Lackey, Virginia

Lackey is a small rural residential community located in the heart of York County Virginia. The community has historically been a lower-income African American community. Over the past decade the community has begun to change drastically as higher income households have begun to move into the Lackey Community. The community’s proximity to both the Historic Yorktown national park and the city of Newport News also factors in to the desirability of the location of Lackey Virginia.

The objective of this plan is to preserve the affordability of housing options in Lackey for Low- and moderate income individuals and families as long as possible. If the current situation is left unchecked the pattern of redevelopment will continue in this community changing it from a lower income area to one characterized by middle and higher income households. With intervention the area’s affordability may be preserved for some time to come. The area will redevelop due to the tightness of the housing market and the area’s desireability, the design of this plan is to hold the redevelopment off for as long as possible and to build wealth for the currant low- and moderate residents so that they have the financial resources to relocate should that become necessecary.

The plan examines information on the currant conditions within the Lackey community that affect the quality and affordability of the areas housing stock. Topics focused on in this analysis include:

- Population Projections
- Housing conditions
- Economic Development
- Land Use
- Streetscape
- Crime
- Heath Care Access
- Recreational Facilities
- School Performance
- Daycare Providers

This plan was undertaken as a requirement for a master’s degree in Urban and Regional Planning at Virginia Commonwealth University as a part of Studio Course 761. The course was conducted during the Spring 2006 term.
Lackey Area Description:

Lackey is boarded on the west by the Yorktown Navel Weapons Station, by the Yorktown battlefield park to the east, by the city of Newport News to the South, and by Yorktown and the York River to the North.

Map 1: Lackey Virginia

Source: York County Housing Division, Map created by Abbitt Woodall
Population:

Table 1 illustrates the population for 1990, 2000 and the projected population for 2010. The distribution of males and females remains proportionally the same. Assuming a linear growth rate for the Lackey area, the community’s population is projected to increase to 1439 persons by 2010.

<table>
<thead>
<tr>
<th></th>
<th>1990</th>
<th>2000</th>
<th>2010</th>
</tr>
</thead>
<tbody>
<tr>
<td>Male</td>
<td>296</td>
<td>465</td>
<td>730</td>
</tr>
<tr>
<td>Female</td>
<td>292</td>
<td>455</td>
<td>709</td>
</tr>
<tr>
<td>Total</td>
<td>588</td>
<td>920</td>
<td>1439</td>
</tr>
</tbody>
</table>

Source: U.S. Census Bureau

Chart 1 illustrates the distribution of the Lackey Virginia population by sex and age in 2000.

- Within the 0-17 year old age group there are approximately 115 males as compared to 99 females.
- Within the 18-30 year old age group there are approximately 55 males as compared to 58 females.
- Within the 30-50 old age group there are approximately 142 males as compared to 125 females.
- Within the 50-70 age group there are about 110 males as compared to 120 females.
- Within the 70+ age group there are around 40 males as compared to 58 females.

The largest age segment of the population is between the ages of 30 and 49 years old. The two age distributions with the lowest populations are within the 18-30 and 70+ age ranges.

Chart 1: Population by sex and age

Source: U.S. Census Bureau
Chart 2 shows the actual and projected growth curve by sex of the Lackey area population over a 20 year time period. The ratio of male to female is remarkably similar.

![Chart 2: Population Growth by sex](chart2.png)

Source: U.S. Census Bureau

This expected growth within the Lackey Community will put great pressure on the price and availability of land within this area in the years to come. The need for adequate planning to manage and direct this future growth is essential.

Through conversations with several community residents there is a growing concern over the influx of new people and homes within the community. While they are happy that their property values have increased, they are concerned that their real estate taxes will correspondingly increase and cause a financial hardship for the long time community residents. This concern goes further to include their children and whether they will be able to afford to live in this community in years to come.
Households:

The population in Lackey has continued to grow over the past 10 years. Large tracts of wooded property have been developed into higher income housing developments. In 1990 there were 195 housing units, by 2000 the number had increased by an additional 188 units for a total of 383 housing units. This represents an increase of over 96% in ten years time. Map 2 on the following page shows the location of housing units built between 1996 – 2006.

The majority of housing units in 2000 were owner occupied. According to the 2000 Census of the 383 housing units 264 are owner occupied units, this correlates to 69% of the units. The remaining 119 homes are renter occupied. This is a positive impact on the community as owner occupied units in general tend to be better maintained as residents have a vested interest in the condition of the homes. This in turn makes for a more stable community.

According to the 2000 Census information for the Lackey area:
- 4 households are on Public Assistance.
- 61 persons are below the poverty level.
- 109 householders are living on retirement income.
Map 2: Homes built in Lackey between 1996 - 2006

Source: York County Housing Division database, Map created by Abbitt Woodall
Housing Conditions:

The condition of Lackey’s housing stock is varied depending upon the age of the construction. As the population has grown in York County the availability of land has decreased. Lackey’s close proximity to Newport News as well as Historic Yorktown and the York River has dramatically increased the demand for homes in the community. The newer homes are targeted by developers and realtors to middle and upper income families and are in generally good repair. The older homes which are occupied predominantly with low- and moderate income households are in varying states of disrepair. The type of construction and style of the homes depends largely on the age of the housing units. The older homes are predominately single story ranch style homes, the new construction homes are mostly two story traditional and transitional homes. (See photographs on pages 11 and 12.)

A windshield survey to investigate housing conditions was conducted by Abbitt Woodall in February 2006, inspecting 215 homes within the community and is summarized in Table 2 below. The housing conditions survey takes into account the visible signs of external deterioration of housing units. The interior deficiencies as well as structural deficiencies not visible from the exterior of the housing units is not considered in this analysis and therefore the number and severity of housing units in need of repair may be underestimated.

Roofing repairs constitute the greatest home repair need for the Lackey community. Thirty-one of the two hundred and fifteen homes surveyed showed evidence of major roofing problems. Table 2 and Chart 4 below lists the number and percentage of housing units that show visible evidence of deterioration by the severity of repairs needed.

Table 2: Summary of Housing Repair Costs

<table>
<thead>
<tr>
<th>Type</th>
<th>Number</th>
</tr>
</thead>
<tbody>
<tr>
<td>Standard - $0</td>
<td>24</td>
</tr>
<tr>
<td>Minor - $2,000 - $5,000</td>
<td>57</td>
</tr>
<tr>
<td>Moderate - $5,001 - $15,000</td>
<td>45</td>
</tr>
<tr>
<td>Major - $15,001 - $28,000</td>
<td>37</td>
</tr>
<tr>
<td>Unsuitable - Substantial Reconstruction</td>
<td>5</td>
</tr>
</tbody>
</table>

Source: Housing Conditions Survey Conducted by Abbitt Woodall on February 14 -16, 2006

Chart 4: Projection of Housing Repair costs

Source: Housing Conditions Survey Conducted by Abbitt Woodall on February 14 -16, 2006
A complete work write-up and cost estimate was developed for one residence (shown below) that was viewed as needing major repairs based on the windshield survey. The work write-up included interior deficiencies that did not meet state housing quality standards (HQS). The total cost to bring the residence up to state standards requires $23,000 in rehabilitation. This one example shows the approximation of cost derived from the windshield survey is inline with actual home rehabilitation costs.

Table 3 and chart 5 shown on the following pages detail the total number of repairs, costs, and percentages of housing repair needs for the Lackey Community. When homes constructed within the last 10 years are taken out of the survey results, the statistics for repair needs of the older housing are very telling. One hundred and eleven of the two hundred and fifteen homes surveyed are new construction. When looking only at homes older than 10 years, 30 percent need major roofing repairs or replacements. Twenty-four percent are in need of painting and siding repair. Approximately 17 percent of the housing units have bare spots, missing shrubs, trash and garbage visible to the street. About 16 percent have broken or missing windows, doors, or screens. Slight damage to porches, sills, frames and siding are visible in 14 percent of the houses surveyed. Deteriorated outbuildings are present in approximately 11 percent of these homes.
# Table 3: Windshield Survey Results

<table>
<thead>
<tr>
<th>Scope of Repairs</th>
<th>Number of Repairs</th>
<th>% Needing Repairs</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>BARE SPOTS, MISSING SHRUBS, TRASH OR GARBAGE</strong></td>
<td>Standard</td>
<td>17</td>
</tr>
<tr>
<td><strong>BROKEN/MISSING WINDOWS/DOORS, SCREENS/PANES</strong></td>
<td>Minor</td>
<td>16</td>
</tr>
<tr>
<td><strong>MINOR PAINT NEEDED</strong></td>
<td>Standard</td>
<td>7</td>
</tr>
<tr>
<td><strong>SLIGHT DAMAGE TO PORCHES, SILLS, FRAMES/ SIDING</strong></td>
<td>Minor</td>
<td>14</td>
</tr>
<tr>
<td><strong>MISSING OR DAMAGED HANDRAILS</strong></td>
<td>Minor</td>
<td>11</td>
</tr>
<tr>
<td><strong>VACANT STRUCTURE</strong></td>
<td></td>
<td>1</td>
</tr>
<tr>
<td><strong>ABANDON VEHICLES</strong></td>
<td>Minor</td>
<td>7</td>
</tr>
<tr>
<td><strong>MILDEW PRESENT</strong></td>
<td>Minor</td>
<td>7</td>
</tr>
<tr>
<td><strong>MISSING/ROTTED GUTTERS, DOWNSPOUTS</strong></td>
<td>Minor</td>
<td>7</td>
</tr>
<tr>
<td><strong>MINOR ROOFING OR OVERHANG REPAIRS NEEDED</strong></td>
<td>Moderate</td>
<td>3</td>
</tr>
<tr>
<td><strong>LOOSE/MISSING MATERIAL/CRACKS IN FOUNDATION/WALLS</strong></td>
<td>Moderate</td>
<td>2</td>
</tr>
<tr>
<td><strong>EROSION, MAJOR YARD PROBLEMS, RETAINING WALL</strong></td>
<td>Moderate</td>
<td>1</td>
</tr>
<tr>
<td><strong>CRACKED/UNEVEN SIDEWALKS, UNPAINTED/DAMAGED FENCE</strong></td>
<td>Moderate</td>
<td>1</td>
</tr>
<tr>
<td><strong>CHIMNEY CRACKED, LOOSE, MISSING MATERIAL</strong></td>
<td>Moderate</td>
<td>4</td>
</tr>
<tr>
<td><strong>PORCHES/STEPS/COLUMNS ROTTED/CRACKED MISSING MATERIAL</strong></td>
<td>Moderate</td>
<td>10</td>
</tr>
<tr>
<td><strong>PEELING, CRACKED PAINT, NEEDS COMPLETE PAINTING</strong></td>
<td>Moderate</td>
<td>25</td>
</tr>
<tr>
<td><strong>DETERIORATING OUTBUILDING</strong></td>
<td>Minor</td>
<td>11</td>
</tr>
<tr>
<td><strong>FOUNDATION/WALLS, SAGGING, LEANING, HOLES, CRACKED, MISSING MATERIAL</strong></td>
<td>Major</td>
<td>6</td>
</tr>
<tr>
<td><strong>OPEN PIERS</strong></td>
<td>Minor</td>
<td>0</td>
</tr>
<tr>
<td><strong>EVIDENCE OF LACK OF OR INADEQUATE PLUMBING</strong></td>
<td>Major</td>
<td>1</td>
</tr>
<tr>
<td><strong>MAJOR ROOFING PROBLEMS</strong></td>
<td>Major</td>
<td>31</td>
</tr>
</tbody>
</table>

*Percentage of Homes needing repair is calculated using only homes over 10 years old

Source: Housing Conditions Survey Conducted by Abbitt Woodall on February 14-16, 2006
Chart 5: Home Repair Needs

Source: Housing Conditions Survey Conducted by Abbitt Woodall on February 14-16, 2006
Existing Housing Conditions Photographs

Photo 1: Housing Unit in need of Replacement
Photo 2: Housing unit in need of siding and foundation repair
Photo 3: Housing Units in need of replacement
Photo 4: Housing Unit in need of column and foundation repair
Photo 5: Example of New Housing Unit

Source: Photographs taken by Abbitt Woodall
The above photos illustrate the current condition of housing units in various stages of disrepair within the Lackey community. The rural character of the area is evident in the presence of wooded areas throughout the community. The presence of the newly constructed homes stands out in stark contrast to the areas existing housing units.
The construction of new homes within the Lackey Community is producing mixed responses from the community’s residents. While they are appreciative that some of the new homes have been constructed on sites where blighted homes once stood, they are concerned about the impact on their property values. The increasing value of real estate within this community threatens to force some of the residents out of this area as their real estate taxes increase. While their increased home values are welcomed, they realize that even if they sold their home there are no available homes for purchase comparable to what they currently have within the York County area. Also residents fear that their children will not be able to afford to live in the community in years to come as home prices and taxes continue to escalate.

The type of construction that many of the new homes use conflicts with the existing appearance of the community. The older homes are mainly single story ranch or cape cod homes set on larger pieces of property. The newer homes within the community tend to be two story homes with much more square footage and are on smaller parcels.

The deteriorated condition of some of the older homes within the Lackey Community negatively impact the area. The cost of home repairs may be such that households are faced with the necessity of moving from the property due to health and safety concerns. The blighting impact of these homes is transferred to the entire community.

To maintain the affordable housing currently available within this area a comprehensive approach to housing rehabilitation and directed growth of new housing is imperative.
Economic Development:

Commercial development within the Lackey Community is concentrated along the Old Williamsburg Road Corridor. With the exception of the Yorktown Naval Weapons Station the commercial uses within the community are targeted to community residents and are not traffic draws. They provide goods and services to the residents of the Lackey Community.

To the West of Lackey is the Yorktown Naval Weapons Station which employs 2,500 people. Directly across Old Williamsburg Road from the Weapons Station entrance is the Community Grocery Mart & Deli shopping center. This is a strip development which is fully leased and has four store fronts. They are used for a convenience grocery store, a coin laundry facility, a clothing store, and a florist. All businesses appear to be well maintained and doing well financially. (Photo 1 below)

Adjacent to the Community Grocery Mart & Deli shopping center is an abandoned open air junkyard. This property sits back from Old Williamsburg road and fronts on Baptist Road and backs up onto Charles E. Brown Park. Both the store front and the junkyard itself are in pronounced states of disrepair.

An abandoned commercial building with two vacant storefronts is located past the junk yard going south on Old Williamsburg Road. One storefront shows evidence that it has previously been used as a church meeting space. (Photo 2 below)

South of the abandoned commercial building is the Rock A Style Beauty and Barber Shop. This business appears to be well maintained and successful. (photo 3 below)

Source: Photographs taken by Abbitt Woodall
Land Use:

The current land use for the Lackey, Virginia, area is predominately single family residential and conservation. There are small pockets of public and commercial space and one instance each of general industrial and multifamily residential. The Charles Brown Park is listed as conservation rather than public space and is adjacent to the industrial area along Old Williamsburg Road. Map 3 on the following page illustrates the current uses.

In York County’s Comprehensive Plan, Charting the Course to 2025 the proposed zoning for the Lackey area is a mixture of high density residential, medium density residential, conservation and general business. The area at the northern end of Old Williamsburg Road as it passes through Lackey is designated for general business uses. The areas closest to Old Williamsburg Road south and west of the general business area are designated for high density residential development. The areas furthest west from the old Williamsburg Road Corridor are zoned for medium density residential development and are surrounded by areas designated for conservation. (See Map 4: Proposed Zoning)
Map 3: Current Land Usage:

Source: York County Comprehensive Plan: Charting the Course to 2025, Map created by Abbitt Woodall
Map 4: Zoning:

Source: York County Comprehensive Plan: Charting the Course to 2025, Map created by Abbitt Woodall
Streetscape:

The positive aspect of Lackey’s current streetscape is its rural character. The older homes in the community have lots ½ acre or larger and have mature trees. Much of the community backs up to the Yorktown National Historic Park and is wooded with mature growth trees. Some of the newer homes have smaller lot sizes and less indigenous vegetation but in general are in better repair.

Lackey has several negative influences in its current streetscape.
- There are no sidewalks in the community.
- Due to the areas flat topography and high water table the community’s roadside drainage ditches are deep in order to manage storm water run-off.
- There is little to no lighting throughout the community.
- There are no street trees along the corridor going through the community.
- The Navel Weapons Station has a tall security fence that can be seen along the Old Williamsburg Road corridor that passes through the community.

Throughout the community there are many instances of deteriorated outbuildings and inoperable automobiles. An abandoned open air junkyard is adjacent to Charles E. Brown Park and is just off the Old Williamsburg Road Corridor. All of these factors add to the feeling of blight and neglect that permeates parts of the Lackey area.

Photo 1: Security Fence at Navel Weapons Station
Photo 2: Open air Junkyard
Photo 3: Inoperable automobile

Source: Photographs taken by Abbitt Woodall
Crime:

No crimes have been reported within the Lackey Community for the past three years.

The influence of one surrounding area in upper Newport News is producing a negative impact for the Lackey community. There have been 17 crimes reported for November and December in one Apartment Complex just outside of Lackey. Table 4 below shows the number and type of arrests made in the apartment complex in November and December 2005.

Table 4: Crime Statistics for Upper Newport News (Nov. – Dec. 2005)

<table>
<thead>
<tr>
<th>Crime</th>
<th>Count</th>
</tr>
</thead>
<tbody>
<tr>
<td>Annoying Phone Calls</td>
<td>1</td>
</tr>
<tr>
<td>Damage Property</td>
<td>1</td>
</tr>
<tr>
<td>Forcible Sodomy</td>
<td>1</td>
</tr>
<tr>
<td>Fraud</td>
<td>1</td>
</tr>
<tr>
<td>Intimidation</td>
<td>1</td>
</tr>
<tr>
<td>Larceny Parts from Vehicle</td>
<td>2</td>
</tr>
<tr>
<td>Child Neglect</td>
<td>1</td>
</tr>
<tr>
<td>Suicide</td>
<td>1</td>
</tr>
<tr>
<td>Simple Assault</td>
<td>7</td>
</tr>
<tr>
<td>Weapons Offense</td>
<td>1</td>
</tr>
</tbody>
</table>

Source: Newport News Police Department website
Health Care:

Residents of the Lackey community have access to health care providers. A regional medical center is within a short driving distance. Within the community itself there is a free clinic providing a broad spectrum of health care services to qualifying residents. The community is closely located to one of the county’s EMS providers. (See Map 5 below.)

- Lackey Free Clinic
  - Primary Care, Family Medicine, Diabetic Counseling, Pediatric, Gynecological, Lab and X-Ray, Pharmacy, and Dental Services
  - Must fall below 200% of Federal Poverty Guidelines and have no health care insurance

- Riverside Regional Medical Center
  - 15 miles away
  - 570 Bed facility

Map 5: EMS Providers

Source: York County Government Website
Recreational Facilities:

Charles E. Brown Park is a ten acre facility located off of Old Williamsburg Road in Lackey. The park was constructed in 1978 and serves the needs of the greater York County area.

Facilities at the park include:

- A regulation Baseball Field
- Two Basketball Courts
- Two Tennis Courts
- A Playground Area
- A Picnic Shelter
- A Restroom Building
- A Community Services Center with
  - Three Meeting Rooms
  - A Kitchen
  - Bathroom Facilities

Source: Photographs taken by Abbitt Woodall
**Schools:**

The Lackey area is served three schools- Yorktown Elementary, Yorktown Middle and York High School.

- All Schools are fully accredited
- All Schools have met the Annual Yearly Progress Standards

Yorktown Elementary School is a magnet school for Math, Science and Technology. York Middle School and High School are both budgeted to undergo renovations. The Verbal and Total SAT scores for York High School exceed the national, state and division averages for the 2004-5 school year. 60% of the students who took Advanced placement tests at York High School obtained a score of 3 or higher in the previous school year.

**Daycare Providers:**

The Lackey area is served by both daycare and home daycare providers covering children from birth to 12 years old. After school care is also available through the public school system. The breakdown of daycare providers is as follows:

- 7 Daycare Providers
  - 1 Full day Birth – 12 provider
  - 2 Full day 5 – 12 providers
  - 2 Full day 2 – 12 providers
  - 2 half day 3 – 5 providers

- 2 Home Daycare Providers
  - Birth – 12 years
  - 1 Month – 12 years
Assets and Liabilities:

Assets

- Low-income housing units exist in Lackey.
- Lackey is in close proximity to job opportunities in the City of Newport News, Yorktown, and Williamsburg.
- The area surrounding Lackey is protected from future development as a national park and a military reservation.
- Low-income housing units are situated on large wooded lots.
- Lackey has a 0% crime rate.
- Lackey Free Clinic provides free medical services for qualifying individuals.
- Excellent public education system exists in the Lackey area.
- Access to multiple daycare providers is available in Lackey.

Liabilities

- Many of the housing units inhabited by low-income households are in varying states of disrepair.
- The apartment complex outside of Lackey has a high crime rate.
- The open air junkyard and abandoned commercial building are blighting influences on the community.
- New market rate housing is increasing the real estate tax burden for existing home owners.
- New higher income housing units are replacing affordable units in Lackey.
Vision Statement:

The Lackey Virginia Community is a thriving rural residential community. The Old Williamsburg Road corridor through the community is bordered by duplex developments and duplex multifamily complexes. The northern end of the corridor has a pocket of commercial development that is targeted toward providing services to the residents of this community. Along this corridor is curb and guttering with street trees which lends to the walkability of the neighborhood connecting residences with the park and the commercial uses. To the east of the Old Williamsburg Road corridor is single family detached residences.

Residences within the community both owner-occupied and rental are affordable to families below 80% of the area median income level based on household size. Houses and commercial structures are well kept with no moderate or major deficiencies.
Goals and Objectives

Goal 1: Lackey, Virginia provides housing options for low- and moderate income persons.

  Objective 1.1: 15 New Multifamily rental opportunities exist in Lackey within 5 years.
  Objective 1.2: 70 New first time low- income home ownership opportunities have been created in Lackey within 5 years.
  Objective 1.3: Housing units are well maintained in Lackey.

Goal 2: Community services are available for residents.

  Objective 2.1: Charles E. Brown Park is maintained and expanded.
  Objective 2.2: Lackey Free Clinic is supported through York County allocations.
  Objective 2.3: Fire and EMS services covering Lackey are maintained in their current location and are well funded.
  Objective 2.4: Public Schools are fully accredited and well funded by York County meeting the needs of the area population.

Goal 3: Commercial land uses along Old Williamsburg Road provide convenience services for Lackey residents.

  Objective 3.1: The corridor leading into Lackey is attractive and fosters business opportunities.
  Objective 3.2: Area businesses meet the daily convenience needs of the residents of Lackey.

Goal 4: The streetscape along Old Williamsburg Road provides a pedestrian friendly environment.

  Objective 4.1: Sidewalks and crosswalks connect new high density housing with commercial uses.
  Objective 4.2: Street trees and street furniture provide visual interest and a sense of space.
Plan:

The plan for the revitalization of the Lackey Community is focused on preserving the affordability of the community for households below 80% of the area median income for the immediate future. The plan will improve the condition of existing housing, add new affordable housing options, and will improve the aesthetics and feel of the community for both low- and moderate-income households as well as higher income households.

The area first needs to be rezoned to accomplish many of the plans goals. This is done to blend the existing housing with the new development that will come to the community in future years. The streetscape will be improved along Old Williamsburg Road to connect new higher density housing areas with the goods and services provided in the commercial part of the community as well as to improve the overall feel of the community. The Charles Brown Park will be expanded to provide more opportunities for youth and adult participation in outdoor activities. This will have the added benefit of addressing a blighting influence on the community by redeveloping an open air junk yard. New multi-family housing options will be created along Old Williamsburg Road for low- and moderate-income households. A new single family duplex development will be built adjoining this property adding additional housing options for the community. Existing homes will be rehabilitated through a three phase housing rehabilitation program. Finally, new single family homes will be built for low- and moderate-income home buyers at the eastern end of Baptist road. Map 6 below shows the locations of the proposed improvements.
Map 6: Lackey Community Improvement Plan

Newport News

Source: Map created by Abbitt Woodall
Zoning:

The implementation of the following plan requires the adoption of revised zoning for the Lackey Community. The area immediately west of the commercial corridor will be rezoned from high density residential to multifamily residential. The area adjoining the multi-family uses will remain high density residential. All other areas that were previously high density residential will be rezoned to medium density residential. The area between Charles Brown Park and the commercial district which was previously industrial will be rezoned conservation for expansion of the park.

Map 7: Proposed Zoning

Source: Map created by Abbitt Woodall
Multifamily Housing:

In order for Lackey to continue to serve the housing needs of low-income individuals and families, new multifamily housing options will need to be created. The most suitable location for the new multifamily units is along the southern end of the Old Williamsburg Road Corridor providing walking access to the commercial district. These units should be single story duplex homes which will allow them to blend in with the existing community character. The units should be constructed using green building techniques to minimize maintenance and utility costs for residents. The diagram below is an example of the type of floor-plan that should be used for multi-family developments within Lackey.

Source: Picture provided by Virginia Community Development Corporation

Low-income home ownership opportunities

The potential for additional affordable housing units exists within the Lackey Community. Duplex single family developments should be built along the Old Williamsburg Road Corridor in conjunction with the rental duplex units. This will allow low-income housing developers to minimize the cost of land in their developments and thereby increase the availability of housing units for low-income citizens. These units should be similar in design as the multi-family rental duplex units creating a cohesive visual appearance to the Old Williamsburg Road Corridor.
A new infill housing development should be constructed at the eastern end of Baptist Road. These homes should be single family detached residences either cape cod or ranch style homes in keeping with the existing homes in this area. These homes should be built using green building techniques to minimize maintenance and utility costs for the homeowners. The picture below is an example of the type of infill home that should be built in the community. The benefit of cap cod homes is the additional square footage gained in the roofline. This type of construction is cheaper than building either a rancher or conventional two-story home with the same square footage.

![Infill Home Example](image)

*Source: Picture provided by Housing Partnerships*

**Existing Housing**

The existing affordable housing stock within the Lackey community must be maintained to preserve the overall affordability of the area. With the presence of so many deteriorated housing units a multi-phase housing rehabilitation project must be undertaken. To carry out this plan three phases of rehabilitation serving 20 homes per phase is recommended. Phase one should include Baptist Road and Church Road. Phase two will consist of Maple Road and York Road. Phase three would be scattered sites on Spring Road, Browns Lane, Boundary Road, Dogwood, Sunshine, and Coburn. Map 6 shown below illustrates the three project areas.
Map 8: Housing Rehabilitation Program Phases

Source: Map Created by Abbitt Woodall
Charles Brown Park

The Charles Brown Park must be maintained and expanded to serve the needs of the growing population. The park should be physically expanded to replace the abandoned open air junkyard that adjoins it (see map 7 below). This added property will provide space for additional playing fields as well as playground equipment. This will have the added benefit of removing the safety hazard associated with having an abandoned junkyard adjoining a playground area. Additional lighting and landscaping should be added to increase the visual appeal of the park. The lighting and landscaping elements used within the park should be similar in style to the street furniture and landscaping used with the Old Williamsburg Road Streetscape project.

Map 9: Charles Brown Park Expansion

Source: Map Created by Abbitt Woodall
**Lackey Free Clinic**

The Lackey Free Clinic is a great asset to the community and its success must be assured through continued allocations from the York County budgeting process. Promotion of this facility through the county’s social service department will ensure that the neediest families are made aware of the services provided by the Lackey Free Clinic.

**Fire and EMS Service**

Fire and EMS services should continue to be funded on an increasing schedule by the county. The Neighborhood Fire Station Volunteer Program should be heavily promoted to attract as many volunteers as possible to supplement the count’s paid fire fighter staff.

**Public Schools**

Public school performance is highly influential in attracting new residents to an area. The three public schools serving the Lackey area will all continue to be fully accredited and well funded by the York County School Board. The schools will all continue to meet annual yearly progress (AYP) under the No Child Left Behind legislation as well. This will be accomplished by maintaining and continuing to recruit dedicated, resourceful and professional staff members through ensuring that faculty pay remains commiserate with surrounding counties and yearly step increases provide incentive for more experienced staff members to continue working with YCSD. The York Foundation will increase the number of grants issued for innovational instruction, in order to reward and encourage student centered education for creative learning. Tuition stipends will be available for continuing education which enables teachers to keep current in their subject areas. Continual curriculum development will be supported through summer stipends and projects. In order to maintain the learning environment, budgeting will include renovation, maintenance of the school facilities and grounds and construction to accommodate future growth.

**Economic Land Uses**

Business activity within the Lackey community should stay focused on providing convenience services to the residents of Lackey. Additional service oriented businesses should be attracted to the community to expand the availability of services within Lackey. Business such as a video rental store or a take out food restraint would work particularly well in this location. Businesses should be attracted to this location by the general business zoning for the north end of the Old Williamsburg Road corridor when matched with the development of higher density housing within walking distance.

Tax incentives should be put in place to attract new businesses to the vacant store front in the Lackey community as well as encourage new commercial developments. These incentives should include graduated tax reductions for a five year period with each year’s reduction decreasing until reaching the full tax rate at year six.
**Streetscape**

To attract new businesses to the community as well as to provide a sense of space and walkable environment, streetscape improvements are necessary in Lackey. A brick sidewalk with concrete edging should be constructed along Old Williamsburg Road from the Endview Woods Subdivision adjacent and the new multi-family and single family duplex developments to the commercial center at the northern end of Old Williamsburg Road. Map 8 on the following page shows the area along Old Williamsburg Road where the sidewalks will be constructed.

Beside this sidewalk should be planted street trees such as Crape Myrtles or similar trees. Interspersed approximately every 100 feet along the sidewalk should be benches and trashcans. These should be constructed of powder coated metal either in black paint to tie in with the security fence at the Navel Weapons Station.

Source: Pictures taken from [www.theparkcatalog.com](http://www.theparkcatalog.com), [www.lacity.org/boss/street tree/treeguide.html](http://www.lacity.org/boss/street tree/treeguide.html)
Map 10: Streetscape Plan

Source: Map created by Abbitt Woodall
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