



NEIGHBORHOOD NEWS

SPRING 2013

THANKS TO NEIGHBORS

This spring we have had snow and intense heat, the Charlottesville 10 Miler on a cool and rainy morning, and the Easter Egg Hunt on what turned out to be a beautiful afternoon. Many many thanks to our Lexington Avenue neighbors who hosted the 10 Miler: Lori & Matt for your porch and hot coffee; Kerry & Mark for all that water the runners count on; Sam for music; and (not on Lex) Bruce & Harry for hanging the flags in the rain. And a big thank you to Roberta Hildebrand for giving us her perfect lawn for the Easter Egg Hunt along with Kristin who for another year made so many children happy after she stuffed and hid so many eggs. And thanks to all who brought yummy afternoon treats. Let's hope there is a great evening in store for the Spring Picnic and many thanks in advance to Smitty & Gail for hosting the picnic.



TRAFFIC ISSUES

The MJNA Board, together with many neighbors, has a continuing concern about the flow and impact of traffic on our streets. We want streets that are safe and pleasant to walk and bike. Every Board has had dialog with the City about these issues. One of the most problematic intersections is at Lexington Avenue and East High Street. New businesses will be occupying

the old MJH complex with employees arriving and leaving at typical rush hours, and in addition the City Walk apartments on 10th and Water Streets will bring more people to our vicinity. Neighborhood Development Services is listening to us and has budgeted money to correct this amorphous intersection. But first it must be evaluated by a consultant to come up with a concept. The consultants are Cunningham & Quill from Washington—this intersection is located at a corner of the Strategic Investment Area Study. MJNA was included in two meetings, but on April 25 we will be meeting on site specifically to discuss this intersection. Please come to the Town Hall Meeting May 23 to let the City know your ideas on how to fix this intersection and improve all streets for pedestrians, bikers, and drivers.

CRANES AND BULLDOZERS

CFA and Octagon have both been at work on their respective parts of the former MJH grounds.

CFA is working hard to preserve the big trees near High Street. They have given us the following construction timetable: Site Rough Grading: Mid/Late April 2013; New Patterson Roof: Late April 2013; Start Main Building

UPCOMING EVENTS

SPRING PICNIC & ANNUAL MEETING

Sunday, May 12, 5 to 7 pm

Front yard of 810 Locust Avenue (rain date May 19, same time and place)

Join us to celebrate spring and eat delicious food. There will be activities for children and our annual meeting to elect the new MJNA Board. Please bring a favorite dish to share and a chair to sit on. MJNA will provide pizzas and drinks. Please bring a bit of cash or a check if you need to renew your membership or if you would like to make a donation for wine or beer.

TOWN HALL MEETING

Thursday, May 23

5:30 pm—Dinner Buffet

6 to 8 pm—Meeting

Key Recreation Center
800 East Market Street

Charlottesville City Managers, Councilors, and Planners will meet with the Martha Jefferson and Little High Street neighborhoods. In this time of change for our neighborhood, this is a wonderful opportunity to campaign for what is important to us. Please come out so the City can hear a strong voice. The City is providing both **dinner and child care**.

INVITATION FROM LOCUST GROVE NEIGHBORHOOD ASSOCIATION

Tuesday, May 7, 7 to 8 pm

Carver Recreation Center at the Jefferson School

The Locust Grove Neighborhood Association has invited MJNA to their meeting with CFA regarding traffic issues.



Brick/Glass: Early May 2013; Fine Site Grading: Late July 2013; Site Paving: Mid September 2013; Landscaping: Late September 2013; and Project Completion/Move-in: December 2013.

Octagon reports that design, demolition, and construction work on the Cardwell and Rucker wings is ongoing with the Cardwell wing being the focus of current work. The former linear accelerator addition to Cardwell will be completely removed by the end of April. This will allow for that building's new HVAC equipment to be installed and completed. Octagon anticipates HemoShear taking occupancy during early summer to finish interior tenant improvements. It's anticipated that tenants of the Cardwell building will move their

operations to the building full time by mid to late summer. Prior to this, site plan changes will be completed which will add a separate site utilities for Cardwell and a reconfiguration of the front traffic circle to provide additional parking and better conform to the building's new uses.

As the Cardwell work continues, the focus will shift to the Rucker building. This building's interior will be completely transformed with all new heating, cooling, and electrical systems. Rucker is envisioned as a 40-45 unit apartment building with a mix of unit types and sizes and high end finishes. The target for these units will be professionals working and residing in the Downtown Mall area. As required for tax credits, the building will be returned to its historical

appearance with neo-colonial windows and detailing returning to the Locust Avenue facade (to match the Patterson Building) and the removal of the 1½ story concourse on the front of Rucker. A period of interior selective demolition to remove the obsolete hospital equipment and layout will precede the building's rehabilitation. It is anticipated that the selective demolition of the exterior and interior will be completed this fall with units being ready for occupancy by the summer of 2014. The Rucker rehabilitation will require minimal site changes. ■

THANKS TO **JOE AUST** OF THE DOWNTOWN OFFICE OF **REAL ESTATE III** FOR PRINTING THIS NEWSLETTER.

We are putting together the slate for the 2013-2014 MJNA Board. Sadly Kristin Clarens, Mary Odell, Kate Berman, and Ellen Wagner are stepping down. If you are interested in joining the board please contact Ellen Wagner at ellen@paulwagnerfilms.com

JOIN US!

If you want to join MJNA or if your dues are due, please complete and return this form.

Name _____

Street Address _____

Telephone _____ Email _____

I'm not ready to join, but add the email address I've given to MJNA's list.

Dues are \$10 every 2 years per household. Please make check out to MJNA.

Bring to the membership table at the picnic or mail to Harry Holsinger, Acting Treasurer, 709 Grove Avenue.