



# Neighborhood Summit Report

TINBRIDGE HILL, LYNCHBURG, VIRGINIA





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# Introduction

## About this Project - - *GROWING TINBRIDGE HILL*

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.

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. The area is primarily residential and is also home to churches, parks, community gardens, and commercial establishments.

### **OBJECTIVE OF PROJECT**

The objective is to prepare a plan that reflects the character and aspirations of the community, that sets realistic and achievable goals for community improvement, and that establishes a specific action plan for tasks to be pursued to help achieve the goals.

This initiative is community-driven, with support from staff and consultant resources. The *Friends of Tinbridge Hill*, a group of residents and stakeholders, has provided project guidance and direction. An interdepartmental staff team has worked closely with the consultant to gather and analyze information, conduct interviews, and plan neighborhood meetings and events. A particular point of focus has been on supporting youth and encouraging the participation of young adults, to help achieve a leadership structure that is sustainable over time. Highlighting the importance of a focus on youth and young adults, and with the neighborhood's successful community garden as an inspiration, the theme for this initiative has become **Growing Tinbridge Hill**.



## WHAT HAS TAKEN PLACE TO DATE

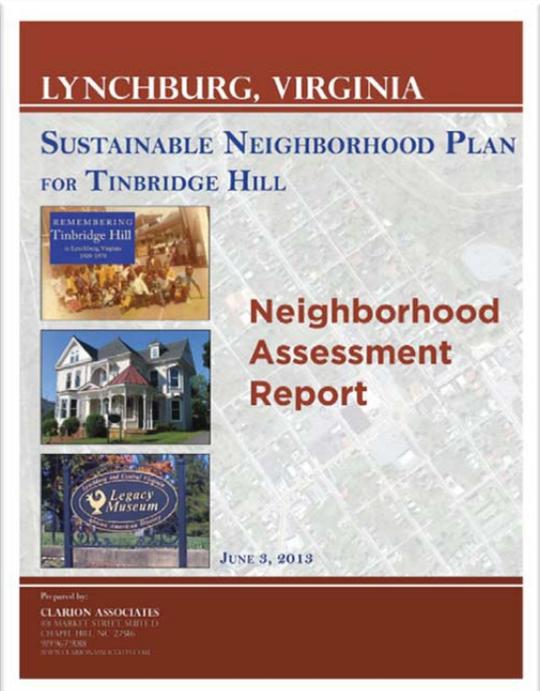
Community meetings, data gathering and analysis, reaching out to community partners, and a celebration of neighborhood life have all been part of this initiative as momentum continues to build. Following are some recent quotes from neighborhood residents and City leaders:

- *Members of this community are invested in their neighborhood and its success.*
- *We can get out and do more in the neighborhood.*
- *We can create a better neighborhood with less drug activity and more involvement in the community.*
- *We can build a strong network of outside resources and neighborhood support.*
- *We are excited about working more closely with the Lynchburg Police Department.*
- *We can do more to clean up the neighborhood and watch out for each other.*

A Neighborhood Assessment was prepared. Drawing on community interviews, review of available data and statistics, and a visual survey of all properties, the report examined 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 included an assessment of the condition of properties and structures in the neighborhood. The report highlighted key ideas to include in the neighborhood plan. A two-page summary of the Assessment Report is included here as part of the Appendix.

Partnerships with organizations and agencies are being built. Faith communities, nonprofit organizations, and college resources are being invited and are participating in the work: helping to improve the housing stock, mentoring young people, identifying employment and job training opportunities, and contributing spirit and energy.

The City has renovated the community's Yoder Center and regularly sponsors programs for young people and adults. A connection will be built to the Blackwater Creek Trail System. Community revitalization is now a clear expectation.



### ***PURPOSE AND AGENDA FOR THE NEIGHBORHOOD SUMMIT***

On July 20, 2013, a Neighborhood Summit was held to bring community leaders and residents together to discuss ideas for the future of Tinbridge Hill. Full-group sessions were conducted to share information and hear ideas, followed by small groups that focused on particular issues and areas. A key theme emerged from the day-long discussion: *Growing Tinbridge Hill*. The success of a community garden was used as a metaphor for the community spirit that is present and building. Ideas discussed included public safety and law enforcement, workforce development and job training, housing rehabilitation and homeownership options, transportation, and community-building initiatives. An interactive opinion-polling technology was used during the Summit to gauge neighborhood opinions on a wide array of issues and possible approaches to neighborhood improvement.



This report offers a summary of the day's work: review of the ideas that were raised, priorities that were identified, and discussion of specific areas within the neighborhood that especially need attention right now.

## About this Report

This report describes the agenda and activities of the day on July 20, and highlights the key ideas around which consensus is building.

The agenda for the day was as follows, beginning at 10:00am:

- *Welcome and Introductions*
- *How You Can Help Grow Tinbridge Hill*
- *Overview of the Tinbridge Hill Plan*
- *Neighborhood Priorities Exercise*
- *Picture My World*
- *Areas of Stability/Change*
- *Comprehensive Plan*
- *Small Group Discussions on Neighborhood Priorities and Actions*

With help from Student Athletes at Liberty University, the Yoder Center was made ready for a day of discussion that included electronic keypad polling, a working lunch (cooked by students, with ice cream made with ingredients from the community garden), presentation of a "Picture My World" project sponsored by the Parks and Recreation Department and involving neighborhood youth, a mapping exercise to highlight key areas needing attention, and small group discussions to focus on priorities and actions. Presentations were offered by staff about ongoing activities, and local organizations donated prizes to distribute throughout the day to Summit participants.

This report will highlight and summarize the outcomes from each of these activities, and conclude with a listing of key consensus ideas for further discussion.



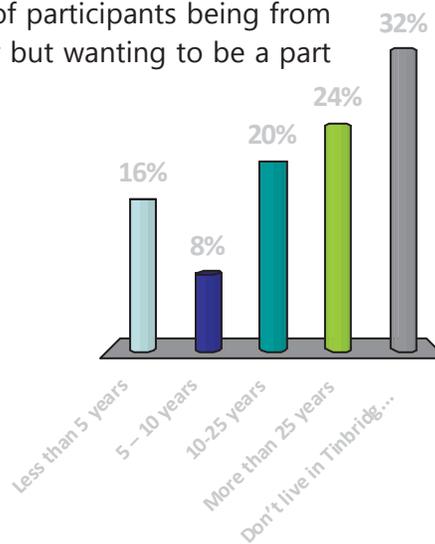
# Neighborhood Priorities

## Polling Exercise

A keypad polling technology was used to seek ideas and opinions from Summit participants on a range of key topics. The technology offered a system for anonymous responses, with instant compilation of results. 25 questions were asked of the group (including several warm-up questions). The questions and compilation of responses follow.

The first question to the group was, "How long have you lived in Tinbridge Hill?" The results showed the diversity in the room, which included 44% of participants living in the neighborhood for more than 10 years, and almost a third of participants being from other parts of the Lynchburg community but wanting to be a part of the Tinbridge Hill revitalization.

1. Less than 5 years
2. 5 – 10 years
3. 10-25 years
4. More than 25 years
5. Don't live in Tinbridge Hill



Nearly all of those currently living in Tinbridge Hill indicated a desire to remain. 60% of participants were 40 years old or older.

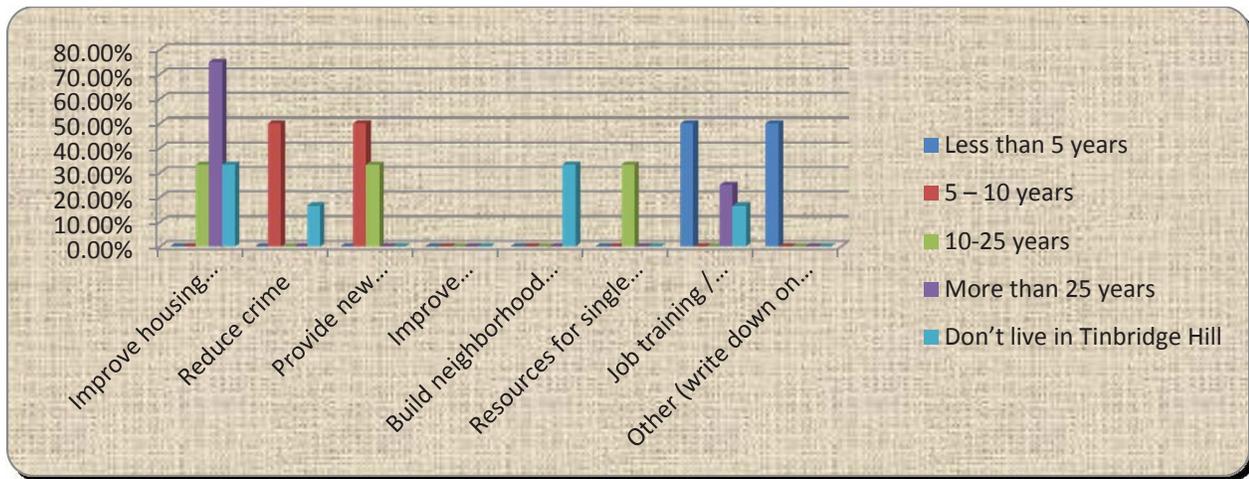
The next set of questions focused on opinions of what is most important:

- Most important step to improve the neighborhood
- Biggest need for improving housing
- Biggest issue for improving public neighborhood spaces
- Biggest issue for improving private neighborhood spaces
- Biggest issue for improving neighborhood infrastructure
- Biggest issue for addressing crime

The following page shows the opinions of participants for each of these questions. The responses are broken down by number of years living in the neighborhood (or not in the neighborhood).

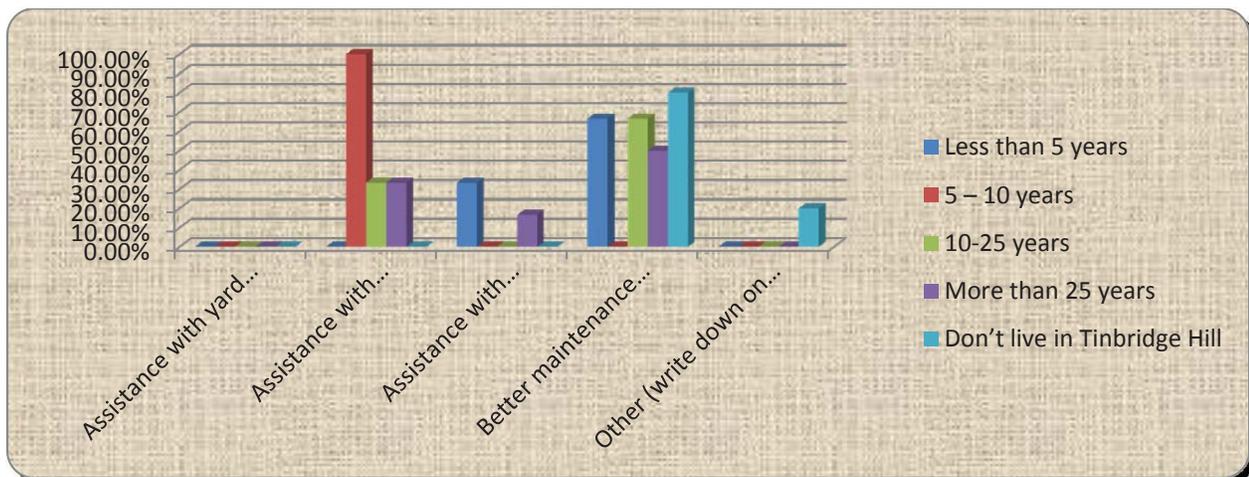


What is the most important step to improve the neighborhood?



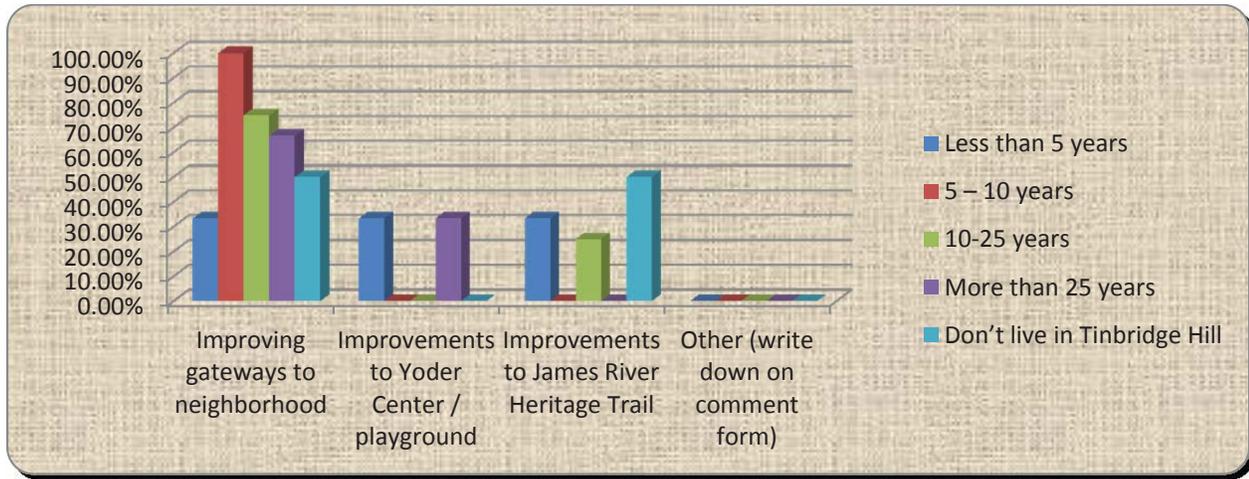
For those with considerable longevity in Tinbridge Hill, the most important step is improving housing conditions. For those newer residents (5-10 years), the response was that most important steps are reducing crime and providing new neighborhood services, activities, and commerce. For the newest residents, the answer is job training and job opportunities. Satisfaction with the Yoder Center appears high among all groups.

What is the biggest need for improving housing?



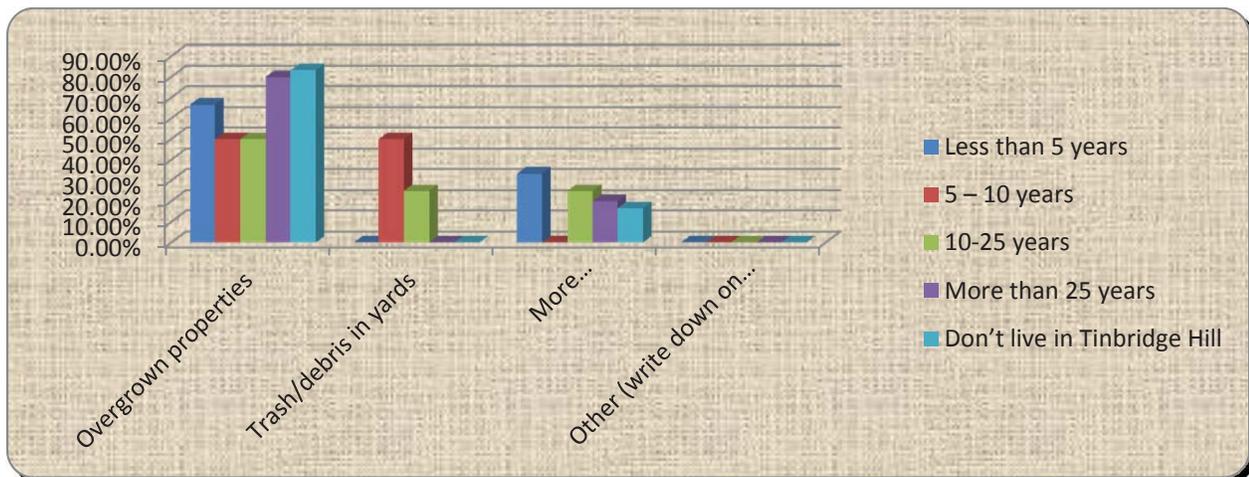
Responses were mixed here. For newer residents (5-10 years), assistance with exterior house maintenance is the biggest need. For the newest and oldest residents, the biggest need is more specific: for better maintenance of rental properties.

What is the biggest issue for improving public spaces?



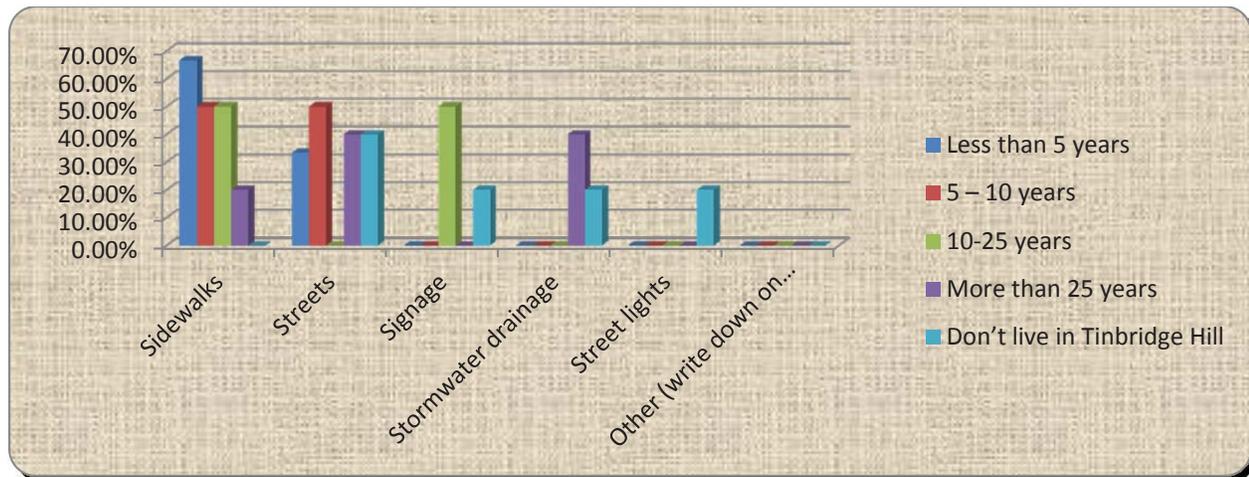
The clear consensus here, among all groups, is that improving gateways to the neighborhood is the biggest issue. Improvements to the Yoder Center and James River Heritage Trail were also listed.

What is the biggest issue for improving private spaces?



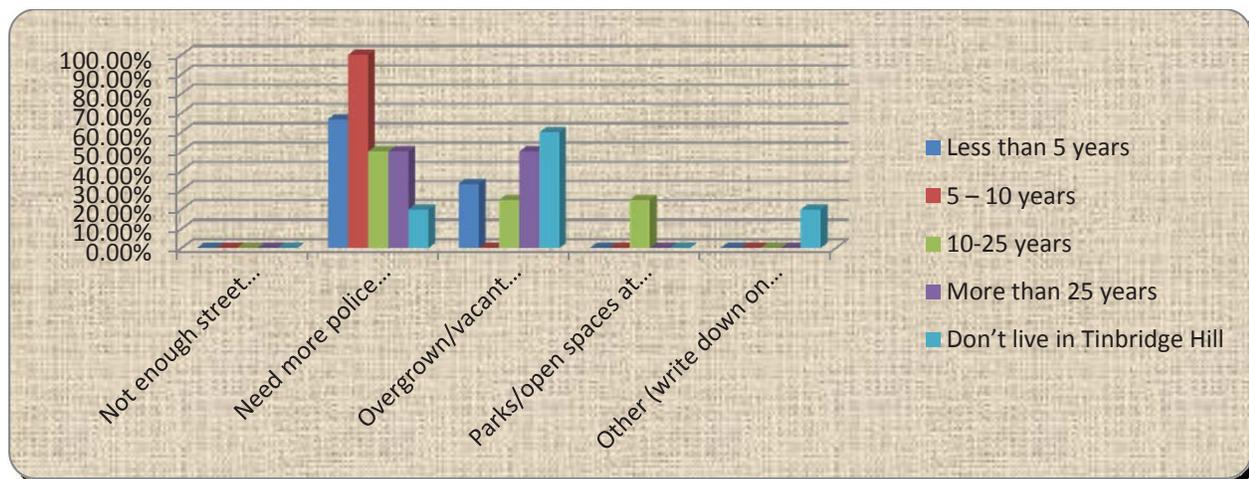
Clear consensus here as well: the biggest issue regarding private spaces is attention to overgrown yards on private properties.

### What is the biggest need for improving infrastructure?



Adding sidewalks was the clear answer to this question, garnering an especially strong response from new residents to Tinbridge Hill. Older residents focused more on needs for street improvements and stormwater drainage.

### What is the biggest issue for addressing crime?

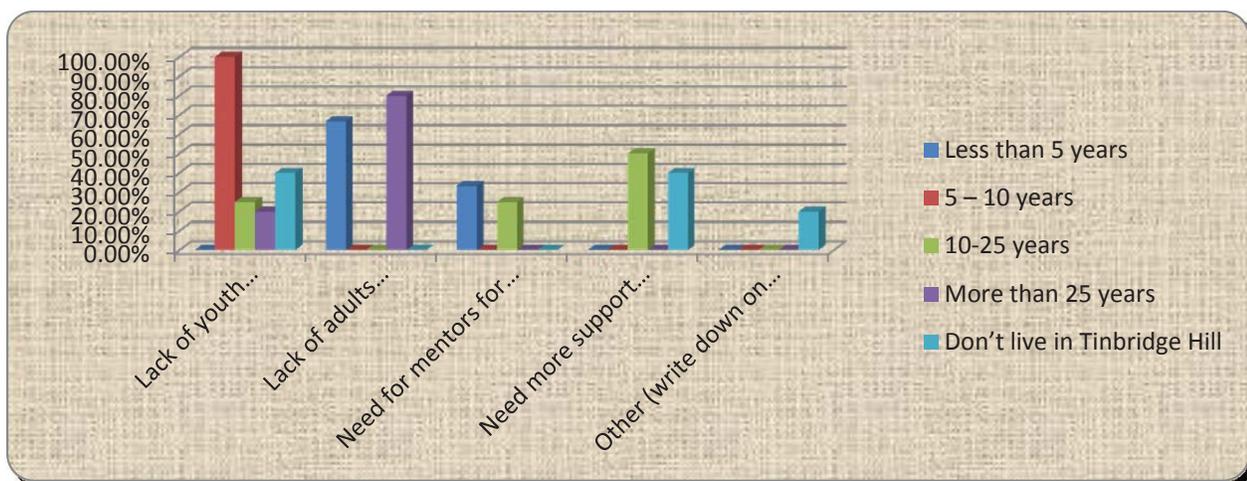


Given that concerns about crime are at or near the top of the issue list for a number of residents, this question about what might be the best approaches to crime prevention takes on particular importance. The dominant answer, "Need more police patrol," led to subsequent discussions during the day, and expressions of appreciation that a police officer was in attendance at these discussions and stayed the whole day. The second highest topic, "Overgrown/vacant properties," was another theme heard throughout the day.

The next set of questions focused on community leadership, jobs, and the needs of Tinbridge Hill households:

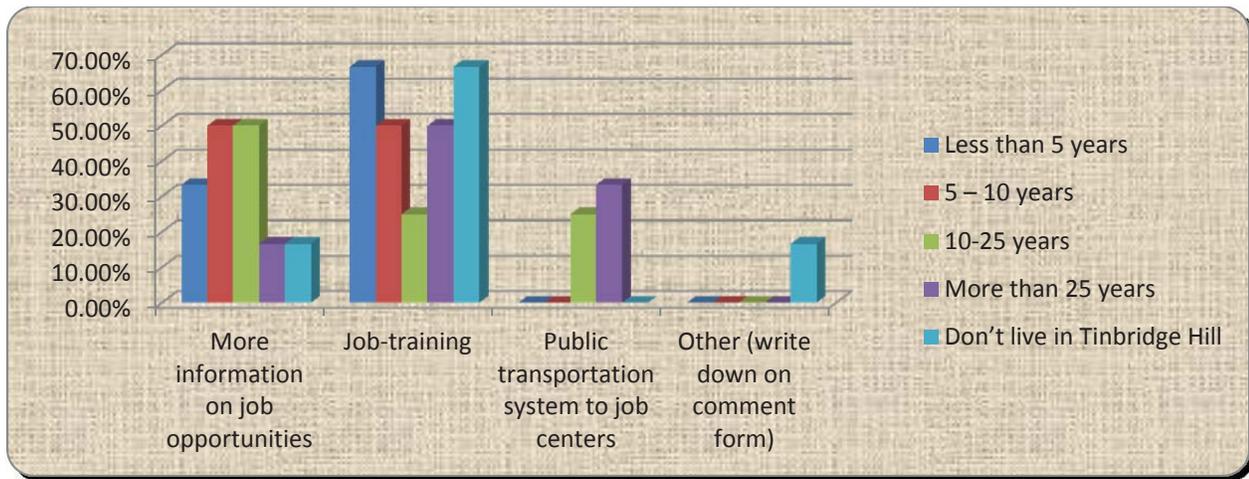
- Biggest issue for encouraging leadership
- How best to help residents get jobs
- What new local establishments are most needed
- What new services are most needed
- What is most needed for youth
- What is most needed for families
- What is most needed for seniors

What is the biggest issue in encouraging leadership?



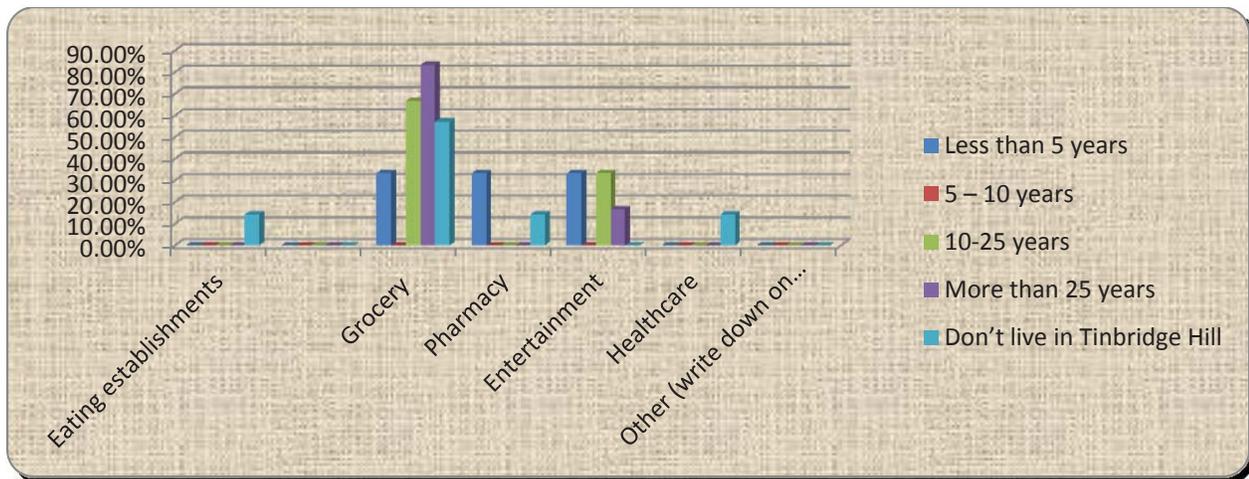
There was a wide set of opinions on this question. The highest vote-getter, and the one answer picked by all 5-10 year residents, was the statement: "Lack of youth interested in being a neighborhood leader." Respondents also noted difficulty in getting adults interested in leadership roles. There was also interest expressed in seeking more support from organizations to encourage leadership.

How best to help residents get jobs?



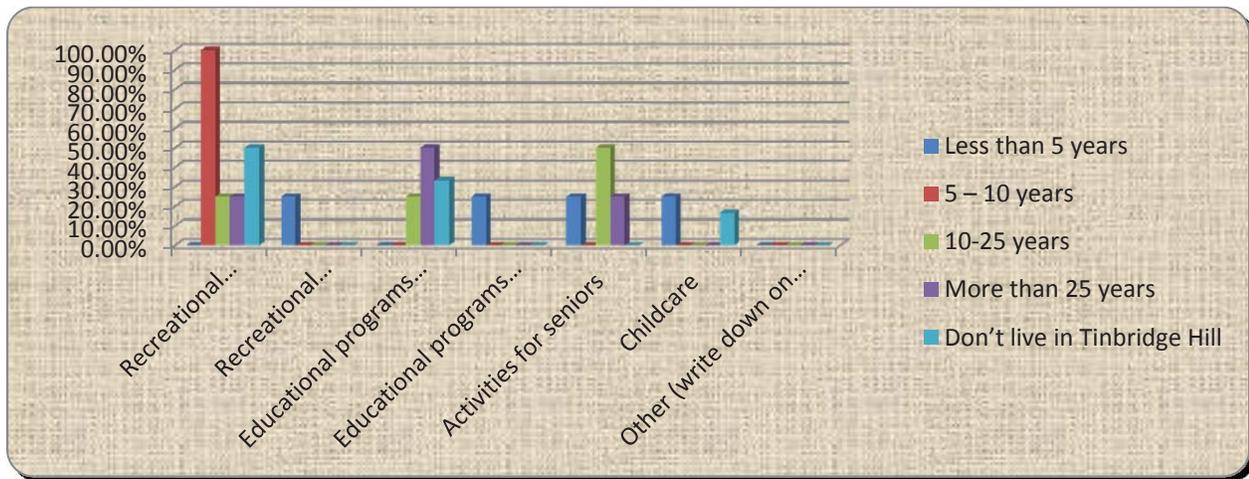
80% of respondents focused on job-training and getting more information about job opportunities. 16% listed transportation to job centers as an issue needed attention.

What new local establishments are most needed?



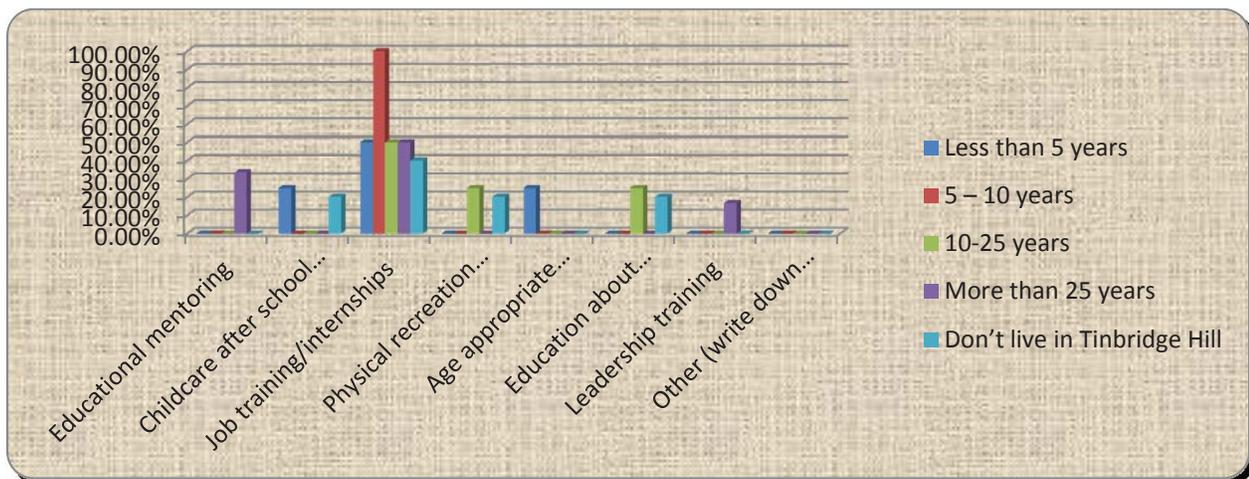
Almost two-thirds of respondents called for a grocery store. Given the recent closure of a local store, this is clearly a neighborhood need. 20% called for more entertainment options.

What new services are most needed?



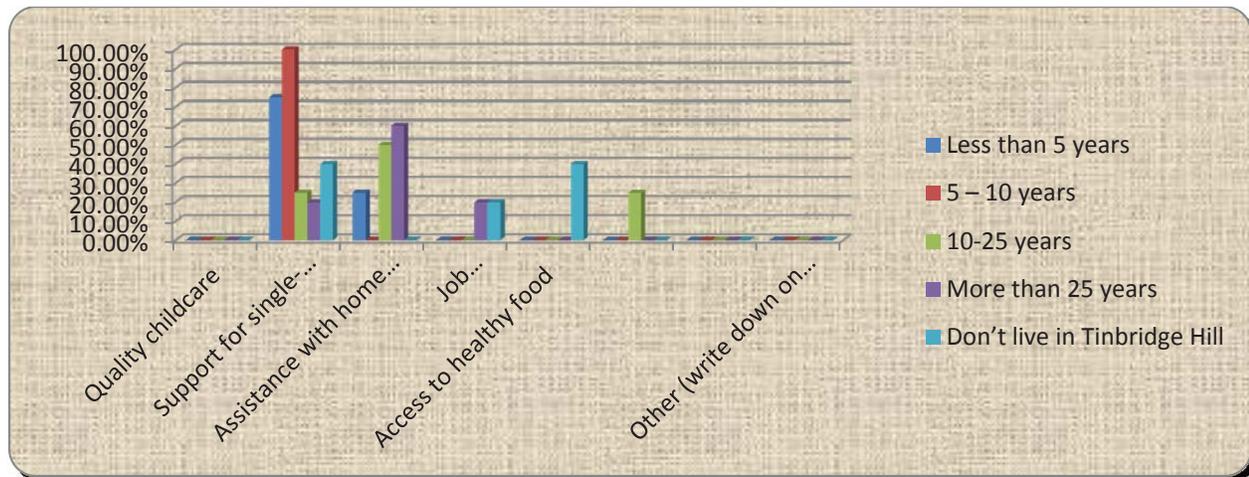
Recreational programs for youth and activities for seniors were the top responses. There was also interest expressed in the need for additional childcare options.

What is most needed for youth?



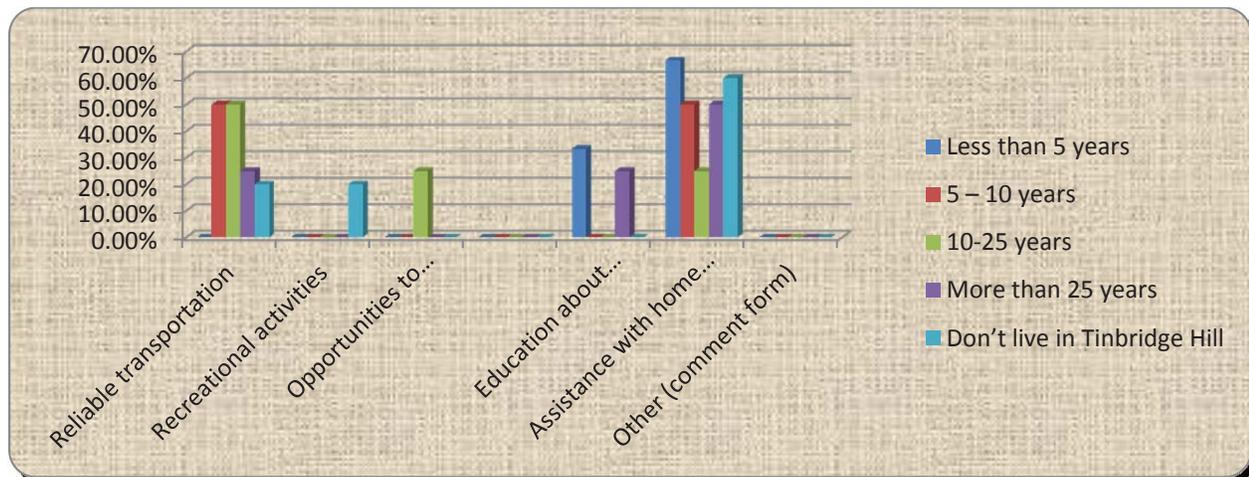
The most common answer: The neighborhood’s youth need job training and internships. Other ideas were expressed regarding education, information, and recreation; but the biggest issue focused on jobs.

### What is most needed for families?



Two topics were most mentioned in response to this question. The top response (with nearly 40% of respondents picking it) was support for single parents. The second-highest response was for assistance with home improvements (29% of respondents).

### What is most needed for seniors?



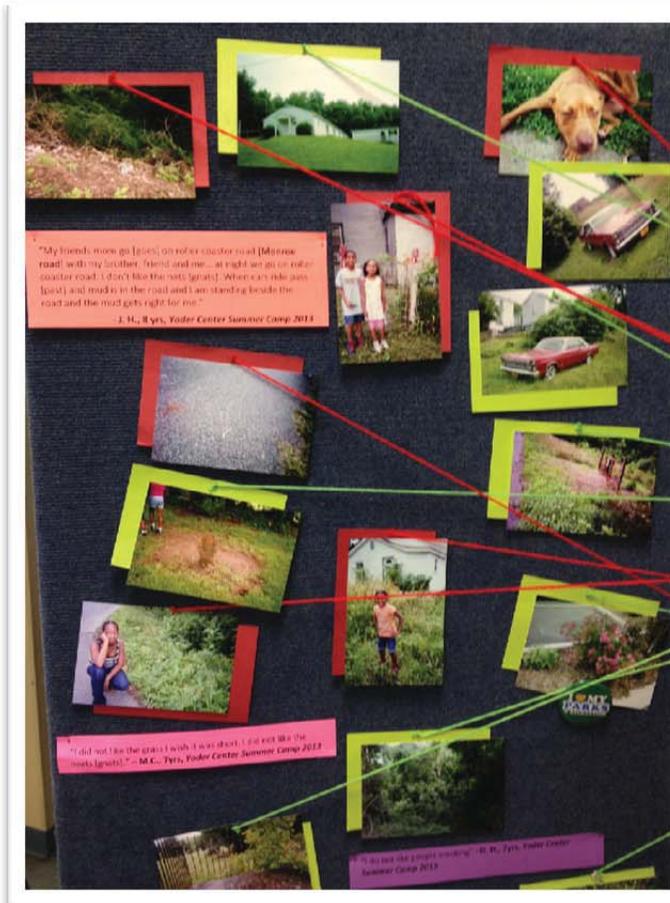
Two topics garnered the most responses here: "Assistance with home improvements and errands" was the choice of 41% of respondents, and 31% responded "Reliable transportation." Among the neighborhoods older population, (most responded that assistance with home improvements/errands is most needed.

These responses were instantly available to Summit participants, and accordingly were able to help set the stage for discussions to follow. A final question was, "Are you willing to participate in future events?" 79% answered: "Yes."

# Picture My World

The Lynchburg Parks and Recreation Department, as part of its programs for neighborhood youth, sponsored an activity for children of Tinbridge Hill called, "Picture My World." Young participants were given cameras to photograph things that they liked and didn't like about their neighborhood. Participants were also encouraged to write statements about things liked and not liked.

The results of this project were presented at the Summit, and highlights of the children's work appear below. The project, and the presentation of the children's work to the full group at the Summit, helped to underscore the value and importance of focusing on the neighborhood's young people: both to encourage and support their growth, and to nurture future neighborhood leaders. In the collage below, green threads point to things that the children liked; red to what they didn't like.



"When I was walking in the neighborhood I saw some roses I liked. When I was walking I didnt [didn't] like the gnats."  
- A. P., 9 yrs, Yoder Center Summer Camp 2013

"Some things that I saw that I liked were the deers, spiders, flowers, dogs and cats. I saw a lot of things like places, wildlife and pets. What I didn't like on the walk was all the trash on the ground. People kept on loitering. Some house were getting rebuilt. The weeds were too long and needed to be cut."  
- Z.H., 11 yrs, Yoder Center Summer Camp 2013

"I liked many things but one of them was the flowers in people's houses. I liked the pretty colors and they smelled good. One thing that I did not like was the trash everywhere. There were bottles, and cigarettes everywhere."  
- M.B., 11yrs, Yoder Center Summer Camp 2013

# Areas of Stability / Areas of Change

## Mapping Exercise

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This activity offered participants an opportunity to identify places in the neighborhood that they would like to see changed, or would like to see stay the same. Facilitators asked the following questions, and participants marked areas on a neighborhood map to address the following:

1. What areas of the neighborhood are stable (cleans, safe, that you are proud of). Indicate those with blue marks.
2. What areas of the neighborhood are opportunities for change (blighted, unsafe, attractors for crime, would like to see change). Indicate those with red marks.
3. What types of development would you like to see along 5<sup>th</sup> Street and along entrances to the neighborhood?
4. Would you like to see other new development or parks in the neighborhood? Indicate those in green.

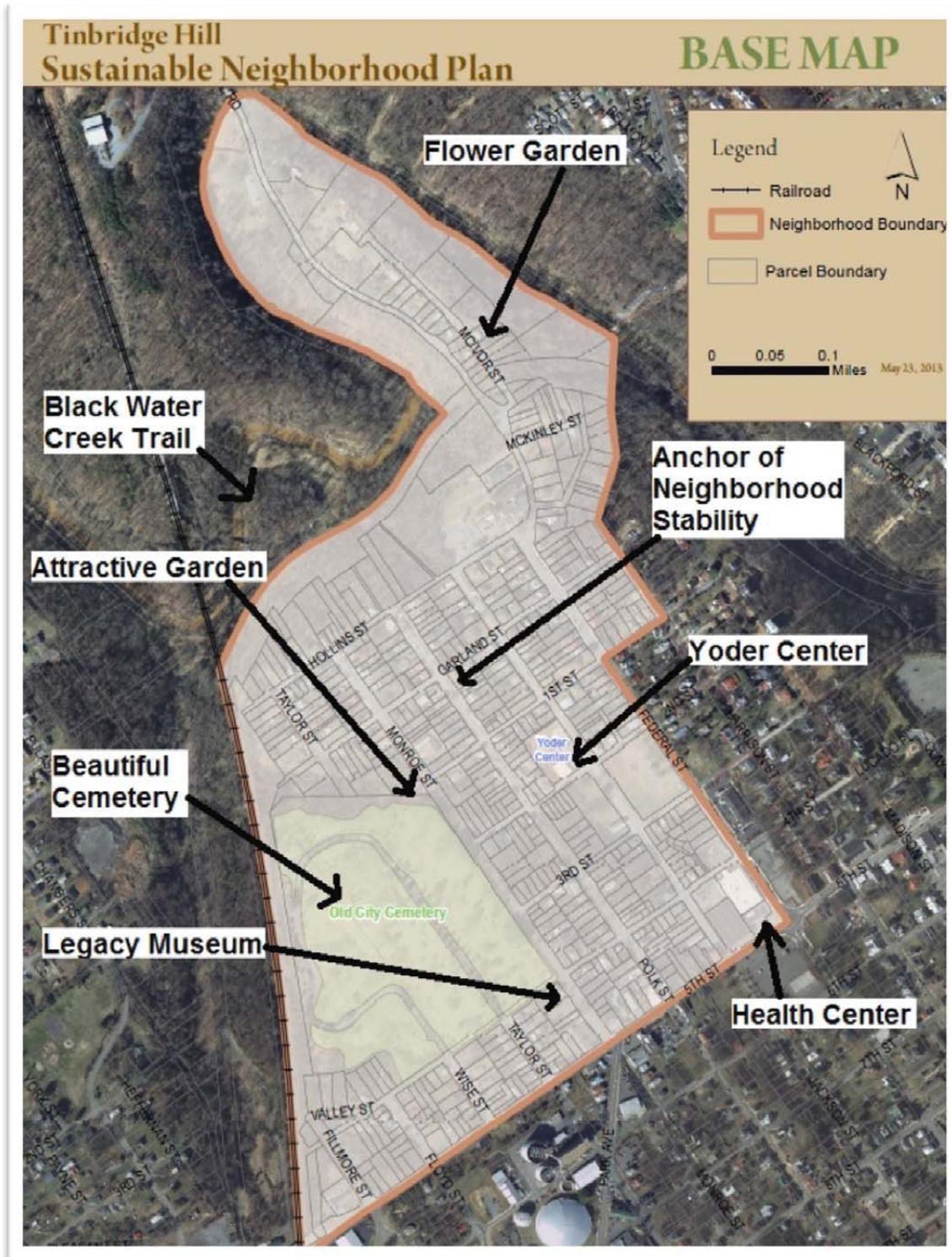


## Key Areas

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Maps on the following pages show highlights of the results of this exercise.

The first question asked about areas that are stable, areas that are the source of neighborhood pride. Participants discussed this topic and drew on maps of the neighborhood to highlight particular areas. Examples of participant opinions about areas of stability and/or neighborhood pride are shown below.

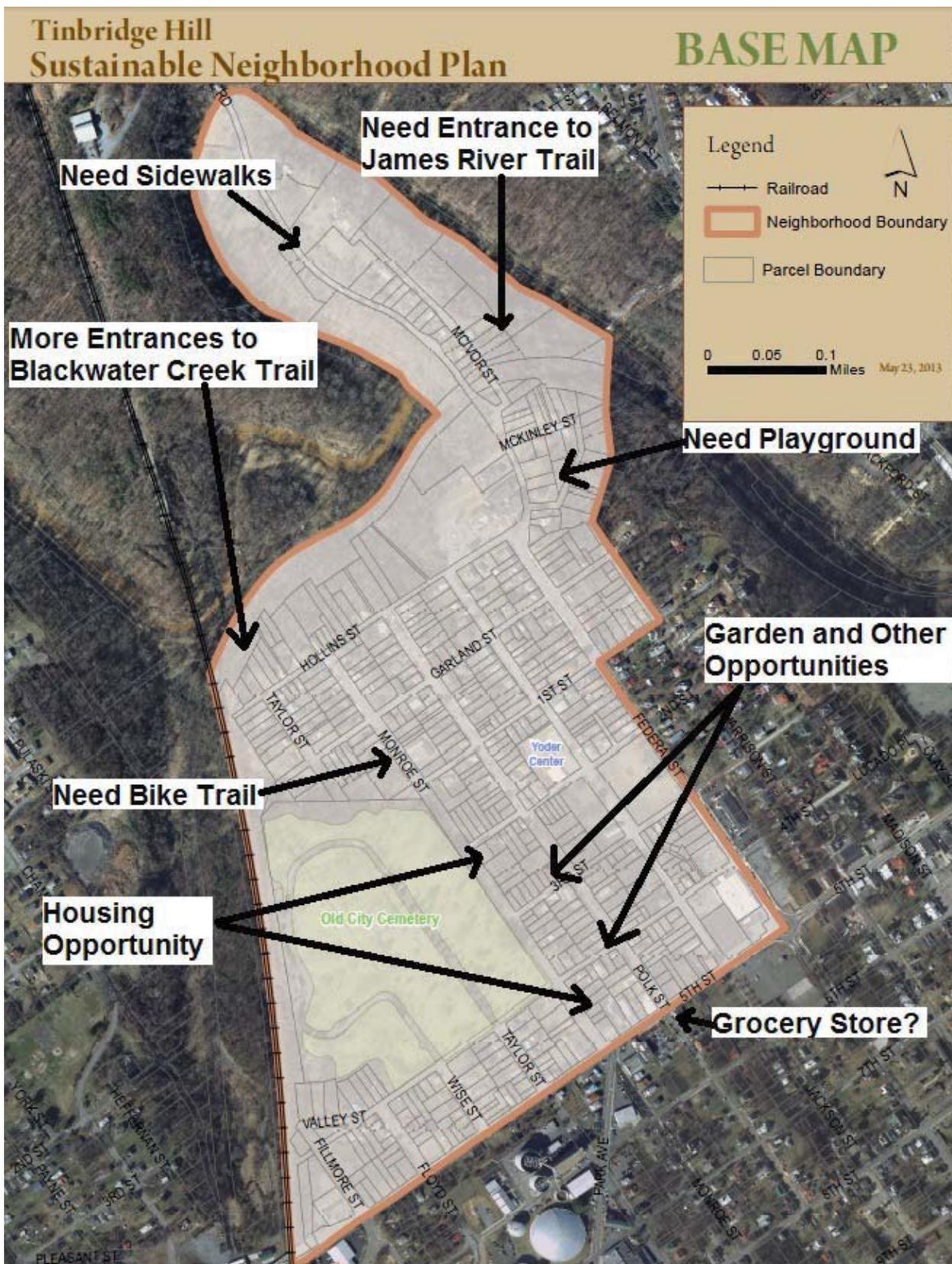




The next question asked about what kinds of development participants would like to see as part of the revitalization of the 5<sup>th</sup> Street Corridor. Participants discussed this topic and drew on maps of the neighborhood to highlight particular ideas. Examples of participant opinions about desired development along 5<sup>th</sup> Street are shown below.



The last question asked about what other kinds of new development or parks participants would like to see put in place in Tinbridge Hill. Participants discussed this topic and drew on maps of the neighborhood to highlight particular areas. Examples of participant opinions about new things they would like to see or improvements that are needed are shown on the map on the following page.



# Comprehensive Plan

## Opportunity to Align Ideas

Lynchburg City staff offered an update on Lynchburg's efforts to update the existing 2002 Comprehensive Plan for the larger community. That project kicked off with an Open House to discuss community-wide goals and strategies. A key component of the Vision in the existing Plan is an emphasis on neighborhoods:

*The City's reputation as a good place to live and work will grow from the quality of its many neighborhoods. With their distinctive character, history, and natural setting, City neighborhoods will provide residents with a safe, healthy environment and a strong sense of identity and ownership.*

The Plan also calls for attention Commercial Corridors:

*The accessibility and design quality of the City's commercial corridors and districts will improve through a combination of public and private action. Quality of design and accessibility – for vehicles as well as pedestrians and cyclists – will become the central focus in planning for the City's commercial areas.*

This emphasis in the 2002 plan on commercial corridors was followed by a 5<sup>th</sup> Street Master Plan for revitalization, which is now being implemented.



Timing is excellent. The ideas coming forward out of this new Tinbridge Hill Neighborhood Plan can be folded directly into the City's new Comprehensive Plan, and the process can serve as a model for other Lynchburg neighborhoods in the future.

## Focus for Implementation

### Small Group Discussions

The productive day of ideas concluded with a series of small-group table discussions, with each group focusing on four topics:

1. What has been the best change in the neighborhood that you have experienced?
2. What is the most important opportunity the plan should address?
3. What aspects or activities in other neighborhoods have you experienced that you would like to take place in Tinbridge Hill?
4. What was the most surprising thing that you heard or learned today?



Following the discussions, each group appointed a spokesperson to report ideas back to the full group. Ideas were recorded on newsprint; key ideas that were generated are summarized below.

### Key Ideas

The first topic: Best Changes in the Neighborhood:

- Quieter
- 5<sup>th</sup> Street Improvements
- Cemetery
- City Investment
- Expansion of Yoder Center
- New Sidewalks
- Fixing Up of Homes
- Having more Homeowners, Fewer Renters
- More Police Presence
- Computer Access in Yoder Center
- Roundabout
- New Homes
- Johnson Health Center/Pace

The second topic: What Opportunity should be Addressed?

- Overgrown Lawns – Job or Job Training Opportunity
- Address Crime and Drugs: Strengthen Neighborhood Council and Leadership
- Identify Partners
- Encourage Homeownership
- Restore Damaged Property
- Increase Safety for Children
- Neighborhood Appearance (e.g., Flowers)
- Promote Schools and Museums
- Recreation Available to All Children
- Crime Prevention Through Environmental Design
- Make Use of Vacant Houses
- Promote new Commercial Properties
- Convert Vacant Space into Community Play Areas
- Teach People about Job Readiness Skills and Training
- Prioritize the Comments Made Today
- More Involvement with Neighborhood Watch



The third topic: What have you seen elsewhere that you like?

- Community Dinners
- Church Partnership in Local Community Service
- Flea Markets, Festivals, Holiday Decorating
- Grocery Store
- Water Park
- Café / Deli
- Clean Streets – No Trash
- Baseball Park or Skateboard Park
- Employment Center with Regular Speakers
- Help for Senior Citizens
- Affordable Rental Property
- Meals on Wheels / Ice Cream Truck
- Senior Citizen Programs.



Final topic: What was the most surprising thing you learned today?

- Lynchburg Population has Increased
- Perception that Crime is a Problem
- Number of People Interested in Helping the Community
- That We All Agree on the Same Topics
- The Ways We Can Improve Our Neighborhood
- Need More Police Patrol
- Learn How to Voice Your Opinion
- Parts of the Community are Not Actively Participating



# Summary

## Conclusions of the Day

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Many ideas, concerns, and observations were raised at the July 20 Neighborhood Summit. This report summarizes and highlights the discussions. Priorities that are emerging:

- Need to continue to improve housing conditions
- Need to encourage homeownership
- Tie together the need for house, yard, and grounds maintenance with the need for job-training and job creation
- Pursue options for regaining a grocery store or other commercial use that services daily needs
- Improve and enhance gateways to the neighborhood
- Add sidewalks and pedestrian connections to greenways
- Encourage and embrace more active police presence
- Provide support for single-parent households
- Provide support for senior citizens
- Encourage community leadership

## Next Steps

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The Friends of Tinbridge Hill will be meeting to review and discuss the results of the Summit. Following this review a draft Tinbridge Neighborhood Plan will be produced for community review and discussion, followed by presentation to the Lynchburg City Council for adoption. The timing of public review of the draft Neighborhood Plan moving forward will be aligned with presentations of a new draft Comprehensive Plan for the City, allowing for coordination of strategies and implementation recommendations.

As a starting point for construction of a set of Neighborhood Goals and a set of Action Strategies designed to achieve those goals, this meeting of the Friends of Tinbridge Hill will focus on setting priorities among all the ideas that have brought to the table, and participate in discussion of the best mechanisms and actions to take to address the highest priority actions, along with discussion of resources that can and should be sought.

# Appendix

- *TWO-PAGE SUMMMARY OF NEIGHBORHOOD ASSESSMENT*

# SUMMARY: TINBRIDGE HILL NEIGHBORHOOD ASSESSMENT REPORT

June, 2013

## Introduction

The City of Lynchburg is engaged in a project to prepare a Sustainable Neighborhood Plan for Tinbridge Hill. The project includes gathering information to identify neighborhood assets and needs, and developing a set of recommendations and priorities for action to help achieve community goals for the Tinbridge Hill area. A Neighborhood Assessment Report has been prepared to describe and assess current conditions in the Tinbridge Hill neighborhood. This two-page summary highlights key facts from that report.

## People and Housing

3,200 people live in this neighborhood. 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). There is a larger-than-average percentage of people in Tinbridge Hill in the 45-64 age category.

In comparison to the City of Lynchburg, Tinbridge Hill residents have lower educational attainment: More than two thirds of neighborhood residents have educational attainment of a high school degree or less.

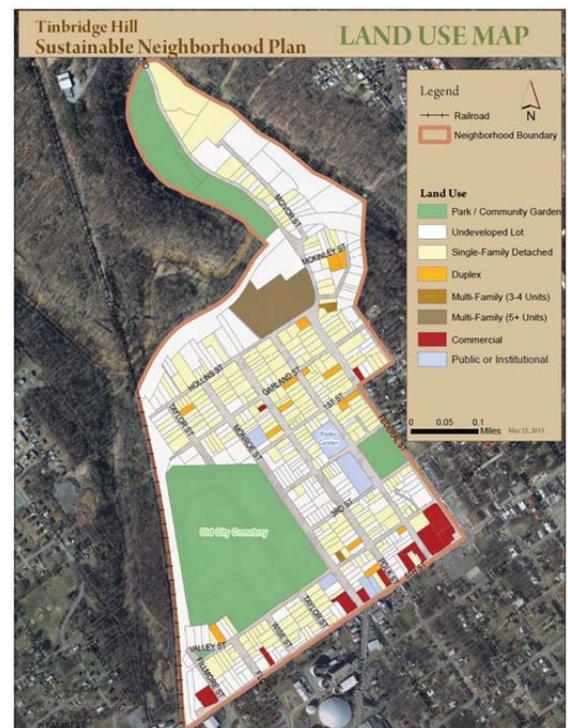
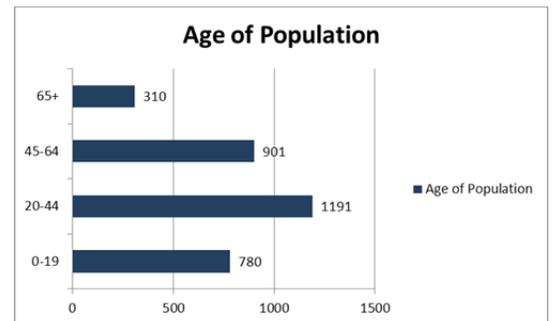
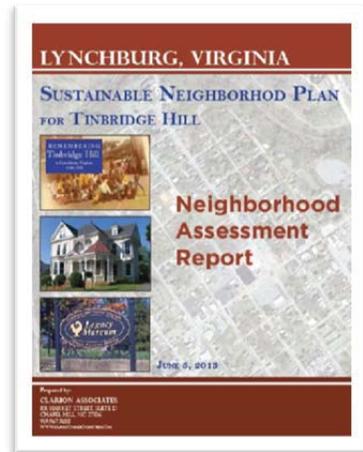
There are just over 1,200 households in Tinbridge Hill. Of those households, 50% are defined as "family" households that have two or more people living together who are related through marriage, birth, or adoption. The percentage of married-couple households is low (21%) compared to the citywide percentage (over 40%).

The percentage of housing units that are owner-occupied in Tinbridge Hill (32%) is significantly lower than the citywide percentage (55%). The median value of homes in the neighborhood (\$62,700) is less than half of the median value of homes citywide (\$146,100). Many Tinbridge Hill homeowners (65%) are cost-burdened. In comparison, only 10% of homeowners citywide are considered cost-burdened. "Cost-burdened" means that households pay more than the standard 30% of household income on a mortgage and associated costs.

The percentage of the labor force in the neighborhood that is unemployed (26%) is significantly higher than the unemployment rate for the City of Lynchburg overall (10%). The median household income in 2011 for Tinbridge Hill was \$18,300, compared to the citywide median household income of \$37,700.

Nearly half of all people living in Tinbridge Hill in 2011 were in households designated as poverty status by the American Community Survey (based on Census information).

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%



# SUMMARY: TINBRIDGE HILL NEIGHBORHOOD ASSESSMENT REPORT

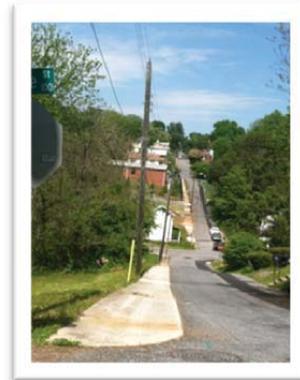
June, 2013

## 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. Parts of the neighborhood are quite steep, with elevations ranging from 470 feet to 840 feet. Significant portions of the neighborhood contain slopes that are 25% or greater, greatly reducing the potential for development in these areas.

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.

A May, 2013 windshield survey of the Tinbridge Hill neighborhood found that housing conditions within the neighborhood, while varied, tend to be good, or fair (79%), with approximately 50 properties rated in poor condition or noted as boarded or condemned. New structures comprise very little of the neighborhood's 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%

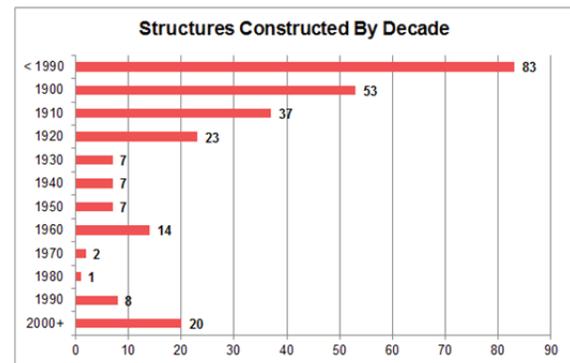
There are no clear geographic patterns in the condition of housing in terms of more or less stable areas within the neighborhood. Areas where new structures have been built are surrounded and interspersed with properties in some state of disrepair. One area of note is the street segment on Polk, between 1<sup>st</sup> and 2<sup>nd</sup> streets. This segment does have a fair number of houses that are in poor condition and several, which, while not condemned, appear to be vacant or underused. Tinbridge Hill is quite an old neighborhood, with an aging housing stock. Most of the structures in the neighborhood - 80% - were built before 1920.



## Summary

Key facts highlighted in the Neighborhood Assessment include:

- The population of Tinbridge Hill has an older profile than the City of Lynchburg overall, with higher-than-average percentages in the 45-64 age group.
- Homeownership rates are lower than for the City overall.
- Unemployment rates are higher than for the City overall.
- A high percentage of the residential land in Tinbridge Hill is vacant/undeveloped (36% of land area). There are a number of parcels, scattered throughout the neighborhood that could be developed.
- Most dwelling units in the neighborhood are in good or fair condition, but many are in need of maintenance and minor repairs.
- Most neighborhood residences were built before 1920.



Additional tables, charts, maps, and illustrations can be found in the June 3, 2013 Neighborhood Assessment Report.

# SUMMARY: TINBRIDGE HILL NEIGHBORHOOD ASSESSMENT REPORT

June, 2013

## Introduction

The City of Lynchburg is engaged in a project to prepare a Sustainable Neighborhood Plan for Tinbridge Hill. The project includes gathering information to identify neighborhood assets and needs, and developing a set of recommendations and priorities for action to help achieve community goals for the Tinbridge Hill area. A Neighborhood Assessment Report has been prepared to describe and assess current conditions in the Tinbridge Hill neighborhood. This two-page summary highlights key facts from that report.

## People and Housing

There are approximately 260 housing units in the neighborhood, with a vacancy rate of approximately 10%. The percentage of housing units that are owner-occupied is 48%, compared to a citywide percentage of 55%. The 2010 Census showed a population of approximately 535 people.

The percentage of the labor force in the area that is unemployed (26%) is significantly higher than the unemployment rate for the City of Lynchburg overall (10%).

## 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. Parts of the neighborhood are quite steep, with elevations ranging from 470 feet to 840 feet. Significant portions of the neighborhood contain slopes that are 25% or greater, greatly reducing the potential for development in these areas.

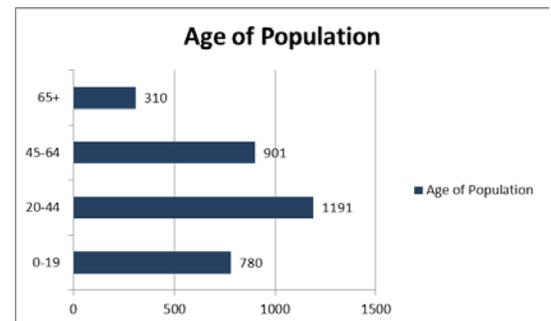
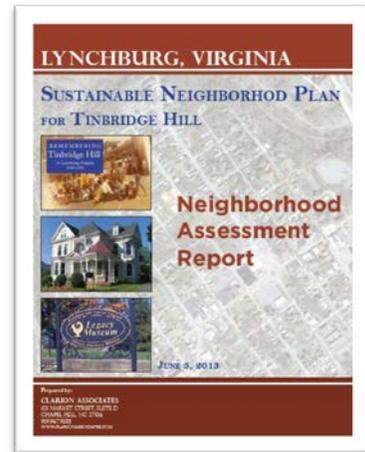
Of the total land area in Tinbridge Hill, 32% is in residential use. Approximately 3% of the land is in commercial use, 2% is public/institutional, and 27% of the acreage is devoted to a park or community garden, including the Old City Cemetery. That leaves 36% of the total land area of Tinbridge Hill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

A May, 2013 windshield survey of the Tinbridge Hill neighborhood found that housing conditions within the neighborhood, while varied, tend to be good, or fair (79%), with approximately 50 properties rated in poor condition or noted as boarded or condemned. New structures comprise very little of the neighborhood's 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%

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 is the street segment on Polk, between 1<sup>st</sup> and 2<sup>nd</sup> streets. This segment does have a fair number of houses that are in poor condition and several, which, while not condemned, appear to be vacant or underused. Tinbridge Hill is quite an old neighborhood, with an aging housing stock. Most of the structures in the neighborhood - 80% - were built before 1920.



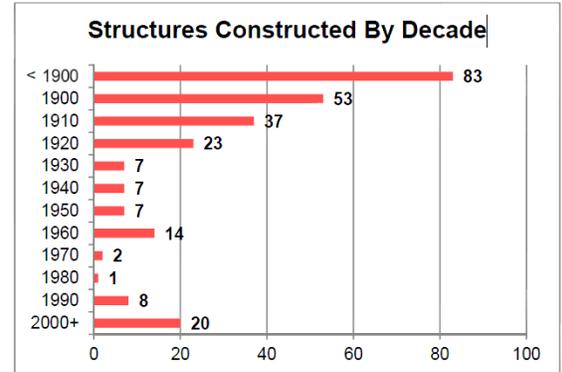
# SUMMARY: TINBRIDGE HILL NEIGHBORHOOD ASSESSMENT REPORT

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## Summary

Key facts highlighted in the Neighborhood Assessment include:

- The population of Tinbridge Hill has an older profile than the City of Lynchburg overall, with higher-than-average percentages in the 45-64 age group.
- Homeownership rates are lower than for the City overall.
- Unemployment rates are higher than for the City overall.
- A high percentage of the residential land in Tinbridge Hill is vacant/undeveloped (36% of land area). There are a number of parcels, scattered throughout the neighborhood that could be developed.
- Most dwelling units in the neighborhood are in good or fair condition, but many are in need of maintenance and minor repairs.
- Most neighborhood residences were built before 1920.



Additional tables, charts, maps, and illustrations can be found in the June 3, 2013 Neighborhood Assessment Report.

