

*Highland Park
Southern Tip (Chestnut Hill)
Neighborhood Revitalization
Plan*

Richmond, Virginia



*An Element of the Master Plan of the City of Richmond
April, 1996*

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Southern Tip (Chestnut Hill)
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Plan*

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An Element of the Master Plan of
the City of Richmond

A Joint Effort by
the Highland Park Southern Tip Neighborhood Association
and
the City of Richmond



February, 1996

Adopted: City Planning Commission, March 4, 1996
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Adopted by: City Planning Commission - March 4, 1996

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INTRODUCTION

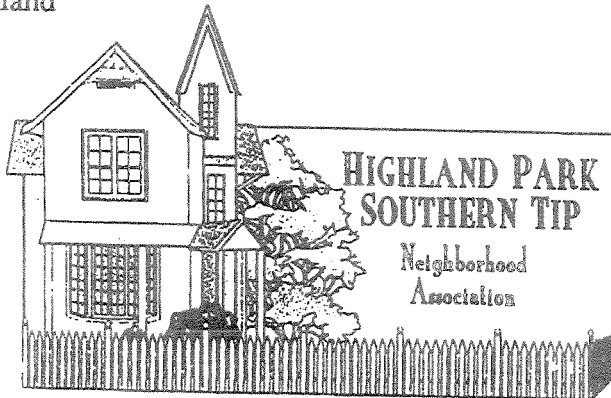
INTRODUCTION

This document constitutes the Highland Park Southern Tip (Chestnut Hill) Neighborhood Revitalization Plan prepared under the direction of the Highland Park Southern Tip Neighborhood Association. On behalf of the Community's request in early 1994, Mayor Walter Kenney of the City of Richmond requested a study of Highland Park be prepared to determine its development and housing needs. Concurrently, the Department of Community Development was working with the Highland Park Restoration and Preservation Program, Inc. (HP-RAPP), the local Community Development Corporation (CDC), to develop a more coordinated approach with their housing development programs and to generate a greater impact on the community. Following preliminary assessments of the area's problems, the City authorized a community-based development and revitalization plan for the Southern Tip (Chestnut Hill) area of Highland Park that would serve as a guide for a comprehensive neighborhood revitalization program.

The Plan specifically addresses land use and transportation, housing, capital improvements and organizational needs of the Chestnut Hill neighborhood. At the present time CDBG, HOME, Capital Improvement Program, and other public and private funds are being spent on revitalization activities in the area with little or no coordination to achieve the maximum revitalization impact of those allocations. The Plan is intended to be a cohesive, coordinated approach to revitalization and constitute an amendment to the City's Master Plan requiring the full support of the City and its agencies in its implementation.

THE NEIGHBORHOOD PLANNING PROCESS

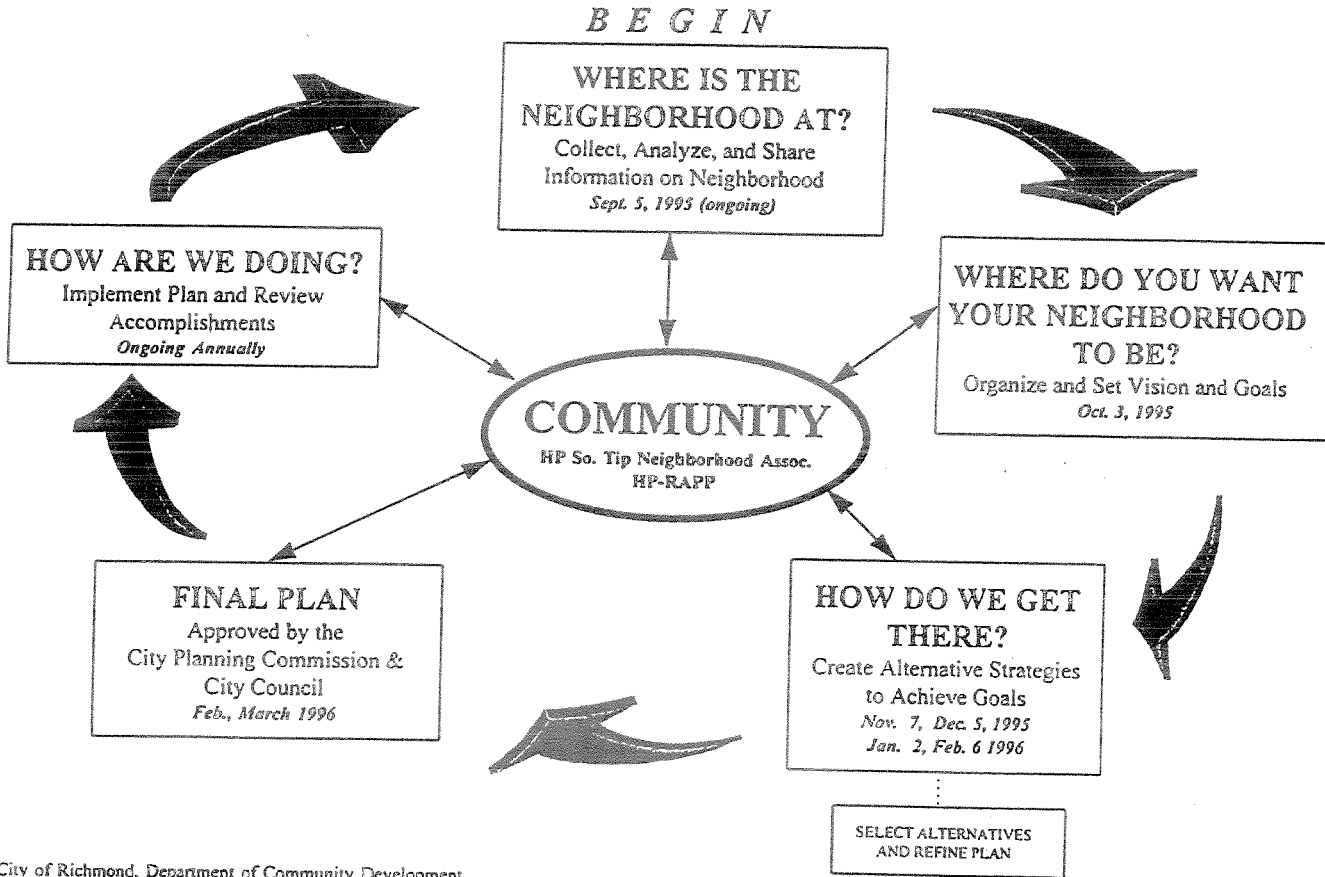
A neighborhood association was organized in 1995 to direct the planning effort and in order to build community ownership and facilitate community participation in the plan. At the request of the community, the staff of the Division of Neighborhood Planning had met with neighborhood residents since October, 1994 to help form the organization (See Appendix). No active resident civic organization had existed in the Highland Park Southern Tip since enactment of the Highland



Park Conservation Plan No. 15 in 1988. The Highland Park Southern Tip Neighborhood Association was formed during 1995 and residents elected a board of directors, began to hold monthly meetings, selected a name and logo and adopted bylaws. Bylaws were ratified by the community in September, 1995.

The neighborhood based planning process evolved around three (3) principal questions that the community addressed before arriving at a community-approved consensus. This is illustrated by the following chart.

HIGHLAND PARK SOUTHERN TIP PLANNING PROCESS

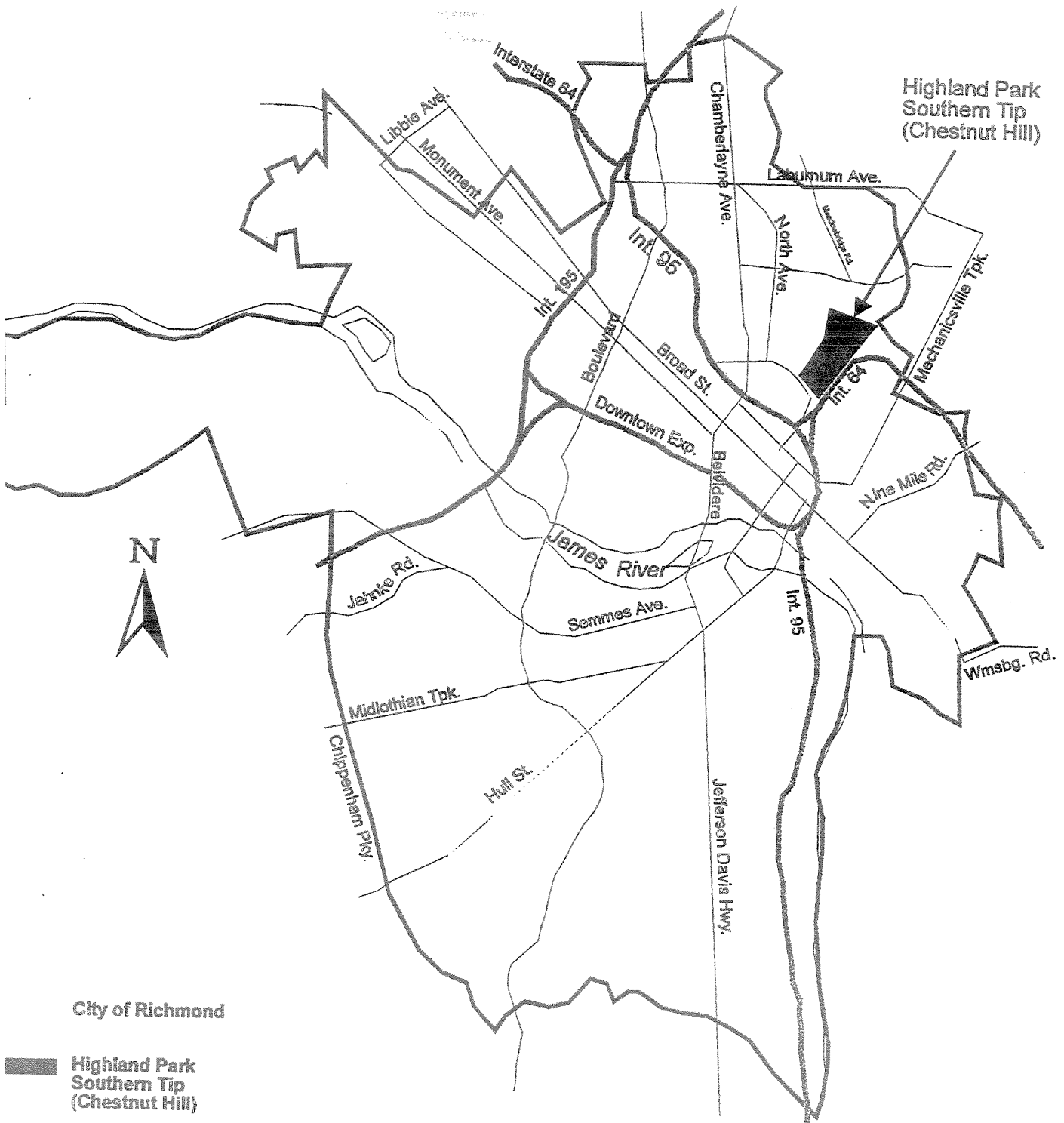


City of Richmond, Department of Community Development
Division of Neighborhood Planning

The Association's Planning Committee/Board of Directors met monthly followed by neighborhood meetings for purposes of identifying the major issues and problems, VISION goals and objectives, and plan strategies for revitalization. Representation from City Council attended meetings along with HP-RAPP, various city departments, RRHA, private developers and citizens at large.



NEIGHBORHOOD PROFILE



City of Richmond

Highland Park
Southern Tip
(Chestnut Hill)

**Location Map
Highland Park
Southern Tip**

December 1995

NEIGHBORHOOD PROFILE

LOCATION AND CHARACTER

Location

The Highland Park Southern Tip (Chestnut Hill) neighborhood is in the North Planning District of the City of Richmond, Virginia approximately 1.5 miles from Capitol Square and downtown Richmond. The plan area is approximately 250 acres and bounded by Valley Road to the south, Richmond-Henrico Turnpike to the west, Magnolia Street to the north, and Interstate 64/Sixth Avenue to the east.

Physical Setting

Geographically, the plan area rests on a gradually elevating plateau that overlooks the City of Richmond and is surrounded on three sides by creek valleys. To the west, the plan area is bounded by Cannon Creek; to the east, it is bounded by Shockoe Creek; to the south, it is separated from downtown Richmond by the confluence of Shockoe and Cannon Creeks. Other prominent demarcations include Interstate 64 to the east which parallels Shockoe Creek and the Barton Heights community west of Cannon Creek.

Origins

The area defined as the Highland Park Southern Tip was one of Richmond's original streetcar suburbs developed in the 1890's. It was first surveyed in 1821 and laid out as an area known as Mount Comfort in Henrico County. It remained largely undeveloped until 1889 when the North-Side Land Company purchased 139 acres and subdivided the land in the same grid pattern that exists today. This area south of Magnolia Street was renamed Chestnut Hill because of the chestnut grove residence of prominent property owner Andrew F. Mosby at 4th Avenue and Logan Street (renamed Pulaski Street in 1921). During this same period, several of the same people who were developing Chestnut Hill formed the Highland Park Company to develop the area north of Brookland Park Boulevard and east of Meadow Bridge Road. This area was named Highland Park.

Even though Chestnut Hill gave a "high and commanding view of Richmond," lot sales did not take off until construction of the 5th Street Viaduct in 1892 which was financed by the area's developers for \$85,000. The viaduct connected Chestnut Hill to the City of Richmond and accommodated the new Highland Park streetcar line. This was a major achievement that reduced the travel time into the city's business center to less than fifteen minutes even from the "most distant lots." By 1901, 60 dwellings had been constructed with the majority of them occurring south of Willow Street facing 3rd, 4th, and 5th Avenues. Many of the original large, frame, Victorian residences still exist today.

In 1908, the Chestnut Hill Town Council accepted the official survey of the town and changed the name to Highland Park. The area developed rapidly over the next several years. In 1914, the City of Richmond annexed Highland Park much to the delight of county residents who believed it would be more advantageous to be part of the city.

Neighborhood Character

Chestnut Hill was part of a suburban alternative to city living when it was first developed in the 1890's. It was built to attract the prospering middle-class households of the Victorian era and provide solitude from the bustling city streets. The area still contains the wide, tree-lined streets graced with roomy, detached, frame houses of a Victoria and Queen Anne's design set back sufficiently from the street. The houses constructed during this period reflect the more sophisticated tastes and means of its original residents. Along with the growth of industrial uses (locomotive works, lumberyards, etc.) in the Shockoe Valley at the turn of the century, came a transition to a more blue-collar mix of inhabitants. Between 1905 and 1925, the Chestnut Hill area developed rapidly with many American Four-square, Bungalows, and other Craftsman style dwellings that were popular nationwide at this time. While these homes were not as large or ornate, they still reflected a solid middle-class emphasis. Most of this historical integrity is still intact and evident today as 84% of the houses were constructed prior to 1929. The neighborhood is eligible for listing on the National Register of Historic Places.

The neighborhood remained segregated during these earlier years up until the early 1960's. By the mid-1970's, the formerly all-white neighborhood of 1960 had been integrated enough to be transformed into an all-black neighborhood within fifteen years. This complete reversal of populations in such a short amount of time had a major impact on the neighborhood's character during this period. As long time residents left the neighborhood behind, the Southern Tip became a target for lower income, higher density, and out-of-scale residential development which found little organized resistance from the "new" community which had not yet had an opportunity to unify. The change accelerated the cycle of deterioration evident throughout the community today. However, the Southern Tip is still in a relatively early stage of deterioration compared to other similarly aged neighborhoods in the City and still retains many inherent qualities to help realize its potential again.

The Southern Tip has remained predominately residential since its inception with a scattering of non-residential uses limited to corner grocery stores, churches, and an elementary school. The majority of the housing is two-story and detached. Housing development within the last twenty-five years primarily takes the form of large multi-family complexes along the edge of the neighborhood (west of First Avenue) comprising a mix of elderly, low-income, and public housing units.

Current commercial properties act as a blighting influence on the gateway into Chestnut Hill. Two prominent commercial properties that once served a gas station and taxi cab dispatch company now sit vacant and boarded in the 1600 block of 4th Avenue. A small node of commercial buildings at Chestnut Street and Third Avenue, which include a corner store and

lounge, provide the backdrop for an open air drug market. Many of the industrial uses south of the neighborhood in the valley are still operating, but not at the capacity they once appear to have been.

Other prominent non-residential uses in the neighborhood include: A well-maintained cemetery owned by the Catholic Diocese bordered by a decorative five-foot high brick wall that stretches for more than two blocks starting at First Avenue and Trigg Street; A modern one-story Virginia State National Guard building on Dove Street west of 1st Avenue occupies a large portion of the plan area; and the Overby-Sheppard public elementary school that was built in 1976.

SOCIOECONOMIC ANALYSIS (1980-1990)

For purposes of the socioeconomic analysis, a *statistical plan area* (SPA) was established that includes block groups 3 and 4 of Census Tract 109. The statistical plan area encompasses 119 acres and is bounded by First Avenue to the west, 5th/6th Avenues to the east, Magnolia Street to the north, and Court Street to the south. This area is the historic subdivision of Chestnut Hill and represents the "heart" of the community with prevailing single-family and two-family housing. It is estimated that at least two-thirds of the plan area residents live within the statistical plan area. The remaining residential portion of the plan area is primarily made up of three large multi-family complexes that have been built in the last two decades.

Population and Age

Chestnut Hill lost 16% of its population during the 1980's and had 1,546 persons as of 1990. The population loss did not affect the racial make-up of the neighborhood as it remained almost entirely African-American in 1990. The area's population is young compared to the City. In 1990, 28% of the population was 19 or younger compared to 24% in the City.

However, the exodus of residents was most sharply felt in the age cohort, 10-19 years. Persons in this range made up 21% of the population in 1980, compared to only 13% in 1990. Two reasons for such a large disappearance of this age cohort would include (1) families with young children under 10 years old most likely moved out of the neighborhood in large numbers and therefore did not show up in 10-19 cohort a decade later, or (2) families with children 10-19 did not move into Chestnut Hill as fast as they left. Another cohort largely impacted by the population loss was the 45-54 age cohort. Chances are the parents of the children under 10 in 1980 who moved their families out of the neighborhood were the same adults who did not show up in the 45-54 age cohort in 1990. While it appears that many families in this category were comfortable living in the neighborhood while their children were of elementary school age, they were not as comfortable once their children reached middle school age. The affect of these families moving out was that the neighborhood lost a large number of adults that were reaching the prime earning years of their lives. And while it is difficult to speculate as to the "type" of families that moved out, these families more likely had an opportunity to move to a better location for their family and were more employable.

As of 1990, Chestnut Hill was comprised of more persons in the 25-34 age cohort than in any other signifying that the neighborhood has not developed into a mature community yet. Children "under 5" also increased significantly thus adding to the younger make-up of the neighborhood. The challenge for the neighborhood is to retain these households as they mature into a higher levels of career earnings, involvement in the schools, and community leadership activities. In addition, new families would have to be attracted back into Chestnut Hill so that they can also augment and strengthen the existing population.

Table 1.
Population & Age

	1990	1980	Change 1980-90
Population	1,546	1,843	-16%
Gender			
Female	830	995	-17%
% of total	54%	54%	
Male	716	848	-16%
% of total	46%	46%	
Race			
Black	1,493	1,757	-15%
% of total	97%	95%	
White/Other	53	104	-49%
% of total	3%	5%	
Age			
Under 5 years	125	106	18%
% of total	8%	6%	
5 to 9 years	107	112	-4%
% of total	7%	6%	
10 to 19 years	203	390	-48%
% of total	13%	21%	
20 to 24 years	112	187	-40%
% of total	7%	10%	
25 to 34 years	261	241	8%
% of total	17%	13%	
35 to 44 years	195	191	2%
% of total	13%	10%	
45 to 54 years	135	192	-30%
% of total	9%	10%	
55 to 64 years	162	193	-16%
% of total	11%	11%	
65 and Over	246	231	6%
% of total	16%	13%	

Source: U.S. Census Bureau, 1980 & 1990

Households and Income Characteristics

Household and income data confirmed what was previously indicated by the population and age analysis -- Chestnut Hill was depleted of strong family households during the 1980's. The number of "families" and "husband-wife families" decreased much more rapidly than that of

the City from 1980-90 while "female-headed families with children under 18" increased by a total of 6%. This marked shift from a population where husband-wife families comprised 35% of all households in 1980 to only 25% in 1990, signifies not only the continuing social breakdown of the family nationwide, it also signifies the dramatic decline of the neighborhood to attract and keep husband-wife families. Typically, husband-wife families are strongly associated with increased levels of homeownership, property maintenance, education, school involvement, and other civic-minded responsibilities as they relate to the safety and security of their family. However, this is not to say that single-parent households do not hold many of these same traits or that married couples all had model families.

Income data for Chestnut Hill was much more limited. What little information that is available for 1989 shows the neighborhood was comprised by a majority of persons (68%) who were considered low-income (i.e., family incomes at 80% or less than the metropolitan area median income; family of four = \$36,700 in 1995). 26% of the persons were below poverty level in 1989 which was at a higher level than the City. Average household size is larger than the City which may be attributable in no small part to the above average size of the homes that make them ideal for larger families. However, a larger, more low-income family is less likely to have extra money for home maintenance making it very difficult for them to rehabilitate larger homes sufficiently.

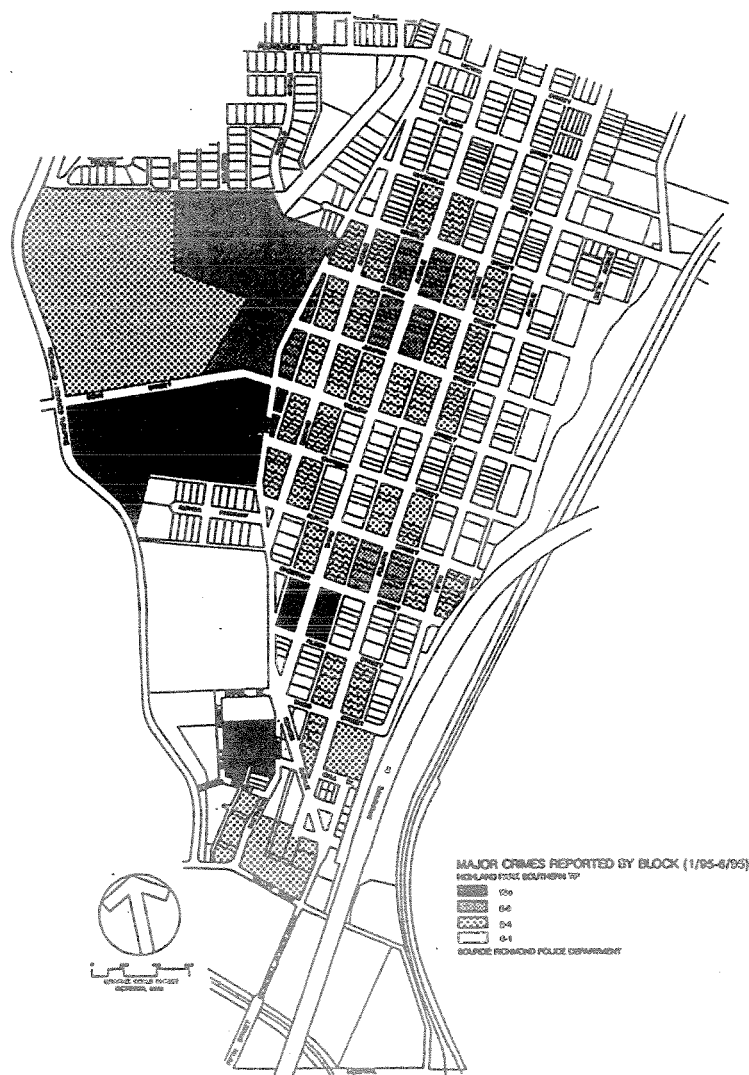
Table 2.
Households & Income

	1990	1980	Change 1980-90
Total Households	543	594	-9%
Families	312	382	-18%
% of total	57%	64%	
Husband-Wife Fam.	137	209	-34%
% of total	25%	35%	
Female-Headed (n/h)	145	142	2%
% of total	27%	24%	
W/ Children < 18	103	97	6%
% of total	3%	5%	
Average Household Size	2.91	3.21	-9%
Income			
Persons in Poverty	398	n/a	n/a
% of total	26%	n/a	
Low-Income Persons (80% or less of MSA)	1054	n/a	n/a
% of total	68%	n/a	
Very Low-Income Persons (50% or less of MSA)	717	n/a	n/a
% of total	46%	n/a	

Source: U.S. Census Bureau, 1980 & 1990

Public Safety

Major crimes reported in the Southern Tip planning area were assessed for the first six months of 1995. Major crimes were defined as murder, rape, robbery, assault, burglary, auto theft, and larceny. Based on the Richmond Police Department's information, certain block trends were identified that had high incidences of major crimes reported. The highest crime areas (10 or more crimes reported) included the blocks where the apartment complexes on Matthews Street (1300 block), 1st Avenue (2100 block), and Dove Street (1100 Dove Street) are located. Also included are the blocks at 3rd Avenue and Chestnut Street where a convenience store operates. The next greatest levels (5-9 crimes reported) were located in the 1st Avenue/Dove Street blocks as well as the Third Avenue area (2300 and 2400 blocks) where there were a high percentage of houses vacant and boarded. These trends, while only relative for the time period they were taken, at least indicate current criminal activities are greatest where there is a concentration of multifamily developments, vacant/boarded houses, and neighborhood commercial businesses. The affect of these activities on the core area is devastating to the value and quality of the single family homes of the historic area. It is worth noting that nearly half of the blocks were free from any crimes reported and that the blocks farthest away from the apartment complexes tended to be the most crime free.





LAND USE CHARACTERISTICS

LAND USE CHARACTERISTICS

The 105-unit elderly/disabled public housing building (1611 4th Avenue) has been excluded from the housing unit totals in the *statistical plan area* so as to more accurately reflect the existing housing stock.

Land Use

The plan area can be categorized as having two distinct land use personalities. The *statistical plan area* (SPA) is comprised primarily of residential land uses as 97% of the parcels with structures are dedicated to single-family, two-family, or multi-family uses. While more than half of the lots are used for single family residential purposes (58%), only a very small portion of the area is zoned exclusively for single family purposes. This seems to suggest that the best use of the area is still single family despite zoning that encourages two family and multi family uses. The SPA also has no land uses dedicated to parks or open space. The absence of any such recreational or landscaped amenities within the core community is a disadvantage that must be addressed to improve the quality of life and make housing choices more attractive. The SPA is comprised of an above average percentage of vacant lots (11%) for a developed area that indicates there is ample opportunity for siting park/open space amenities in the core area.

The remaining land uses outside the SPA are more varied and diverse. However, the large lot multi-family residential uses that border the SPA, while in various states of conditions, are appearing to have a negative impact on the single family character of the SPA.

Table 3.
Existing Land Use
(by Land Area in statistical plan area)

	Acres	Percent of Developed Area	Percent of Total Area
Total Area	118.9	-	100%
Total Developed Land Area	65.8	100%	55%
Residential - Single Family	40.6	62%	34%
Residential - Two Family	21.5	33%	18%
Residential - Multi Family	1.7	3%	1%
Commercial	0.5	1%	0%
Public/Private Facilities	1.5	2%	1%
Vacant Land	6.6	-	6%
Undeveloped (right-of- way)	46.5	-	39%

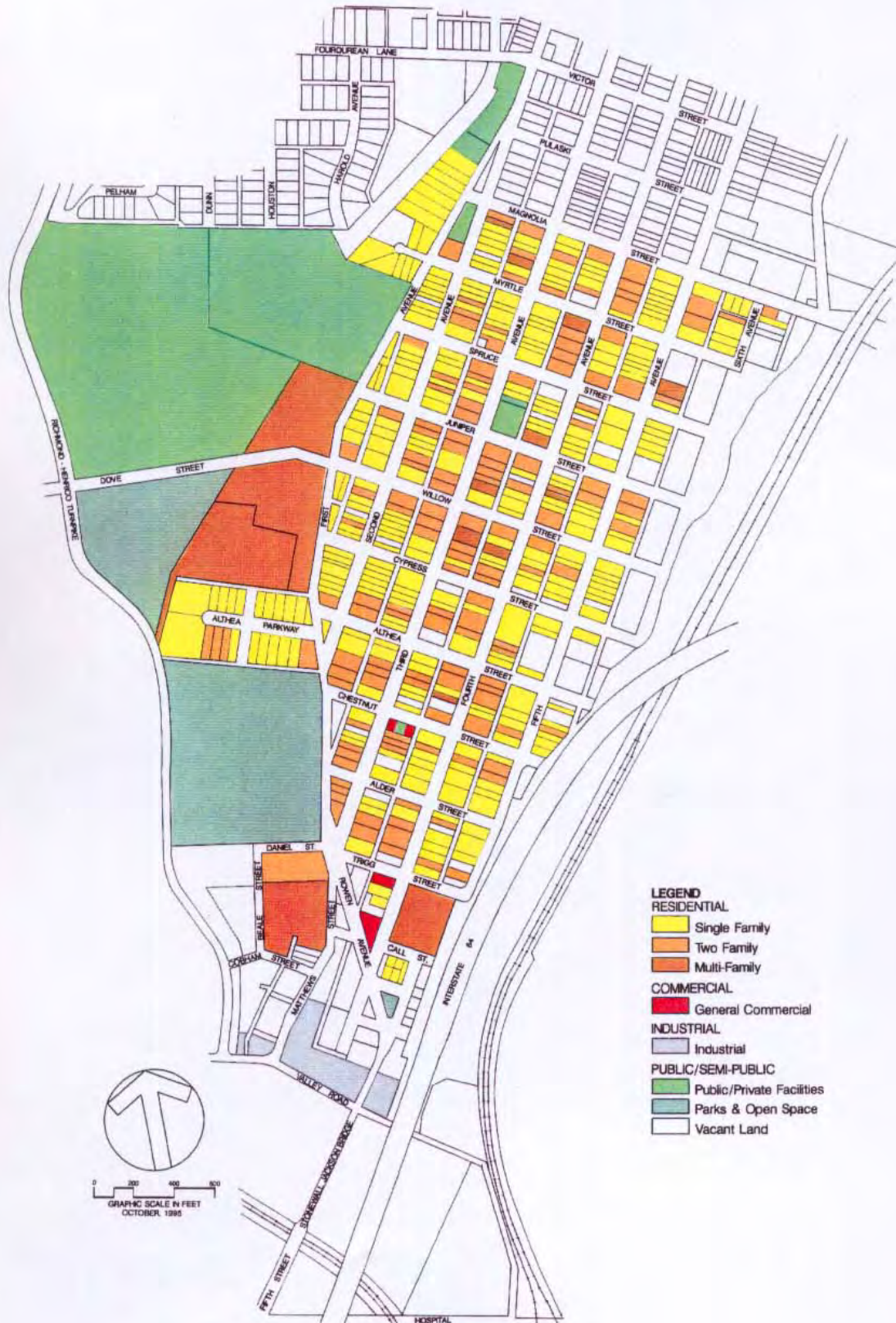
Source: City of Richmond, Office of Assessor and Department of Community Development, 1995

EXISTING LAND USE

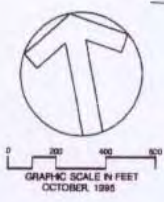
NEIGHBORHOOD REVITALIZATION STUDY

Highland Park Southern Tip

Richmond, Virginia



- LEGEND**
- RESIDENTIAL**
- Single Family
 - Two Family
 - Multi-Family
- COMMERCIAL**
- General Commercial
- INDUSTRIAL**
- Industrial
- PUBLIC/SEMI-PUBLIC**
- Public/Private Facilities
 - Parks & Open Space
 - Vacant Land





HOUSING

Table 4.
Existing Land Use
(by Parcel for total plan area)

	Statistical Plan Area	Non-Statistical Plan Area	Total
Total Parcels	495	75	570
Residential - Single Family	287	32	319
% of total	58%	43%	56%
Residential - Two Family	134	5	139
% of total	27%	7%	24%
Residential - Multi Family	10	4	14
% of total	2%	5%	2%
Commercial	5	0	5
% of total	1%	-	1%
Industrial	0	3	3
% of total	-	4%	1%
Public/Private Facilities	4	5	9
% of total	1%	7%	2%
Parks/Open Space	0	4	4
% of total	-	4%	1%
Vacant Land	55	22	77
% of total	11%	31%	13%

Source: City of Richmond, Office of Assessor and Department of Community Development, 1995

Zoning

The existing zoning is predominately "R-6" allowing both single and two family attached dwellings throughout the SPA along 3rd, 4th, 5th, and 6th Avenues. Residential property along 2nd and 1st Avenues is zoned exclusively for single-family detached dwellings except for the multi-family developments (R-53) west of 1st Avenue. The gateway area south of Trigg Street is zoned for even higher density multi-family dwellings and uses (R-73). Industrial zoning (M-1 and M-2) occupies the valley in the area below the gateway along Valley Road and Matthews Street.

HOUSING

Housing Types

In terms of housing units, the SPA is a predominately single and two family with 95% (555 units) of the units designated in these categories. The number of two family units is only slightly greater than single family units, but most of these are converted single family dwellings. By comparison, the total plan area contains an additional 536 units comprised of large multi-family developments such as Towne View, Northridge, Carrington, Dove Court, and 1611 4th Avenue. These large low/moderate income developments make up nearly 500 housing units. This tremendous concentration of public and assisted multi family housing in such proximity to the core community's single and two family character is an imbalance that has had dire

consequences on the neighborhood's growth over the last twenty years. Consequently, this imbalance must be addressed for single family development to regain its momentum in the core community.

**Table 5.
Housing Units**

	Statistical Plan Area	Non-Statistical Plan Area	Total
Total Housing Units	585	536	1,121
Residential - Single Family	287	32	319
% of total	49%	6%	28%
Residential - Two Family	268	10	278
% of total	46%	2%	25%
Residential - Multi Family	30	493	517
% of total	5%	92%	46%

Source: City of Richmond, Office of Assessor and Department of Community Development, (August, 1995)

Housing/Building Conditions

The data collected on the housing/building conditions pertain to the SPA only. As was illustrated by the aging housing stock of the neighborhood, most of the houses are considered to have intermediate to *major* deficiencies. According to an exterior structural housing survey performed by the Department of Community Development in the summer of 1995, 61% of the houses surveyed showed signs of intermediate or *major* deterioration. A house rating "major" was defined as being dilapidated, while a house having "intermediate" defects was defined as deteriorating (see appendix for specific definitions). Overall, almost 4 out of every 10 houses were categorized as having *major* deficiencies. While the survey performed was exterior only, it demonstrates the severe need for housing rehabilitation in the neighborhood. The older pre-1929 homes were also much larger than the average size of today's homes with most ranging between 2000 - 2500 square feet. The combination of age and size of the housing has had serious affects on routine home maintenance, thus prompting the need for significant rehabilitation work to preserve their historic quality.

Vacant/Boarded Housing

The data collected on the vacant/boarded structures pertain to the SPA only. The SPA had an overall 14% vacancy rate which is conservative considering structures in good condition (e.g., not boarded) and on the rental or for-sale market were not included. The majority of vacant/boarded structures fall heavily within the two-family residential classification. More than 1 in every 5 two-family units were vacant/boarded, while only 1 in every 20 single-family units were in the same condition. Again, this speaks to the overall strength of the single family

character and the need to retain and expand its use in the plan area. In addition, half of the remaining 8 commercial or public/private structures were vacant/boarded.

Several pockets of severe (50% and above) and major (25%-49%) vacant/boarded blocks were scattered throughout the plan area. On the other hand, those blocks with none or minor (1%-9%) vacant/boarded structures tended to be grouped together and not isolated. The following indicate which blocks were the best and worst of the plan area

Blocks with Severe/Major Vacant/Boarded Structures

- 1600, 1700 blocks of Fourth Avenue;
- 1700 - 1900 blocks of Fifth Avenue;
- 2100, 2200 blocks of First Avenue;
- 2200, 2300 blocks of Third Avenue
- 2500 block of Second Avenue;
- 2500 block of Fourth Avenue.

Blocks with No Vacant/Board Structures

- 1900, 2100 blocks of Second Avenue;
- 2000, 2500 blocks of Third Avenue;
- 2000-2100 blocks of Fourth Avenue;
- 2000-2400 blocks of Fifth Avenue;
- 2500 block of Sixth Avenue.

Table 6.
Vacant/Boarded Housing Units
(Statistical Plan Area)

	Vacant/Boarded Units	Total Units	Percentage
TOTAL	80	585	14%
Residential - Single Family	13	287	5%
Residential - Two Family	58	268	22%
Residential - Multi Family	9	30	30%

Source: City of Richmond, Department of Community Development, (August, 1995)

Tenure

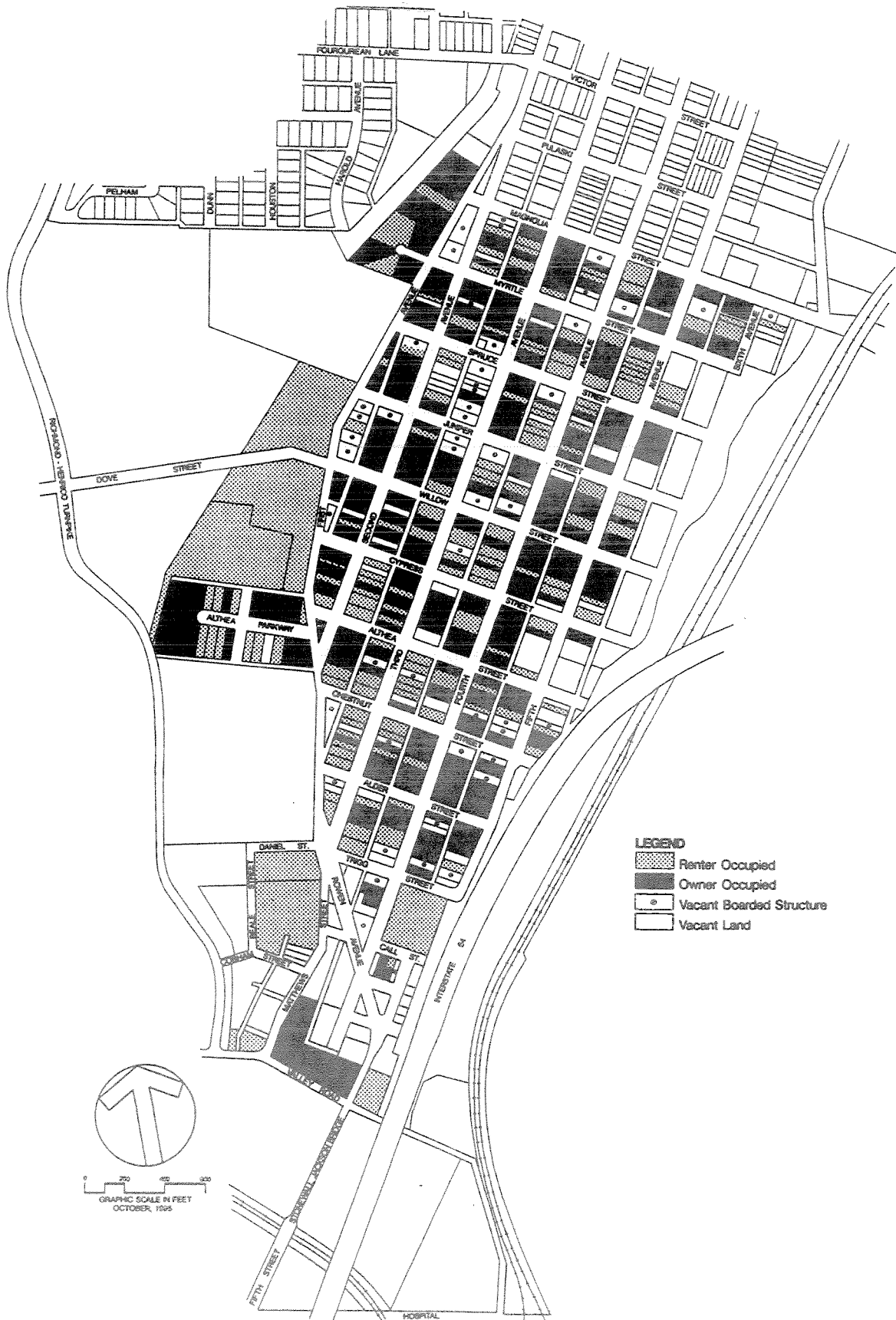
The data collected on the tenure of buildings pertain to the SPA only. Just over half of the housing units in the SPA were owner-occupied indicating the neighborhood still has a strong foundation of homeowners. This made homeownership levels higher than that of the City as measured in 1990 (53% vs. 44%). Single-family dwellings, which are typically predominantly owner-occupied, were 73% owner-occupied in contrast to two-family dwellings that were only half as likely (34%) to be owner-occupied.

Table 7.
Housing Tenure
(Statistical Plan Area)

	Owner- Occupied Units	Renter- Occupied Units	Vacant/ Boarded Units
TOTAL	309	196	80
% of total	53%	34%	14%
Residential - Single Family	209	65	13
% of total	73%	23%	5%
Residential - Two Family	100	110	58
% of total	37%	41%	22%
Residential - Multi Family	0	21	9
% of total	0%	70%	30%

Source: City of Richmond, Office of the Assessor (August, 1995)

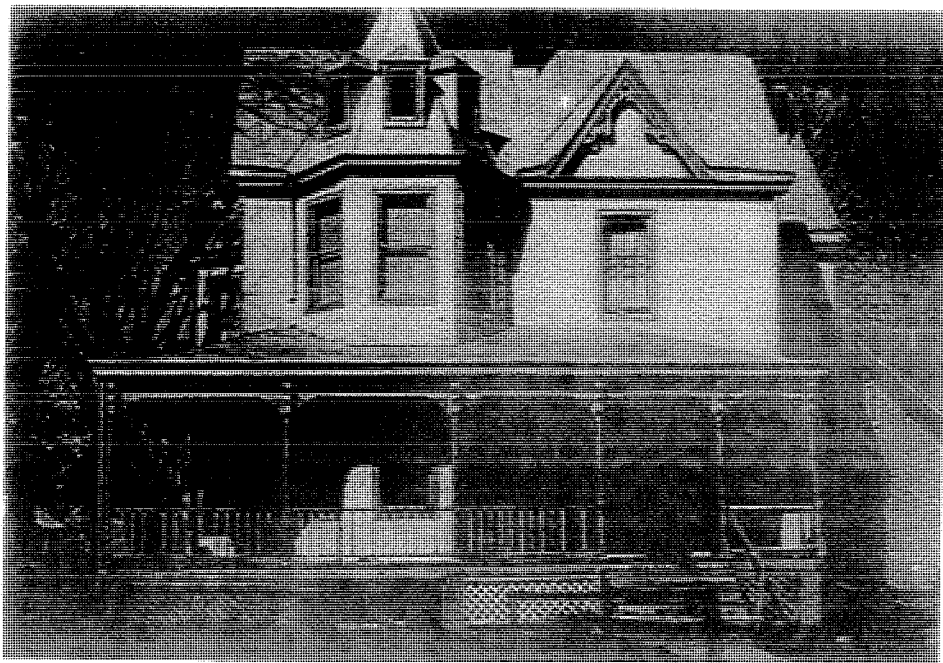
TENURE AND VACANCY NEIGHBORHOOD REVITALIZATION STUDY Highland Park Southern Tip Richmond, Virginia



Assessed Value and Age

The data collected on the assessed value and age of houses pertain to the SPA only. The median assessed value of single-family properties was \$38,000 in 1995. In fact, this was approximately the same median value and mean for duplexes that were converted from single-family dwellings. The highest assessed value of a single-family dwelling was \$65,000 compared to \$90,000 for a converted duplex. This would seem to indicate that there were more underachieving converted duplexes than that of single-family dwellings and that while there was higher potential value in the converted duplexes, reality illustrates these duplexes were falling into a higher state of neglect. Factoring for historical inflation, a typical original dwelling in Chestnut Hill would now be worth \$150,000.

A significant percentage of the structures in the SPA pre-date the Depression era as 84% were built before 1929. New building activity over the last twenty-five years is also relatively non-existent (4% of all structures). The particularly old age of the housing in the neighborhood can be a strength from an historical preservation standpoint, but it also indicates a need for significant rehabilitation costs.





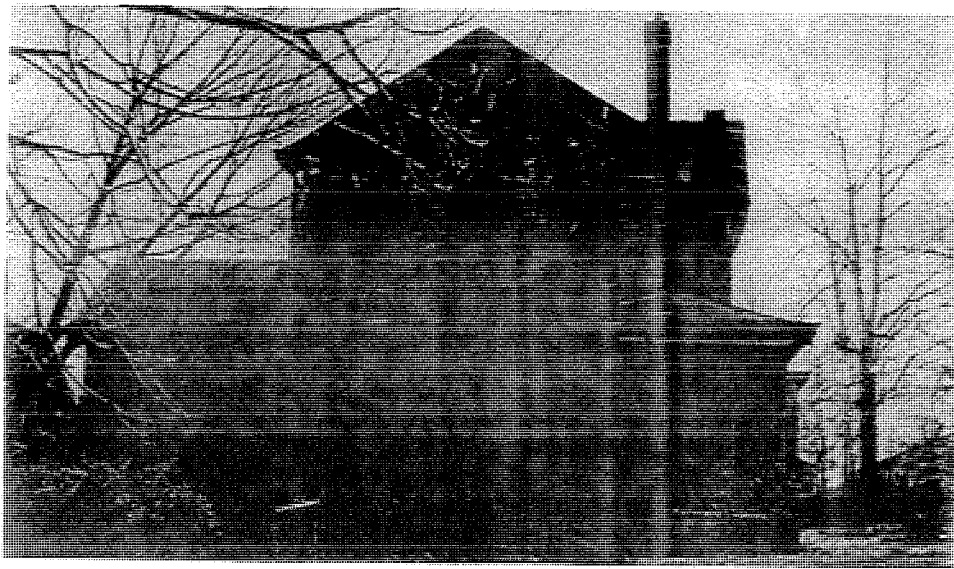
NEIGHBORHOOD NEEDS ASSESSMENT SUMMARY

NEIGHBORHOOD NEEDS ASSESSMENT SUMMARY

A neighborhood needs assessment was conducted by the Neighborhood Association with the assistance of K. W. Poore and Associates, Inc. to identify the priority issues and problems contributing to the economic decline of the Southern Tip. The assessment involved land use problems, character and condition of housing, circulation, community facilities, services and other physical and environmental deficiencies.

Housing Conditions

Housing conditions in the Highland Park Southern Tip Neighborhood, initially surveyed by the Department of Community Development in the summer of 1995, were also evaluated through a windshield survey of exterior structural conditions conducted by K. W. Poore and Associates, Inc. (October - December 1995). A total of 673 residential units were identified and rated using a standard structural evaluation form. This includes 90 multi-family units in the Town View complex immediately outside the initial study area, not a part of the City's survey. Exterior features observed generally included foundations, roofs, trim, gutters, porches, stairways, chimneys, and siding. Each residential unit was rated under one of five classifications: Sound, Minor Deficiencies, Intermediate Deficiencies, Major Deficiencies, and Major Deficiencies warranting clearance (see Appendix for classification definitions and substandardness criteria).



Of the 673 residential units in the study area, 273 (40.6%) are single family residences, 280 (41.6%) are two-family duplex units, and 120 (17.8%) are multi-family units.

The survey of housing conditions indicated that 12.6% of the residential units were standard and in sound condition; 22.7% had minor deficiencies requiring immediate attention; 39.3% of the residential units had intermediate deficiencies and were in need of moderate to substantial rehabilitation; 8.5% of the units had major deficiencies but were considered "Suitable for Rehabilitation"; and 16.9% of the units were "Unsuitable for Rehabilitation" and warranting clearance. The latter group includes Towne View Apartments (90 dwelling units, 65% vacant) considered substandard and seriously contributing to blight in the neighborhood.

Table 8
Residential Dwelling Unit Conditions
Highland Park Southern Tip (Chestnut Hill)

	Dwelling Units			<u>Total</u>	<u>% of</u>
	<u>Single Family</u>	<u>Two Family</u>	<u>Multi-Family</u>		
Sound	44	38	3	85	12.6
Minor Deficiencies	88	62	3	153	22.7
Intermediate Deficiencies	129	118	17	264	39.3
Major Deficiencies	10	40	7	57	8.5
Major Deficiencies warranting clearance	2	22	90	114	16.9
TOTAL	----- 273	----- 280	----- 120	----- 673	----- 100.0

Source: Field Surveys Oct.-Dec., 1995; K. W. Poore & Assoc., Inc. - Exterior Surveys w/ Structural Evaluation

Of the total of 673 residential units in the study area, 132 (19.6%) are vacant. Over half of these units (38) are in a dilapidated condition. Twenty four (24) of these dilapidated units, comprised of 22 Two Family units and 2 Single Family units, warrant clearance.

Table 9
Vacant Residential & Commercial Property
Highland Park Southern Tip (Chestnut Hill)

	<u>Occupied</u>	<u>Vacant</u>	<u>% of Total</u>	<u>Total</u>
Residential Units:				
Single Family	261	12	4.4	273
Two Family	224	56	20.0	280
Multi Family	26	4	13.3	30
Towne View				
Commercial Buildings	30	60	66.6	90
TOTAL	----- 511	----- 132	-----	----- 673

Source: Field Surveys, HP-RAPP Sept., 1995; Updated K. W. Poore & Assoc., Inc. Dec. 1995

- Concentrations of Blight - dilapidated housing conditions where clearance is needed of structures "Unsuitable for Rehabilitation" that are endangering the health, safety and welfare of community residents. Most of the dilapidated residential dwellings are abandoned/vacant and create a serious blighting influence and warrant clearance. Fourteen (14) structures are burned out or have been abandoned. Many have been abandoned for years with outstanding liens and back taxes. These are concentrated along First Avenue across from the RRHA public housing and Northridge Apartment complex in the Third Avenue and Juniper Street area, and on Fourth Avenue in the southern most tip. Also, Towne View Apartment complex with 60% vacancy (units condemned) constitutes a major concentration of substandardness that adversely impacts the community. In all cases these structures are havens for illicit and illegal activities, vagrants and undesirables. Most criminal activity in the neighborhood is associated with these properties.
- Higher density residential development intrusion in a predominantly single-family residential neighborhood. Large multi-family residential complexes include Carrington Place and the Northridge Apartments located across from Dove Court Public Housing. The Public housing is concentrated at the intersection of Dove Street and First Avenue. Towne View Apartments with the 90 units is located on Matthews Street near Rowen Avenue at elevations below other residential use in the neighborhood and near industrial uses in Shockoe Bottom. The property is dilapidated (over half the units condemned), is situated on a restricted site and is poorly accessible. These developments constitute a high concentration of lower income persons and the location for the highest incidence of crime during the past ten (10) years.

Also, the larger single family residential structures have been converted to two-family throughout the southern tip and small multi-family buildings allowed to develop on the larger lots. This trend has diminished the strong single family image that historically characterized Highland Park. Approximately 35% of all residential buildings are two-family or multi-family.

- New infill housing is needed that is comparable to the existing architecture. The quality of infill housing has contributed to a decline in the heritage and character of the area because of the poorer quality of developments locating on vacant lots. New units lack the architectural design that would enhance the neighborhood.
- The area (Chestnut Hill Plateau) lacks a historic designation. An initial phase one survey has determined that the area is an eligible historic district. Preservation of the historic character is economically and physically important to the viability of Chestnut Hill. Many properties will be lost without the ensuing preservation that will result from historic tax credits.

Environmental Factors Contributing to Blight

Physical problems were identified through an environmental survey (October - December, 1995) of the area that addressed existing land use and their interrelationships, accumulation of debris, infrastructure problems including the entrance/access to the southern tip from the downtown, streets and alleyways, and insufficient community facilities. This resulted in a needs assessment by the Neighborhood Association that helped prioritize physical deficiencies apart from housing contributing to blight and deterioration in Highland Park. Environmental deficiencies are summarized below and shown on the attached Needs Assessment Map.

1. Land Use Relationships

Highland Park is predominantly built up with less than 5% of the land vacant. Residential use represents 97% of all developed land. Land use in the neighborhood has only a few incompatible land use relationships, some inadequate original subdivisions, and poor building setbacks. These are as noted below:

- Incompatible commercial buildings/operations in residential uses areas: particularly, lounge/grocery/church on Chestnut Street at Third Avenue, Trigg Street from Fourth to Third Avenue involving vehicle repair operations from residence and temporarily closed taxi/storage structure; abandoned service station/garage on Rowen Avenue; and several abandoned commercial stores (residences above) along Fourth Avenue.
- High density residential complexes, Dove Court, Carrington Place and Northridge Apartments located on the west side of First Avenue: such high density is incompatible with the low density residential character of the neighborhood.
- Emphasis on heavy industrial rather than light industrial south of neighborhood in Shockoe Bottom.
- Poor building setbacks of Northridge Apartments on the west side of First Avenue and deficient size lots and setbacks for single family dwellings on the east side.

2. Topography and Grades

- Steep grades and topographic conditions limit expansion of residential beyond the perimeter of the study area. The topography serves to separate industrial and residential areas.

3. Neighborhood Access

The Southern Tip area is served by three distinct access route's on the southern end: Dove Street connecting the neighborhood with Barton Heights; the 5th Street (Stonewall Jackson Bridge) linking the neighborhood with the downtown; and Magnolia Avenue providing access to the Mechanicsville Pike area. Remaining access is provided primarily by Second and Fourth Avenue from the Meadowbridge Road area north of the Southern Tip.

Of major concern is the neighborhood entrance/access from the new bridge to Highland Park which creates a negative impression of the neighborhood as a result of the following conditions:

- Abandoned, vacant and boarded up service station-garage (nonconforming use) at Fourth Avenue and Rowen Avenue.
- High-rise Elderly Housing Tower on Fourth Avenue constituting the only high rise development in the entire neighborhood.
- The high density residential Towne View complex on Matthews Street, in a dilapidated condition.
- Absence of any physical element or structure that would act as an announcement of the architectural significance of Highland Park.
- Overgrown lots/underutilized vacant land along Rowan Avenue to Matthews Street and along Fifth Avenue. These are unsightly and have become the location for debris and trash.
- Large nonconforming Billboard on Fifth Avenue.

This primary entrance to the Highland Park Southern Tip from the Fifth Street Bridge, gives a very poor initial impression. There exists a haphazard arrangement of abandoned commercial structures, overgrown vacant properties, a large billboard, unimproved vacant land and deteriorating residential structures. This area lacks any continuity or sense of place and should be a priority in any revitalization effort.

4. Circulation

Specific streets and alleyways in the Highland Park neighborhood are inadequate due to the following conditions at certain locations:

- Dangerous intersections that create potential traffic and pedestrian hazard along First Avenue at Trigg, Chestnut Street and Althea Street. Narrow roadway width and curvatures of First Avenue also create hazardous conditions from the Overby Sheppard Elementary School to Chestnut Street.
- Insufficient roadway widths that cannot accommodate projected traffic along First Avenue and Third Avenue. VDOT projects 1993 ADT of 8,620 vehicles to 14,840 ADT (4% trucks) by 2015 across the Stonewall Jackson Bridge.
- Narrow collector streets that enter onto First Avenue, particularly Willow Street.
- Sidewalk deterioration, narrow widths and deteriorating curb and gutter.
- Poor street surface conditions exist along Second Avenue from Dove to Chestnut Street and the entire length of First Avenue.
- Dilapidated sheds along alleys throughout the neighborhood, and the accumulation of debris and infestation around dilapidated structures.
- Excessive tree canopy over some streets which reduces needed light and air circulation.

5. Community Facilities

Community Facilities are inadequate to satisfy the needs of neighborhood residents due to.

- Lack of community meeting and recreational space and cultural uses. No tot lots for a growing number of smaller children.
- Lack of any formal landscaping except for large street trees.
- Lack of public open space serving to enhance areas and buffer uses. Unimproved vacant lots and nature areas are not utilized and collect trash and debris.
- Lack of daycare facilities.

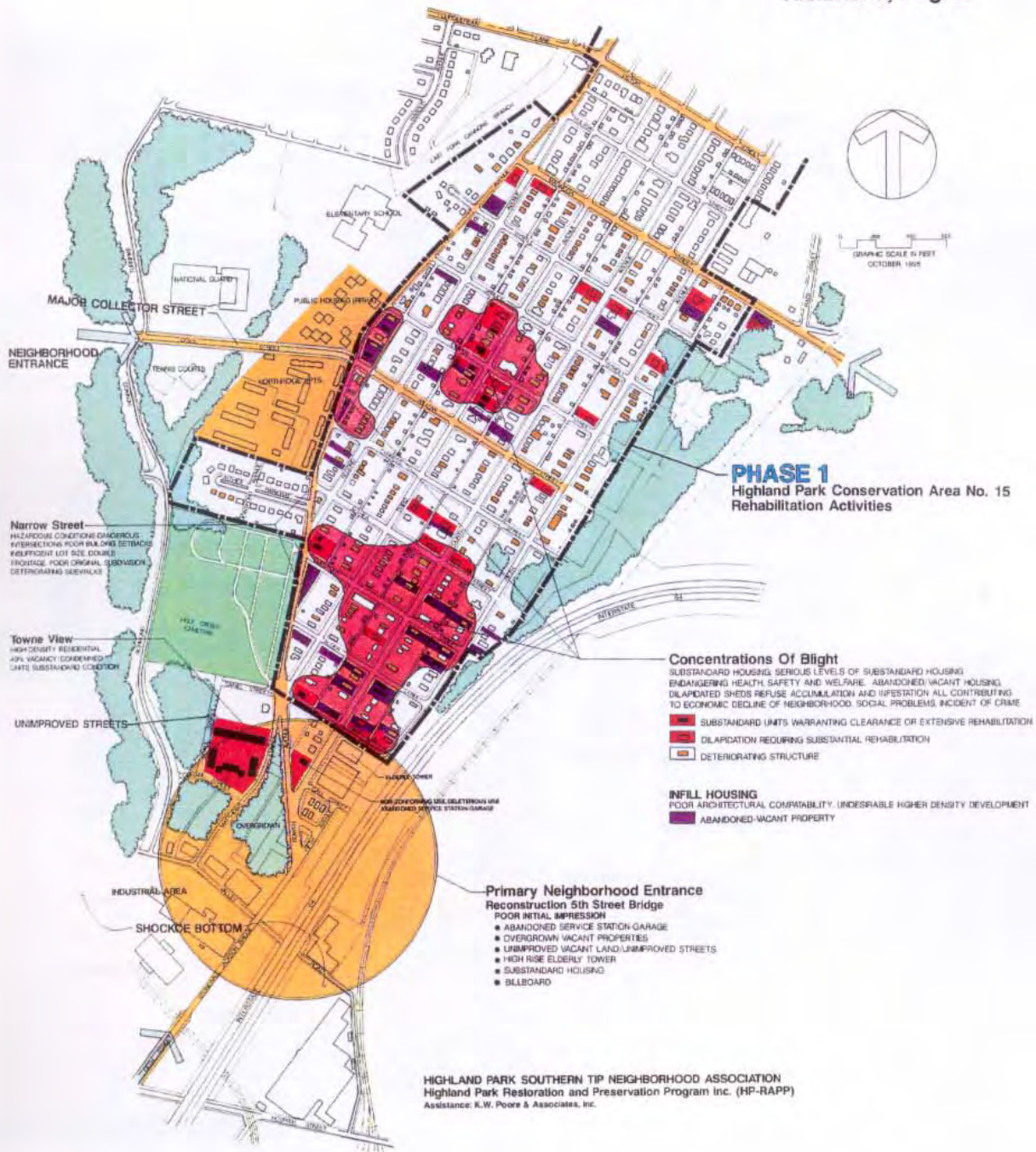
These physical deficiencies, coupled with a deteriorating housing stock has discouraged private reinvestment in the neighborhood. The area will continue to decline without a concerted plan of action by the City and the community to reverse the trends and correct the problems.

NEEDS ASSESSMENT

NEIGHBORHOOD REVITALIZATION STUDY

Highland Park Southern Tip (Chestnut Hill)

Richmond, Virginia

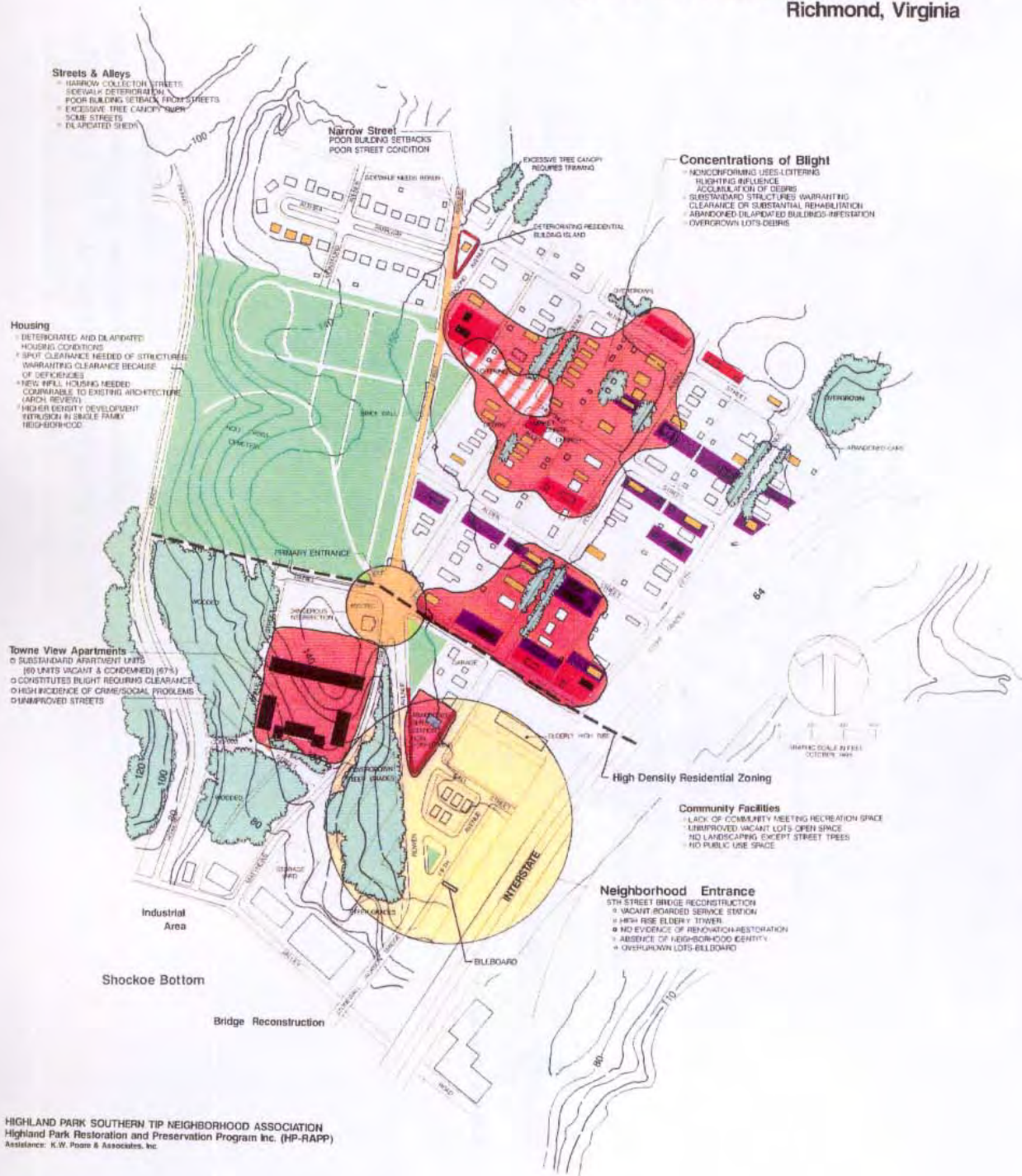


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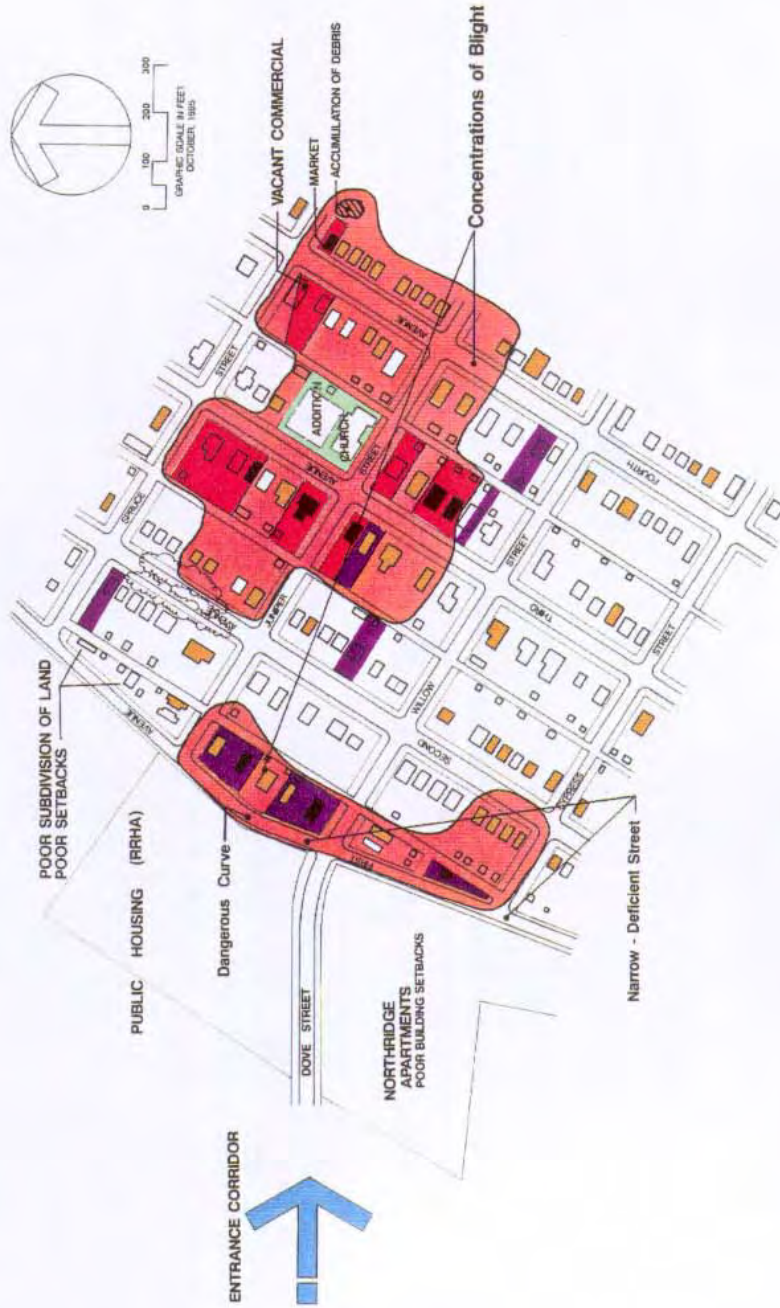
NEIGHBORHOOD REVITALIZATION STUDY

Highland Park Southern Tip (Chestnut Hill)

Richmond, Virginia



NEEDS ASSESSMENT
NEIGHBORHOOD REVITALIZATION STUDY
 Highland Park Southern Tip (Chestnut Hill)
 Richmond, Virginia



HIGHLAND PARK SOUTHERN TIP NEIGHBORHOOD ASSOCIATION
 Highland Park Restoration and Preservation Program Inc. (HP-RAPP)
 Assistance: K.W.Poore & Associates, Inc.



VISION
Goals & Objectives

VISION STATEMENT

The following VISION Statement and Goals were developed and refined by the community residents during the Spring and Summer of 1995. The VISION and Goals were presented before the community at large during this time and formally adopted by the community on October 3, 1995.

VISION

Highland Park Southern Tip should be a model residential neighborhood attractive to families and homeowners in a "park-like" setting where residents take pride in the friendliness of neighbors, maintain a safe and clean environment, preserve the beauty and history of its homes, and work together in improving the quality of life for all its residents.

GOALS

Economic Development

1. Foster a working relationship with the commercial and industrial business community within and adjacent to the Southern Tip to ensure a wide range of employment opportunities for existing and future residents.

Environmental

1. Improve cleanliness and appearance of all public places including sidewalks, street trees, streets, and alleys.
2. Emphasize responsibility of residents to maintain their properties in a clean healthy, and orderly manner, and promote programs to assist clean-up and recycling efforts.
3. Beautify community spaces.

Historic Preservation

1. Promote historic assets of the neighborhood to establish its identity, foster community pride, and encourage reinvestment.
2. Preserve and enhance the key elements of the natural and built environment, such as the tree-lined streets, beautiful homes, and ornamental lighting to fashion the neighborhood like a park.

Housing

1. Conserve and rehabilitate existing housing stock to the greatest extent possible.
2. Expand homeownership opportunities for people of all incomes and maintain affordability for first-time buyers and elderly.

3. Eliminate all vacant and boarded homes that are not architecturally significant and that threaten the public's safety.
4. Support development and construction of infill homes that complement of the scale and design of existing neighborhood housing.

Land Use/Zoning

1. Single-family land uses should be expanded throughout the neighborhood and future two-family uses discouraged.
2. Concentrate commercial land uses on Brookland Park Boulevard and Meadow Bridge Road.
3. Encourage location and development of community facilities in area which support the educational, recreational and civic needs of both children and adults in the neighborhood.
4. Create more maintained open green space opportunities that improve the image of the neighborhood.

Public Safety

1. Implement citizen-based initiatives in cooperation with local law enforcement designed to prevent crime, discourage unwanted loitering, and bring the community together.
2. Immediately secure abandoned homes to avoid the temptation for criminal activities.
3. Establish a non-threatening pedestrian environment.

Transportation

1. Maintain existing convenient access to downtown and the Interstate
2. Maintain existing bus service in neighborhood
3. Discourage and mitigate vehicular traffic patterns that unreasonably encroach upon the solitude of a residential neighborhood.



LAND USE AND
TRANSPORTATION PLAN

LAND USE PLAN

Residential

Residential land use is shown as single-family detached housing permitted on small urban lots. The neighborhood's VISION is to preserve single family character and recapture a detached residential appearance. Multi-family is prohibited throughout the neighborhood except in existing built-up multi-family residential areas or as a Special Use for elderly housing in selected locations. (Attached housing is no longer considered appropriate)

1. Single Family Detached - Throughout Southern Tip of Highland Park
2. Multi-family residential - reduced density for selected existing multi-family uses and the elimination of multi-family along Matthews Street.
3. Multi-family elderly proposed as Special Use (Fourquare Lane) and on potential site on Fifth Avenue.

Neighborhood Commercial

The neighborhood commercial area is shown to remain along Chestnut Street from (Fourth Ave. to properties fronting on Third Ave.) providing limited convenience retail and services for the Southern Tip. Beer and wine sales should be prohibited. An expansion of the existing use is shown on the Land Use Map but should be limited to professional offices (doctor's, dentist) under special use permits and only if the residential character of the area can be preserved. No zoning changes are recommended at this time. The area should be developed as a specialty district with street trees, pedestrian walks, street furniture, special signage, ornamental lighting and parking. The neighborhood supports the land use only if marketing and targeted development is professional offices (doctors, dentist) coupled with small prescription drug outlet, and similar services.

The City's Business Loan Program can provide low interest financing for new and expanding neighborhood based businesses and should be used along with financial assistance programs for commercial building renovation. Property Rehabilitation Standards should be strictly enforced to achieve a high quality of design and development.

Principal commercial uses serving the entire neighborhood should be confined to Meadowbridge Road/Brookland Park Boulevard. Additional incentives such as Enterprise Zone designation are needed to encourage business reinvestment (new and expanded commercial uses) through the provision of tax incentives, low interest loan assistance for businesses, public infrastructure improvements and structural rehabilitation. Additional studies should address the appropriate commercial mix needed to serve the neighborhood, public-private partnership opportunities, specific entrepreneurial needs and interest, market conditions supporting commercial uses and major socio-economic obstacles to be removed. These are all necessary in order to achieve a viable commercial center.

Mixed Use Areas

The area's single family residential character is to be preserved and selected commercial, professional offices permitted within single family dwellings only under special conditions. Such uses could be permitted near Fourth Avenue and Magnolia but only in a certain size of structure, square footage limited for non-residential use, with signage control, and parking prohibited in front yard (number of spaces reduced). Higher density residential is not allowed. Uses permitted under Special Use provisions should be in accordance with the Land Use Plan guidelines. Home occupation is currently allowed throughout the area but restricts the number of employees to occupants of the household.

Day Care facilities are envisioned at several locations throughout the neighborhood operating as a Special Use (at proposed community center, and elderly housing developments). These locations provide a day care center that is centrally located and in close proximity to commuter routes.

Industrial Use

Industrial use areas are expanded along Matthews Street and Richmond Henrico Turnpike and are limited to light industry only. The existing M-2 heavy industrial classification is inappropriate given the proximity to the residential uses and the nature of the existing industrial uses. Property access should be improved south along Matthews to Valley Street and west along Cobham Street (new construction) to Richmond Henrico Turnpike.

Public Parks and Open Space

Minor expansion of public park and recreation space and permanent open space is illustrated on the Land Use Plan. Permanent open space classifications are mostly related to proposed roadway improvements and the improvement of existing under-utilized, vacant parcels "unsuitable for development". Most will require property acquisition by the City to ensure their purpose.

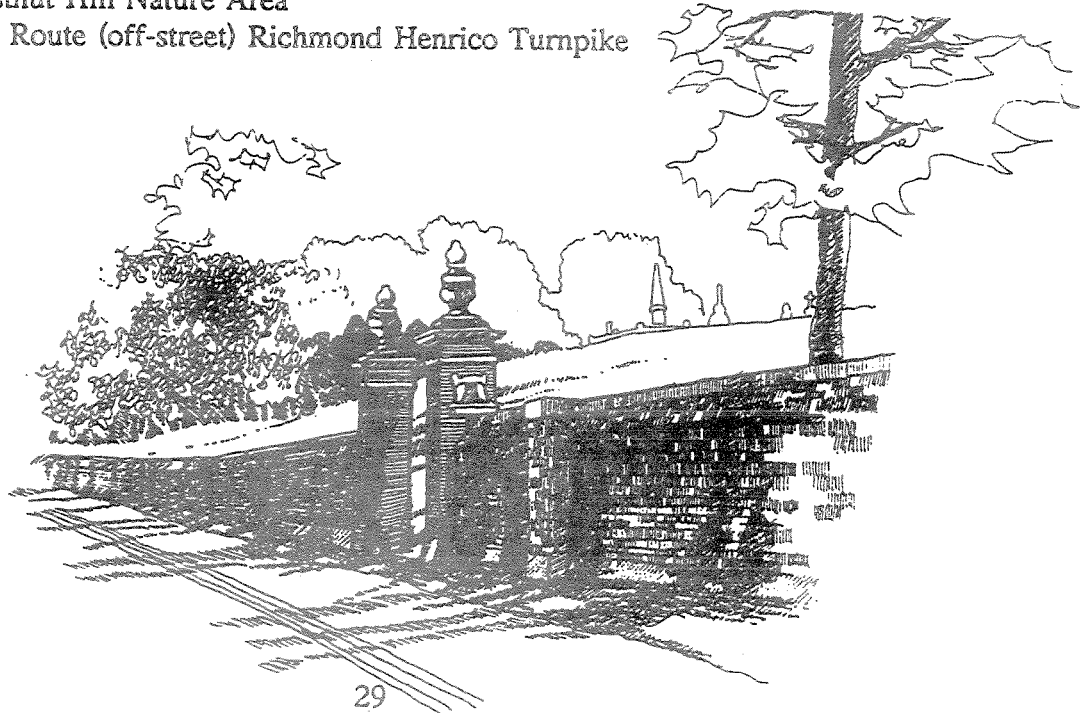
Park and recreation uses are shown on currently designated park land in the existing Comprehensive Plan except for tot lots, a neighborhood entrance park (described in detail in the Improvement Programs) and additional nature areas. Tot lots within the neighborhood are shown at two alternative locations: Third Avenue and Althea - considered the long term alternative, the lot to be developed in concert with the residential preservation program along Third Avenue; and Fifth Avenue near Juniper Street on a less traveled roadway and removed from the higher density residential developments that provide on-site recreation.

Permanent Open Space

- First Avenue (3 blocks)
- Pedestrian Promenade along Rowen Avenue Entranceway
- East Fork Cannon's Branch (Richmond Henrico Turnpike)

Public Parks and Recreation

- Community Recreation and Cultural Arts Center (Dove Street)
- Tot lots (Alternative locations - Community Center, Third Avenue at Althea and Fifth Ave.)
- Neighborhood Entrance Park - landscaping, paved areas, lighting and gazebo serving as focal point entering the neighborhood across Fifth Street Bridge.
- Chestnut Hill Nature Area
- Bike Route (off-street) Richmond Henrico Turnpike

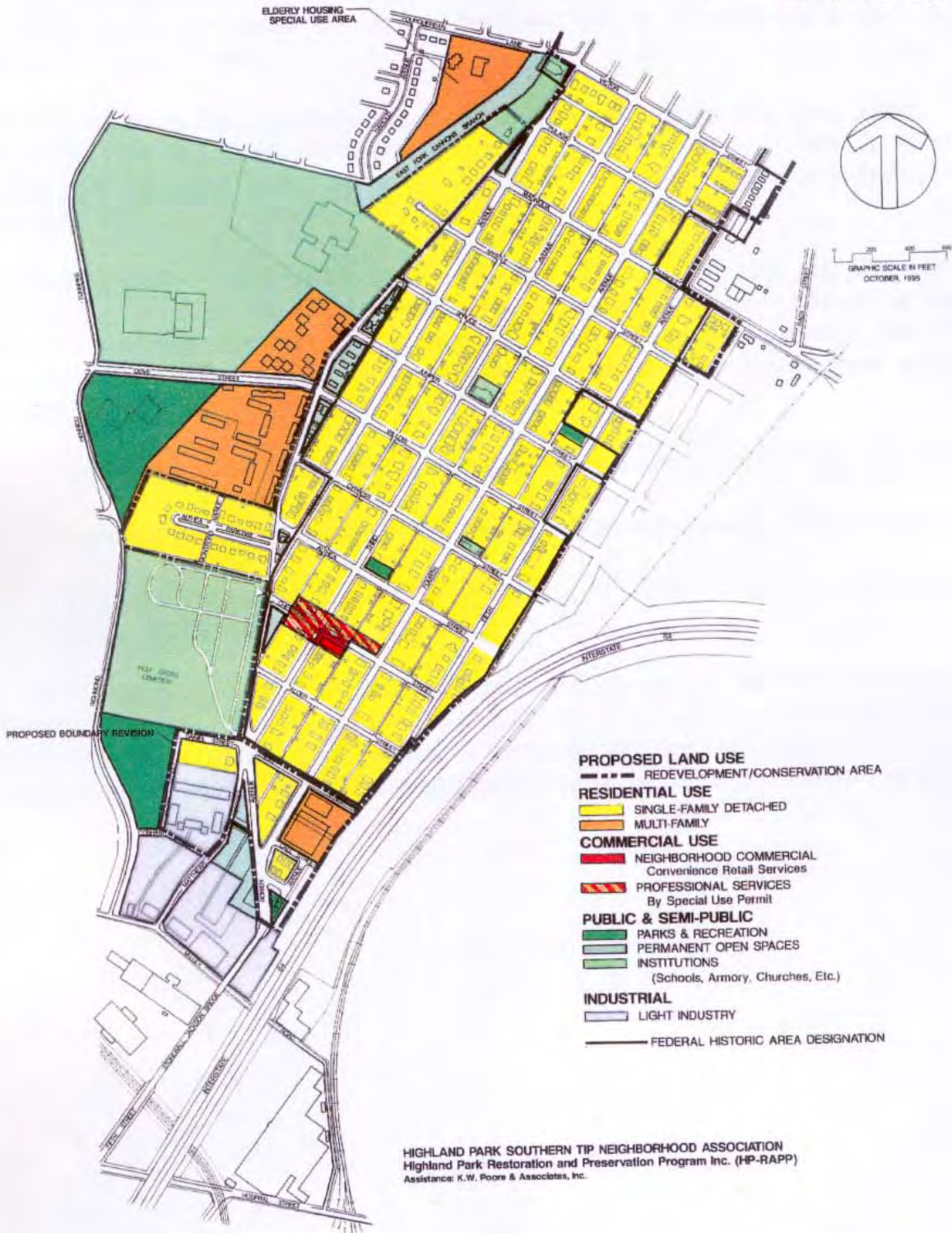


LAND USE PLAN

NEIGHBORHOOD REVITALIZATION STUDY

Highland Park Southern Tip (Chestnut Hill)

Richmond, Virginia



TRANSPORTATION PLAN

The neighborhood is served by a two way street, grid system with north south through traffic using Fourth, Second and Third Avenues. The only traffic controls are located at Second Avenue at Meadowbridge Road outside the southern tip and a flashing yellow light at Magnolia Street and Fourth Avenue. The new Fifth Street Bridge provides access from and to the downtown business district. ADT is projected to 14,840 vehicles by 2015. Pavement widths of existing streets are narrow except for Fourth and Second Avenues which serve more the function of collector streets.

East-west access to the neighborhood consists of Magnolia Street and Dove Street. Others provide for only an internal circulation purpose except for Fourquarean Lane at the northern extremity of the study area. Dove Street provides a direct route to the Barton Heights neighborhood.

The Transportation Plan is intended to complement the Land Use Plan and places a greater emphasis on Second Avenue as a collector street, and shows a bicycle route and an improved pedestrian walkway system. These plan elements will require roadway and sidewalk improvements described in the proposed Neighborhood Improvement Program section and consist of the following:

1. Second Avenue Widening/Reconstruction (Rowen/Trigg to Dove/Willow Streets)
2. Reconstruction First Avenue within existing ROW and one-way traffic designation.
3. Street overlay and landscaping improvements of Third Avenue that will discourage through traffic movement.

No other transportation plan elements are proposed except for an off-street bicycle path following Richmond Henrico Turnpike connecting with Brookland Park Boulevard and several community recreation sites. Also, bicycle/pedestrian routes are a part of the Fifth Street Bridge reconstruction and pedestrian walks are proposed in areas not presently served with sidewalks.



PROPOSED IMPROVEMENT PROGRAMS

PLAN IMPLEMENTATION

Implementation of the Land Use and Transportation Plan and realization of the VISION for Highland Park Southern Tip will require the cooperation of the City, the neighborhood at large, property owners and others. Realization of the VISION depends on the implementation of specific revitalization activities and improvements over a specified timeframe supported with financial assistance from both the public and private sector.

A Proposed Improvement Program was developed by the neighborhood in cooperation with the Development of Community Development, other City departments and public agencies, the local nonprofit housing development corporation, financial institutions, developers and others interested in the future of Highland Park. The programs address the priority issues that have contributed to the decline of the community. Foremost, these activities and improvements are considered priority by the neighborhood in order to accomplish the community VISION of a *friendly, safe, and clean "park like" residential neighborhood that will provide a better quality of life for all its residents.*



ILLUSTRATIVE PLAN NEIGHBORHOOD REVITALIZATION STUDY Highland Park Southern Tip (Chestnut Hill) Richmond, Virginia



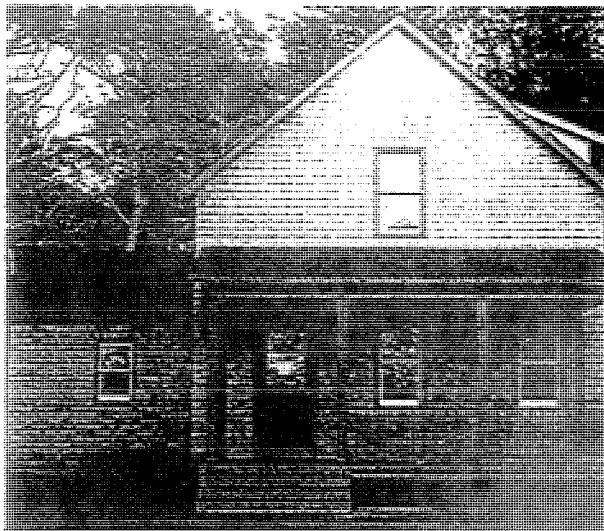
HIGHLAND PARK SOUTHERN TIP NEIGHBORHOOD ASSOCIATION
Highland Park Restoration and Preservation Program Inc. (HP-RAPP)
Assistance: K.W. Poore & Associates, Inc.

PROPOSED NEIGHBORHOOD IMPROVEMENT PROGRAM

1. Real Property Acquisition and Clearance (Voluntary and Involuntary Acquisition/permitted under Title 36)

The removal of blight is essential to revitalization of Highland Park. Several property owners have failed to maintain property or demonstrate any desire to remove the dilapidation. Several key properties should be acquired by the Richmond Redevelopment and Housing Authority (RRHA) through condemnation as authorized under Title 36 Code of Virginia within the Highland Park Conservation Area No. 15. These are the most severe substandard structures endangering the health, welfare, and safety of the neighborhood. Most are abandoned, characterized by infestation and illegal activities. Targeted properties require designation on a new Boundary and Acquisition Map for the Conservation Area. Property acquisition and any relocation must be carried out in accordance with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970.

- o Remove substandard structures endangering health and safety of neighborhood residents ---and constituting a location for criminal and other undesirable activities
 - Targeted Key properties:
 - Towne View
 - Abandoned Service Station
 - Abandoned substandard burned out properties
 - Substandard abandoned commercial buildings
- o Redevelop sites for infill single family housing units
Provide Homeownership Opportunities (target first time homebuyers)



2. Housing Rehabilitation- HP-RAPP; RRHA; Private Developers

Housing rehabilitation by HP-RAPP, the Richmond Redevelopment and Housing Authority and private developers is the backbone of the revitalization effort. Affordable housing opportunities in restored structures of Victorian and Queen Annes architecture design has attracted new families and greater stability to the community. Continued building restoration and renovation coupled with compatible infill housing is essential. Low Interest Rehabilitation Loans Programs and Deferred Loans require constant marketing by the neighborhood and funding by the City. Homeownership opportunities targeting first time homebuyers should remain a priority and barriers removed that hinder acquisition and rehabilitation efforts for HP-Rapp and RRHA. Emergency home repair assistance should complement the substantial rehabilitation to deter further deterioration.

- Low interest and deferred rehab loan assistance
(Target Home Ownership)
- Minimum HQS requirements
- Emergency HOME repairs



3. Elderly Housing Development

Two sites are shown for elderly housing development on the plan. One located of Fourquaren Lane is owned by a neighborhood church; the property has a deteriorated school building that can be utilized for elderly housing. Several programs can be targeted by the Church to bring about such a use.

- LIHTC Low Income Housing Tax Credits are projects often targeted to elderly. The Virginia Housing Development Authority (VHDA) primarily administers an annual allocation of tax credits for eligible developments in Virginia (for-profit or nonprofit sponsored). A percentage of the units are set-aside for low income persons. Use of the program ensures the provision of elderly housing without compromising good design.
- Section 202 Housing for the Elderly is a Department of Housing and Urban Development (HUD) Program authorized under the Housing and Community Development Act of 1974, as amended. The program provides financial assistance in rehabilitation or new construction to private nonprofit corporations and consumer cooperatives to create supportive housing for the elderly. Church organizations historically sponsor such housing developments.
- The Virginia Housing Development Authority (VHDA) Flexible Funds Program provides financing under more flexible and favorable terms and conditions than generally available from private lenders to serve lower income families including senior and disabled persons for a variety of multi-family, congregate and homeownership projects. Applicants must meet eligibility standards and participate in a competitive review. VHDA's Multi-family Loan Program also provides financing for the construction, substantial rehabilitation, or purchase and moderate rehab of rental housing developments serving low- and moderate-income families, senior citizens and the disabled.

The Illustrative Plan shows a church sponsored elderly housing project as a special use on the site. The schematic layout shows a small campus layout situated around the existing school building that requires rehabilitation. A day care facility could be incorporated as part of the overall development and add to the services that are offered by the church.

- Provide Technical Assistance to sponsors.
- Secure Financing - Section 202 Housing for Elderly, VHDA Elderly Housing Programs, LIHTC

4. Transportation Improvements

Street and sidewalk improvements are proposed along certain roadways to accomplish the Transportation Plan and other VISION objectives. These include the following:

Third Avenue Improvements

Third Avenue is envisioned as a principal neighborhood residential street of single-family detached dwellings whose architectural character has been preserved through rehabilitation, maintenance and compatible infill housing. The street is a model for residential use throughout the neighborhood and will serve as a demonstration of neighborhood preservation.

Various street improvements are needed to complement the residential rehabilitation and housing infill development efforts.

- a. Formalized entrance for Third Avenue - landscape and paving treatment (bump-outs) at Rowen, Chestnut Street, Willow and Magnolia Streets
- b. Street trees selectively located and ornamental lighting creating landscaped promenade. (Lighting from Trigg to Willow)
- c. Sidewalks repaired and widened (Chestnut to Willow)
- d. Improved street surface conditions

Second Avenue/Dove Street

Second Avenue serves as primary vehicular traffic route (2-way). Roadway improvements in the neighborhood are intended to channel vehicular traffic to Second Avenue with improvements designed to accommodate a higher ADT and a higher percentage of north-south movement.

- a. Surface conditions improved (Chestnut to Willow Street)
- b. Ornamental Lighting (Chestnut to Willow)
- c. Dove Street Extension/Willow Street widening with sidewalks (First to Second Avenue)

First Avenue Improvements

First Avenue is envisioned more as a service street to accommodate local traffic and pedestrians in an improved park-like setting providing needed open space (adequate air and light) for the adjacent higher density residential uses.

Street Improvements

- a. One way vehicular system (northbound) from Althea to Spruce Street. Sidewalks widened along eastern side of First Avenue. Substandard properties adjoining First Avenue near apartments acquired and property cleared and improved as open space. Moderate berms and landscaping within open space will screen residential.

- b. Sidewalks, lighting and street trees added to open space.
- c. First Avenue surface condition improvements (Althea to Myrtle Street)

Street Widening

Street widening 30' within 40' ROW with sidewalks east side (Trigg to Althea)

(Two-way vehicular system connecting with Second Avenue)

Street widening will complete street improvements for a primary route emphasizing Second Avenue as a major north-south collector in the neighborhood.

Neighborhood Sidewalk Improvements

- a. Rowen Avenue (part of neighborhood entrance improvements)
- b. Chestnut Street (part of streetscape improvements/neighborhood commercial)
- c. Spruce Street, Willow Street, Alder Street
- d. New sidewalks 6th Ave. (one side); 5th Avenue (2400 to 1600 Blk), isolated area's of 4th Avenue.

New Street Construction

Cobham Street - Improved access to proposed industrial uses connecting Matthews Street with Richmond Henrico Turnpike

Mass Transportation

Bus Service - Fourth Avenue

Alley Improvements

- a. Clearance substandard dilapidated sheds
- b. Grading and gravel alleys (ongoing public maintenance)
- c. Pave alleys serving commercial uses (from Alder to Althea) between 3rd and 4th Avenue.

Interstate Sound Barrier

Noise protection barrier from Cypress to neighborhood entrance near Stonewall Jackson Bridge.

SUMMARY OF TRANSPORTATION IMPROVEMENTS

- *First Avenue - Realignment, widening and Improvements*
 - Phase 1 - (Trigg to Althea Street) w/S' dewalk
East Side, widening 30' w/40 ROW (requires ROW acquisition)
 - Phase 2 - (Althea to Spruce Street-Existing ROW improvements)
One way north w/sidewalk
- *Southern Neighborhood Entranceway*
 - Fifth Street Bridge-(Rename bridge/historic figure or community name).
Two Lanes Striped
Highland Park Historic Marker
Ornamental Lighting/Black Wrought-iron fencing
- *Realignment Fifth Avenue (one way system w/Call Street)*
 - Improvement Call Street and Fifth Avenue
(landscaping, curb and gutter)
- *Remove Billboard (Nonconforming)*
- *New Entrance Signage*
- *Rowen Avenue Improvements*
 - Street trees (formal), lighting, sidewalks & pedestrian crossings
- *Sidewalks improved for selected streets*
 - street furniture, benches; repair street signs (bus route).
- *New Street Construction and Repair*
 - Cobham Street
Second Avenue, Third & Fourth Avenue Resurfacing
Willow Street Widening
- *Street Tree Trimming - selected blocks*
- *Keep Fourth and Fifth Street Open Downtown*

5. Community Centers

COMMUNITY RECREATION AND CULTURAL ARTS CENTER (DOVE STREET)

A Community Center is proposed at the Dove Street site. The property is currently owned by the City; neighborhood tennis and basketball facilities are now available. The proposed Center should be developed to accommodate leisure needs for both the Highland Park and Barton Heights neighborhoods targeting 20,000 square feet or more of useable space. Both neighborhoods lack the type of facility that can meet the cultural and art needs of the community.

Dove Street provides the inter-neighborhood access for vehicular and pedestrian traffic. Pedestrian walkways, lighted and landscaped, are envisioned that will ensure convenience, safety and encourage pedestrian movement.

Several conceptual designs were offered in 1993 and set forth appropriate building functions/activities and space requirements. The Center should offer performing and creative arts for all age groups, recreation including a tot lot, and day care as an auxiliary function. Recommended uses/activities consist of the following:

COMMUNITY CENTER

Lounge/Office/Day Care Facility

Performing Arts

Music/Practice Rooms
Recital Hall
Dance Studios
Theater

Theater

Creative Arts

300 Seat Minimum
Art Studios/Crafts
Photography/Dark Room
A/V (Recording & Listening)

Meeting Space

Computer Center

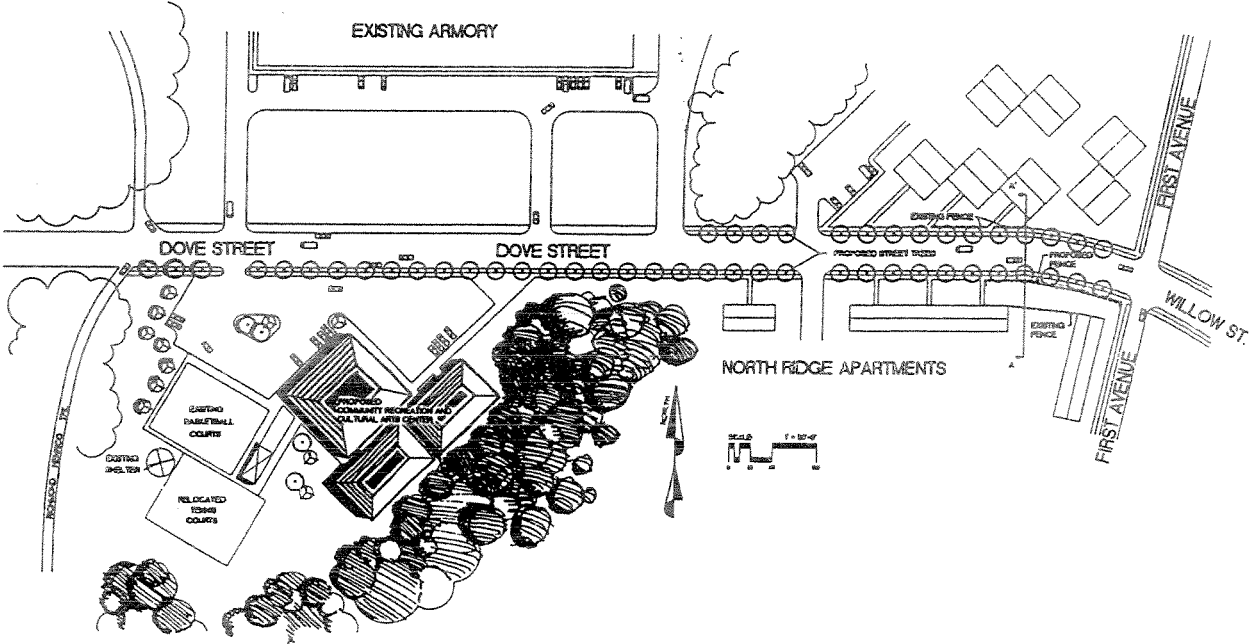
Lab/Business Programs/Access Internet

OUTDOOR RECREATION

Tot Lot & Free Play Space
Tennis w/Shelter (Lighted)
Shuffleboard, Game-tables (Elderly)

The scale of development and nature of the Center's activities is very important. It must truly be "community" in its image and scale, overshadowing the adjacent multifamily developments that are perceived somewhat as a barrier for the community's use of the site at this location. Improved pedestrian access and the presence of a resident police officer (suggested at the RRHA public housing site) will help, but the type of uses within the structures must generate community interest and use.

DOVE STREET IMPROVEMENTS



DOVE STREET IMPROVEMENTS CROSS SECTION A-A

COMMUNITY HOUSE (Fourth and Rowen Avenues)

A Community House to be developed by the Neighborhood Association in cooperation with HP-RAPP is envisioned at the highly visible Fourth Avenue/Rowen Avenue intersection. The structures and related improvements would replace the abandoned nonconforming services station use and serve as the focal point as one enters the neighborhood from across the new bridge. The design would entail a two story residential structure of Queen Annes design situated in a park-like setting with walkways, street trees and direct lighting.

The building would function primarily as a welcome center and provide information on historic properties, the area's history and housing opportunities. HP-RAPP would maintain offices and the Southern Tip Neighborhood Association would hold its monthly meetings along with other community groups. Off-street parking is shown on adjoining parcels. The building is also envisioned as a small senior center providing daily activities and programs for the elderly, limited community services such as city utility payments and rental space in the upstairs.

Development of the community house will require the acquisition and clearance of the service station property, use of some adjacent property currently owned by HP-RAPP for parking improvements, and financial assistance in the construction. Some revenue can be secured through the rental space but this would not be sufficient to amortize the total development cost.

- Meeting space - Information & Welcome Center
- Civic Activities and Limited Community Services
- Rental space

Off-street parking/landscaped area(s):

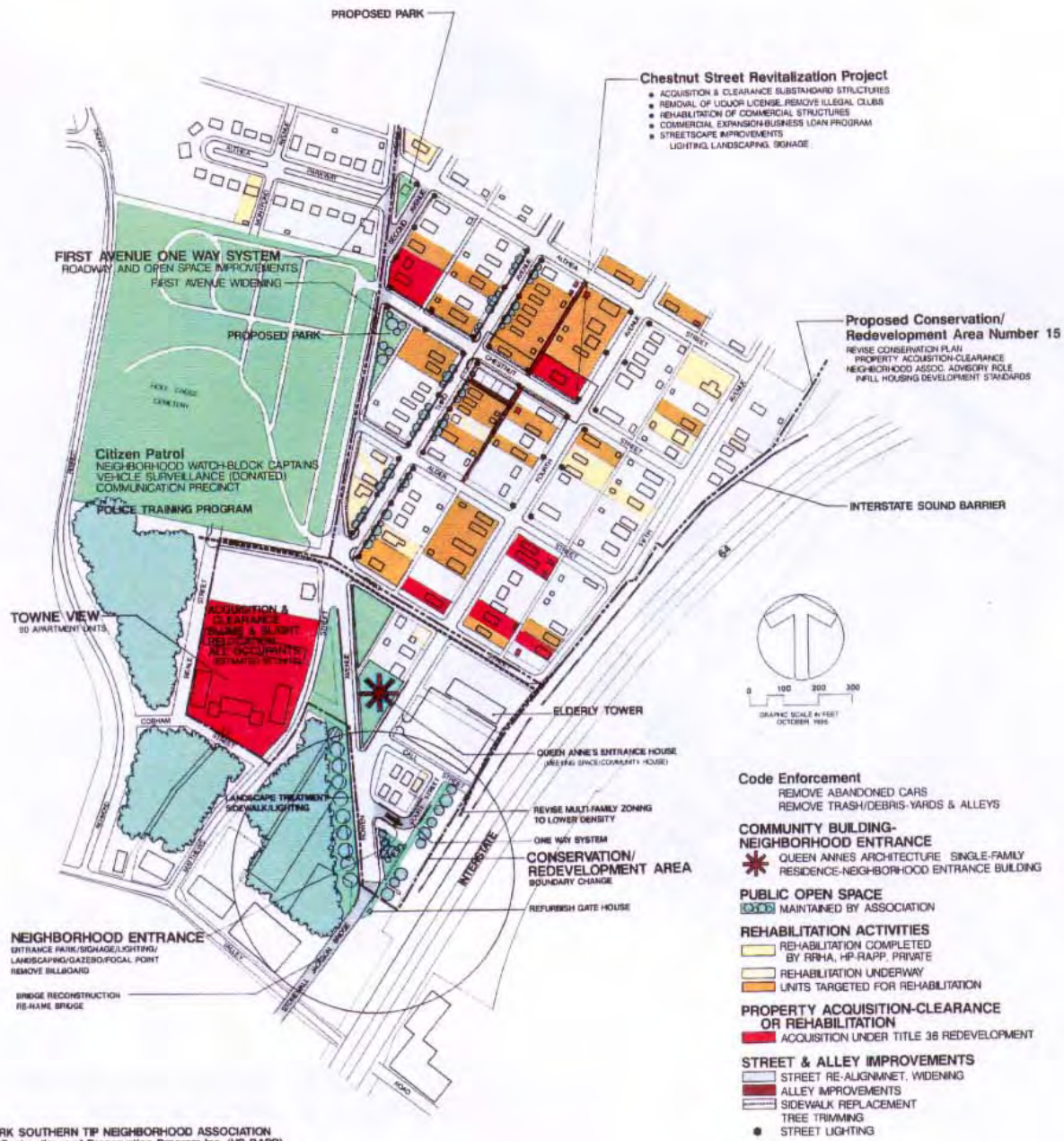
Pedestrian walkways - crossings

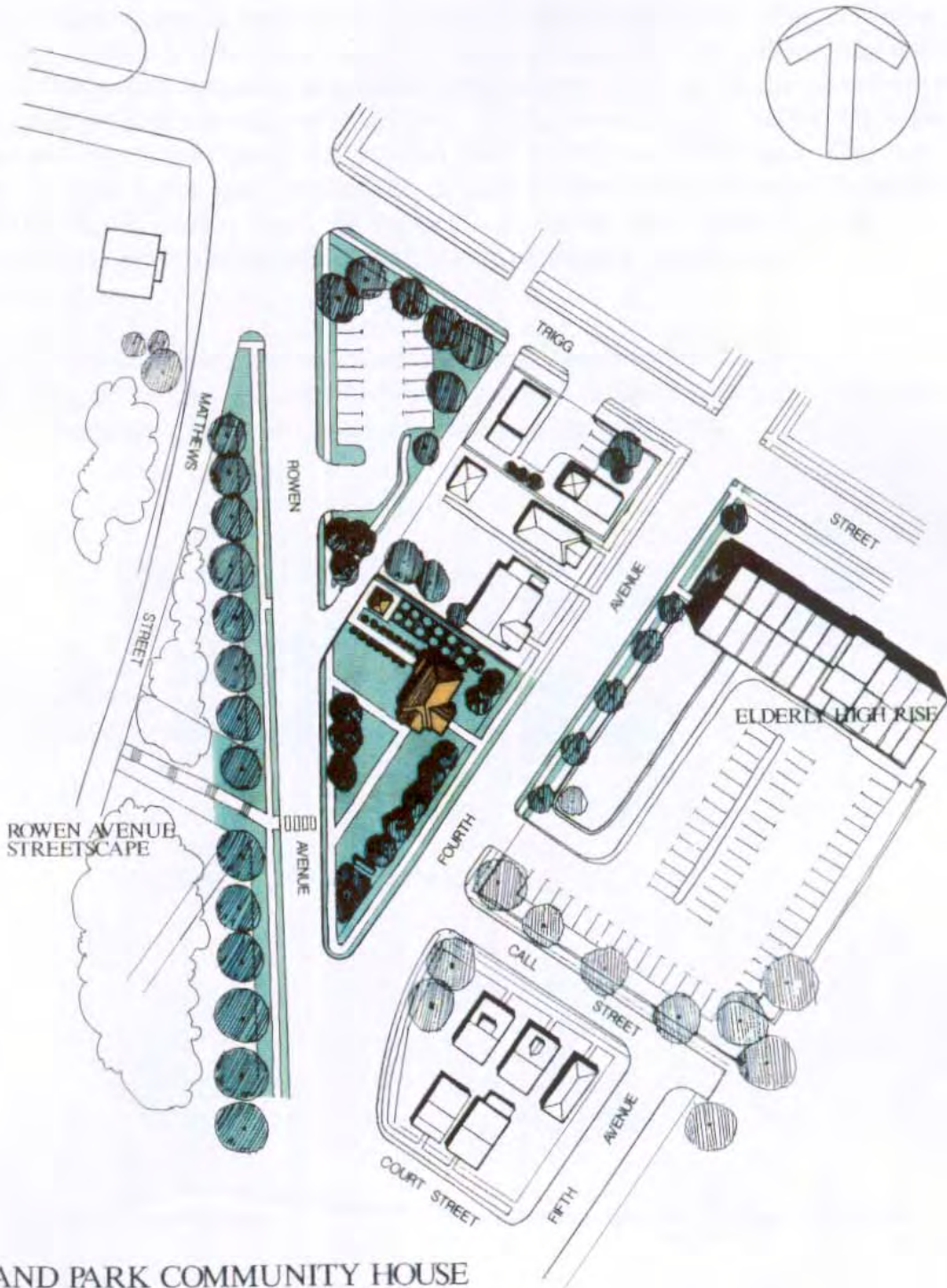
PROPOSED IMPROVEMENTS - ACTIVITIES

NEIGHBORHOOD REVITALIZATION STUDY

Highland Park Southern Tip (Chestnut Hill)

Richmond, Virginia





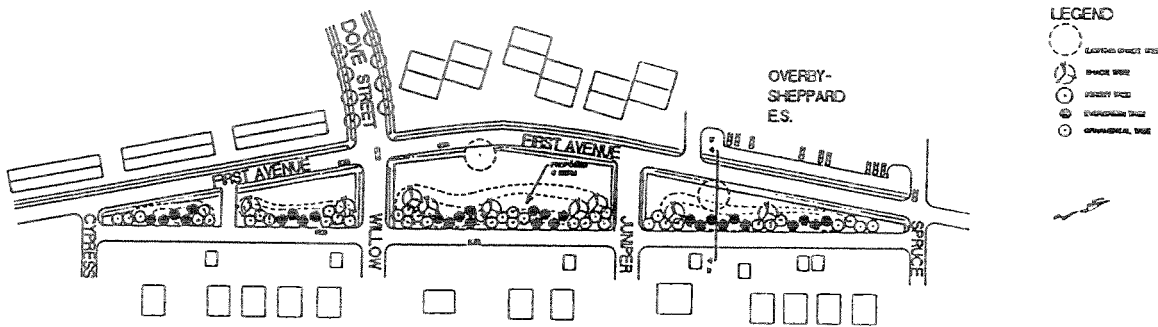
HIGHLAND PARK COMMUNITY HOUSE
 Welcome Center & Neighborhood Meeting

6. Public Parks/Passive Recreation Areas

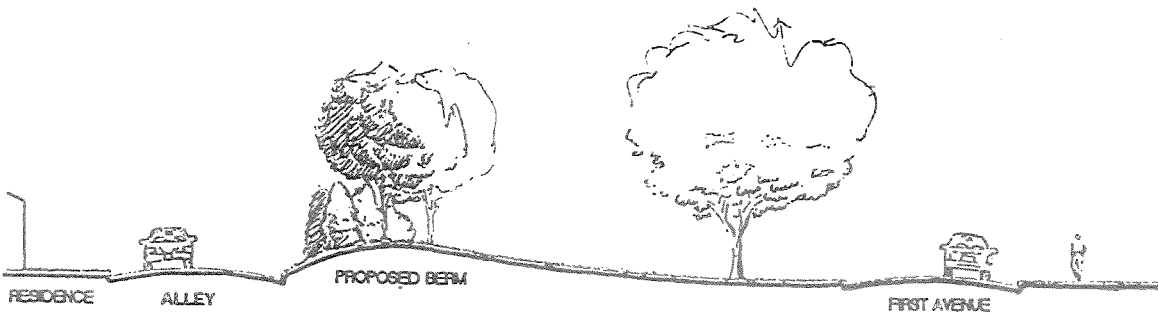
First Avenue Passive Park

The First Avenue open space/passive park serves to provide needed air and light along a narrow street serving the highest density multifamily areas in the neighborhood. The property is to be acquired and cleared because of extensive substandardness, accumulation of debris, insufficient setbacks and inadequate original subdivision of the land. A high percentage of the buildings are vacant and boarded and have been a center for criminal activity in the neighborhood. The three blocks comprising the open space area would serve as a landscaped buffer between the single family areas and the higher density uses, to improve circulation and visibility along First Avenue, remove the blight and blighting influences and provide needed public space for adjacent residential structures.

Design features should include pedestrian walkways along the eastern edge of First Avenue with street trees and lighting, a four to six foot berm to reduce the visibility of residential properties fronting on Second Avenue and improved street and alley surface conditions.



FIRST AVENUE PASSIVE PARK



FIRST AVENUE CROSS SECTION B-B



Southern Neighborhood Entranceway

Three (3) major improvement projects comprise the entrance plan for the southern approach to Highland Park. These projects collectively and are interrelated. Together they will create an image of a stable, viable residential neighborhood, reflect its architectural heritage, and serve in a functional capacity to welcome those approaching from the downtown and provide information about the neighborhood. They consist of the Community House, Rowen Avenue Improvements and the Entrance Park:

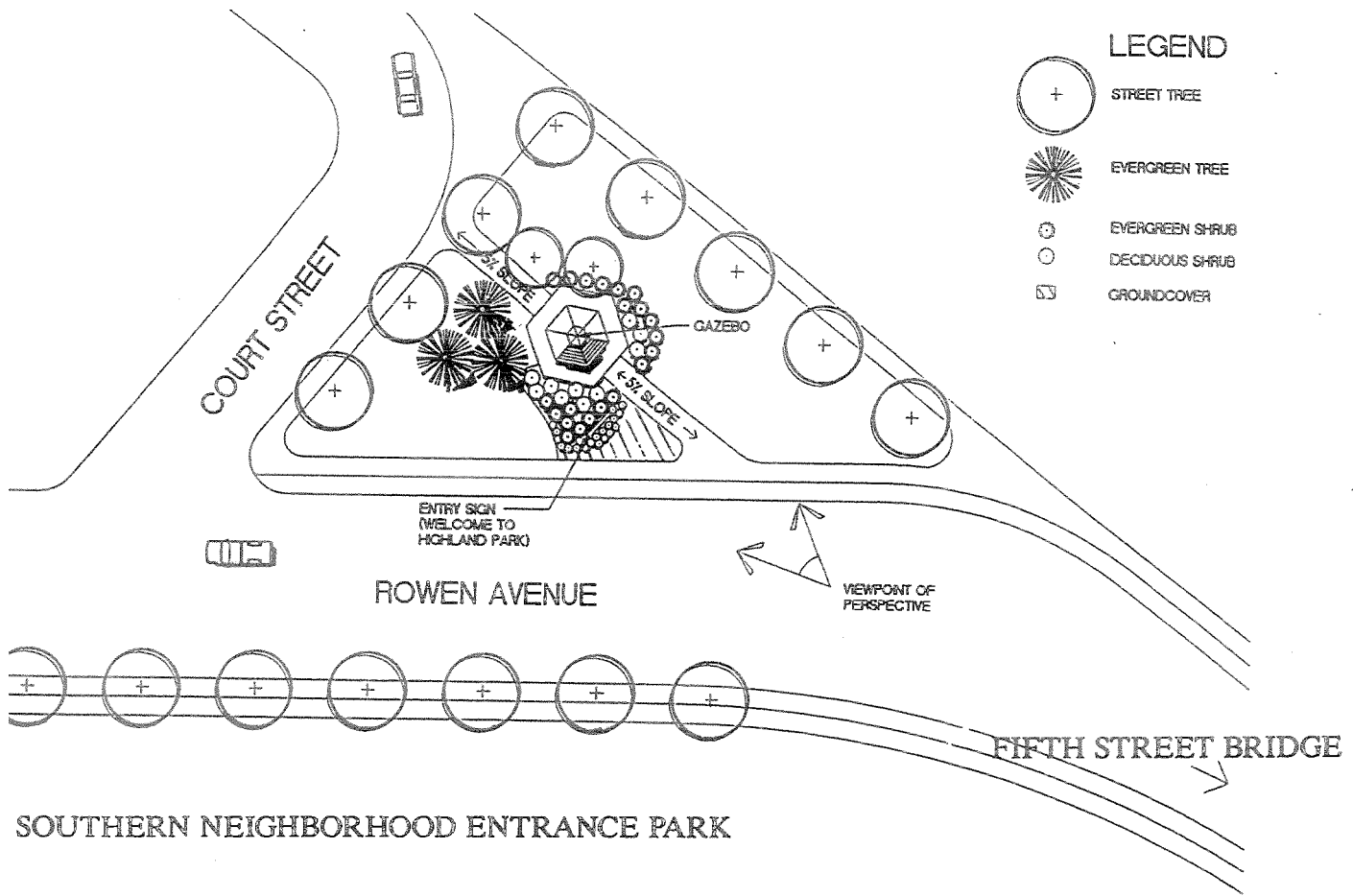
ENTRANCE PARK

The first visual impact of Highland Park when approaching from the downtown is the new bridge (to be renamed by the community) and a small passive park developed at the northern terminus of the bridge. The Schematic Plan illustrates the design features that help accomplish the above entranceway objectives. The plan envisions an elevated (raised) landscaped area traversed with a pedestrian walk, lighted with a community sign. The focal point is an open gazebo of Victorian design that conveys a semblance of the local architecture and can be used for community functions (band box). Parking is not provided. The structure is accessible mostly by walking and located so that vehicle lights will continue to enhance visibility. Various neighborhood activities and festivities, Christmas and holiday functions can be carried on at the park. Final plans should also address design features that will discourage unwanted loiterers.

While outside the study area two additional improvements are important to the image and initial impression of the southern tip. Direct access from the downtown will be impacted with any realignment or closing of Fourth Street as part of the Convention Center/Richmond Centre expansion. The neighborhood supports these improvements but needs a strong link with downtown that is direct and convenient for residents and commuters. Also, Shockoe Bottom has been the subject of various institutional use proposals; juvenile detention, homeless shelters, etc. that visibly are tied to the new bridge and neighborhood. The compatibility of such uses is of concern lest the neighborhood becomes a principal location for such uses and related nuisance problems.

ROWEN AVENUE IMPROVEMENT

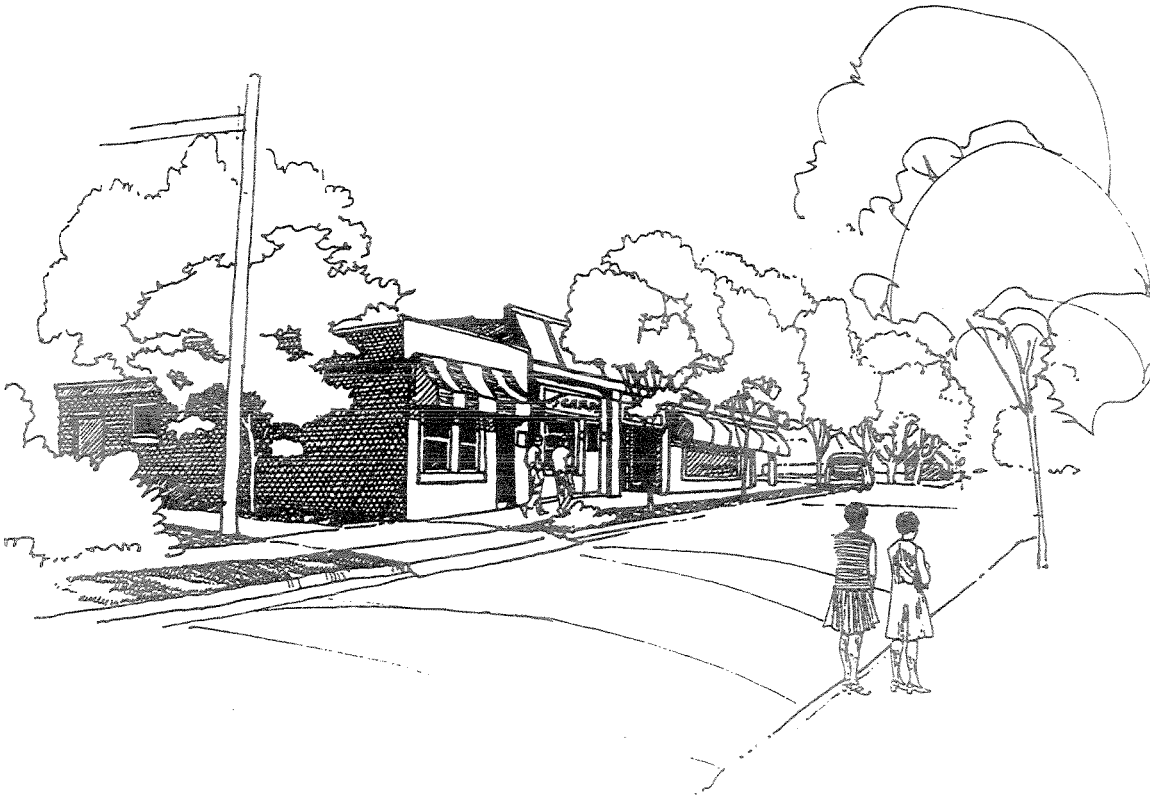
The Illustrative Plan shows a more finished streetscape for the principal access route from the bridge. Sidewalks and a six foot wide grass area with street trees are shown along the entire length of Rowen Avenue's western edge. Street lighting and the landscaping will help unify and connect the Entrance Park and the Community House with the entrance environment.



7. Chestnut Street Revitalization Project

The revitalization of Chestnut Street has several objectives including raising the visibility of the area, the viability and mix of uses and the area's esthetics. Renovation of the existing commercial structures is important in creating a new image. The conversion of adjacent deteriorated property to a commercial/professional office use will serve to eliminate blight and provide for new development within a more compatible, complementary residential environment. The design of infill office should contribute to the residential character. Improvements should create a new streetscape of pedestrian paving, street trees, ornamental lighting, signage and some limited parking.

- Discontinue Non conforming Lounge/revoke liquor/beer/wine sales; target retail and service uses (professional offices)
- Commercial Rehabilitation Loan(s)
(Renovate commercial uses - target neighborhood retail and services - grocery, drug, hair, shoe repair, etc.)
- Small Business Loan Programs
- Streetscape Improvements -Ornamental lighting, paving/walks, street trees, signage, limited parking



IMPLEMENTATION TOOLS

1. Conservation/Redevelopment Plan (Revision)

The Conservation Plan for the Highland Park Program Area No. 15, adopted by City Council and the Richmond Redevelopment and Housing Authority (RRHA), constitutes a Rehabilitation Plan for the area. The execution period for the Rehabilitation Plan is established at no more than ten (10) years contingent upon the completion of all rehabilitation activities (projected 1998). The plan was prepared in accordance with Title 36 of the Code of Virginia with a stated goal "to revitalize the Highland Park community through a comprehensive program which is designed to eliminate, through staged rehabilitation, all blight, deterioration and blighting conditions and to improve the existing housing and surroundings to create an attractive, livable, healthful, safe and physically sound community environment." The Plan also established general community and housing rehabilitation goals and objectives to achieve the stated primary goal and to prevent the recurrence of blighting conditions. Existing conditions of serious blight are still prevalent in the area, the incidence of crime is higher and ownership has declined. A new effort is needed if revitalization goals are to be accomplished.

Project Activities

Activities identified in the Conservation Plan include only rehabilitation financial assistance with professional guidance and technical assistance made available by RRHA to owners of property in the project areas. The boundary of the area is identified on the Boundary and Acquisition Map CP-1 (April 1988). Part of the Conservation Area lies within the southern tip of the Highland Park Study Area. Emphasis of the plan is on financial assistance to owner occupants, although Urban Homesteading and Rental Rehabilitation assistance is also available to provide affordable homeownership and rental opportunities for low and moderate income families in accordance with a citywide rehabilitation program. Priority consideration is given to current residents of Highland Park. The Conservation Plan does not identify any real property "To Be Acquired" for spot blight removal or rehabilitation. Also, there is no planned strategy for capital improvements to correct deficiencies and conditions contributing to blight. The Conservation Plan, however, does stipulate that real property may be acquired for spot blight clearance and acquisition for rehabilitation under the following conditions:

- A property owner is unable or unwilling to rehabilitate the property but is willing to sell the property to the Richmond Redevelopment and Housing Authority.
- A property contains intermediate or major structural and/or environmental deficiencies and a period of one year, plus an additional 30 days notice has elapsed since receipt by the owner of the initial notice from Richmond Redevelopment and Housing Authority requiring that such property be brought into compliance with the Residential Rehabilitation Standards set forth in the Plan; or when the provisions of any ordinance or code of the City of Richmond and the requirements set forth in said notice have not been met.

All rehabilitation activities are to be carried out in compliance with Property Rehabilitation Standards (HUD Section 8 Housing Quality Standards) for residential and commercial property within the Conservation Area.

Citizens Advisory Committee

The Conservation Plan provides for annual review of the progress of program activities by the Highland Park Joint Interest Housing Committee. Reports, studies, data, and other pertinent information are to be provided by the Authority. Also, the effectiveness and yearly program budgets of the various activities including Rehabilitation Loan and Grant Program, the Rental Rehabilitation Program, the Urban Homesteading Program and others developed by the Authority are subject to review by the Committee.

Neither the Highland Park Southern Tip Neighborhood Association nor a Citizens Advisory Committee provides any ongoing input to the RRHA or City regarding progress or implementation of the plan. The role of the Highland Park Southern Tip Neighborhood Association must be meaningful and again formalized if the objectives of the plan are to be accomplished. The Citizen Committee needs to review project boundaries, recommend adjustments, assist in identifying properties "To Be Acquired" for blight removal and to accomplish the objectives of the Conservation Plan, review effectiveness of ongoing loan and grant programs, serve in advisory capacity for new development through the site plan review process and specific plan and specifications review of new buildings for compliance with design standards of compatibility and finally, assist in the development of annual improvement budgets for the neighborhood. All of these responsibilities of the committee are currently set forth in the Conservation Plan but need to be initiated as part of a formal process with the City and the Authority.

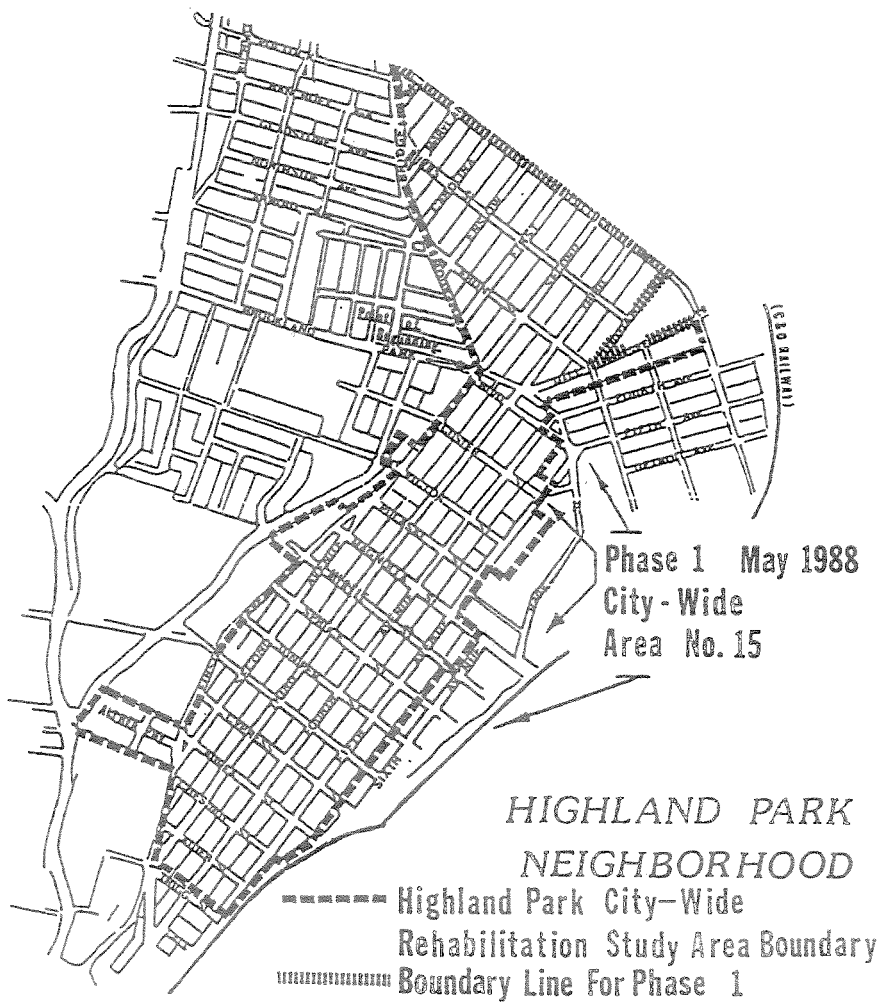
Capital Improvements

To complement rehabilitation improvements in Highland Park and to correct deficiencies in the physical environment, the Conservation Plan should set forth specific capital improvements that will support revitalization. Vehicular circulation, streetscape and public facilities are the primary infrastructure requiring attention and a budget and schedule for completion.

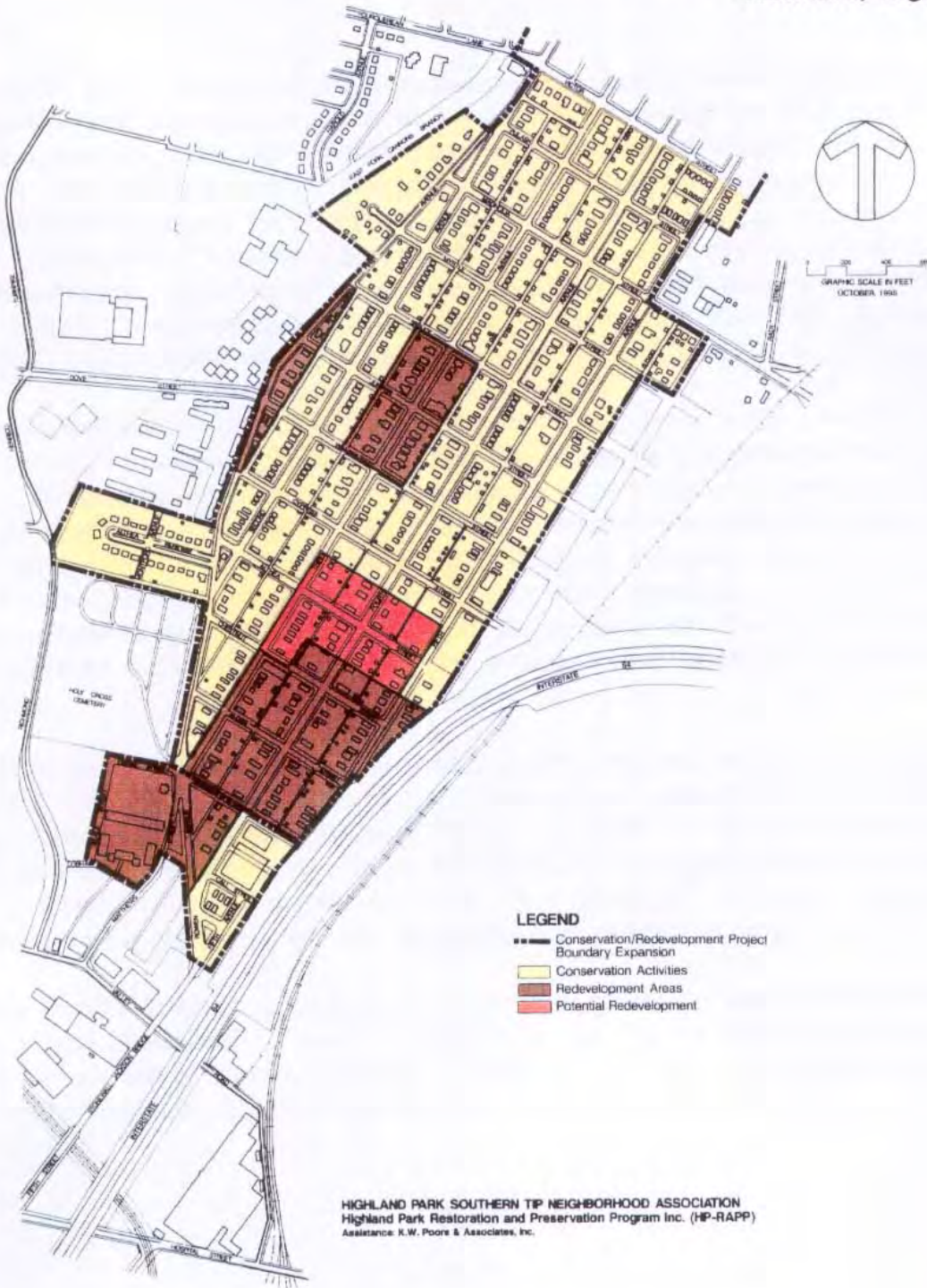
Amendments to the Conservation Plan are necessary. The boundary on the southern tip should be expanded to include substandard and nonconforming properties south to the Fifth Street Bridge and Matthews Street. The time limitation of 1998 to carry out activities should be extended to an execution period ending year 2008. Redevelopment areas (substantial degree of substandardness, abandoned property and other conditions of blight) are delineated on the exhibit Redevelopment Areas. Specific properties "To Be Acquired" should be shown on the Boundary and Acquisition Map (CP-1) and recommended changes to the land use plan shown on the Land Use Map (CP-2).

- o *Amend Conservation Area boundary* - Include southern tip Highland Park; revise completion date from 1988 to 2008; identify properties to be acquired (TBA); prepare Boundary and Acquisition Map

- *Redevelopment Activity Permitted under Title 36*
Real Property Acquisition (RRHA)
 - * Clearance - Removal of Blight
 - * Rehabilitation - Units Suitable for Rehabilitation
- *Reactivate Citizen Advisory Committee*
- *Advisory Role - Highland Park Neighborhood Association*
Purpose - Achieve Conservation/Redevelopment Plan Objectives
 - * Compatibility of Infill Housing using New Development Standards and Guidelines
 - * Identify Abandoned Cars; Debris; Dilapidated Sheds for Removal
 - * Identify Incipient Violations Building and Housing Code.



**CONSERVATION/REDEVELOPMENT AREAS
BOUNDARY EXPANSION**
Highland Park Conservation Area No. 15
NEIGHBORHOOD REVITALIZATION STUDY
Highland Park Southern Tip (Chestnut Hill)
Richmond, Virginia



- LEGEND**
- Conservation/Redevelopment Project Boundary Expansion
 - Yellow Conservation Activities
 - Brown Redevelopment Areas
 - Red Potential Redevelopment

HIGHLAND PARK SOUTHERN TIP NEIGHBORHOOD ASSOCIATION
 Highland Park Restoration and Preservation Program Inc. (HP-RAPP)
 Assistance: K.W. Poore & Associates, Inc.

2. Designation Historic Area - Eligibility for Historic Tax Credits

The Highland Park area includes a significant concentration of historic structures and the City of Richmond has completed the Preliminary Information Form (PIF) and formally declared Highland Park (Chestnut Hill/Plateau Historic District) as eligible for listing on the National Register. An Historic District is a group of historically related resources that meet the established criteria for eligibility and significance on the national, state or local level. The boundaries are drawn to include the highest concentration of resources that contribute to the significance of the district.

With the PIF process completed, a Reconnaissance level survey of the Highland Park Southern Tip neighborhood is needed, in which each structure is surveyed and photographs taken by a qualified consultant. The cost typically ranges from \$15,000 to \$25,000. Funds for this type of survey are available on a competitive basis through a Cost-Sharing Program between the State and the City of Richmond (50% match between the State and local government) administered by the Department of Historic Resources (DHR). The only eligible recipient is the local government entity. Applications are accepted until May 1 and funding is available by July 1, 1996. A list of Consultants to do this type of survey is available from DHR. It should be noted that CDBG funds and HOME funds have been used to defray cost.

Financial benefits of historic district designation are mainly in the form of tax incentives for the rehabilitation of income-producing properties. Under the Federal government's Incentive Tax Credit (ITC) program, owners of income producing historic properties can take a 20% income tax credit on the cost of rehabilitating buildings for industrial, commercial or residential purposes (rental properties). The rehabilitated buildings must be a certified historic structure and all rehabilitation work must meet the Secretary of Interior's Standards for Rehabilitation. Other benefits include technical assistance with repair, maintenance, and rehabilitation projects and also the opportunity, in some cases, of granting a preservation easement to receive federal tax deductions.

Another Federal tax credit that has been used in historic preservation projects is the Low Income Housing Tax Credit (LIHTC). It is based on the total development cost and the number of low-income units produced in rental housing. These tax credits can be taken for new construction and acquisition but their utilization in the rehabilitation of existing structures have made this tax credit an increasingly important tool for preservation efforts. LIHTC are available under either a nonprofit or for-profit pool and are principally administered by VHDA.

Historic District designation helps foster community pride, private revitalization efforts and attract private investment. Formal recognition on the Register encourages better public and private stewardship of historic properties. Preservation efforts in the Highland Park Southern Tip neighborhood will help contribute to local employment and prosperity.

3. Zoning District Regulations (Revise)
 - a. Reduce size of area for multifamily use - Towne View site for Industrial
 - b. Downsize heavy industry to light industry classification
 - c. Zone single family residential (detached) throughout the entire neighborhood.
 - d. Allow multifamily elderly housing and duplex as special uses only
 - e. Rezone Chestnut Street commercial area for professional services as special use only

4. Enterprise Zone Designation (Meadowbridge Rd.)
(outside target study area)
* Meadowbridge Rd. Commercial Area to serve as primary neighborhood commercial center.

IMPLEMENTATION RESPONSIBILITIES

1. Highland Park Southern Tip Neighborhood Association
 - a. Citizen Patrol - Neighborhood Watch
 - * Neighborhood Watch - Organization with Block Captains (training by police personnel)
 - * Citizen Patrol - vehicles surveillance - precinct communication (police training program)
 - b. Administration and Advisory Responsibilities
 - * Neighborhood Revitalization Plan Revisions
 - (1) Identification of Needed Improvements
 - (2) Budget submissions annually to City of Richmond
 - * Compliance of new development proposals with Conservation/Redevelopment Plan
 - * Community Center - Adult and Children Programs and Services at Center
 - * Screening/Monitoring - Proposed Multifamily Projects, Infill Housing, Special Use Request, Commercial Use Licensing
 - c. Neighborhood Cleanup - vacant lots, yards, alleys, (annual citizen effort)
2. Richmond Redevelopment and Housing Authority (RRHA)
 - a. Property Acquisition and Clearance - Involuntary (under Title 36 pursuant to Conservation/Redevelopment Plan).
 - b. Residential Rehabilitation Loan
 - c. Homeowners, Elderly, Supplemental Grant Program, Housing Repair Grant Program
 - d. HOME, Rental Rehab Program
 - e. Maintenance Escrow
3. Highland Park Restoration and Preservation Program (HP-RAPP)
 - a. Property Acquisition
 1. Clearance of Substantial Units/target as infill housing site.
 2. Rehabilitation of Structures "Suitable for Rehabilitation"
 3. Property Disposition
 - b. New Affordable Housing Development (infill housing)
 - c. Residential Rehabilitation Loan Program (single family)
 - Model Home-Example of Rehab Techniques/Training
 - d. Homeownership Assistance/Downpayment Assistance
 - e. Entrepreneurial Business Programs-Richmond Business Loan Program
 1. Start-up assistance - eligibility requirements
 2. Capitalization (loan and grant program)
 3. Program performance monitoring
4. Greater Richmond Blueprint 2000
 - * Nationsbank (Financial and Technical Support)
 - * Other financial Institutions under Community Reinvestment Act (CRA)

The Community Reinvestment Act (CRA) was enacted as part of the Housing and Community Development Act of 1977. It is intended to encourage banks and other lending institutions to take active steps to meet the credit needs of their local communities, especially low and moderate income neighborhoods. The ability of an individual financial institution to relocate, open branch offices, merge with another bank, receive charters and/or deposit insurance, or to acquire automatic teller facilities is dependent upon the institutions lending activities in its local communities.

Through their CRA activities most lenders today offer special loan packages to individuals and community groups (usually Community Development Corporations) to assist in developing or rehabilitation low or lower income housing. Many lenders even have created Community Reinvestment departments or divisions to work with community groups on inner city lending.

Officials of NationsBank, headquartered in Charlotte, North Carolina, have initiated a series of meetings with community leaders of the Highland Park-Chestnut Hill neighborhood to identify the role of NationsBank in neighborhood revitalization efforts. Guiding the efforts of NationsBank is Blueprint 2000: A Framework for Building Tomorrow's Communities, a document resulting from the national conference on community and economic development hosted by NationsBank in Washington, D.C. in February 1995. The purpose of the conference was to convene community leaders from approximately 111 communities in 10 states to evaluate the progress of community and economic development, both nationally and locally, as well as to identify new resources and strategies for revitalizing communities.

Recognizing the need to take a comprehensive approach to community development, the NationsBank Neighborhood Program provides a holistic approach to neighborhood revitalization that relies on collaboration and partnerships. The program mobilizes the many resources of NationsBank including technical and financial expertise, investment, and education and combines its resources with other community resources to revitalize inner-city neighborhoods like Highland Park.

PROGRAM IMPLEMENTATION SUMMARY

Highland Park Southern Tip

PROGRAM ACTIVITIES - YEAR 1	RESPONSIBILITY	COST	FUNDING SOURCES
1. Formal Adoption of Neighborhood Revit. Plan	CPC/City Council		
2. Revision of Highland Park Conservation Area Plan	RRHA	\$15,000	Op. Budget
Formal Designation as Conservation Redev. Area	RRHA & City Council		
3. Historic District Reconnaissance Survey	City DCD/HPSTNA	\$18,500	DHR, Op. Budget, CDBG
4. Zoning Ordinance Revision/District Maps	City DCD	\$3,000	Op. Budget
5. Conservation/Preservation Activities			
a. Real Property Acquisition			
* Property Acquisition - 5 vacant/boarded	RRHA	\$125,000	CDBG
8 vacant/ boarded			
* Acquisition vacant parcels (3)	HP-RAPP	\$145,000	Home/CDBG/LISC
* Property Management	HP-RAPP	\$13,500	CDBG/HOME
b. Housing Rehabilitation	HP-RAPP	\$5,800	CDBG
* Rehabilitation Loan Program			
* Rehabilitate - 3 houses	RRHA	\$240,000	CDBG
8 houses			
* Emergency Home Repair-10 dwellings	HP-RAPP	\$480,000	VHDA/HOME/CDBG
c. Infill Housing Development (1)	HP-RAPP	\$50,000	LISC
d. Demolition 2 vacant/substandard	HP-RAPP	\$80,000	Banks/VHDA/LISC/HOME
6. Public Infrastructure Improvements	HP-RAPP	\$15,000	CDBG/HOME
a. Entrance Park (5th Street Bridge)	City- DPW	\$58,250	CIP
* Sidewalks , signage		\$10,250	
* Street trees/landscaping		\$9,500	
* Gazebo/Landmark		\$18,500	
* Lighting		\$20,000	
b. Sidewalk, Curb & Gutter (2,200 LF)	City- DPW	\$55,000	CIP
c. Rowen Avenue Streetscape Improvements	City- DPW	\$97,500	CIP
* Property Acquisition - 20 ft easement		\$12,000	
* Sidewalks & curb & gutter		\$24,000	
* street trees (850 LF) landscaping		\$21,500	
* street lighting		\$40,000	

PROGRAM IMPLEMENTATION SUMMARY

Highland Park Southern Tip

PROGRAM ACTIVITIES - YEAR I	RESPONSIBILITY	COST	FUNDING SOURCES
d. Community House			
*Acquisition Abandoned Service Station	RRHA	\$61,000	CDBG
*Tank Removal			
Demolition (Bldg & Pavement) \$8,500			
* Community House Construction	HP-RAPP	\$103,950	VHDA/Banks/HOME/LISC
(1450 SF) \$95,200	Neighborhood Assoc.		
*Offstreet Parking - 12 spaces			
Landscaping, walks signage \$8,750			
Landscaping, Walks			
e. Remove Non-Conforming Billboard(s)	HPSTNA/DCD		Op. Budget
f. Neighborhood Tot-Lot			
Property Acquisition	HP-RAPP/RRHA	\$20,000	CDBG
Park Design	HPSTNA/DRP	\$3,000	CDBG (Neigh. Partner Prg.)

PROGRAM FUNDING TOTALS - YEAR I

CDBG	\$464,800
Mixed (CDBG/HOME)	\$573,500
Oper. Budget	\$26,500
CIP	\$210,750

GLOSSARY OF TERMS AND SYMBOLS

HOME	HUD's Housing Opportunities Made Equal Program
LISC	Local Initiatives Support Corporation
Op Budget	City's Annual Operating Budget (General Fund)
HPSTNA	Highland Park Southern Tip Neighborhood Association
CDBG	Community Development Block Grant Program
VHDA	Virginia Housing Development Authority
HP-RAPP	Highland Park Restoration and Preservation Program, Inc.
RRHA	Richmond Redevelopment and Housing Authority
DCD	Richmond Department of Community Development
DRP	Richmond Department of Recreation and Parks
DPW	Richmond Department of Public Works
DHR	Virginia Department of Historic Resources

PROGRAM IMPLEMENTATION SUMMARY

Highland Park Southern Tip

PROGRAM ACTIVITIES - YEAR 2	RESPONSIBILITY	COST	FUNDING SOURCES
1. Chestnut Revitalization Design			
* Survey & Design Streetscape	City-DCD	\$37,000	Operating Budget, Banks, VHDA, LISC
* Marking Program	HPSTNA/HP-RAPP		
* Commercial Building Renovation	HP-RAPP		
2. Conservation/Preservation Activities			
a. Real Property Acquisition			
* Property Acquisition - 5 vacant/boarded	RRHA	\$150,000	CDBG, Banks, VHDA, LISC
- 10 vacant/boarded	HP-RAPP	\$285,000	
* Acquisition Vacant Parcels (3)	HP-RAPP	\$15,000	
* Property Management		\$6,000	
b. Housing Rehabilitation			
* Rehab Loan Program	RRHA	\$350,000	CDBG, HOME, LISC
Rehabilitate	HP-RAPP	\$720,000	VHDA, CDBG, HOME, LISC
5 houses	HP-RAPP	\$75,000	HOME, CDBG
12 houses			
* Emergency Home Repair			
* Christmas in April			
c. Infill Housing Development (3)			
d. Demolition - substandard houses (3)			
3. Acquisition/Clearance (Towne View)			
a. Matthews Hts. Apts. 90 units	HP-RAPP	\$240,000	Banks, VHDA, LISC, HOME
b. Relocation Assistance	HP-RAPP	\$22,500	CDBG
Rental Assistance 20 @ \$6500			
Moving Expenses	City, RRHA	\$695,000	CDBG
c. Demolition	RRHA	\$130,000	CDBG
d. Property Maintenance/Disposition		\$12,500	CDBG
4. Public Infrastructure Improvements			
a. Neighborhood Tot Lot (Fifth Street)	RRHA	\$67,500	CDBG
Landscaping, Walks, Fencing	RRHA	\$8,500	CDBG
Children's Equipment	City, DRP	\$50,000	CIP
			Richmond Community Foundation, 4 Kids Sake

PROGRAM IMPLEMENTATION SUMMARY

Highland Park Southern Tip

PROGRAM ACTIVITIES - YEAR 2	RESPONSIBILITY	COST	FUNDING SOURCES
b. First Avenue Widening/Reconstruction (Trigg to Chestnut) ROW Acquisition 15 ft (6 properties) \$8,200 Acquisition (corner lot & improvements) \$33,000 Demolition Widening & Resurface \$45,800 Sidewalk, C & G Design, Survey, Appraisal, Legal \$13,500	City-DPW	\$126,600	CIP
c. Resurfacing Second Ave. (Chestnut to Willow) Milling/overlay 3,000 SY	City-DPW	\$30,000	CIP
d. Third Avenue Demonstration Project (Phase II) (Chestnut to Willow) *Milling/Overlay \$30,500 *Curb bumpouts/drainage \$10,800 (Trigg, Chestnut, Willow) *Landscaping (Street Trees) \$2,000 Ornamental Lighting Sidewalks Improvements/Replacement	City-DPW	\$43,000	CIP
e. Dove Street Streetscape Improvements Design, Survey Street Trees, Landscaping Sidewalks 3000 LF Fencing 160 LF	City-DPW	\$40,000 \$27,000 \$25,100	CIP CIP CIP

PROGRAM FUNDING TOTALS - YEAR 2

CDBG	\$1,792,000
Mixed (HOME CDBG)	\$75,000
Operating Budget	\$7,500
CIP	\$341,700

PROGRAM IMPLEMENTATION SUMMARY

Highland Park Southern Tip

PROGRAM ACTIVITIES - YEARS 3 to 6	RESPONSIBILITY	COST	FUNDING SOURCES
1. Conservation/Preservation Activities			
a. Real Property Acquisition			
*Property Acquisition	RRHA	\$135,000	CDBG
5 Vacant/Boarded			
8 Vacant/Boarded			
*Vacant Land Acquisition	HP-RAPP	\$160,000	CDBG, HOME, LISC
2 Parcels			
*Property Management		\$9,600	CDBG
b. Housing Rehabilitation			
* Rehabilitation Loan Program			
* Rehabilitate - 3 houses	RRHA	\$240,000	CDBG
8 houses			
* Emergency Home Repair-10 dwellings	HP-RAPP	\$480,000	VHDA/HOME/CDBG
c. Infill Housing Development (1)			
* Demolition 2 vacant/substandard	HP-RAPP	\$50,000	LISC
d. Real Property Acquisition (Clearance)			
a. Chestnut Street Structure (1)			Banks/VHDA/LISC/HOME
*Property Acquisition	RRHA	\$66,500	CDBG/HOME
2 Parcels			
*Relocation Assistance			
Rental Assistance 1 @ \$6,500		\$ 7,000	
Moving Expense			
*Demolition		\$ 7,500	
b. First Avenue Acquisition/Clearance (3 blocks)			
*Property Acquisition	RRHA	\$509,500	CDBG
incl. legal, appraisal			
12 structures			
*Relocation Assistance			
4 owner-occupied replacement		\$ 40,000	
3 rental assistance		\$ 19,500	
*Demolition (12 structures)		\$ 65,000	

PROGRAM IMPLEMENTATION SUMMARY
Highland Park South Tip

PROGRAM ACTIVITIES - YEARS 3 to 6	RESPONSIBILITY	COST	FUNDING SOURCES
3. Public Infrastructure Improvements			
a. Third Avenue Demonstration Project Phase II (Willow to Magnolia)			
*Milling/Overlay 2200 SY \$22,000	City-DPW	\$30,000	CIP
*Curb bumpouts/drainage \$ 6,500			
*Landscaping (Street Trees) \$ 1,500			
Sidewalk Improvements/Replacement			
b. Neighborhood Tot Lot (3rd & Althea)	City-DRP	\$21,000	CIP
*Park Design		\$65,000	
*Property Acquisition \$6,000			
*Landscaping, Walks, Fencing			
* Children's Equipment			
c. First Avenue Resurfacing (Myrtle to Althea)			
*Mill/Overlay 5000 SY \$50,000	City-DPW	\$80,200	CIP
*Replacement C & G, Sidewalks (one side) \$30,200			
First Avenue Passive Park -Street Trees, Grading			
d. Second Avenue & Fourth Avenue Ornamental Lighting (Chestnut to Willow) 45 units	City-DRP	\$12,800	CIP
	City-DPW	\$54,000	CIP
e. Neighborhood Sidewalk Repair/Improvements			
4. Community Recreation & Cultural Arts Center			
*Architectural Design	City-DPW	\$50,000	CIP
*Community Center w/Day Care (20,000 SF) Parking (60), Landscaping, Signage.	City-DRP	\$140,000	CIP, Banks, CDBG
*Tot Lot		\$1,560,000	
5. Chestnut Street Revitalization			
*Sidewalk, Landscaping (Street Trees) \$13,500	HP-RAPP, DPW	\$20,000	CIP
*Ornamental Pedestrian Lights \$15,000	City-DPW	\$56,000	CDBG, CIP
*Alley Improvements \$12,500	City-DPW		
*Rehab. Assistance/Commercial Bldgs. (Facade & Moderate Rehab.) \$15,000	HP-RAPP		CDBG

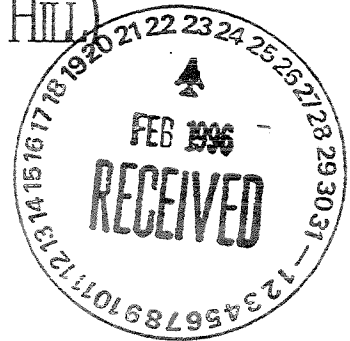
PROGRAM FUNDING TOTALS - YEARS 3-6

CDBG	\$1,330,600
Mixed (HOME/CDBG)	\$550,000
Operating Budget	\$0
CIP	\$374,000



APPENDIX

HIGHLAND PARK SOUTHERN TIP (CHESTNUT HILL)
NEIGHBORHOOD REVITALIZATION PLAN
(DRAFT 2/9/96)



COMMENT SHEET

I own the house at 1202 Juniper St. I pay ^B500⁰⁰
a year in taxes. I have tried to sell it no one
will buy it or rent it because of the drugs and
crime in the neighborhood. I am so happy at this
Plan that you all have. Maybe this will help the
poor people in the neighborhood that have work so
hard to pay for these houses and can't get anything
for them. Thank you.

Please return to:

Shirley Johnson, President
P. O. Box 6158
Richmond, VA 23222

or

Dept. of Community Development
900 E. Broad St.
Room 508
Richmond, VA 23219

Optional:

Name Clara C. James
Address 2005 Marston Ave.
Richmond Va 23224

HIGHLAND PARK SOUTHERN TIP

Neighborhood Association

HIGHLAND PARK RESTORATION AND
PRESERVATION PROGRAM INC. (HP-RAPP)

RICHMOND REDEVELOPMENT AND HOUSING AUTHORITY

HIGHLAND PARK SOUTHERN TIP NEIGHBORHOOD ASSOCIATION

The Highland Park Southern Tip Neighborhood Association was officially formed in September 1995 for the purpose of promoting Highland Park's Southern Tip as "a model residential neighborhood attractive to families and homeowners within a 'park-like' setting where residents take pride in the friendliness of neighbors, maintain a safe and clean environment, preserve the beauty and history of its homes, and work together in improving the quality of life for all its residents." The boundaries of the Highland Park Southern Tip are defined by the Association as Magnolia Street on the north; Court Street on the south; First Avenue/Rowen Street on the west; and Fifth/Sixth Avenue on the East.

Association efforts to revitalize the Highland Park Southern Tip are based on economic development, environmental, historic preservation, housing, land use/zoning, public safety, and transportation goals established in the organization's By-Laws:

Economic Development

Foster a working relationship with the commercial and industrial business community within and adjacent to the Southern Tip to ensure a wide range of employment opportunities for existing and future residents.

Environmental

Improve cleanliness and appearance of all public places including sidewalks, street trees, streets, and alleys.

Emphasize responsibility of residents to maintain their properties in a clean, healthy, and orderly manner, and promote programs to assist clean-up and recycling efforts.

Beautify community spaces.

Historic Preservation

Promote historic assets of the neighborhood to establish its identity, foster community pride, and encourage reinvestment.

Preserve and enhance the key elements of the natural and built environment, such as the tree-lined streets, beautiful homes, and ornamental lighting to fashion the neighborhood like a park.

Housing

Conserve and rehabilitate existing housing stock to the greatest extent possible.

Expand homeownership opportunities for all people of all incomes and maintain affordability for first-time buyers and elderly.

Eliminate all vacant and boarded homes that are not architecturally significant and that threaten the public's safety.

Support development and construction of infill homes that complement the scale and design of existing neighborhood housing.

Land Use/Zoning

Single-family land uses should be expanded throughout the neighborhood and future two-family uses discouraged.

Concentrate commercial land uses on Brookland Park Boulevard and Meadow Bridge Road.

Encourage location and development of community facilities in area which support the educational, recreational, and civic needs of both children and adults in the neighborhood.

Create more maintained open green space opportunities that improve the image of the neighborhood.

Public Safety

Implement citizen-based initiatives in cooperation with local law enforcement designed to prevent crime, discourage unwanted loitering, and bring the community together.

Immediately secure abandoned homes to avoid the temptation for criminal activities.

Establish a non-threatening pedestrian environment.

Transportation

Maintain existing convenient access to downtown and the Interstate.

Maintain existing bus service in neighborhood.

Discourage and mitigate vehicular traffic patterns that unreasonably encroach upon the solitude of a residential neighborhood.

Standing committees corresponding to each of the goal areas (environmental, historic preservation, housing, etc.) noted above have been established by the Association. In addition, a fundraising committee and public relations/recruitment committee have been established. At a minimum, the Association meets on a quarterly basis; and the Board of Directors meets the 3rd Tuesday of every month. The Board of Directors is selected from the Association whose membership consists of "any person residing, owning property, or representing a business, church or other organization in or impacting the Highland Park Southern Tip and paying membership dues if established."

HP RAPP
Highland Park Restoration and Preservation Program, Inc.

The Highland Park Restoration and Preservation Program, Inc. (HP RAPP) is a non-profit community development corporation that was created in 1986 "to work as a central citizen volunteer organization to restore and preserve the culture, character, safety, housing and life performance of its residents . . . and to act as a conduit for public/private investments in Highland Park's housing, environment and human resources."

The most significant threats to the Highland Park Neighborhood have been identified by HP RAPP as the lack of effective land use and the lack of affordable housing. The established goals and programs of HP RAPP reflect these concerns and thus focus on housing and environmental issues. The stated goals and the programs of HP RAPP are as follows:

Goal 1: Restoring Housing Where People Live.

HP RAPP provides housing rehabilitation assistance to approximately 25 homes annually with funds obtained from the City of Richmond's Housing Conservation Program. Such assistance consists of low-interest loans to low-income families and grants for the elderly. HP RAPP has also been able to assist low-income and elderly home owners with emergency repair needs through Community Development Block Grant (CDBG) funding received from the City. Approximately 100 Highland Park residents have received emergency repair assistance to correct critical situations resulting from deterioration, failing heating and plumbing systems, and decaying roofs and floors. Home owners are able to receive up to \$3,000 in contractor assistance.

HP RAPP also provides downpayment grant assistance to qualified low-income first time home buyers. HP RAPP has assisted approximately 75 households in purchasing homes in Highland Park.

Goal 2: Preserving Land Use to Protect the Environment.

HP RAPP has responded to the need for environmental preservation and development through its efforts to keep the Highland Park Neighborhood clean and safe and by promoting projects that provide "a sense of place" through beautification and appropriate uses of open space. For example, HP RAPP maintains an urban community Arboretum consisting of a professionally landscaped site of unique trees, plants, shrubs, and open space which is nationally recognized for its natural and cultural enhancement of the Highland Park community. HP RAPP was responsible for the design and development of the Arboretum. HP RAPP has also sought funds to create a treeline gateway to the community. Highland Park's historical gateway (bridge) entrance to the community is in poor condition due to traffic decay and is being replaced as part of a two year construction project to define a new landscape design and preserve the entryway's open space.

Goal 3: Rebuilding the Neighborhood for Community

The rapid transformation in the residential population of Highland Park replaced the intimacy of the neighborhood with absentee landlords, rental and rooming houses, and abandoned and vacant properties. At the same time, many homeowners left the neighborhood and as a result, housing deterioration and a lack of community pride now persist.

HP RAPP is actively committed to rebuilding the neighborhood through the development of the neighborhood's southern tip. Increased home ownership, improvement and maximization of appropriate uses of open space, enhancement of the environment for cultural activities, and the creation of a sense of community would be achieved by successful redevelopment efforts.

- 2084 Square Feet
- 3 Bedroom & In-Law Suite
- 1-1/2 Baths & roughed in for additional full bath
- Large eat-in Kitchen
- Majestic staircase with mezzanine landing
- New Kitchen Appliances
- Washer/Dryer hookups
- New Central Heating & Air
- Refinished floors
- Reception Hall
- Basement
- Full front porch
- Huge yard
- Totally renovated throughout

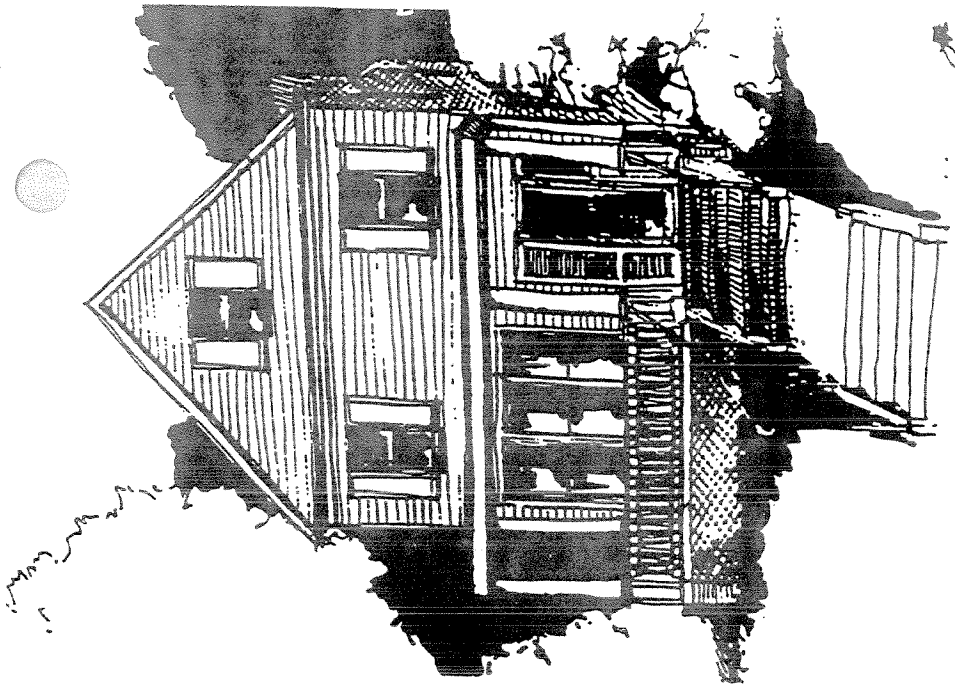
- 5% USDA Permanent Mortgage Financing
- \$3,000 H.P. RAPP Down Payment Grant



(804) 321-5060

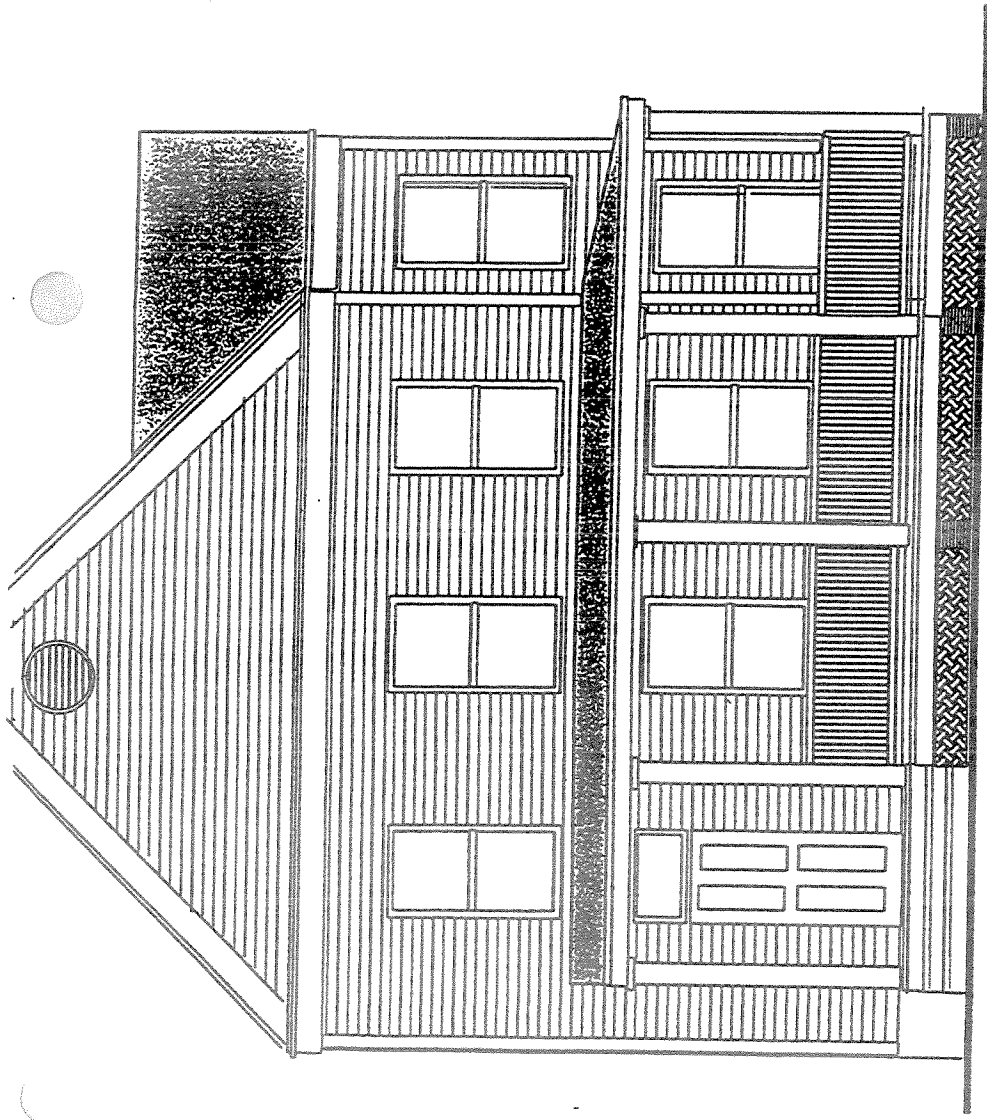
Highland Park Restoration
and Preservation Program, Inc.
3011 Meadowbridge Road
P.O. Box 28011
Richmond, VA 23260-5011

2112
Fifth Avenue



DESIGN

2008 East Franklin Street #18
Richmond, Virginia 23223
Tel: (804) 646-9506
Fax: (804) 643-5300



O DEL UNIT (SHORT FRONT) •
OR HIGHLAND PARK RESTORATION & PRESERVATION LEAGUE INC

PROPOSED
FRONT ELEVATION

SCALE: 1/8" = 1'-0"

0 1 2 3 4 5 FEET



3

0493

Naomi Askew Hall
Model Rehabilitation Home



Dedication Ceremony

November 21, 1995

11:30 am

2400 Third Avenue • Chestnut Hill • Highland Park

Special thanks to Project Funders:

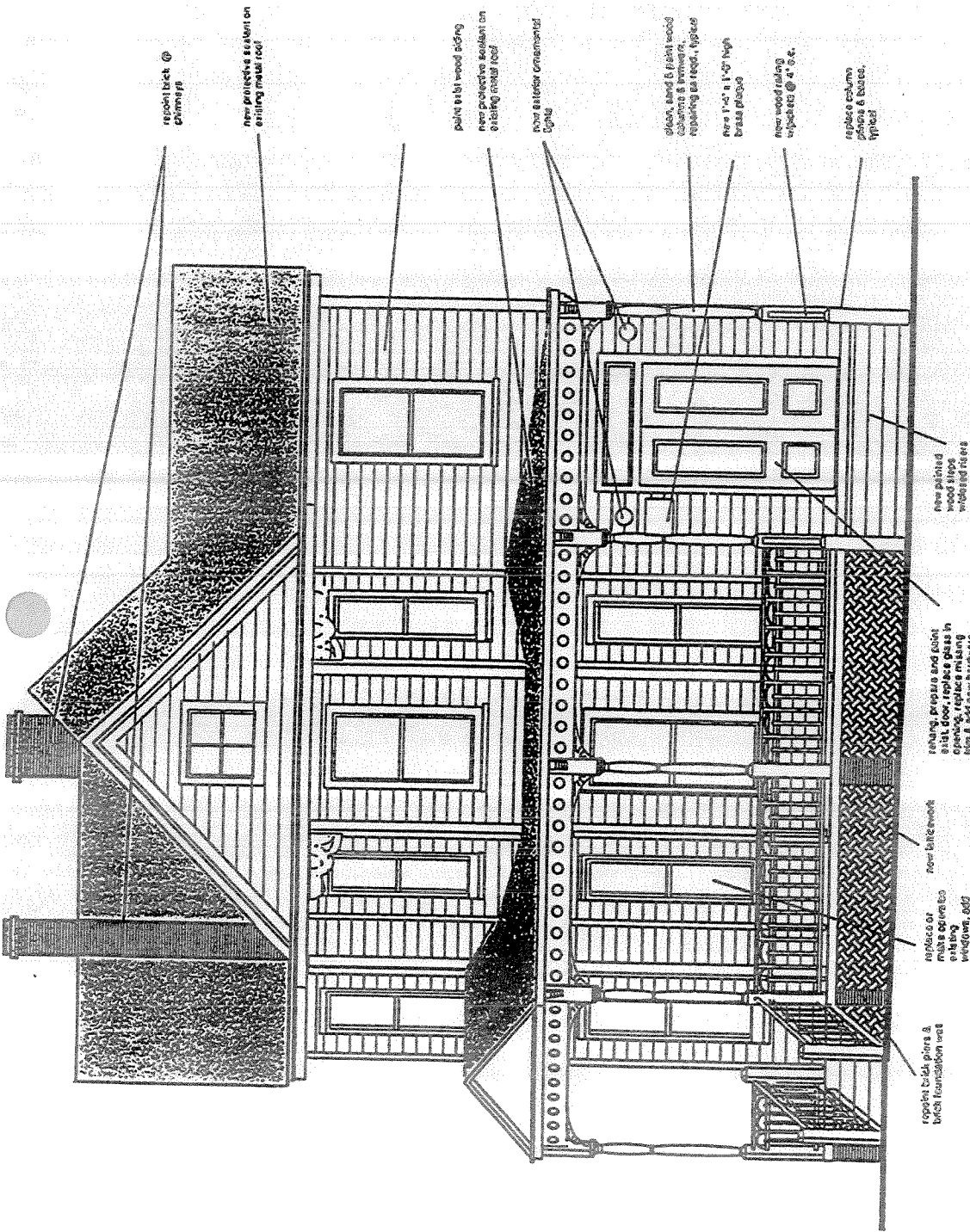
NATIONSBANK, CRESTAR, FRANKLIN FEDERAL SAVINGS AND LOAN
ASSOCIATION, JOHN HEINZ, HUD AND THE CITY OF RICHMOND

Materials and inkind services provided by:

PHILANTHROPY BY DESIGN, INC., CITIZEN FEDERAL BANK, THE
FRIENDS OF RICHMOND, AND COMMUNITY RESIDENTS AND
FRIENDS OF HP RAPP.

Project Advisors

Edwina Westbrook • Russ & Sarah Baskette • Mary Ellen Buskey • Bill Fiander •
Robert Hodder, Jr. • Ronnie Jones • Jeff Levine • Linda Melton • Aaron Miles •
Tyler Potterfield • Ron Robertson • Al Smith • Charles Snead • Steve Weisansal •
Kathie Ann Williams • Marcia Woody • Ronnie Young



repair back @
 chimney

new protective screen on
 existing metal roof

paint brick wood siding
 new protective screen on
 existing metal roof

new exterior ornamental
 light

glass hand & plain wood
 columns & brackets
 replacing at roof, replace

new 1'-2" x 1'-0" high
 brass plaque

new wood siding
 exposed @ 4" x 4"

replace column
 of 6 studs

new painted
 wood steps
 widened risers

repair, prepare and paint
 brick door, replace glass in
 brick & add new hardware

new lattice work

replace
 existing
 window, add
 storm door,
 typical

repair brick piers &
 brick foundation wall

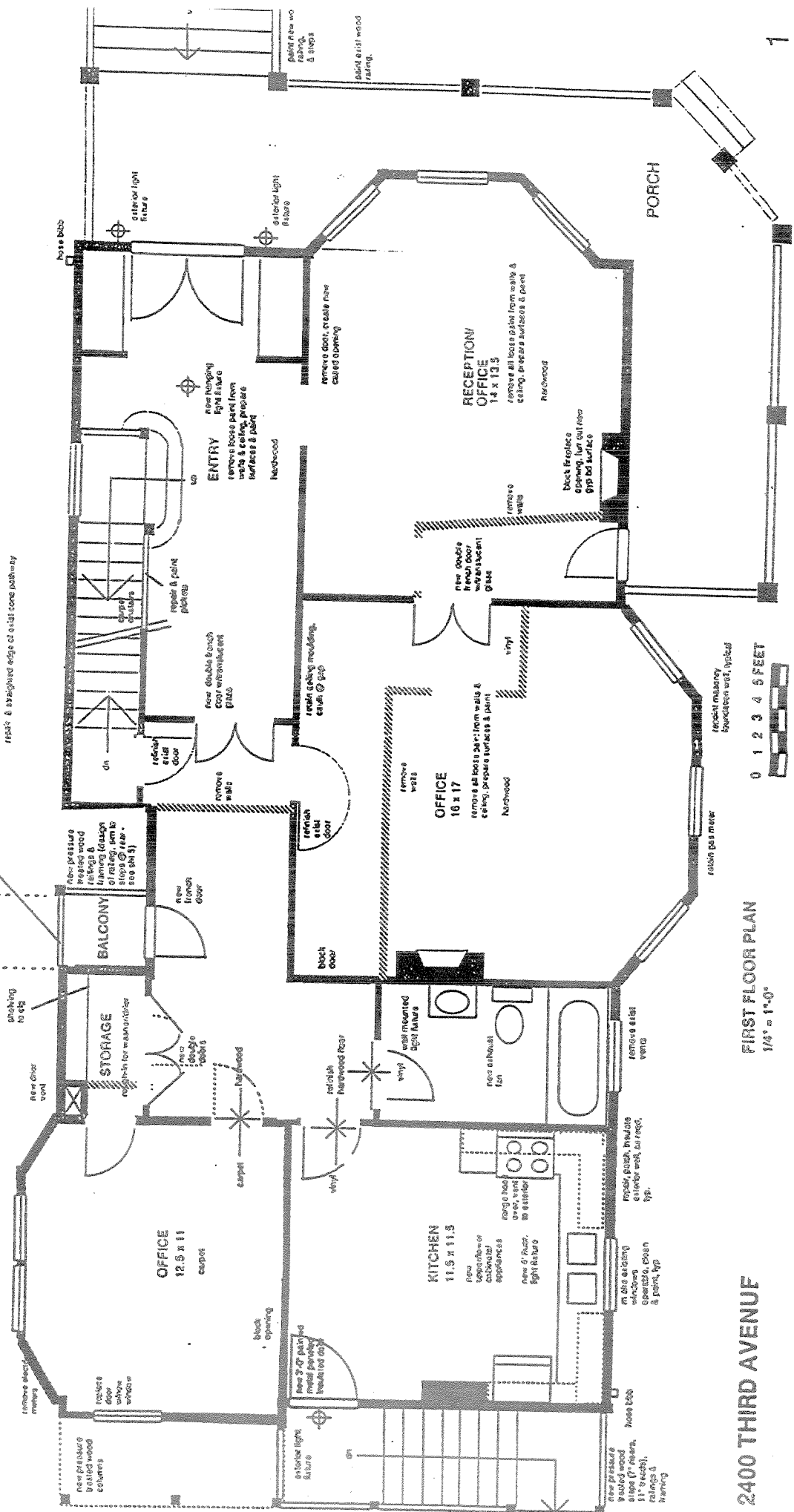


FRONT ELEVATION
 SCALE: 1/4" = 1'-0"

2400 THIRD AVENUE

TOTAL AREA OF FIRST FLOOR = 1275SF
 TOTAL AREA OF OFFICE SPACE = 598.5SF

LEGEND
 - - - - - new construction
 - - - - - existing construction
 // // // // // construction to be demolished/replaced



FIRST FLOOR PLAN
 1/4" = 1'-0"

2400 THIRD AVENUE

RICHMOND REDEVELOPMENT AND HOUSING AUTHORITY

Housing Rehabilitation Loan And Grant Programs

The goal designating a Conservation Area under Title 36 of the Code of Virginia is to revitalize the area through the removal of blight and dilapidated/deteriorating conditions. Housing rehabilitation programs such as those offered by the Richmond Redevelopment and Housing Authority (RRHA) are an important implementation tool in neighborhood revitalization. Residents and owners of property in the Highland Park Conservation Area Number 15 are eligible for rehabilitation assistance through the following programs, subject to specific program guidelines.

Rehabilitation Loan Program for Homeowners

Program Beneficiaries: -Owner-occupants

Program Details: -Low-interest, long-term loans by RRHA
-Conservation Plan Property Rehabilitation Standards

Rehabilitation Grant Program for Elderly Homeowners

Program Beneficiaries: -Disabled or Elderly (age 60 and over) owner-occupants

Program Details: -Grants of up to \$7,500 by RRHA
-Can be used in conjunction with loan funds if improvements exceed \$7,500
-Conservation Plan Property Rehabilitation Standards

Homeownership Rehabilitation Supplemental Grant Program

Program Beneficiaries: -Lower-income owner-occupants

Program Details: -Grants of up to \$10,000 by RRHA/ Rehabilitation cost must exceed \$40,000
-Conservation Plan Property Rehabilitation Standards

Housing Repair Grant Program (Emergency Repairs)

Program Beneficiaries: -Lower-income owner-occupants and tenants

Program Details: -Grants of up to \$7,500 to owner-occupants
-Grants of up to \$2,500 to property owners for each tenant-occupied unit

Housing Repair Grant Program (Emergency Repairs) (-continued)

Program Details: -Dwelling units must be deteriorated or dilapidated to the extent it will not qualify for rehabilitation loan programs

Richmond HOME, Rental Rehabilitation Program

Program Beneficiaries: -Investor-Owners

Program Details: -Supplemental loans up to \$15,000
-Interest Rate of 5% with deferred terms available

To prevent future deterioration in the neighborhood, up to \$2,000 is included in each housing rehabilitation loan to set aside as a maintenance escrow. This amount is aside as a an interest bearing savings account to enable the property owner to address future maintenance problems without incurring additional costs.

The following services are also provided free of charge by the RRHA rehabilitation technical staff: financial counseling, property evaluations, detailed work write-ups and written contracts, and assistance with selection of contractors including monitoring and inspection of rehabilitation work.

In addition to housing rehabilitation and emergency repairs, other programs available for implementation of a Conservation Area include:

Acquisition of Housing for Rehabilitation (Urban Homesteading):

Homeownership Programs for First-Time Homeowners

Property is acquired by RRHA either through voluntary conveyance to RRHA or conveyance by eminent domain (condemnation).

Program Beneficiaries: -First-time homeowners

Program Details: -RRHA offers property to first-time homeowners (low/moderate income) with low interest rehabilitation loan package
-Five (5) year occupancy must be maintained or equity is lost

Private Investor Rehabilitation Program

Program Beneficiaries: -Tenants and others desiring to rent housing
-Investor owners