

*Current*

# **FIFEVILLE NEIGHBORHOOD THREE YEAR ACTION PLAN**



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



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## I. INTRODUCTION

Strong neighborhoods are the foundation of our community. It is an important objective of the City of Charlottesville to maintain and enhance the physical and social fabric of neighborhoods so that their residents are assured a safe and attractive environment in which to live. To that end, the City is undertaking a neighborhood improvement program designed to marshal the full range of public and private resources on behalf of neighborhoods which are especially in need.

In recent years, the Fifeville neighborhood has undergone a number of improvements. Because it is a federally funded Community Development Block Grant target area, Fifeville has been the focus of housing rehabilitation and community facility upgrading. Many homes have been rehabilitated through the efforts of such groups as Charlottesville Housing Improvement Program (CHIP) and Dogwood Housing, Ltd. Now, Fifeville is experiencing a period of change. As development adjacent to its boundaries increases, the Fifeville neighborhood itself is facing greater pressures. The new University of Virginia Health Sciences Center could generate "spin-off" development along West Main Street, attracting new businesses and increased employment. Fifeville, next to this growing area, will most likely be subject to growth pressures, particularly the demand for housing and parking.

The purpose of this plan is to review neighborhood conditions in Fifeville identify neighborhood needs and concerns, recommend improvements that should be pursued, and outline strategies for achieving them. It is intended to be used as a principal tool in working toward these stated goals:

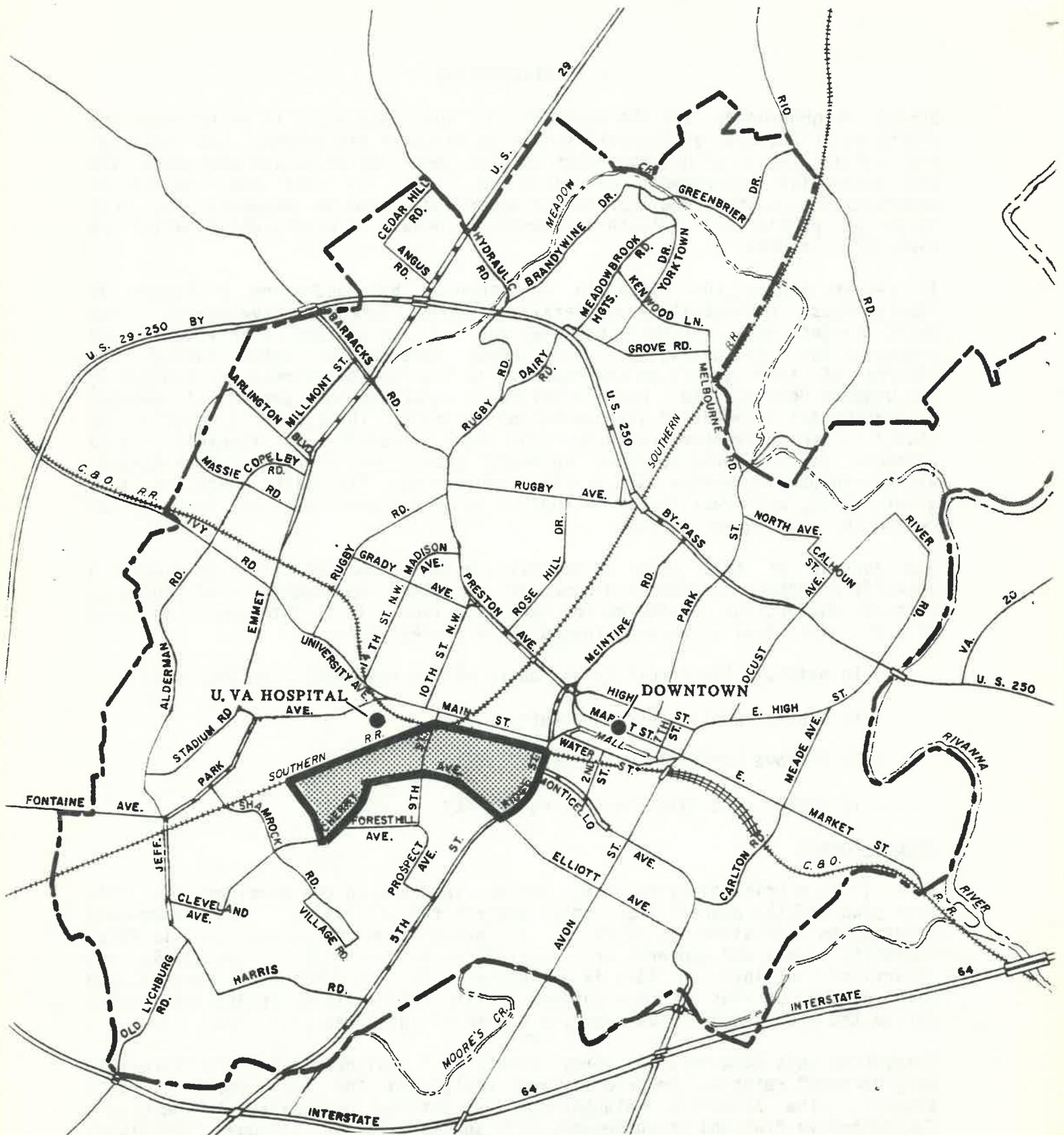
- To maintain the stability and unity of the residential neighborhood.
- To improve public infrastructure.
- To improve personal and property safety.
- To upgrade and maintain housing quality.

### Report Format

Part I is a brief overview of the process involved in the development of this plan and the overall improvement program for Fifeville. The background information contained in Part II is drawn from the survey and file data. Community issues and concerns are identified in Part III. The goals and objectives outlined in Part IV are based on the findings of Parts II and III. Part V contains recommendations, with implementing strategies, which pursue the stated objectives over the course of the three year plan.

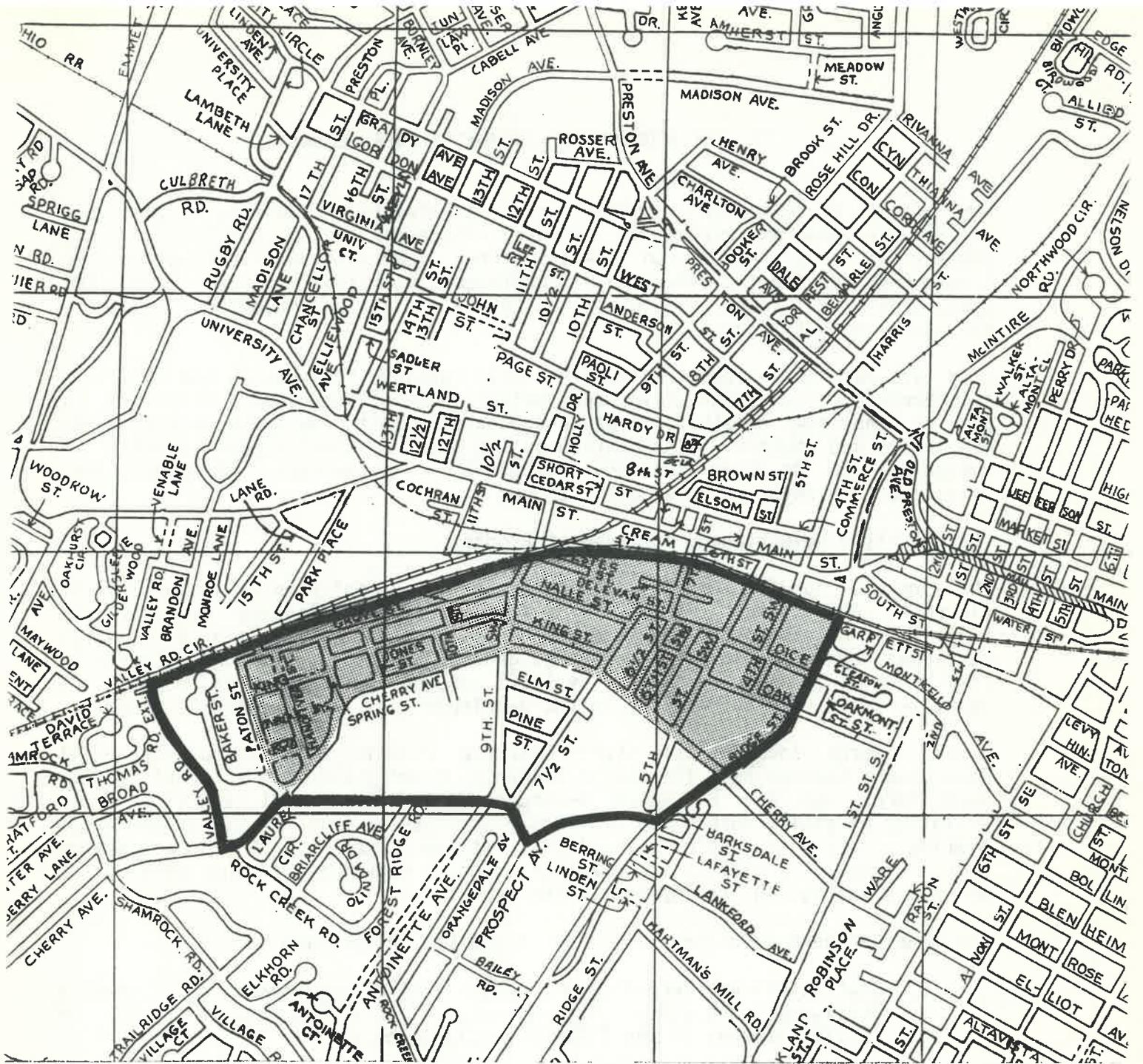
\* \* \*

Throughout this document, the terms "Fifeville," "neighborhood," and "Fifeville neighborhood" refer to the priority area designated for improvement by City Council. The Fifeville neighborhood as defined originally in the City's Comprehensive Plan and in subsequent U.S. Census material includes additional areas south of Cherry Avenue and west of Paton 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.



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





MAP A

## FIFEVILLE NEIGHBORHOOD PRIORITY AREA

-  CENSUS DEFINED NEIGHBORHOOD BOUNDARIES
-  PRIORITY AREA

## II. THE PROCESS FOR COMMUNITY IMPROVEMENT

The process of community improvement involves effective planning, neighborhood involvement, program development, resource allocation and implementation. This process has resulted in an overall three year plan and first year action recommendations for the Fifeville Neighborhood. The Fifeville Task Force and City Staff will continue to work on future actions and recommendations with residents and City Council.

Over the next three years, this effort will continue to focus on the Fifeville neighborhood. One of the City's more established neighborhoods, Fifeville is one of the few remaining neighborhoods available to low and moderate income homeowners and renters. Its location in the heart of Charlottesville makes it convenient to Downtown and the University; it also makes the neighborhood sensitive to growth and development around it.

### The Fifeville Neighborhood Improvement Program

The process for the Fifeville Neighborhood Improvement Program is outlined in Figure A. As with most of the City's neighborhood planning efforts, the Fifeville neighborhood improvement process relies heavily on citizen participation at all levels. Under the general guidance of the Charlottesville City Council and City Manager, City Staff numerous citizen boards, commissions and task forces are cooperating in the development of a comprehensive program.

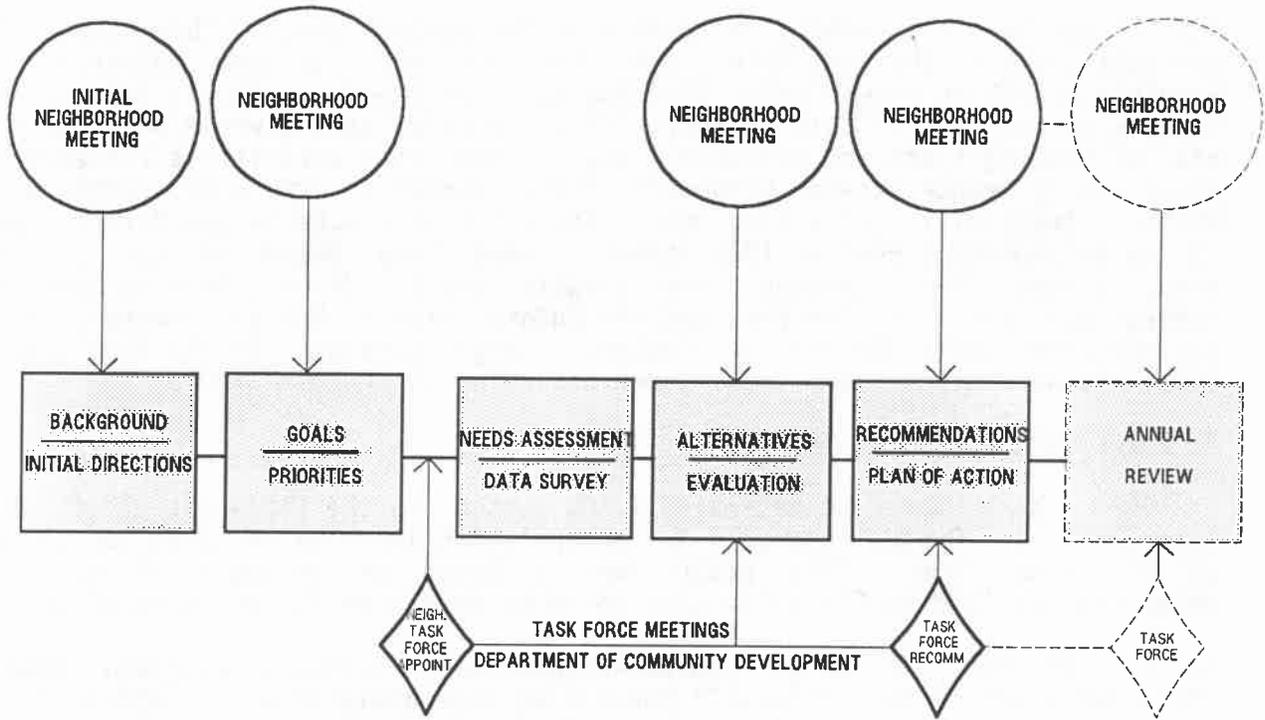
Active boards include the Charlottesville Planning Commission, the Social Development Commission, the City's Community Development Block Grant (CDBG) Task Force and the Fifeville Neighborhood Task Force. At each step in the evolution of goals, objectives and recommendations of this plan, neighborhood meetings have been held to solicit citizen comments. As can be seen from Figure A, not only will citizen participation be emphasized in the development of this plan, but in its implementation as well.

The plan has been developed from three principal information sources:

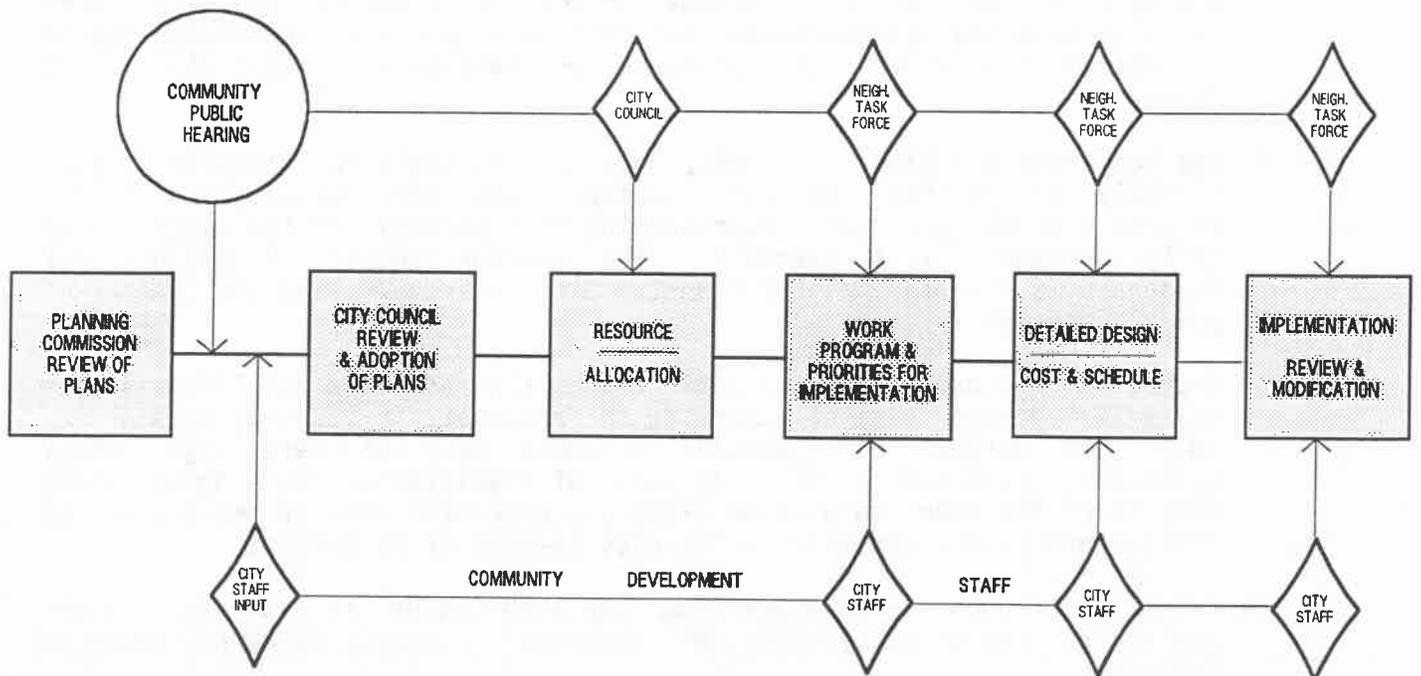
1. Statistical and record data on file in the Department of Community Development and other City agencies. This includes a number of earlier studies of the Fifeville neighborhood.
2. An opinion survey dealing with residents' perceptions and concerns, conducted by the Department of Community Development.
3. A series of three neighborhood meetings held in Fifeville to receive citizen input to the planning process.

Fifeville's ability to address its future depends in large degree on its commitment and internal stability. The neighborhood has physical and social needs which must be addressed to assure that stability. Those needs are most pressing in the portion of Fifeville designated a "priority area" by City Council (See Map B).

# Figure A NEIGHBORHOOD IMPROVEMENT PROCESS



## PHASE I



## PHASE II

### III. BACKGROUND INFORMATION

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 Health Sciences Center (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. Commercial activity is concentrated along Cherry Avenue between Ridge and Ninth Streets, extending north along Ninth. Industrial activities border the railroad tracks in the northern part of the neighborhood west of 10th Street. Immediately south of the priority area, across Cherry Avenue, are sizable tracts devoted to open space and recreational use: Tonsler Park and the Buford Middle School grounds, which include the Smith Recreation Center. Large portions of the area east of Fifeville were cleared and redeveloped beginning in the mid-1970's.

#### A. POPULATION TRENDS

In 1986 there were an estimated 1,400 persons in the Fifeville neighborhood (See Table 1). Projections call for a population increase of about 15 percent by the year 2000. This projection is based on the amount of vacant and underutilized land in Fifeville that could be developed for residential use.

As part of the 1980 U.S. Census Neighborhood Statistics Program, special characteristics of the Fifeville population were analyzed and compared to the City average population. Although the boundaries of the neighborhood used for that program differ slightly, the Fifeville population is homogeneous enough to use the same figures.

1. **Race:** Although Fifeville represented only 4.2 percent of the City's population in 1980, more than 12.7 percent of the entire Black population of City lived there. 55.1 percent of the residents are Black compared to a City-wide figure of 18.5 percent. Fifeville is one of the City's more racially balanced neighborhoods, but this balance may be threatened should additional development take place in the neighborhood that changes its character.
2. **Age and Household Size:** The median age of residents in Fifeville is just slightly higher than the City average. The 1980 Census counted 227 persons over 65 years old, representing 13.6 percent of the neighborhood (City average: 11.4 percent). The average number of persons per household is slightly higher than the City average, as is the number of persons per family.
3. **Education:** According to the 1980 Census, the residents of Fifeville are below the average level of schooling for residents of the City as a whole. Only 36.4 percent of Fifeville residents over 24 were high school graduates, compared to 65.1 in all of Charlottesville. About eight percent of the same population group had completed four or more years of college education, compared to the City average of 31 percent.
4. **Income:** Although information from the 1980 Census is now almost eight years old, the data typifies the degree of economic concerns today in Fifeville.

In 1980, there were 646 families in Charlottesville whose incomes fell below the poverty level. Ten percent of all of those families lived in Fifeville. In all of Charlottesville, about 7.5 percent of the population was determined to be below the poverty level. In Fifeville, the number was 17.4 percent. The 1980 Census showed that Fifeville contained at least 36 female headed households with no husband present, but with children. This represented eleven percent of all such cases in the City. These statistics show that Fifeville may warrant special attention for economic, health, and social programs.

**Table 1  
FIFEVILLE 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 non-white population (1980 Census)	49.7%	19.5%

### **B. HOUSING TRENDS**

Fifeville contains approximately 500 homes. There are many underlying forces that influence housing in Fifeville, and the relationship between them will determine the neighborhood's future. The prevalence of single-family residences probably contributes to the relative stability in the make-up 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. Some of the factors affecting housing in Fifeville are further discussed below.

1. **Tenure:** Whether a house is owner or renter occupied, in many cases, may affect its upkeep. The percentage of homeownership in Fifeville is estimated at 36 percent, slightly lower than the 45 percent owner level in the whole City.
2. **Housing Condition:** The age and structural condition of a neighborhood's homes are the most obvious indicators of a neighborhood's stability, but should not be the sole determinant. Table 2 shows that approximately five percent of the dwellings in Fifeville are in substandard condition, compared to about one percent for the entire City.
3. **Housing Type:** Most of the homes that are owner occupied in the Fifeville neighborhood are single family structures. Single family homes also constitute about 60 percent of the neighborhood housing stock. This accounts for Fifeville's general residential stability.

**Table 2  
FIFEVILLE 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)	5.0%	1.0%

**C. LAND USE AND ZONING TRENDS**

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 3.

**Table 3  
EXISTING LAND USE IN FIFEVILLE**

	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 and Utility	3.2	2.9
Offices	0.3	0.3
Commercial	8.5	7.6
Government	1.5	1.3
Parks and 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>

Zoning in Fifeville generally exceeds existing uses, as noted above with respect to residential classifications. Current zoning is shown on Map G (on page 28).

**D. TRANSPORTATION AND TRAFFIC SAFETY**

The Fifeville neighborhood has excellent access to transportation. Both the

AMTRAK station and the Greyhound 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. The following are major transportation and traffic safety issues in Fifeville:

1. **Ninth and Tenth Street Re-alignment Proposal:** To alleviate traffic congestion for north-south traffic between Cherry Avenue and West Main Street to Grady Avenue, and improve access to University of Virginia Hospital, a new road, the Ninth-Tenth Street connector, is planned to be constructed in Fifeville (See Map E, page 23). The project extends 350 feet north of Main Street on Tenth Street and south one-third of a mile to Cherry Avenue. The part south of Main Street would consist of a railroad underpass, two 13 foot wide lanes, one 12 foot center lane and a 5 foot sidewalk on each side.

Tenth Street would be widened to three 12 foot wide lanes north of Main Street, tapering down to two lanes. The plans approved by the City Council call for the conversion of existing Ninth Street between King and Cherry into a neighborhood access street, and terminating Ninth Street with a cul-de-sac north of the railroad crossing. This alternative was chosen because it involved taking the fewest number of bordering properties and still met all the safety criteria for the new road.

The goals of the project are to: 1) relieve north/south and hospital traffic congestion and backup at grade level crossing of railroad tracks with an underpass; 2) increase pedestrian safety with new sidewalks and street lights; 3) railroad safety and security problems will be mitigated; 4) hospital emergency vehicle access will be quicker, and; 5) bicycle safety will be increased.

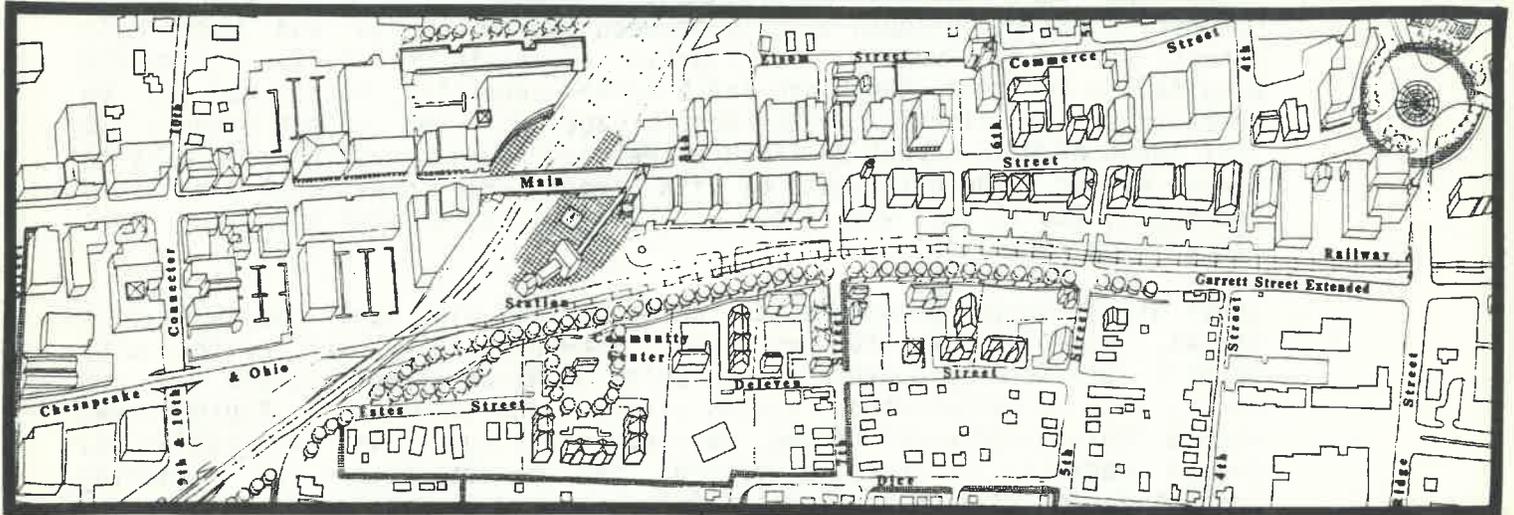
The project is currently delayed pending the railway's agreement to give up right of way.

2. **Parallel Road to West Main Street:** The City's Urban Design Plan makes a recommendation to extend a new, two lane road parallel to West Main Street, directly south of the railroad tracks (See Map C and Figures B and C). The benefits of such a project would be to:
  - a. Give Fifeville a positive "front door image" and reverse its "other side of the tracks" image.
  - b. Increase access and spur developed of the under-utilized land in that part of Fifeville.
  - c. Rechannel University Hospital traffic out of Fifeville on the Tenth Street connector.
  - d. Take traffic congestion off of West Main Street.

Some of the problems with this new street relate to intersections, especially at Ridge Street, the railroad crossing at Estes Street and at Lee Street, which may all necessitate traffic signals. Garrett Street is currently planned to be closed at Ridge Street. In addition, a new street would attract greater development potential in the neighborhood and perhaps "gentrify" this residential community. In addition, business

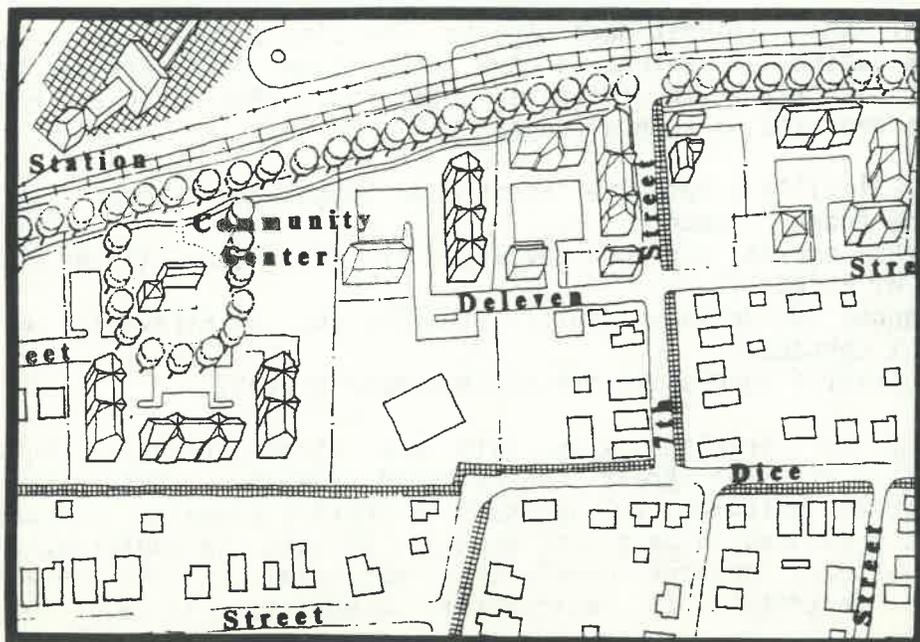
# PROPOSED URBAN DESIGN IMPROVEMENTS IN THE FIFEVILLE AREA

Figure B



PROPOSED PARALLEL ROAD TO WEST MAIN STREET

Figure C

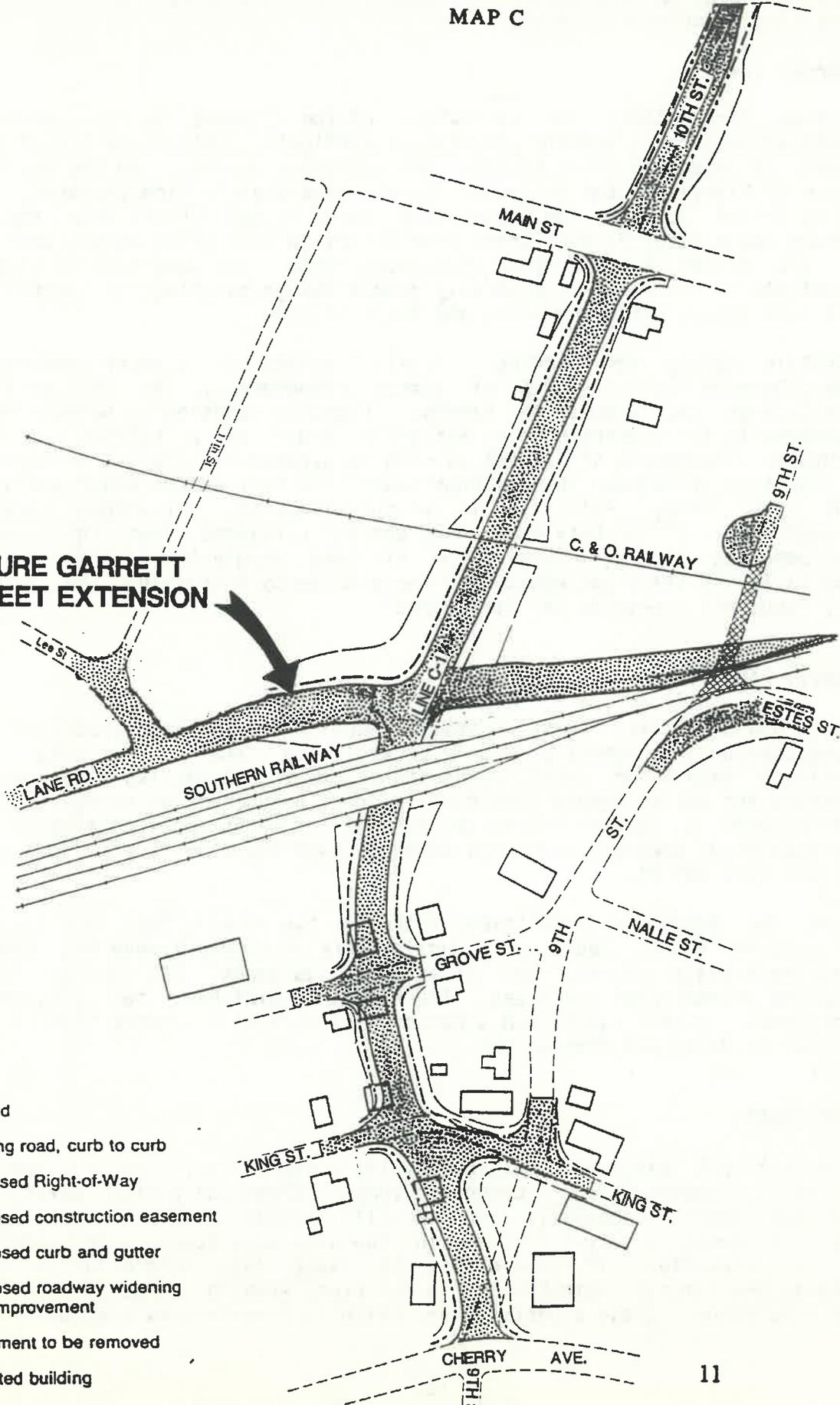


PROPOSED LOW AND MODERATE INCOME HOUSING LOCATIONS

# 9TH-10TH STREET REALIGNMENT

MAP C

**FUTURE GARRETT STREET EXTENSION**



**Legend**

- Existing road, curb to curb
- - - Proposed Right-of-Way
- - - Proposed construction easement
- Proposed curb and gutter
- Proposed roadway widening and improvement
- ▨ Pavement to be removed
- Affected building

traffic could be removed to this street leaving West Main Street a less attractive commercial location.

### 3. Internal Traffic

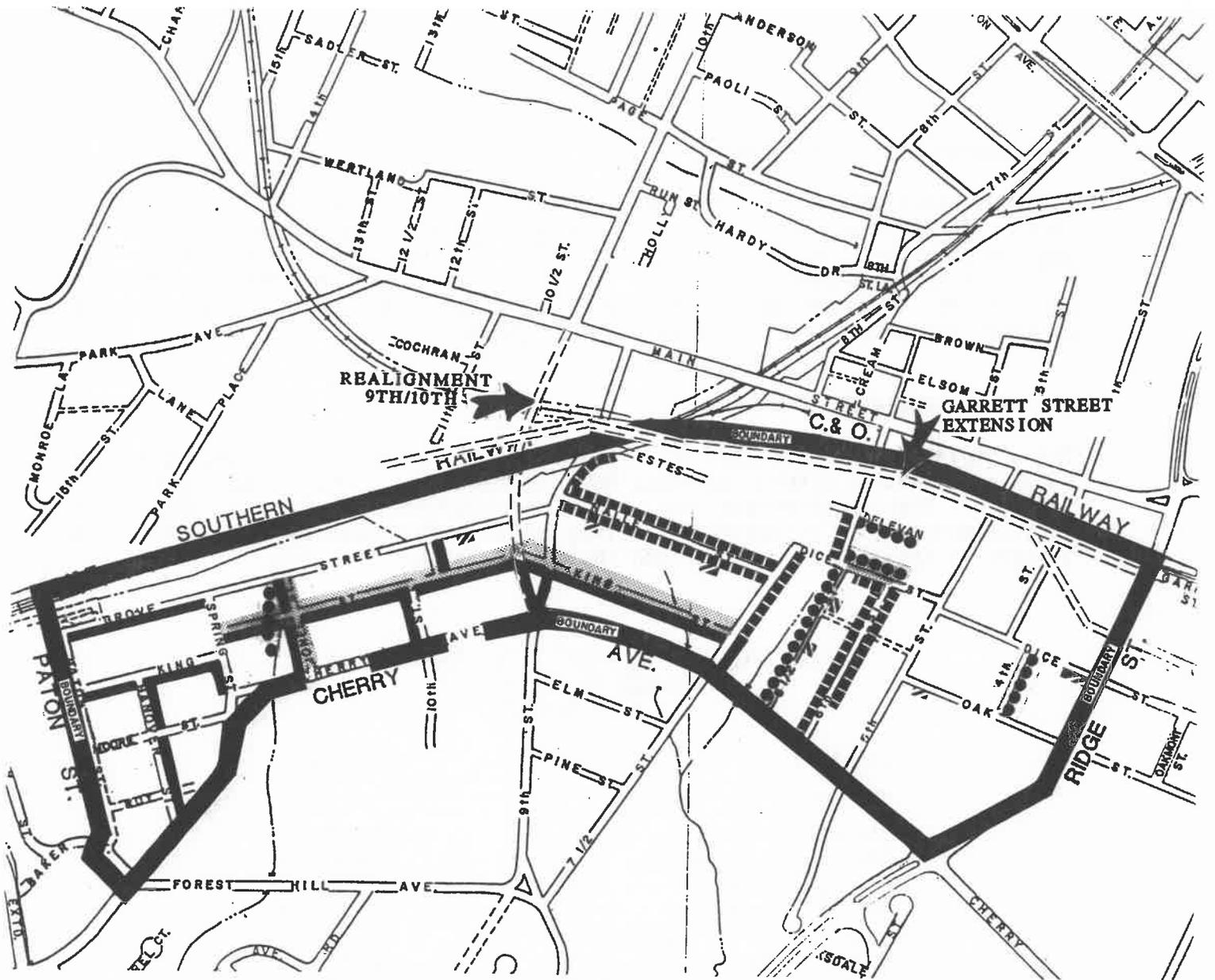
- a. **Street Circulation:** The narrowness of the streets in this densely settled area makes traffic circulation difficult. Only Nalle Street and parts of King and Grove Streets are currently one-way. In the eastern edge of Fifeville, the following streets have traffic flow problems: 1) Dice Street from 4th to Ridge going west; 2) Oak Street from 4th to Ridge going west; 3) 6th Street from Cherry to Dice going south, and; 4) 6 1/2 Street from Cherry to Dice going north. The condition of street surfaces in Fifeville is generally good although patching is extensive in some areas, notably on King and 6-1/2 Streets.
- b. **Traffic Safety and Parking:** 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 in the western part of Fifeville could be a concern in the future. 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.

### E. COMMUNITY FACILITIES

1. **Curbs and Sidewalks:** 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 D).
2. **Park and Recreation Facilities:** There are two parks either in Fifeville or adjacent to it. The 21 acre Tonsler Park on Cherry Avenue has tennis and basketball courts, and playground equipment. Its shelter offers limited recreational resources. The Fifeville Mini Park has playground equipment, picnic tables and a basketball court on a .7 acre site at the corner of Jones and King Street.

### F. PUBLIC SAFETY

Fifeville, with 3.6 percent of Charlottesville's population, had four percent of the City's reported Class I crimes in 1986. Crime and public safety are very serious issues, especially for Fifeville residents. In almost every category, the counts for Class I crimes in the West Main Street study area are highest in Fifeville. It should also be taken into consideration that Fifeville is the largest neighborhood in the study area in terms of both land area and population. These aspects aside, crime is perceived as a major threat



MAP D  
**FIFEVILLE NEIGHBORHOOD**  
**STREET AND SIDEWALK IMPROVEMENT NEEDS**

- STREET IMPROVEMENTS
- REPLACE/REPAIR SIDEWALK
- NEW SIDEWALK
- DRAINAGE/CURB & GUTTER IMPROVEMENTS
- RETAINING WALL

to neighborhood security and stability.

In 1986 there were nine robberies, 45 reported counts of break-ins, and 63 counts of larceny, or common theft in Fifeville. There were 13 cases of aggravated assault and 38 of simple assault. Eleven cars were stolen in the Fifeville neighborhood in 1986. In addition, there was one reported forcible rape in the neighborhood. These crimes occurred primarily in the western end of Fifeville and on properties along Cherry Avenue.

#### G. PAST IMPROVEMENT EFFORTS

The Fifeville neighborhood is part of a larger target area designated by the City for federally funded Community Development Block Grant (CDBG) programs. As such, the neighborhood has benefited over the past fourteen years from various projects to rehabilitate housing and upgrade community facilities. A summary of this effort is presented in Table 4 below.

Table 4  
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
<hr/>	
TOTAL	\$1,387,085.72

\*Includes parts of Fifeville outside the priority area defined in this document.

## IV. NEIGHBORHOOD ISSUES AND CONCERNS

This assessment of community needs and concerns is based on the findings of not only the background information found in Part III, but also the issues identified by neighborhood residents at public meetings and through community surveys. For any neighborhood plan to be truly effective, it must reflect the desires of neighborhood residents.

### A. COMMUNITY FACILITIES IMPROVEMENTS

#### 1. Curbs, Gutters, Sidewalks and Retaining Walls

In the Fifeville 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 damaged or deteriorating. Retaining walls often cannot be replaced or repaired without also making improvements to abutting sidewalks.

#### 2. Drainage Problems

Numerous residents have also voiced concern about related storm drainage problems. Specific problems have been identified by citizens at Dice and 6-1/2 Streets, 1214 Grove Street, and at the intersection of Jones Street, Grove Street and King Street. Since 1975, more than \$230,000 in Community Development Block Grant funds have been spent on drainage improvements in Fifeville.

### B. TRANSPORTATION AND TRAFFIC SAFETY

#### 1. Ninth and Tenth Street Realignment

Fifeville residents have requested that the project involve the fewest amount of properties and have as little negative impact in their neighborhood as possible. In addition, the residents also feel that the new road should include amenities, (ie. increased street lighting, sidewalks, landscape buffering, etc.), and act as a catalyst for improving neighborhood conditions. They feel Old Ninth Street should not be left abandoned but improved for housing opportunities, and zoning for commercial uses along the old and new streets should be re-examined.

2. **Neighborhood Parking:** Additional development along West Main Street and at the University of Virginia Replacement Hospital may encourage additional on-street parking in Fifeville. Numerous residents are also concerned about the inadequacy of off-street parking.

3. **Street Condition:** There is general concern about the condition of streets in Fifeville. Many, such as Dice and King Streets, are in need of repaving.

### **C. HOUSING**

The Fifeville neighborhood is in a period of transition, and this is reflected in the character of its housing. While there is concern about neighborhood deterioration, an increasing number of people see Fifeville as one of the few areas left in Charlottesville where an affordable home can be bought. The result is that housing in Fifeville is presented with both problems and opportunities.

The quality of housing in the neighborhood and inadequate property upkeep are major concerns of residents; 30 percent of Fifeville survey respondents felt improvements in housing quality--especially the condition of rental housing--should be a major neighborhood goal. Deteriorating properties detract from an otherwise attractive and livable neighborhood. 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. The conversion of owner units into rental units is also a concern. A recent City study found that 59 dwellings in Fifeville were converted to renter use between 1981 and 1987.

### **D. LAND USE CONCERNS AND CRITICAL AREAS**

There are many properties in the neighborhood that offer unique opportunities to developers, prospective home-owners, and other interested parties. These properties are either vacant, underutilized, architecturally or historically significant, and/or as open space. There are approximately 30 vacant properties in the neighborhood with development potential, and others, such as the old station master's house on Delevan Street, are underutilized.

The recently adopted West Main Street-University Hospital Neighborhood Study, which includes analysis of Fifeville, commented as follows on non-residential uses and critical areas:

- 1. University of Virginia Health Sciences Center:** While Fifeville residents are more concerned about the influx of students into their neighborhood, future increases in employment at the Health Sciences Center and in the Old Multi-story hospital building may increase housing demand and related costs, thus displacing long term residents who cannot afford these costs. The City has already seen an increase in rental conversions in the Fifeville area over the last few years. As mentioned above, residents in Fifeville are also concerned about Health Sciences Center employees parking in their neighborhood and other related traffic concerns.
- 2. 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. (See Map G for areas that may be considered for rezoning)

3. **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. (See Map G for areas that may be considered for rezoning).
4. **Residential Uses:** Fifeville is one of the neighborhoods that has been identified in the Comprehensive Plan Review Process as an area to be designated 1 Family - Residential in the current R-2 and R-3 areas. This may result in single family zoning in some of these areas. e.g. R-1A (See Map G for areas that may be considered for rezoning).

#### **E. PUBLIC SAFETY**

The principal crime complaints of Fifeville residents have to do with police presence and substance abuse. There is no Neighborhood Watch Program in Fifeville. An attempt to organize a Neighborhood Watch Program a few years ago failed due to the lack of participants.

1. **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 the scene before police arrive. In addition, some citizens do not report the offenses to the police, because they feared the offenders may learn their identity and seek revenge. Their major concern in these instances is the police's assurances of confidentiality.
2. **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).

#### **F. PARKS AND RECREATION**

In the City's survey of Fifeville residents, the greatest identified recreational need was for additional supervision of youth at Tonsler Park. Many residents also feel that the recreation center at Tonsler Park should be improved to accommodate neighborhood meetings and expanded youth activities.

## G. ENVIRONMENTAL CONCERNS

1. **Cherry Avenue Shopping District:** Many of the commercial properties scattered along Cherry Avenue are visually unpleasant. Signage is large and distracting, paved and unpaved lots are unsightly and littered, and parking lots are unbuffered to the streets. The visual appearance of the shopping district detracts from the quality of the neighborhood and could lead to urban decay.
2. **C & O Railway:** The railroad right-of-way is full of litter, trash, and weeds, which create health and safety problems.
3. **Littered Lots:** There are three large lots in the neighborhood, currently used as parking lots or storage, that are in poor condition and are unbuffered from public view including : 1) 837 Estes Street, 2) Parhams Construction lots at 205 Seventh Street, SW, 3) 214 Seventh Street, SW.

## H. SOCIAL CONCERNS

Owing to the proximity of the University of Virginia Health Science Center, 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 in the Fifeville area operated by the Region Ten Community Services Board in cooperation with the Interfaith Alliance.

1. **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.
2. **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.
3. **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.

## V. GOALS AND OBJECTIVES

General goals and more specific objectives for the Fifeville Neighborhood Improvement Program were initially formulated by Department of Community Development staff on the basis of citizen input at the neighborhood meetings and responses to the survey conducted in the neighborhood. These goals and objectives are based on neighborhood input, as well as on the needs identified in this report.

### 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.
5. To improve the environment.

### B. Specific Objectives

#### 1. Community Facilities 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.
- d. To repair or replace retaining walls that affect public use of streets or sidewalks.
- e. To address identified drainage problems.

#### 2. Transportation and Traffic Safety

- 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 develop a permit parking program if commuter parking generated by the University of Virginia Health Sciences Center creates a problem in the neighborhood.

#### 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.
- c. To develop housing programs that increase low and moderate income homeownership opportunities in Fifeville.

#### 4. Land Use and Critical Areas

- a. To review existing zoning to determine possible changes to reflect the residential character of the neighborhood.

## **5. Public 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.

## **6. Parks and Recreation**

- a. To expand the supervised park program at Tonsler Park.
- b. To encourage participation of neighborhood youth in summer employment programs.
- c. To build a neighborhood recreation center.

## **7. 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.
- d. To enhance all entrances and street right-of-ways in the neighborhood.

## **8. Social Concerns**

- 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.
- e. To support programs that provide services to the neighborhood or encourage improvement to Fifeville.

## VI. RECOMMENDATIONS

The following recommendations have been developed to address identified concerns and problems in the Fifeville Neighborhood. While based on a three year program, they should also be seen as the foundation for longer range improvements. A more specific implementation plan, with cost estimates, for year one of the Fifeville improvement program follows. In addition to planning for years two and three, a captial facilities assessment will be undertaken for Fifeville. This assessment will involve a detailed review of all City facilities in Fifeville, including the codition of streets, sidewalks, curbs, etc., as well as more major facilities.

### A. COMMUNITY FACILITIES IMPROVEMENTS

1. **Retaining Walls:** Repair or replace deteriorating retaining walls affecting public right-of-way throughout the neighborhood.

**JUSTIFICATION:** Ineffective retaining walls can lead to land erosion and, ultimately, pose a threat to drainage.

**IMPLEMENTATION:** The City should evaluate the condition of all retaining walls in the neighborhood, especially at 920 Grove Street; 418 Oak Street; 406, 410, 599, 600, 602, 604, & 610 Dice Street; 316 & 328 6-1/2, and 720 Nalle Streets. Corrective measures, which includes sidewalk improvements, at the Dice Streets addresses should be specifically addressed. As most retaining walls are on private property, the task force can 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 assure effective erosion control and produce consistent appearance.

2. **Storm Drainage:** Assure curbing and storm drains in the neighborhood provide adequate drainage and protect private property against runoff.

**JUSTIFICATION:** Residents complain that blocked drains and deficient curbing cause flooding on their properties.

#### IMPLEMENTATION

- a. The City should evaluate drainage in the Fifeville neighborhood to determine the adequacy of the storm drainage system. Correct reported deficiencies at Dice and 6-1/2 Streets and 1214 Grove Street. They specifically need to address the drainage problem at the intersection of Jones Street, Grove Street and King Street.
- b. The City should determine requirements for upgrading existing curbs and gutters and installing new ones. In many instances, this work can accompany sidewalk installation. The Task Force should work with residents to identify problem areas indicating specific needs. 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: 1) Jones Street - west side, 2) Delevan Street - east of 7th

Street, S.W. (south side), 3) Dice Street - between 6 & 6 1/2 Street (north side), 4) 6 1/2 Street, S.W. - (west side), 5) 4th Street, S.W. - between Dice Oak Street (east side).

3. **Sidewalks:** Fifeville's sidewalk system should be extended to accommodate safe pedestrian traffic throughout the neighborhood.

**JUSTIFICATION:** In many areas where sidewalks are absent, pedestrians must walk in the streets amidst parked cars and traffic.

**IMPLEMENTATION:** Fill gaps, repair, and construct new sidewalks to provide continuous walks along at least one side of each street in the neighborhood. The following street locations should be considered for sidewalk installation or repair:

- Grove Street - between Spring and Paton Streets (south side).
- King Street - entire length (south side).
- Hanover Street - entire length (east side).
- Spring Street - between King Street & Cherry Avenue (east side).
- Jones Street - entire length (west side).
- Nalle Street - entire length (south side).
- 6th Street - fill in gaps on both sides for the entire length.
- 7-1/2 Street, SW - new between Cherry Avenue and King Street on the east side and repair where needed.
- 10th Street - east side from King Street to Grove Street and on the west side from King Street to Cherry Avenue.
- 7th Street, SW - fill in gaps on the west side.

## B. TRANSPORTATION AND TRAFFIC SAFETY

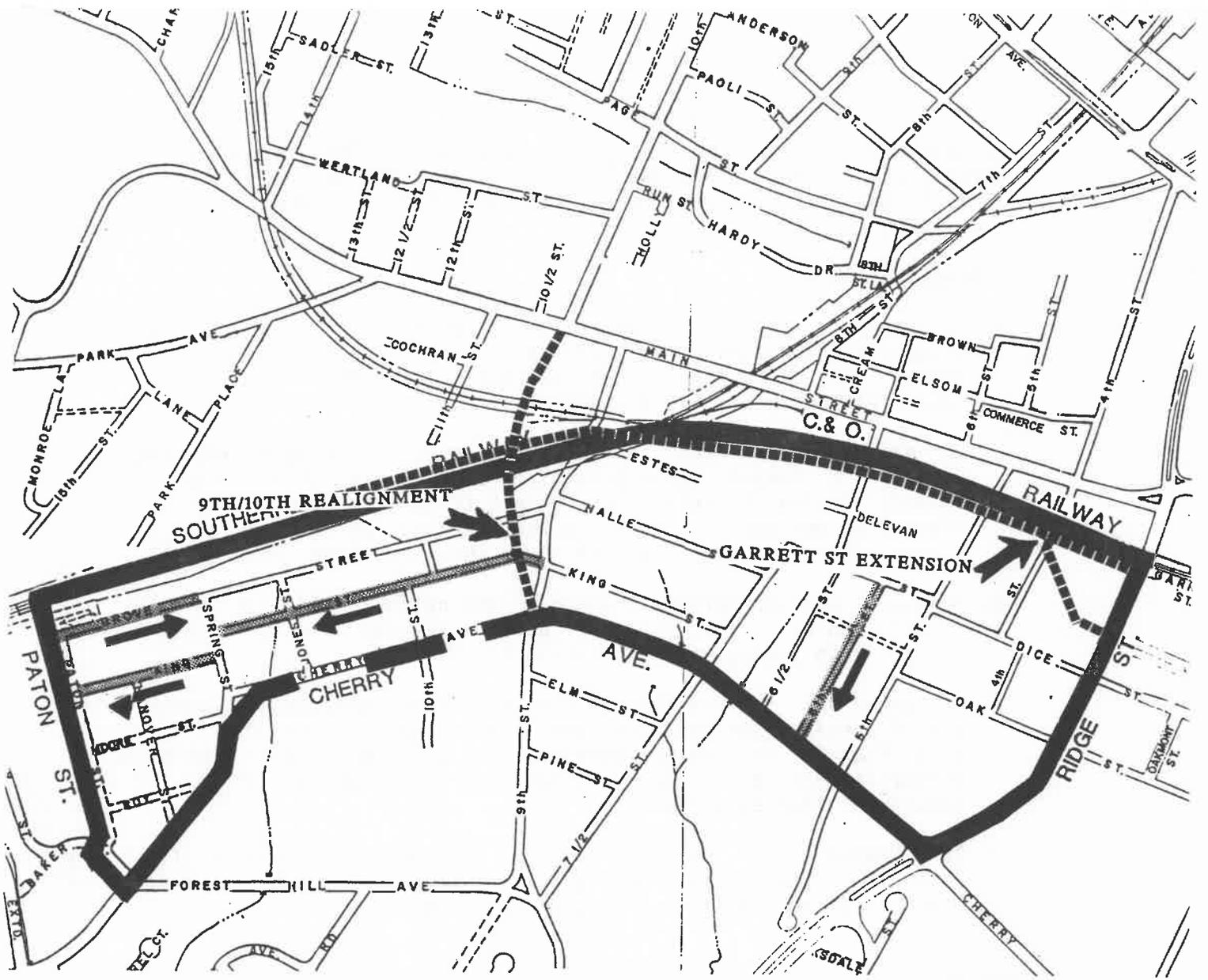
1. **Ninth/Tenth Realignment:** Make certain that the improvements of the proposed realignment of Ninth and Tenth Streets have a minimal negative impact on the Fifeville neighborhood by restricting curb cuts and commercial activity on the new street. Landscape buffering and pedestrian improvements should be implemented. (See Map E).

**JUSTIFICATION:** The realignment of Ninth and Tenth Streets will create a new division between eastern and western Fifeville. Efforts need to be made to ensure that this division is minimized as much as possible.

**IMPLEMENTATION:** The City should work with the state Department of Transportation to make sure that the interest of Fifeville residents are addressed in the construction of the realignment. Restricting of curb cuts will discourage commercial development in this residential neighborhood, and adequate buffering will help to ease the visual impact of the new road.

2. **Streets and Parking:** Promote traffic safety in the Fifeville neighborhood through adequate street maintenance and traffic management measures designed to relieve parking congestion. Resurface streets to eliminate areas of deterioration and safety hazards.

**JUSTIFICATION:** The neighborhood contains narrow, hilly streets, with a lack of curbs and gutters which often limit traffic flow and cause



MAP E  
**FIFEVILLE NEIGHBORHOOD**  
**PROPOSED NEW ROADWAYS**

PROPOSED ONE WAY STREET & DIRECTION



pavement damage due to inadequate drainage. The lack of off-street parking also often produces vehicle congestion in the streets, and possibly posing a risk both to vehicles and to pedestrians where sidewalks are absent.

#### **IMPLEMENTATION**

- a. An analysis of all neighborhood streets should be undertaken to establish priorities for repairing. While patching has eliminated breaks in pavement, street surfaces are very uneven in places (especially King and 6-1/2 Streets).
- b. An evaluation of the feasibility converting King Street (from 9th Street, S.W. towards Paton Street), Grove Street (from Paton Street towards Spring Street), 6th Street (from Dice Street towards Cherry Avenue) to one-way traffic to allow parking on both sides of the street, if street width is sufficient should be done. (See Map E).
- c. Adequate and appropriate signage in the neighborhood will be effective traffic control (i.e., street names, one-way street signs, speed limits, stop signs, parking restrictions).
- d. In areas of the neighborhood experiencing intrusion of commuter on-street parking, residents of those streets should consider petitioning City Council for permit parking. The City should also work with the University Health Sciences Center to encourage additional on-site parking at that facility.
- e. The Public Works Department should evaluate and resurface streets in Fifeville as necessary. Special consideration should be given to King and Dice Streets because of their heavy use.

#### **C. HOUSING**

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

**JUSTIFICATION:** Preservation of the housing stock is essential to neighborhood stability.

#### **IMPLEMENTATION**

- a. Undertake concentrated housing code enforcement efforts in Fifeville.
- b. Organize assistance to help aged or infirm householders correct appearance-related Code violations (ie., tall weeds, trash/refuse cleanup). This should be coordinated primarily by the Fifeville Neighborhood Association.
- c. Make increased funding available to the following housing improvement programs, with funds targeted to Fifeville properties: 1) Charlottesville Housing Improvement Program, 2) Community Energy Conservation Program, and 3) Department of Community Development free paint program.

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

**JUSTIFICATION:** Homeownership encourages property maintenance and identification with the neighborhood, promoting stability. Single-family dwellings are more likely to be owner-occupied; yet current zoning in Fifeville would permit most single-family properties to be converted to other than single-family residential or non-residential uses.

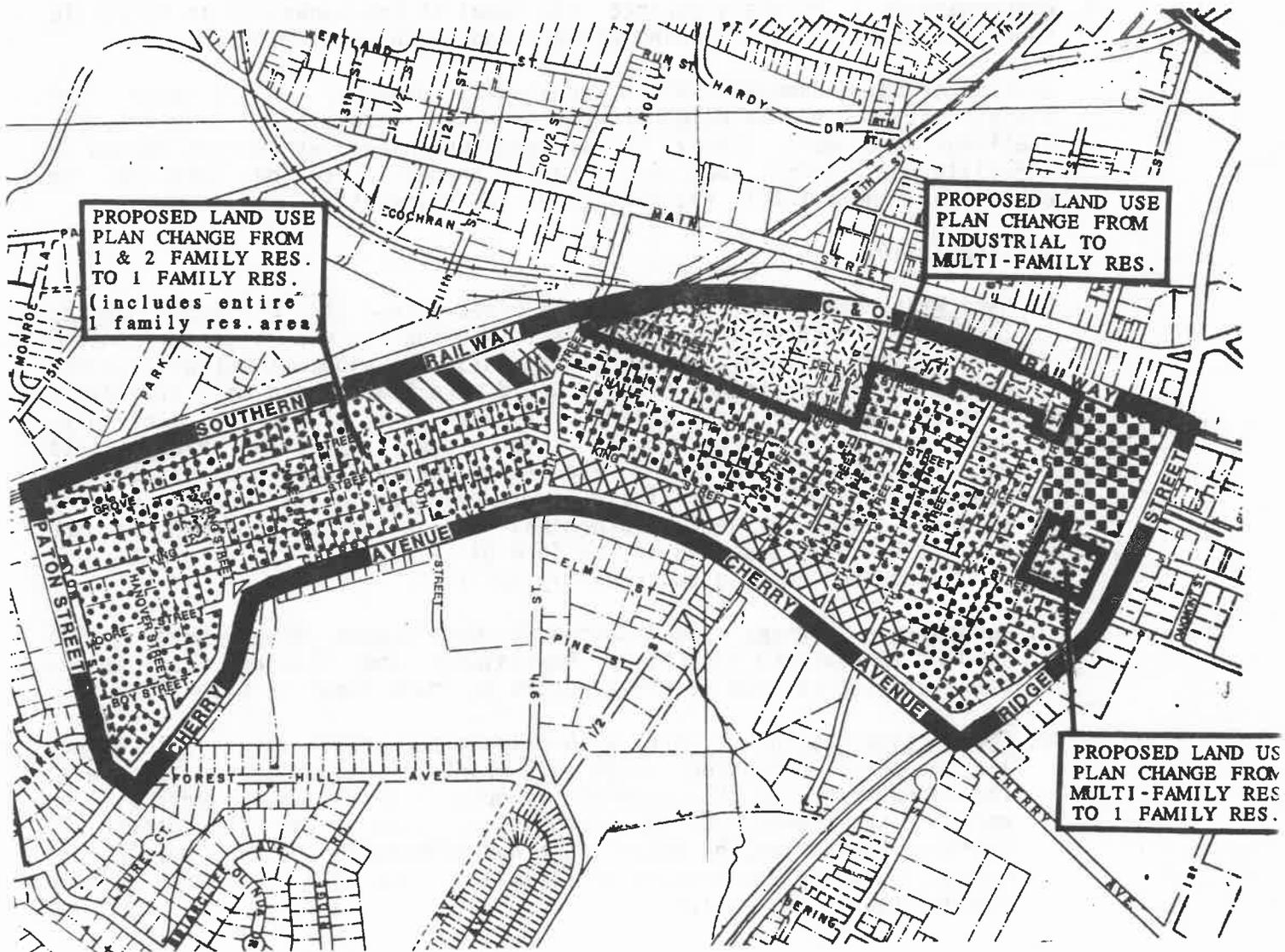
#### **IMPLEMENTATION**

- 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 facility 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 Grant (CDBG) funding to continue the City's Downpayment and Closing Cost Assistance program to help eligible buyers purchase homes in Fifeville.
- d. **Cooperative Housing:** Work with private non-profit agencies to establish cooperative housing, which will maintain most of its equity with the cooperative and thus maintain on-going affordability. Work with an existing non-profit housing corporation, such as the Charlottesville Housing Foundation, or establish a new corporation to help develop and manage a housing cooperative in Fifeville. Use CDBG seed money to help finance this organization.

#### **D. LAND USE AND CRITICAL AREAS**

1. **University of Virginia Health Sciences Center:** Continue to monitor the effect of the University of Virginia Health Sciences Center on Fifeville and other adjacent neighborhoods. Continue working with Health Sciences Center and University administrators, through the City-County-University Planning and Coordination Council and other methods, to avoid adverse impacts on surrounding residential areas. (See Map F).

**JUSTIFICATION:** Overall, the University of Virginia Health Sciences Center benefits the community, not only by improving the provision of health care, but also by providing additional jobs and boosting the area's economy. It is critical, though, to ensure that the Center's continued development does not adversely affect Fifeville and other surrounding residential neighborhoods.



MAP F  
**FIFEVILLE NEIGHBORHOOD**  
**PROPOSED LAND USE PLAN**

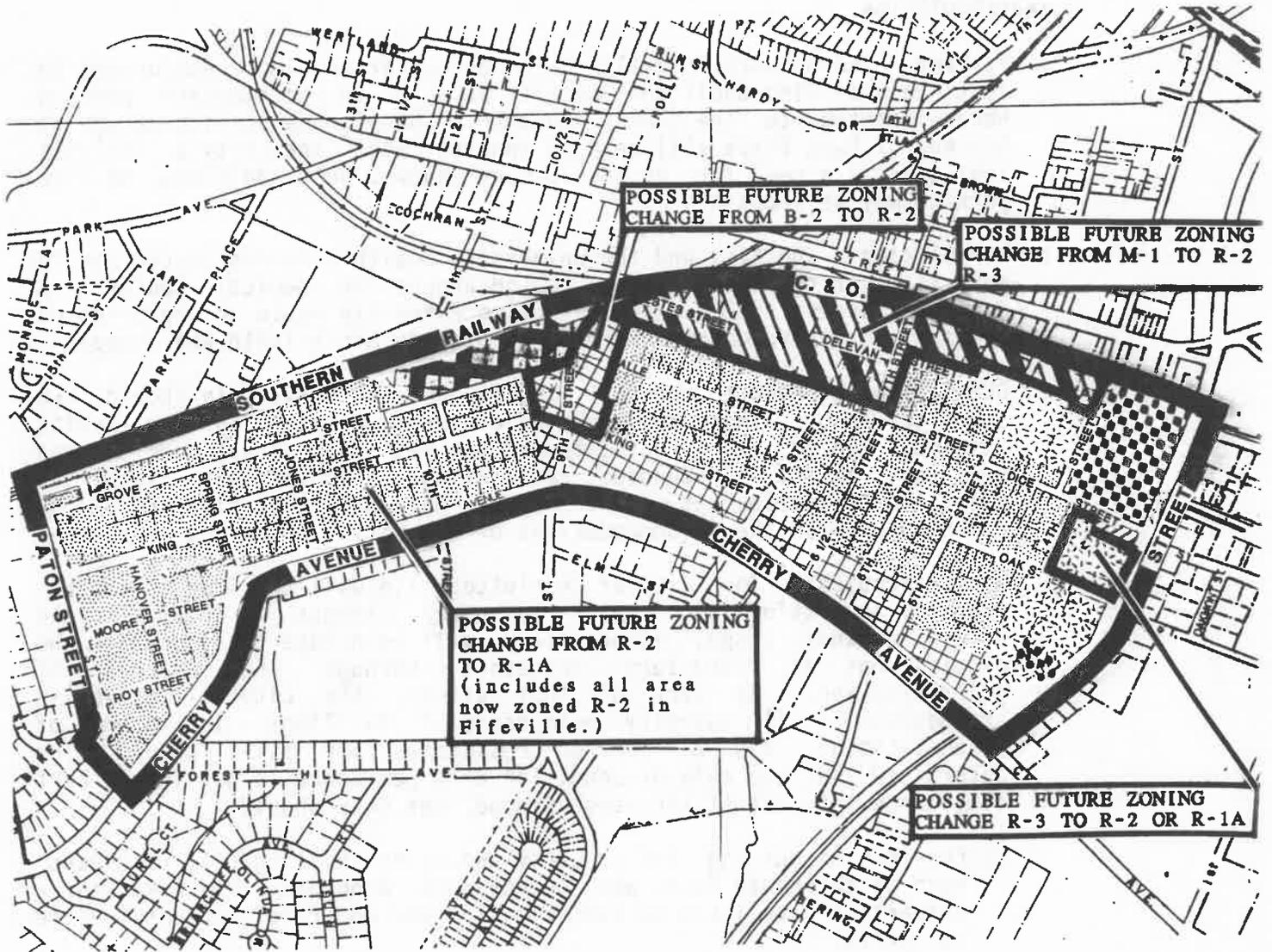
- |  |   |  |
|--|---|--|
|  1 FAMILY RESIDENTIAL     |  NEIGHBORHOOD COMMERCIAL |  INDUSTRIAL           |
|  MULTI-FAMILY RESIDENTIAL |  COMMERCIAL              |  PARKS AND OPEN SPACE |

## IMPLEMENTATION

- a. **Parking:** The University Health Sciences Center should be encouraged to continue providing additional on-site parking to accommodate parking needs related to the Center's growth. The planned parking garage at the end of Park Place will help to address what the City's analysis indicates is a need for up to 770 more spaces, but additional on-site parking may be necessary
  - b. **Circulation:** The City and the University Health Sciences Center should work together to improve access to and around the Medical Center. A specific access improvement affecting Fifeville would be the proposed hospital access road connector to the planned Ninth-Tenth Realigningment.
  - c. **Channelling of Related Growth:** The City and the University should take steps to ensure that spin-off development related to the Health Sciences Center is directed toward the West Main Street corridor and does not impact surrounding residential neighborhoods such as Fifeville. Development in the West Main Street corridor should be coordinated with the recommendations of the City's Urban Design Plan.
  - d. **Gentrification:** The City of Charlottesville will continue to monitor property acquisition and renter to owner changes in Fifeville to determine what steps, if necessary, will be needed to discourage the displacement of long-term residents through the process of gentrification. As part of that effort, the City will establish procedures to 1) identify neighborhood dwellings in need of rehabilitation, and 2) monitor residences for sale. Should it be determined that the sale or condition of a residence is not in the best long-range interest of the neighborhood, the City should:
    - 1) Consider acquiring the property and using existing City resources, such as the House Bank and Downpayment programs, to make those properties available to qualified low and moderate income Fifeville residents.
    - 2) Work with the Charlottesville Housing Foundation to have the Foundation acquire these properties for subsequent sale or rental to qualified low and moderate income Fifeville residents.
2. **Zoning of Industrial Property:** Consideration should be given to rezoning some of the M-1 industrially zoned areas in Fifeville to R-2 or R-3 residential. The City's Land Use Plan should also be revised to reflect this. The legal implications of such changes also need to be considered.

**JUSTIFICATION:** The City's Urban Design Plan calls for industrially zoned land adjacent to the C&O railroad tracks in northern Fifeville to be developed for affordable housing. Rezoning to residential use would ensure against subsequent industrial or commercial development.

**IMPLEMENTATION:** Specific parcels that should be studied are City Tax Map 30, parcels 8 through 34, 34,44,45,53-55,59-61.1, and City Tax Map 29, parcels 69 through 76 and 47 to 50, as is recommended in the City's Urban Design Plan, rezoning this industrially zoned vacant and/or underutilized property along the proposed Garrett Street Extension to residential uses



MAP G  
**FIFEVILLE NEIGHBORHOOD  
 ZONING**

- |                                |                         |                      |
|--------------------------------|-------------------------|----------------------|
| R-2 (Two Family Residential)   | B-2 (Neigh. Commercial) | M-1 (Light Industry) |
| R-3 (Multi-Family Residential) | B-3 (Commercial)        | M-2 (Industrial)     |

This map is for illustrative purposes only.  
 For detailed Zoning information, please contact  
 the Department of Community Development (971-3182).



would assist in the development of affordable housing there, thus strengthening the residential character of Fifeville. (See Map G).

3. **Zoning of Commercial Land on Ninth Street:** Once the Ninth-Tenth Street realignment project is complete, the original section of Ninth Street, SW between the railroad tracks and King Street will primarily become a neighborhood access street. Accordingly, in order to make this section of old Ninth Street more residentially oriented, consideration should be given (including legal implications) to rezoning the properties along it from B-2 business to R-2 residential. (See Map G).

**JUSTIFICATION:** The City's Land use Plan already proposes one and two family residential use for this area, which includes City Tax Map 30, parcels 120 to 121, 90 to 91, 61 to 65 and 87 to 89 (See Map F on Page 28). Consideration should be given to the legal implications of such changes.

**IMPLEMENTATION:** Further study the feasibility of this proposed rezoning. Consider changes to the City's Land Use Plan and a subsequent rezoning of the property.

4. **Promote Additional Private Investment In Fifeville:** Undertake an active effort to encourage additional private investment in the Fifeville area.

**JUSTIFICATION:** The recent plans by the Ronald McDonald House to relocate on Ninth Street in Fifeville point out the potential for additional private investment in the area. Other vacant tracts of land, such as along the C&O tracks (for residential use) or on Cherry Avenue, could be developed. (See Map G & H).

**IMPLEMENTATION:** The City should continue to work with private developers in finding potential sites for development in Fifeville compatible with neighborhood interests.

5. **Development Plan For Fifeville** - Encourage implementation of a long range development plan for Fifeville. This plan, as shown on Map H, identifies areas targeted for revitalization and new development, rehabilitation and conservation. Work with residents, the private and public sector to promote neighborhood redevelopment and stability through this plan. Develop detailed strategies for each identified area.

**JUSTIFICATION:** Critical to the success of an improvement program for Fifeville is the combination of immediate physical improvement efforts with longer-term redevelopment and conservation initiatives. Through this this long term approach, a foundation for resident, public and private involvement in Fifeville can be established to ensure ongoing neighborhood stability beyond the three year course of the program.

#### **IMPLEMENTATION**

- a. **Revitalization and New Development Areas:** These areas should be targeted for private development. Work with the private sector to identify appropriate new development in Fifeville using guidelines established in the City's Land Use Plan and Urban Design Plan. Coordinate the development of identified properties with proposed major

improvements (eg. the planned Ninth-Tenth Street Realignment and proposed parallel road to West Main Street).

- b. **Rehabilitation Areas:** Work with both the public and private sector to promote rehabilitation in these areas. Undertake concentrated housing code enforcement efforts to identify substandard housing needing rehabilitation. Emphasize rehabilitation efforts, such as CHIP and other City funded initiatives, that would encourage residential stability and discourage gentrification.
- c. **Conservation Areas:** Promote ongoing residential stability in these areas. Undertake concentrated code enforcement and zoning compliance inspections to encourage housing maintenance. Closely monitor residential sales and conversion trends.

#### E. PUBLIC SAFETY

1. **Safety.** Enhance residents' perception of safety by increasing positive involvement of citizens with police and crime prevention.

**JUSTIFICATION:** Residents need to feel safe if they are to consider their neighborhood a good place to live.

##### IMPLEMENTATION

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

#### F. PARKS AND RECREATION

1. **Improvements at Tonsler Park:** 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. Research the possibility of improving and/or expanding Tonsler Park's recreation center to accommodate neighborhood meetings and increased youth programs.

**JUSTIFICATION:** Neighborhood residents have identified as an important need.

**IMPLEMENTATION:** The City Department of Parks and Recreation should seek additional funding for new programs and facilities at Tonsler Park.

#### G. ENVIRONMENT

1. **Cherry Avenue Shopping District:** The area should be a target for urban design improvements and minority business revitalization projects. An

urban design plan, identifying locations for improved landscaping, public facilities improvements, building design changes, etc., should be developed for the Cherry Avenue corridor.

**JUSTIFICATION:** The Cherry Avenue corridor has potential for additional development and improvement.

**IMPLEMENTATION:** Study additional urban design improvements along the Cherry Avenue Corridor.

2. **Urban Design:** Implementation of the recommendations of the City's Urban Design Plan, tied together with the construction of affordable housing on adjacent underutilized property, would benefit Fifeville by 1) providing a new "front door" to the neighborhood, 2) make accessible large parcels of land for needed housing and community facilities, 3) channel Medical Center traffic out of Fifeville, and 4) take traffic congestion off West Main Street.

**JUSTIFICATION:** Urban design improvements can be easily tied into other initiatives in Fifeville.

**IMPLEMENTATION:** Work with the City's Urban Design Committee to make long range urban design improvements to the Fifeville Neighborhood.

3. **Appearance of City Properties and Rights-of-Way:** The City of Charlottesville must set an example with a continued effort to maintain the condition and appearance of all City-owned properties and right-of-ways in Fifeville.

**JUSTIFICATION:** Positive action by the City to assure "its own house is in order" would demonstrate on-going concern and give tangible evidence of the City's commitment to public-private cooperation in maintaining and improving the Fifeville neighborhood. It would also promote citizens' willingness to correct Code violations on private property.

#### **IMPLEMENTATION**

- a. Two 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 Department of Public Works should maintain the public rights-of-way (streets, curbs, gutters, and sidewalks, by assuring they are free of litter/debris and cleared of weeds.
  - c. The Department of Parks and Recreation should maintain the parks and other open spaces in the neighborhood (Fifeville and Tonsler Parks, Smith Pool and Recreation Center) so that they are attractive in terms of general appearance, building upkeep, and equipment serviceability.
4. **Landscaping & Environment:** Enhance the appearance of the neighborhood by landscaping the entrances to the neighborhood and the street right-a-ways.

**JUSTIFICATION:** Residents have identified the need of beautification as an

important neighborhood need.

#### **IMPLEMENTATION**

- a. The City should landscape the major streets by planting trees along the right-a-ways. Cherry Avenue and the 9th/10th Street Realignment should be considered.
- b. The City should enhance the entrances to the Neighborhood by landscaping the streets with flower beds. It is recommended to do this specifically at the 9th and Cherry Street intersection, the 7th Street, S.W. and West Main Street intersection, and the 5th Street, S.W. and West Main Street intersection.
- c. The City should place trash containers at strategic locations in the neighborhood.

#### **H. SOCIAL CONCERNS**

1. **Child Care:** Assure a wholesome environment for the Fifeville neighborhood's children.

**JUSTIFICATION:** Child care is essential for many working parents. Recreation opportunities for youth can reduce their susceptibility to substance abuse.

**IMPLEMENTATION:** Work with the Central Virginia Child Development Association to 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.

2. **Outreach Programs:** Establish outreach services to meet the needs of specific elements of the neighborhood population.

**JUSTIFICATION:** Residents have identified aid to the elderly, substance abusers, and counseling and employment programs for youth as important neighborhood needs.

#### **IMPLEMENTATION**

- 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, property clean-up, visits by health or social service workers) that must be met if these residents are to remain self-sufficient in their homes.
- b. **Youth:** 1) Fund a youth counseling program for idle neighborhood youths; to counsel them on topics such as employment, education, drugs and alcohol control, and family life, 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 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.

**FIFEVILLE FIRST YEAR RECOMMENDATIONS**

**RECOMMENDED BY FIFEVILLE TASK FORCE - NOVEMBER 8, 1989**

<u>Physical Projects:</u>	<u>Project Section Costs</u>	<u>Total Project Costs</u>
1. Jones Street Sidewalk: From Grove St. to Cherry Ave. - West side.		\$ 18,000
2. 6 1/2 Street, S.W. Curb & Gutter: From Cherry Ave. to Dice St. - West side.		\$ 12,400
3. 10th Street, S.W. Sidewalk:		\$ 15,400
a. From King St. to Cherry Ave. - West side.	\$10,700	
b. From Grove St. to King St. - East side.	\$ 4,700	
*4. King Street Sidewalk: From 7 1/2 St., S.W. to Paton St. - South side.		\$ 98,812
5. Grove Street Drainage: From Norfolk/Southern Rail Rd. to south of King St.		\$ 49,500
6. Dice Street Sidewalk & Wall: From 6th St., S.W. to 7th St., S.W.		\$ 52,200
7. One-Way Streets:		\$ 2,000
a. 6th St., S.W. - from Dice St. to Cherry Ave.		
b. Grove Street - from Paton St. to Spring St.		
c. King Street - from 9th St., S.W. to Paton St.		
8. Neighborhood Watch Program (cost for signs)		\$ 1,000
9. Free Paint Program		\$ 10,000
**10. Neighborhood Assessment Plan		\$ 5,000

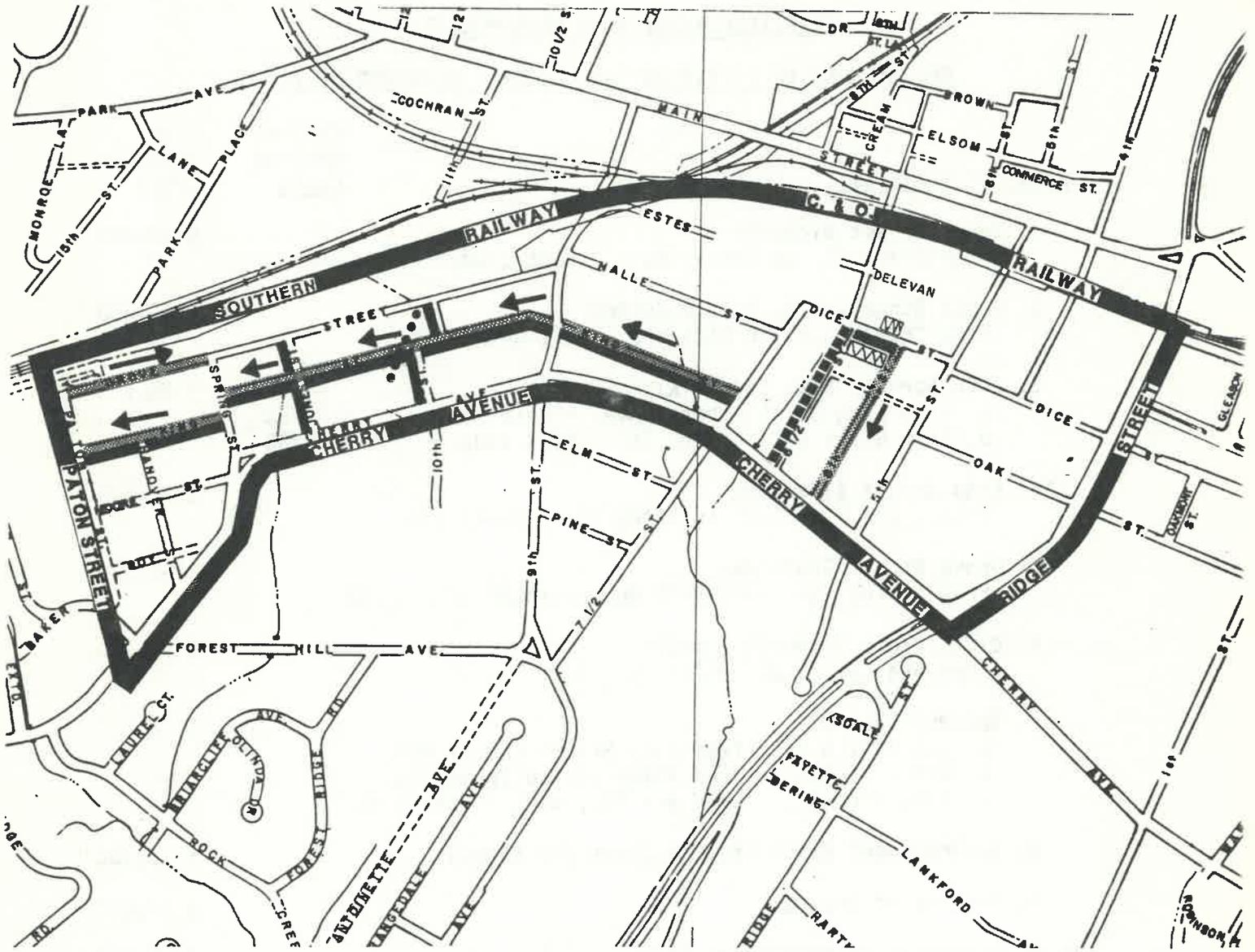
PHYSICAL PROJECT COST TOTAL:	\$ 264,312
PHYSICAL PROJECT REVENUE TOTAL:	\$ 264,312
A. CDBG:	\$174,312
B. CITY (CIP):	\$ 90,000

**Social Programs:**

1. Barrett Day Care Center-Physical Improvements	\$ 4,185.24
2. Youth & Drug Counseling Program	\$ 4,185.23

SOCIAL PROGRAM COST TOTAL:	\$ 8,370.47
SOCIAL PROGRAM REVENUE TOTAL:	\$ 8,370.47

- \* Any extra left over money will go to this project if needed.  
 \*\* Subject to the City matching \$5,000.



MAP I  
**FIFEVILLE NEIGHBORHOOD**  
**FIRST YEAR RECOMMENDATIONS**

**—————** SIDEWALK

**- - - - -** CURB AND GUTTER

**▨** WALL

**•••••** DRAINAGE

**←** ONE WAY STREET

**1" = 700'**

PREPARED BY THE DEPARTMENT OF COMMUNITY DEVELOPMENT - CHARLOTTESVILLE, VIRGINIA

**APPENDIX**



File No. \_\_\_\_\_

SURVEY RESULTS  
FIFEVILLE NEIGHBORHOOD OPINION and ATTITUDE SURVEY

Interviewer \_\_\_\_\_

Date \_\_\_\_\_

The Charlottesville Department of Community Development is conducting this survey to get a better understanding of the needs and opinions of Fifeville neighborhood residents. With this information, the city of Charlottesville can more effectively plan to make Fifeville a better place to live.

You have been randomly selected from a list of Fifeville residents to respond to this survey. It will help us greatly if you can answer this survey as completely as possible. The information you provide is confidential. None of the respondents are asked to give their name. We thank you for your cooperation.

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First, we would like you to answer some general questions about your neighborhood.

1. How long have you lived here in the Fifeville neighborhood?

<u>6</u>	(1) 1989	<u>17</u>	(4) Between 1970 and 1979
<u>16</u>	(2) Between 1985 and 1988	<u>48</u>	(5) From 1969 or earlier
<u>13</u>	(3) Between 1980 and 1984	_____	(6) Don't know

2. How long have you lived in Charlottesville?

<u>2</u>	(1) 1989	<u>16</u>	(4) Between 1970 and 1979
<u>6</u>	(2) Between 1985 and 1988	<u>71</u>	(5) From 1969 or earlier
<u>5</u>	(3) Between 1980 and 1984	_____	(6) Don't know

3. [Read Options] What are the four biggest concerns which you believe exist within the Fifeville neighborhood. (The problems may be identified with a check.)

<u>0</u>	(1) Educational Facilities	<u>25</u>	(9) Traffic Safety
<u>16</u>	(2) Rental Housing Maintenance	<u>1</u>	(10) Welfare Services
<u>16</u>	(3) Crime	<u>16</u>	(11) Parking
<u>3</u>	(4) Recreational Facilities	<u>1</u>	(12) Utilities
<u>9</u>	(5) Sewage/Drainage	<u>20</u>	(13) Drugs
<u>6</u>	(6) Weeds	<u>12</u>	(14) Poor Streets
<u>20</u>	(7) Sidewalks & Pedestrian Safety	<u>10</u>	(15) Litter
<u>3</u>	(8) Police Response	<u>56</u>	(16) Other (specify)

(13 no concerns)  
( 3 no answer)



**NEIGHBORHOOD DEVELOPMENT**

10. [Read Options] In relation to the issue of neighborhood improvement, please indicate the two specific concerns which you believe to be the most important in Fifeville.

- |           |  |           |                                  |
|-----------|--|-----------|----------------------------------|
| <u>9</u>  | (1) More Places to Shop  | <u>21</u> | (6) Not Enough On-Street Parking |
| <u>5</u>  | (2) Industry too Close to Housing                                  | <u>11</u> | (7) Poor Streets                 |
| <u>8</u>  | (3) Conversion of Single Family Homes to Multi-Family Rental Units | <u>13</u> | (8) Poor Drainage                |
| <u>7</u>  | (4) Not Enough Off-Street Parking                                  | <u>33</u> | (9) Other (specify)              |
| <u>29</u> | (5) Poor or Non-existing Sidewalks                                 |           |                                  |

(10 none) \_\_\_\_\_

11. How would you rate the overall appearance of your neighborhood?

- |           |                 |
|-----------|-----------------|
| <u>5</u>  | (1) Excellent   |
| <u>38</u> | (2) Good        |
| <u>38</u> | (3) Adequate    |
| <u>17</u> | (4) Poor        |
| <u>2</u>  | (5) No Response |

12. Since you have lived in Fifeville, have you noticed many significant changes in the neighborhood?

- |           |         |           |        |       |                |
|-----------|---------|-----------|--------|-------|----------------|
| <u>62</u> | (1) Yes | <u>38</u> | (2) No | _____ | (3) Don't Know |
|-----------|---------|-----------|--------|-------|----------------|

If YES: What have the more significant changes been?

Comments: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

13. How would you rate the changes overall?

- |           |                             |
|-----------|-----------------------------|
| <u>2</u>  | (1) Excellent               |
| <u>26</u> | (2) Good                    |
| <u>7</u>  | (3) Adequate                |
| <u>24</u> | (4) Poor                    |
| <u>23</u> | (5) Question Not Applicable |
| <u>18</u> | No Answer                   |

14. Do you believe you will be living in Fifeville five years from now?

- |           |         |           |        |           |                |
|-----------|---------|-----------|--------|-----------|----------------|
| <u>59</u> | (1) Yes | <u>24</u> | (2) No | <u>17</u> | (3) Don't Know |
|-----------|---------|-----------|--------|-----------|----------------|

15. How would you rate the overall impact of the new UVA Replacement Hospital upon your neighborhood?

- |           |                   |
|-----------|-------------------|
| <u>6</u>  | (1) Very Positive |
| <u>37</u> | (2) Positive      |
| <u>22</u> | (3) Negative      |
| <u>1</u>  | (4) Very Negative |
| <u>24</u> | (5) No Response   |
| <u>10</u> | No Impact         |

Additional Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

16. Do you believe the hospital expansion will make wealthier people want to live in Fifeville?

37 (1) Yes      41 (2) No      22 (3) Don't Know

17. Do you believe the hospital expansion will make more students want to live in Fifeville?

71 (1) Yes      12 (2) No      16 (3) Don't Know      1 No Answer

18. [Home-owners only: All others may skip to Question #18] -- If you were offered the current market value of your home today, would you sell?

8 (1) Yes      38 (2) No      14 (3) Don't Know

If YES: Where would you move to?  
Comments: \_\_\_\_\_  
\_\_\_\_\_

19. Does any member of your household make use of the city bus system?

39 (1) Yes      60 (2) No      1 (3) Don't Know

[NOTE: If you answered to question #19, continued on to questions #20 and #21. others may skip to question #22.]

20. How often does this person/these people use the city buses?

<u>17</u>	(1) Very rarely or never	<u>2</u>	(4) 5 or 6 times a week
<u>7</u>	(2) 1 or 2 times a week	<u>6</u>	(5) More than 6 times a week
<u>7</u>	(3) 3 or 4 times a week	<u>1</u>	(6) Don't know

21. For which of the following purposes does your family primarily ride the bus?

<u>12</u>	(1) Work	<u>1</u>	(4) Visiting Friends/Relatives
<u>21</u>	(2) Shopping	<u>3</u>	(5) Other (specify <u>Hospital</u> )
<u>3</u>	(3) School	<u>    </u>	(6) Don't Know <u>Downtown</u>

22. [Read Options] What type of stores or businesses are needed in Fifeville. (Check only two).  
When car breaks

<u>5</u>	(1) Corner Grocers	<u>7</u>	(5) Supermarkets
<u>3</u>	(2) Hardware Stores	<u>9</u>	(6) Clothing Stores
<u>15</u>	(3) Drug Stores	<u>12</u>	(7) Restaurants
<u>15</u>	(4) Laundries/Cleaners	<u>53</u>	(8) Other (specify _____)
		<u>35</u>	None

PUBLIC SAFETY

23. [Read Options] Now, we will discuss some of the neighborhood concerns in relation to public safety. Please indicate two public safety issues which you believe to be the most important in Fifeville.

<u>16</u>	(1) Drunk in Public	<u>4</u>	(7) Trash/Snow Removal
<u>3</u>	(2) Fire Protection	<u>9</u>	(8) Street Lighting
<u>8</u>	(3) Juvenile Delinquency	<u>0</u>	(9) Legal Aid
<u>2</u>	(4) Police/Community Rel.	<u>29</u>	(10) Traffic Safety
<u>12</u>	(5) Neighborhood Watch	<u>12</u>	(11) Crime
<u>3</u>	(6) Police Response	<u>44</u>	(12) Other (specify _____)
		<u>15</u>	None

RECREATION

24. [Read Options] Our next concern relates to the area of recreational activities. Please state the two recreational activities which you believe Fifeville could use the most.

<u>8</u>	(1) Swimming Facilities	<u>7</u>	(8) Gymnasium Facilities
<u>8</u>	(2) Playgrounds	<u>10</u>	(9) Picnic Areas
<u>7</u>	(3) Family Recreation	<u>3</u>	(10) Indoor Rec. Facilities (arts, crafts, hobbies)
<u>5</u>	(4) Tot Lots	<u>14</u>	(11) Supervision at Parks
<u>2</u>	(5) Basketball Courts	<u>57</u>	(12) Other (specify _____)
<u>2</u>	(6) Teen Center	<u>31</u>	None
<u>2</u>	(7) Video Arcade Center		

HEALTH AND SOCIAL SERVICES

25. [Read Options] Now, we will look at the health and social services. Please indicate any two related services which you believe could be better provided within the Fifeville neighborhood.

<u>15</u>	(1) Health Clinic	<u>4</u>	(6) Health Programs in Public Schools
<u>19</u>	(2) Help to Alcoholics	<u>17</u>	(7) Visiting Nurse Program
<u>4</u>	(3) More Dental Services	<u>43</u>	(8) Other (specify _____)
<u>23</u>	(4) Help for Drug Addicts	<u>33</u>	None
<u>9</u>	(5) Access to Private Doctors		

26. [Read Options] Next, could you please indicate the two social services which you believe to be most needed within Fifeville.

<u>16</u>	(1) More Day Care Facilities	<u>8</u>	(6) Family Help Centers
<u>2</u>	(2) Info. & Emergency Centers	<u>16</u>	(7) Cheaper Child Care
<u>7</u>	(3) Training of Child Care Providers	<u>32</u>	(8) Services to Elderly
<u>4</u>	(4) More Contact w/Social Workers	<u>29</u>	(9) Other (specify _____)
<u>14</u>	(5) Youth Counseling		
		<u>19</u>	None



NEIGHBORHOOD GOALS

32. [Read Options] What would you consider to be the two most important goals for improvement of the Fifeville neighborhood within the next three years. (Please check only two goals.)

- 30 (1) To improve the quality of housing in the neighborhood.
- 17 (2) To create and maintain a visually attractive neighborhood.
- 4 (3) To increase home ownership among Fifeville residents.
- 28 (4) To ensure the proper maintenance of streets, sidewalks, curbs, gutters and alleyways.
- 23 (5) To provide a comfortable and safe environment for residents.
- 3 (6) To create a neighborhood that is unified and socially aware.
- 8 (7) To ensure the proper maintenance of rental property.
- 18 (8) To have effective traffic and parking controls.
- 23 (9) Other (specify \_\_\_\_\_)

SUPPORTING INFORMATION

We would now like for you to respond to a few descriptive questions. Please remember that all information will be kept confidential.

33. Respondent's sex: 42 (1) Male 58 (2) Female

34. Respondent's Race:

- 51 (1) Black
- 48 (2) White
- 1 (3) Asian
- (4) Hispanic
- (5) Other (Please Specify)

35. What is your age?

- 4 (1) Less than 20 years
- 17 (2) 20 to 29 years
- 18 (3) 30-39 years
- 7 (4) 40-49 years
- 17 (5) 50 to 59 years
- 11 (6) 60 to 64 years
- 26 (7) 65 years or older

36. How many members, including yourself, live in your household? \_\_\_\_\_

37. Here is a card. Thinking of all the income from every member of your household, in which category does your household income fall? Please give only the letter corresponding to the income category.

- 5 (1) less than \$5,000
- 10 (2) \$5,000 - \$9,999
- 20 (3) \$10,000 - \$14,999
- 11 (4) \$15,000 - \$19,999
- 7 (5) \$20,000 - \$24,999
- 8 (6) \$25,000 - \$29,999
- 4 (7) \$30,000 - \$34,999
- 3 (8) \$35,000 - \$39,999
- 2 (9) \$40,000 or more
- 27 (10) Don't Know/No Reply
- 3 (11) Refused

38. What is the highest level of school that you have completed?

<u>2</u>	(1) Little or no formal education	<u>15</u>	(6) Some College
<u>9</u>	(2) K thru 6th grade	<u>12</u>	(7) 4 yr. College Grad
<u>36</u>	(3) 7th thru 12th grade (no diploma)	<u>1</u>	(8) Post Graduate Degr.
<u>19</u>	(4) High School Diploma	<u>    </u>	(9) Other (specify)
<u>6</u>	(5) Vocational or Trade School		

39. Please list any other concerns which you believe need to be looked into?

- 1) \_\_\_\_\_
- 2) \_\_\_\_\_
- 3) \_\_\_\_\_
- 4) \_\_\_\_\_

THANK YOU FOR YOUR COOPERATION. THIS INFORMATION WILL BE QUITE HELPFUL TO OUR STUDY AND TO YOUR COMMUNITY.

FOR MORE INFORMATION, PLEASE CONTACT THE DEPARTMENT OF COMMUNITY DEVELOPMENT AT 971-3182. THANK YOU.

# FIFEVILLE NEIGHBORHOOD MAJOR CONCERNS

(SURVEY RESULTS - JUNE 1989)

CONCERNS	PERCENTAGE (%)
TRAFFIC SAFETY.....	25%
DRUGS.....	20
SIDEWALKS & PEDESTRIAN SAFETY.....	20
PARKING.....	16
RENTAL HOUSING.....	16
CRIME.....	16
NO CONCERNS.....	13

# FIFEVILLE NEIGHBORHOOD MAJOR GOALS

GOALS	PERCENTAGE (%)
IMPROVE QUALITY OF HOUSING IN NEIGHBORHOOD.....	30
MAINTENANCE OF STREETS, CURBS, SIDEWALKS, GUTTERS, & ALLEYS.....	28
PROVIDE COMFORTABLE & SAFE ENVIRONMENT FOR RESIDENTS.....	23
EFFECTIVE TRAFFIC & PARKING CONTROLS.....	18
CREATE & MAINTAIN A VISUALLY ATTRACTIVE NEIGHBORHOOD.....	17



