

City of Oak Ridge City Blueprint Woodland Subarea Draft Plan

Prepared by the City of Oak Ridge
Municipal Planning Commission
Assistance provided by City of Oak Ridge
Community Development Department

May 15, 2017



UNDER CONSTRUCTION
CONTENT WILL BE AVAILABLE SOON

Woodland Neighborhood

0.47 square miles

Population Information



2016 Total
Population: 1,629

2016 Population by Gender

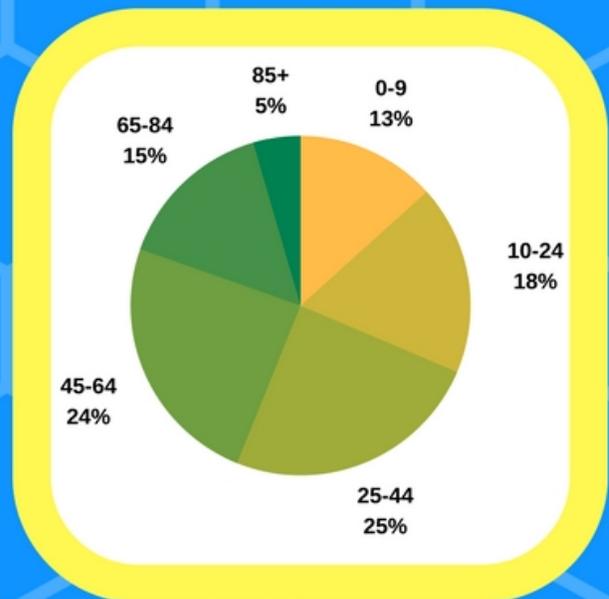


759

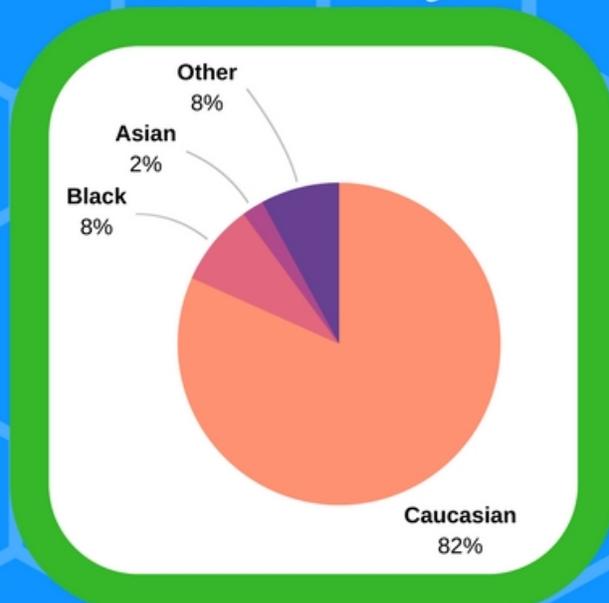


870

2016 Population by Age



2016 Population by Race/Ethnicity



Median Household Age:
40.3 years old

WOODLAND SUB-AREA



The Woodland sub-area is centrally located sitting just east of the downtown commercial core. Woodland consists of fairly high-density single family detached homes and duplexes which were constructed during the WWII effort. Many of the single family homes have undergone significant alterations to increase square footage and a large number of duplexes have been converted to single family dwellings. The area is bordered on the east by Lafayette Drive and on the west by North Purdue. Adjacent to Lafayette is the small, compact development, Willow Place, which has been redeveloped from WWII municipal facilities. On the northern edge is the Oak Ridge Turnpike and encompasses First Baptist Church. The southwest boundary is framed by the western extension of Manhattan Ave and south along the boundary of commercial property fronting on Rutgers Ave and Illinois Ave. Woodland Elementary School is located in a very centralized area and serves as a community focus in this neighborhood as well as neighborhoods to the east.

LIVABILITY AND BEAUTIFICATION

Challenges

The Woodland sub-area has assets and challenges in the area of livability and beautification. Individual homes are in various stages of maintenance. The homes date from WWII and, if maintenance has not been a priority for the property owner, the structure is in a state of decline. This fact is exacerbated by the density on some streets, especially dead-end streets, characterized by a high number of rental homes, lack of off-street parking and extremely small lots. Collectively, these characteristics have led to a cluttered appearance which limits owner occupied investments and further contributes to dis-investment in the housing stock.

Assets

The age of the Woodland neighborhood is reflected in the size and expanse of tree cover. Woodland is blessed with mature tree canopy, the species of which is wide and varied and contributes immeasurably to the aesthetic component of the area. Woodland Elementary School is both a neighborhood and a community asset. Aesthetically the tree cover on the school grounds is comprised of large mature hardwoods. This fact coupled with the newly created building façade and site maintenance establishes the community character and provides a backdrop for resident interaction and familiarity. A large number of churches are located in the Woodland neighborhood, some of which are fairly old. The architectural style is varied but the sites provide open space and well landscaped lawns which add value to the aesthetics of the area. Residents are very proud of their neighborhood and have a historic unity which is reflected in neighborhood pride

ECONOMIC VITALITY and HOUSING

Challenges



Located at the corner of Northwestern Ave and Manhattan Ave is a small area zoned Neighborhood Commercial (B-1) which has been vacant or underutilized for many years. Due to the amount of commercial offerings to the west, permanent commercial tenants may be difficult to identify and maintain.

is the growth and retention of economic vitality in the housing stock. Property values range from \$40,000 to \$150,000 with an average around \$90,000. Major challenges exist with maintaining the structural quality and

aesthetics of residential structures. In the event property owners have failed to maintain these residential structures, the opportunity for



reinvestment may have passed and the best option is to remove the structure and construct a new home. The opportunity for investment of new construction depends on the quality of surrounding housing stock and physical condition. There is a lack of consistency in the quality of housing in Woodland with certain streets exhibiting well maintained homes and associated lawns while others border on blighted facilities with significant



environmental issues.

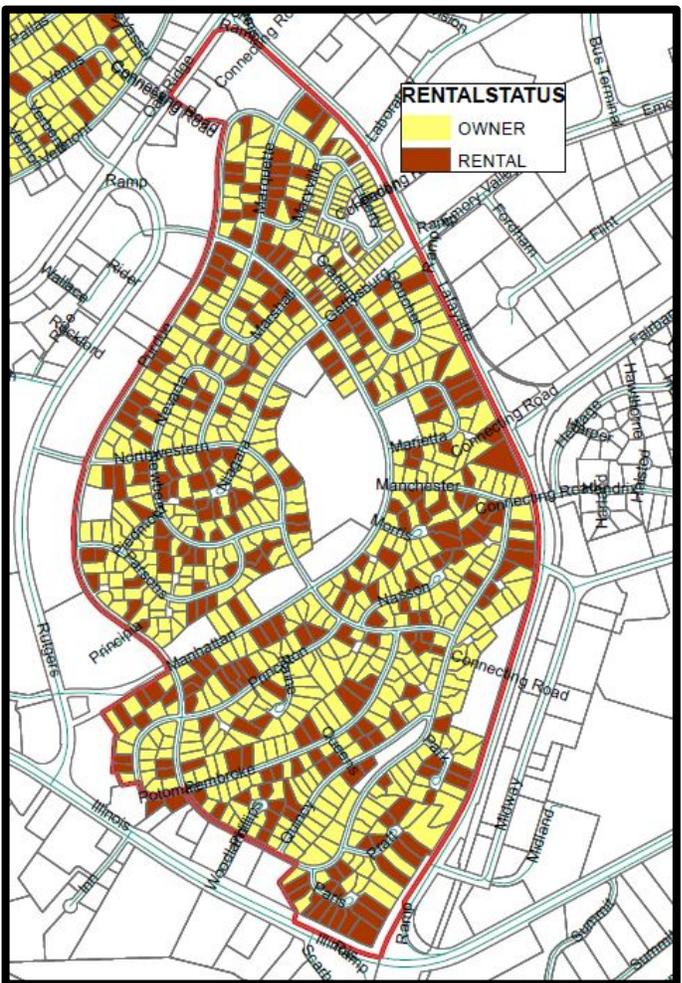
Assets



The largest growing demographic in the country is the single occupant dwelling. This demographic is represented by millennials who are marrying late, divorced individuals, and widowed seniors. The homes and home sites within Woodland are ideal for these individuals with small yards which requires minimal maintenance. Redevelopment of existing home sites blend seamlessly with adjacent properties due to established vegetation. A significant asset in the

Woodland area is the newly established Willow Place subdivision. The area was redeveloped from municipal property between 1990 and 2000. There are 72 dwellings in the subdivision which has a unique architectural character and style. The homes range from small single story attached and detached homes to large multi-story residences. The offsite impact has been marked with improved maintenance of structures and attention to lawn areas.

One of the greatest assets of the Woodland sub-area is the location. The geographic site and situation of the Woodland neighborhood is centrally located and access to other areas is extremely easy. The neighborhood is within easy walking distance to the entertainment and commercial core of Oak Ridge as well as similar opportunities along Illinois Ave. This includes both the Oak Ridge Turnpike and Illinois Ave which afford a quick commute to DOE facilities, Knoxville, and the Pellissippi business corridor as well as Clinton and Oliver Springs.



Woodland Neighborhood

0.47 square miles

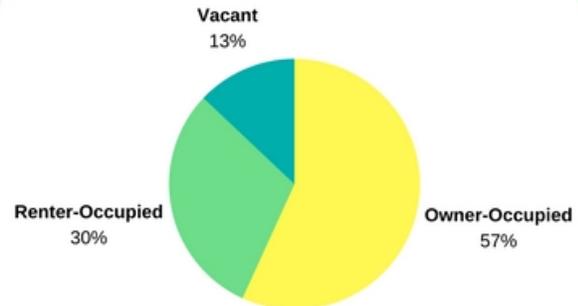
Housing Information

2016 Average Family Size:

3.02

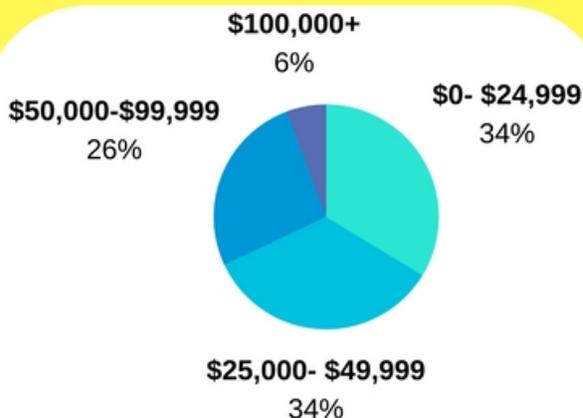


2016 Housing Unit Information



Median Home Value:
\$104,245

2016 Households by Income



Median Household Income:
\$33,673

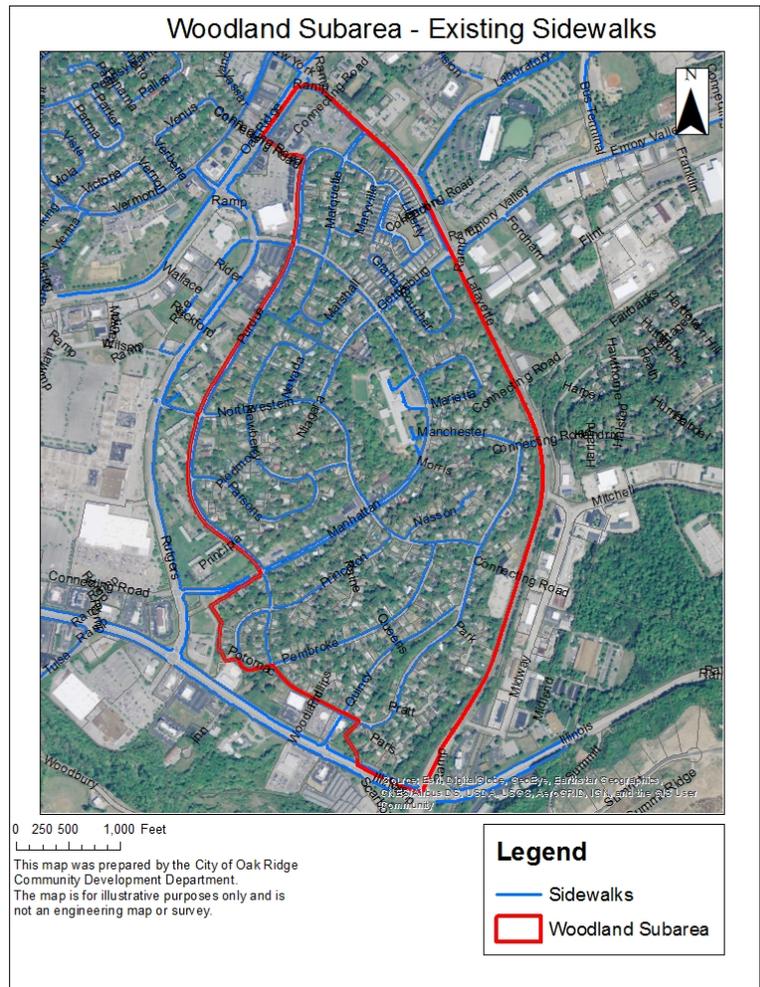
TRANSPORTATION

Challenges

Woodland sub-area is unique in that it is a self-contained neighborhood with very definitive boundaries. In addition, Woodland is immediately adjacent to the eastern edge of the central commercial core with several through streets which connect directly to Rutgers Avenue on which is located Walmart and Main Street Oak Ridge. As such, through traffic uses the neighborhood as a shortcut to these commercial areas. This is especially true for Manhattan Avenue which has a signalized intersection with the access road to Walmart.

Assets

Due to the streets adjacent to the Woodland sub-area, access is extremely easy and controlled at several signalized intersections. A planned municipal improvement is the proposed transformation of an abandoned CSX rail-line to a pedestrian/bicycle greenway. The intersection of Hendrix Drive and Manchester Road in Woodland provides direct access to the greenway facility. The CSX greenway will allow an alternative transportation mode for Woodland residents to access jobs as well as shopping opportunities. In addition Jefferson Middle School students will have a safe off-road route to travel to school which will supplant the need for vehicular trips. This makes it an excellent neighborhood for commuters as well as residents that may want to bike or walk to nearby recreational offerings, shopping, and/or employment centers. This opportunity will continue to grow with new development in the central commercial core and re-development of areas along Illinois Avenue and Oak Ridge Turnpike



RECREATION

Challenges

Due to the density in the Woodland sub-area and small lots, backyard or neighborhood recreation is limited. In addition, with the exception of a small under-developed public lot on Quincy, there are no public recreation facilities.



Assets

Due to the central location of the Woodland sub-area and degree of connectivity to the surrounding areas, recreational opportunities are many and varied and within comfortable walking or biking distance. A.K. Bissell Park sits just to the west of the neighborhood and offers wide open space with formal ADA accessible playground equipment. The Civic Center, located within A.K. Bissell Park houses an indoor pool, gymnasium and other formal public recreational space. The Public Library, Art Museum and the American Museum of Science and Energy are all located within the same public campus and within easy access to Woodland. In addition, the location of the adjacent CSX Greenway will allow residents to access the larger municipal greenway system including physical connections to Melton Lake Greenway, Emory Valley Greenway, and Haw Ridge Mountain Bike Park, all within safe off-road access.

Commercial opportunities including restaurants, shopping and the local cinema are equally close in proximity.

SCHOOLS

Challenges

The school playground has been made available for the neighborhood outside of normal school operating hours. Continued coordination with the school system will allow for the premises to be available for community based events.

Assets

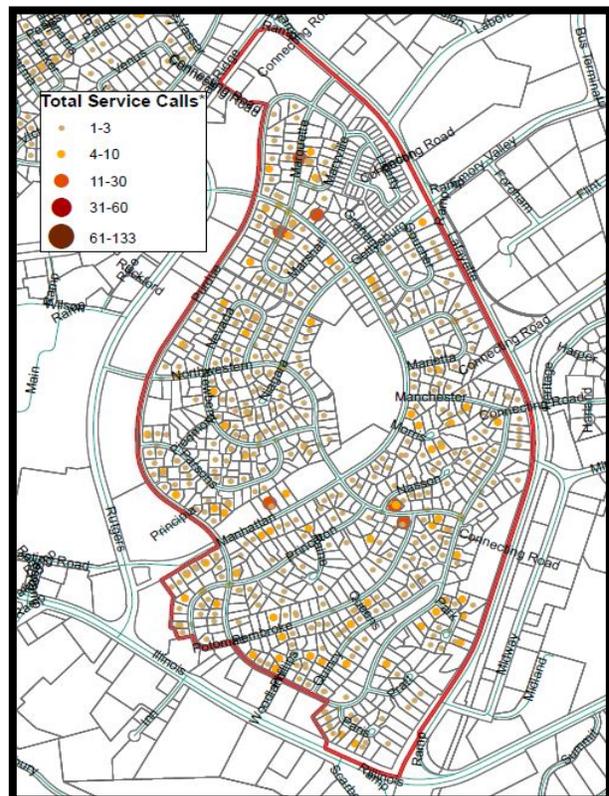
Woodland Elementary is centrally located within the Woodland neighborhood. It is easily accessible to the entire neighborhood and acts as a focal point for children's activities, community interaction and adds a sense of community.



SAFETY

Challenges

In residential neighborhoods safety can take many forms. Pedestrian and vehicular safety is significant, however, the first consideration is crime. Woodland sub-area is in a period of transition. Traditionally, the area was comprised largely of owner-occupied homes which were small but well kept. In recent years the number of rental homes has increased, property maintenance has fallen off, home values have decreased, and the neighborhood has become more transient in nature. This typical scenario leads to blighted properties and a corresponding rise in crime rates. Any actions which raise the value of housing and increases the number of owner-occupied dwellings will stabilize the



neighborhood and decrease the transient aspect of residents.

As the surrounding commercial areas grow to the west and south, a future challenge to ensure pedestrian and vehicular safety will be to limit or slow through traffic using Woodland as a short cut. There are numerous aesthetically pleasing methods to accomplish this effort within existing city right-of-way. However, the city will need to take an active role in construction of this infrastructure.

Assets

From a vehicular and pedestrian perspective, Woodland is a neighborhood with an excellent well connected street pattern and pedestrian opportunities. There are numerous ways to travel both in and out of the neighborhood as well as within Woodland. Most streets have at least one-sided sidewalks in addition to an off-street pedestrian system which is not widely known and is focused on Woodland Elementary School.

FINDINGS and RECOMMENDATIONS

Due to the amount of re-investment surrounding the sub-area, Woodland has the opportunity for a significant level of residential change. Change can best be accomplished by the following improvements:

- Invest in small park area located at the intersection of South Purdue and Quincy
 - Improve basketball court
 - Small piece of playground equipment with surrounding benches
 - Landscaping and useable ground cover established
 - Excellent site for “little” library
- Work with school system to establish hours for neighborhood utilization
- Establish entrance signs at the main gateways to the neighborhood
- Encourage neighborhood businesses to locate in small commercial area on Manhattan
- Construct traffic calming measures on Manhattan including bulb-outs to highlight pedestrian crossings
- Increase maintenance of existing sidewalks including off-street sidewalk system
- Continue code enforcement of environmental violations and inoperable vehicle removal
- Purchase and remove blighted housing beyond repair
- Identify sources of funding for interior and structural housing improvements
- Identify sources of funding for neighborhood housing improvements such as front yard and front porch investments
- Focus Land Bank activities to create lots for new housing investment through blight removal
- Mandatory rental registration, clean-up and re-investment
- Heightened design of pedestrian crossing at Hendrix Creek and Manchester Drive to ensure safe and easy access to CSX trail especially for middle school students

- Establish shared bicycle/pedestrian route through Woodland from CSX Trail to Main Street with emphasis on signage and traffic-calming measures