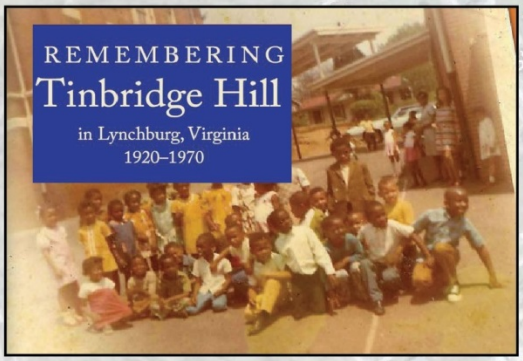
# LYNCHBURG, VIRGINIA

# SUSTAINABLE NEIGHBORHOOD PLAN FOR TINBRIDGE HILL



# Neighborhood Assessment Report

**JUNE 3, 2013** Updated January, 2014

**Prepared by:**

**CLARION ASSOCIATES**
101 MARKET STREET, SUITE D
CHAPEL HILL, NC 27516
919.967.9188
WWW.CLARIONASSOCIATES.COM

# Neighborhood Assessment Report

## TINBRIDGE HILL, LYNCHBURG VIRGINIA

July 2013 – Updated January, 2014

# Table of Contents

**Introduction** ..... **1**

About this Project ..... 1

About this Report ..... 1

About Tinbridge Hill ..... 2

**Existing Neighborhood Conditions** ..... **5**

People and Housing ..... 5

Employment ..... 6

Physical Environment ..... 8

Land Use and Zoning ..... 15

Property Values, Rehabilitation, and Violations ..... 20

Windshield Survey ..... 27

Survey Results ..... 29

Key Survey Conclusions ..... 35

**Neighborhood Issues** ..... **37**

Review of Existing Plans and Policies ..... 37

Neighborhood Satisfaction Survey ..... 40

Issues Identified to Date ..... 41

**Next Steps** ..... **44**

# Introduction

## About this Project

In 2013, the City of Lynchburg launched a new initiative to prepare a Sustainable Neighborhood Plan for the area of Tinbridge Hill, in order to engage neighborhood residents and community leaders in a dialogue about the future of this historic area.

To complete the project, the town hired a consultant team, led by Clarion Associates from Chapel Hill, North Carolina, to gather information, identify neighborhood assets and needs, and develop a set of recommendations and priorities for action to help achieve community goals for the Tinbridge Hill area. The overall context for this initiative is the Sustainable Lynchburg Plan, which offers a framework for decision-making and action, including specific strategies for the Tinbridge Hill Neighborhood.

## About this Report

### *PURPOSE*

This report is focused on assessing current conditions in the Tinbridge Hill neighborhood. It examines social and demographic data, physical aspects of the neighborhood, and established policies and regulations relevant to the neighborhood. It also advances an ongoing community dialogue about issues and opportunities that Tinbridge Hill faces, reporting on discussions with area stakeholders on the status of the community and key areas that need special attention in this planning process.

### *ORGANIZATION*

This report is organized into the following sections:

- **Introduction** – This section provides an overview of the report and background on the community.

- **Existing Neighborhood Conditions –** This section examines the neighborhood on a number of different aspects: people and housing, employment, physical environment, land use and zoning, property values, rehabilitation, and violations. It also includes the results of a neighborhood survey conducted to assess the condition of properties and structures in the neighborhood.

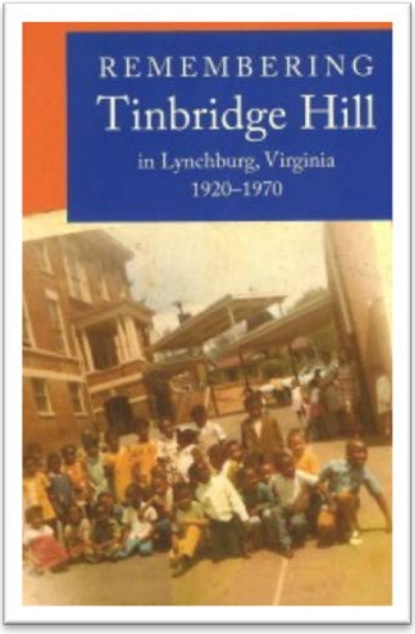
- **Neighborhood Issues –** This section summarizes input from a variety of different neighborhood stakeholders and begins to focus attention on key ideas to include in the neighborhood plan.

- **Next Steps** – This section discusses the next steps in the planning process.

# About Tinbridge Hill

### *HISTORICAL CONTEXT*

The Tinbridge Hill neighborhood was formally established in the 1950s. It was originally comprised of primarily low-income, working families, most of whom owned their homes. It was a close community where residents shared common religious and moral belief systems, and raised their families. Neighbors had close bonds and cared for and respected each other. *Remembering Tinbridge Hill 1920-1970* was published recently by the Virginia Foundation of the Humanities. This community history project captures the early character of this community.




Over time, the neighborhood character of Tinbridge Hill changed. By the 1980s, more properties were rented than owned, the condition of homes had declined significantly, and the neighborhood experienced problems with blight, crime, and drug use and sales. The once safe family neighborhood had changed.

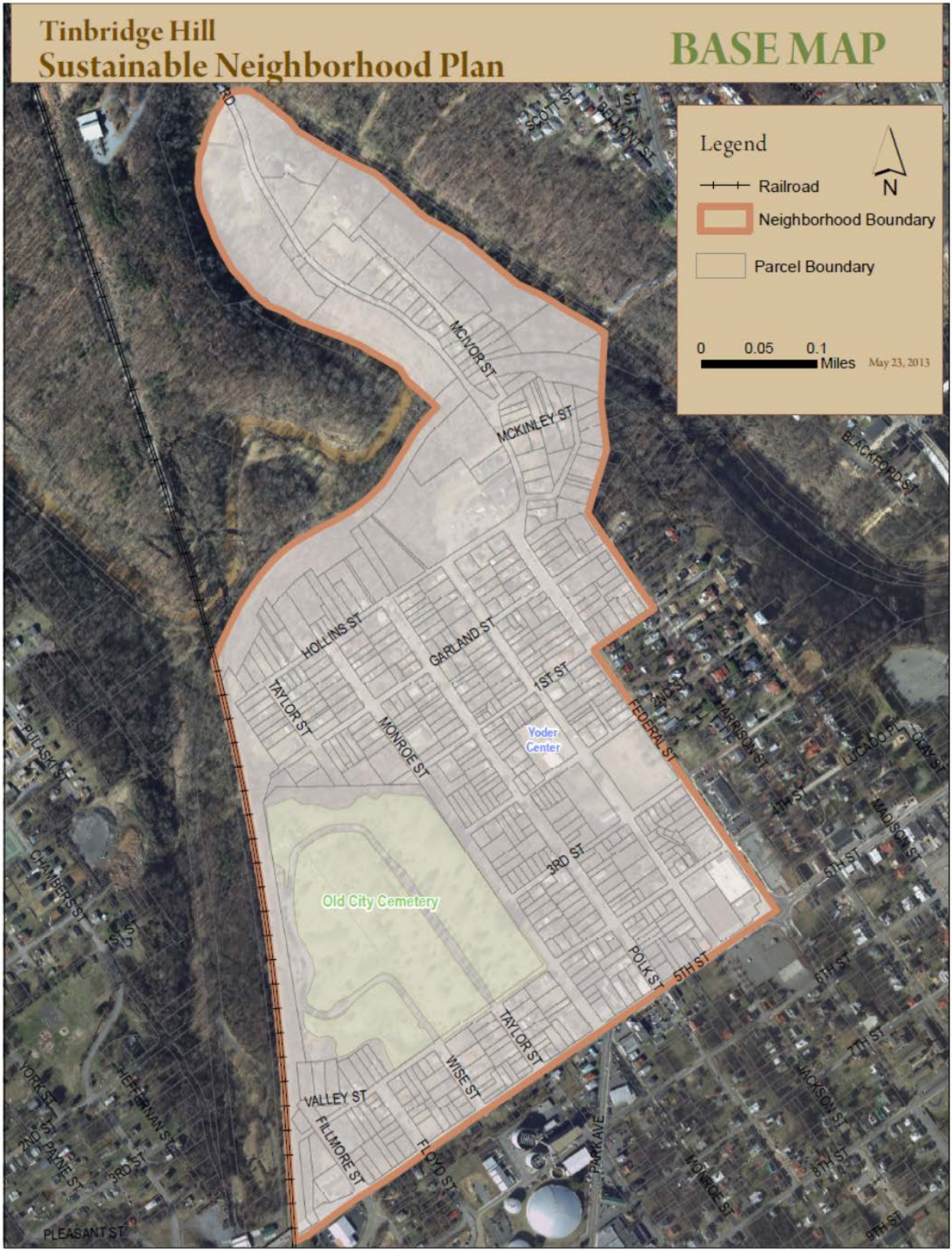
In response to these changes, Tinbridge Hill was one of several neighborhoods participating in the Weed and Seed program in Lynchburg during the 1990s. The outcomes of this effort were development of a Tinbridge Hill Neighborhood Plan in 1996, and the resulting community relationships between neighborhood leaders and residents that still exist today. While the social capital that has been developed in this community is strong, and the results of implementing the Neighborhood Plan have had positive impacts on the neighborhood, more efforts are needed to achieve a long-term sustainable community.

The existing Neighborhood Plan set the course for improvements to the community. This plan is discussed further in Section 3: Neighborhood Issues.

### *LOCAL CONTEXT*

Tinbridge Hill includes the Old City Cemetery and the area surrounding it at Taylor and Fourth Streets. The neighborhood extends to Fifth, Federal, and Hollins Streets. (See the neighborhood planning area base map on the following page). The area is primarily residential and is also home to churches, parks, community gardens, and commercial establishments.

The neighborhood sits just north of Fifth Street, an area that is now receiving considerable attention and is a current planning focus. The improvements to the road and streetscape along Fifth Street will likely have positive impacts on the Tinbridge Hill neighborhood.


Tinbridge Hill
Sustainable Neighborhood Plan
BASE MAP
Legend
Railroad
Neighborhood Boundary
Parcel Boundary
N
0 0.05 0.1
Miles
May 23, 2013
MCIVOR ST
MCKINLEY ST
HOLLINS ST
GARLAND ST
TAYLOR ST
MONROE ST
1ST ST
Yoder Center
FEDERAL ST
2ND ST
HARRISON ST
LUCADO PL
CLAY ST
4TH ST
MADISON ST
5TH ST
3RD ST
Old City Cemetery
POLK ST
6TH ST
TAYLOR ST
WISE ST
7TH ST
JACKSON ST
VALLEY ST
FILLMORE ST
FLOYD ST
PARK AVE
8TH ST
MONROE ST
9TH ST
PULASKI ST
CHAMBERS ST
YORK ST
HEFFERNAN ST
2ND ST
PAINE ST
3RD ST
PLEASANT ST
BLACKFORD ST
SCOTT ST
BELMONT ST

# Existing Neighborhood Conditions

## People and Housing

Tinbridge Hill lies within Tract 6 of Lynchburg, a U.S. Census Bureau designation for collecting data and information describing the characteristics of residents. This Tract includes the entirety of the Tinbridge Hill Neighborhood planning area and some areas directly east and south. Key 2011 estimates, based on the American Community Survey taken from 2007-2011, are provided in the tables and figures below.

The total population for Census Tract 6 is 3,182. The median age is 37.8, which is only slightly higher than the national median age (37), but significantly older than Lynchburg's citywide median age (31).

The large majority of residents in Tract 6 define themselves as being black or African American (81%), a much higher percentage than seen in Lynchburg overall (29%). The remaining population is white (14%), two or more races (3%), or some other race (1%).

The Tinbridge Hill neighborhood itself is a smaller component of Census Tract 6. The population within this neighborhood is approximately 535 people. There are approximately 260 residential structures in Tinbridge Hill.

**Table 1**

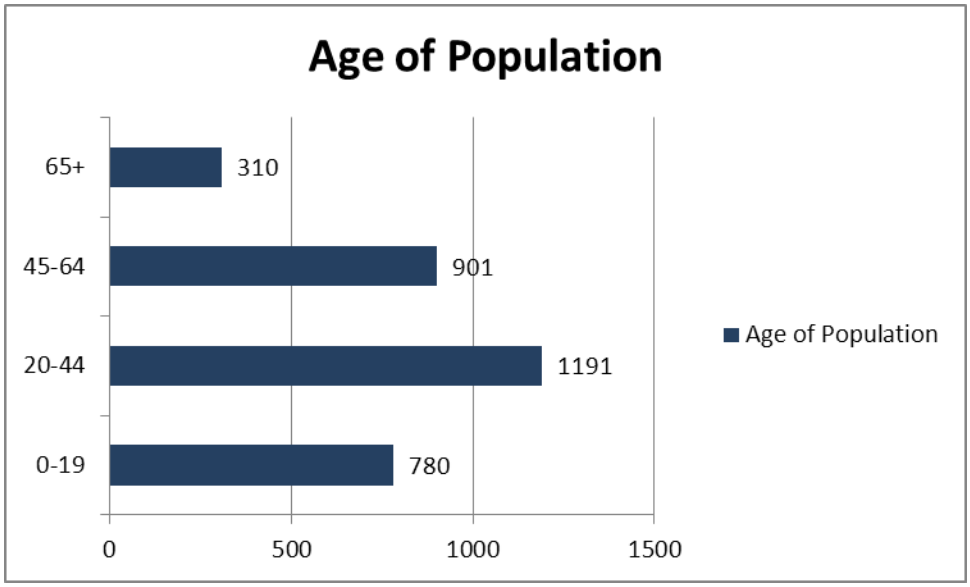
| Population, Median Age, and Race (2007-2011 ACS) | | |
|---|---|---|
| | | |
| Population | 3,182 | |
| Median Age | 37.8 | |
| *Race* | | |
| White | 454 | 14% |
| Black/African American | 2584 | 81% |
| Some other Race | 43 | 1% |
| Two or More Races | 101 | 3% |

**Table 2**

| Age Distribution (2007-2011 ACS) | | |
|---|---|---|
| | | |
| | Total | % of Population |
| 0-19 | 780 | 25% |
| 20-44 | 1191 | 37% |
| 45-64 | 901 | 28% |
| 65+ | 310 | 10% |

While Tract 6 residents have a slightly higher median age than the citywide median, the percentage of persons over the age of 65 in Tract 6 is a smaller number (10%) than the percentage for the full City of Lynchburg (14%). This implies for Tract 6 a larger-than-average percentage of people in the 45-64 age category. Table 2 to the right and Figure 1 on the following page show the numbers.

Figure 1




# Employment

Tract 6 is home to 2,545 people over the age of 16 who could be eligible to work. The civilian labor force is estimated at 1,151, of which 850 were actively employed according to 2011 ACS estimates. The percentage of unemployed persons is significantly higher for Tract 6 (26%) in comparison to the City of Lynchburg overall (10%). The median household income in 2011 for Tract 6 was $18,347, almost $20,000 lower than the citywide median household income of $37,733.

Table 3

| Employment (2007-2011 ACS) | | | |
|---|---|---|---|
| | Tract 6 | | Lynchburg |
| | # | % | # or % |
| Poulation 16 Years and Older | 2,545 | | 61,982 |
| In Labor Force | 1,151 | 45.2% | 36,912 |
| Employed | 850 | 33.4% | 32,891 |
| Unemployed | 301 | 11.8% | 3,820 |
| Overall Unemployment | | 26.2% | 10.4% |
| Median Household Income | $ 18,347 | | $ 37,733 |

Next comes a breakdown of the available information about the employment characteristics of Tinbridge Hill residents. The American Community Survey reports that in 2011 Tract 6 was home to 850 employees.

Of those employees:

- 26% were employed in the educational services, healthcare, and social assistance sector.
- 18% were employed in professional, scientific, management, and administrative / waste management services.
- 14% were employed in arts, entertainment, recreation, and accommodation and food services.
- 12% were employed in retail trade.
- 8% were employed in construction/manufacturing.

**Table 4**

| Employment by Industry (2007-2011 ACS) | | |
|---|---|---|
| | | |
| Civilian employed population 16 years and over | 850 | 850 |
| Educational services, and health care and social assistance | 219 | 25.8% |
| Professional, scientific, and management, and administrative and waste management services | 150 | 17.6% |
| Arts, entertainment, and recreation, and accommodation and food services | 116 | 13.6% |
| Retail trade | 104 | 12.2% |
| Construction | 70 | 8.2% |
| Manufacturing | 69 | 8.1% |
| Public administration | 29 | 3.4% |
| Other services, except public administration | 27 | 3.2% |
| Transportation and warehousing, and utilities | 26 | 3.1% |
| Wholesale trade | 20 | 2.4% |
| Information | 20 | 2.4% |
| Agriculture, forestry, fishing and hunting, and mining | 0 | 0.0% |
| Finance and insurance, and real estate and rental and leasing | 0 | 0.0% |

Nearly half of all people living in Tract 6 in 2011 were in households designated as poverty status by the American Community Survey. The vast majority of children under 18 years old (70%) in Tract 6 that year lived in households that had incomes

below the poverty level. A smaller percentage of 18-64 year olds were in that category (46%) and an even smaller percentage of people 65 years or older (23%).

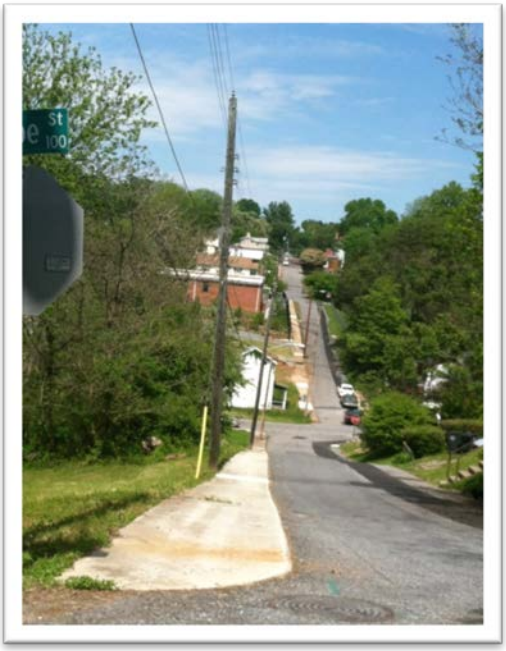
Overall, almost 40% of households in Tract 6 in 2011 had household incomes below the poverty level. Less than one third of married-couple families (28%) had household incomes below the poverty level, while more than half of all single-adult female-headed households were below the poverty level.

**Table 5**

| Poverty for Families and Individuals (2007-2011 ACS) | |
|---|---|
| **Tract 6 Families and Individuals** | **%** |
| All people | 49.20% |
| Under 18 years | 70.40% |
| 18-64 years | 45.50% |
| 65+ years | 23.30% |
| | |
| All families | 39.50% |
| Married couple families | 27.90% |
| Families with female householder, no husband | 54.60% |

# Physical Environment

Tinbridge Hill lies within a dramatic physical context. The neighborhood is bordered along the north and west by Blackwater Creek, a tributary of the James River. Lining this creek is the James River Heritage Trail, part of the city's greenway system that connects the neighborhood to adjacent areas. The neighborhood is bordered on the west by a Norfolk Southern railroad line.



### *TOPOGRAPHY*

One of the most notable traits of the Tinbridge Hill neighborhood is the topography. Parts of the neighborhood, particularly on Monroe and Polk Street as they cross Second Street (see picture to the right), are quite steep, with elevations ranging from 470 feet to 840 feet, making land development particularly difficult in this area. While the entire neighborhood does not face the same topographical problems, the hills, particularly in the northeastern portion of the neighborhood, can make walking and biking difficult, particularly to the bus stops located on 5th and Federal streets that border Tinbridge Hill.

Significant portions of the neighborhood planning area contain slopes that are 25% or greater, greatly reducing the potential for

development in these areas. The Terrain and Topography maps shown on the following pages illustrate the locations of these steep slopes that exist along the edges of the Blackwater Creek and through the center of the neighborhood along Monroe and 3rd Streets.

### *FLOOD ZONES*

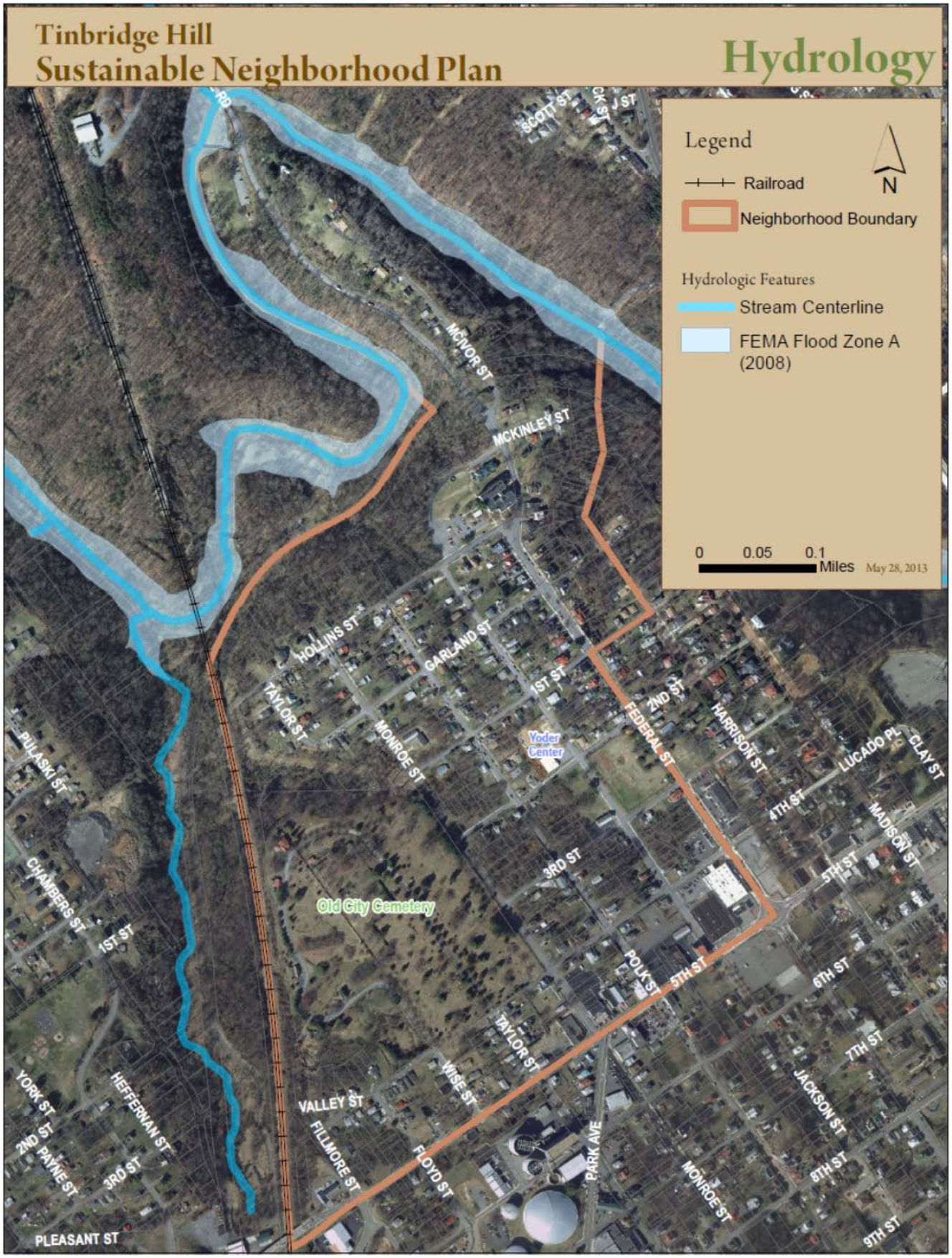
Areas located within a Flood Zone in the neighborhood are restricted to areas directly adjacent to Blackwater Creek. The majority of the neighborhood appears to be on high enough ground resulting in a low chance of flood.

### *TREE CANOPY*

Because of the age of the neighborhood, Tinbridge Hill is fortunate to have mature tree canopy in many portions of the neighborhood. The Sidewalks and Bus Stops map that follows shows the locations of sidewalks and bus stops in the neighborhood, many of which are lined by mature trees. Many of the areas where sidewalks do not exist are in locations of steep slopes (25% or higher).

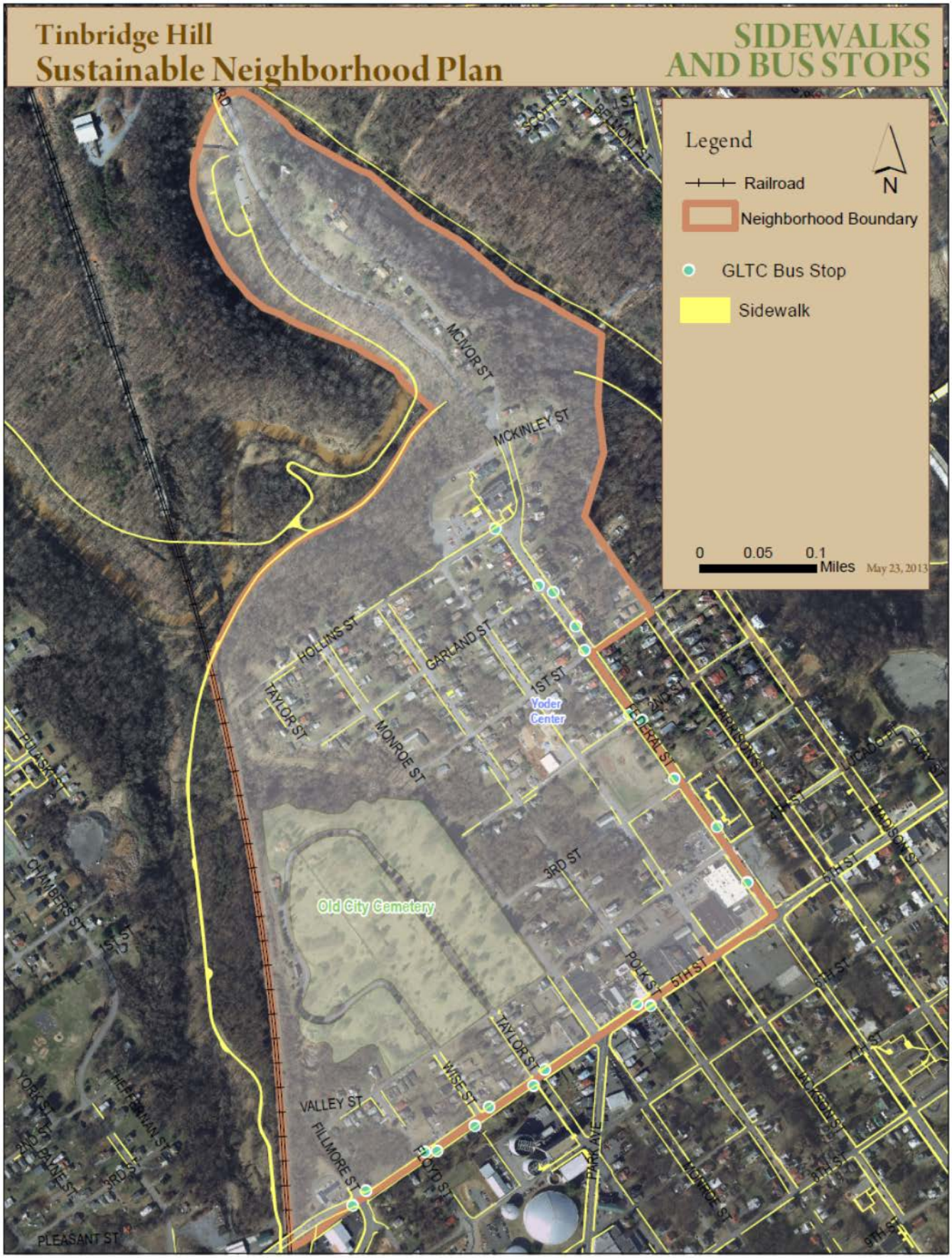
### *ROADS AND PARKING*

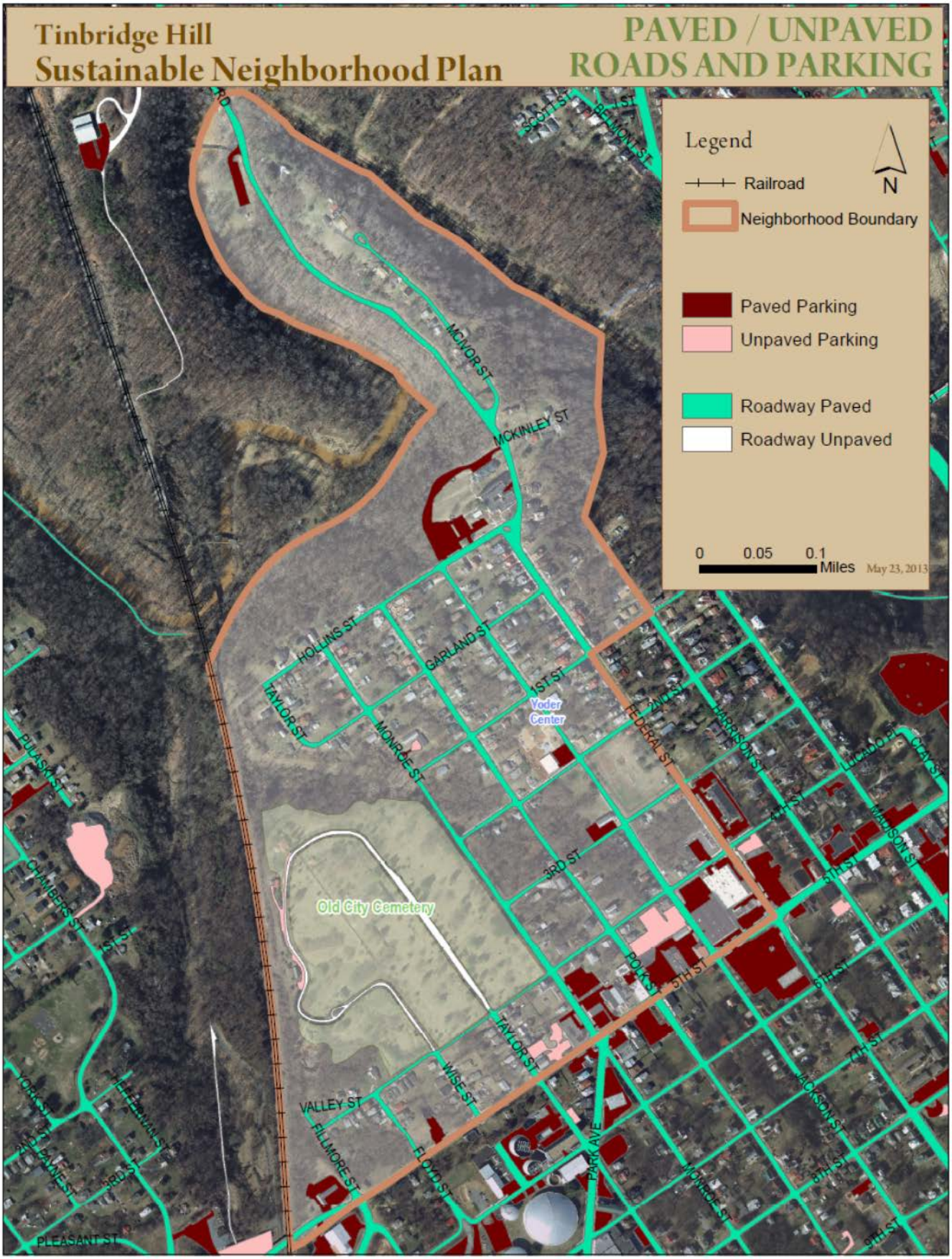
Most of the roads and parking areas in Tinbridge Hill are paved. The only unpaved road identified through the city's GIS database is the road through the Old City Cemetery. A few properties along Fifth Street are identified as having unpaved parking. The Paved/Unpaved Roads and Parking Map that follows identifies the locations of these features.


Tinbridge Hill
Sustainable Neighborhood Plan
Hydrology
Legend
Railroad
Neighborhood Boundary
Hydrologic Features
Stream Centerline
FEMA Flood Zone A (2008)
N
0 0.05 0.1 Miles
May 28, 2013
SCOTT ST
MCNOR ST
MCKINLEY ST
HOLLINS ST
GARLAND ST
TAYLOR ST
1ST ST
MONROE ST
Yoder Center
FEDERAL ST
2ND ST
HARRISON ST
LUCADO PL
CLAY ST
4TH ST
MADISON ST
5TH ST
3RD ST
PULASKI ST
CHAMBERS ST
Old City Cemetery
POLK ST
6TH ST
7TH ST
JACKSON ST
8TH ST
9TH ST
WISE ST
VALLEY ST
FILLMORE ST
FLOYD ST
PARK AVE
YORK ST
HEFFERNAN ST
2ND ST
PAYNE ST
PLEASANT ST

Tinbridge Hill
Sustainable Neighborhood Plan
TOPOGRAPHY
Legend
Railroad
Neighborhood Boundary
Slope
0 - 15% slopes
15 - 25% slopes
> 25% slopes
N
0 0.05 0.1
Miles
May 23, 2013
SCOTT ST
HOLLIS HILL RD
ELDER ST
MCKINLEY ST
HOLLINGSWORTH ST
GREENLAWN ST
MONROE ST
FIELDER AVE
MAIN ST

Tinbridge Hill
Sustainable Neighborhood Plan
TERRAIN
Legend
Railroad
Neighborhood Boundary
N
0 0.05 0.1
Miles
May 23, 2013
SCOTT ST
CK ST
J ST
HOLLINS MILL RD
MCIVOR ST
MCKINLEY ST
HOLLINS ST
GARLAND ST
TAYLOR ST
MONROE ST
1ST ST
FEDERAL ST
2ND ST
PULASKI ST
MADISON ST
CLAY ST
HARRISON ST
5TH ST
CHAMBERS ST
1ST ST
3RD ST
4TH ST
POLK ST
5TH ST
6TH ST
7TH ST
YORK ST
2ND ST
HEFFERNAN ST
WISE ST
TAYLOR ST
JACKSON ST
PAYNE ST
3RD ST
FILLMORE ST
FLOYD ST
PARK AVE
MONROE ST
8TH ST
9TH ST
PLEASANT ST


Tinbridge Hill
Sustainable Neighborhood Plan
SIDEWALKS AND BUS STOPS
Legend
Railroad
Neighborhood Boundary
GLTC Bus Stop
Sidewalk
N
0 0.05 0.1 Miles
May 23, 2013
MCIVOR ST
MCKINLEY ST
HOLLINS ST
GARLAND ST
TAYLOR ST
MONROE ST
1ST ST
Yoder Center
FEDERAL ST
2ND ST
3RD ST
Old City Cemetery
POLK ST
5TH ST
TAYLOR ST
WISE ST
VALLEY ST
FILLMORE ST
FLOYD ST
PLEASANT ST
CHAMBERS ST
YORK ST
2ND ST
3RD ST
HEFFERMAN ST
PULASKI ST
HUDSON ST
LUCAS PL
6TH ST
7TH ST
8TH ST
9TH ST
HOWARD ST
MONROE ST


Tinbridge Hill
Sustainable Neighborhood Plan
PAVED / UNPAVED
ROADS AND PARKING
Legend
Railroad
N
Neighborhood Boundary
Paved Parking
Unpaved Parking
Roadway Paved
Roadway Unpaved
0 0.05 0.1
Miles
May 23, 2013
MCNOR ST
MCKINLEY ST
HOLLINS ST
GARLAND ST
1ST ST
TAYLOR ST
MONROE ST
Yoder Center
FEDERAL ST
2ND ST
HARRISON ST
LUCADO PL
CLAY ST
PULASKI ST
CHAMBERS ST
3RD ST
Old City Cemetery
POLK ST
5TH ST
6TH ST
7TH ST
8TH ST
9TH ST
JACKSON ST
MADISON ST
TAYLOR ST
WISE ST
VALLEY ST
FILLMORE ST
FLOYD ST
PARK AVE
MONROE ST
YORK ST
2ND PAINE ST
3RD ST
PLEASANT ST

# Land Use and Zoning

Tinbridge Hill is comprised of 533 properties, 49% of which are in residential use. 2.4% of the properties are commercial, 1% public/institutional, and 1.5% of the properties are home to a public park or community garden. That leaves 46% of the properties as undeveloped lots. There are approximately 260 residential structures in Tinbridge Hill. Most residential properties in Tinbridge Hill are single-family detached houses (241 out of 260). There are 15 duplexes, two developments providing structures with 3-4 units each, and two developments providing multi-family apartment units.

Of the total land area in Tinbridge Hill, 32% is in residential use. Approximately 3% of the land is in commercial use, 2% is public/institutional, and 27% of the acreage is devoted to a park or community garden, including the Old City Cemetery. That leaves 36% of the total land area of Tinbridge Hill as undeveloped lots.

The table below shows a breakdown of properties by land use type.

**Table 6**

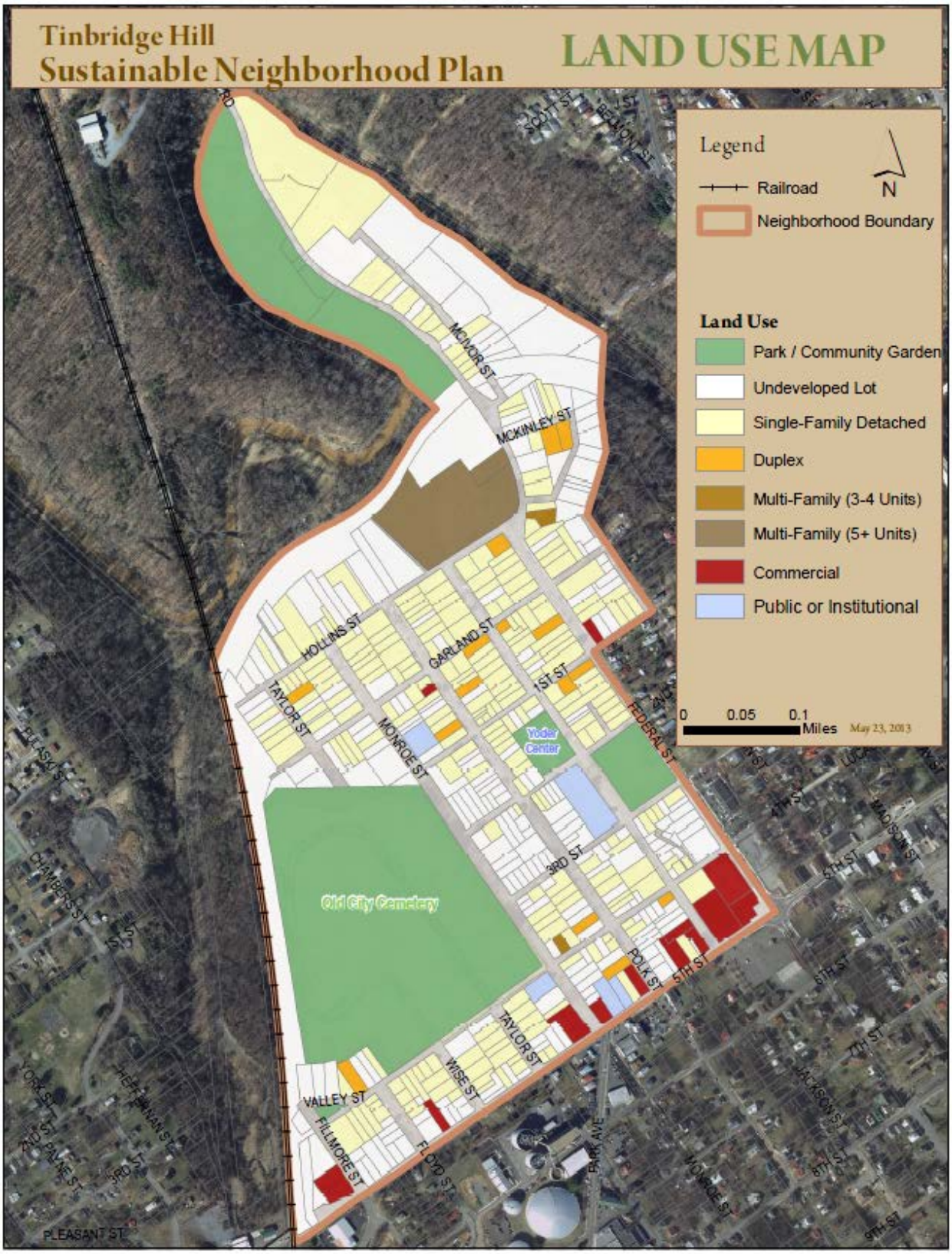
**Properties in Tinbridge Hill by Presence of Structure and Land Use**

| Property Type | Parcels | % of Total Parcels | Acres | % of Total Acres |
|---|---|---|---|---|
| Properties with Structures | 279 | 52.35% | 49.06 | 36.49% |
| Single-Family Detached | 241 | 45.22% | 35.20 | 26.18% |
| Duplex | 15 | 2.81% | 2.16 | 1.61% |
| Apartments (3-4 Units) | 2 | 0.38% | 0.29 | 0.21% |
| Apartments (5+ Units) | 2 | 0.38% | 4.74 | 3.52% |
| Residential Total | 260 | 48.78% | 42.39 | 31.53% |
| Commercial | 13 | 2.44% | 3.62 | 2.69% |
| Public/Institutional | 6 | 1.13% | 3.05 | 2.27% |
| Properties without Structures | 254 | 47.65% | 85.39 | 63.51% |
| Parks and Community Garden | 8 | 1.50% | 36.60 | 27.22% |
| Undeveloped lots | 246 | 46.15% | 48.79 | 36.29% |
| Total Properties | 533 | 100.00% | 134.46 | 100.00% |

Homes in Tinbridge Hill are predominately single-family and of modest size and quality. Of the residential structures, only 18 are multi-family structures: 15 duplexes, 2 small apartment buildings with three or four apartments, and two large complexes, including Tinbridge Manor which is an over-55 community complex set on over six acres of land.

There are also a fair number of public or civic properties, including two churches, a museum, and the Yoder Neighborhood Center, a community center with a playground, picnic pavilion, and resurfaced basketball court. The northern boundary of the neighborhood is Hollins Park, adjacent to a tributary of the James River. Along with a number of bike and walking trails, Hollins Park also has picnic tables and grills, open space for recreation, parking, and a bathroom.

A number of commercial properties, including a funeral home, auto repair shops, and the Johnston Health Center, bound the neighborhood to the south and east, fronting 5th street and Federal. The map on the following page shows the land uses by type.


Tinbridge Hill
Sustainable Neighborhood Plan
LAND USE MAP
Legend
Railroad
N
Neighborhood Boundary
Land Use
Park / Community Garden
Undeveloped Lot
Single-Family Detached
Duplex
Multi-Family (3-4 Units)
Multi-Family (5+ Units)
Commercial
Public or Institutional
0 0.05 0.1
Miles
May 23, 2013
MCNOR ST
MCKINLEY ST
HOLLINS ST
GARLAND ST
TAYLOR ST
MONROE ST
1ST ST
Yoder Center
FEDERAL ST
Old City Cemetery
3RD ST
POLK ST
5TH ST
TAYLOR ST
WISE ST
VALLEY ST
FILLMORE ST
FLOID ST
PLEASANT ST
4TH ST
MADISON ST
6TH ST
7TH ST
JACKSON ST
8TH ST
9TH ST
MONROE ST
PARK AVE
CHAMBERS ST
YORK ST
2ND ST
3RD ST

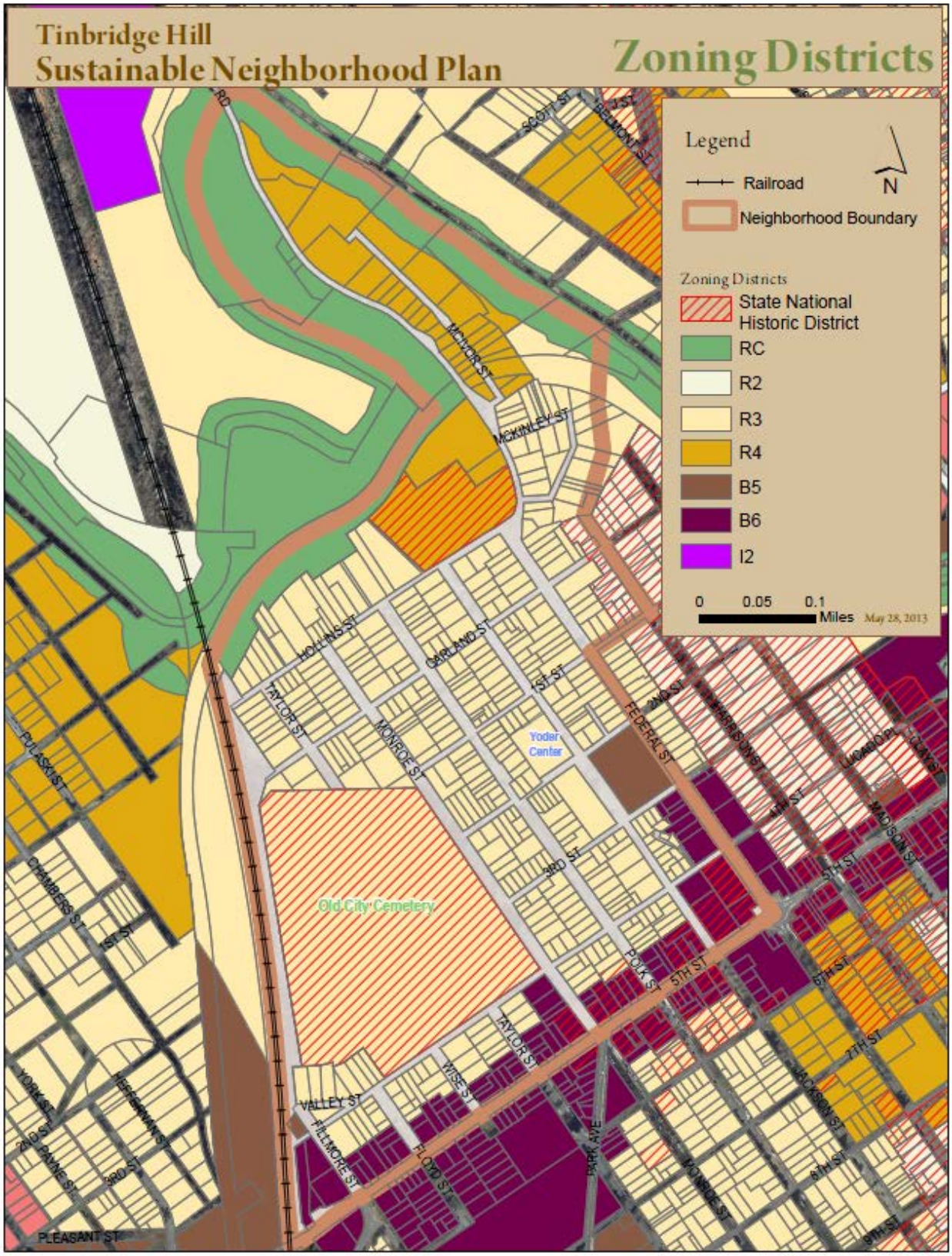
### *ZONING*

The majority of land in the Tinbridge Hill neighborhood is zoned R-3, which allows for medium-density, two-family residential development. Portions of the neighborhood to the north along Blackwater Creek are zoned R-C, a conservation district where development is restricted. A few properties along the northern section of Harrison Street are zoned R-2, low-medium density, single-family residential. And parcels in the northern neck of the neighborhood along Federal and McIver Streets are zoned R-4 that permits medium-high density, multi-family residential development.

Along Fifth Street and the first two southern blocks on Federal Street, properties are zoned for commercial uses. Most properties are zoned for B-6, the river-front business district. One property on Federal and one small property near the Old City Cemetery are zoned B-5, general business district.

Several properties along Fifth and Federal, along the northern section of Harrison Street, and the Old City Cemetery lie within State/National Historic Districts.

The zoning of all properties in and adjacent to the neighborhood are indicated on the following Zoning Map.


Tinbridge Hill
Sustainable Neighborhood Plan
Zoning Districts
Legend
Railroad
N
Neighborhood Boundary
Zoning Districts
State National Historic District
RC
R2
R3
R4
B5
B6
I2
0 0.05 0.1
Miles
May 28, 2013
SCOTT ST
BELMONT ST
MCIVOR ST
MCKINLEY ST
HOLLINS ST
GARLAND ST
1ST ST
TAYLOR ST
MONROE ST
Yoder Center
FEDERAL ST
2ND ST
HARRISON ST
4TH ST
LINCOLN PL
LINCOLN ST
MADISON ST
5TH ST
6TH ST
7TH ST
8TH ST
9TH ST
3RD ST
POLK ST
PULASKI ST
CHAMBERS ST
Old City Cemetery
VALLEY ST
WISE ST
FILLMORE ST
FLOYD ST
PARK AVE
YORK ST
2ND ST
PAINE ST
3RD ST
PLEASANT ST

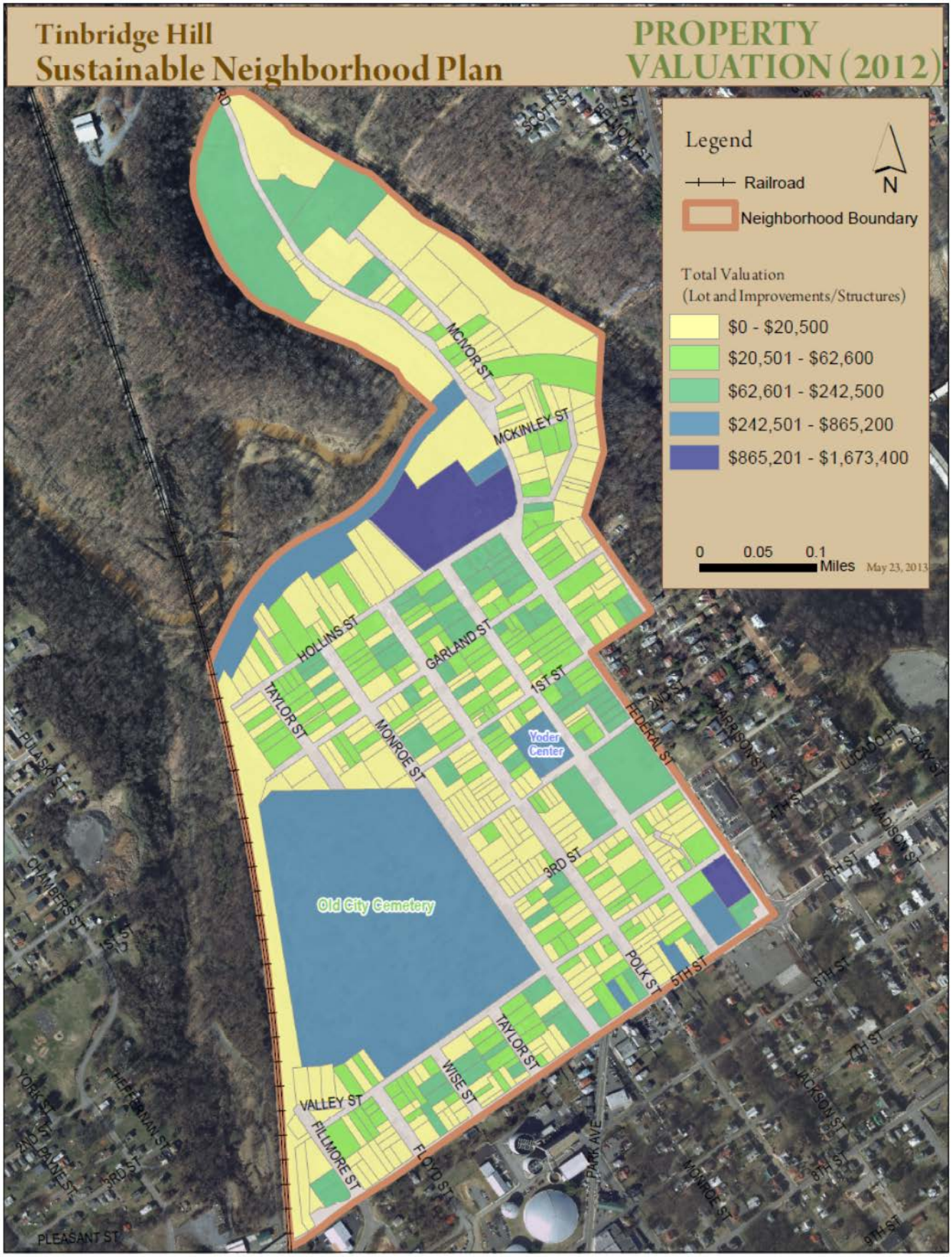
# Property Values, Rehabilitation, and Violations

### *PROPERTY VALUATIONS*

Property values are lower in Tinbridge Hill than citywide averages. The average total assessed value of properties in Lynchburg in 2012, including improvements and lots, was $36,152 for the Tinbridge Hill neighborhood and $201,598 citywide. (Note that the citywide average includes larger commercial buildings of significantly higher value than residential properties, the predominant land use in the Tinbridge Hill). The table below and the following map show the breakdown in property valuations for the Tinbridge Hill neighborhood by five value ranges. More than half of properties are valued less than $20,500. Combined, properties valued less than $62,600 include 87% of all properties in the neighborhood.

**Table 7**

| Property Valuation Statistics (Lot and Improvements) by Value | | |
|---|---|---|
| **Value Range** | **# Properties** | **% Total Properties** |
| $0-$20,500 | 293 | 55% |
| $20,501-$62,600 | 168 | 32% |
| $62601-$242,500 | 63 | 12% |
| $242,501-$865,200 | 7 | 1% |
| $865,201+ | 2 | 0.4% |


Tinbridge Hill
Sustainable Neighborhood Plan
PROPERTY VALUATION (2012)
Legend
Railroad
Neighborhood Boundary
N
Total Valuation
(Lot and Improvements/Structures)
$0 - $20,500
$20,501 - $62,600
$62,601 - $242,500
$242,501 - $865,200
$865,201 - $1,673,400
0 0.05 0.1
Miles
May 23, 2013
MCIVOR ST
MCKINLEY ST
HOLLINS ST
GARLAND ST
TAYLOR ST
MONROE ST
1ST ST
Yoder Center
FEDERAL ST
2ND ST
HARRISON ST
LUCADO PL
LUCAY ST
4TH ST
MADISON ST
3RD ST
5TH ST
6TH ST
7TH ST
8TH ST
9TH ST
Old City Cemetery
POLK ST
TAYLOR ST
WISE ST
VALLEY ST
FILLMORE ST
FLOYD ST
PARK AVE
MONROE ST
JACKSON ST
PULASKI ST
CHAMBERS ST
1ST ST
YORK ST
2ND PAVE ST
3RD ST
JEFFERSON ST
PLEASANT ST

### *IMPROVEMENT(S)-TO-LOT VALUE RATIOS*

Comparing the value of improvements (structure or parking lot) on a property to the value of the underlying lot can help illustrate the potential for investment in an area. Typically, if the value of the improvement (structure or parking) on the land is significantly higher than the value of the lot, it is likely not a good candidate for additional investment. If the value of the improvement (structure or parking) is significantly lower than the value of the lot, than that may represent an opportunity for upgrades or improvements.

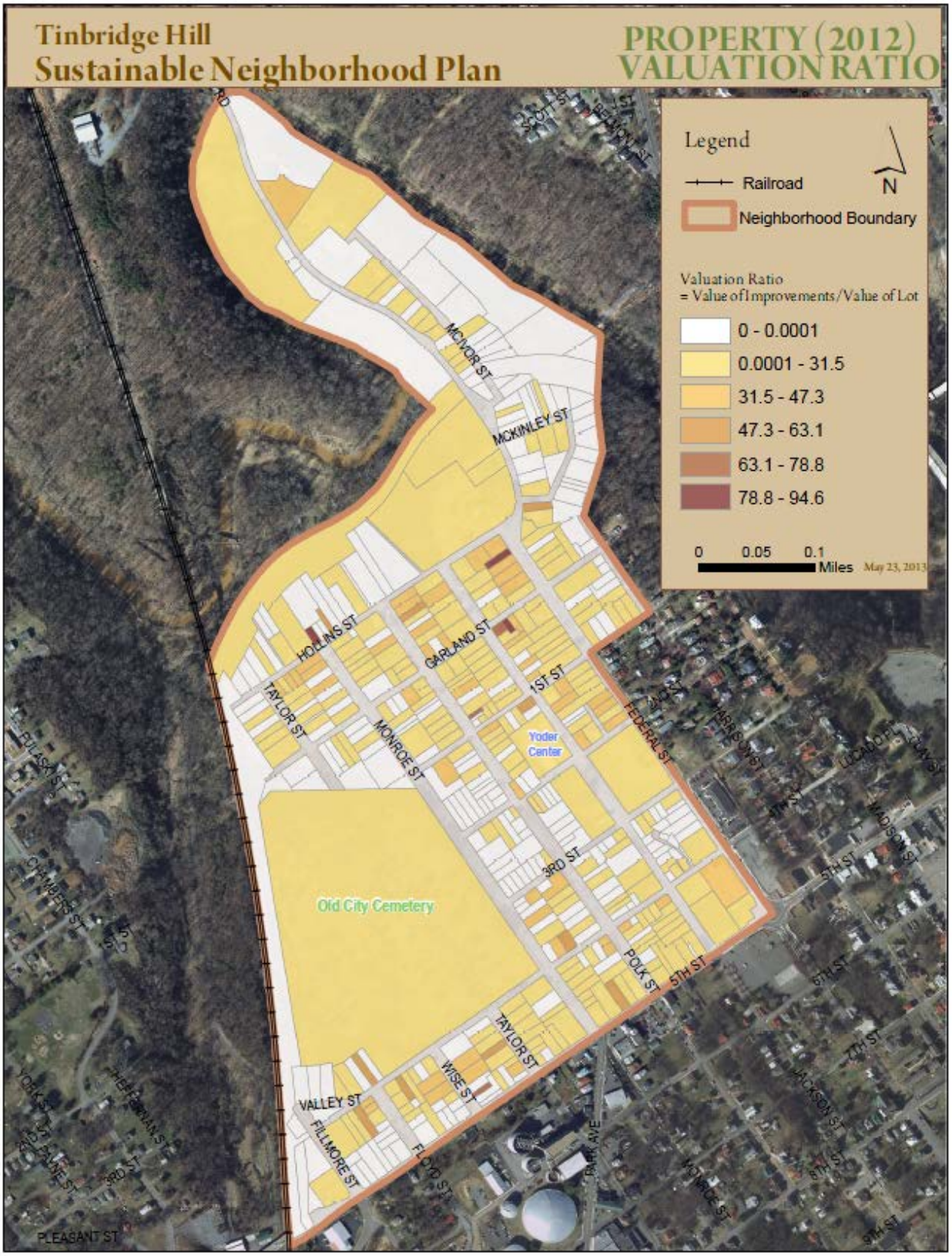
The average maximum and minimum value of properties in the neighborhood by land use are identified in the following table. The higher the number in the table, the higher the improvement-to-lot ratio. What these figures show is that the majority of improvements on lots in Tinbridge Hill are valued higher than the lots on which they are located, indicating stability. The commercial properties are the most likely candidates for redevelopment, according to the property valuation ratio, with a lower average valuation ratio than all other land use types. Only a few single-family detached properties have ratios that suggest potential need for upgrades, enhancements, or replacement.

**Table 8**

**2012 Property Valuation Ratio (Lot and Improvements) by Land Use Type**

| Property Type | Valuation Ratio | | |
|---|---|---|---|
| Properties with Structures | Average Value | Maximum Value | Minimum Value |
| Single-Family Detached | 22.02 | 94.60 | - |
| Duplex | 26.44 | 64.50 | 9.75 |
| Apartments (3-4 Units) | 23.45 | 40.73 | 6.17 |
| Apartments (5+ Units) | 8.32 | 10.65 | 5.99 |
| Public or Institutional | 15.25 | 62.42 | 0.35 |
| Commercial | 7.68 | 33.57 | 2.15 |

The map on the following page shows the locations of properties and their property valuation ratio separated into six ranges.


Tinbridge Hill
Sustainable Neighborhood Plan
PROPERTY (2012)
VALUATION RATIO
Legend
Railroad
Neighborhood Boundary
N
Valuation Ratio
= Value of Improvements/Value of Lot
0 - 0.0001
0.0001 - 31.5
31.5 - 47.3
47.3 - 63.1
63.1 - 78.8
78.8 - 94.6
0 0.05 0.1
Miles
May 23, 2013
MCIVOR ST
MCKINLEY ST
HOLLINS ST
GARLAND ST
TAYLOR ST
MONROE ST
1ST ST
Yoder Center
FEDERAL ST
3RD ST
Old City Cemetery
POLK ST
5TH ST
TAYLOR ST
WISE ST
VALLEY ST
FILLMORE ST
FLOYD ST
PARK AVE
MADISON ST
JACKSON ST
PLEASANT ST

### *PROPERTY REHABILITATION*

The City of Lynchburg offers a Real Estate Rehabilitation and Renovation program to commercial and residential property owners to support the maintenance and improvement of structures in the city. This program grants real estate tax exemptions to eligible property owners. The tax exemption is equal to the increase in assessed value resulting from the substantial rehabilitation/ renovation of a structure as determined by the City Assessor.

For residential program eligibility, the existing structure must be fifty (50) years of age or older and the improvements to the existing structure increase the assessed value by forty (40) percent or more. For each residential and multifamily property that qualifies, the real estate tax exemption shall be effective for a period of fifteen (15) years.

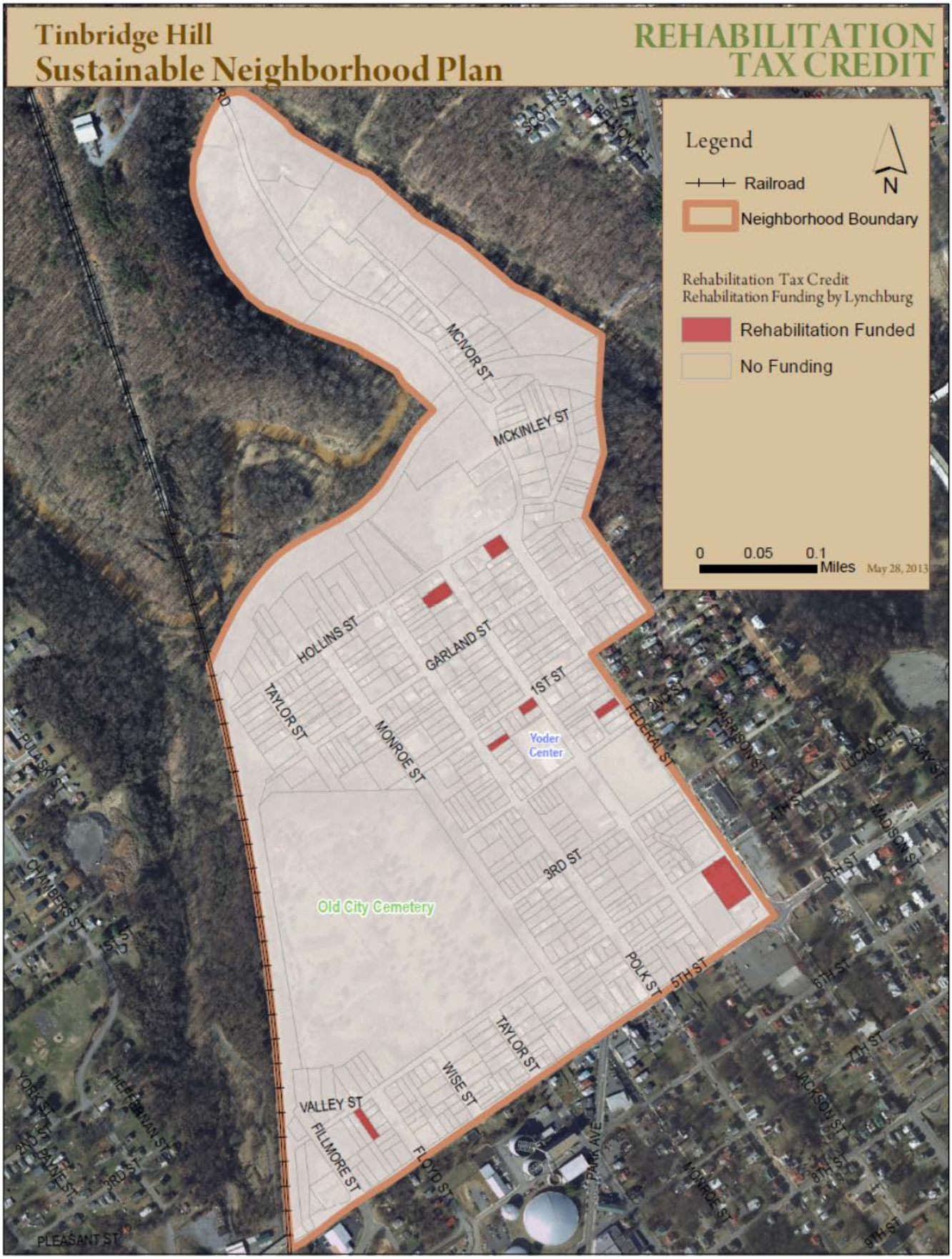
For commercial or industrial real estate, the existing structure must be twenty-five (25) years of age or older and the improvements to the existing structure increase the assessed value by sixty (60) percent or more. For each commercial or industrial property that qualifies, the tax exemption shall be effective for a period of five (5) years.

Seven properties in Tinbridge Hill have received tax exemptions through this program, one commercial, and six residential. The locations of these properties are identified on the following map.

**Table 9**

| 2013 Property Rehabilitation Funding in Neighborhood | |
|---|---|
| | |
| Commercial | Residential |
| 1 | 6 |

Use of the tax exemption process continues to be considered as a possible resource for encouraging repairs and upgrades to existing properties.


Tinbridge Hill
Sustainable Neighborhood Plan
REHABILITATION TAX CREDIT
Legend
Railroad
Neighborhood Boundary
Rehabilitation Tax Credit
Rehabilitation Funding by Lynchburg
Rehabilitation Funded
No Funding
N
0 0.05 0.1
Miles
May 28, 2013
MCIVOR ST
MCKINLEY ST
HOLLINS ST
GARLAND ST
TAYLOR ST
MONROE ST
1ST ST
Yoder Center
FEDERAL ST
3RD ST
Old City Cemetery
POLK ST
5TH ST
TAYLOR ST
WISE ST
VALLEY ST
FILLMORE ST
FLOYD ST
PARK AVE
PLEASANT ST
PULASKI ST
CHAMBERS ST
YORK ST
THEFFERMAN ST
2ND PAINE ST
3RD ST
SCOTT ST
BELMONT ST
HARRISON ST
LUCADO PL
LUCADO ST
4TH ST
MADISON ST
6TH ST
7TH ST
JACKSON ST
8TH ST
9TH ST

### *PROPERTY VIOLATIONS*

From 2008 to May 2013, 197 property violation complaints were filed with the City of Lynchburg for properties in the Tinbridge Hill neighborhood. The majority of complaints were for property maintenance issues (42%) or overgrown lots (28%). Rental properties received 11% of complaints, followed by general neighborhood service (9%) and abandoned vehicle, garbage, and general housing complaints (3%).

**Table 10**

| Property Violations (2008-May 2013) | | | | |
|---|---|---|---|---|
| | Total | % of Total | Active | Closed |
| Construction | 3 | 2% | 2 | 1 |
| General Housing | 5 | 3% | 0 | 5 |
| Property Maintenance | 83 | 42% | 17 | 66 |
| General Neighborhood Service | 18 | 9% | 1 | 17 |
| Abandoned Vehicle | 6 | 3% | 0 | 6 |
| Garbage | 5 | 3% | 0 | 5 |
| Overgrown Lot | 55 | 28% | 6 | 49 |
| Rental Property | 21 | 11% | 19 | 2 |
| Zoning | 1 | 1% | 1 | 0 |
| **Total** | **197** | **100%** | **46** | **151** |

# Windshield Survey

### *PURPOSE OF THE SURVEY*

On May 14th, 2013, Clarion Associates conducted a windshield survey of the Tinbridge Hill neighborhood. The survey gathered information on various data points including current housing conditions and vacancies, as well as yard conditions, and overall neighborhood appearance. The survey is intended to help inform the planning process for the Tinbridge Hill Sustainable Neighborhood Plan.

The neighborhood survey was conducted as a "windshield survey", meaning that observation was limited to the front exterior of the structure. The purpose of the survey is to document the condition of dwelling units within the planning area, and identify any particular patterns related to the condition of units that result from this survey.

It is important to note that these ratings are based on exterior views only, and prepared for purposes of identifying areas within Tinbridge Hill most in need of improvement. These ratings are not related to assessments or tax valuations.

### *HOUSING CONDITIONS*

A pre-determined three-tiered rating system was used to classify the housing units in the neighborhood. The lower the score of a unit, the better the condition of the dwelling unit, and the higher the score, the worse the condition of the unit. This rating system is as follows:

**0 = Good** – Unit appears well maintained and structurally sound. The foundation and porch structure appear structurally sound and roof lines are straight. Siding, gutters, trim, windows and doors are in good repair with good exterior paint condition. These buildings contain no defects and require no treatment other than normal, on-going maintenance.

**1 =Fair** – Unit appears structurally sound, but is in need of some maintenance and minor repair. There do not appear to be any major structural defects in the foundation, frame, or roof. These houses do, however, require minor repairs such as painting the house, fixing a broken door or window, putting on new shutters, etc.

**2 = Poor** – Unit appears to have been neglected for a long period of time with a large number of visible structural defects, such as uneven roof lines, a broken porch, or a cracked foundation. The unit is still habitable, but requires moderate to major repairs which would be difficult to correct through normal maintenance. Repairs may be costly and require the assistance of a professional or require skilled building trades construction.

### *YARD CONDITIONS*

Yard conditions were also noted and ranked on a three-tiered system. As with the structure rating, the lower the score of a yard, the better the condition, and higher the rating, the worse the condition of the yard. Only the yards with structures were ranked; vacant parcels were not considered. The rating system for the yard conditions is as follows:

**0 = Good** – Yard appears well maintained and is in good condition. The lawn is well kept, with shrubs and bushes trimmed and.

**1 = Fair** – Yard appears somewhat maintained, but is in need of some additional work or maintenance. Tall grass or weeds are apparent on the property and, in some cases, trash or debris is visible from the street. Simple lawn care or yard clean-up would improve the look of the grounds.

**2 = Poor** – Yard appears to have been neglected for a long period of time leaving the yard in quite poor condition. Significant yard debris or trash is visible from the street and the yard would require a great deal of time and work to bring to back to a good condition.

### *OTHER RECORDED CONDITIONS*

In addition to this rating system, the following attributes for certain properties were documented:

- Units were noted as vacant or occupied. Vacancy was determined if the dwelling was either boarded up or in a state of disrepair that would appear unsafe to occupy. In the vast majority of cases, there was a condemned notice on the front door of these structures.
- Whether it was obvious that a unit was for sale or for rent was noted.
- Neighborhood attributes such as pavement condition, presence or absence of sidewalks, streetlights, and street trees was noted.

Housing condition information was recorded for each housing unit within the study area on a series of parcel maps. This data was then entered into the parcel attribute table within GIS to allow the conditions data to be displayed and analyzed.

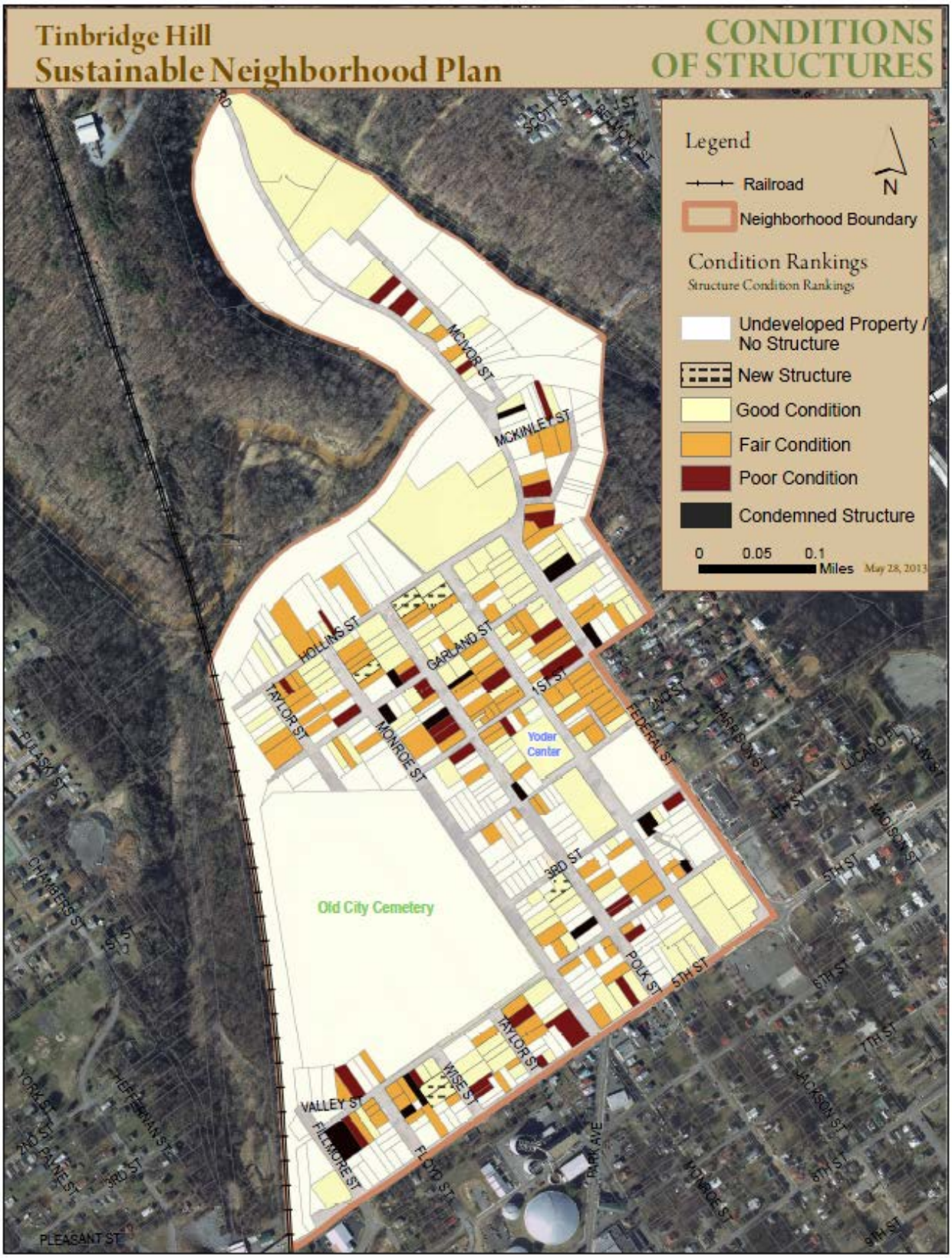
## Survey Results

### *STRUCTURE CONDITIONS*

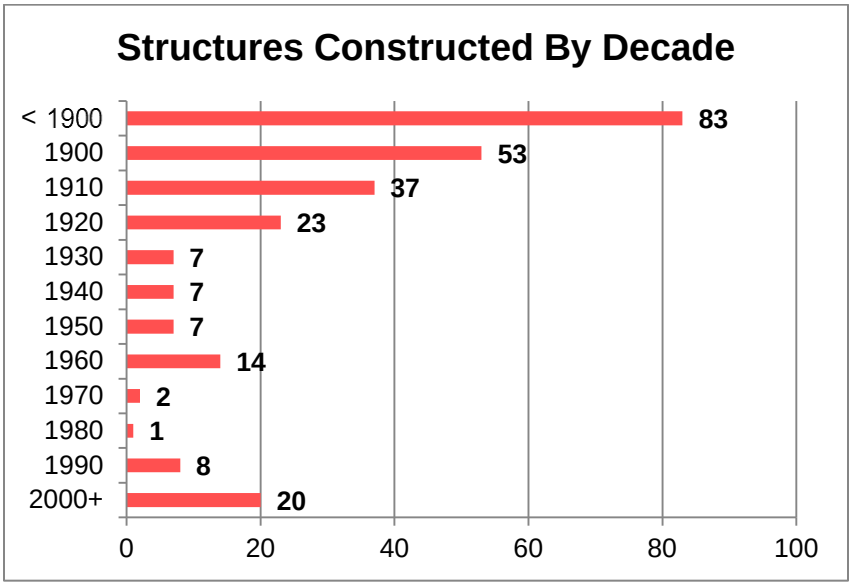
Conditions within the neighborhood, while varied, tend to be good, or fair (79%), with only 47 units in the neighborhood were rated in poor condition or noted as boarded or condemned. While there are many vacant parcels in the neighborhood, new structures (3%) comprise very little of the area housing stock.

| Windshield Survey Rating – Structure Conditions | | | | | |
|---|---|---|---|---|---|
| **New** | **Good** | **Fair** | **Poor** | **Condemned** | **TOTAL** |
| 7 | 94 | 119 | 32 | 15 | 267 |
| 3% | 35% | 44% | 12% | 5% | 100% |

Looking at a map of the structure conditions, there are no clear geographic patterns in the condition of housing in terms of more or less stable areas within the neighborhood. Areas where new structures have been built are surrounded and interspersed with properties in some state of disrepair. One area of note, however, is the street segment on Polk, between 1st and 2nd streets. This segment does have a fair number of houses that are in quite poor condition and several, which, while not condemned, appear to be vacant or underused. A map of the housing survey results is provided below.


Tinbridge Hill
Sustainable Neighborhood Plan
CONDITIONS OF STRUCTURES
Legend
Railroad
Neighborhood Boundary
Condition Rankings
Structure Condition Rankings
Undeveloped Property / No Structure
New Structure
Good Condition
Fair Condition
Poor Condition
Condemned Structure
0 0.05 0.1 Miles
May 28, 2013
N
Old City Cemetery
Yoder Center
MCIVOR ST
MCKINLEY ST
HOLLINS ST
GARLAND ST
TAYLOR ST
MONROE ST
1ST ST
2ND ST
FEDERAL ST
3RD ST
POLK ST
5TH ST
VALLEY ST
WISE ST
FILLMORE ST
FLOYD ST
PARK AVE
PLEASANT ST
PULASKI ST
CHAMBERS ST
YORK ST
HEFFERMAN ST
2ND PAINE ST
3RD ST
HARRISON ST
4TH ST
LUCADOU LANE
MADISON ST
6TH ST
7TH ST
JACKSON ST
8TH ST
9TH ST

The majority of structures received a "fair" rating in the windshield survey. It is worth noting that Tinbridge Hill is quite an old neighborhood, with an aging housing stock. Most of the structures in the neighborhood - 80% - were built before 1920, with one residence still standing that was built as early as 1817. The graph below shows the number of houses built in the Tinbridge Hill neighborhood by decade.



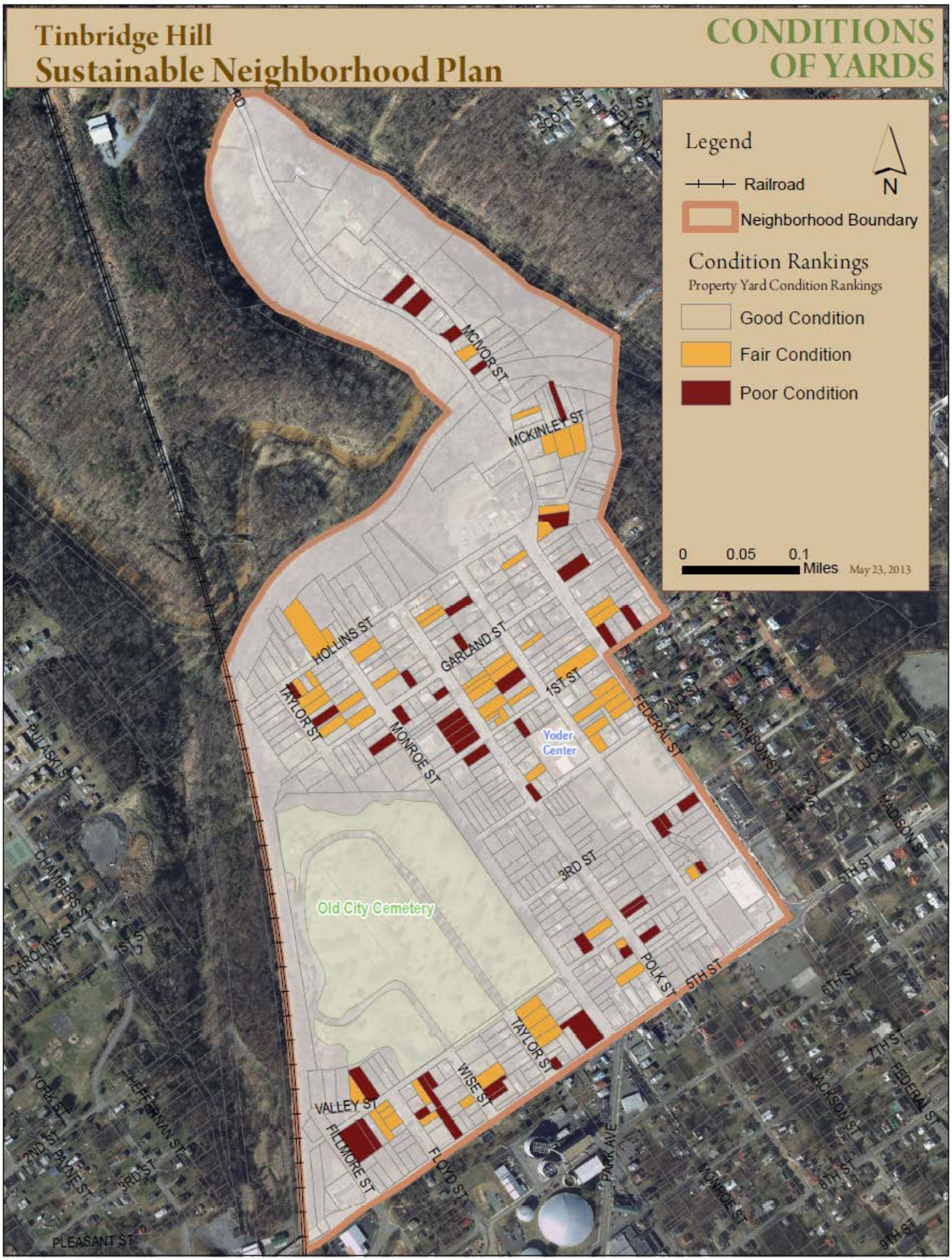

It appears that many of the residences could benefit from simple repairs, such as a new coat of paint or a new porch railing. It is evident that most of the structures in the Tinbridge Hill neighborhood are in sound condition and taken care of.

### *YARD CONDITIONS*

Overall, yard conditions in the Tinbridge Hill neighborhood are largely "good" or "fair", with only 45 properties, or 17%, receiving a "poor" rating.

| Windshield Survey Rating – Yard Conditions | | | |
|---|---|---|---|
| **Good** | **Fair** | **Poor** | **TOTAL** |
| 163 | 59 | 45 | 267 |
| 61% | 22% | 17% | 100% |

For many properties that received a "fair" rating, simple maintenance, such as mowing the lawn, or removing debris, would be all that would be necessary for the property to improve in rank. For those properties that did receive a poor rating, it was apparent that many of those properties had not been maintained, or the structure appeared vacant. As with the structures, it is visibly apparent through the condition of the yards, how much Tinbridge Hill residents value and respect their neighborhood. A map showing the ranking of yard condition by property follows.


Tinbridge Hill
Sustainable Neighborhood Plan
CONDITIONS OF YARDS
Legend
Railroad
Neighborhood Boundary
Condition Rankings
Property Yard Condition Rankings
Good Condition
Fair Condition
Poor Condition
N
0 0.05 0.1
Miles
May 23, 2013
SCOTT ST
BELMONT ST
MCIVOR ST
MCKINLEY ST
HOLLINS ST
GARLAND ST
TAYLOR ST
1ST ST
MONROE ST
Yoder Center
FEDERAL ST
2ND ST
HARRISON ST
LUCADO ST
4TH ST
MADISON ST
5TH ST
3RD ST
Old City Cemetery
POLK ST
6TH ST
TAYLOR ST
WISE ST
7TH ST
JACKSON ST
VALLEY ST
FILLMORE ST
FLOYD ST
PARK AVE
MONROE ST
8TH ST
9TH ST
PLEASANT ST
PULASKI ST
CHAMBERS ST
CAROLINE ST
YORK ST
HEFFERNAN ST
2ND ST
PAINE ST
3RD ST

## *OTHER NOTABLE ISSUES*

### Properties in Transition

Along with noting the state of the structures and yards, the survey also noted the homes that are in transition in the neighborhood. On the day of the survey, 5 homes had visible "For Sale" signs and 4 properties were visibly "For Rent." There are also several homes that are in various stages of rehabilitation, with residents actively working to improve the structures. For example, the owners of the home in the picture to the right have been working on structural repairs, including new windows.

### Vacant Parcels

Vacant parcels (where no structure is visible on the property), while not included in the totals reported, comprise an extraordinarily large portion of the study area as a whole (254 parcels or 47.6% of the total study area). While some of the vacancy is due to some of the extreme slopes in the eastern area of the neighborhood, vacant parcels are disbursed throughout Tinbridge Hill and impact the entire study area. It is evident that several new homes have been built in recent years, but just as many structures have been torn down, with lots left vacant.

### Neighborhood Transportation

The steep topography can make traveling by foot or bike difficult. But it also contributes to a natural traffic calming in the neighborhood. The number of hills and turns, combined with narrow streets and short blocks, force traffic to naturally slow down within the heart of the neighborhood. Even on the wider streets in the neighborhood, cars are often parked, keeping motoring speeds low. There is also a fair amount of vegetation, particularly on the vacant lots, which can decrease the visibility at some intersections and keep cars from speeding through them too quickly. Generally, streets throughout the neighborhood are paved, with most of the pavement being in fair condition. There are some weather cracks lined throughout the neighborhood streets and some pavement unevenness at times, but overall, there are very few major potholes, dips, or rough spots.

Many of the streets are lined with sidewalks. Those that are not, mostly are very narrow (making sidewalk installation a difficult prospect), or on a residential cul-de-sac where sidewalks are less needed. Streetlights are visible throughout the neighborhood, but as the survey was conducted during the day, it was not apparent from the survey whether the streetlights are in working condition. Street trees are also present on many of the neighborhood streets,

often lining the sidewalks, and improving the neighborhood's walkability.

With respect to public transportation, there are a number of bus stops on the more commercial streets lining the northern and eastern edges of the neighborhood. However, there are no stops within the heart of the neighborhood, and as noted before, for many neighborhood residents, these stops are quite difficult to walk or bike to, given the steep topography of the neighborhood.

**Neighborhood Atmosphere**

Perhaps the most notable characteristic of the Tinbridge Hill neighborhood, however, is not a structure or land feature, but the strong sense of community. This is evident not only by the care people take with their homes and yards, but also the number of people mingling with their neighbors on neighboring porches, or walking around the neighborhood, or playing on the neighborhood's two playgrounds. On the day of the survey, people were visible on almost every block. A group of residents had gathered to plant flowers by the Tinbridge Hill neighborhood sign, and others were working in neighborhood's community garden.

# Key Survey Conclusions

The key conclusions from the windshield survey are as follows:

- Overall, the majority of units in the planning area are in relatively fair condition, with the majority in need of maintenance and minor repairs, such as painting, replacing shudders and doors, replacing windows, or other improvements.

- There are no significant geographical patterns, in terms of housing conditions, in the neighborhood. There is a small concentration of poor condition homes in the middle of the study area, with vacant properties and some boarded homes, but also with properties nearby in good or fair condition, with several new residences having been constructed.

- Many of the neighborhood residences are quite old and, as they continue to age, the overall condition of homes in the study area will likely begin to decline and negatively affect the value of properties, unless structural care and maintenance is made a priority, and new homes are added on vacant lots.

- There are a high number of vacant properties found throughout the planning area. The existence of vacant parcels, particularly those that are often overgrown and not well kept, negatively affects the community character and likely the value of properties in the study area. While a number of the properties are unsuitable for residences due to topographical conditions, there are also, scattered throughout the neighborhood, a number of parcels that could be developed.

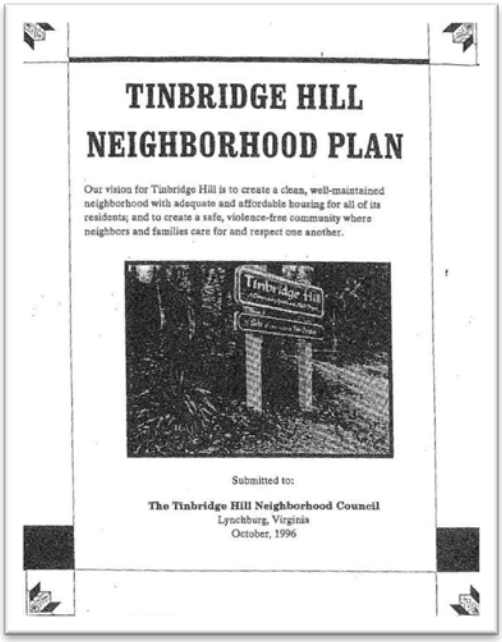
# Neighborhood Issues

## Review of Existing Plans and Policies

Two main plans are currently in place that provide policy direction for actions and programs that affect the future of the Tinbridge Hill neighborhood: the 1996 Tinbridge Hill Neighborhood Plan and the 2011 Sustainable Lynchburg Plan.

### *TINBRIDGE HILL NEIGHBORHOOD PLAN*

Adopted in October, 1996, the Tinbridge Hill Neighborhood Plan was developed for the Tinbridge Hill Neighborhood Council under the leadership of the City of Lynchburg, the Partnership for the Prevention of Substance Abuse, and the St. John's Episcopal Church. Neighborhood resident and stakeholder input was gathered during the one and a half year planning process with the focus on developing a plan that would address community safety, community beautification, housing, neighborhood family services, and neighborhood infrastructure.



TINBRIDGE HILL
NEIGHBORHOOD PLAN

Our vision for Tinbridge Hill is to create a clean, well-maintained neighborhood with adequate and affordable housing for all of its residents; and to create a safe, violence-free community where neighbors and families care for and respect one another.

Submitted to:

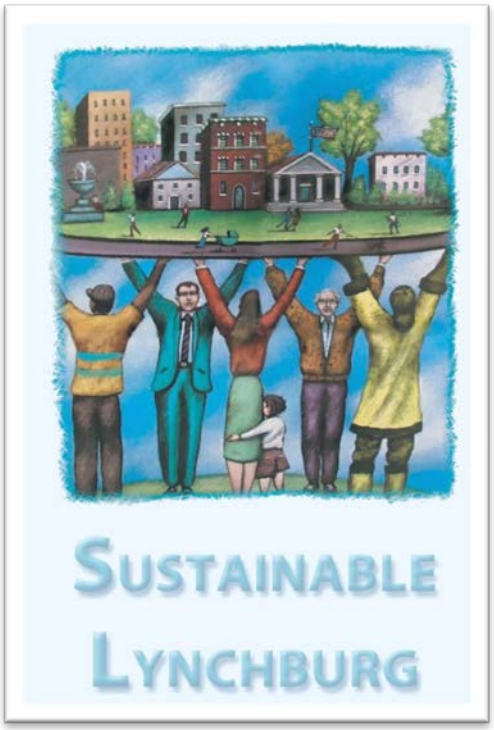
The Tinbridge Hill Neighborhood Council
Lynchburg, Virginia
October, 1996

The specific vision for the neighborhood is outlined in the plan:

> *"Our vision for Tinbridge Hill is to create a clean, well-maintained neighborhood with adequate and affordable housing for all of its residents; and to create a safe, violence-free community where neighbors and families care for and respect one another."*

The plan includes numerous goals, objectives, and action strategies for improving the neighborhood. The majority of these actions have been achieved, but more work remains to continue to achieve the vision for the community.

### *SUSTAINABLE LYNCHBURG PLAN*




The Sustainable Lynchburg Plan is a policy guidance document for the City of Lynchburg that provides a framework for using the principles of sustainability to develop future policies that affect day-to-day activities of the City of Lynchburg. The Sustainable Lynchburg vision is outlined in the plan:

*"Lynchburg is a diverse community working together to promote a healthy and sustainable City with social, cultural, economic, and environmental vitality, now and for future generations."*

A set of guiding principles for the plan accompany the vision and address fiscal responsibility, economic development, racial and social equity, social capital, protection of the natural environment, sustainable infrastructure, and a process for ongoing monitoring of the plan. Specific elements of sustainability identified in the plan and used to organize the plan include:

- Arts and Culture
- Citizen Engagement and Social Capital
- Economic Development
- Healthy and Active Living
- Infrastructure
- Land use
- Lifelong Learning
- Natural and Environmental Resources
- Neighborhoods
- Safe Community
- Transportation

The plan outlines a specific vision, operating principles, goals, strategies underway, and future initiatives for each of the elements of sustainability. Tinbridge Hill is identified in several actions:

- Healthy and Active Living, Land Use, and Neighborhoods Elements: Expanding trail system through design of Tinbridge Hill trail connection to the Blackwater Creek Bikeway.
- Healthy and Active Living Element: The Haven, neighbors, and Parks and Recreation participants continue to support the Tinbridge Hill neighborhood garden.

- Healthy and Active Living Element: Parks and Recreation contributes to a healthy, active, and educated neighborhood, creating opportunities for all citizens to participate in a rich variety of recreational activities
- Land Use Element: Code Enforcement Task Force assistance to maintain neighborhood vitality through neighborhood walk-throughs in Tinbridge Hill and other neighborhoods.
- Lifelong Learning Element: City works to create partnerships to support workforce development with Friends of Tinbridge Hill and Tinbridge Hill Neighborhood Council.
- Lifelong Learning Element: The Parks and Recreation Young Leaders Program offers students ages 15-18 an opportunity to volunteer in the Neighborhood Recreation Center. Selected students are recognized by Center staff for their communication skills, leadership abilities, enthusiasm, and willingness to assist.
- Natural and Environmental Resources Element: Working to expand greenway connections through Tinbridge Hill neighborhood and other areas.
- Neighborhoods Element: Partner in revitalization and sustainability efforts by supporting Friends of Tinbridge Hill.
- Safe Community Element: Friends of Tinbridge Hill serves to develop neighborhood leadership and advocacy.
- Safe Community Element: Regular City interaction with the Friends of Tinbridge Hill and Tinbridge Hill Neighborhood Watch, to identify and address community problems.

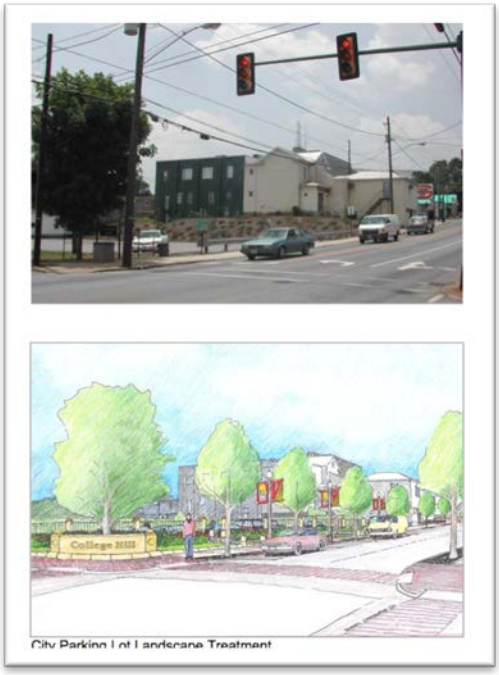
### *FIFTH STREET CORRIDOR MASTER PLAN*

The purpose of the Fifth Street Plan is to provide a vision and a blueprint for the revitalization of the Fifth Street corridor between Main Street and the Martin Luther King, Jr., Memorial Bridge. The revitalization of this corridor is critical to the long-term interests of Tinbridge Hill. Forming one of the boundaries of the neighborhood, and representing the primary opportunity for both commercial services and transportation, coordination between this neighborhood plan and the Fifth Street plans is critical.

Implementation recommendations in the Fifth Street Plan include the following:

Plans for Fifth and Polk Intersection

- Adjust zoning and land use/design controls.
- Fund and build streetscape improvements.
- Identify opportunities for early implementation of small projects.
- Maintain and replace street trees.
- Encourage rehabilitation of commercial buildings.
- Explore options for expanding housing opportunities.
- Expand programs to support small businesses.
- Publicize the opportunities.
- Celebrate the place and the successes.



City Parking Lot Landscape Treatment

Many of the ideas and designs set out in the Fifth Street Corridor Plan have potential for being folded into the Tinbridge Hill plan, and all the ideas are relevant to the sustainability of Tinbridge Hill.

Work is underway to begin implementing the Fifth Street Corridor recommendations.

## Neighborhood Satisfaction Survey

In the summer of 2012, undergraduate students at Randolph College under the direction of Dr. Elizabeth Perry-Sizemore of the Department of Economics and Business administered a neighborhood satisfaction survey in the Tinbridge Hill community. It was expected that the Tinbridge Hill Neighborhood Council would receive Community Development Block Grant funds from the U.S. Department of Housing and Urban Development, and the neighborhood satisfaction survey could help in setting priorities for how those funds should be used.

They survey collected input form 88 residents in the community, some living in the same household. They were asked questions about problems in the neighborhood, satisfaction with the work of non-profits in the neighborhood, opinions on their personal properties, overall neighborhood progress on a variety of topics, and priorities for future efforts. The survey participants ranked the top areas for neighborhood improvement in the following order:

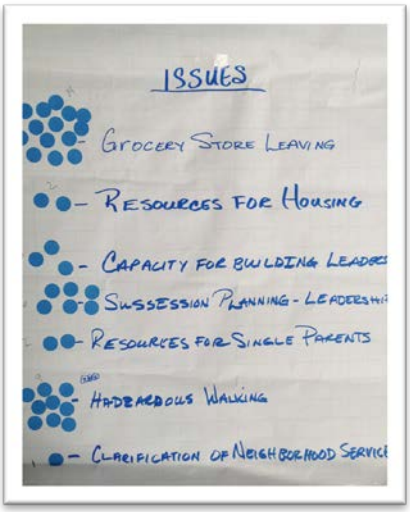
- Improving housing conditions
- Reducing crime
- Neighborhood beautification
- Providing neighborhood services and activities
- Improve infrastructure

The survey report suggests that "the areas more people agree on are a lack of activities, lack of recreational spaces, and housing conditions – in this order. While neighbors report high satisfaction with the external appearances of their own homes, when asked to prioritize possible neighborhood initiatives, neighbors value improving housing conditions above all others."

## Issues Identified to Date

Tinbridge Hill residents and stakeholders have been joining in discussions with Lynchburg Staff and the consultant about issues and opportunities that the neighborhood is facing. A key event was a morning discussion with the Friends of Tinbridge Hill group to identify ideas to be explored and priorities.

One of the outcomes of these discussions has been a growing list of issues that need attention. After a roundtable discussion at the Friends meeting, a list of issues was constructed and participants then had a chance to express opinions about priorities by "voting" with stickers to indicate the ideas each found particularly compelling. The list of issues, along with the number of votes tallied for each, follows:




Infrastructure needs (23)
Conditions and cost of housing (21)
Grocery store leaving (14)
Hazardous walking / walkability (14)
Succession planning – leadership (9)
Rental vs. ownership issues (7)
Crime (3)
Resources for single parents (2)
Clarification of neighborhood services (1)
Public transportation (1)

The Friends group conducted a similar dialogue about opportunities. Following is the list of opportunities that were identified, with the results of that group's opinion about the most promising opportunities:

Provide opportunity for youth to learn a trade (24)
Small Create workforce with young people (14)
More homeownership (7)
Build Fifth Street possibilities (7)
Drug-free community (5)
Safe walking trails, sidewalks (4)
Use historic collaboration of the neighborhoods (2)
Nonprofits and higher education (2)
Community voice – leaders (1)
Conversion of repairable homes (1)
Maximize open space (1)

Following the tally of priorities, a full group discussion distilled the ideas into the following list of highest priority opportunities for consideration:

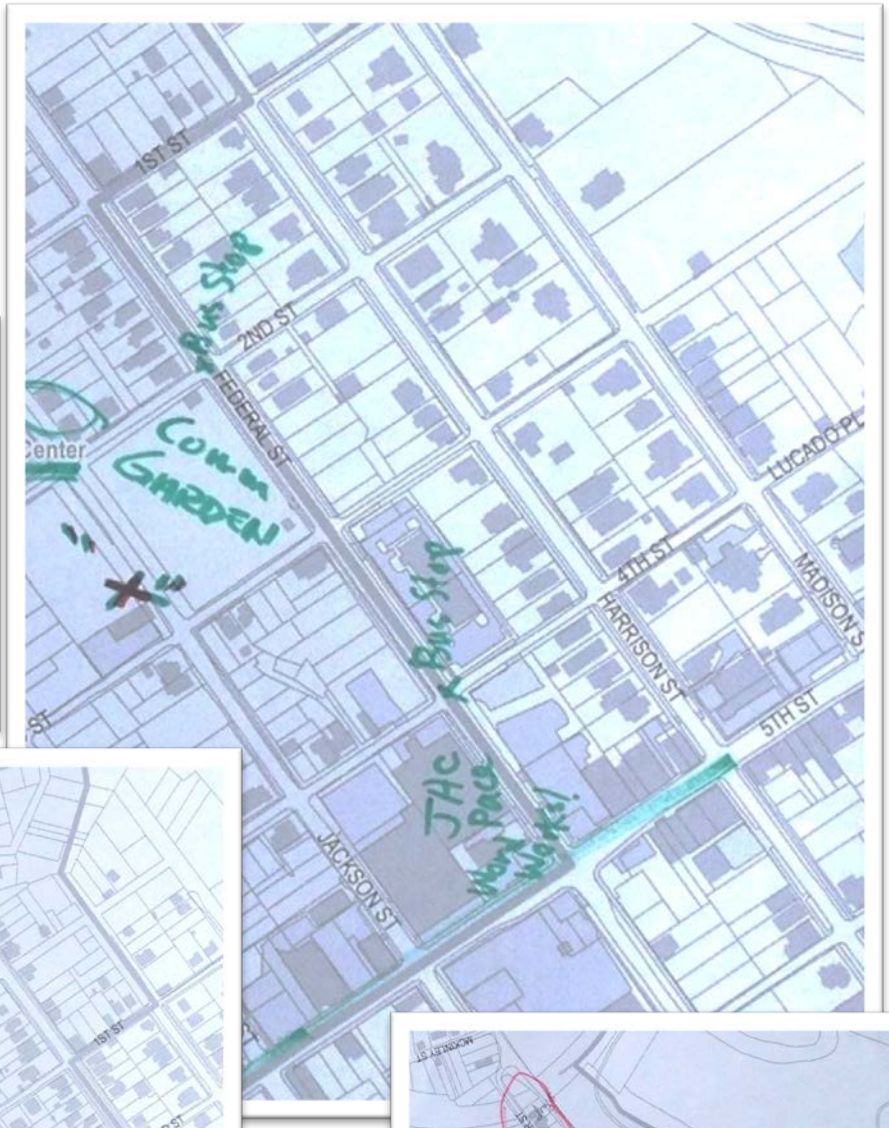
OPPORTUNITY PRIORITIES

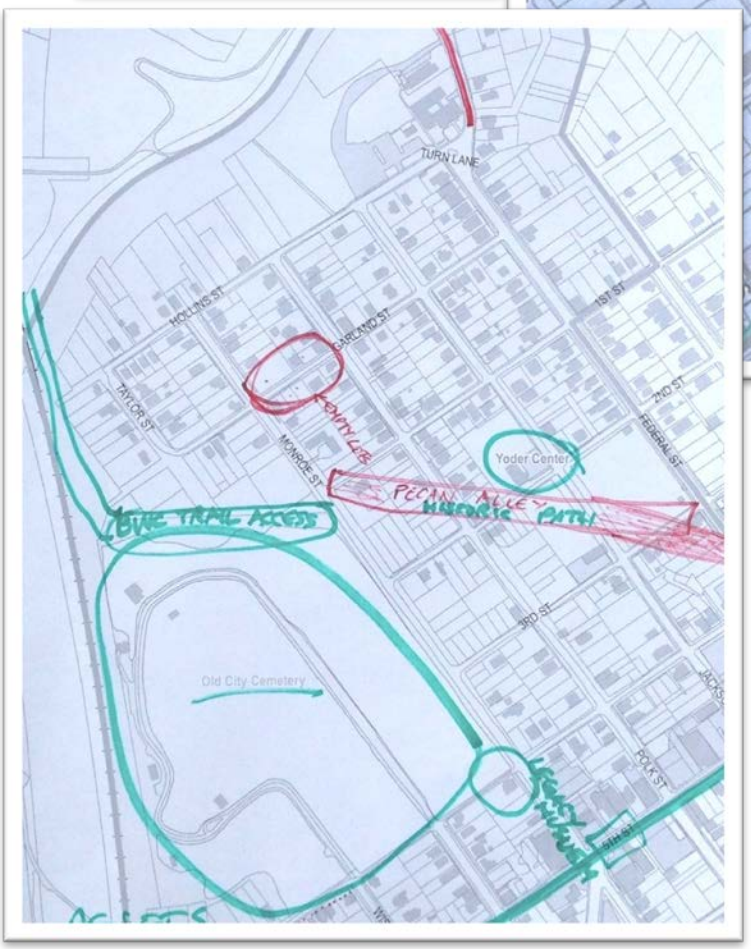
1. Create training and workforce opportunities for youth
2. Homeownership / Promote open spacel / 5th street Corridor / sidewalks
3. Work toward a drug-free community
4. Focus on and emphasize education

These are not necessarily the list of recommendations to be included in the new Tinbridge Hill plan – there is still much community conversation to come. But these ideas and lists are a good starting point for additional dialogue.

One other exercise conducted with the Friends group was a mapping exercise: drawing on maps the locations of neighborhood assets and neighborhood concerns. A collection of those marked-up maps appears on the following page, and again can contribute to continuing discussions about issues, opportunities, and strategies.

= ASSETS, OPPORTUNITIES
= AREAS OF CONCERN, NEEDING ATTENTION
VALLEY ST
FILLMORE ST


1ST ST
2ND ST
FEDERAL ST
Center
Community Garden
Bus Stop
JACKSON ST
JHC Main Place
Work!
4TH ST
HARRISON ST
5TH ST
LUCADO PL
MADISON ST


TURN LANE
HOLLINS ST
GARLAND ST
TAYLOR ST
MONROE ST
1ST ST
2ND ST
FEDERAL ST
Yoder Center
PECAN ALLEY HISTORIC PATH!
3RD ST
Old City Cemetery
POLK ST
5TH ST

MONROE ST
JACKSON ST
Lack sidewalk

# Next Steps

This Neighborhood Assessment Report provides a foundation for additional community dialogue. This report compiles information about existing conditions, and advances the discussion about issues, opportunities, priorities, and strategies.

A key next step will be a Neighborhood Summit to be held in July. The objectives of that event will be to widely disseminate the information about Tinbridge Hill that has been assembled, and engage the community in discussions about future possibilities and actions. Following the Summit and additional meetings with stakeholders to synthesize the information, a draft Tinbridge Neighborhood Plan will be produced for community review and discussion.

# References

Following are links to materials used in preparation of this Report:

http://www.lynchburgva.gov/ Main City of Lynchburg site

http://www.lynchburgva.gov/yoder-center Link to Yoder Center

http://lynchburg2030.org/ Link to Update of Comprehensive Plan

http://mapviewer.lynchburgva.gov/parcelviewer/ Link to GIS maps

http://legacymuseum.org/ Link to Legacy Museum

http://www.lynchburgva.gov/city-assessor Assessor's Office

http://www.lynchburgva.gov/parks-and-recreation

http://www.lynchburgva.gov/neighborhood-services

http://virginiahumanities.org/2012/03/remembering-tinbridge-hill/