

## **CHAPTER 4**

### **PUBLIC FACILITIES**

#### **Introduction**

The first three chapters of this plan focused on developing a framework for the future development of the City of Hopewell. Chapter 1 concentrated on the physical and environmental limitations to development. Chapter 2 delineated some issues Hopewell must contend with and formulated goals and strategies to deal with those issues. The third chapter, arguably the most important, was the land use chapter. That chapter established a structure for future land use in Hopewell. This chapter deals primarily with that phase of the comprehensive plan represented by public investment, the provision of public facilities and services. These facilities and services include:

- 1. Public Recreational Facilities**
- 2. Public Safety**
- 3. Public Education**
- 4. Water, Sewage and Waste Disposal**
- 5. Public Administration Facilities**

In combination, the Land Use plan and the Public Facilities plan comprise the core of the Comprehensive Plan for Hopewell as envisaged by the Virginia Statutes. Public Services covered in this chapter are provided by a combination of federal, state, local, and private agencies.

The Public Facilities plan can be helpful to Hopewell by enabling it to anticipate additional public services that will be needed in future years. To private, as well as public agencies, this plan will provide guidance and policies concerning the City's intent to provide services of a particular type.

## **1. Public Recreational Facilities:**

Recreational Facilities include any city- or state- or federally-owned facility that is used by the public for recreational purposes. Among items included in this section are the park system maintained by the City, the Hopewell Community Center, City Marina, the City Point section of the Petersburg National Battlefield, museums and cultural facilities, and any public gathering places that may not be part of the park system but still provide recreation for the citizens of Hopewell.

### A. The City of Hopewell's Recreation and Parks System

Hopewell has an extensive park system overseen by the Department of Recreation and Parks. The many recreational opportunities in the City include activity programs for young children and teenagers, young adults, families, and mature adults. The park system includes parks and playgrounds in every area of the city. Table 4.1 lists the parks and some of the amenities. Overall, the Department of Recreation and Parks oversees 12 baseball/softball fields, eight tennis courts, and eight basketball courts as well as over 150 acres of parkland. There are currently two soccer fields though the City converts some of its baseball fields to soccer fields as needed.

One of the “crown jewels” of the Department of Recreation and Parks, and indeed the City, is the Community Center, located on City Point Road. Completed in 1981, this center has two racquetball courts, two tennis courts, a fitness room, a community meeting room, a senior center, a gymnasium, an indoor swimming pool, and a skateboard park. This building also houses the Department of Recreation and Parks offices.

The Department of Recreation and Parks also operates the City Marina. This facility, located on the Appomattox River, has 47 covered boat slips along with 39 open boat slips and a public boat ramp. There is a small Welcome Center and gift shop at the marina as well as a bandstand and a pavilion.

The Department is currently completing plans to add a walking/bicycling trail from Hopewell High to Mathis Park and Crystal Lake down along Cabin Creek. To be called the Cabin Creek Trail, this project is funded, in part, by the Virginia Recreational Trails Fund Program. This trail should ease movement between Crystal Lake/Mathis Park, Hopewell High School and Patrick Copeland Elementary School. It will also provide new recreational opportunities in the City. Another initiative the department is undertaking is the acquisition of land from the Federal government near Atwater Park for soccer fields. The City envisions an entire soccer complex with six fields.

#### B. National Park Service Facilities

The City Point unit of the Petersburg National Battlefield remains one of the most visited spots in the City. Run by the National Park Service, this site was the headquarters of General Ulysses S. Grant during the siege of Richmond in 1864-65. This site includes interpretive walking trails, Grant's cabin headquarters, and Appomattox Manor, an 18<sup>th</sup> century house that served as the President's office when he visited General Grant in 1865. During the Revolutionary War, this house was the scene of an encampment by the British under Benedict Arnold. Also at City Point is the City Point Boardwalk Project which will provide a walking tour of the National Park Area and the City Point Historic Area. This is a joint project between the City and the National Park Service.

#### C. Other Facilities

The Historic Hopewell Foundation owns and operates Weston Manor, a house which dates from the 1780s. This house was shelled by a Union gunboat early in the Civil War and later was the scene of a Union encampment. It was donated to the Foundation by Raymond Broyhill and during restoration an unexploded Union shell was found lodged in the framing. This building houses the offices of the Historic Hopewell Foundation and is open as a museum during the tourist season. The Department of Recreation and Parks is able to use this property for concerts through an agreement with the Foundation. There is also a fishing pier that is used extensively during the seasonal months.

**Table 4.1. Hopewell’s Playgrounds, Parks, & Facilities<sup>1</sup>**

Recreational Facilities	Large Swings	Tot Swings	Slide	Exercise Trail	Basketball Courts	Tennis Courts	Multi-play Structure	Tire Swing	Picnic Shelter	Water Fountain	Blacktop Area	Baseball/softball Fields	Soccer Fields	Picnic Tables	Horseshoes	Monkey Bars	BBQ Grills	Open Play Area	Restrooms	Parking	Special Features	Locations
Arlington	Y	Y	Y		Y		Y		Y		Y			Y		Y	Y	Y			Neighborhood Park	2700 Courthouse Rd.
Atwater	Y	Y	Y	Y					Y					Y		Y	Y	Y	Y	Y	Community Park	River & Atwater
City Point	Y	Y	Y			Y	Y	Y		Y	Y			Y		Y	Y	Y			Neighborhood Park	Allen & Burnside
Community Center					Y	Y				Y				Y	Y				Y	Y	Indoor Pool, Racquetball, Meeting Room, Exercise Room, etc.	100 W. City Point Rd.
Crystal Lake									Y					Y			Y	Y	Y	Y	Fishing Pond, Trails, Fountain	3600 River Rd.
Davisville					Y						Y	Y						Y			Neighborhood Park	Booker St.
Hopewell High						Y						Y	Y					Y	Y	Y	Specialty Park, Game Fields	400 S. Mesa Dr.
King Court	Y	Y	Y				Y		Y					Y		Y	Y			Y	Neighborhood Park	Luther & New York
Mathis	Y	Y			Y					Y		Y		Y			Y	Y	Y	Y	Community Park	3600 River Rd.
Union Fort														Y	Y			Y			Specialty Park, Historical Area, Gazebo	Appomattox St.
Union Hall												Y						Y			Practice Field	Cawson St.
Riverside					Y	Y				Y		Y						Y	Y	Y	Specialty Park	12th & Division
Riverside Harbor	Y		Y						Y					Y				Y	Y		Picnic Pavilion overlooking Appomattox River	910 N. 21st Ave.
3 1/2 Street	Y	Y	Y				Y	Y	Y	Y	Y					Y		Y			Neighborhood Park	3 1/2 St. & Cawson St.
Westwood	Y	Y	Y			Y	Y			Y	Y	Y		Y		Y		Y			Neighborhood Park	Jefferson & Bogese
Woodlawn	Y	Y	Y				Y			Y	Y	Y				Y		Y			Neighborhood Park	3500 Boston St.
Carter Woodson					Y				Y	Y		Y		Y				Y	Y	Y	Four Outdoor Basketball Courts	Winston Churchill Dr.
Skateboard Park																					Ramps, Jumps, Skating	100 W. City Point Rd.
City Marina											Y			Y					Y	Y	Boat Slips, Boat ramp, Band stand	1051 Riverside Dr.

<sup>1</sup> Hopewell Department of Recreation and Parks, *The Recreation Regards*, Advertising Supplement to the Hopewell News, Fall/Winter Edition. Pg. 11.

# COMPREHENSIVE PLAN CITY OF HOPEWELL

Page 4.5

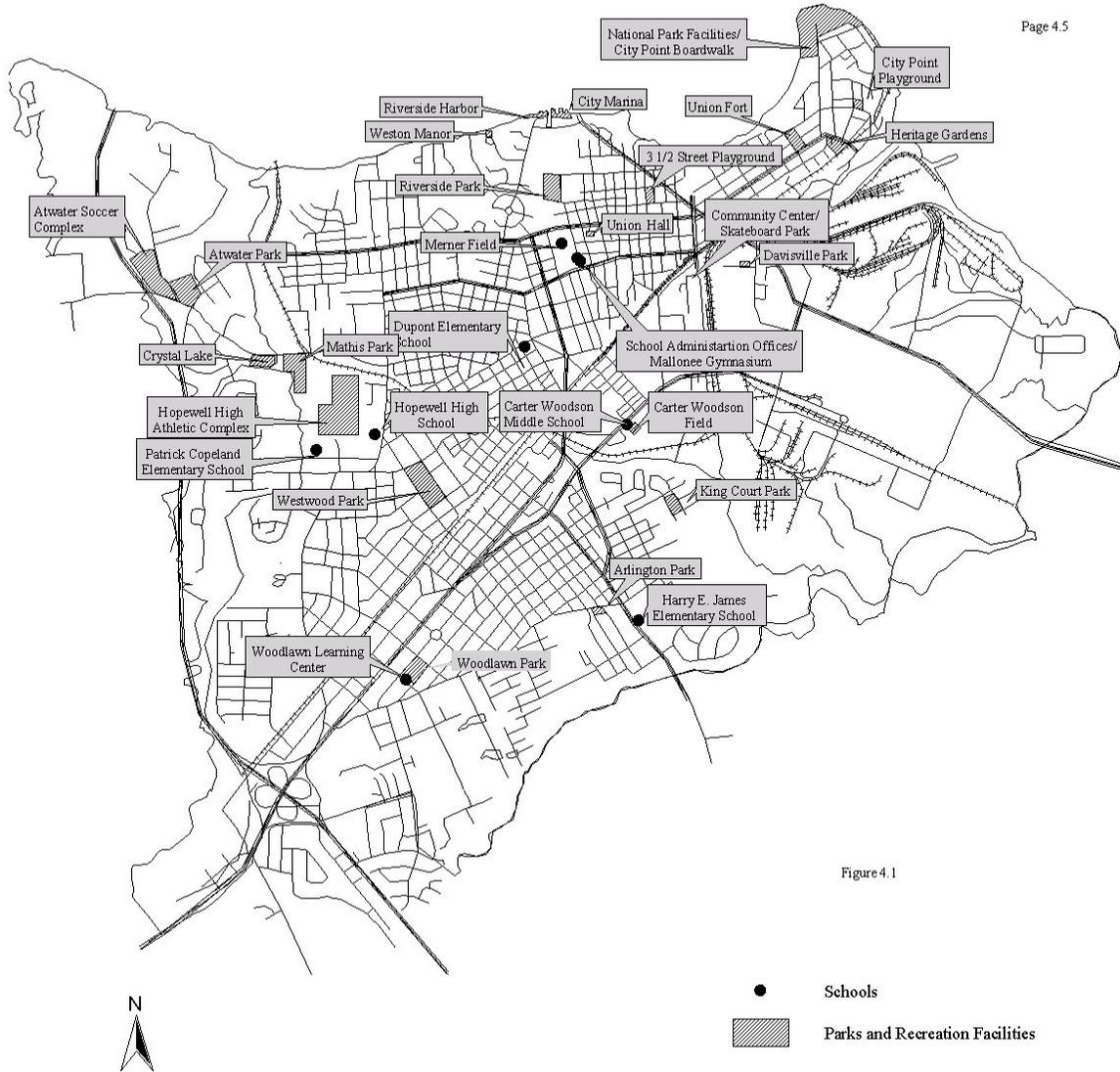


Figure 4.1

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Community Planning Consultants

0 2000 4000 Feet

There are several churches and private organizations that have recreational facilities. Though these facilities are not open to the general public, they still provide recreational opportunities for citizens that have access to these sites.

Downtown Hopewell is also the site of recreational opportunities. The wide sidewalks and benches lend themselves to pedestrian circulation and public gatherings such as the Hooray for Hopewell Festival and the Holiday Tree lighting.

#### D. Planning Issues Related to Recreation

There are several planning issues facing the City of Hopewell with regards to recreation. One is the limited public access to state waters. The Chesapeake Bay Local Assistance Department (CBLAD) and the Virginia Outdoors Plan have both stated that there is a need for more public access to the waters that flow through the Old Dominion. In Hopewell, there are no free public boat ramps. The lowest cost facility for launching boats is at the city-owned City Marina. The City marina also only provides access to the Appomattox River. The only public access offered on the James River is at the National Battlefield at City Point. There is no access at that site for launching trailered boats. There is no other direct public access to the James River in Hopewell. Access to the James River along or near Bailey's Creek should be considered as part of a long-range recreational plan<sup>2</sup>. Other access points could include canoe launches, waterfront trails, bird watching areas, and any other activity that allows people some type of access to state waters.

Another planning issue is the relative lack of aquatic opportunities in the City. The only public pool in the City is in the Community Center. Recreation standards that propose one public swimming pool for every 10,000 citizens, show Hopewell could support another swimming pool. The swimming pool at the Community Center falls just short of being an Olympic-sized pool but is used for swim meets. A new pool for therapeutic purposes would be an enhancement.

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<sup>2</sup> Though heavily polluted at one time, Bailey's Creek is slowly returning to its natural state.

## **2. Public Safety**

Public safety is an important part of every locality's mission, and public safety services consume a large portion of many community's budgets. These services can include police protection, fire protection, and emergency rescue personnel and equipment. In rural areas, many of the fire and rescue squads are volunteer with police protection provided by a Sheriff's department supplemented by the State Police. In Hopewell, the City provides the funds for the police and fire departments while skilled volunteers man the rescue squad. Hopewell possesses an Enhanced 911 System for emergencies. This system provides phone numbers and addresses from which a call is being placed. The number and location appear on a screen for the communication officer to view within two seconds of answering the 911 call. This feature allows communication officers to dispatch emergency assistance even if the caller is unable to relay their location. This system is operated out of the Police headquarters.

### A. Police

The Hopewell Police Department employs 48 sworn officers, three (3) animal control officers, nine (9) dispatchers, five (5) school crossing guards, and 10 civilian employees. The headquarters are located in the City Hall building at 300 North Main Street. Hopewell also has a Sheriff's Office located in the Courts building. The Sheriff's Office provides security for the Courts and transportation and holding cells for prisoners.

The Hopewell Police Department administers a number of programs. In 1999, they began a School Resource Officer Program. The School Resource Officers are building partnerships with school administration, relationships with students and teachers, and enforcing the law of the Commonwealth on school property with great success. There is currently one officer at Carter G. Woodson Middle School and one at Hopewell High School. Each officer has at least seven years experience with the Hopewell Police Department.

Another program the Police Department provides is victim/witness assistance. This program helps guide the affected person through the legal system and provides counseling and appropriate referrals to community and state agencies for financial, medical and legal assistance, counseling, and other service needs. They also help with court-ordered restitution and return of property held as evidence.

The Police Department operates a “Citizen Academy” to increase citizen awareness of the function of the Police Department by education of the public on topics relative to the role of the police officers in our community. It began in 1999 as an extension of the Hopewell Police Department’s community policing efforts. Citizens are instructed on such topics as Criminal Law and Investigations, Virginia Traffic Laws, Use of Force, and Crime Prevention. Upon successful completion of the nine-week course, students and their friends and families are invited to attend a graduation ceremony. Certificates are awarded to citizens who successfully complete the course.

The Police Department sponsors the Law Enforcement Explorers Post 920 for Hopewell and Prince George County youth between the ages of 14 and 20 years old. The Explorers Post, which is for youth interested in a law enforcement career, was established to enhance the relationship between city youth and the Police Department. The program includes meetings, role-playing, workshops, trips, ride-along and community service. Explorers are trained in police procedures such as investigations, communications, first aid and fingerprinting. The Explorers have attended several national conferences and leadership training academies. The Explorers also assist the Hopewell Police in such community-wide events as the annual Hopewell Christmas Parade, the May Manor Concert series, and the Hooray for Hopewell festival.

## B. Fire and Rescue

The Fire Department has two stations in Hopewell; 200 S. Hopewell Street and 3400 Virginia Street. Thirty-nine full-time employees man these stations. The rescue squads in Hopewell are manned by volunteers although the department acts as back-up to the rescue squads on medical calls. The Department has recently purchased their own ambulance that will be manned by paid employees.

The department runs several programs for the city at large. These include:

- 1 Free Smoke Detector Program— The Fire Department provide free smoke detectors to seniors and low-income residents in the City. Fire personnel install the smoke detectors and provide fire safety tips to the residents.
- 2 Fourth Grade Fire Safety Program - The Fire Department has an instructor that teaches fire safety to all fourth grade students.
- 3 Fire Apprentice Program - The Fire Department has a vocational program within the city's school system to introduce students to careers in public safety and fire fighting.

In addition to these programs, the department provides the following services:

- 1 Responds to emergency medical services calls to support the Emergency Crew.
- 2 Responsible for hazardous material abatement.
- 3 Performs fire inspection on commercial properties.
- 4 Provides river rescue capabilities.
- 5 Provides child safety seat installations and inspections.

### C. Planning Issues Related to Public Safety

Public safety is an important issue for cities and one of the main reasons for their existence. As such there are several planning issues related to public safety the City needs to consider. One issue is the increase in the number of Emergency Medical Service (EMS) calls received by the City. The City will need to explore this issue and develop a strategy to provide the best possible service.

Another planning issue is the construction of a third fire station or construction of an improved station with better facilities. The department recognized a need for a station in the western section of the City several years ago. Many of the City's larger, more expensive homes are in this area including one of the finest collections of Sears-Roebuck homes in the state. The Anchor Point condominium and marina facility is also in this area. A station in this area would give the City triangulation coverage and lower response times throughout the City.

### **3. Public Education**

Public Schools in Hopewell are provided by an elected school board through the Office of the School Superintendent. The Board, together with its administrative staff, is responsible for providing a high quality system of public school facilities and educational programs. The school system consists of six different schools, three elementary schools, Dupont, Harry E. James, and Patrick Copeland; one intermediate school, Carter Woodson; one high school, Hopewell High; and one alternative school, Woodlawn Learning Center. Since 1990, the City has constructed three elementary schools and is in the process of renovating the middle school. Figure 4.1 shows the relative locations of these schools.

A. Dupont Elementary: Dupont Elementary was constructed in 1990 and houses a population of 750 students. It is home to a city-wide academically-accelerated learners program for grades 3-5.

B. Harry E. James Elementary: James Elementary was constructed in 1993 and is home to about 700 students.

C. Patrick Copeland Elementary: A new Copeland Elementary opened in 2001. This school has capacity for 750 students. Although only 650 students attended the old Copeland, the system anticipates an increase in student population with this school.

D. Carter Woodson Intermediate: Upon the opening of the new Patrick Copeland Elementary, Carter Woodson became the oldest school in the Hopewell school system. Constructed in 1958, the school currently holds about 900 students. There is a 40,000 square foot expansion and a 20,000 square foot renovation underway at this school with the projected completion date of September 2002.

E. Hopewell High School: Hopewell High School was constructed in 1967 and currently holds about 1000 students. The high school has two gymnasiums as well as extensive athletic facilities. Located at this site are baseball and softball fields, a track, a field hockey field, tennis courts, a cross-country course and a practice football field. Though no additions have been made to this school over the last ten years, a new roof, a new HVAC system, and a new security system have been added. The capacity of the school is about 1,200 students.

F. Woodlawn Learning Center: The Woodlawn Learning Center is a unique school that was established in the fall of 1993. The center is housed in an old elementary school that served the community for many years as the Woodlawn elementary school. Sections of this school date back to the early 1900s, while the newest addition dates to the 1970s. It is a comprehensive learning center, not only for the child student, but also for adults. It houses the Head Start program, the Hopewell Pre-school program, alternative education programs for students having trouble in their regular schools, and adult education programs such as the GED and parenting education. There are approximately 250 students in this school, plus about 30 adult students that meet mostly in the evenings.

### G. Planning Issues for Public Schools

In the last 15 years, the City has replaced three elementary schools, is in the process of a major renovation of the middle school, and has converted a former elementary school to a learning center that meets the needs of all citizens of the City. The school administration offices were restored in 2000 after a fire virtually destroyed them in 1999. The system has also closed two schools that no longer met the needs of the community and has turned these properties over to the City. The old James E. Mallonee School has been mentioned as possibly the new home of the Hopewell branch of the Appomattox Regional Library system. The school system uses the gymnasium at this site for junior varsity and ninth-grade basketball practice. The Department of Recreation and Parks uses this gymnasium for many programs. This building, as well as the Patrick Copeland Elementary School will be discussed in greater detail in the Public Administration Facilities section of this chapter.

The City is currently using portable classrooms at Carter Woodson Middle (11), and Hopewell High (2). The renovated Carter Woodson will not need portable classrooms. The portable classrooms will remain at Hopewell High because they are used for the Junior ROTC program.

The student population for the City of Hopewell is expected to remain relatively stable, declining by about 200 students by the year 2005. This follows the general trend over the last ten years. The following tables illustrate that trend.

#### Fall Student Membership for the City of Hopewell: 1991-92 to 1998-99

	1998-99	1997-98	1996-97	1995-96	1994-95	1993-94	1992-93	1991-92
Hopewell	4,005	4,132	4,059	4,060	4,077	4,120	4,129	4,123

(Source: Virginia Department of Education)

Projections of Fall Membership, City of Hopewell  
2000-2005

		K-5	6-8	9-12	Total Membership
Hopewell	2000-01	1,942	767	1,174	3,883
Hopewell	2001-02	1,899	804	1,134	3,837
Hopewell	2002-03	1,828	833	1,092	3,753
Hopewell	2003-04	1,790	889	1,038	3,717
Hopewell	2004-05	1,787	855	1,040	3,682

(Source: Virginia Department of Education)

The numbers show that while elementary and high school enrollment will decline, middle school enrollment will rise slightly. The slight rise in middle school students will not be enough to offset the decline in elementary and secondary school students. The current configuration of the schools seems sufficient for the time period of this plan. Once the construction is completed on Carter Woodson, the school system should not need to add any additional capacity.

The system wants to undertake a major modernization of the Hopewell High School athletic complex. This would include moving and rebuilding the track, installing new lighting on the baseball field and tennis courts, illuminating the track and field hockey fields, resurfacing and irrigating the baseball field, constructing a field house and adding additional practice fields for football and soccer.

Another improvement the school system wants to make to Hopewell High is a new lobby for Leadbetter Gym. The current, original lobby is too small and quite inadequate for the crowds who attend basketball games and other activities.

The school system has expressed a need for a new school bus servicing facility. They currently rent a facility they consider substandard to handle the thirty school buses that the system operates. This might be accomplished through some type of consolidation plan involving the City's public works facilities.

## **4. Sewage Treatment, Waste Disposal, and Water Treatment**

### A. Sewage Treatment

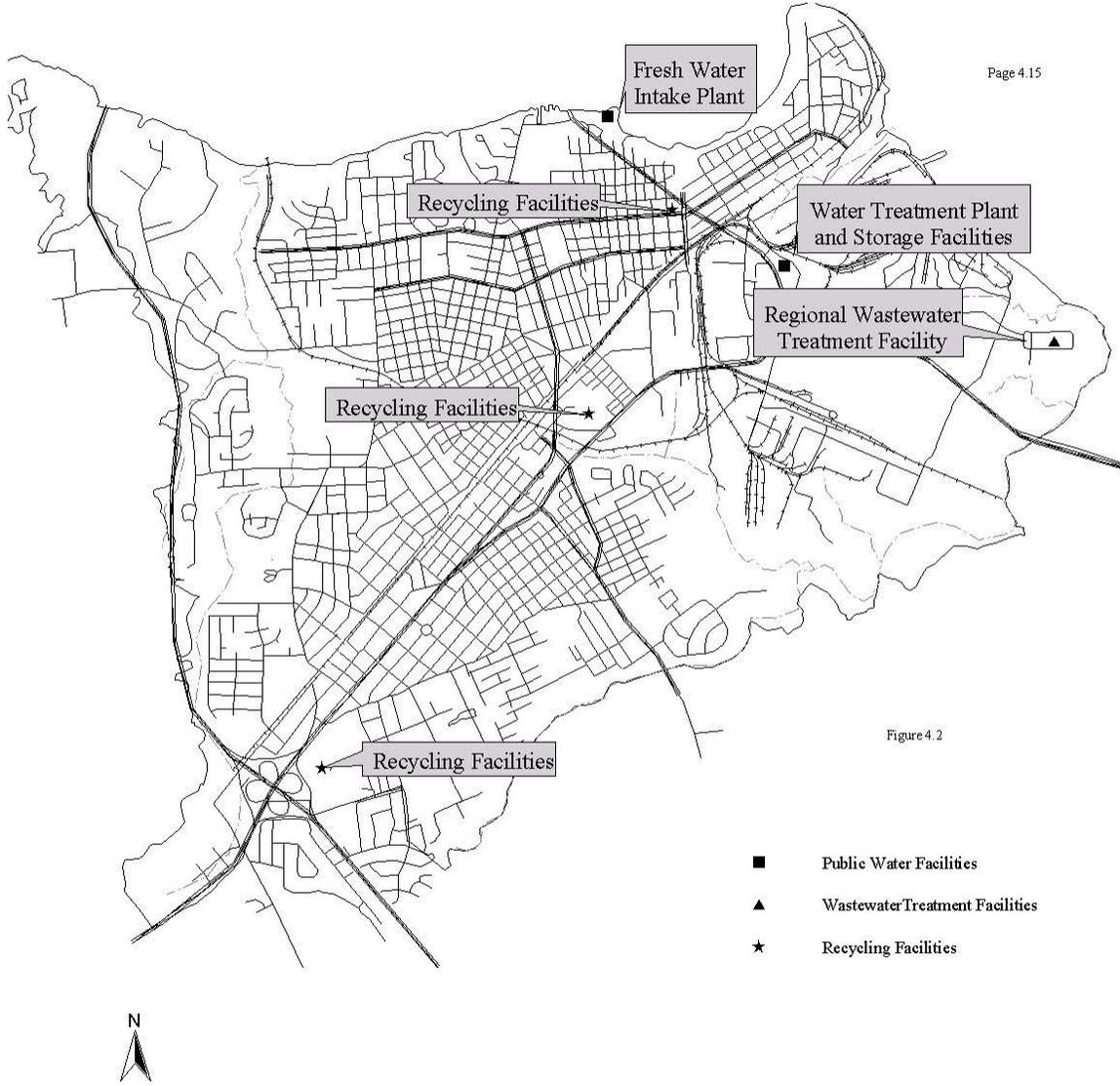
The first sewage treatment plant in Hopewell was erected in the 1950s. This plant provided primary treatment followed by disinfection with chlorine prior to discharge into Bailey's Creek. The Primary Plant was designed to treat only residential and commercial wastewater and did not treat industrial wastewater generated in the city. The Clean water act of 1972 set forth requirements for municipalities across the country that mandated higher levels of treatment.

Hopewell faced the same Federal requirements as cities across the country. At the same time, five industries in the community, along with Fort Lee, were required to handle their own wastewater discharges. Action was critical, since the water quality of Bailey's Creek and the James River was quickly deteriorating. After a detailed study, it became clear that the most economical way to meet the new requirements was to unite efforts and build a regional secondary wastewater treatment facility that would serve the needs of both residents and industries. The City of Hopewell, five area industries and Fort Lee entered into an agreement whereby the City would build a plant using grants from the U.S. Environmental Protection Agency, and the state; the industries and the Corps of Engineers would finance any remaining costs.

Construction of the Hopewell Regional Wastewater Treatment Facility (HRWTF) began in 1975 and the plant was placed into operation in 1977. Three years of additional study and modifications finally resulted in a treatment plant with one of the highest compliance records in the Commonwealth of Virginia. Figure 4.2 shows the relative location of this plant as well as the locations of the water service facilities and recycling areas.

Today the HRWTF handles about 30 million gallons of wastewater a day, coming from the City of Hopewell, Fort Lee, the Federal Corrections Institutions, Riverside Regional

# COMPREHENSIVE PLAN CITY OF HOPEWELL



Page 4.15

Figure 4.2

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Jail, portions of Prince George County, Honeywell/Hopewell Plant, Smurfit-Stone, Hercules Inc., and the Virginia American Water Company. Most of the residences in Hopewell are connected to the sewage treatment plant. There are few homes that still use septic tanks for waste disposal (see Chapter 1, Table 1.2).

### B. Solid Waste

Hopewell currently contracts with BFI for pick-up and disposal of solid waste in the City. Because the City has closed and capped its landfill, the waste is being shipped to the BFI landfill in Henrico County. The Central Virginia Waste Management Authority negotiates the contract for trash pick-up every five years. Hopewell has begun the process of monitoring the closed landfill for methane gas. The City has no curbside recycling pick-up but has central drop-off locations which are serviced by the CVWMA. There has been some discussion about moving towards curbside recycling, but given the economic realities of budget constraints it is doubtful that curbside recycling will happen in the time frame shown by this plan.

### C. Water Treatment

Hopewell is supplied with fresh water by the Virginia-American Water Company with water drawn from the Appomattox River. The Virginia-American Water Company is the largest investor-owned water company in the United States.

The Company's intake plant is located just east of the City Marina near the confluence of the Appomattox River and the James River. As noted in Chapter One, the Appomattox River is one of the longest and least-developed rivers in Virginia. The intake plant pumps an average of 18.7 million gallons per day (mgd) from the River. The raw water is pumped to the treatment plant where fluoride is added and the water is treated for contaminants. The treatment plant has a current capacity of 36 mgd. The average total water production is 21 mgd. There are two above ground storage tanks with a total capacity of 1.5 million gallons. Eighty-five percent of the water processed is consumed

by the industries of Hopewell. There are currently over 8,500 connections to the system. No homes in Hopewell are served by private wells for drinking water.

The company is currently in the process of expanding the treatment plant to increase capacity and ensure that the plant stays current with new water quality regulations.

## **5. Public Administration Facilities**

Public administration facilities refer to facilities that assist in the day-to-day functions of the City government. These include all buildings that hold City offices such as Finance, Planning, City Manager, Mayor, etc. These facilities also include the General District Court, Circuit Court, and Juvenile and Domestic Relations Court. Listed below is an inventory of the public administration facilities in Hopewell. Not included in this section are facilities that have been discussed elsewhere in this chapter. Please see Figure 4.3 for the approximate locations of these facilities.

### A. Inventory

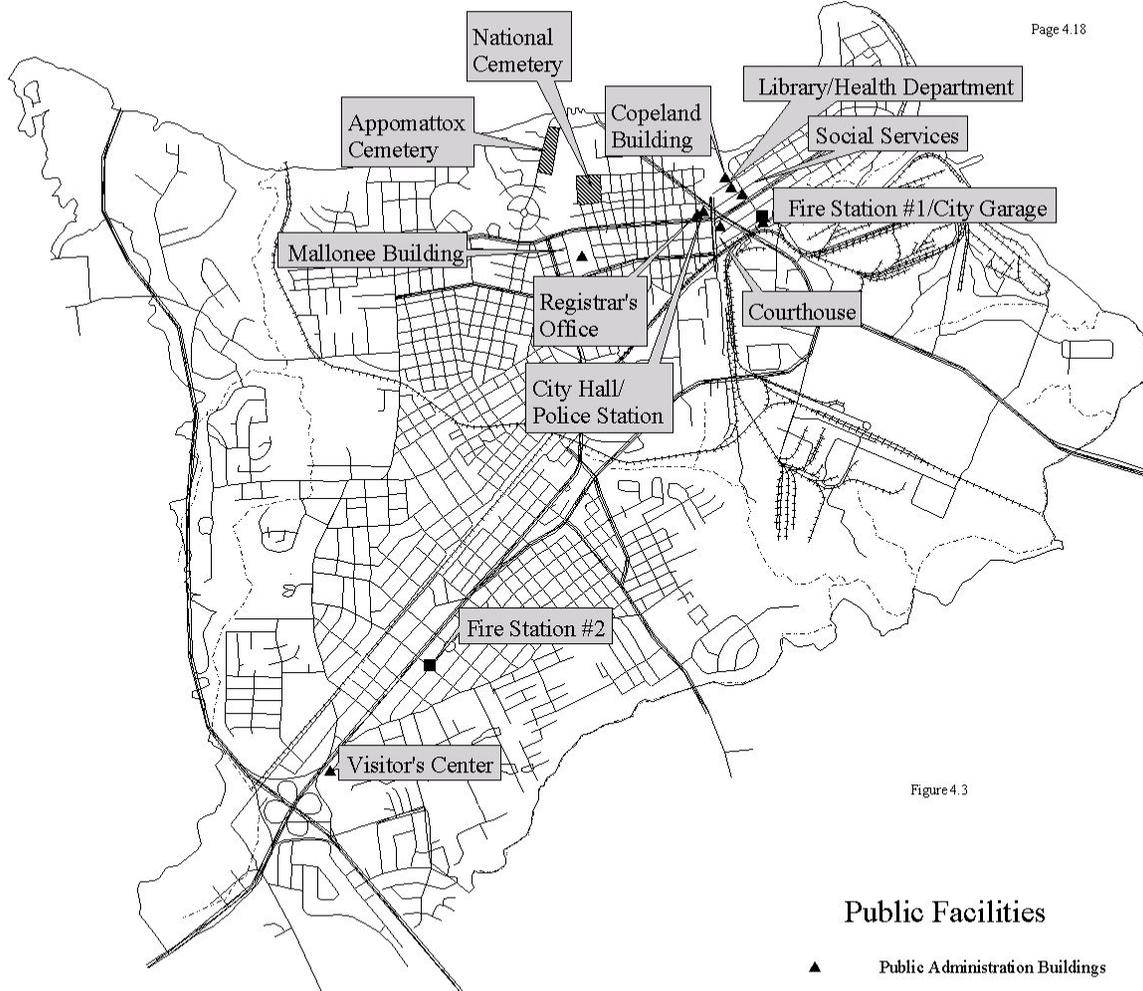
#### **(1). City Hall**

This building is located on Main Street in the CBD. The Police station is located here as well as many City offices. The last renovation was in 1995 when the new Courts building was constructed and the Courts vacated their space in City Hall. The building has more than 42,000 square feet with the Police Department occupying about 11,000 square feet.

#### **(2). Social Services**

This building is located on East Cawson Street in the Central Business District in downtown Hopewell. The building was constructed in 1958 and originally housed the C & P Telephone Company. The Social Services Department moved into the vacated building in the early 1980s. The building is approximately 9,200 square feet.

# COMPREHENSIVE PLAN CITY OF HOPEWELL



Page 4.18

Figure 4.3

### Public Facilities

- ▲ Public Administration Buildings
- Fire Stations
- ▨ Cemeteries

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**(3). *Public Library/Health Department***

These two departments are located in the same building. The building was constructed in 1957 as a Safeway grocery store. It was acquired by the City in 1974 and remodeled for the use it now holds. The building is approximately 15,000 square feet. The parking lot surrounding the building is about 62,000 square feet.

The library is the Hopewell branch of the Appomattox Regional Library system. The City of Hopewell, Dinwiddie County, and Prince George County combined their libraries into a regional system in 1974. This branch, the Maude Langhorne Nelson branch, was relocated to this site in 1974. It uses approximately 10,000 square feet of the building. The entrance to the Library is on East Cawson Street.

The Health Department was relocated to this building at the same time as the Library. It uses approximately 5,000 square feet of space in the building. The entrance to this site is off Appomattox Street.

**(4). *Registrar's Office***

This office was relocated from City Hall to a renovated former residence in the "B" Village directly behind the City Hall. There is approximately 875 square feet of space.

**(5). *City Garage and Maintenance Building***

The Garage and Maintenance Building was constructed in the early 1970s. The Public Works Department maintains all city vehicles in this facility except school buses. Approximately 4,000 square feet, this building also

houses the Public Works Department offices. The School Board would like the City to consider maintaining the school buses, and this would necessitate enlarging the existing building. No decision on this has yet been made.

**(6). *The Courts Building***

The Courts Building was opened in 1994 due to a request from the Judges serving Hopewell. This building houses the Circuit Court, the General District Court, and the Juvenile and Domestic Relations Court. In 1999, the Sheriff's Office was relocated to this building. This allowed for the abandonment of the old City Jail on Kippax Street. The Courts Building has almost 52,000 square feet.

**(7). *Visitors Center***

The Visitors Center was built in 1997 by the City on land donated by the owners of the Colonial Corners Shopping Center. It is 2,100 square feet. It was built to replace rented space downtown and bring the center closer to where most of the visitors enter the City.

**(8). *Other Facilities***

Other facilities include buildings and facilities that may be considered as excess property by the City. Included in this category are the two school buildings mentioned in the education section of this report, James E. Mallonee Middle School and the old Patrick Copeland Elementary School. Both of these buildings will be discussed in greater detail in the next section.

## B. Planning Issues for Public Administration Facilities

There are several planning issues that Hopewell faces with regard to administration facilities. Two of the main issues are the future uses of the Mallonee building and the Copeland building. Both of these buildings are in or near the Central Business District and are relatively close to other City administration buildings. Other issues include finding more space for the Library, Health Department, and Social Services Department. It is important to note that a space needs study for the City has not been done and that one should be completed before embarking on a program to move and enlarge offices and departments.

- (1). ***Mallonee Building:*** This is the old Hopewell High School located on City Point Road. It was opened in 1925 and was designed to hold 725 students. This building was converted to a junior high school upon the opening of the new Hopewell High School on Mesa Drive in 1967. In 1988, the building was retired from service and in 1991 was turned over to the City.

According to an appraisal completed for the City in 1996, there is approximately 48,000 square feet of rentable space spread out over three floors, including the kitchen and dining areas. The site measures approximately four acres with a large parking lot. The appraisal determined that the highest and best use for that land, if the site were cleared, would be apartments<sup>3</sup>. There are, however, reasons that the site may not, or should not, be cleared. The building, while obsolete, is serviceable. In fact, the appraisal stated that, from a purely physical standpoint, the only reason the building could not be rehabilitated would be lack of funds. There is also a great deal of public sentiment for keeping the building. It has a long history in Hopewell and many citizens attended that school. While not necessarily architecturally significant outside of Hopewell, it is one of the landmarks of the City.

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<sup>3</sup> Michael W. Gold, *Mallonee Building*, 1996. III-1-III-7.

The land uses around this site are a mixture of commercial and residential. The trees bordering the site are mature Willow Oaks and enhance the streetscape along City Point Road. The zoning for this particular site is R-2, Medium-Density Residential. East and South of this site the zoning is B-2, Limited Commercial.

There have been some reuse ideas discussed for that building. One proposal had the Appomattox Regional Library moving into the building and occupying a majority of the space. Along with the library, other potential tenants in the building are the Health Department, which would be located on the ground floor, and an Industrial Museum on the upper floor which would trace the history of industry in Hopewell. However, no decision has been made on the reuse of the building.

There are several other uses that could utilize this site. There has been discussion of placing another assisted-living facility in the City. The Mallonee building is of ample size and the site would support the use. It would require a zoning change or a conditional use permit but allow the City to retain a piece of its history.

Other uses could involve moving both the Health Department and the Social Services Department to this building. While they would not require all the space, the rest of the space could be renovated and left open for future uses or for other departments that may need more space.

- (2). ***Copeland Building:*** This site is the old Patrick Copeland School on Appomattox Street in the CBD. It was retired from service as a school in 2001. It was built in 1937 as an elementary school and an addition was added in 1956.

According to an appraisal completed in 1996, there is approximately 32,000 square feet of rentable space in the building. The site is 8.29 acres and borders the Appomattox River. There are environmental restrictions on this property because a portion lies in the 100-year floodplain<sup>4</sup>.

The building is not as architecturally significant as the Mallonee building. The 1936 portion of the school is more structurally sound than the newer 1957 addition. The most noteworthy feature about this site is the site itself. This is prime waterfront property in the CBD. Any proposed use for this site should take into consideration the uniqueness of having a waterfront lot in the CBD.

The site is currently zoned R-2, Residential, because a school is allowed in that zone. To the south, the site is bordered by B-1, Central Business District zoning. To the west and north, the zoning is RO-4, Residential/Office. However, since it will no longer be used as a school, the more likely zoning for the site would be either B-1 or RO-4. Changing the zoning to either of these two would allow the site to serve a greater, more intense use.

There are a number of uses that could take advantage of the waterfront site, while at the same time, providing another anchor or attraction for the CBD. One proposal that has been discussed would turn the site into assisted-living housing. As stated before, there has been a need for such a facility in Hopewell, though that need may have dissipated due to the opening of the assisted-living facilities that opened near I-295.

Another use that may provide an anchor for the CBD while making use of the waterfront location is a hotel/conference center. This could provide a draw for downtown while at the same time adding tax dollars to the City's

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<sup>4</sup> Michael W. Gold, *Patrick Copeland School*, 1996. III-1-III-7.

coffers. The market for such a facility could come from smaller groups and conferences that may not want to go to Richmond, training conferences from nearby industries, and from military trade shows and conferences from nearby Fort Lee.

Though there are some environmental restrictions on the site, these could be overcome through the use of special engineering and construction techniques. More space could be added to this site, especially for parking, by including the site directly across Appomattox Street—the current Health Department and Library building. This would involve moving these two departments and demolishing the current building, but would bring needed parking to the CBD.

- (3). ***The Library:*** The Maude Nelson Langhorne branch of the Appomattox Regional Library currently occupies about 10,000 square feet of a former grocery store. In order to accommodate growth in computer usage and circulation, the library is in need of more space. Another site, besides the Mallonee Building, is an old grocery store in the CBD that would provide ample space, while keeping the library in the CBD. In fact, the library at this site would serve as an eastern anchor for the downtown and the CBD.
- (4). ***The Health Department:*** The Health Department occupies the same building as the library and uses the remainder of the space, approximately 5,000 square feet. There has been a need expressed for more space for this department. Either occupying the entire building in which it is currently housed, or moving the department to larger quarters would satisfy that need.
- (5). ***The Social Services Department:*** The Social Services Department occupies a building on East Cawson Street in the CBD. Similarly to the Health Department, there has been a need expressed for more space for this

Department. A recent study indicated the Department needed about 15,000 square feet of space.

Hopewell is in a unique position. The City has two very strong sites that can either provide more office space for the City administration or be used to strengthen the tax base. Careful study and planning is needed to ensure that these sites are used for their best and highest use.