

**ACTION PLAN FOR FIFEVILLE**

Prepared by

**THE DEPARTMENT OF COMMUNITY DEVELOPMENT**

**Charlottesville, Virginia**

**August, 1989**

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## I. INTRODUCTION

In April 1989 the Charlottesville City Council designated Fifeville as a priority neighborhood on which the City will focus considerable resources and efforts toward improvements over the next three years. The purpose of this plan is to review neighborhood needs, recommend improvements that should be pursued, and outline a strategy for achieving them.

The plan has been developed from three principal information sources:

1. Statistical and record data on file in the Department of Community Development and other City agencies. This includes a number of earlier studies of the Fifeville neighborhood.
2. An opinion survey dealing with residents' perceptions and concerns, conducted by the Department of Community Development in July, 1989.
3. A series of neighborhood meetings held in Fifeville on May 24, June 14, and July 12, 1989 to receive citizen input to the planning process. The meetings were attended by City Council and staff along with neighborhood residents.

The background information contained in Section II is drawn from the survey and file data. The goals and objectives outlined in Section III are based on the results of the survey and the neighborhood meetings. Section IV contains eleven recommendations which pursue the stated objectives.

In Section V, the plan provides a framework of actions, laid out in a three-year time frame, to be addressed by the Council-appointed neighborhood task force. It is expected that this framework will be modified as the task force defines the nature, scope, timing and priority of improvements to the Fifeville neighborhood.

\* \* \*

Throughout this document, the terms "Fifeville," "neighborhood," and "Fifeville neighborhood" refer to the priority area designated for improvement by City Council--the area bounded by the C & O Railroad tracks, Ridge Street, Cherry Avenue, and Patton Street. The Census-defined neighborhood of Fifeville includes additional areas south of Cherry Avenue and west of Patton Street that are not part of the priority area. Unless otherwise noted, information in this document is based on data for the priority area only and may therefore differ from Fifeville information in other sources.

## II. BACKGROUND DATA

A. General. The Fifeville neighborhood is located in the central part of Charlottesville directly south of the West Main Street corridor and the new University of Virginia Replacement Hospital (See Map A). Developed originally for railroad workers at the turn of this century, Fifeville today is a diverse area with a mix of housing types and economic groups. In recent years, the neighborhood has been a focus for housing rehabilitation and community facility upgrading under the federally funded Community Development Block Grant (CDBG) program (see Table 1). It is now facing growth-related pressures due to increased development adjacent to its borders. The University of Virginia Replacement Hospital is expected to generate "spin-off" development along West Main Street, attracting new businesses and increased employment. Neighboring Fifeville is likely to experience growth pressures, especially demand for housing and parking.

Table 1: COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS  
EXPENDED IN FIFEVILLE\*  
(1975-PRESENT)

Category	Amount
Sidewalk projects	\$62,034.92
Drainage Improvements	230,380.04
Street Construction & Improvements	96,489.20
Park Improvements	233,155.30
Access & Safety Improvements	16,582.11
Economic Development	91,000.00
Housing Improvement & Buyer Assistance	652,444.15
Studies (9th/10th Street Realignment)	5,000.00
TOTAL	\$1,387,085.72

\*Includes parts of Fifeville outside the current priority area.

B. Population. The target area of the neighborhood is home to approximately 1,400 residents (1986 estimate), or 3.7 percent of the City's total population. About half the population is Black and 13.6 percent are over age 65. Selected population characteristics for Fifeville are compared with the City as a whole in Table 2.

**Table 2: POPULATION CHARACTERISTICS**

	Fifeville	City
Population (1986 estimate)	1,400	41,210
Median age (1980 Census)	29.2 yrs	27.3 yrs
Median household income (1980 Census)	\$10,968	\$13,942
Percent below poverty level (1980 Census)	20.6%	21.0%
Percent non-white population (1980 Census)	49.7%	19.5%

**C. Housing.**

The area of the neighborhood targetted for improvements contains approximately 500 housing units. The rate of owner-occupancy is significantly lower than that of the City as a whole; the percentage of substandard units is significantly higher (see Table 3). A majority of the dwelling units (62%) are single-family residences. Residential zoning in Fifeville, however, is R-2 (two-family) or R-3 (multi-family); most lots are too small for the R-1 (single-family) minimum size.

**Table 3: HOUSING CHARACTERISTICS**

	Fifeville	City
Housing Units (1987 estimate)	500	15,998
Percent Owner Occupied (1987 estimate)	36.0%	45.0%
Percent Substandard Units (1987 estimate)	9.8%	1.0%

The prevalence of single-family residences accounts for the relative stability in the makeup of Fifeville's population. In the survey of residents conducted by the Department of Community Development, 59 percent of respondents felt they would probably be living in Fifeville five years from now.

Quality of housing in the neighborhood and inadequate property upkeep are major concerns of residents; 30 percent of survey respondents felt improvements in housing quality--especially the condition of rental housing--should be a major neighborhood goal. Deteriorated properties detract from an otherwise attractive and liveable neighborhood; the current (1989) field inspection by the Department of Community Development found approximately 40 properties in below average structural condition.

The potential for "gentrification" posed by construction of the new University of Virginia replacement hospital adjacent to the neighborhood appears to be less of a concern to residents than the potential for an influx of student tenants. Only 37 percent of survey respondents felt the new hospital would cause more well-to-do persons to buy homes in the neighborhood, whereas 71 percent felt the hospital expansion would bring in more students.

D. Land Use.

Fifeville is a community with a mix of single and two-family housing as well as commercial, industrial, and public areas. A breakdown by type is shown in Table 4.

Table 4: EXISTING LAND USE

	Acres of Use	% of Total Acres
Single-Family	50.8	45.2
Two-Family	8.7	7.7
Multi-Family	2.0	1.8
Mobile Home	1.6	1.4
Industrial	1.1	1.0
Transportation & Utility	3.2	2.9
Offices	0.3	0.3
Commercial	8.5	7.6
Government	1.5	1.3
Parks & Open Space	0.7	0.6
Cultural/Public	0.9	0.8
Vacant	10.4	9.3
Right of Way	22.6	20.1
<b>TOTAL</b>	<b>112.3</b>	<b>100.0%</b>

The neighborhood is located convenient to the city core, between the University and Downtown; it is therefore sensitive to surrounding development. Zoning in Fifeville generally exceeds existing uses, as noted above with respect to residential classifications. The recently adopted West Main Street-University Hospital Neighborhood Study, which includes analysis of Fifeville, commented as follows on non-residential uses:

**Industrial Uses:** Fifeville may be zoned for more intensive use than is practical or in the best interest of the neighborhood. Few residents want to live so close to an industrial area, and Fifeville may not be best suited for industrial development because the industrial zone is very narrow; access to rail lines is no longer essential to industry; residential areas are not buffered from industrial uses; and other land use alternatives such as housing are of more immediate need.

**Commercial Uses:** Zoning for commercial use also appears greater than necessary or economically feasible. The need for commercial zoning along Ninth Street SW should be reconsidered on completion of the Ninth-Tenth Street realignment project, which will convert the existing street to the status of a local connector road in an essentially residential area.

**Vacant Land:** Almost one-sixth of the neighborhood's land is vacant or underutilized. Most of this land is buildable and should be developed for housing or other pressing neighborhood needs.

#### **E. Transportation.**

The neighborhood has excellent access to transportation. Both the AMTRAK station and the inter-city bus terminal are located on the north edge of Fifeville, accessible via streets crossing the railroad tracks. The neighborhood abuts the West Main Street corridor and is bounded by another east-west thoroughfare, Cherry Avenue, and a north-south thoroughfare, Ridge Street. A second major north-south connector, Ninth Street, bisects the neighborhood.

Two proposed road projects will likely have significant impact on traffic through and within the neighborhood. The Ninth-Tenth Street realignment project will connect Ninth at Cherry Avenue with Tenth at West Main Street via a new roadway passing under the railroad tracks. The new route will provide good access to the University medical complex from the east and is expected to carry a substantially greater volume of traffic than the present route. The project is currently delayed pending the railway's agreement to give up right of way. The other proposal is for an east-west connector extending Garrett Street westward to the new Ninth-Tenth roadway along the south side of the railroad tracks; the new connector would increase access to the north side of Fifeville. This proposal is still in the planning stage.

**Streets:** Streets in this older neighborhood are narrow and hilly; the "grid" has many discontinuities and offsets. Condition of street surfaces is generally good although patching is extensive in some areas, notably on 6-1/2 Street. Traffic safety is a major concern of neighborhood residents (25% of survey respondents), as are parking congestion and pedestrian safety. Commuter parking on neighborhood streets is a frequent complaint of residents of the western part of Fifeville, which is close to University Hospital facilities. Inadequate off-street parking in general contributes to vehicle congestion throughout the neighborhood. Like most of the older sections of the City, Fifeville is exempt from the off-street parking requirements of the City Code; land parcels developed long ago

cannot accommodate parking. Conversion of some single-family homes into multi-family units has aggravated the problem by increasing the number of occupants' vehicles per land parcel.

**Public Transit:** Most City bus routes traverse West Main Street, accessible to Fifeville residents via the streets crossing the railroad tracks (Ridge, 5th, 7th and 9th Streets SW). One of the bus routes serves Cherry Avenue on the south.

F. **Curbs, Sidewalks and Retaining Walls:** These infrastructure elements are important to neighborhood improvement primarily because they channel storm water and drainage away from front yards and basements. Sidewalks also prevent erosion and buffer people from cars, increasing pedestrian safety. There is already a fairly extensive network of curbs and sidewalks in the neighborhood; however, there are numerous gaps and many streets have none at all (see Map C). In the neighborhood survey, 29 percent of respondents identified poor or non-existing sidewalks as a priority improvement need. Due to the neighborhood's topography, there are numerous retaining walls abutting streets and sidewalks. A number of these are in need of repair or replacement. For example, a retaining wall at 920 Grove Street is incomplete, allowing erosion; the City Engineer estimates completion cost at \$1,500. Another example is a damaged wall at 610 Dice Street; the damage is attributed to City garbage trucks backing into it.

G. **Crime and Public Safety:** The principal crime complaints of residents have to do with police presence and substance abuse. There is no Neighborhood Watch program in Fifeville; an attempt to organize one a few years ago failed for lack of participants.

**Police Presence:** While this was not identified as a top priority issue by survey respondents, a number of attendees at neighborhood meetings voiced concerns about police response and adequacy of patrol. Although police records indicate response time in Fifeville is on a par with the City as a whole, citizens who reported disorders expressed frustration that the perpetrators depart before police arrive. In addition, some citizens fearing retribution from perpetrators felt inhibited about reporting offenses because police response methods did not accord confidentiality to their reports.

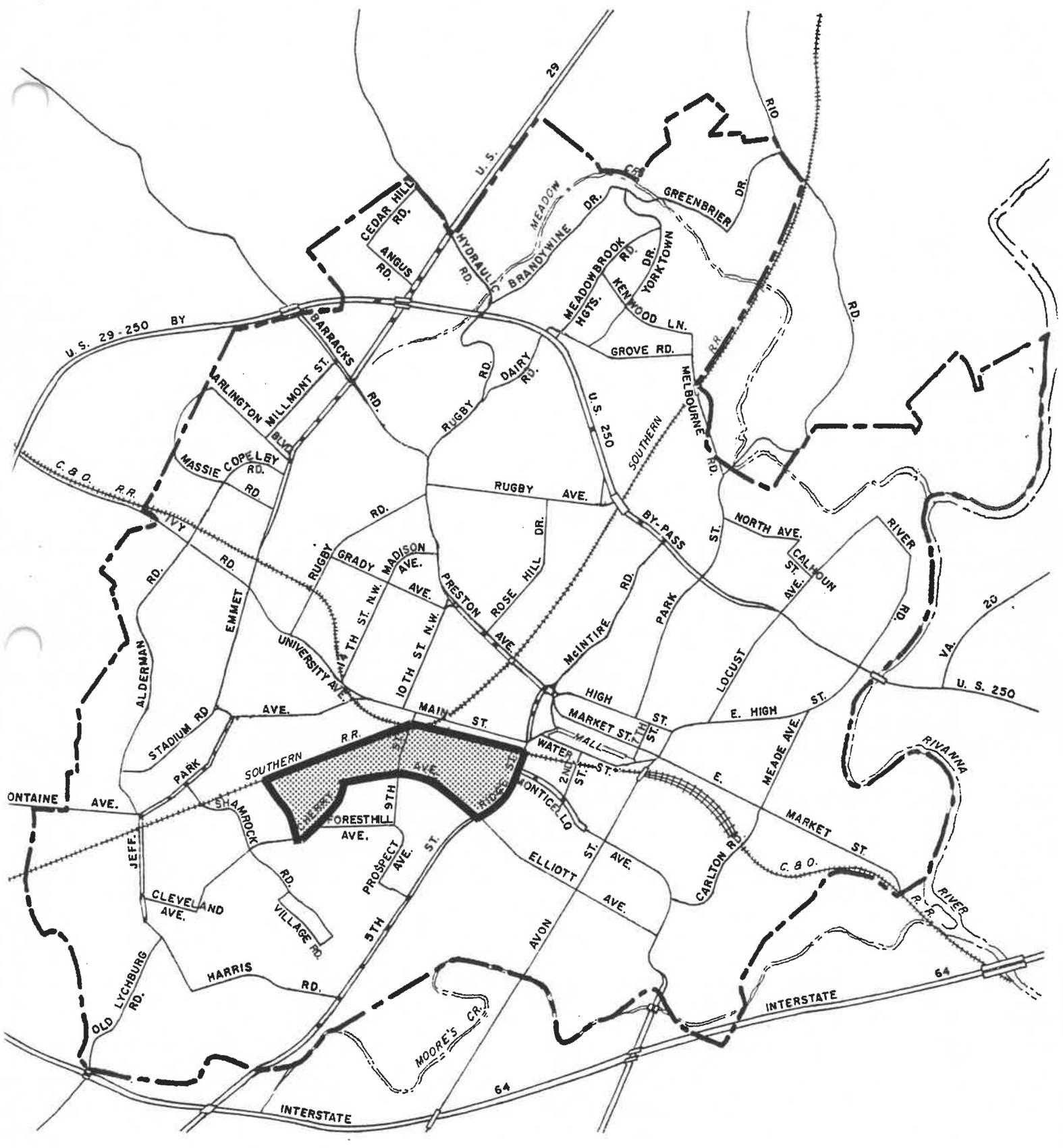
**Substance Abuse:** One in five survey respondents identified drugs as a major neighborhood concern; a common complaint was drug activities in Tonsler Park, creating an unsafe environment for children. Public drunkenness was another common complaint; after traffic safety, it was the most cited public safety issue for survey respondents. Help for alcoholics and drug addicts emerged as an important neighborhood need (see discussion below).

H. Health and Social Needs: Owing to the proximity of the University's medical facilities, availability of general health care is perceived by residents as good. Social service needs focus on the elderly and children, including programs for youth counseling and employment. It is anticipated that a range of counseling services may be available to neighborhood residents with the planned opening of a storefront referral center on Ridge Street (across from the Salvation Army), operated by the Region Ten Community Services Board in cooperation with the Interfaith Alliance.

**Health:** A third of survey respondents saw no particular need for better health services in the neighborhood. However, significant numbers identified a need for help for drug addicts (23%) and alcoholics (19%). Establishment of a visiting nurse program was also favored by 12 percent of respondents.

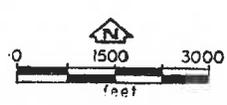
**Social Services:** Survey respondents identified services to the elderly as the most pressing need (32%). Comments at public meetings focused on elderly residents' need for assistance with property upkeep and generally maintaining an independent household. Significant numbers of residents also see a need for services for young people; cheaper and more child care was desired by 16 percent of survey respondents, and 14 percent wanted a youth counseling program.

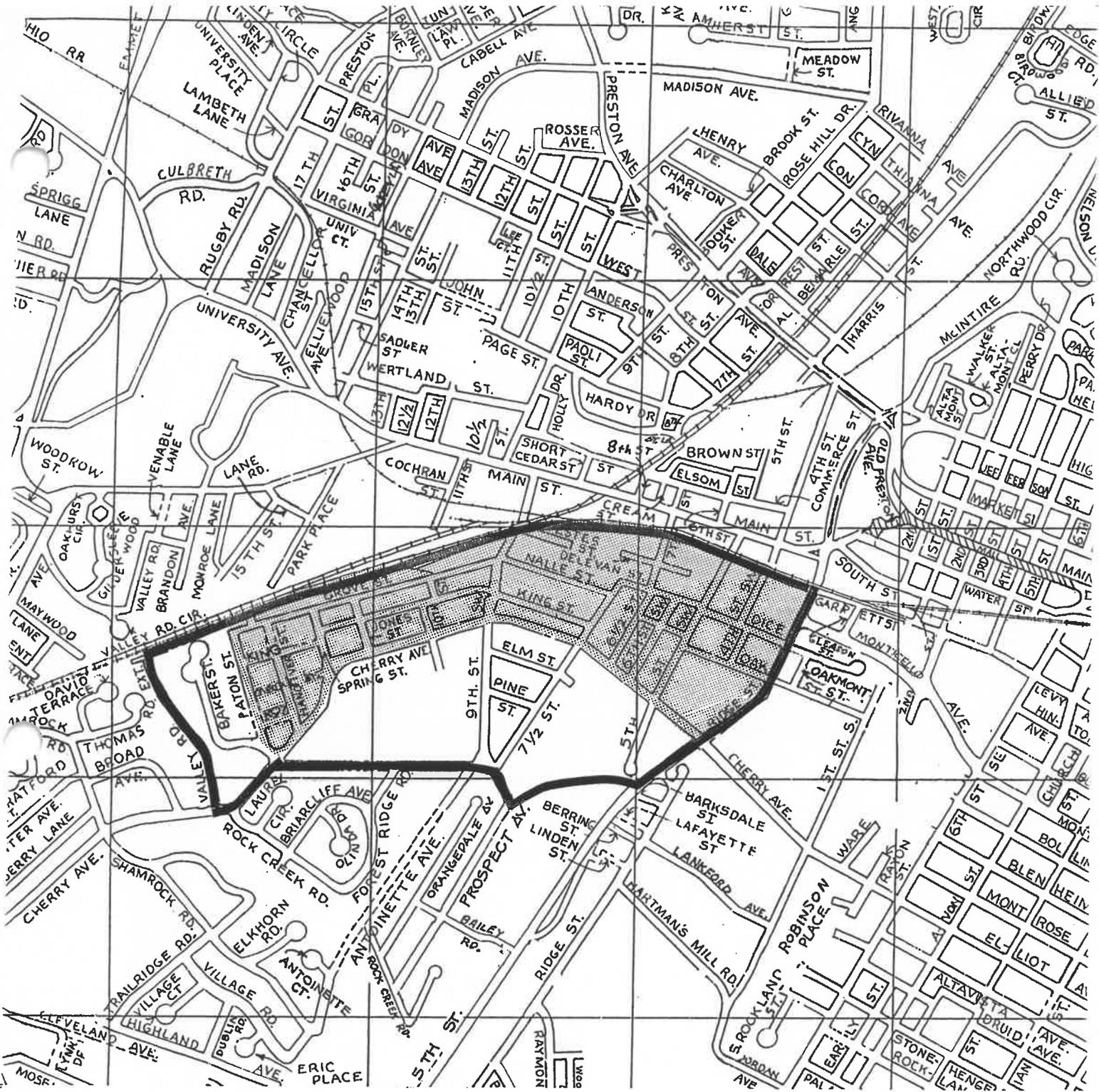
**Employment:** A summer youth employment program is perceived to be the neighborhood's most important employment need. Residents' desires for youth counseling and employment were frequently related to their concerns about substance abuse.



**MAP A**  
**FIFEVILLE NEIGHBORHOOD**  
**LOCATION**

PREPARED BY THE DEPARTMENT OF COMMUNITY DEVELOPMENT - CHARLOTTESVILLE, VIRGINIA



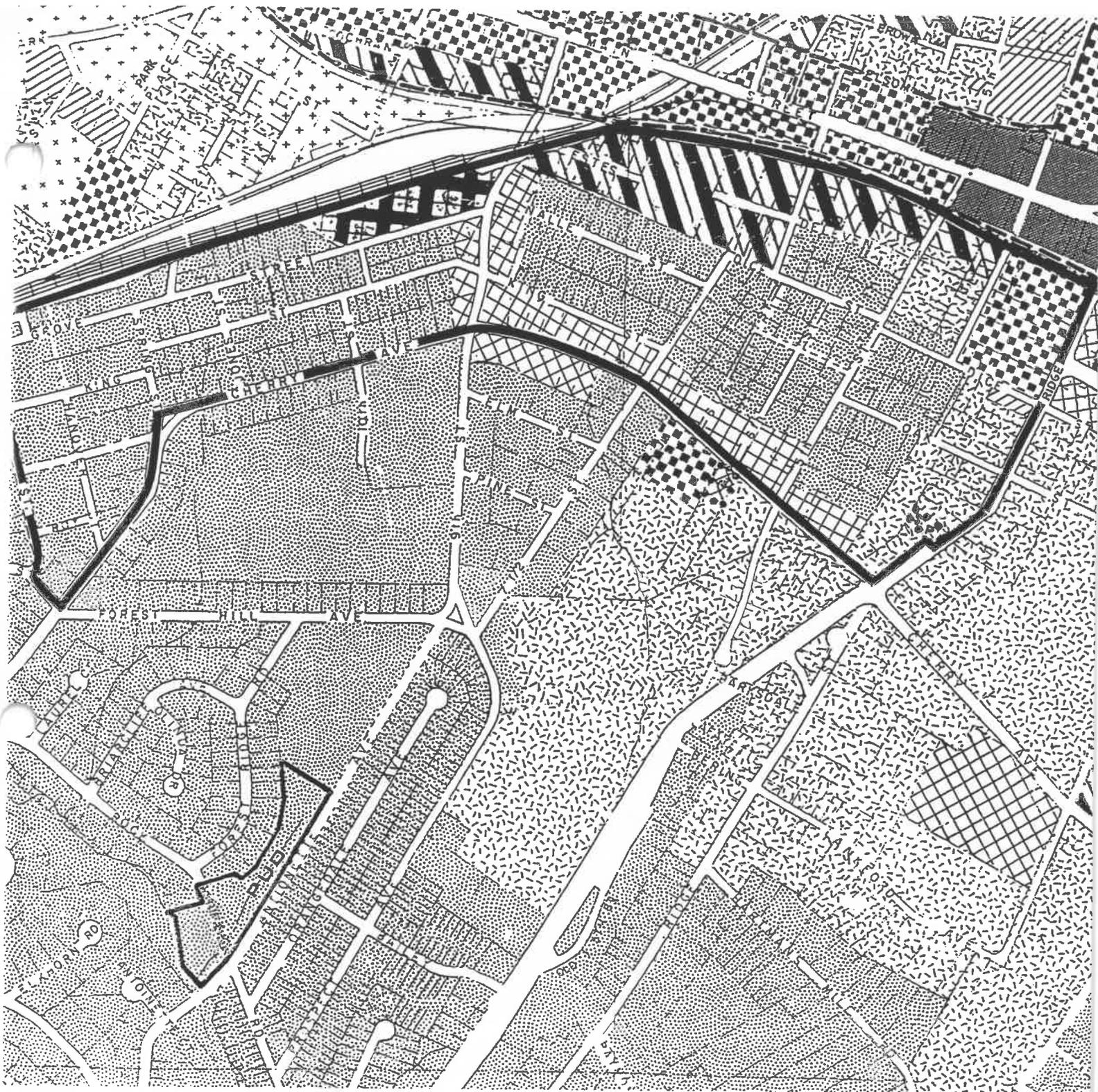


MAP B

**FIFEVILLE NEIGHBORHOOD  
PRIORITY AREA**

— Census-defined neighborhood boundaries

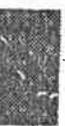
▨ Priority Area



MAP *BC*

**FIFEVILLE NEIGHBORHOOD  
ZONING**

# LEGEND AND SUMMARY OF ZONING REGULATIONS

DISTRICT	PERMITTED USES <small>*(SEE ORDINANCE FOR SPECIAL PERMIT USES)</small>	SYMBOL	HEIGHT, FEET			YARD IN FEET			LOT AREA
			STORIES	FRONT	SIDE	REAR			
R-1	RESIDENTIAL: SINGLE FAMILY DETACHED DWELLINGS, PARKS, CHURCHES, CEMETERIES, BRANCH LIBRARIES, HOME OCCUPATIONS, OFFICE OF RESIDENT*		35'	30'	10'	25'	8,125 sq. ft.		
R-2	RESIDENTIAL: USES PERMITTED IN R-1 DISTRICTS, TWO FAMILY DWELLINGS, S.F. ATTACHED DWELLINGS (up to 2 attached) *		35'	30'	5' 8' 10'	25'	3,600 <sup>sq</sup> (attached) 6,000 <sup>sq</sup> (single fam) 7,200 <sup>sq</sup> (two fam)		
R-3	RESIDENTIAL: MULTIPLE DWELLING: USES PERMITTED IN R-2 DISTRICTS: MULTIPLE DWELLINGS, TOWNHOUSES, TOURIST & ROOMING HOUSES, CLUBS, DAY CARE CENTERS*		45'	25'	10'min.	25'	2,000 <sup>sq</sup> unit (smaller lots w/ special permit)		
R-MH	RESIDENTIAL MOBILE HOME: MOBILE HOMES, TRAVEL TRAILERS, ACCESSORY USES I.E. ADMINISTRATIVE OFFICES, PLAYGROUNDS, ETC.*	.....	OVERLAPPING DISTRICT SEE ORDINANCE						
B-1	BUSINESS: USES PERMITTED IN R-3 DISTRICTS, OFFICES, BRANCH BANK, PARKING LOTS, PERSONAL SERVICE USES, RADIO & TV STUDIOS, HEALTH CLINICS, TRAVEL AGENCIES*		3	45'	20'	10'	20'	FOR DWELLING SAME AS R-3 DISTRICT	
B-2	BUSINESS: USES PERMITTED IN B-1, RETAIL STORES (neighborhood oriented), SERVICE STATIONS, THEATRES, RESTAURANTS, LAUNDRIES, RECREATIONAL FACILITIES, APPLIANCE REPAIR*		3	45'	20'	10'	20'	FOR DWELLINGS SAME AS R-3 DISTRICT	
B-3	BUSINESS: USES PERMITTED IN B-2, RETAIL SALES, BANKS, HOSPITALS, MOTELS & HOTELS, WHOLESALE EST., PLUMBING & HVAC EST., TIRE SALES*			85'	SEE	ORDINANCE		FOR DWELLINGS SAME AS R-3 DISTRICT	
B-4	BUSINESS: USES PERMITTED IN B-3, WAREHOUSES, PRINTING & PUBLISHING ESTABLISHMENTS*			101'	SEE	ORDINANCE		FOR DWELLINGS SAME AS R-3 DISTRICT	
M-1	RESTRICTED INDUSTRIAL: USES PERMITTED IN B-4, BEVERAGE & FOOD PROCESSING PLANTS, ASSEMBLY PLANTS, RESEARCH & TESTING LABS, NON-OFFENSIVE LT. INDUSTRY*			85'	SEE	ORDINANCE			
M-2	INDUSTRIAL: USES PERMITTED IN M-1 DISTRICT, OUTSIDE STORAGE YARDS, TRUCK TERMINALS, USES NOT IN * CONFLICT W/ CITY ORDINANCES REGULATING NUISANCES			85'	SEE	ORDINANCE		NO DWELLING PERMITTED IN M-2 DISTRICT	
ADCS FP	ARCHITECTURAL DESIGN CONTROL DISTRICTS FLOOD PLAIN			ADC, NORTH		DADC, SOUTH			
R-HD PUD PRK	RESIDENTIAL HIGHER DENSITY PLANNED UNIT DEVELOPMENT OFF-STREET PARKING EXEMPT AREA UNIVERSITY OF VIRGINIA PROPERTY			OVERLAPPING DISTRICTS SEE ORDINANCE					



MAP D

**FIFEVILLE NEIGHBORHOOD**

POTENTIAL IMPROVEMENT AREAS FOR  
CURBS, SIDEWALKS AND RETAINING WALLS

### III. GOALS AND OBJECTIVES

General goals and more specific objectives for the Fifeville neighborhood improvement effort were initially formulated by Department of Community Development staff on the basis of citizen input at the neighborhood meetings and responses to the survey. They are listed below as presented and modified at the July 12, 1989 neighborhood meeting.

#### A. Overall Goals

1. To maintain the stability and unity of the residential neighborhood.
2. To improve public infrastructure (i.e., sidewalks and streets).
3. To improve personal and property safety.
4. To upgrade and maintain housing quality.

#### B. Specific Objectives

##### 1. Sidewalks and Drainage Improvements

- a. To have sidewalks on one side of each street in the neighborhood.
- b. To complete any sidewalk where there are gaps, regardless of location.
- c. To have curbs and gutters on at least one side of each street.

##### 2. Traffic Safety, Parking and Streets

- a. To increase off-street parking.
- b. To insure proper street signage for each street in the neighborhood (i.e., stop signs, street name signs, speed limits).
- c. To have each street surface properly maintained.

##### 3. Housing

- a. To maintain at least the same percentage of home ownership in the neighborhood.
- b. To aim to bring all housing to minimum housing code standards.

**4. Safety**

- a. To strive for a drug/alcohol-free neighborhood.
- b. To establish a Neighborhood Watch program.
- c. To establish more intensive police patrol coverage.

**5. Parks, Recreation and Employment**

- a. To establish a supervised park program at Tonsler Park.
- b. To encourage participation of neighborhood youth in summer employment programs.

**6. Environmental Concerns**

- a. To remove all litter and trash in the neighborhood.
- b. To ensure the cutting and trimming of weeds, bushes, and trees in the neighborhood.
- c. To create and maintain a visually attractive neighborhood.

**7. Social**

- a. To establish a youth and education program in the neighborhood.
- b. To increase involvement in the neighborhood association.
- c. To provide outreach services to the elderly so that they may be able to stay in their home environment as long as possible.
- d. To support neighborhood based child care facilities with appropriate financial assistance.

#### IV. RECOMMENDATIONS

1. Neighborhood Appearance. The City of Charlottesville should set an example with a continuing effort to maintain the condition and appearance of City-owned properties in Fifeville.

a. A number of residential properties in the neighborhood are owned by the Charlottesville Redevelopment and Housing Authority. The City must assure that these properties at all times meet and preferably exceed all City Code provisions as to physical condition and appearance.

b. The Public Works Department should continually assure that public rights-of-way (streets, curbs, gutters, and sidewalks) are free of litter/debris and cleared of weeds.

c. The Parks and Recreation Department should assure parks and other open spaces in the neighborhood (Fifeville and Tonsler Parks, Smith Pool and Recreation Center) are attractively maintained in terms of general appearance, building upkeep and equipment serviceability.

2. Streets. The Public Works Department should evaluate all streets in the neighborhood for possible re-paving. While patching has eliminated breaks in pavement, street surfaces are very uneven in places (particularly 6-1/2 Street). Pavement surfaces should be of special interest wherever curb and gutter as well as other drainage improvements are to be considered.

3. Retaining Walls. Repair or replace damaged or deteriorating retaining walls in the neighborhood, especially along Grove, Dice, 6-1/2, and 9th Streets. Corrective measures at 920 Grove Street and 610 Dice Street should be specifically addressed. As most retaining walls are on private property, the task force should consider a loan or grant program for all affected property owners. Where adjoining properties are concerned, it would be preferable to do the work as a single project to produce consistent appearance.

4. Storm Drainage. The City Engineer should evaluate drainage in the Fifeville neighborhood to determine the adequacy of the storm drainage system and possible requirements for upgrading existing curbs and gutters. Curbing, mostly in good condition, is in place along at least one side of the majority of streets in Fifeville. However, there are several streets where curbing is either totally absent or only partially in place:

##### None

King Street  
Hanover Street  
Jones Street  
10th Street SW  
Deleven Street

##### Partial

Spring Street  
4th Street SW  
6th Street SW  
6-1/2 Street SW  
Dice Street

5. Sidewalks. The sidewalk system should be extended so as to be continuous along at least one side of each street in the neighborhood. In addition, residents desire that gaps in existing stretches of sidewalk be completed, even if there is continuous sidewalk on the opposite side of the street. The following street locations should be considered for sidewalk installation:

Grove Street (between Spring and Patton Streets)  
King Street (entire length)  
Cherry Avenue (just east of Spring St. and between 6-1/2 and 9th Sts.)  
Deleven Street (entire length)  
Hanover Street (entire length)  
Spring Street (entire length)  
Jones Street (entire length)  
10th Street (entire length)  
6-1/2 Street (entire length)  
6th Street (west side)  
4th Street (east side)

6. Parking. Parking congestion in the Fifeville neighborhood stems from various causes and should be addressed through a combination of the following:

a. In areas of the neighborhood experiencing intrusion of commuter on-street parking (primarily the streets west of 9th Street SW), residents should consider petitioning City Council for permit parking.

b. The City Traffic Engineer should evaluate the feasibility of converting more streets to one-way traffic to allow parking on both sides of the street, if street width is sufficient.

c. Consider creating permit parking lots for neighborhood residents only on strategically located vacant land parcels. Such parcels currently exist at the following locations:

- (1) East side of Spring Street at the railroad tracks.
- (2) Southeast corner of Grove and 10th Streets.
- (3) South side of King Street between 9th and 10th Streets.
- (4) Southeast corner of 9th and Nalle Streets.
- (5) North side of King Street near 7-1/2 Street.
- (6) East side of 6-1/2 Street between Cherry Ave. and Dice St.
- (7) West side of 5th Street north of Dice Street.
- (8) North side of Oak Street between 4th and 5th Streets.

7. Housing Maintenance/Rehabilitation. Promote housing and property maintenance through enforcement and assistance programs.

a. Strictly enforce City Code provisions regarding maintenance, structural condition and physical appearance of properties.

b. Organize assistance to help aged or infirm householders correct appearance related Code violations (i.e., tall weeds, trash/refuse cleanup).

This should be coordinated primarily by the Fifeville Neighborhood Association. Two possible sources of assistance could be a publicly funded employment program for neighborhood youth or volunteer work by groups such as Boy Scouts.

c. Make increased funding available to the following housing improvement programs, with funds targetted to Fifeville properties:

(1) Charlottesville Housing Improvement Program

(2) Community Energy Conservation Program

(3) Department of Community Development free paint program.

8. Homeownership. Maintain/enhance the level of homeownership in Fifeville through a combination of zoning changes and purchase subsidy programs.

a. Zoning: Much of Fifeville is zoned for more intensive land use than currently exists. For example, the area bordering the railroad tracks between 4th and 9th Streets SW is zoned M-1 (industrial) although much of it is used for residential purposes. Also, single family dwellings account for 62 percent of residential uses, yet there is no R-1 (single family) zoning due to the prevalence of small lots. The City should consider changes to the Zoning Map and Ordinance and the Land Use Plan that would promote continued single family use (and thus more owner occupancy) where it currently exists, perhaps by creating an R-1 variation accommodating smaller minimum lot size. Where housing exists in industrially-zoned areas, downzoning those properties to a residential classification could preclude future conversion to non-residential use.

b. Land Writedown: The City should offer a land cost writedown subsidy toward the construction of affordable housing for new moderate income home buyers eligible for Virginia Housing Development Authority mortgages. A land writedown program would make new housing more affordable because the City would absorb part of the initial development cost. Under such a plan, public funds would be used to purchase vacant lots in Fifeville and pay for necessary facilities improvements such as sidewalks and utilities. These semi-developed sites would then be offered to home builders at a nominal cost, with the assurance that the savings will be passed on in the form of a reduced sales price for owner-occupied housing subsequently built.

c. Downpayment Program: Use Community Development Block Grand (CDBG) funding to continue the City's Downpayment and Closing Cost Assistance program to help eligible buyers purchase homes in Fifeville.

9. Safety. Enhance residents' perception of safety by increasing positive involvement of citizens with police through the following measures:

a. Increase police visibility by intensifying and varying police patrol on Fifeville neighborhood streets. Variations in mode (patrol car, foot, horse mounted), time, and route can expand opportunities for citizen contact.

b. Police response procedure should be especially sensitive to citizen desire for confidentiality.

c. Neighborhood residents should organize an active Neighborhood Watch program. This could be started by the Fifeville Neighborhood Association.

10. Recreation and Child Care: Assure a wholesome care and recreation environment for the Fifeville neighborhood's children.

a. Assess the need for affordable and conveniently located child care facilities. If more facilities are warranted, determine whether expansion of existing nearby operations (e.g., the Barrett Day Care Center on Ridge Street) can meet the need or if additional facilities should be established. In the latter case, explore the possibility of attracting private operators into the neighborhood, possibly with CDBG funding as seed money.

b. Continue the Parks and Recreation Department's expanded supervised programs at Tonsler Park during the summer months. Consider the possibility of providing supervised programs on weekends during the remainder of the year in addition to the weeknight supervision now provided.

11. Outreach. Establish outreach services to meet the needs of special elements of the neighborhood population.

a. Elderly: Establish a neighborhood group to identify and meet needs of elderly residents. The objective would be to identify one-time or recurring needs (e.g., house repairs, visits by health or social service workers) that must be met if these residents are to remain self-sufficient in their homes. A committee of the Fifeville Neighborhood Association could perform such a "clearinghouse" role, referring needs to appropriate service agencies or neighborhood resource groups.

b. Youth Employment:

(1) Work with the Region Ten Community Services Board to secure employment counseling for youth at the Boards' proposed storefront referral center on Ridge Street. Provide additional funding for the center's operation, if necessary, to include outreach aspects that would bring counselors to idle youth within the neighborhood.

(2) Fund a youth employment program in which neighborhood youth are hired as workers in connection with neighborhood improvements.

c. Drug and Alcohol Abuse: Secure drug and alcohol counseling services through Region Ten's proposed Ridge Street referral center. Provide additional funding if necessary to include community outreach aspects such as parent group training to help parents supervise their children and keep them away from drugs and alcohol.

# Action Plan

Recommendation	Cost	Year 1	Year 2	Year 3
1.				
2.				
3.				
4				
...				

## FIFEVILLE SURVEY

Total Residential Addresses in Priority Area: 427

Number of Surveys to Be Taken: 63

Target for Use: 43 (Ten Percent Sample)

Survey Method: Door-to-Door, Addresses selected from random address list.

Sample Method: Computer generated random sample taken from list of all residential addresses in the priority area.

Survey Time Frame: Tuesday, June 21st to Sunday, June 25th

Surveys to be taken between 5 pm and 7 pm June 21 through June 23,  
10 am to 5 pm June 24      Make-Up Dates: June 26 and 27

Surveyors: Four

Estimated Time For Each Survey: 30 minutes

Estimated Total Time Per Surveyor: 8 hours

Survey Completion and Tabulation: Wednesday, June 28th.

*July 12<sup>th</sup> - 3<sup>rd</sup> Neighborhood Meeting*

DCD  
6/15/89

A SUMMARY OF RESULTS FROM THE  
FIFEVILLE NEIGHBORHOOD OPINION AND ATTITUDE SURVEY

I. Background

In an effort to assess the needs of the Fifeville Neighborhood, the Charlottesville Department of Community Development carried out an opinion and attitude survey of Fifeville residents in June of 1989. This survey of 100 citizens was a random sample of about twenty percent of all households in Fifeville. Organized to ascertain neighborhood opinion on such important issues as housing, neighborhood development, public safety, recreation, health, environment and employment, the survey reveals some important findings about what neighborhood residents feel are key issues and concerns in Fifeville.

II. Findings of the Survey

Respondent Profile

The findings of the survey reflect the broad mix of residents in the Fifeville neighborhood. Of those surveyed, 58 percent were female and 42 percent were male. Fifty-one percent were black, 48 percent were white and one percent were asian. Of particular interest is the length of time most survey respondents had lived in Fifeville. Sixty-five percent had lived in Fifeville since 1970 and only 22 percent had been living there less than four years. This longevity is also reflected in the fact that 54 percent of those surveyed were over age 50. Only 21 percent of those surveyed were under age thirty. Of those indicating their household income, 21 percent made less than \$10,000 per year, 66 percent made between \$10,000 and \$30,000, and 13 percent made more than \$30,000. In terms of education, 47 percent had less than a high school diploma, while 13 percent had graduated from college.

General Concerns

When those surveyed were asked about what they felt were the biggest concerns in Fifeville, the greatest response was concern about traffic safety. Twenty-five percent felt this was a problem. Other points of concern included curbs (20 percent), sidewalks and related pedestrian safety (20 percent), mental housing maintenance, crime and parking problems (all with 16 percent). Thirteen percent of the respondents could identify no concerns. [When asked about Fifeville's strengths, 88 percent agreed that their neighbors were friendly and 96 percent felt Fifeville was convenient to Downtown. While 77 percent agreed that Fifeville was near good schools, 23 percent disagreed.] \*

Housing

Sixty-two percent of those surveyed said they lived in an owner-occupied dwelling. Seventy-eight percent lived in single family houses, eleven percent in duplexes and four percent in apartments. When asked about housing issues, 11 percent felt that maintenance was a problem. The rest of the responses were scattered evenly among other housing related concerns, with noise, at 12 percent, receiving the next greatest response. \*

## Neighborhood Development

Poor or non-existent sidewalks was the greatest neighborhood development related concern of those surveyed. Twenty-nine percent felt this was a problem, followed by inadequate on-street parking (21 percent) and poor drainage (13 percent). When asked how they would rate the overall appearance of the Fifeville neighborhood, 43 percent rated it good or excellent, 38 percent adequate and 17 percent poor. Sixty-two percent felt there had been significant change in Fifeville since they lived there, with 28 percent feeling these changes have been good, and 24 percent feeling they have been bad. In relation to the new University of Virginia Health Sciences Center, 42 percent felt that it had a positive impact on Fifeville and 22 percent felt it had a negative impact. \* Most of those surveyed that the center would result in more University students moving into their neighborhood.

Thirty-nine percent of the respondents use the City transit system. When asked what type of stores are need in Fifeville, the response was generally mixed, with 15 percent indicating that more drug stores and laundries/cleaners were needed.

## Other Areas

Traffic safety was identified by 29 percent of the respondents as the principal public safety problem in Fifeville. Other public safety problem areas included public drunkenness (16 percent) and crime (12 percent). In the area of recreation concerns, 14 percent of those surveyed felt that more supervision was needed at City parks. On the issue of health services, the greatest response was a need for more help to drug addicts. Twenty-three percent of those felt this was important. Thirty-two percent felt more services were needed for the elderly. Relating to employment, 29 percent indicated that more summer youth employment programs were needed in the Fifeville area.

In the area of environmental concerns, 18 percent felt litter was a problem. This was followed by problems with weeds (14 percent) and overgrown trees and shrubs (13 percent).

While 47 percent of those surveyed knew about the Fifeville Neighborhood Association, only 18 percent were members. Twenty-eight percent expressed an interest in joining.

When residents were asked about important goals for the neighborhood, the responses receiving the greatest response included improving the quality of housing in Fifeville (30 percent), street and sidewalk maintenance (28 percent) and a comfortable and safe environment for residents (23 percent).

## III. Conclusion

The results of this survey indicate that Fifeville has many attributes, as well as some problems. It is obvious that many people have called Fifeville home for a long time, and they are concerned about such things are congestion, home maintenance and crime. On the whole, however, the survey points out many positive things about Fifeville, along with a interest by the people who live here to see improvements happen.

## SUGGESTED SUMMARY ADDITIONS

### General Concerns

(Rewrite: see [\*] on the xerox copy.)

In relation to Fifeville's rating on several common neighborhood characteristics such as good schools and friendly neighbors, the response was overwhelmingly positive with agreement being 77% and 88% respectively.

### Housing

(Addition: see \* at the end of the paragraph on the xerox copy.)

In relation to the potential for future developmental influence and neighborhood stabilization, a majority of home-owner respondent's (61%) flatly stated that they would not sell their home if offered the current market value. Only thirteen percent of the respondent's reported that they would sell their homes; however, there was a reasonable percentage of home-owners (23%) who stated that they were unsure as to whether they would sell.

### Neighborhood Development

(Addition: see \* near the end of the first paragraph on the xerox copy.)

Of those positive perceptions, most respondents felt that the hospital replacement provides better facilities, more jobs and an attractive addition to the area. Conversely, those who viewed the replacement hospital in a negative light felt that the hospital was unattractive and too close to the community. In general however, respondents seem to agree that the neighborhood's access to the hospital could stand to be improved.