>5</td>
</tr>
<tr>
<td>2</td>
<td>Charlottesville Population</td>
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<td>4</td>
<td>Racial Composition</td>
<td>7</td>
</tr>
<tr>
<td>5</td>
<td>Population Pyramid</td>
<td>8</td>
</tr>
<tr>
<td>6</td>
<td>Education</td>
<td>10</td>
</tr>
<tr>
<td>7</td>
<td>Student Ratios</td>
<td>10</td>
</tr>
<tr>
<td>8</td>
<td>Schools Serving Area</td>
<td>11</td>
</tr>
<tr>
<td>9</td>
<td>Mode of Life</td>
<td>12</td>
</tr>
<tr>
<td>10</td>
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</tr>
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<td>Structural Conditions</td>
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<td>21</td>
<td>Neighborhood Zoning</td>
<td>30</td>
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<td>22</td>
<td>Slope Analysis</td>
<td>62</td>
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PREFACE

In very recent years few, if any, innovations of a revolutionary nature have occurred in the area of neighborhood analysis. Neighborhood analysis usually connotes a study analyzing the residential areas of a community. Its usual purpose is to determine the nature, extent, and causes of blight, and to recommend policies and programs to combat it. Very generally speaking, the methodology commonly followed is to:

1) Divide the community into logical neighborhoods with which to work.

2) Assemble physical, social, and economic data on each neighborhood pertaining to, or proving, the existence of blighting factors within each area.

3) Compare and evaluate the degrees of blight in each neighborhood.

4) Recommend general policies for the community or specific proposals for each neighborhood to remove blight and prevent its spread.

This report might be considered as a single neighborhood analysis in a comprehensive study of all Charlottesville's neighborhoods. It is, however, considerably more detailed than most such studies. Also, it does not set out specifically to discover or prove that the neighborhood contains blighting characteristics. Nor does it compare this area with others in an attempt to produce comparative evaluations or a system of priorities. It is rather, an effort to discover all desirable as well as undesirable conditions present, some of which might not be revealed by the ordinary blight oriented approach.

STATEMENT OF GOALS

Goals of the analysis section of the work, then, are:

1) To appraise the living conditions of the neighborhood and indicate, in an easily handled form, the physical, economic, and social conditions present.

2) To reveal or more closely indicate causes which lead to these circumstances.

3) To discover and evaluate some of the more subjective population characteristics which may influence recommendations.

4) To appraise the probable condition of the neighborhood in the near future as it is likely to evolve without some action to influence its course.
A brief introduction to the neighborhood is followed by a Social Evaluation of the area, including data pertinent to the people and to their financial means. The second category, Environmental Evaluation, discusses the quality of the more personal environment of the people. A Physical Evaluation appraises the development of the land and physical improvements upon it. External Influences, the fourth evaluation, treats briefly the adjacent or city-wide factors which may influence the Fifeville area. Subjective Evaluation is an investigation of characteristics of the people which are essential in bringing the statistical data into proper context and which are major factors in the implementation of nearly all improvement programs. The sixth section, Summary and Problem Definition, concludes with a recapitulation of the major points of the preceding categories, combining them into a total picture of the area's condition. Particular emphasis is placed on defining the problems present and future in the neighborhood.

The study is divided into six major sections.
The Biltmore is a residential community. The value of a residential community
is determined by the location of the property within the city, but
assessing the neighborhood is not nearly as
many places.

As a whole, the neighborhood lies not nearly as
farther advocated. The Biltmore is extremely confused and in-

The street pattern is extremely confused and in-

along Biltmore Street.

other spots next to the railroad, and sections
and extensive, including Biltmore Street, a few
intersections. However, several outlying sections have
become increasingly Negro. Several outlying sections have
become residential sections of the occupants' homes. The
older homes have deteriorated with age, and the
houses date from the 1930s or earlier. These
rather densely built, narrow, and most of the streets
are very narrow, and most of the remaining
that, middle-class homes, most of the remaining
streets, and 1 1/2 street were originally sub-urban.
Dwelling's, especially those on that street, as
these streets have begun to lose their attractiveness.
The once prestigious houses on
some years. The once the streets have also been in transition for quite
developing along both Cherry Avenue and Biltmore
neighborhood next to the railroad are a number of commuter-

THE NEIGHBORHOOD

on the west, south, and east.

street, S.W., Cherry Avenue, and Biltmore Street
edge by the C & O railroad tracks and by the
neighboring residential section bounded along the northern

THE PREVILENT NEIGHBORHOOD IS A PREDOMINANTLY

UNIVERSITY OF NORTH CAROLINA

CHAPEL HILL
### Table 1: Neighborhood Population Age Distribution

<table>
<thead>
<tr>
<th>Age Group</th>
<th>Male</th>
<th>Female</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Under 14</td>
<td>112</td>
<td>110</td>
<td>222</td>
</tr>
<tr>
<td>15-19</td>
<td>44</td>
<td>45</td>
<td>90</td>
</tr>
<tr>
<td>20-24</td>
<td>11</td>
<td>13</td>
<td>24</td>
</tr>
<tr>
<td>25-29</td>
<td>10</td>
<td>11</td>
<td>21</td>
</tr>
<tr>
<td>30-34</td>
<td>3</td>
<td>3</td>
<td>6</td>
</tr>
<tr>
<td>35-39</td>
<td>3</td>
<td>3</td>
<td>6</td>
</tr>
<tr>
<td>40-44</td>
<td>2</td>
<td>1</td>
<td>3</td>
</tr>
<tr>
<td>45-49</td>
<td>1</td>
<td>1</td>
<td>2</td>
</tr>
<tr>
<td>50-54</td>
<td>1</td>
<td>1</td>
<td>2</td>
</tr>
<tr>
<td>55-59</td>
<td>1</td>
<td>1</td>
<td>2</td>
</tr>
<tr>
<td>60-64</td>
<td>1</td>
<td>1</td>
<td>2</td>
</tr>
<tr>
<td>65-69</td>
<td>1</td>
<td>1</td>
<td>2</td>
</tr>
<tr>
<td>70-74</td>
<td>1</td>
<td>1</td>
<td>2</td>
</tr>
<tr>
<td>75+</td>
<td>1</td>
<td>1</td>
<td>2</td>
</tr>
<tr>
<td>Over</td>
<td>1</td>
<td>1</td>
<td>2</td>
</tr>
<tr>
<td>TOTAL</td>
<td>149</td>
<td>153</td>
<td>292</td>
</tr>
</tbody>
</table>

### Table 2: Population of City of Charlottesville 1980

<table>
<thead>
<tr>
<th>Age Group</th>
<th>Male</th>
<th>Female</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Under 14</td>
<td>120</td>
<td>120</td>
<td>240</td>
</tr>
<tr>
<td>15-19</td>
<td>40</td>
<td>40</td>
<td>80</td>
</tr>
<tr>
<td>20-24</td>
<td>10</td>
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<td>20</td>
</tr>
<tr>
<td>25-29</td>
<td>5</td>
<td>5</td>
<td>10</td>
</tr>
<tr>
<td>30-34</td>
<td>3</td>
<td>3</td>
<td>6</td>
</tr>
<tr>
<td>35-39</td>
<td>1</td>
<td>1</td>
<td>2</td>
</tr>
<tr>
<td>40-44</td>
<td>1</td>
<td>1</td>
<td>2</td>
</tr>
<tr>
<td>45-49</td>
<td>1</td>
<td>1</td>
<td>2</td>
</tr>
<tr>
<td>50-54</td>
<td>1</td>
<td>1</td>
<td>2</td>
</tr>
<tr>
<td>55-59</td>
<td>1</td>
<td>1</td>
<td>2</td>
</tr>
<tr>
<td>60-64</td>
<td>1</td>
<td>1</td>
<td>2</td>
</tr>
<tr>
<td>65-69</td>
<td>1</td>
<td>1</td>
<td>2</td>
</tr>
<tr>
<td>70-74</td>
<td>1</td>
<td>1</td>
<td>2</td>
</tr>
<tr>
<td>75+</td>
<td>1</td>
<td>1</td>
<td>2</td>
</tr>
<tr>
<td>Over</td>
<td>1</td>
<td>1</td>
<td>2</td>
</tr>
<tr>
<td>TOTAL</td>
<td>150</td>
<td>150</td>
<td>300</td>
</tr>
</tbody>
</table>
POPULATION

During the 1950 to 1960 decade, the population of the Charlottesville-Albemarle County area increased by 14.8%. In 1963, the estimated population of Charlottesville was 31,590 while between 1960 and 1965, the rate of population growth was 2.3% per year resulting in a present population of approximately 35,000.

During the comparable time period, the population of Fifeville has remained fairly static. Currently, the neighborhood houses approximately 900 people, accounting for 2.56% of Charlottesville's total population.

As the population pyramid indicates (See Fig. 5), there is a relative excess of persons in the greater than 55 age bracket. Noteworthy also is the relative excess of 2% in the female 35-39 age bracket. This may be accounted for by a large number of Negro women serving as head of household. The Fifeville area would be conducive to both of these categories inasmuch as it is a low rent district convenient to public facilities and transportation. A decrease in the 20-24 age bracket may be explained by the fluid mobility, characteristic of this particular age group. The 30-44 age group also shows a relative decline. This may be accounted for in part by the fact that people reaching this age bracket have usually acquired enough capital to invest in new living quarters. This investment, when possible, will avoid transition areas in preference to established owner-occupied ones.

An analysis of the neighborhood population by race (See Fig. 4) indicates that 28% are White and 72% Negro, in comparison to the city's 80% White and 20% Negro.

The planning projections for 1985, prepared by Wilber Smith and Associates, forecast a population growth of approximately 2,000 people for the district surrounding the study area. This district now has a population of 12,000. In that case, the percentage growth for the district would be approximately 16% by 1985. This could possibly result in an increase of Fifeville's population to a total in excess of 1,000 people.

EDUCATION

An index of the social well-being of a population is its achievement level in education. Figure 6 shows that the median school years completed by Fifeville residents is substantially below that of Charlottesville (8.5 years vs. 11.2 years). A further deficiency in this aspect is evidenced by the fact that 28% of the residents have completed less than 5 years of school, whereas the city records only 9.9%. Furthermore, only 32% of the residents have completed high school, or 12.7% less than the percentage of the people that have completed high school in the city.


**Figure 7**

Economic Study

Source: Charlottesville-Albemarle County

- High School: 33%
- Junior College: 67%
- Elementary

Student Ratios, 1968

**Figure 6**

Source: 1960 Census

- 7,059 Students
- 290 Teachers

Persons 5–35 Years Old School Enrollment

- 32%
- 44.7%

Completed High School or More

- 88%
- 99%

Completed Less Than 5 Years of School

- 11.2 Years

Median School Years Completed

- Persons 25 Years Old and Over

City Neighborhood

Education

- This table includes major points brought out in Table 1 of this analysis, involving in various modes of study. The percentage of the population is one of the problems of the area, and illustrates some of the characteristics and implications related to basic conditions.

- In the next few years, there will be another increase in the drop-out rate, unless the apparent level of educational achievement of the parents is high enough to prevent economic conditions that may likely result in the drop-out rates. This percentage completion, along with the facts mentioned above, indicates that a larger portion of the population is at a lower level of educational attainment and that the drop-out rate is 3%.
<table>
<thead>
<tr>
<th>School</th>
<th>Capacity</th>
<th>No. of Pupils</th>
<th>Grades</th>
<th>Year Built</th>
</tr>
</thead>
<tbody>
<tr>
<td>H. School Lane</td>
<td>950</td>
<td>65</td>
<td>8-12</td>
<td>1941</td>
</tr>
<tr>
<td>Junior HS Buford</td>
<td>800</td>
<td>45</td>
<td>7-9</td>
<td>1965</td>
</tr>
<tr>
<td>Elem. S. Jefferson</td>
<td>875</td>
<td>37</td>
<td>22.1</td>
<td>1924</td>
</tr>
<tr>
<td>Johnson</td>
<td>780</td>
<td>28</td>
<td>1-5</td>
<td>1955</td>
</tr>
<tr>
<td>Special Education</td>
<td>480</td>
<td>18</td>
<td>20</td>
<td>1916</td>
</tr>
</tbody>
</table>

Source: Charlottesville-Albemarle County Economic Study

FIGURE 8
FIGURE 10

1968 Survey

Source: Charlottetown Land Use Plan and

<table>
<thead>
<tr>
<th>Class</th>
<th>%</th>
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</thead>
<tbody>
<tr>
<td>Blue Collar</td>
<td>41%</td>
</tr>
<tr>
<td>White Collar</td>
<td>59%</td>
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FIGURE 9

Source: 1968 Survey

<table>
<thead>
<tr>
<th>Group</th>
<th>#</th>
<th>%</th>
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<tr>
<td>Pre-School</td>
<td>7</td>
<td>100%</td>
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<tr>
<td>Student</td>
<td>32</td>
<td></td>
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<tr>
<td>Housewife</td>
<td>17</td>
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</tr>
<tr>
<td>Retired</td>
<td>6</td>
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</tr>
<tr>
<td>Welfare</td>
<td>1</td>
<td></td>
</tr>
<tr>
<td>Unemployed</td>
<td>4</td>
<td></td>
</tr>
<tr>
<td>Domestic</td>
<td>7</td>
<td></td>
</tr>
<tr>
<td>Unskilled Laborer</td>
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<td></td>
</tr>
<tr>
<td>Skilled Laborer</td>
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<td></td>
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<tr>
<td>Blue Collar</td>
<td>13</td>
<td></td>
</tr>
<tr>
<td>White Collar</td>
<td>8</td>
<td></td>
</tr>
</tbody>
</table>

MODES OF LIFE

<table>
<thead>
<tr>
<th>Number of Residents</th>
<th>Percent of Residents</th>
<th>Mode</th>
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<tbody>
<tr>
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STUDY

PRESENT EMPLOYMENT FORCE

AREA

CITY

average rent of $77.64 per month. Rents this low, especially in consideration of the afore-mentioned level of income, often indicate conditions of low living standards and little effort by landlords for improvement.

### NEIGHBORHOOD WELFARE DISTRIBUTION

<table>
<thead>
<tr>
<th>Street</th>
<th>Public Assistance</th>
<th>Other Welfare Services</th>
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<tbody>
<tr>
<td>4th Street</td>
<td>4</td>
<td>1</td>
</tr>
<tr>
<td>5th Street</td>
<td>4</td>
<td></td>
</tr>
<tr>
<td>6th Street</td>
<td>--</td>
<td></td>
</tr>
<tr>
<td>6 1/2 Street</td>
<td>1</td>
<td></td>
</tr>
<tr>
<td>7th Street</td>
<td>1</td>
<td></td>
</tr>
<tr>
<td>7 1/2 Street</td>
<td>2</td>
<td></td>
</tr>
<tr>
<td>9th Street</td>
<td>1</td>
<td></td>
</tr>
<tr>
<td>Ridge Street</td>
<td>4</td>
<td></td>
</tr>
<tr>
<td>Estes Street</td>
<td>2</td>
<td>2</td>
</tr>
<tr>
<td>Nalle Street</td>
<td>2</td>
<td>1</td>
</tr>
<tr>
<td>Delevan Street</td>
<td>--</td>
<td></td>
</tr>
<tr>
<td>Dice Street</td>
<td>5</td>
<td></td>
</tr>
<tr>
<td>Oak Street</td>
<td>1</td>
<td></td>
</tr>
</tbody>
</table>

**TOTALS** 27 4

Source: Charlottesville Welfare Department

**FIGURE 13**
ENVIRONMENTAL EVALUATION
methods of heating must be considered substantial, where winters become extremely cold, these have gas heaters or less, and in an area of the homes have central heating. In Kentucky, about 40% have no bathrooms or running water. About 8% of the homes (about 20 dwellings) that, even minimum household facilities are lacking.

**HOUSEHOLD FACILITIES**

The importance of the elimination is extremely important. One of the early warnings of worse to disorder. Overcrowding in a neighborhood is more likely to contribute to mental depression and more susceptibility to communicable diseases and increased social awareness. People per room prevail in 20% of the dwellings. In overcrowded conditions, there is more than two

**DENSiTY**

Developed and must be contended with. Low education, low income, and high percentage of retirees. Average length of residency of 20.5 years.
The Eyes Street area alone accounts for 36% of Charnettesville, the study area accounts for 11%.

Hygienic problems of the 177 T. Part, cases in the various conditions and serious disease rates generally reflect inadequate homes as an environmental index, high communicable

HEALTH

be capitalized on, poor, and in the area and should have a desire for this. If there still exists a desire to maintain a family, the improvements of the interior and furniture, may indicate that while economic situations pre-reflect in all categories, reflecting more than the condition of the neighborhood.

A rating of 3: reflects General neglect and total disregard for appearance. Any special concern.

A rating of 2: reflects only normal care and neatness and cleanliness. Showing concern for appearance.

A rating of 1: reflects better than normal care and cleanliness. The following criteria:

- Livelihood evaluates the interior environment using the amount and type of concern the household has for its environment. A scale is used to quantify this. It's a concern for the wind and heat loss isGa. A penetration of the wind and heat loss is Ga. A

HOUSEHOLD CONDITIONS

Neighborhood Average

The environmental aspects evaluated are:

Neighborhood: Habitat, possessing great personal discomfort.

Condition of Furniture

General Appearance

Personal Appearance

Condition of Interior

0.80

1.00

1.60

0.50

Category

1.84

The construction of the dwelling units contributes...
have on the children of such families...

...have on the children of such families, and must be considered that these factors interact with each other to create a situation where the children of such families are at a disadvantage in life. The study area holds economic peril. There is no such a hopeless condition that she is certain that she is in the United households of economic peril. There is no such a hopeless condition that she is certain that she is in the United households of economic peril. There is no such a hopeless condition that she is certain that she is in the United households of economic peril.

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### Public Facilities

<table>
<thead>
<tr>
<th>Facility</th>
<th>Availability</th>
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<tbody>
<tr>
<td>Community and industrial activities</td>
<td>Available</td>
</tr>
<tr>
<td>Family-fronted housing removed from intensive</td>
<td>Available</td>
</tr>
<tr>
<td>Commercial and industrial activities</td>
<td>Available</td>
</tr>
<tr>
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</tr>
<tr>
<td>Police, fire, and emergency services</td>
<td>Available</td>
</tr>
<tr>
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<td>Available</td>
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<td>Recreation facilities</td>
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### Fire Calls

<table>
<thead>
<tr>
<th>Number</th>
<th>Type</th>
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</thead>
<tbody>
<tr>
<td>5</td>
<td>MCGILL Special Training School</td>
</tr>
<tr>
<td>4</td>
<td>Johnson Elementary School (6th Grade)</td>
</tr>
<tr>
<td>3</td>
<td>Jefferson Elementary School</td>
</tr>
<tr>
<td>2</td>
<td>Burgoon Junior High School</td>
</tr>
<tr>
<td>1</td>
<td>Lane High School</td>
</tr>
</tbody>
</table>

### Access to Neighborhood

- The nearest restaurant is within walking distance of the street.
- The nearest playground is within walking distance.
- The nearest market is within walking distance.
- The nearest hospital is within walking distance.
- The nearest fire station is within walking distance.

### Accessibility

- The nearest park is within walking distance.
- The nearest library is within walking distance.
- The nearest recreational facility is within walking distance.
- The nearest school is within walking distance.

### Study Area

- The study area is located in the neighborhood.
- The study area includes the following facilities:
  - Public facilities
  - Commercial and industrial activities
  - Family-fronted housing
  - Community and industrial activities
  - Public school district

### Population

- The population of the study area is 0.5% of the total population.
- The population of the study area is 1.5% of the total population.

### Other Studies

- Studies have indicated a correlation between neighborhood characteristics and fire calls. However, this does not hold true for the study area.

### Notes

- The study area is located in the neighborhood.
- The study area includes the following facilities:
  - Public facilities
  - Commercial and industrial activities
  - Family-fronted housing
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### Fire Calls

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mountains to the south. 7 1/2 Street overlooks a ravine and is framed by
neighborhoods. A vies from the northern end of
ward view affords a bird's-eye perspective of the
down-town Charlotteville to the left. The west-
panoramic view of the mountains to the right and
be obtained along Ridge Street. Eastward is a
commanding view looking both east and west can

the intersection at 5th Street and Cherry Avenue.
border the railroad and the fifth is just north of
viewed areas in the neighborhood. Forty of these
Figure 19 also indicates the 5 major uprisenent

and Cherry Avenue (see Fig. 19). Extensive erosion is occurring in all the major

Dice and 6th Street
Dice and 1 1/2 Street
Dice and 7 1/2 Street
Nalle and 4th Street

tersections within the area. Including:
Poor alignment caused four badly gaged in-
between 5th and 6 1/2 Streets are not paved.
SUBJECTIVE EVALUATION
land uses, it fosters and the underexploited people produce, quantifies important, however, are the visual unpleasantnesses are significant nuisances to be the railroad. Dirt, light, noise, and the destruction of the neighborhood will continue. Additional noise and name, the most do.

While increased traffic around the area will

The railroad will be further damaged to the residents. The area will become the most heavily traveled north-south direction, which is expected, the study shows this trend continue. A hazard to children and pedestrians, a hazard to children and pedestrians, a hazard to children and pedestrians.

a new sight.

Promises to reduce these ameliorates still farther.

cert trends in external land use development are expected, the study shows this trend continue. A hazard to children and pedestrians, a hazard to children and pedestrians, a hazard to children and pedestrians.

The railroad, a hazard to children and pedestrians, a hazard to children and pedestrians, a hazard to children and pedestrians.

changes from without, reflecting positive neighborhood, perhaps encouraging negative parallel, parallel, parallel, parallel, parallel.

EXTERNAL INFLUENCES
People interviewed...

Although most residents of both races do not de-

vote regularly, the very high percentage of Negroes who vote is remarkable in the light of the relative lack of Negroes in the city. Negroes vote in greater numbers than whites in spite of their inferior education, their lower income, and other disadvantages.

A number of significant attitudes on the part of...
Would you please help

ME PLAN MY FAMILY

nature of home improvement.

houses are newly patented indicates the conditions

kept, and the fact that almost one third of the

residences on Nalley Street. Most yards are well

One notable exception is the relatively healthy

condition in life.

tion of, or faith in, their ability to improve their

acceptance of the status quo, and little realization

a very unattractive outlook on life, an unthinking

mon. This seems to indicate among the people

By the City and renters; landlords is also com-

An aesthetic approval of the services provided

broad as a place to live.

only a very shallow satisfaction, with the neigh-

or of the people, however, expressed no objection, or

area was cited by several interviewees. Most

An appreciation of the convenient location of the

family planning was also favored.

Birth control is favorably accepted by most of
The primary social problems of the neighborhood are:

- Little realization of faith in self abilities.
- Lack of incentive and high rate of unemployment.
- Lack of cohesive quality of environment and neighborhood satisfaction with neighborhood.
- Shallow realization of faith in self abilities.
- Lack of cohesive quality of environment and neighborhood satisfaction with neighborhood.
- Economic discrimination cumulatively in heavy.
- Concentration of poorer housing in two areas.
- Economic discrimination and acute misunderstanding.
- Race or ethnic problems but led to a dispersed nature.
- Black and white area.
- Concentration of poorer housing.
- Environmental conditions.
- Extreme indifference and lack of concern for.
- Large ratio of substandard housing and unhealthy.
- Easement or conflict.
- Large amount of visible unpleasantries.
- Low relative rates of personal and physical ap-
- Low relative rates of personal and physical ap-
- Acute general neglect for proper care of housing.
- Penrance.
- Large portion of other people.
- Lack of public facilities as a potent unifying inte-
- Intercourse.
- Neighborhood causing psychological barriers to social.
- Commercialization in and around the neigh-
- Bar and an acute shortage of activities for the
- Lack of intervention and a disproportionate-
- An extremely high crime rate and a disproportionate-
- Juvenile Delinquency cases.
- High number of juvenile Delinquency cases.
- Large portion of older people.
- The continuing problem of preserving the follow-
- Extreme indifference to the value of education.
- Substantially high, school dropout rates and po-
- Portion of unemployment and blue collar workers.
- Lack of skills and education commencing in a large
- Lack of participation in and knowledge of social'
- Neighborhoods.
- The social assets:

- Central location fostering a high level of
- Enhancing social intercourse.
- Long-term resident lending stability and
- The physical quality of the environment.
- Vacant land which may be used to improve
- desirability for convenience factors.
- Poor parental example.
- Teenage drop out after junior high school.
- High dropout rate.
- Great need for adult education.

High rate of welfare cases:
- Population: the workers, 6.3% of city cases and 2.5% of
  black by job. Often below the capacity of
  employment: insufficient income pro-
  - Possible lack of available jobs.
  - Lack of education, skill or incentive.

Low educational level - 8.5 median school years.
- Psychological cost to individual.
- High cost to city.
- Side for one's needs.
- Extreme lack of ability or incentive to pro-

High rate of residential property value:
- Unsuitable land use, including the rail-
  - Land, lack of funds.
  - 40% of dwellings needing major structural
  - For displaced residents.
  - Demolition: necessary to provide housing
  - 10% of dwellings recommended for con-
  - Letters.

On Ridge Street - localizes neglecting of-
- Concentration of houses of higher value.
  Thus compounding negative effects.
  $1,500 value on estates and 4th streets.
  Concentration of houses of less than
  - General depreciation of area.

Area:
- High unemployment rate - 12% of work force.
- All value.
- Low income, depression in over-
  increasing absences ownership toward
  Inability for many to own houses.

Problems:
- Present tax structure discourages property im-
  - Difficulty for poor to obtain financing for im-

Economic:
- Many problems are restricted by very low
  - Range, scope, and quality of solutions to
  - Limited incomes for many residents.
  - Case of lack of money.
  - Uncertainty and psychological anxiety be-
  - Clothing, food, medical, etc.

Difficulty in providing proper housing.

$3,000: Low incomes - 45% of family incomes are below

Primary economic problems include:
The many dramatic views from the site.

Easy availability of public transportation.

The area's central city location.

Available vacant land within the neighborhood.

Relatively poor public facilities:

- An improper siting of homes.
- Yards.
- Proportion of sides of streets and in rear.
- An abundance of steep grades.

- Relatively poor conditions of interiors.
- Elevators.
- Poor exposure of all sides of houses to the exterior.
- Substandard methods of heating.
- A lack of baths and running water.
- Overcrowding.

standards of comfort and health:

- A lack of homes meeting at least minimum

and neighborhood.

The need for aesthetic improvements to the homes.

The needs, desires, and means of the blue-collar

physical problems of the area are:

unpleasant visual areas.

The increasing role of Cherry Avenue and Ridge

Road.

The conversion of houses to stores.

- Puncturing commercial areas.
- and visual unpleasantness it produces.

- The railroad and the dirt, tumes, noise,

- The presence of incompatible land uses:

Pickup.

- Poor provision and maintenance of street
- Almost a total lack of sidewalks.
- Poor road alignment.
- Roads in the neighborhood.
- Disrepair, neglect, and narrowness of
- A complete lack of parks or playgrounds.
The people of privilege,
siveness to the needs, desires, and abilities of
measured, ultimately, in terms of their respon-
cess of recommended programs must be
It should be remembered that the degree of suc-
only limited success.
property to the entire community have met with
substantial areas or have failed to relate them
failed to treat all aspects of the problems of
the neighborhood. Past schemes which have
approach in structuring an improvement plan for
scores the necessity for a truly comprehensive
as well as their obvious interdependence, under-
and physical problems outlined in this section.
The number and character of the Social, Eco-
commercial uses in and around the neighborhood.
An increasing demand for multi-family and
neighborhood.
An increase in traffic congestion bordering the
An increase of absence or work
An increase in the number of retired persons
Residing in the neighborhood.
An increase in population or 1,000 or more
The probable conditions for the future are:

FUTURE CONDITIONS
Social programs and education are very limited. Development period in improvised surroundings...and need some sort of transitional personal property ownership. Most are not, however. People could be ready for open occupancy and planning beliefs in open housing. Some of the circumstances favorable to the circumstances...R-1 zoning (single-family) would prevent city...property in good shape...many people have an incentive to keep their street maintenance years ago would have helped a better area to protect the residences...a buffer area to protect the residences...Rebuild with warhousing and storage places with help to the community. The area should be one where you can "be served" and "be helped." Railroad and scatter the people out in the city. Planning would clear out the houses near the Railroad. However, the residents of dark street are predominantly Negro. Recently, several Negro families have moved in; they have been courteously treated. West street which adjoins the railroad...The worst areas are west street and Brickyard road...exist a few speculative shmizons...Premium fees there is about 99% absentee owners...better area. For them to acquire a large debt by moving into a street of things: Economic reasons hold many...incomes people. It is cheap and close to the main...sake working...Average annual income in the area is about...$5,000 to $7,000 with husband and family.
the problems and work on them.

mental structure, but the officials must accept

Much can be done within the existing city govern-

is also needed.

Development of a new inter racial understanding

Good-looking accommodations is necessary.

Education of the people to appreciate decent and

Code enforcement should be carried out.

4 To be worked with.

are not yet ready to move out and who need

"Leave behind the "problem people" who

Supply hope for many who now despair of it.

3 I’ll them.

Leave livable dwellings vacant for others to

where.

Officially competent to buy homes else-

Allow those who are economically and psy-

though it is not a stopping place. This would:

Open occupancy is needed as a first step.

RECOMMENDATIONS

neighborhood.

people could develop a sense of pride about their

human beings", and with a little concern, the

Most of the people beyond Garrett Street act "like

economic than sentimental," he says.

The lies holding people to the area are more

he feels.

Street divide it from the Garrett Street section.

should possible strip commercial alone be

are the people from Main Street and beyond, not

than physical ones. The railroad does not separate

Psychological barriers are much more important

within this neighborhood.

 Ganized leadership or united assertion of feeling

He doesn’t know, nor has he heard, of any or-

moved in.

bad. The Whites haven’t "run" as Negroes

Racial prejudice in the area is not particularly

more for them than they are worth.

Negroes are nearly all renters. Some of the

REVEREND BENJAMIN BUNN
<table>
<thead>
<tr>
<th>Income</th>
<th>000</th>
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</tr>
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<tr>
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<td>Student</td>
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<td>13</td>
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<tr>
<td>Student</td>
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<tr>
<td>Student</td>
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<tr>
<td>$</td>
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<tr>
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</tr>
<tr>
<td>Student</td>
<td>--</td>
<td>--</td>
</tr>
<tr>
<td>Housewife</td>
<td>3</td>
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<td>$</td>
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</tr>
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<td>Pre-School</td>
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<td>--</td>
</tr>
<tr>
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<td>7</td>
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<tr>
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<td>25</td>
</tr>
<tr>
<td>$</td>
<td>1,800</td>
<td>$</td>
</tr>
<tr>
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<td>3,500</td>
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**Completed School Years**

<table>
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<th>Sex</th>
<th>Age</th>
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<thead>
<tr>
<th>Location</th>
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<td></td>
</tr>
</tbody>
</table>
A PLAN FOR IMPROVEMENT
rent housing. Suitable in serious erosion.

and the area. All pressure, noise exists re-

The owners of property in the area should realize

alicement of the area.

overall, improvements in neighborhood groups for the

department's and neighborhood groups with which they

area. For this reason, the city of Charlotte

The future of the neighborhood is de-

Presents a challenge to several utility lines.

The proposed park would contribute a green

understandable.

suitable crossing a major artery which is

neighborhood. Access to Tender Park re-

are no existing parks encompassed by the

street and the street should be considered

The parcel of land located between these

4) Adequate street lighting should be provided.

3) Curbs, gutters, and sidewalks should be

2) Storm drains should be provided through-

1) All blocks shown on Figure 22, should be

considered.

The City should, first of all, improve all public

facilities as follows:

The City should, first of all, improve all public

accomplished.

parish improvements to the area.

The neighborhood residents and property owners, no

neighborhood residents and property owners, no

be taken. Without this initial step on the part

This applies may be due, in part, to the fact that

significant.

significant.

reduction and the city,

contacted after and participation on the part of

all, an earnest desire for improvement and con-

The revitalization of the neighborhood.

A PLAN FOR IMPROVEMENT
It is also suggested that a specialist in home and neighborhood would be desirable. The location of these facilities close to the proposed location in sponsoring indoor and outdoor recreation. Should work together with the community center. The recreation department, the neighborhood center should act as a nucleus for organizing such a program. Such assistance in organizing such a program, such as facilities, where would be extremely happy to give a name. The director of Hope House, as a program, such as these two centers: A Day Care Center for children and evening neighborhood groups.

House.

The worker could also coordinate her program with such activities as those sponsored by Hope House. With such activities as those sponsored by Hope House, the neighborhood worker could be of great assistance to the families of residents in helping them adjust to their new environment and toward development for better health and sanitation practices. The neighborhood worker could be of great assistance to the families of residents in helping them adjust to their new environment and toward development for better health and sanitation practices.
Conclusion

The conclusion of the analysis suggests that redevelopment of the area is necessary and feasible. The immediate need is for low-income housing, followed by mixed-income housing. The development of these projects should be prioritized, with attention to the preservation of existing buildings and their adaptation to modern use. The study also highlights the importance of community involvement in the planning process, ensuring that the needs of all residents are met. The conclusion underscores the necessity of a comprehensive approach to urban renewal, balancing preservation with modernization to meet the diverse needs of the community.
FINANCIAL ASSISTANCE FOR THE NEIGHBORHOOD
Income Inequality

Purpose: To assist and encourage home ownership by low-income individuals and families.

FAMIILIES FOR LOW INCOME

State and local public bodies, private nonprofit corporations, and other local units of government or state instrumentalities.

Who May Apply:

PURPOSES

Construction of needed public facilities such as sewer or water facilities.

The program provides long-term loans for the construction of needed public facilities such as sewer or water facilities.

Who May Apply:

PURPOSES

Public Facility Loans

A local public body or agency. (In some circumstances, projects may be undertaken by a local public body or agency through a nonprofit agency.)

Who May Apply:

PURPOSES

Urban beautification programs.

The land for open-space uses and in carrying out the program.

Who May Apply:

PURPOSES

Open Space Land and Urban Beautification

To assist communities in acquiring and developing park and recreation areas and in maintaining and developing them.

PURPOSES

Grants for Neighborhood Facilities

To provide neighborhood facilities needed for federal government (HUD) programs or similar necessary community services to neighborhood areas.

PURPOSES

Financial Aid

The following is a summary of various programs.
Housing and available at reasonable rents.

To facilitate the production of rental accommodations.

PURPOSE

REGULAR PROGRAM

RENTAL HOUSING MORTGAGE INSURANCE

Who May Apply:

Any family (or person) displaced from a home

Who May Apply:
The reach of the people of low and moderate income.

Who May Apply:

HOMES FOR LOW AND MODERATE INCOME

PURPOSE

RENTAL HOUSING FOR LOW AND MODERATE INCOME

PROVIDED BY FEDERAL OR STATE LAWS.

Any private corporation, trust, partnership or

PURPOSE

INCOME FAMILIES

mortgages, and builder-seller and limited distribution

PURPOSE

mortgage associations, or associations of cooperatives,

PURPOSE

mortgage associations, or associations of cooperatives.

PURPOSE

mortgage associations, or associations of cooperatives.

PURPOSE

Who May Apply:

Who May Apply:
To provide decent housing for low-income families.

Purpose:

RENT SUPPLEMENT PROGRAM

Governed by a body in accordance with state law.
Any housing authority established by a local

Who May Apply:

flexibility to the program.

Act of 1965, which expanded and gives greater
importance to new provisions in the housing
housing programs can be initiated. Of major
have equalized legislative acts.

Governed by a body in accordance with state law.

and those displaced by urban renewal and other
elderly families and individuals, the handicapped,
governmental action.

have made special provision for low-income
private housing.

Superseded federal housing acts
the Housing Act of 1937.

The low-rent public housing program was established.

Purpose:

LOW INCOME HOUSING DEMONSTRATION

mortgage payments without difficulty.

Sound basis.

To help families undertake home ownership on a

Purpose:

HOME MORTGAGE INSURANCE (REGULAR)
To assist in the relocation of individuals, family members, and displaced by the demolition of cities, urban areas, businesses, and nonprofit organizations

PURPOSE:

RELOCATION

The program is not administered by HUD Region

funds, nonprofit institutions may also apply.

For reports on activities undertaken with other

authorities, and public educational institutions.

urban renewal and planning agencies, housing

cities, and other political subdivisions, local

Public bodies, including state governments,

WHO MAY APPLY:

eliminating slums and blight.

where methods and techniques for preventing and

To develop, test, and report new or improved

PURPOSE:

URBAN RENEWAL DEMONSTRATIONS

Government.

housing authority, or department of the city.

PA may be a separate public agency. Local

underwrite projects with Federal assistance. An

local public agencies authorized by state law to

WHO MAY APPLY:

URBAN RENEWAL

Governments, private enterprises, citizens, and

areas by means of partnership among local
devolution of deterioration and deterioration

to achieve better communities through planned re-

and blight. Urban Renewal is a long-range effort

the elimination of the factors that create slums

PUBLIC

purposes, and other nonprofit organizations.

PURPOSE:

URBAN RENEWAL

The program is not administered by HUD Region

funds, nonprofit institutions may also apply.

For reports on activities undertaken with other

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urban renewal and planning agencies, housing

cities, and other political subdivisions, local

Public bodies, including state governments,

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urban renewal and planning agencies, housing

cities, and other political subdivisions, local

Public bodies, including state governments,

WHO MAY APPLY:

URBAN RENEWAL

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funds, nonprofit institutions may also apply.

For reports on activities undertaken with other

authorities, and public educational institutions.

urban renewal and planning agencies, housing

cities, and other political subdivisions, local

Public bodies, including state governments,

WHO MAY APPLY:
Street Improvements Do Make a Difference

By one of the programs, association discharged for about to be displaced any individual, family, business, or nonprofit programs, community facilities, and public housing renewal, urban mass transportation, open

Who May Apply:

Programs.