
Amendment No. 1 to the Redevelopment Plan for the Huntersville II Redevelopment Project

Norfolk, Virginia

NOVEMBER 1990

NRHA

The Redevelopment Plan for the Huntersville II Redevelopment Project was originally adopted by the Norfolk Redevelopment and Housing Authority Commissioners on November 19, 1979 and subsequently approved by the Norfolk City Council on January 2, 1980.

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Amendment No. 1 to the Redevelopment Plan for the
Huntersville II Redevelopment Project.

The Redevelopment Plan for the Huntersville II Redevelopment Project is hereby amended as follows:

1. The Table of Contents is hereby amended as follows:

A. In Section II, "Description of Project" delete paragraphs A, B and C and substitute in lieu thereof the following:

A.1 Introduction: Project Boundary, including Expansion Area (See Exhibit A.1).

B.1 Description of Existing Blight, including Expansion Area. (See Exhibit B.1).

C.1 Reasons for selecting Project Area, including Expansion Area.

B. In Section VIII, "Exhibits to the Redevelopment Plan" delete Exhibits A, B and C and substitute in lieu thereof the following:

Exhibit A.1 Amended Boundary and Land Acquisition Map.

Exhibit B.1 Amended Existing Condition Map.

Exhibit C.1 Amended Land Use Map.

2. Section A "Introduction - Project Boundary" is deleted and the following is inserted in lieu thereof:

A. Introduction - Project Boundary, including Expansion Area. (See Exhibit A.1) The expanded Huntersville II Redevelopment Project Area consists of a tract of land of predominately residential character,

located in Norfolk's inner city area near the Central Business District, bounded generally as follows: on the south by Virginia Beach Boulevard; on the east by Tidewater Drive between Virginia Beach Boulevard and Princess Anne Road, by the rear line of properties fronting on the east side of Wide Street between Princess Anne Road and Goff Street and by the eastern line of O'Keefe Street between Goff Street and an eastwardly projection of the rear line of properties fronting on the south side of Johnson Street, and by the eastern line of Church Street between an extension of the rear line of properties fronting on the south side of Johnson Street and the northern line of 18th Street; on the north by Princess Anne Road between Tidewater Drive and Wide Street, by the rear line of properties fronting on the south side of Johnson Street between O'Keefe Street and Church Street, and by the northern line of 18th Street between Church Street and the TRT Maintenance facility; and on the west by the east line of the TRT Maintenance facility and of Cedar Grove and Elmwood cemeteries.

3. A new section entitled B.1 "Description of Existing Blight including Expansion Area (See Exhibit B.1)" is added following paragraph II B.:

B.1 Description of Existing Blight, including Expansion Area (See Exhibit B.1)

(1) Conditions existing at time of adoption of Original Project Area:

The Project Area was studied by the staff of the Norfolk Redevelopment and Housing Authority to determine the extent and effects of blight and blighting influences within and around it. The detailed findings were set out in the original Redevelopment Plan, and reference is hereby made to section II, B of that plan. For the purpose of this amendment, it suffices to say that the project area contained both commercial and residential properties and that the entire project area was severely blighted. The effects of this pervading blight was recited and it was manifest that the area had a severe and deleterious effect on the general health and welfare of the City. Since the plan adoption, over twelve million dollars of public money has been spent in clearing the blight and in encouraging new development. Much progress has been made, but the execution of the plan is not yet complete. Some of the worst properties were situated in the northern portion of the project

north of Goff Street and west of Church Street. Although the project stopped at the northern property line of the first parcel north of Brickhouse Avenue, the bad conditions continued northwardly into the blocks which comprise the expansion area from the northern property line of the first parcel north of Brickhouse Avenue on the south to 18th Street on the north between Church Street on the east and the TRT Maintenance facility and Elmwood Cemetery on the west.

2. Description of Existing Blight in the Expansion Area"

The area to be added to the Huntersville II Redevelopment Project Area by Amendment No. 1 to the Huntersville II Redevelopment Plan (The Expansion Area) is contiguous to and amounts to an extension northwardly of the original Project Area. Like the Project Area it is blighted and its inclusion in the Redevelopment Project constitutes a logical expansion northwardly of the original project area.

Land use within the Expansion Area consists of a mix of residential and commercial activities generally developed over 70 ± years ago. The Expansion Area is currently zoned C-2, limited commercial, and R-4, multi-family residential. The commercial buildings occupy a very high percentage of the land area on which they are situated with little or no land available for modern uses such as automobile or truck parking, set backs, landscaping, or other purposes generally provided for in modern commercial

buildings. Several buildings now being used for commercial purposes were originally built as residential structures. They have been converted to accommodate commercial activity but are marginal at best. They contain a number of boarded or bricked up window and door openings which indicates that little attention has been given to aesthetics as these structures have undergone conversion. As a result the Expansion Area is inconsistent with modern zoning concepts, is obsolete and impairs healthy growth and development.

There are approximately nineteen (19) residential structures in the Expansion Area. Most of the residential properties are rental structures built over 50 years ago. They have outlived their economic usefulness and are poorly maintained. One home is located between two run-down commercial properties, and one commercial parking lot lies between two residences. The over-all improvements do not conform with the commercial and light industrial land uses proposed for the project area.

While a few viable businesses remain, the Expansion Area as a whole is outdated, drab and stagnant in relation to the newer residential and commercial areas in the City. There has been no new construction in recent years. The great majority of the commercial structures were constructed, converted or altered without thought to design or aesthetics. Little attention has been given to amenities such as landscaping of public areas and the planting of street trees which would beautify or distinguish the Expansion Area. The lack of progress or modernization is reflected

in a lack of pride in the neighborhood evidenced by accumulation of trash, litter, debris abandoned automobiles and car parts and other attributes of deterioration.

In March 1990, Authority staff conducted an exterior survey to determine the general condition of the specific properties in the Expansion Area. The exterior of every structure was visually inspected and classified on the basis of the same criteria (see II B) utilized in the original Redevelopment Plan for the Huntersville II Redevelopment Project. The findings of said surveys have been incorporated in Exhibit B.1.

As indicated on Exhibit B.1, ten (10) buildings, or 28.5% of the thirty-five (35) buildings in the Expansion Area, are structurally substandard to a point warranting clearance as they cannot be economically renovated. Another 22 buildings in the area, or 62.3% of the total number of buildings in the Expansion Area, should be removed because they constitute a blighting influence by reason of their dilapidation, obsolescence, depreciation, lack of ventilation or excessive land coverage. Acquisition and clearance of the remaining three (3) buildings will be required to achieve compatible land uses and a sound redevelopment of the area.

There are significant environmental problems which are contributing to the blighted condition of the Expansion Area. Trash, litter, and debris are found throughout the Area. Vacant lots are covered with weeds and, in some cases, abandoned automobiles. The public infrastructure is in need of upgrading, repair

or replacement. The Church Street roadway, which borders the eastern edge of the project and provides its major access, is in need of widening and substantial improvement to better serve traffic demands. That widening is currently under study by the City of Norfolk and the Virginia Department of Transportation. Elmwood Avenue is in poor condition and is too narrow to meet modern-day requirements.

A number of socio-economic characteristics of the planning district and the census tract in which the Project (and the Expansion Area) is located point up a general decline and lack of stability in the total area. From 1980 to 1984, the population in Census Tract 35.02 decreased by 19.6%. This contrasts starkly with the City-wide population loss of 0.4%. The percentage of households in Census Tract 35.02 with incomes below the poverty level was 33.4% in 1984. This is over twice the City-wide average of 16.4%. The 1984 average household income of \$15,632 in Census Tract 35.02 was \$9,251 less than the City-wide average household income of \$24,883. This loss of human resources and the lack of adequate household financial resources, when measured with the extent of the need of occupants in the Expansion Area combine to prevent realistic revitalization efforts short of comprehensive redevelopment.

Census Tract 35.02 contained 842 housing units in 1984. Of these 78.5% were occupied by renters rather than owners. The City-wide percentage of rental occupancy was 54.3%. The vacancy rate for these units in 1984 was 25.3%, substantially higher than the

City-wide vacancy rate of 6.8%. The high ratio of rental units and the high vacancy rate demonstrates the transient nature of the area's resident population.

The chances of being a victim of a crime is greater in Planning District 66 than in the City as a whole. In 1984, the Planning District experienced 12.34 robberies and rapes per 1,000 persons compared to a City-wide rate of 4.7 per 1,000 persons. Additionally, the area experienced the fourth highest burglary rate in the City of Norfolk. In 1984, there were 18.64 fires per 1,000 housing units in this Planning District compared to a City-wide rate of 6.63 fires per 1,000 housing units.

In summary, the Expansion Area exhibits a number of pervasive problems which require attention. The blighted condition of the structures and rundown appearance of the area, the recurring problem with trash, litter and debris and the lack of aesthetic appeal combine to create a poor image of the district. Several public improvements are needed, the most significant of which is the widening and upgrading of Church Street. There is a conflict in existing land uses, caused by the incompatibility of the residential units to the adjoining commercial and light industrial properties. The area lacks evidence of vitality as there has been little new construction in recent years. Present conditions are a strain on municipal services as they require greater than normal police protection, trash removal, and building and environmental code enforcement. The Expansion Area suffers from the same elements of blight which were found in the original project area

and an expansion of the project into the Amended Area is logical.

There is a compelling need for a concerted comprehensive effort to remove blighted conditions, to improve the Expansion Area, and to reverse the present decline.

4. A new Section, C.1 "Reasons for Selection of the Expansion Area" is hereby added after Section C.

C.1 Reasons for Selection of the Expansion Area

The blighted condition of the Expansion Area has been evident for a number of years. Furthermore, the land uses are not compatible with the goals and objectives of the Redevelopment Plan. The means for improving on these conditions are now at hand. The existence of blight and need for its elimination, the need to widen and improve Church Street, the present availability of funding which provides an opportunity to improve the area, together with the compatibility of project proposals with local community objectives have motivated the selection of the Project Area.

5. A new Section III, B.1 "Types of Action Proposed in Expansion Area" is hereby added after Section III B.

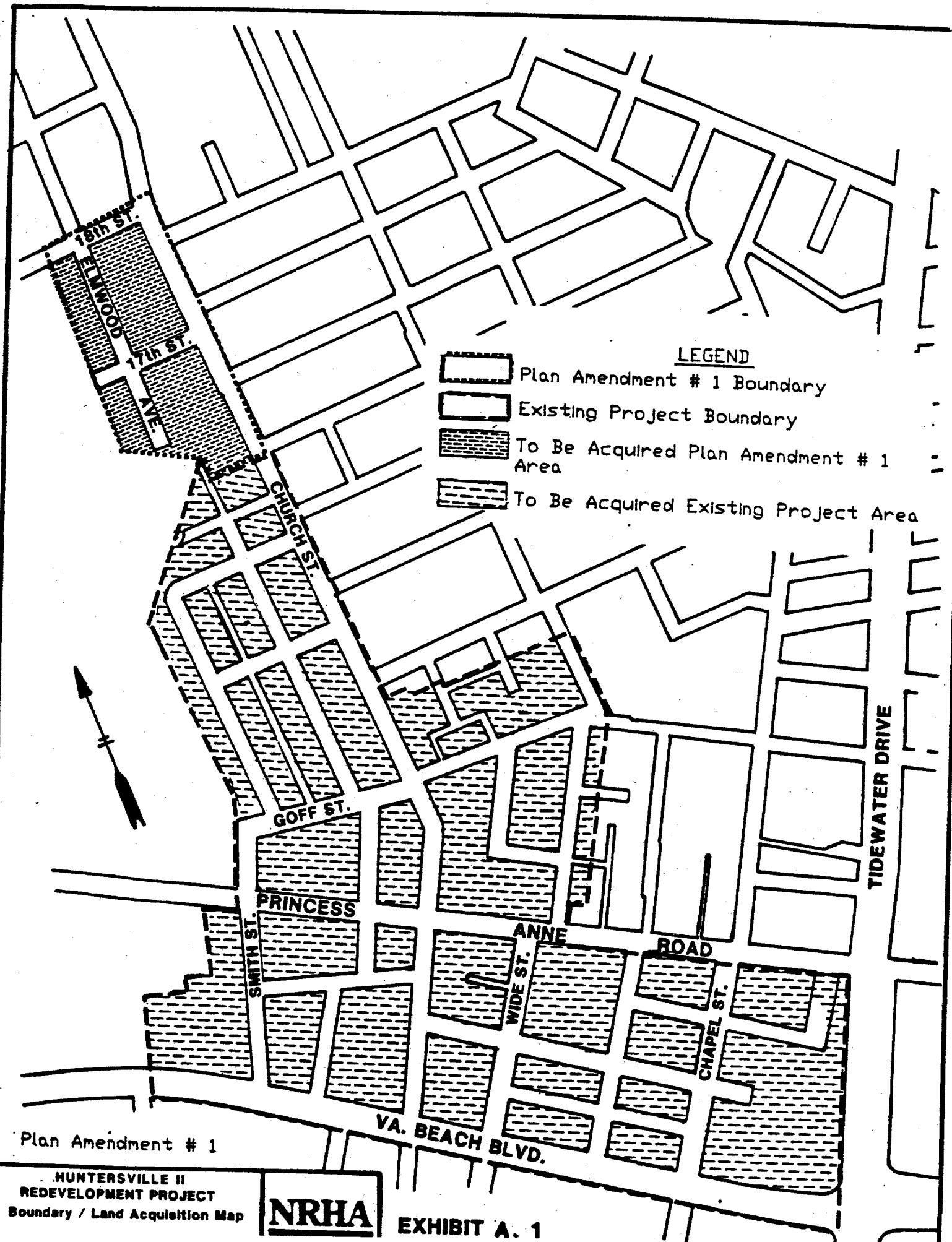
B.1 Types of Action Proposed in Expansion Area

1.1 The Norfolk Redevelopment and Housing Authority will acquire all of the land within the Expansion Area as indicated on the Plan Boundary and Land Acquisition Map, Exhibit A.1.

6. A new Section III C.1 "Relationship of Expansion Area to Definite Local Objectives" is hereby added after Section III C.

C.1 Relationship of Expansion Area to Definite Local Objectives

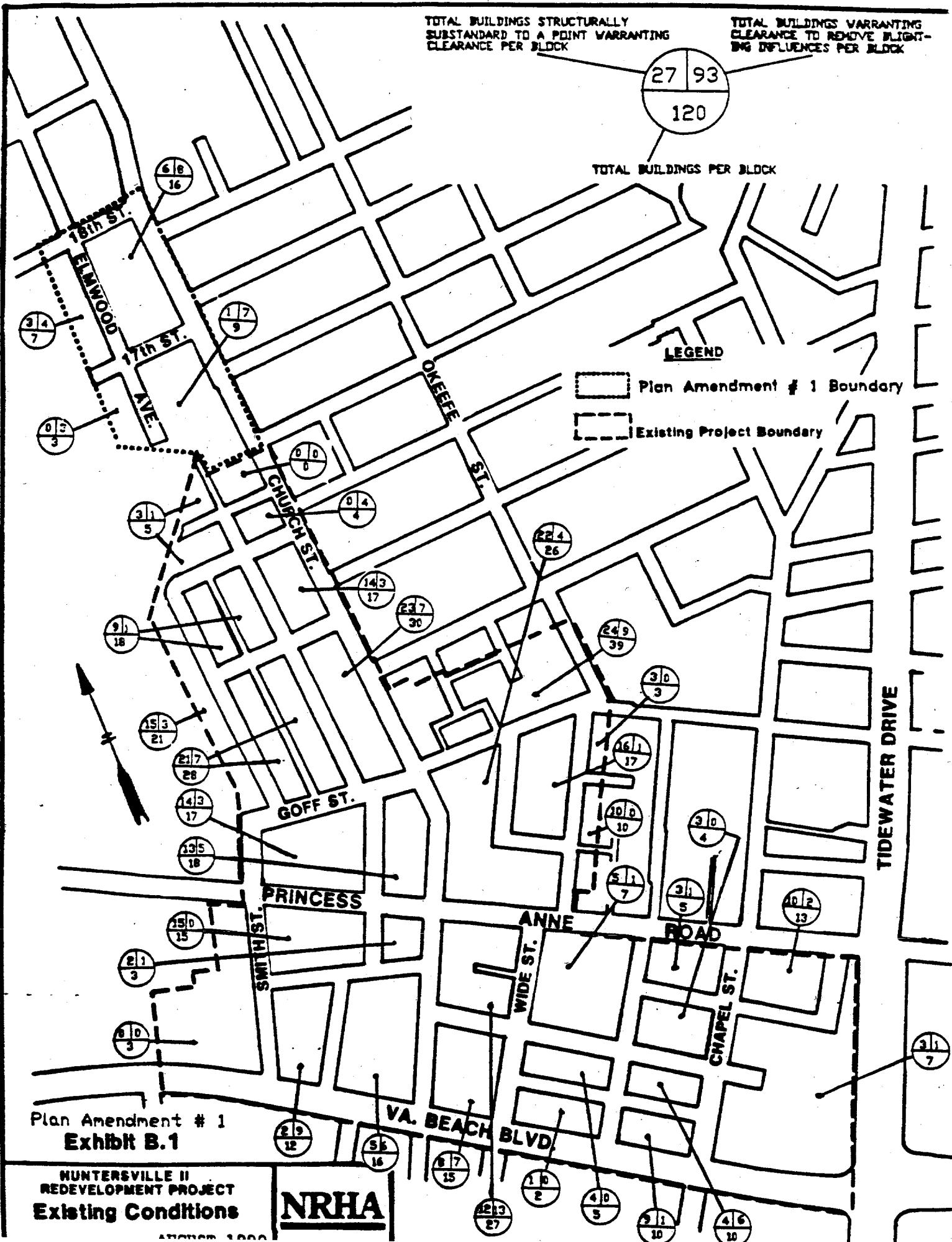
1.1 The uses planned for the Expansion Area are consistent with the Redevelopment Plan for the Huntersville II Redevelopment Project, adopted in 1980, and the various plans adopted by the City of Norfolk.



HUNTERSVILLE II
REDEVELOPMENT PROJECT
Boundary / Land Acquisition Map

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EXHIBIT A. 1



**Plan Amendment # 1
Exhibit B.1**

**HUNTERSVILLE II
REDEVELOPMENT PROJECT
Existing Conditions**

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