

# **FDA BLOCK MANAGEMENT PROGRAM**

**Fan District Association Block Management Program  
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# The Fan District Association

## BLOCK MANAGEMENT PROGRAM

**Purpose:** To develop a comprehensive plan that will engage the Fan residents in creating guidelines for lasting improvements and promote continued citizen participation in the Fan District of Richmond, Virginia.

**Block Management objectives:** The objective of the Block Management program is to improve the overall neighborhood by engaging the community members and determine what the real and achievable goals should be for every corner of our great neighborhood, document them and seek out the necessary methodology to make them come to fruition. As with any neighborhood effort, real success stories come from those efforts that involve the entire community, so our philosophy will be to look for ways “we” can make a difference.

### Points of interest

- 1) Alley Development
- 2) Sidewalk Development
- 3) Lighting
- 4) Safety
- 5) Trash
- 6) Landscaping
- 7) Community Awareness

### **Focus:**

- 1) **Alley Development:** The goal for the alley development area will be to identify the major needs and requirements necessary to bring our alleys back to their fullest potential functionally and aesthetically. We will seek out any and all improvements available and determine the best approach for achieving our goals.

Sample questions for the alley focus would be...What is the current condition of the alleys and what is needed to fix/improve them? How do we engage the city with the needs & requirements of the alleys? What can we do to help the alleys re-emerge as a quality space within our neighborhood? How can the neighbors on the blocks be engaged and how can we encourage them to help us with our efforts? What can be done to make the alleys safer? How can we best keep the alleys clean?

**Alley development points of interest:**

- a) Alley entrances
- b) Alley usage
- c) Alley cleanliness
- d) Alley lighting
- e) Alley landscaping
- f) Alley pavement
- g) Alley maintenance
- h) Alley safety

- 2) **Sidewalk Development:** The goal for the sidewalk area will be to determine the major needs and requirements necessary to bring the sidewalks back to the appropriate pedestrian friendly condition they were intended to have. We will seek out any and all improvements available and determine the best approach for achieving our goals.

Sample questions for the sidewalk focus would be...What are the current conditions of the sidewalks and what is needed to fix/improve them? Are the sidewalks clean and what can we do to make them cleaner? Is there adequate illumination on the sidewalks to make it safe and pedestrian friendly?

**Sidewalk development points of interest:**

- a) Sidewalk condition
- b) Sidewalk improvements
- c) Sidewalk accessibility
- d) Sidewalk cleanliness
- e) Sidewalk usage
- f) Sidewalk landscaping
- g) Sidewalk lighting
- h) Sidewalk maintenance
- i) Sidewalk safety

- 3) **Lighting:** The goal for the lighting area will be to ensure a safe and effective usage of all light sources within our neighborhood. We will look at all opportunities to engage the city, neighbors and power company to develop the appropriate conditions needed to establish a safe and pedestrian friendly atmosphere.

Sample questions for the lighting needs would be...What is the current condition of the lighting in the neighborhood and what can be done to fix/improve on its effectiveness? How can we as homeowners better illuminate our individual porches, yards and properties in general to make them safer and more effective in the overall scheme of our lighting objectives? What are the different needs and functionality of the lights for the street vs the sidewalk lights vs the individual property owner lights? How can businesses help with our overall goals of proper lighting within our

community? Are there existing application procedures available to residents to secure proper maintenance and up-keep to our sidewalks and alley lighting needs?

**Lighting development points of interest:**

- a) Lighting condition
- b) Lighting needs
- c) Lighting for safety
- d) Lighting effectiveness
- e) Porch lighting
- f) Lighting for alleys vs lighting for sidewalks

- 4) **Safety:** The goal for the safety area will be to determine how we as citizens can assist with improvements with regard to safety in our neighborhood. We will seek out any and all existing programs available that focus on the establishment of high level neighborhood safety concerns. We will reach out to the local law enforcement and find ways to partner with them on appropriate methodology capable of bringing about a safer and more engaged community.

Sample questions for our safety issues would be...How can I help with safety in our neighborhood? What can we do to improve the atmosphere of safety within our community? What neighborhood watch type programs are available and suitable for our efforts? How can we partner with local law enforcement? How can we get the city to understand our needs as a community with regard to safety? How can lighting improve safety in and around my house? How can we secure the partnership of our business members and find valuable solutions to the safety needs of our neighborhoods? What do I do should an emergency evacuation occur in Richmond?

**Safety development points of interest:**

- a) Safety for residents
- b) Safety for visitors
- c) Pedestrian safety
- d) Property safety
- e) Vehicular safety
- f) Park safety
- g) Bicycle safety
- h) Traffic safety
- i) Alley safety
- j) Sidewalk safety

- 5) **Trash:** The goal of the trash efforts will be to seek out how we as citizens can assist with the improvement of the unsightly trash that develops within our neighborhood. We will look for ways to organize the local neighbors and commercial businesses, and engage them in the spirit of maintaining the highest level of cleanliness possible within our community. We will also keep the city accountable for its part and develop a network of effective communications that ensure the city is kept informed of our community trash needs.

Sample questions with regard to trash would be...What is the current condition of our neighborhood and what can I do to help make my area better? How can the city better serve our community needs? Where does all the trash come from? Where is the city dump and can I use it for disposing my bulk trash? How can we secure trash containers for my area? How can we engage the neighbors on my block to be more mindful of the trash concerns and how can we make them accountable for the failures to conform to waste management codes and/or ordinances?

**Trash points of interest:**

- a) Trash needs for alley system
- b) Trash needs for sidewalks
- c) Trash needs for parks
- d) Trash needs for residents
- e) Trash needs for businesses
- f) Special needs trash concerns and solutions
- g) Trash types
- h) Trash receptacles
- i) Trash responsibilities and accountabilities

- 6) **Landscaping:** The goal of the landscaping effort will be to review the current condition of the landscaping in the alleys, sidewalks and parks and determine if there are ways to enhance and/or improve it.

Sample questions with regard to appropriate and effective landscaping would be... Are the trees and bushes in my yard a safety concern? Can we better use the landscaping to increase safety in the park & recreation areas within the community? What are the city's responsibilities with regard to appropriate landscaping on the street, alleys & sidewalks? Whom do we contact when a tree has been damaged? Does landscaping improve land value? How can I improve the neighborhood and my block with landscaping? What trees and shrubs are best for our climate here in Richmond, Virginia?

**Landscaping development points of interest:**

- a) Landscaping needs for alleys
- b) Landscaping needs for sidewalks
- c) Landscaping needs for parks

- 7) **Community Awareness:** The goal of our community awareness campaign will be to heighten our neighbor's appreciation for the community as a whole and get more citizens involved in their neighborhood. We will organize educational opportunities to help keep our community members tuned in to what is happening in their neighborhood and how they can get involved and enjoy the pleasure of our community.

Sample questions for the awareness campaign would be...How can we get more people involved? Will being more in tune with the neighborhood help me find solutions to my problems? Am I doing all that I can to make my neighborhood safer and all that it can be for me and others around me? Is my landscaping part of the problem or part of the solution? How can we make our neighborhood safer and better?

**Community awareness points of interest:**

- a) Alley awareness
- b) Sidewalk awareness
- c) Lighting awareness
- d) Safety awareness
- e) Trash awareness
- f) Landscaping awareness
- g) Pedestrian awareness
- h) Neighborhood awareness
- i) Park awareness

**Goal:** The goal of the "Block Management Program" will be to divide the Fan District into manageable sections, perhaps ten (10) block segments, and allow the residents and commercial property/business owners the freedom to establish their individual needs as they relate to their area. The "Block Management Program" will also work to enhance the relationship between the City of Richmond, RPD, the residents and the commercial members of the Fan District. Additionally, the "Block Management Program" will attempt to heighten the overall awareness of the residents to the importance of the proper and appropriate development and restoration of the Fan District and its importance to the city of Richmond, VA.

Within the scope of the FDA Block Management Program is the VCU Monroe Campus. The Block Management Program will attempt to engage the University in its efforts to promote a healthy relationship between the VCU Administration, the VCU Student Body and the other residents and business members within the Fan District borders. The safety and well being of all involved will always be a focal point within the guidelines of the FDA Block Management Program.

# **Block Management Program**

## **Proposed Organizational Structure**

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### **FDA Board Oversight**

**Special Note: The Fan District has approximately 110 blocks and will be divided into 12 unique sectors. Each sector will be assigned a “Sector Manager” and this manager will be a resident within the sector to which he/she is assigned.**

**The FDA Board of Directors will establish, with the assistance of the Sector Managers, a review schedule that will allow for a staggered series of sector presentations to the board for approval of all proposed projects. The FDA Board of Directors will review all quarterly presentations delivered and will supply direction, guidance and assistance where needed to accomplish all approved objectives. It will be the responsibility of the FDA Board of Directors to assign a lead person, either from the board or from within the membership base, to educate each Sector Manager on the Block Management Program, so as to maintain a highly trained and informed group leader for all sections of the Fan District.**

**The FDA Board of Directors will establish a small core group, from within its ranks, to ensure optimum direction to all Sector Managers with regard to legal, code and ordinance conformity.**

### **Sector Manager**

**Each Sector Manager will be accountable to a ten (10) block area, which incorporates 10 Block Managers to assist with the needs of their segment of the Fan District. Each Sector Manager will facilitate quarterly meetings with the Block Managers to gather feedback and solutions with regard to the Block Management objectives for their area. Each Sector Manager shall up-date the FDA Board of Directors quarterly with progress reports and to secure special needs where applicable. Sector Managers, with the assistance, guidance and direction of the FDA Board of Directors, will be responsible to identify any and all code and/or ordinance needs and legal obligations required to accomplish each and every program presented to the community for action. In-put from FDA standing and special committees will ensure the appropriate conformity to code, ordinance and other significant requirements needed to satisfy the goals and objectives of each sector.**

**Block Managers**

Each Block Manager will develop awareness of their particular block and review and make suggested solutions with regard to the Block Management objectives for their area. The listed objectives will be cataloged and reviewed annually, and will be worked on with the other Block Managers within their sector with quarterly reviews of goals & objectives. Each sectors progress will be presented quarterly to the FDA Board of Directors by the Sector Manager.

**Block Management Sector & Block Organizational Chart**

Sector Manager \_\_\_\_\_

Sector # \_\_\_\_\_

- Block Managers
- 1) \_\_\_\_\_
  - 2) \_\_\_\_\_
  - 3) \_\_\_\_\_
  - 4) \_\_\_\_\_
  - 5) \_\_\_\_\_
  - 6) \_\_\_\_\_
  - 7) \_\_\_\_\_
  - 8) \_\_\_\_\_
  - 9) \_\_\_\_\_
  - 10) \_\_\_\_\_





# ALLEY DOCUMENTATION SHEET

SECTOR: \_\_\_\_\_

DATE: \_\_/\_\_/\_\_

BLOCK

LOCATION: \_\_\_\_\_

*-Current Alley Condition:*

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*-Current Alley Pavement Surface: (Select one)*

GRAVEL ( )

ASPHALT ( )

COBBLE STONE ( )

COMBINATION ( \_\_\_\_\_ )

*-Current Alley Pavement Condition:*

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SOLUTIONS/RECOMMENDATIONS:

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***-Current Alley Landscaping Concerns:***

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**SOLUTION/RECOMMENDATIONS:**

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***-Current Alley Trash Concerns:***

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**SOLUTIONS/RECOMMENDATIONS:**

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***-Current Alley Lighting Condition:***

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**SOLUTIONS/RECOMMENDATIONS:**

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# SIDEWALK DOCUMENTATION SHEET

SECTOR: \_\_\_\_\_

DATE: \_\_\_/\_\_\_/\_\_\_

BLOCK  
LOCATION:

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*-Current Sidewalk Condition:*

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*-Current Sidewalk Pavement Surface: (Select One)*

CONCRETE ( )

BRICK ( )

COMBINATION ( )

*-Current Sidewalk Pavement Condition:*

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SOLUTIONS/RECOMMENDATIONS:

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***-Current Sidewalk Tree Well Concerns:***

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SOLUTIONS RECOMMENDATIONS:

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***-Current Sidewalk Lighting Condition:***

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SOLUTIONS/RECOMMENDATIONS:

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***-Current Sidewalk Safety Conditions:***

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**SOLUTIONS/RECOMMENDATIONS:**

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***-Current Sidewalk Cleanliness:***

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**SOLUTIONS/RECOMMENDATIONS:**

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# BLOCK MANAGEMENT SECTOR & BLOCK AGENDA

**SECTOR:** \_\_\_\_\_

***Property Owner/Resident Responsibility:***

**Short Range: (1 month to 6 months range)**

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**Long Range: (6 months plus range)**

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***City Assisted Responsibility:***

**Short Range: (1 month to 6 months range)**

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**Long Range: (6 months plus range)**

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# Block Management Sector & Block Organizational Chart

Sector Manager \_\_\_\_\_

Sector # \_\_\_\_\_

## Block Managers:

|     | NAME  | PHONE # | E-MAIL ADDRESS |
|-----|-------|---------|----------------|
| 1)  | _____ | _____   | _____          |
| 2)  | _____ | _____   | _____          |
| 3)  | _____ | _____   | _____          |
| 4)  | _____ | _____   | _____          |
| 5)  | _____ | _____   | _____          |
| 6)  | _____ | _____   | _____          |
| 7)  | _____ | _____   | _____          |
| 8)  | _____ | _____   | _____          |
| 9)  | _____ | _____   | _____          |
| 10) | _____ | _____   | _____          |