

BEECHWOOD

HISTORY

- Houses at Start: 30
- Occupied Houses Deemed Uninhabitable: 2
- Population at Start: 90
- Percentage of Land Undeveloped: 31%
- Work Completed:
Housing, Water, Sewer, Streets, Drainage
- Improvement Costs: \$1.6 Million
- Revitalization Completion:

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Background

LOCATION: Located in the Bayfront study area, Beechwood is bordered on the north by Northampton Boulevard, west by Pleasure House Road, south by First Court Road and east by Hook Lane.

POPULATION: 112 persons

COMPOSITION: 100% minority

ZONING: Beechwood community is zoned R-6, medium density.

REZONING: There have not been any rezoning applications made in the past five years.

LAND USE: Beechwood is 63% developed (by parcel), single family residential. 3% is commercial, 31% undeveloped and 3% city-owned undeveloped.

ADJACENT USE & ZONING: Beechwood is primarily surrounded by residential development (R-4 - R-6) with the Throughgood community; to the north, light commercial to the west along with Hermitage Elementary School.

UTILITIES: Beechwood community does have water and sewer lines present, as well as improved streets.

HOUSING: 59% of existing housing in Beechwood is considered feasible for rehabilitation according to the guidelines established in the City of Virginia Beach property rehabilitation standards. 23% is infeasible, 5% is new and 13% is rehabed.

EDUCATION: The Beechwood community is located within the school zones of Hermitage Elementary, Great Neck Junior High and Cox High Schools.

TRANSPORTATION: T.R.T. serves Great Neck Road and Shore Drive.

SPECULATION:	Land Use:	Vacant	45%	Absentee
		Residential	5%	Absentee

Zoning:	100% of parcel R-6	17%	Absentee
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Note: Absentee ownership excludes city, state and federal.

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Community Development Land Use

Issues

1. Pleasure House Road, adjacent to the Beechwood community, has experienced a massive increase in traffic. This has affected the community.
2. With traffic increasing along two boundaries of the Beechwood community, noise levels will also increase since many homes are located with reverse frontage on or near Northampton Boulevard.
3. The Department of Housing and Community Development has provided housing rehabilitation assistance since approximately 1983 and these community development revitalization efforts are scheduled to be completed by 1986. Code enforcement is currently underway.
4. The location of the Vepco station just off of Northampton Boulevard may pose problems in the future development of the northeastern portion of the neighborhood.

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Recommendations

OVERALL

Beechwood should remain a single family residential community, zoned R-6.

SPECIFIC

1. The city should not allow property along Pleasure House Road to be rezoned to another or higher use. To do so would adversely impact the single family residential community of Beechwood as well as impose additional problems for local traffic and access (see map).
2. The undeveloped land adjacent to Bayville should be allowed to develop as single family residential (see map).
3. The Virginia Power substation should be screened from view with a planting buffer (see map).