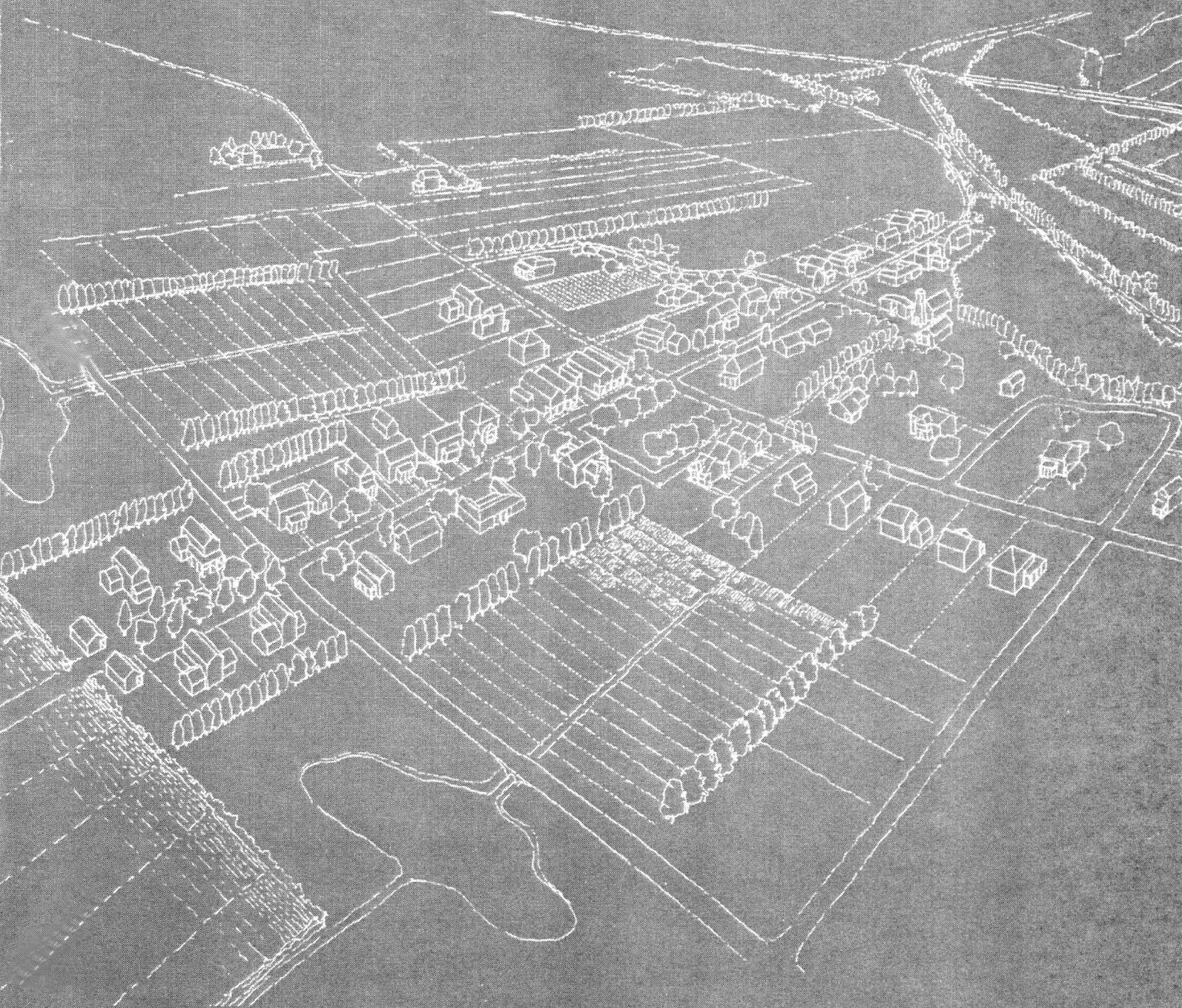


LS 96-080

# BAYVIEW

## A NEW RURAL VILLAGE

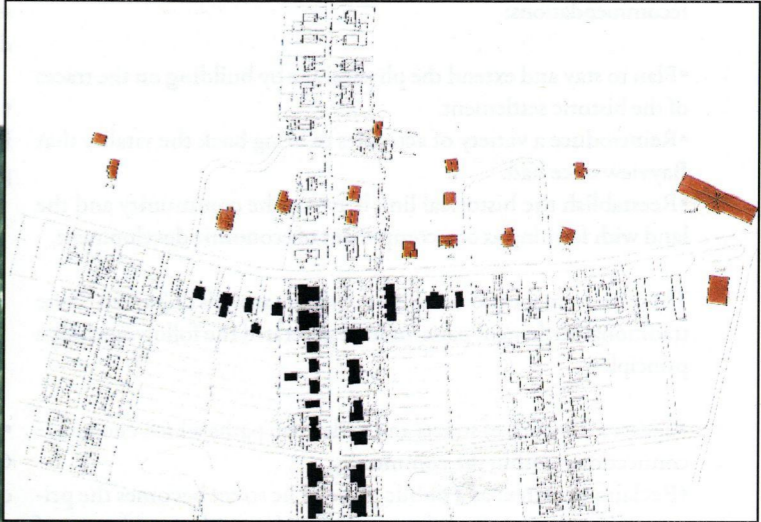
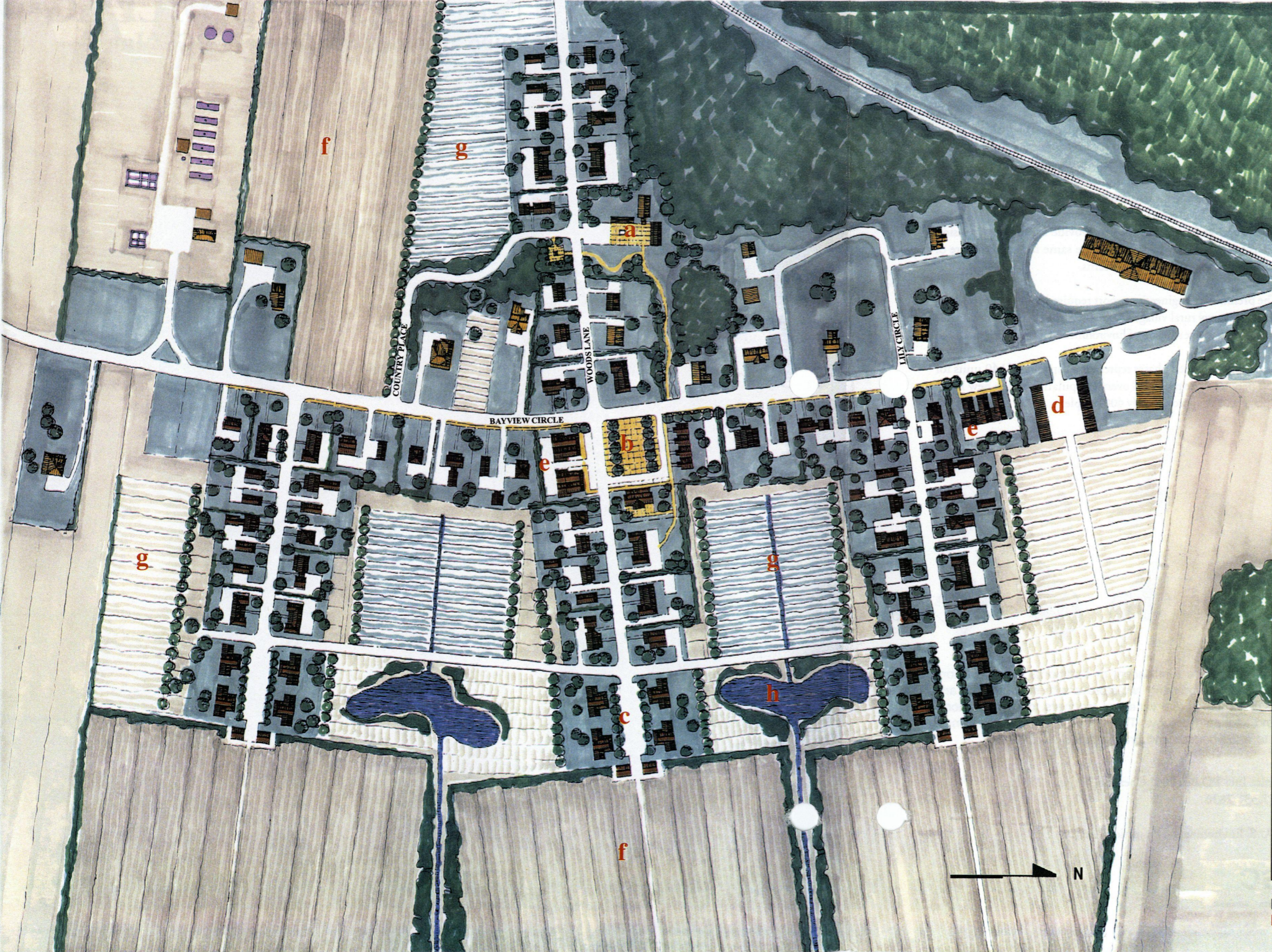
"Building a sustainable future" -BCSJ Inc.



Eastern Shore, Virginia

# BAYVIEW RURAL VILLAGE SITE PLAN: PHASES I-IV

a Coles Chapel / Community Center; b Village Square; c Agricultural Co-ops; d Produce & Craft Market; e Shop Houses; f Community Fields; g Community Gardens; h Storm Water Retention / Irrigation Ponds



Phase I



Phase II



Phase III

Proposed Development  
 Existing Structures

# BAYVIEW EASTERN SHORE, VIRGINIA

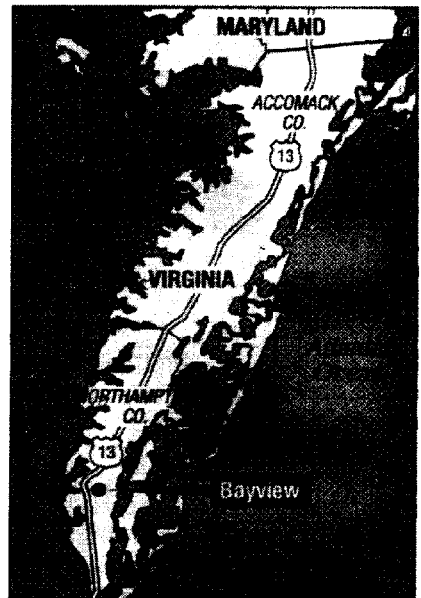
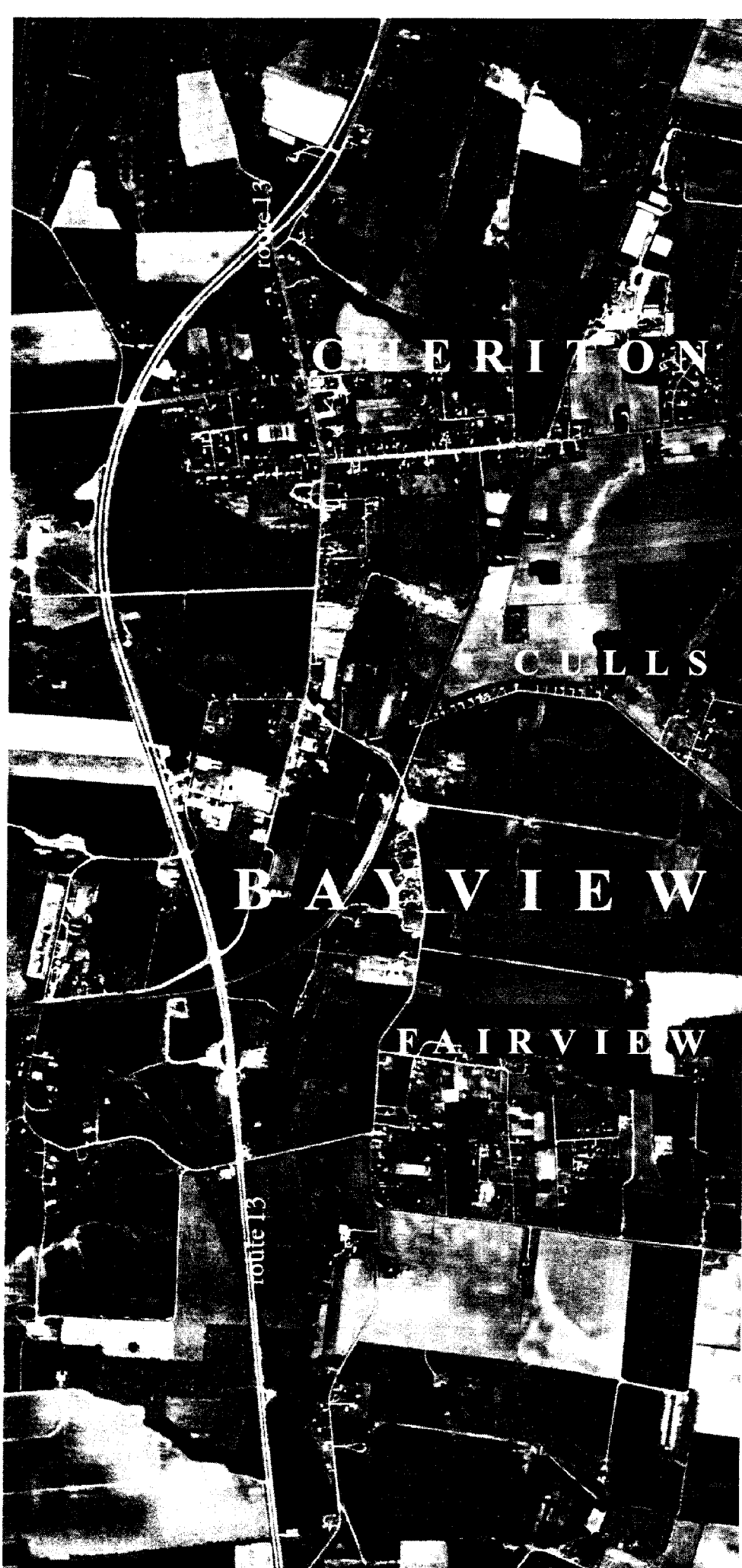
The design of a sustainable community begins with the ability of ordinary people to influence the important planning decisions that effect their lives. This summary, documents nearly a year of neighborhood meetings, events and workshops enabling a grassroots organization, The Bayview Citizens for Social Justice, to make such decisions about their future. This process empowered them to propose their own solutions to environmental problems in their community. An environmental and community action plan was initiated which will sustain Bayview citizens in their efforts to eliminate the debilitating and unacceptable conditions in which they live. A comprehensive report assessing the existing environment and offering specific solutions to improve the overall quality of life will be submitted to the sponsoring agency, the US. Environmental Protection Agency, at the year's end.

To begin their journey of self-determination, the Bayview Citizens for Social Justice built a powerful coalition of local partners and regional experts in environmental and community design. In collaboration with The Nature Conservancy, they secured the funding needed to assemble a technical team including an environmental planner, an environmental engineer and an urban designer and community facilitator. The "Bayview Design Team", quickly expanded to include an entire community of citizens determined from the very first meeting to change the physical reality of Bayview. As we took the first steps of our journey everyone understood the severity of problems that we were asked to address, but no one could have predicted the outcome. After ten months of hard work, no one has abandoned the task and the determined leadership of Bayview's people has proven to be our biggest resource.

In the following pages you will find a step-by-step account of the realization of the community's short term goals: to bring safe drinking water to their neighbors, to create a Bayview community garden to feed their families and to build an effective community organization. The process they used to accomplish these goals enabled them to envision a better future through effective community-based design solutions, and to establish ambitious long term goals: to eliminate sub-standard housing conditions in their community forever, to build a community center and to create a new sustainable village for Bayview. This village of homes, neighborhood owned businesses, institutions and public places, will be integrated into a productive agricultural landscape.

Most importantly, you will find a new sense of hope and determination among the residents of Bayview, to build a better future for themselves and for their children. We believe this process can serve as a model to assist other rural communities throughout the nation, who are seeking social justice through a community-based design. This is the story of one rural community which is now empowered and planning to stay.

Maurice D. Cox, RBGC



B



Pitcher pumps on shallow

## BAYVIEW'S ORAL HISTORY

Bayview's history, as told by long standing residents plays a defining role in planning for the community's future. The oral history excerpts collected by Corre Robinson and retold at numerous community workshops helped to define the physical boundaries of the area that was to be studied. By remembering Bayview as it once was, a rural village, residents give not only testimony to its past, but guidance to a more prosperous future.

"The Bayview area dates to the time of the Emancipation and we are proud of our rich history, culture, and traditions. Many of our families trace their roots here back over 350 years, to the earliest days of slavery on Virginia's Eastern Shore."

**Cozzie Lockwood, past President, CSJ**

"In 1884, Bayview was bypassed by the railroad. The railroad was built down the backbone of the community and I believe 1884 marks the date of the decline of Bayview. The same thing happened to Cape Charles when Route 13 was built. The railroad station in Bayview was not for passengers, but for produce or anything else we wanted to ship."

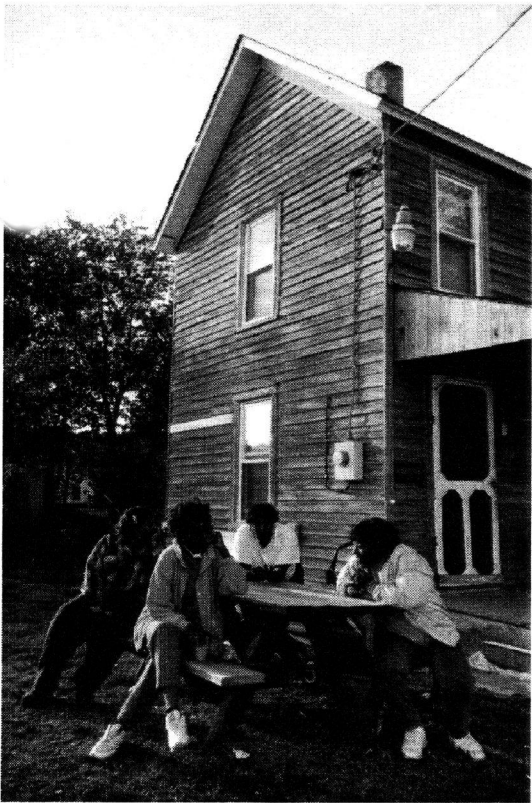
**Bayview resident**

"In the little village of Bayview, believe it or not, there were four grocery stores. All of the store owners thrived, educated kids and for the large part, had large families. I worked there as a child at the market block we called Bayview Flats, which auctioned small farmer's products. We had an auction block for string beans, cortiva beans, peppers, cucumbers, and in the early part of the year when the strawberries came off, there was a tremendous market line sometimes half a mile long. There are no farmer's auction blocks today. Bayview is probably now at its lowest level".

**Jack White, Northampton County Board of Supervisors**

"We all had large families. My mother had eleven and my cousin had ten. Pulling together, you could buy land or a home. My father bought our home in 1952. Before that we used to live across the street, where those fields are today. Those houses have since been demolished. In those days home ownership amongst African-Americans came out of large families all working. Today we must recondition as many as we can to help the younger generations."

**Alice Coles, President, BCSJ**

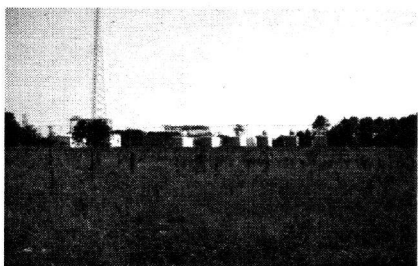


Bayview residents, getting word

# BAYVIEW REMEMBERING...



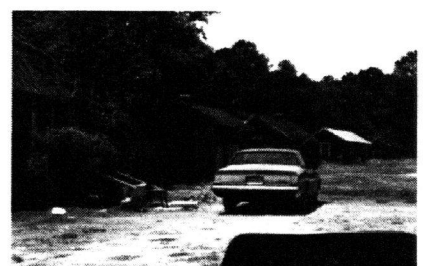
wells



Delmarva peaker plant



Remains of burnt out shells



Rental shacks at "The Bottom"

# BAYVIEW

## THE EMPOWERMENT PROCESS

1997

JULY/AUGUST

CSJ Leadership meet Design Consultant Team for **planning retreat on Hog Island**. \* **\$20,000 EPA Planning Grant** is awarded to CSJ to create a community based 'Action Plan' to eliminate sub-standard living conditions in Bayview. \* Supporting partners include TNC (fiscal agent), CBES, Northampton County, and NAPDC, District One Supervisor, Virginia Health Dept., Eastern Shore Health District, NEF, VESEHC. \* **Design Consultant Team meet Bayview residents** for on-site walk through and picnic.



CSJ Pres. Alice Coles leads walk-through



Bayview Community Picnic

SEPTEMBER



Group photo of Bayview Design Team

CSJ hold 1st Bayview Community Kick-off Meeting. \* 35 participants join the expanded "Bayview Design Team". \* **Short term goals** are established for water quality, housing and shared spaces: **Assess drinking water/waste water existing conditions, drill deep wells for safe drinking water, replace all non-functioning pit privies, assess existing housing conditions, demolish vacant sub-standard housing, sponsor neighborhood trash clean-up, and restore Coles Chapel** as a meeting place.



Shallow wells remain as only water source

OCTOBER

3 short term goals are accomplished: Bayview residents, technical design team RBGC, and UVA BASA students conduct **on-site photographic assessment of existing housing conditions**, Vladimir Gavrilovic, Environmental Planner, conducts **assessment of environmental and land use conditions**, Health Dept. and Dr. Drewry, Environmental Engineer, conduct **on-site assesment of all pit privies and wells**.



Housing assessment team at work



Pit privies: the only waste disposal system

DECEMBER



Vacant house under demolition



Bayview residents receive assessment reports

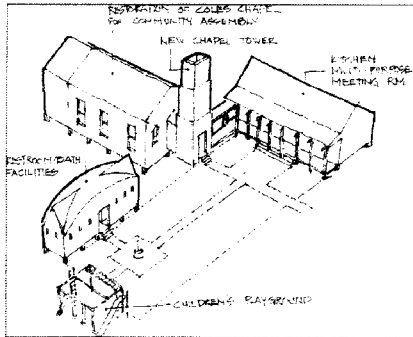
2nd Community Workshop is held at Holmes Church \* **Bayview Resident Committees are established** for water, housing, and fundraising \* **Assesment reports for housing, drinking water/waste water and environmental conditions are presented** \* 4 short term goals are accomplished: **Bayview community clean-up is held, NAAT hauls over 27,000 pounds of trash, vacant sub-standard house is demolished, Bayview Community Bulletin Board is constructed, and landscaping of Bayview entrance is completed.**

# W - A YEAR IN REVIEW 1998

FEBRUARY



Residents review "New Land Strategy"



Coles Chapel Community Center

3rd Community workshop is held \* Resident housing committee reports future Bayview housing needs \* Design consultants present 3 strategies for building a "new Bayview rural village" and 3 proposals for the Coles Chapel Community Center \* Short term Action Plan for deep wells is presented, and funding by VA Water Proj. for 40 pit privies is announced \* Bayview residents plan Community Garden, apply for incorporation, and for VESEHC \$10,000 capacity building grant.

APRIL

4th Community Workshop and Picnic are held \* Residents agree to pursue "new land" strategy for long-term Bayview rural village \* Design Consultants present housing types: single family, multi-family, elderly housing, and shop/houses \* Residents form land acquisition committee with TNC \* Residents decide to pursue home buyers club concept \* Short term goals accomplished: Bayview residents volunteer property for deep well locations \* CSJ announces approval of VESEHC Grant.



Workshop on rural village strategies



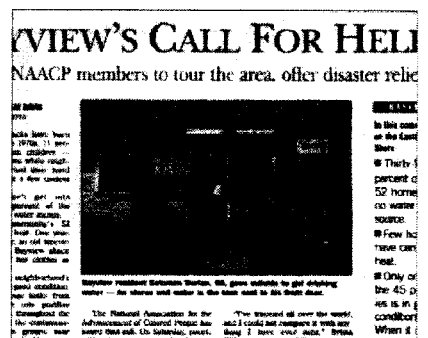
BCSJ Pres. gives update report

MAY



The Washington Post

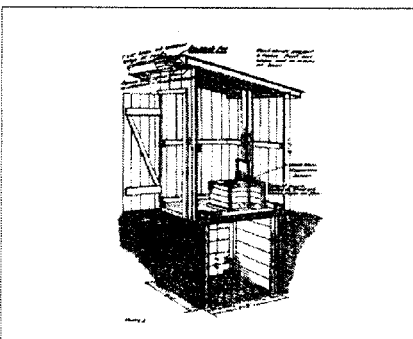
The national NAACP holds mass meeting at First Baptist Church \* BCSJ form Resident Management Council with CBES \* Hillside Fund awards BCSJ \$1,000 \* BCSJ establish a 1/2 acre Community Garden \* Women in the NAACP declare Bayview a disaster area bringing bottled water, food, and clothing \* BCSJ Pres. Alice Coles speaks before United Methodist Church congregation \* BCSJ successfully attains incorporation status. BCSJ forms committee to prepare 501(C)3 application.



The Virginia Pilot

JUNE

NAACP assistance speeds improvements \* 1st deep well is drilled and the 2nd is processed \* Virginia Governor Gilmore vows to visit the impoverished Bayview area \* Bayview's story receives international media attention: England's BBC, the Canadian National Network, and the Danish National Press \* BCSJ produce a tee-shirt for fund raising initiatives \* BCSJ holds 5th Community Workshop to present the New Bayview Rural Village.



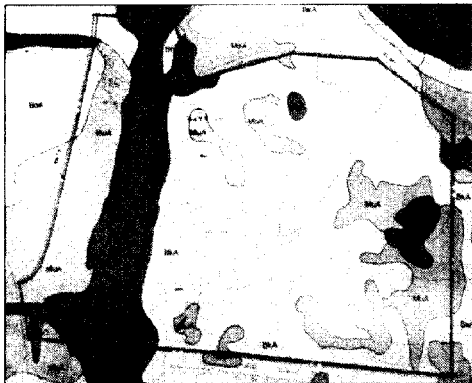
Required construction for new pit privies



The Washington Post



“These fields are a part of our community




Environmental Soils Overlay Map


Poor Soils 

Wooded Areas 

Railroad Track 

Ocean/Bay Drainage Divide 

Peaker Plant 

Concentrations of inadequate waste disposal 

“...the physical setting of Bayview presents more opportunities than constraints; its natural setting is both relatively healthy and scenic.”

Vladimir Gavrilovic, PARADIGM DESIGN





# ENVIRONMENTAL OPPORTUNITIES AND CONSTRAINTS

The physical environment and setting of Bayview is well suited to a wide variety of approaches for the reconstruction and redevelopment of the community. Although the man-made setting of Bayview is dilapidated, its natural setting is both relatively healthy and scenic.

Bayview sits in a shallow plain between the peninsular spine of Route 13 and the farms and forested areas along the seaside. There is little surface topography for drainage, although most soils in the surrounding area provide adequate ground permeation. Bojac soils, among the best in the county for farming, septic field use and general construction, are found in the central and eastern areas of

Bayview. Pockets of poor soils appear mainly west of Route 684, encompassing the lower part of Country Place and of the Company Court area.

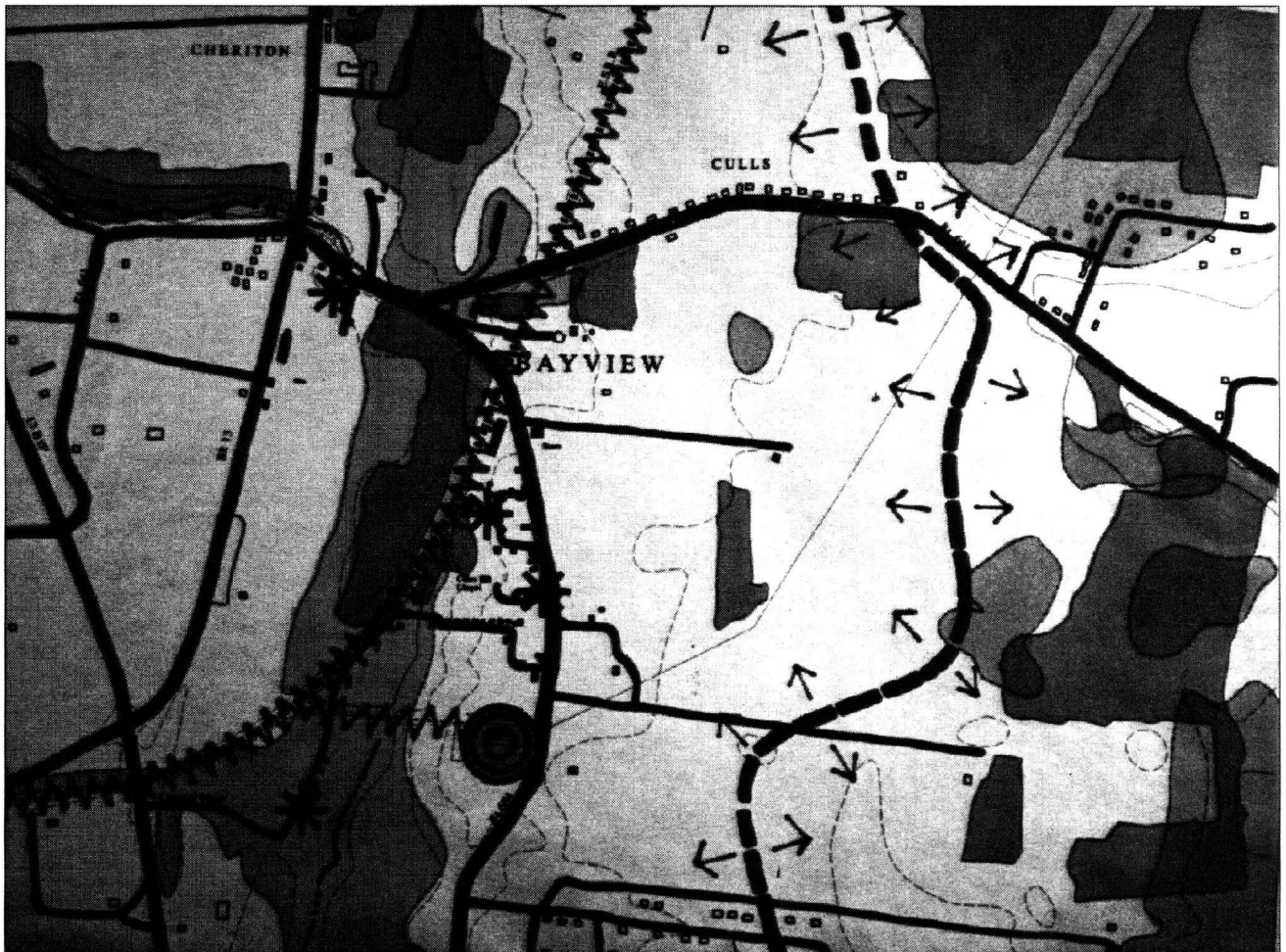
Groundwater is an important consideration for the long term development of Bayview, because the community is located along the recharging area of the Eastern Shore's deep aquifer. In general this portion of the county is not heavily developed, and the use of good groundwater protection practices in the design of the community should preclude further supply problems.

Other potential constraints include the railroad (a minor constraint due to its

very limited traffic) and the Peaker Plant which due to the noise it produces could be a significant constraint on residential development immediately adjacent to it.

However, Bayview's physical setting presents more opportunities than constraints and is well-suited to community reconstruction and development.

Bayview, to us, extends as far east as the eye can see”



Environmental Opportunities and Constraints Map

# BAYVIEW CURRENT CONDITIONS AND ENVIRONMENTAL NEEDS ASSESSMENT

A formal "sanitary survey" of the Bayview community project area was performed during October 1997 and presented as a report at the December 1997 Community Meeting. This survey, was executed by Ms. Heather Garvis and Mr. P.G. Ross of the Eastern Shore Health District of the Virginia Department of Health and D. William Drewary of the Department of Civil and Environmental Engineering of Old Dominion University. The survey team visited each individual property in the community to document and evaluate existing water supplies and on-site sewage disposal systems. A total of 45 pit privies were surveyed, only 1 was determined to be in "excellent condition", (e.g. "substantial compliance with accepted standards"), while 18 other privies were determined to be in "poor condition", (e.g. "unusable with absolutely no compliance with accepted standards"). Some summary results from this report prepared as Pie-Chart diagrams are seen on this page. Crisis conditions were determined to exist with regard to drinking water and human waste disposal for a significant portion of the residents of the community.

A proposal was made for immediate action: 1) Construct deep wells and conveniently located freeze-proof wells hydrants to provide potable drinking water, and 2) Construct pit privies, complying with accepted codes and standards to provide adequate human waste disposal opportunities. These proposed activities were identified as strictly interim measures to abate the crisis conditions and would play no role in the longer term solution(s) to the water and waste disposal problems.

No formal stormwater study was performed. There are no current stormwater retention and disposal facilities. During even moderate rainfalls there is excessive ponding of stormwater on roadways and other areas that create considerable difficulty for movement of both people and vehicles as well as creating unsanitary conditions.

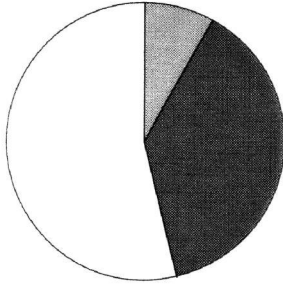
## SHORT TERM RECOMMENDATIONS

- Construct deep wells to supply a safe drinking water source for residents in the Company Court and Bayview Circle residential areas.
- Locate freeze proof well hydrants to conveniently provide safe drinking water near dwellings.
- Protect well heads in more densely populated sections by replacing pitcher pumps on shallow wells with electric pumps and storage tanks.



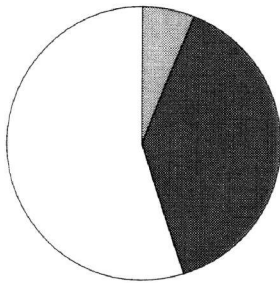
**“People here have to share a single outdoor water for everything. We are sitting on top of good clean water and yet we have to drink dirty, rusty water.”**

**Types of Facilities Serving Occupied Dwellings**



- No Facilities
- Septic Systems
- Pit Privies

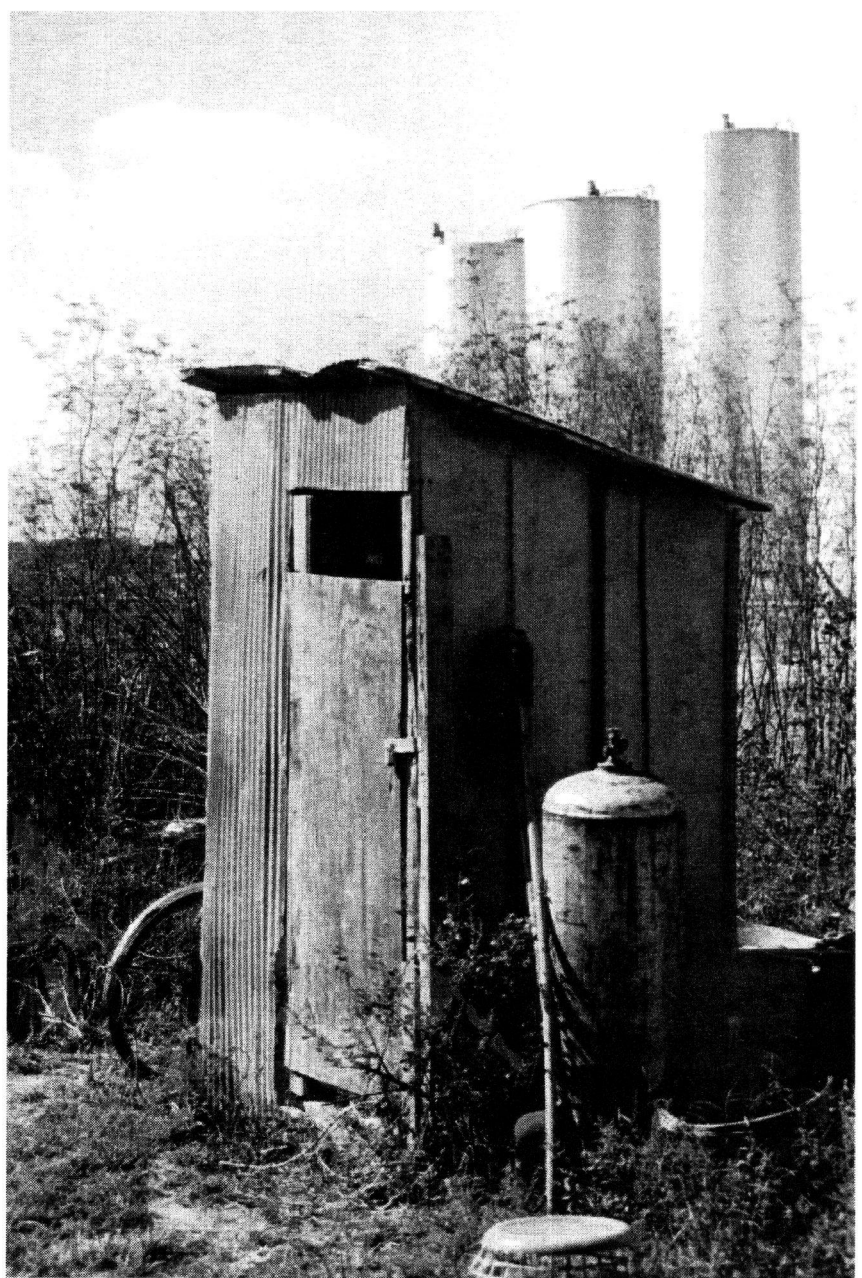
**Conditions of Pit Privies Serving Occupied Dwellings**



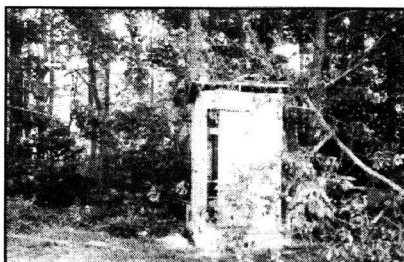
- Suitable in Short Term
- Need Repair or Partial Replacement
- Need Replacing

**SHORT TERM RECOMMENDATIONS**

- Abandon all unused pit privies at occupied and unoccupied dwellings.
- Construct new pit privies, complying with accepted codes and standards to provide adequate human waste disposal opportunities.



**“Some people have lived and died here and never flushed a stool.”**



Bad drainage and high water tables cause pit privies to overflow and pond above shallow water.

# BAYVIEW EXISTING HOUSING CONDITIONS ASSESSMENT



During the September 1997 community meeting Bayview residents agreed that one of the first goals of the planning process should be to take inventory of Bayview's current housing conditions. A door to door photographic and written survey was conducted, documenting every structure within the identified study area. This survey created a visual-working document which helped to identify, outline, and prioritize significant deficiencies in the community's housing stock. The survey results show that all but seventeen of the fifty-seven structures surveyed fall into categories which can be judged substandard and should be considered for replacement.

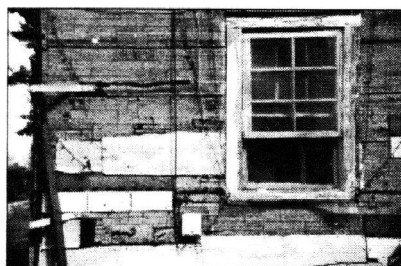
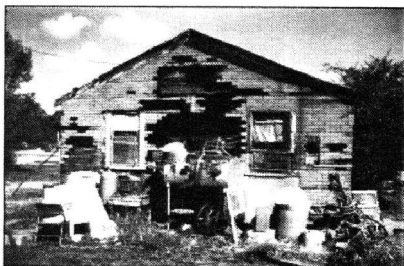
## SHORT-TERM RECOMMENDATIONS:

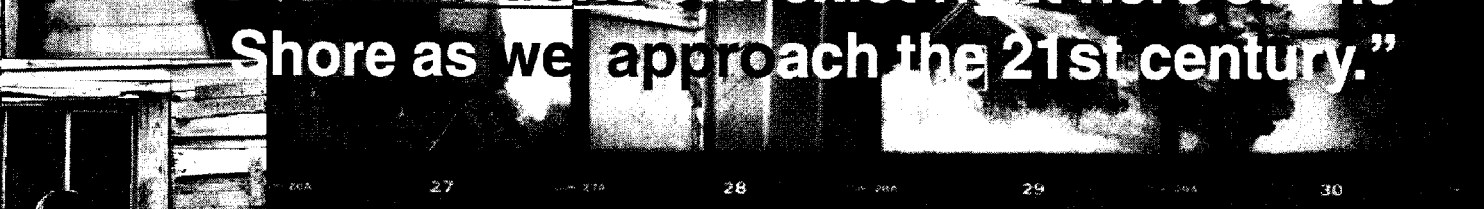
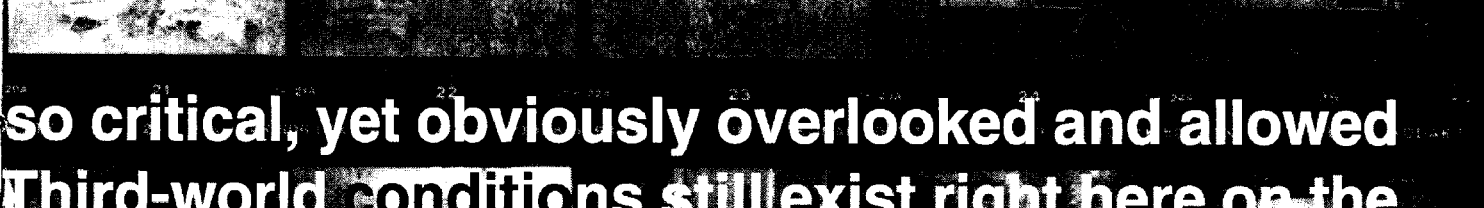
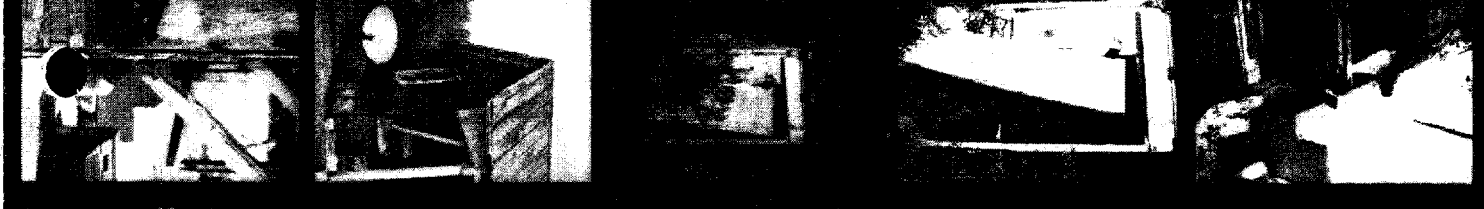
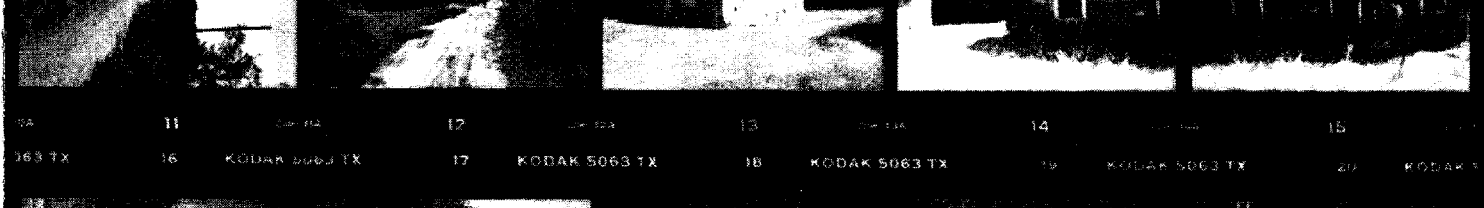
- Demolish all vacant structures that present safety hazards.
- Undertake major and minor repairs as required to occupied structures.

## LONG-TERM RECOMMENDATIONS:

- Abandon and demolish all sub-standard structures.
- Maintain, repair, and preserve housing currently in good condition.

**“It is amazing to witness problems,  
to continue. Let's face it,**





ns, so critical, yet obviously overlooked and allowed  
it, Third-world conditions still exist right here on the  
Shore as we approach the 21st century.”



# THE BAYVIEW COMMUNITY DAY

On December 13, 1997 Citizens for Social Justice realized a significant short term goal by sponsoring the First Bayview Community Day. Their desire was to make a dramatic physical change to the Bayview community by undertaking a demolition project, a cleanup project and a new construction project all in one day. Residents selected an unsightly vacant residential shell at the entrance of their community, slated for removal in the Assessment of Existing Housing Conditions Survey. The necessary funding to demolish the house was secured and its razing was documented on film. For the Bayview Cleanup Initiative, CSJ enlisted the support of the Northampton volunteer organization NAAT and tens of neighborhood residents. Over 27,000 pounds of trash was removed from Bayview and flowers and trees were planted around the County's trash and recycling center.

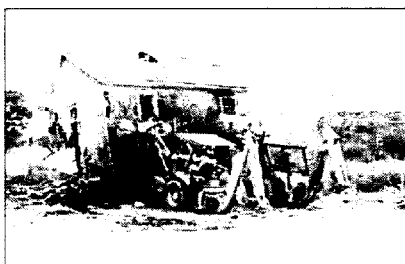


**MAP CODE #** 54  
**911#** n/a Bayview Circle  
**TAX MAP #** 84(a) 102  
**STATUS:** Vacant  
**NUMBER OF UNITS:** 1  
**WATER SOURCE:** None  
**WASTE DISPOSAL:** None

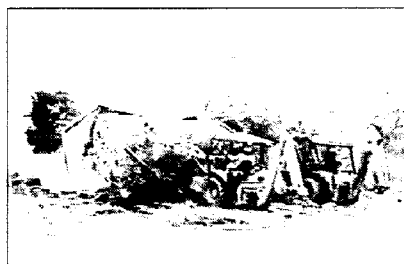
**STRUCTURE:** Wood frame on concrete block piers, unstable  
**ROOF:** Asphalt Shingle, Caved in  
**WALLS:** Plywood with asphalt shingles, dilapidated  
**DOORS/WINDOWS:** Wood, frames rotted, window panes missing  
**OTHER:** No materials appear salvageable

**TO BE DEMOLISHED**  
**TO BE DEMOLISHED**  
**TO BE DEMOLISHED**  
**TO BE DEMOLISHED**  
**TO BE DEMOLISHED**

“Wow! You mean to tell me this big ugly building was in our way for so long yet brought down so easily and quickly? We hope it’s just a matter of time before all these shacks come tumbling down.”



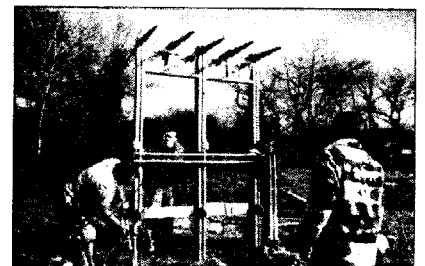
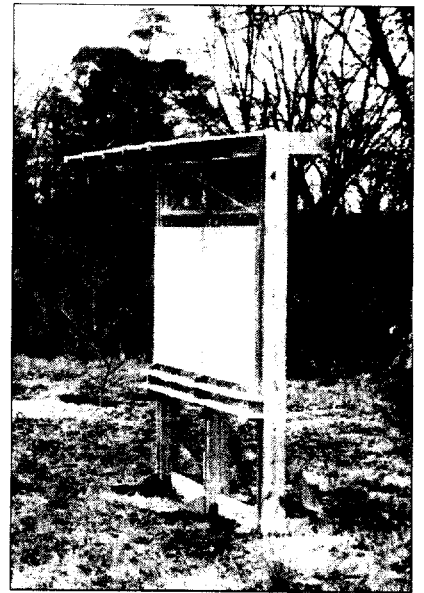
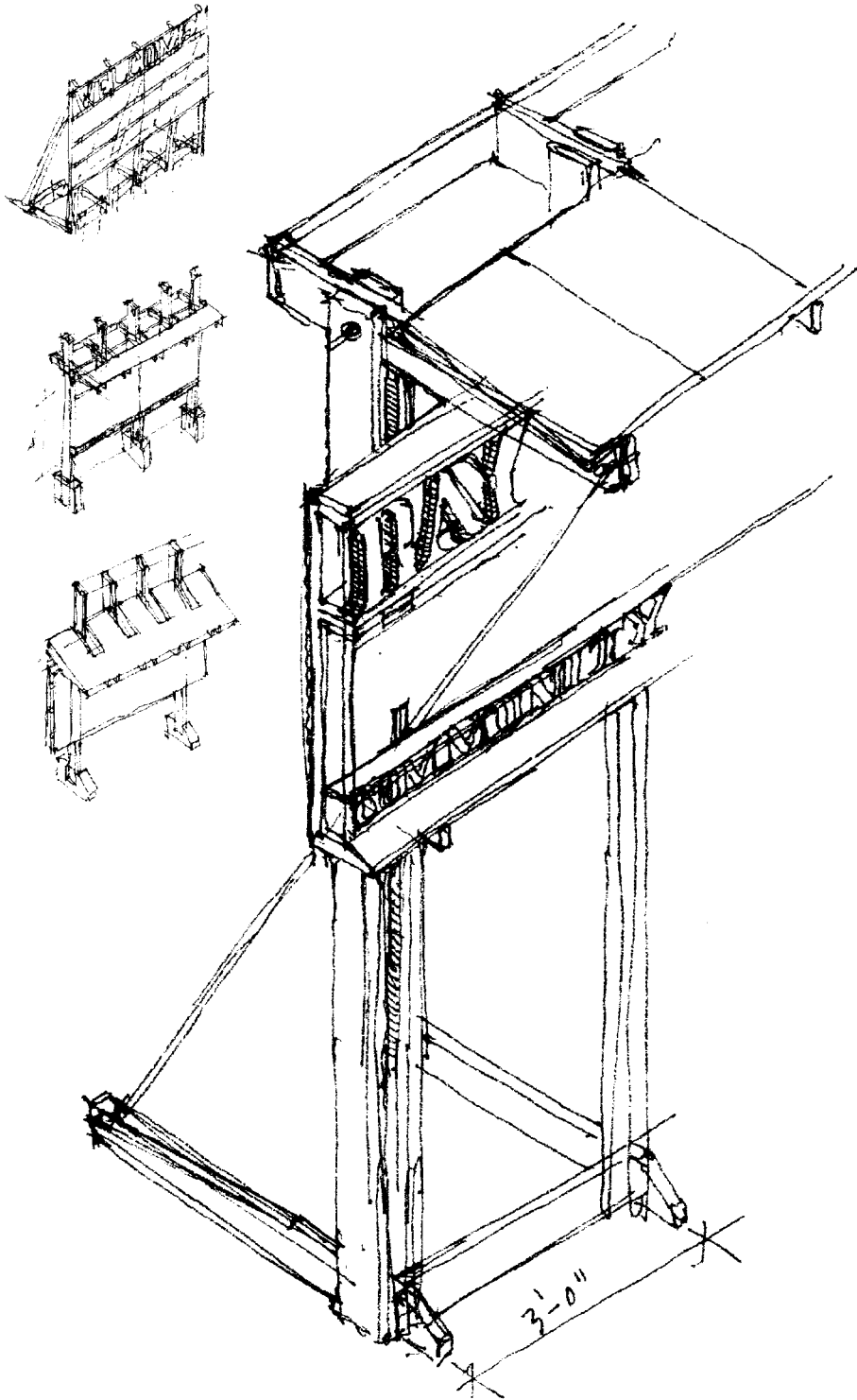
Demolition in progress



Community trash clean-up

# COMMUNITY BULLETIN BOARD

The construction of the Bayview Community Bulletin Board, designed by RBGC and fabricated by the UVA Black Architecture Students Association, represents the first of a number of self-help design projects that are planned for the Bayview community. This simple gesture allows residents to spread the good news of things going on in the community as well as creating a new sense of place announcing the entry into Bayview. The Community Bulletin Board was built at the corner of Old Business Route 13 and Bayview Circle (Route 684). Once the location of one of Bayview's many stores, this place provided a chance to reclaim a piece of the community's history.



Constructing the bulletin board

# COMMUNITY GARDEN PROJECT

## List of vegetables:

White and purple onions  
Sweet peas  
Cucumbers  
Bell and red peppers  
Tomatoes  
Squash  
Watermelon  
Cantaloupe  
Sweet yellow corn  
Assorted greens  
Strawberries  
Asparagus

There are several goals outlined by the community for the garden project: 1) To plant and grow foods for Bayview residents, 2) To reduce money spent on certain foods throughout the year and, 3) Eventually to generate revenue for expanding the garden and the source of income for the community.

After reviewing four sites with the Bayview Design Team, landowners and residents, Alice and Cozzie's property was selected as the most feasible for this year. Given the number of current active participants, the scale of this year's project, funded through a S.A.R.E. (Sustainable Agriculture Research and Education) is manageable. This Year's garden also serves as a springboard for community participants to decide the direction and course the garden will take over the next few years.

“...we worked the gardens - t

## List of equipment and tools:

Small tractor  
Cultivator  
Plow  
Irrigation/water source  
Rakes  
Hoes  
Small tiller

“The long term implications of this project include the utilization of local resources and skills to improve residents' economic situation while instilling a sense of ownership of their community's future.”

Corre Robinson, OIC Intern





**Garden Committee:**

Belvin Collins- Chairman and Garden  
Coordinator  
Joseph Lockwood & Leroy Stratton-  
Asst. Chairs

**Other active participants:**

Henrietta Collins and family, Cozzie  
Lockwood and family, Alice Coles and  
family

**Support:**

Corre Robinson- OIC Intern and  
Liason to tech team Terry Thompson,  
Fred Diem, and Rikki Sterrett- SARE  
technical team advisors



Location map of Bayview Community Garden between  
Coles and Lockwood 's residences.

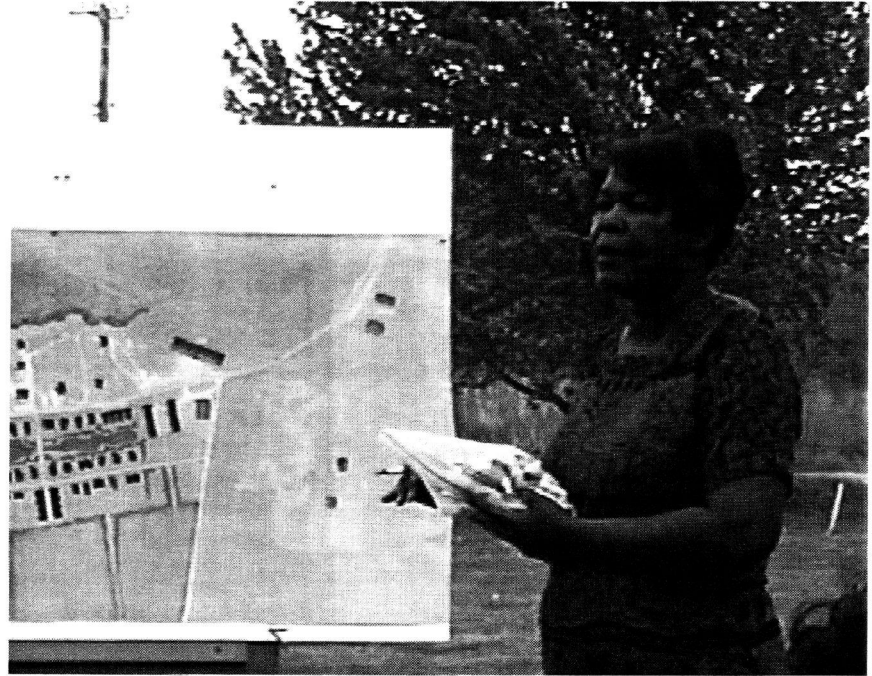
...that's how we ate, there were no food stamps  
then.”



# DEVELOPING A BAYVIEW ORGANIZATIONAL STRUCTURE

“When Citizens for Social Justice was first founded in 1994, we formed our organization around people who have lived here for generations, going to church together, working together, and being related and knowing each others’ families. We have supported and cared for each other for decades. We have dedicated ourselves to educating and informing our residents, ensuring their voices are heard in public forums, representing their interests, and bettering our community and its citizens through neighborhood and individual self-help programs. Now we are even stronger as a community and we have forged many productive partnerships from both near and far. We now understand the benefits of becoming incorporated and we intend to move as quickly as possible towards that end. Very soon thereafter we know we will need 501(c)3 non profit status in order to more fully control our own destiny.”

**Alice Coles, President, BCSJ**



Alice Coles reports on status of CSJ's incorporation application.

## **BCSJ, Inc. Officers:**

Alice Coles, President

Robert Graves, Vice President

Cozzie Lockwood, Vice President

Niketa Coles, Secretary

Joyce Lockwood, Treasurer



Bayview Design Team

# 501(C)3

# **BAYVIEW CITIZENS FOR SOCIAL JUSTICE Inc.**

## **MISSION STATEMENT**

**Bayview Citizens for Social Justice is dedicated to the betterment of our community by funding efforts to improve conditions and create opportunities that will properly educate, unite, and empower residents while enhancing our quality of life and build a sustainable future.**

Bayview Citizens for Social Justice was founded to:

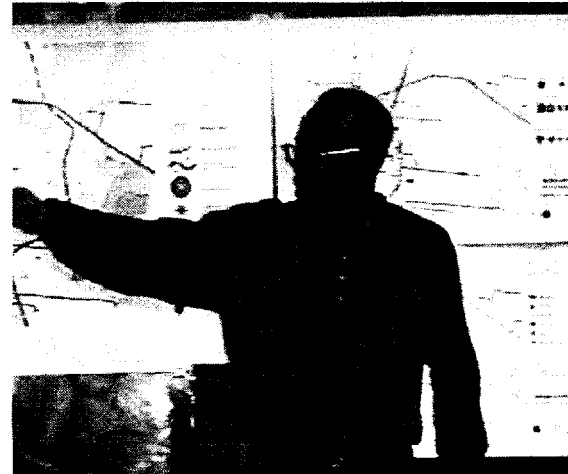
- Strengthen the Bayview community through grass roots participation, self-improvement, and empowerment of individuals, families, and groups within the community.
- Identify and solve the problems of poverty, jobs, education, and substandard living conditions.
- Provide information for residents so that the community can make informed decisions about issues and conditions that affect their lives.
- Invest in our human resources to improve the lives of children, youth, and families.
- Form diverse, productive partnerships with other groups that increase the resources available to the bayview community.

**“By becoming incorporated, the decisions made for the community will forever be made by the community.”**

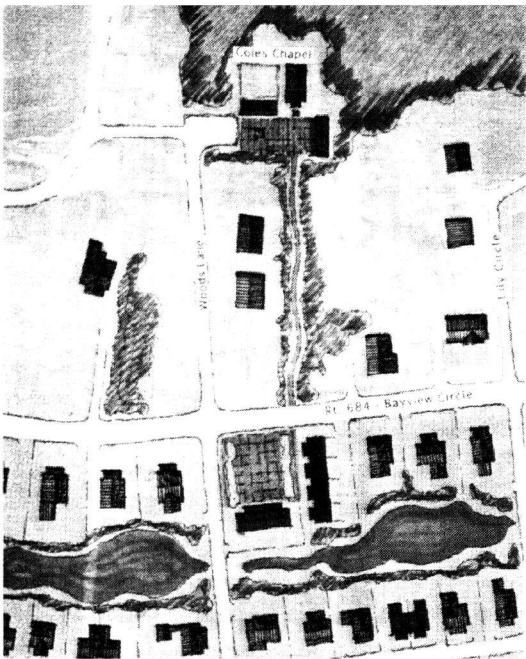
Maurice Cox, RBGC Design Team, Lead Facilitator

**Short term Goal: Become Incorporated as BCSJ, Inc.**  
**Goal Realized: May 29, 1998**

**Community Long term Goal: 501 (c) 3 Status**



# **BAYVIEW CITIZENS FOR SOCIAL JUSTICE**

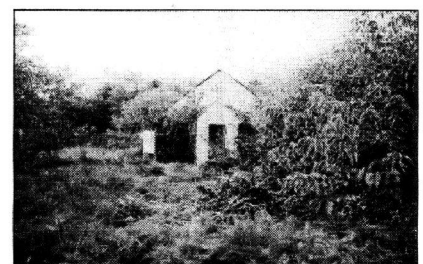
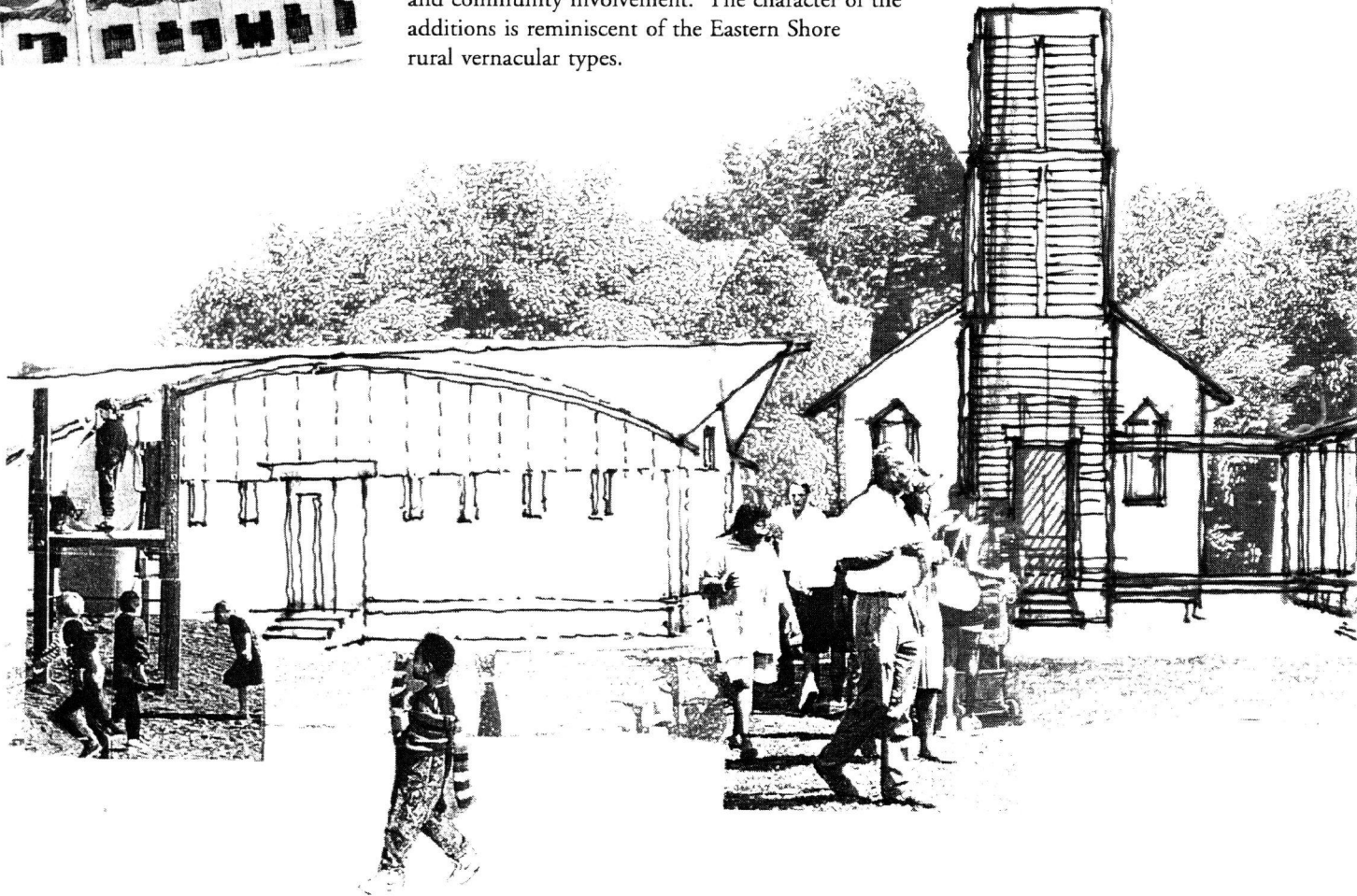


# COLES CHAPEL COMMUNITY CENTER

The historic Coles Chapel has been identified by the community as an important neighborhood institution to be preserved and enhanced in the future Bayview Rural Village. It was founded by Rev. Eli Coles in the early fifties and used for worship by the Bayview residents until 1966. Since then, overgrown trees and underbrush have erased the paths connecting it to the community.

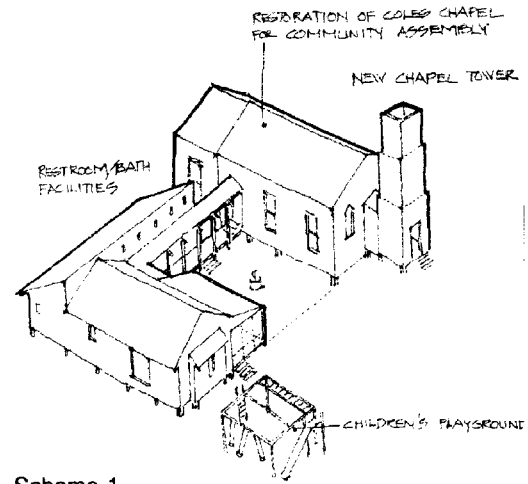
Established as one of the short term goals, the plan for the Coles Chapel Community Center includes: the restoration of the Chapel as a community Church and Assembly Hall, the addition of a kitchen and multipurpose meeting room, restrooms and bathing facilities, a children's playground, and a new entry tower to the Chapel.

All of these components are organized around a public space for outdoor gathering and activities. They are conceived as a series of independent structures that can be built over time, to facilitate both economic feasibility and community involvement. The character of the additions is reminiscent of the Eastern Shore rural vernacular types.

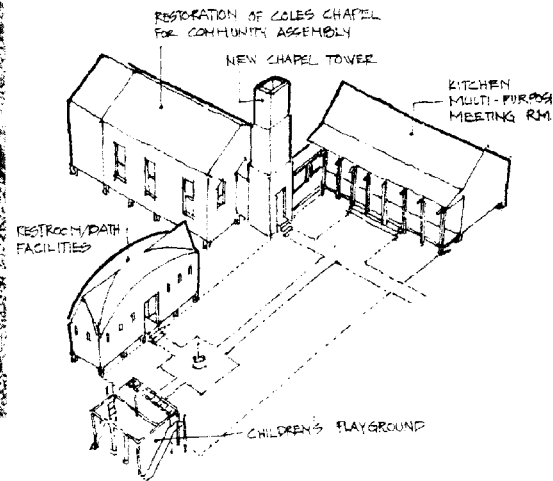


“Community empowerment requires the freedom to a

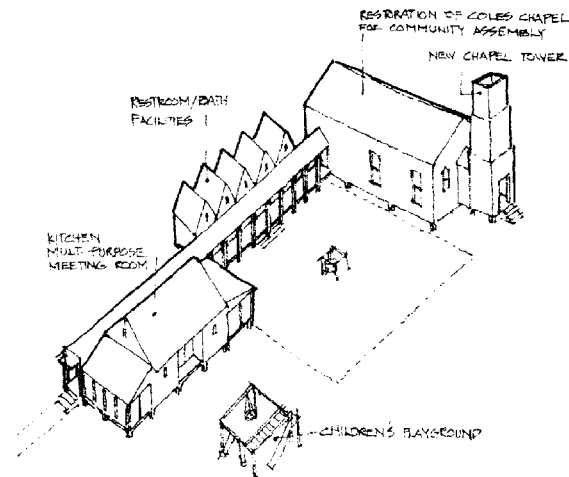
“Coles Chapel has always stood for the people. We’ve let it go down, but now it’s time to prepare a place for our children’s children. This church is the future of Bay-view.”



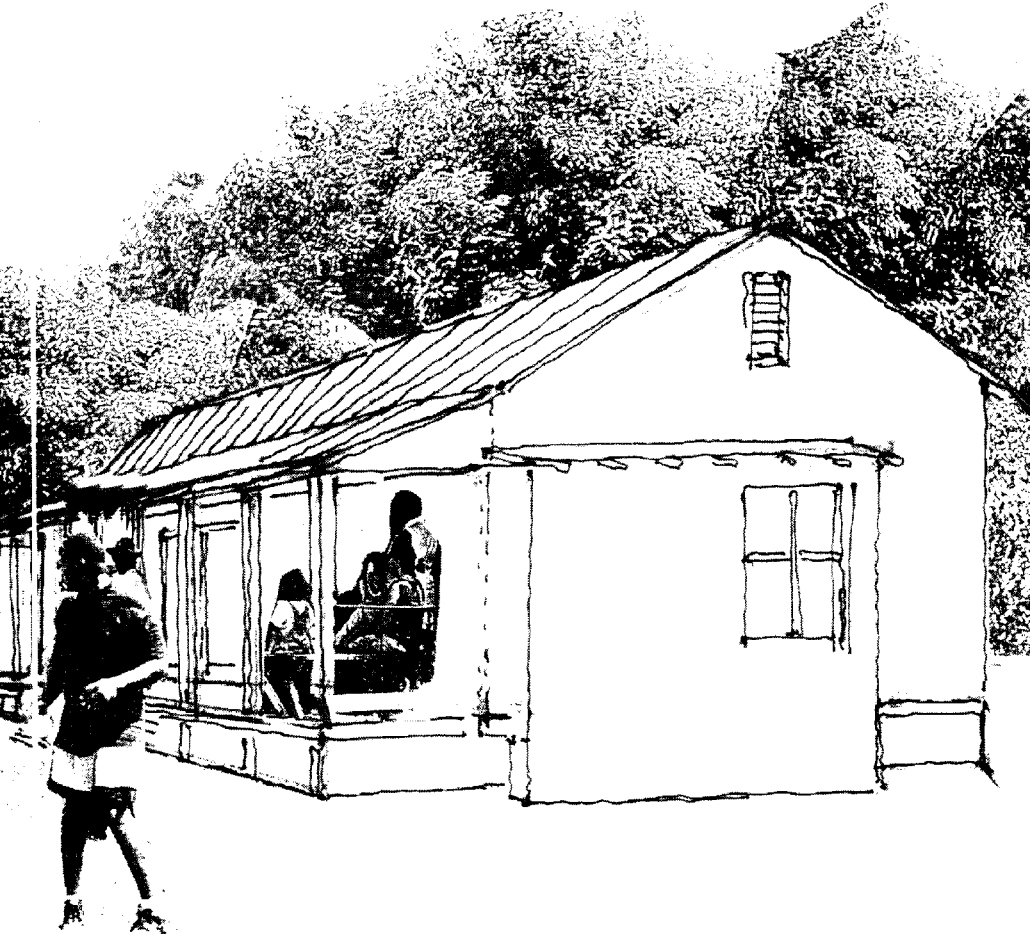
Scheme 1



Scheme 2



Scheme 3



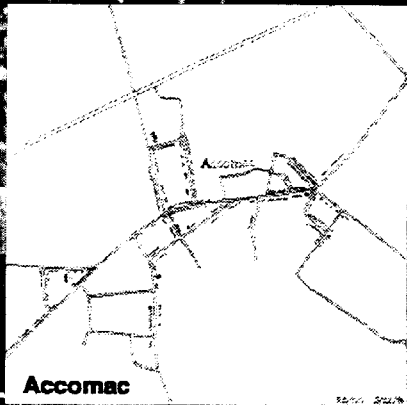
Three alternative schemes were presented to the community. Scheme 2 was selected.



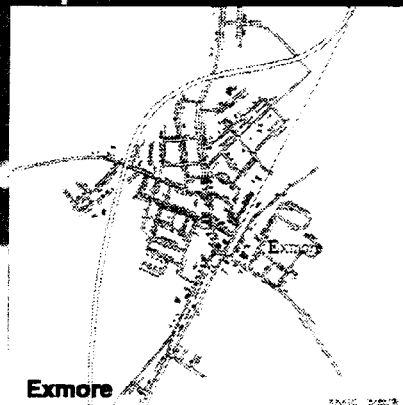
assemble...”



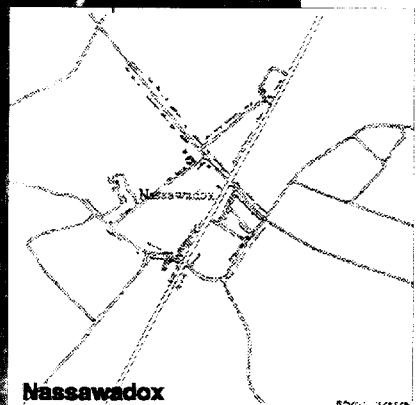
Bayview Circle



Accomac



Exmore



Nassawadox



Painter

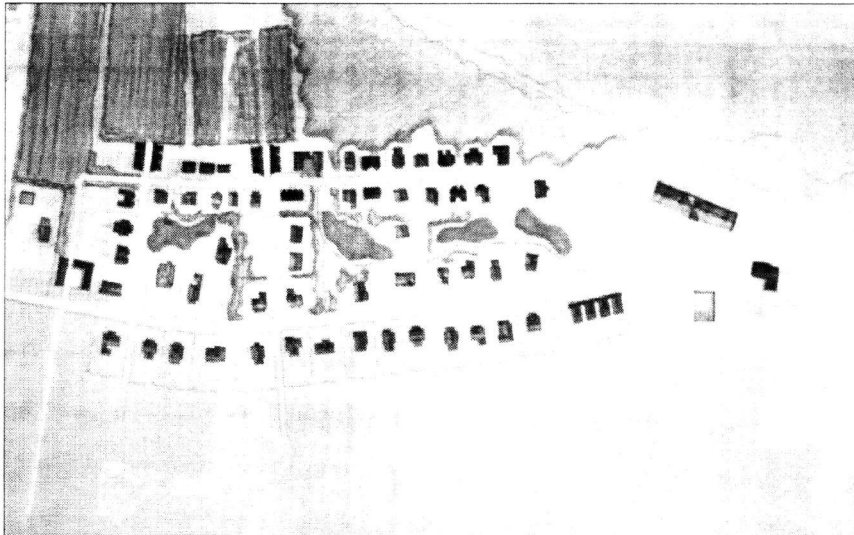
# BAYVIEW RURAL VILLAGE: PLANNING TO STAY

The community's vision for its future focuses on three recommendations:

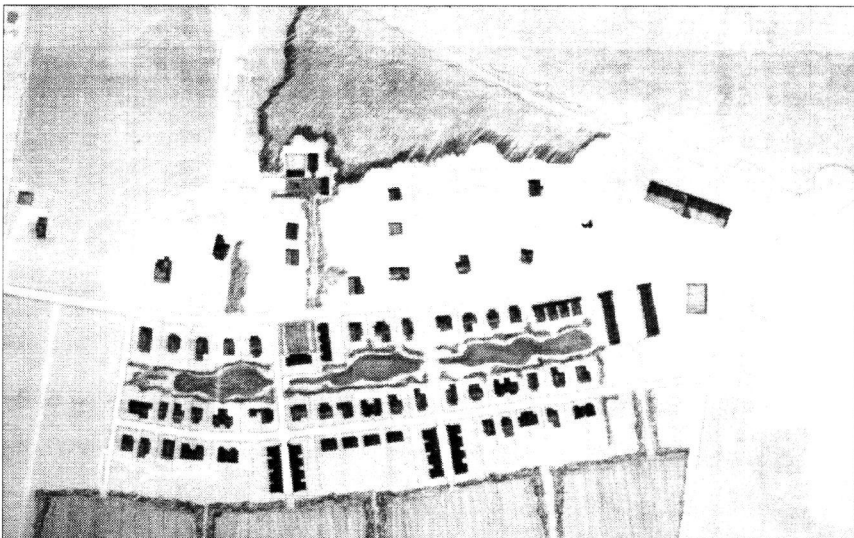
- Plan to stay and extend the physical site by building on the traces of the historic settlement.
- Reintroduce a variety of activities to bring back the vitality that Bayview once had.
- Reestablish the historical link between the community and the land with farming as one component of economic development.

These recommendations, together with the analysis of Eastern Shore traditional settlement patterns have generated the following design principles:

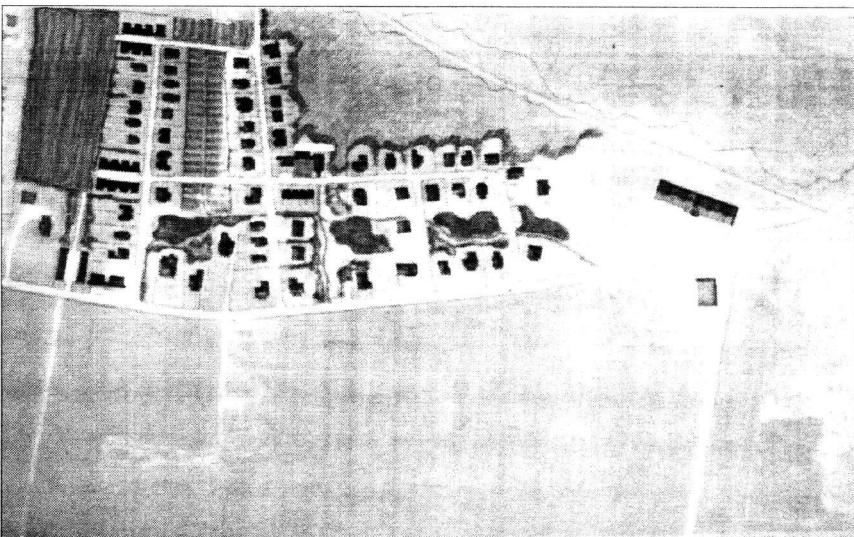
- Create a network of streets and pedestrian paths which encourage connections within the community.
- Reclaim the street as a public place. The street becomes the primary generator of the village and is used to organize clusters of activity along its spine.
- Foster community identity by the creation of a "village entrance", "neighborhood commercial activities", and a clear "village center".
- Cluster homes closely together to create stronger links and preserve open land for community gardens and fields.
- Preserve and enhance significant structures and landscape features.



"Combined Strategy": Redevelop in the existing area with minor development across Bayview Circle.

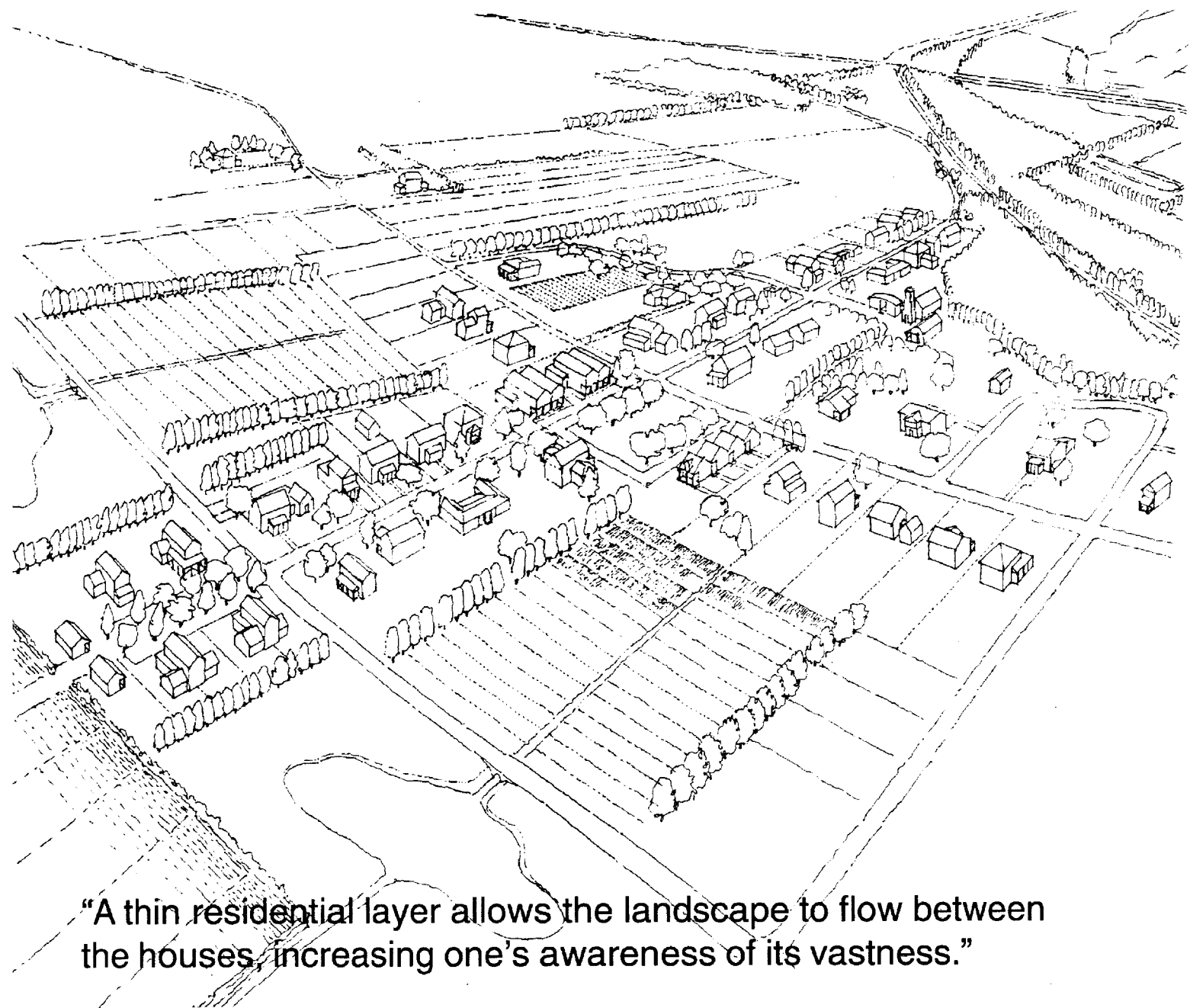


"New Land Strategy": Develop on the farmland across Bayview Circle.



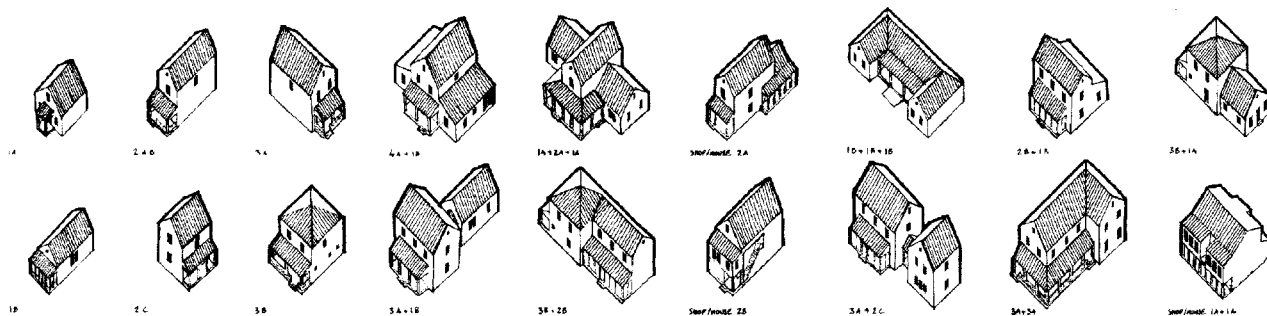
"Infill Strategy": Redevelop on the existing Bayview area.





“A thin residential layer allows the landscape to flow between the houses, increasing one’s awareness of its vastness.”

Preliminary house types developed for the village are reminiscent of traditional Eastern Shore vernacular in their proportion, basic massing, repetition of simple volumes, roof types, and porches. The unit types range from single family detached to multi-family groupings, from duplex units to shop-houses and granny-flats.





# THE VILLAGE PLAN

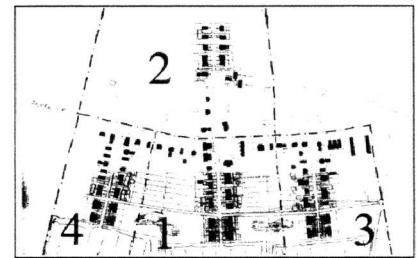
The Bayview Rural Village plan has evolved from the “New Land Strategy” scheme, which was unanimously preferred by the residents. The new village is structured by the continuation of the existing street across Bayview Circle, towards open farmland to the east.

The plan is subdivided in four phases which represent logical, sequential steps towards its implementation. Each phase plays a different, critical role in the implementation of the rural village:

- **Phase 1**, identified by the continuation of Woods Lane across Bayview Circle is the central core of the future community. This phase of the village plan:
  - is dimensioned primarily to resolve the Bayview housing needs for relocating residents of existing sub-standard housing (approximately 80 people);
  - establishes the land use pattern;
  - comprises the complete mix of components, the full range of house types, the shop houses, an outdoor market square, elderly housing and day care, the agriculture cooperative, and community garden.
- **Phase 2**, is the formal extension west along Woods Lane to Country Place. It will require the demolition of existing sub-standard rental units and the restoration of what remains of the existing community’s core, Coles Chapel.
- **Phases 3 and 4** are intended to provide for future expansion needs for the village, by repeating the same formal structure of extended streets land use patterns.

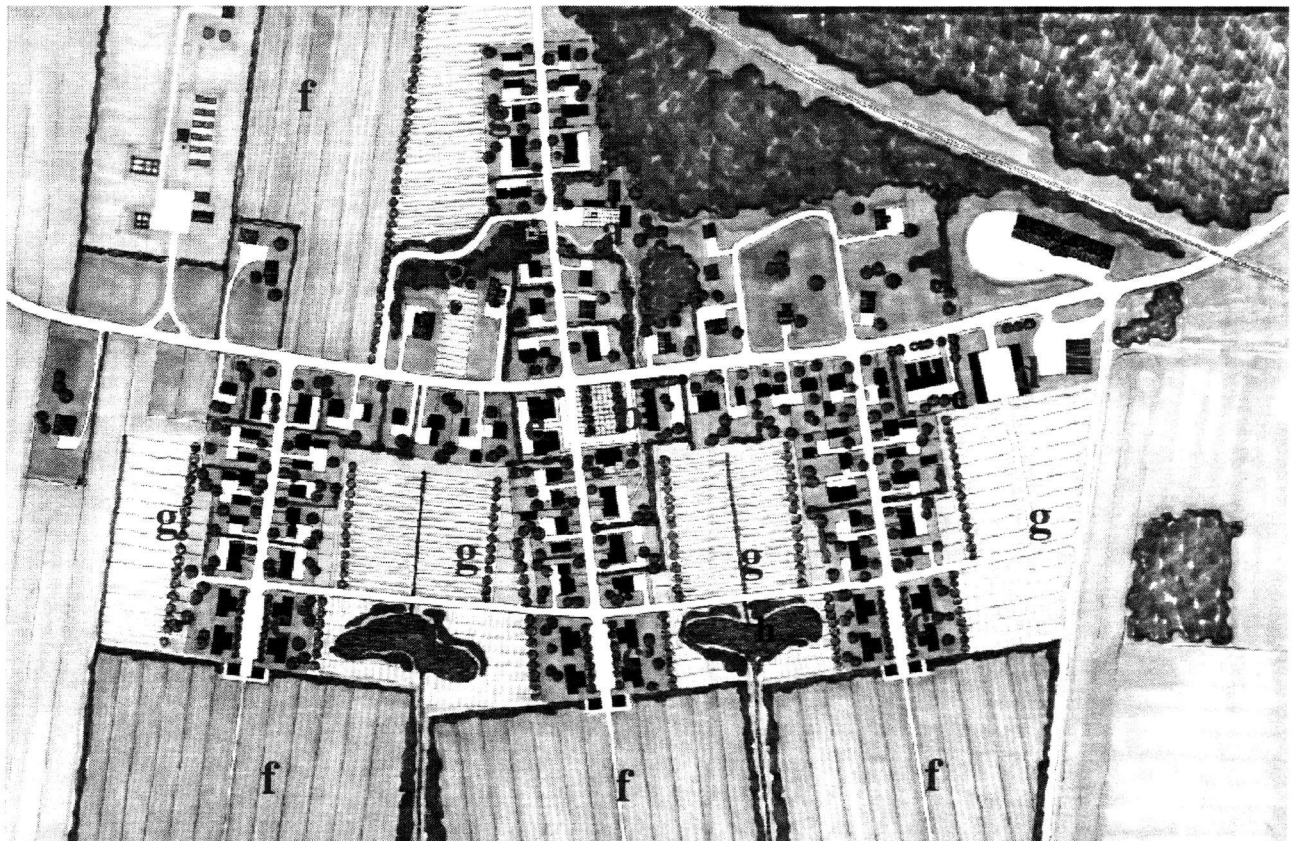
The preliminary engineering report required for the implementation of the new rural village will be produced as a master’s degree project by graduate students of Environmental Engineering at ODU under the direction of Dr. William A. Drewry.

The four completed phases represent an additional capacity of 140 units for 350 people. The projected overall population of the new Rural Village will be approximately 400 people.



Phases 1 through 4 of implementation plan

**a** Coles Chapel; **b** Village Square; **c** Agricultural Co-ops; **d** Produce & Craft Market; **e** Shop Houses; **f** Community Fields; **g** Community Gardens; **h** Storm Water Retention/ Irrigation Ponds



The Bayview Technical Design Team would like to gratefully acknowledge the individuals who so generously participated in one or more of the series of community workshops from September 97 through April 98. Their ideas, energy and commitment to improving the lives of their neighbors has changed an entire community for the better.

Annette Adson	Anthony Adson Jr.	Joann Adkins	Sarah Amthor
David F. Annis	Dianne Auston	Sandra Benton	Sharlene Benton
Virginia Benton	Teresa Benton	Paul Berge	Donna Bozza-Rich
Paige Bradford	Niketa A. Coles	Reginald Coles	Hazel Coles
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Latonia Cummings	Howard Cutter	Lacy Dick	Tony Dick
Betsy Mapp	Rebecca A. Edwards	Ann Fauber	D. W. Fauber
Shanise Fleming	Don Gay	Heather Garvis	Jack White
Carolyn K. Harris	Thomas E. Harris	Yolanda Highsmith	Cynthia Young
W. A. Hughes	Frances Johnson	Dixon Leatherbury	Patricia White
Joseph Lockwood	Joyce Lockwood	Robert Manoil	Arthur C. Miles
Lenora Mitchell	Bevlan Myrick	Sharon Myrick	Norman D. Nasson
John W. Nottingham	Karen Quarles	P. G. Ross	Barbara Sample
Deborah Sample	James Sample	Greg Scarborough	Monica Sherard
Roosevelt Smith	Annie Stoakley	Henry Stoakley	Elizabeth Savage
Suzanne Wescoat	Samantha Pitts	Dustin D. Robberecht	Rhoda Robberecht
Will Robberecht	Purcell Washington	Anthony L. Ruffin	Denard Spady
Susie Stewart	Tracy Stith	Wanda Stith	Gwen Thompson
Letisha Washington			

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Special thank you goes out to the determined leadership of Alice Coles and Cozzie Lockwood of the Citizens for Social Justice, the generous support of Steve Parker of the Nature Conservancy, and Jane Cabarrus of the Northampton Branch of the NAACP.

The Bayview Technical Design Team:

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Giovanna Galfione, Marty Rowen, Craig Barton, R.B.G.C. Architecture, Research and Urbanism  
UVA Student Assistants, Susannah Mills, and Patrick Slater  
Vladimir Gavrilovic, PARADIGM DESIGN  
William A. Drewry, Old Dominion University  
ODU Student Assistants: Sarah Amthor and Paul Bull  
Steve Parker, The Nature Conservancy (Fiscal Agent)

For more information about BCSJ Inc., contact: Bayview Citizens for Social Justice Inc.

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This initiative has been made possible by the generous support of the U.S. Environmental Protection Agency.

**RBGC**

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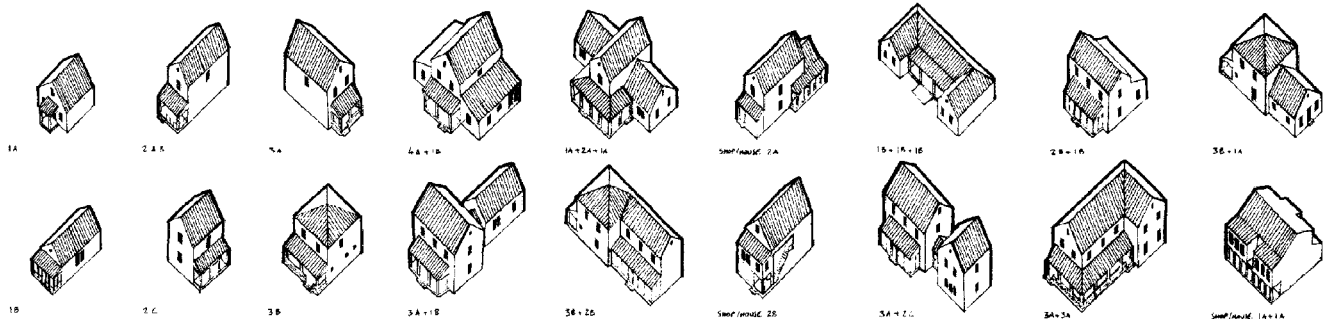
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The preliminary house types developed for the Bayview rural village are reminiscent of traditional Eastern Shore vernacular farm houses in their proportion and basic massing. They are primarily two-storeys with steep rooves and wide, screened in porches. The repetition of simple volumes is combined in a variety of manners to recall the local residential form of the 'big house, little house, colonnade, and kitchen' typology. The unit types range from single family detached to multifamily groupings, from duplex units to shop-houses and granny-flats.

For more information, contact:

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