

PLANNING BACKGROUND

Several past planning initiatives have focused their efforts in the Fifeville Neighborhood. Developing an understanding of those documents and their recommendations will help to provide context for where the neighborhood once was, where it is going, and how best to achieve the community's vision for the future of the Cherry Avenue corridor. The pertinent plans, both complete and underway, are summarized below.

Charlottesville Comprehensive Plan (Update to 2013 Plan Underway)

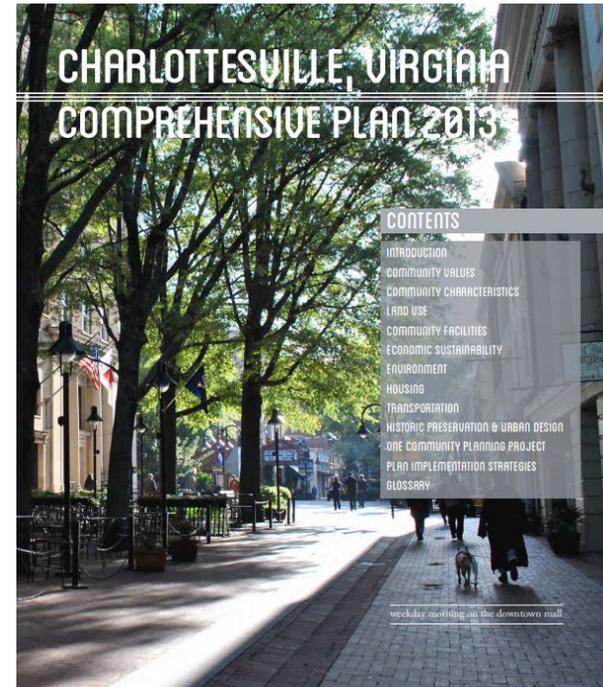
An update to the 2013 plan, the Comprehensive Plan is the general policy document that provides overall guidance to both government and the neighborhoods of Charlottesville in considering and making decisions related to land use and urban development. The Comprehensive Plan identifies Cherry Avenue as a mixed-use corridor, intended to establish a mix of uses within walking distance of residential neighborhoods to enhance the vibrancy of the community.

5th-Ridge-McIntire Multimodal Corridor Study (2018)

This corridor study is underway by the City and is reviewing 5th Street, Ridge Street, Ridge-McIntire Road, and McIntire Road. The study will investigate existing traffic conditions and consider what types of roadway improvements may be needed in the future as traffic continues to increase. The study will also assess existing and desired conditions for pedestrians, bicyclists, and transit users. It is intended that the study will result in a list of short and long-term project recommendations that will help alleviate traffic congestion and improve safety along the corridor. The study will include the intersection of 5th St., Ridge St., Cherry Ave., and Elliott Ave.

Charlottesville Streets That Work Plan (2016)

Completed in 2016, the Streets That Work Plan provides guidance for City street design to ensure that Charlottesville's streets meet the needs of all users, including pedestrians, bicyclists, transit users, drivers, residents, workers, visitors, and business owners. The plan includes design guidelines pertaining to all aspects of the public right-of-way based on a hierarchical typology of streets. The Streets That Work Plan classifies Cherry Avenue as a "Neighborhood A" street, which usually consists of one travel lane in each direction, sidewalks on at least one side of the street, bicycle facilities, and some on-street parking. The plan recommends 5 ft wide dedicated bicycle lanes in each direction, one 11 ft.



**5TH / RIDGE / MCINTIRE
MULTIMODAL CORRIDOR STUDY**
from Harris Road to Harris Street

COMMUNITY MEETING #2.
July 12th, 5 pm - 7 pm
at City Space (100 5th Street NE, Charlottesville, VA 22902).



A public information workshop for the 5th / Ridge / McIntire Corridor Study will be held on July 12th at City Space in Charlottesville, Virginia. The meeting will be conducted in an open house format between the hours of 5PM and 7PM. The purpose of the meeting is to present draft recommendations that address the issues and opportunities within the study area identified by the public during the first community meeting in January. The recommendations will address safety, corridor congestion, and bicycle and pedestrian accommodations.

If you would like more information about this meeting or the project, or if you need special accommodations under the Americans with Disabilities Act of 1990, please contact Tony Edwards (Development Services Manager) prior to the meeting at 434-970-3182 or by email at edwardst@charlottesville.org

PROJECT DESCRIPTION
The City of Charlottesville, with assistance from EPR, P.C., has been conducting a study of the corridor made up of 5th Street, Ridge Street, Ridge-McIntire Road, and McIntire Road between Harris Road and Harris Street. The study began in the fall of 2017 and will be concluded in the summer of 2018.

travel lane in each direction, and 6 ft. wide sidewalks on either side of the street.

Cherry Avenue Corridor Community Visioning Report (2015)

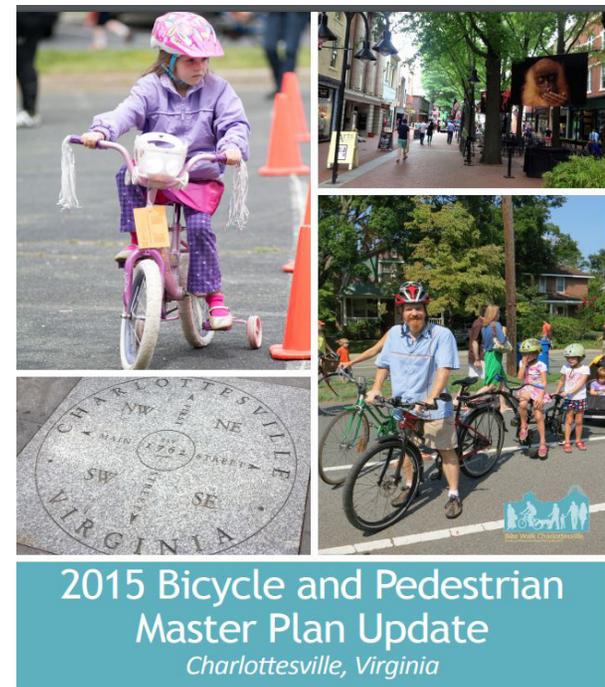
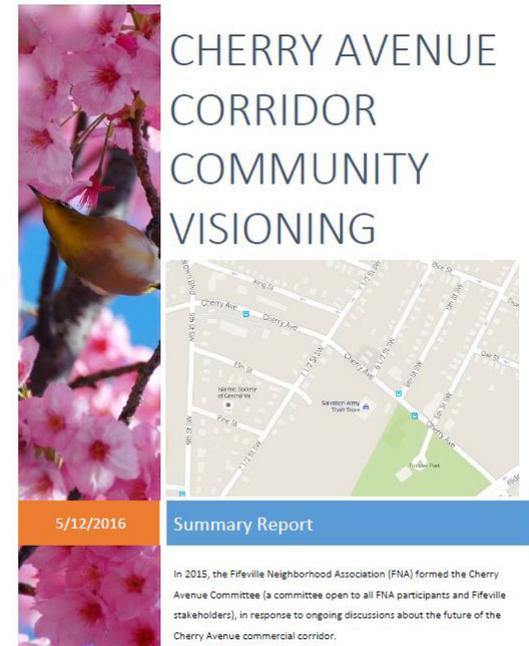
The Fifeville Neighborhood Association’s community-led planning effort to engage with long-term residents of Fifeville to respond to ongoing discussions at neighborhood meetings about the future of the Cherry Avenue commercial and its relationship to the surrounding residential areas. This effort led to a community survey with 61 respondents and several community meetings with an additional 60 participants where residents provided their feedback on several key issues. Among those, what future design elements and activities would residents like (and not like) to see along Cherry Avenue, and a set of goals for the future of the corridor. This visioning effort identified the need for a more formalized study to establish a community-based vision and identify the necessary regulatory tools to guide future development, leading City Council to recommend the Fifeville neighborhood for a small area plan.

Charlottesville Bicycle and Pedestrian Master Plan (2015 Update to 2003 Plan)

The 2015 update to the Bicycle and Pedestrian Master Plan aimed to provide the City with a comprehensive set of implementable project recommendations to complete the bicycle and pedestrian networks throughout the City. The plan recommends adding buffered bike lanes on Cherry Ave from 10th St. to Ridge St., along with a proposed shared use path connecting Tonsler Park to Prospect Ave.

Housing Condition and Land Use Inventory (2011)

Produced by the Thomas Jefferson Planning District Commission, the Housing Condition and Land Use Inventory documented existing housing conditions and land uses throughout the entire City to help guide the City’s efforts to better meet the needs of residents. It was intended to help identify community needs and shape local policies, and to help inform the Comprehensive Plan. Field work was conducted by staff to assess housing quality and determine existing land uses. For Fifeville, the study found that 30% of the land was single-family residential, 25% was multi-family residential, 3% was commercial/mixed-use, 1% was industrial, 14% was institutional/park, roughly 21% was infrastructure, and 6% was vacant land. In terms of housing conditions, 60% of the housing structures in Fifeville were rated as sound (the highest structural quality), 33% were rated as needing minor repairs, 6% were rated as needing moderate repairs, 1% were under construction, and none of the housing structures were rated as needing major



repairs.

Fifeville Neighborhood Plan (2006)

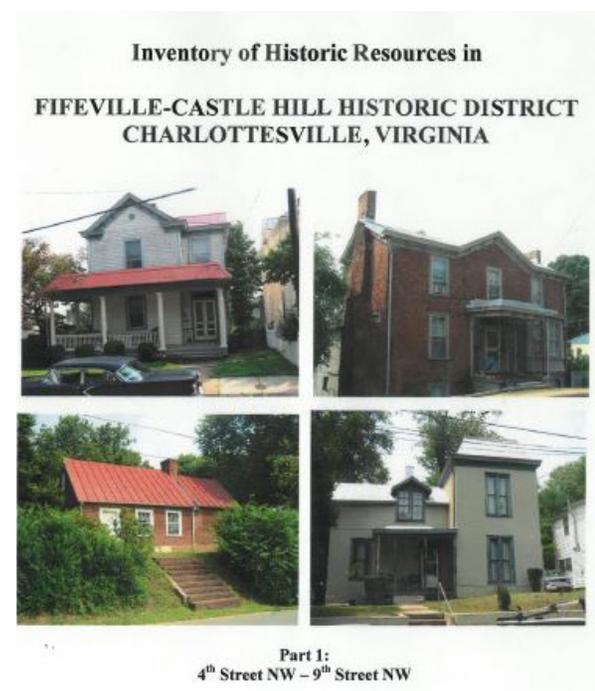
Developed through a collaborative effort among neighborhood residents, City staff, the City Planning Commission, and a cohort of UVA students, the Fifeville Neighborhood Plan examined existing conditions in Fifeville with a series of thematic maps related to housing, connectivity, the environment, and community-centric spaces. The planning process incorporated a neighborhood design day, where residents participated in a facilitated event to envision and design the future of the neighborhood. The design day identified several key issues such as; the potential for better and safer park amenities at Tonsler park, a re-evaluation of zoning to meet the need for small and neighborhood-scale development, the need for earlier citizen engagement in the development process, the creation of a fully connected sidewalk network, the need to balance gentrification and affordable housing, and the need for more input from the Prospect/Orangedale community.

Inventory of Historic Resources in Fifeville-Castle Hill Historic District (2006)

Conducted in the summer of 2006, the Historic Resources Inventory recorded structures, primarily residential, in Fifeville. Pictures of each structure were taken and architectural details for each structure were recorded. Structures were also identified as either contributing or non-contributing. A structure identified as contributing would be one which adds to the historical integrity or architectural quality of an historic district. Any structure not adding to the historical integrity or architectural quality was categorized as non-contributing. The majority of structures were identified as contributing.

C.H.I.P Fifeville Housing Study (1991)

An evaluation of 347 houses in Fifeville conducted by using a windshield survey to look at external structure components such as roofs, gutters, windows, paint, siding, etc. along with external appearance, such as the existence of junked cars, weeds or trash, and sheds. The study found that 167 of the units were owner-occupied, 153 were rentals, and 27 were absentee. 200 of the units were rated to be in “good” condition, 94 in “fair”, and 53 in “poor”.



The Fifeville Neighborhood Three Year Action Plan (1989)

Commissioned by the City in November of 1989, the Fifeville Neighborhood Three Year Action Plan looked at ways to maintain and enhance the physical and social fabric of the neighborhood so that residents had a safe and attractive environment to call home. The plan reviewed current conditions in Fifeville and then identified needs, concerns, recommended improvements, and implementation strategies for achieving them. The major goals that came out of the planning process involved; maintaining the stability and unity of the residential neighborhood, improving public infrastructure, improving personal and property safety, and upgrading and maintaining the housing quality. Infrastructure improvement projects that the plan identified included; sidewalks and curbs and gutters along 6 ½ St., sidewalks along Jones St, sidewalks on King St., drainage improvements on Grove St. and Dice St., the addition of one-way streets, and a neighborhood watch program. The plan also recommended improvements to the Barret Youth Daycare Center and a youth drug counseling program.

Neighborhood Analysis: A Plan for Improvement in Fifeville (~1968)

Conducted by a group of UVA students, the Neighborhood Analysis set out to appraise the living conditions of the neighborhood, examine causes leading to those conditions, discover population characteristics, and identify conditions in the neighborhood likely to occur in the future. The plan recommends the following based on its analysis of existing conditions and interviews with residents: repaving of roads and widening right of way, storm drainage should be provided throughout the area, extension of curbs, gutters, and sidewalks, provide adequate street lighting, consider parcel between Estes St. and 7th St. as a possible playground location, encourage property owners to improve their properties, encourage a neighborhood street tree planting program, support strict enforcement of zoning ordinance, and the addition of a day care center.

FIFEVILLE NEIGHBORHOOD THREE YEAR ACTION PLAN



PREPARED BY THE
DEPARTMENT OF COMMUNITY DEVELOPMENT
CHARLOTTESVILLE, VIRGINIA
NOVEMBER, 1989

NEIGHBORHOOD ANALYSIS

A PLAN FOR IMPROVEMENT

F I F E V I L L E