OLD WEST END RENTAL DISTRICT STUDY

The City of Danville, Virginia

Allison Platt & Associates CJMW Architecture

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Old West End Rental District Study

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1: Introduction

In May of 2012, the City of Danville contracted with Allison Platt & Associates and CJMW Architecture to conduct a study of a portion of the Old West End (OWE). A map on the next page (Figure 1.1) outlines the study area, which was formulated by outlining the area of the Old West End with the highest concentration of rental housing. The purposes of the study include the following goals:

* Decide if Rental District designation is appropriate
* Formulate other strategies that will help to revitalize the area
* Use this district as a prototype for developing a set of strategies and actions that will result in saving and rehabilitating as many historic houses/structures as possible, and a process that will feel inclusive for citizens, residents and those concerned about preservation.

There are 128 parcels in the proposed OWE Rental District (OWERD). Of these, 35 are owner occupied and 59 are rental. The remainder are vacant. There are also 176 total residential units in the District. Of these, 141 (80%) are rental units (shown on the map with a star) and 35 are owner occupied units. This high percentage of rental units makes this an ideal candidate for designation as a Rental District.

The OWE contains the largest collection of distinguished historic residential structures in Danville, including “Millionaires’ Row” along Main Street. The OWERD has some very distinguished structures, and some that are smaller and less significant. It contains mainly single family structures, some of which have been subdivided into apartments, some duplexes, one 8-plex, and an apartment building.

The study area also includes a commercial node at Five Forks, on the northeast side of the OWE. Historically this area, which is not in the OWE Historic District, served the three neighborhoods that meet at the Five Forks intersections, including the OWE, Monument-Berryman to the northeast and another eligible district to the southeast. With a couple of exceptions, the Five Forks area is largely vacant at present, and is included in this study to consider ways in which this area might be revitalized.

The OWERD is strategically located. It is immediately south and a little east of the River District, with easy access to the hospital, Main Street, and the Tobacco Warehouse District. The western edge of the district is one block or less from Main Street. Bike routes run along Wilson and Main Streets to provide fast and direct access to the downtown and to the Tobacco Warehouse district to the north, and to the hospital to the south. It provides a variety of housing types from rental to home owner-

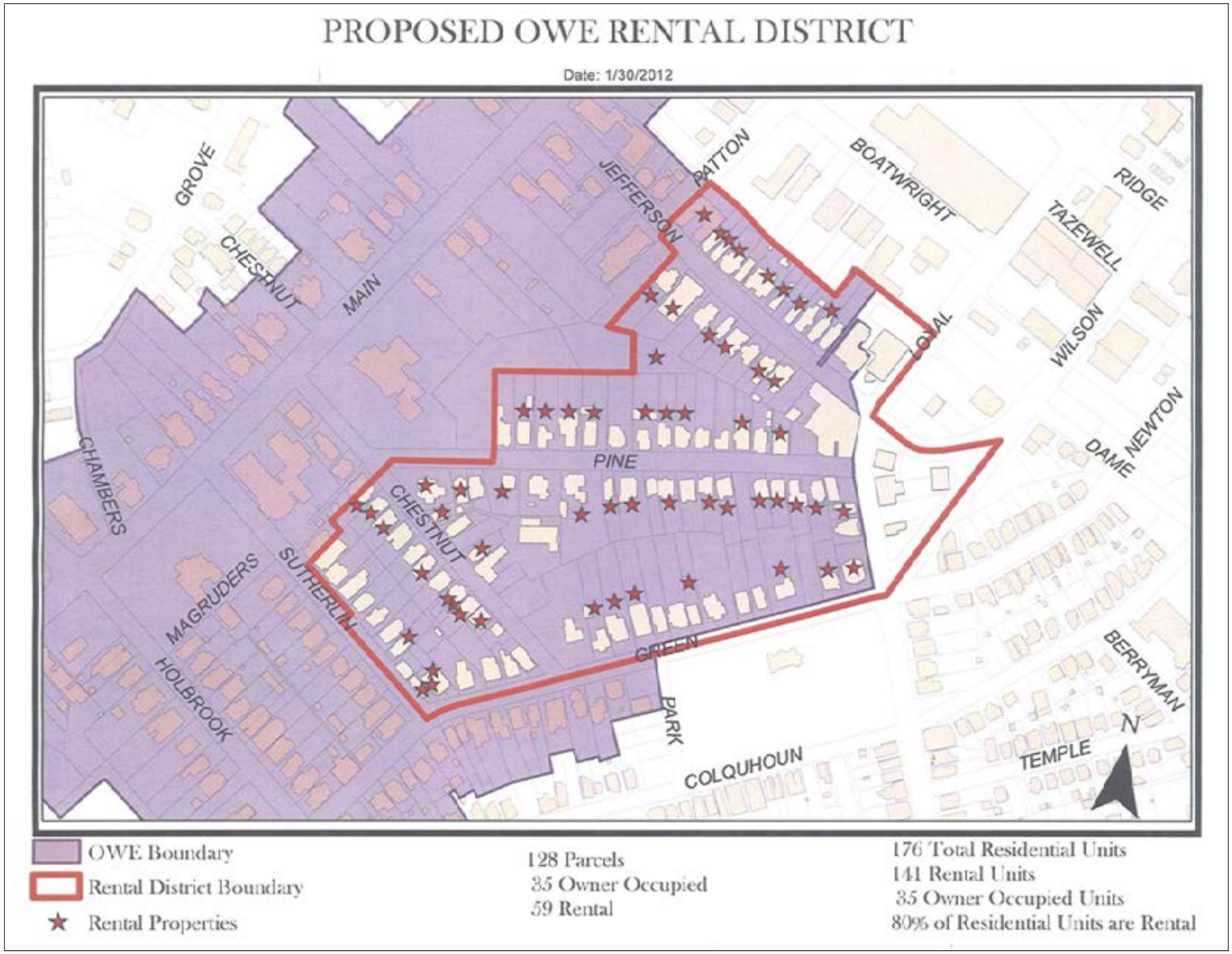


Figure 1.1: The Proposed Old West End Rental District Map. Also included are some basic facts about the area.

ship, with reasonable prices and outstanding architecture. The community has a core group of homeowners and preservation enthusiasts who are working hard to restore the many beautiful homes in the area. Residents claim that their neighborhood has the highest concentration of people with PhDs in the City.

The area has problems that need to be addressed, however. The perception (although not the reality) is that the area is not safe. The more distressed properties in this neighborhood and adjacent neighborhoods cause concern for those who might otherwise wish to invest. Vacant and boarded houses are also a concern. A few rental properties have crime and loitering problems, as does the Five Forks area.

These concerns, taken together, make it clear that action must be taken soon to prevent further deterioration. The OWERD can be turned around, but it is approaching the "eleventh hour." This neighborhood is one of the strongest in terms of architecture, concerned homeowners, and architectural controls. It is critically important that this neighborhood be saved, to begin a wider effort to save historic residential neighborhoods throughout Danville.

There is a larger goal for this study, as well. It is expected that the strategies developed in this study can be applied to other historic neighborhoods in Danville. The OWE is a great "laboratory" for these strategies because it has an existing historic district commission, an involved group of homeowners and investors, and a majority of buildings with historic merit that can be saved if action is taken in a timely manner. There may be greater challenges in some of the other, more distressed neighborhoods in the City because in many of the houses are smaller and many vacant and have been allowed to deteriorate. This problem is compounded by the fact that Danville is at present losing population, which means that there is a limited market for housing in the more distressed neighborhoods. Possible strategies for these neighborhoods will be addressed at the end of the Implementation section.

Figure 2.1 and 2.2: There is a wide range of 19th and early 20th century architecture in the Old West End Rental District study area, such as the modest single-story Cottage with Palladian details at top, and the two-and-a-half story Queen Anne Victorian (which is vacant and open at the present time).

2: Analysis

2.1 Areas Included in the OWERD

The OWERD includes an outstanding collection of historic structures that date mostly from the late 19th to the early 20th century. There is a wide range of architectural styles typical of the period, and a wide range of sizes, from single-story Carpenter Gothic cottages to three-story Queen Anne Victorians. There is also a wide range of building conditions within this district, ranging from beautifully restored and landscaped structures to buildings that are condemned.

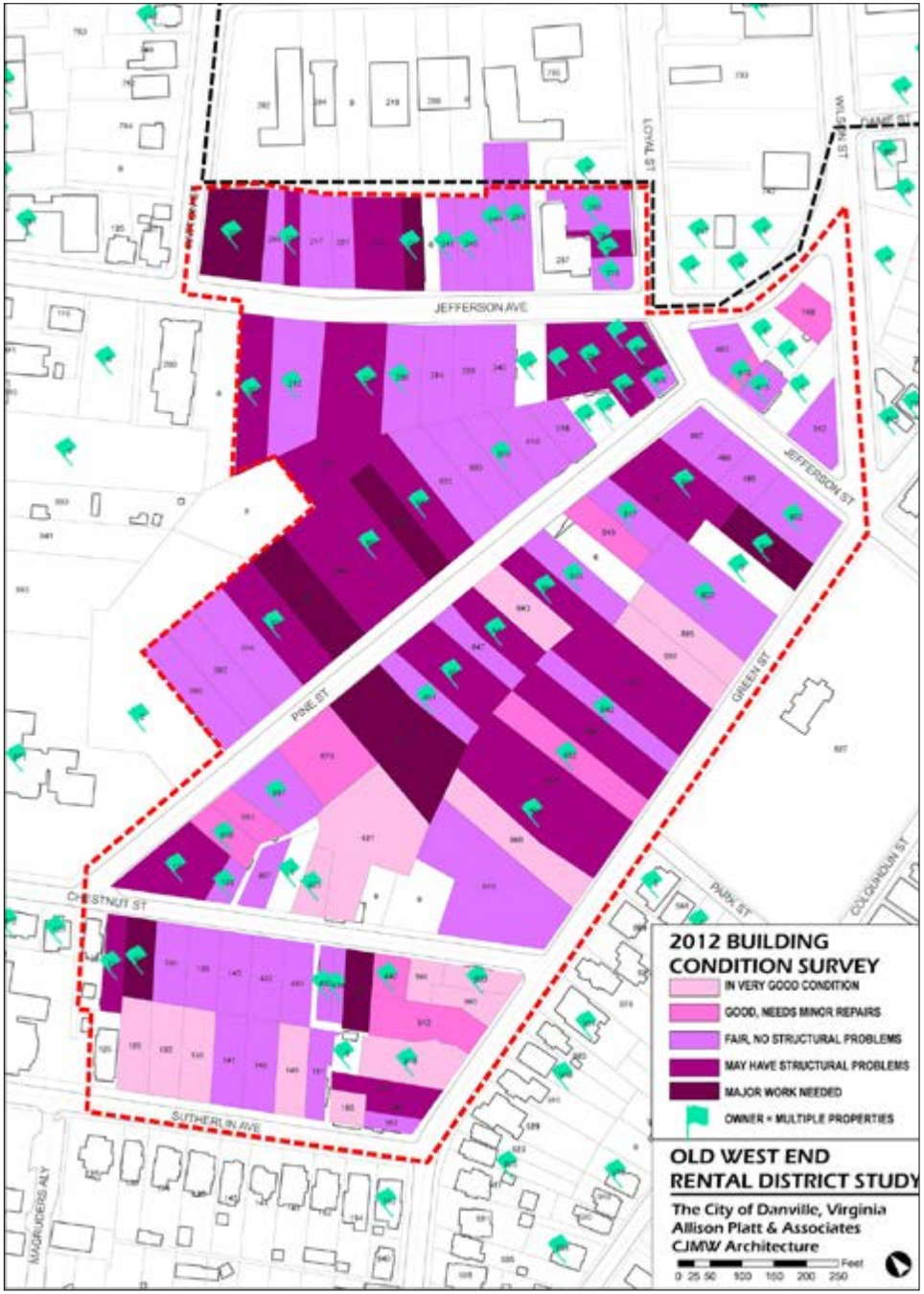
The District also includes the Five Forks area, which is not part of the OWE Historic District, but which has served the surrounding neighborhoods for generations. The Five Forks area was once a thriving neighborhood service area that included a regionally prominent bakery, but in recent decades the area has declined and is now largely vacant. Because this area is adjacent to three neighborhoods, it was included in this study to see if it could once again serve as a hub for local services for these neighborhoods. Recommendations for the Five Forks area are included in the next section.

2.2 Rental District Designation and Purpose

The map in the Introduction (Figure 1.1, page 2) shows the boundaries of the study area and presents some statistics about the district. Because of the large number of vacant and rental properties within this district (of 176 Residential units, 141 or 80% are rental), the area has been proposed as a Rental District. The enabling legislation for this designation can be found in The Uniform Statewide Building Code, Virginia Code ***36-105.1.1 - Rental inspections; rental inspection districts; exemptions; penalties***. The designation allows initial inspection of a rental units. If there are violations as defined by the Housing Code, the City will require improvements, and may reinspect as necessary until the violations are remedied. Thereafter, Inspections may occur once a year (if there are no outstanding violations). If a property owner has no violations, inspections can take place once every four years or when the property is sold. This law gives the City additional tools to deal with problem landlords, and is also intended to prevent blight and building deterioration. This law, combined with the recommended new Receivership law (VA code section 15.2-907.2, "relating to receivership of derelict and blighted buildings") gives the City additional tools to help prevent building deterioration and poor rental conditions within the district.

2.3 Building and Property Conditions

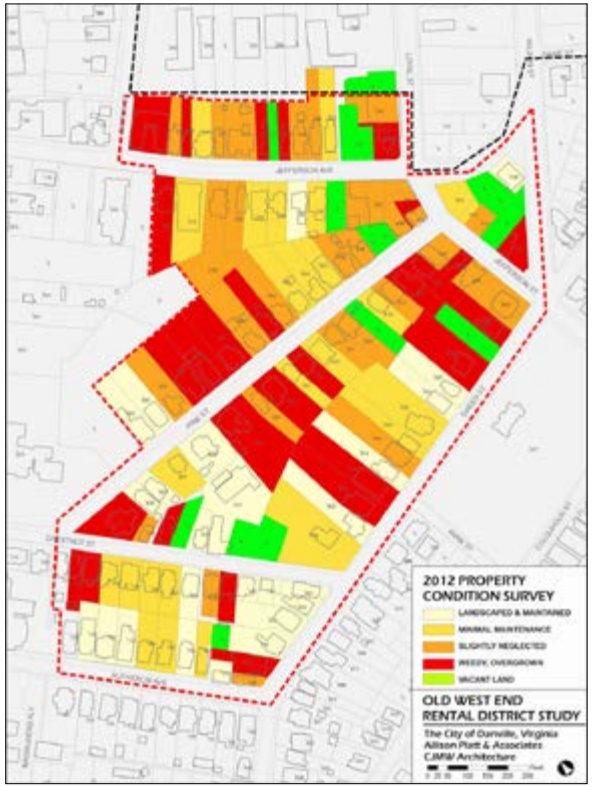
Maps on the following page (Figures 2.3 and 2.4, shown larger in Appendix B) illustrate building and property conditions. This material was gathered by the consultants at the beginning of this study in the summer of 2012. This survey revealed that about 25% of the buildings in the OWERD



are in fair or poor condition. Since this area is one of the best historic neighborhoods in Danville, this fact makes it clear that actions are needed very soon to avoid further deterioration and/or demolition of significant buildings.

In order to understand the types of owners who own these properties, City GIS data was used to sort the ownership types to highlight those owners who own more than five properties. These properties in multiple ownership are shown in FIgure 2.3 as blue flags. This analysis revealed that city-wide in Danville, 38% of the properties are in multiple ownership, while in the OWERD, the percentage of such properties is ***45%***.

While it is true that many owners of multiple properties are responsible, some are not; therefore such properties require additional monitoring in the OWERD and throughout the City to identify problem property



Figures 2.3 and 2.4: The map at the far left shows both building condition and multiple ownership (investment properties, shown with a blue flag symbol). The map at near left shows property conditions. Bright green indicates vacant parcels. Both maps are shown larger in Appendix B.

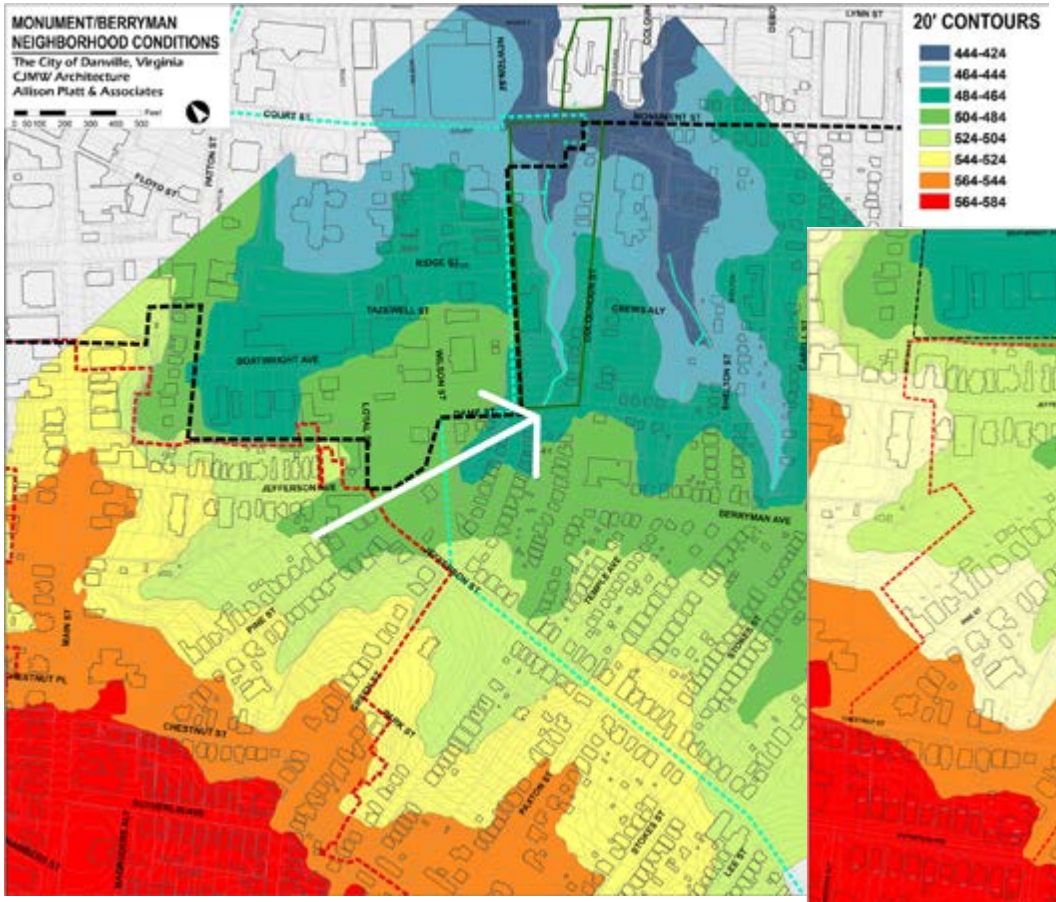
Figure 2.5, below left: Larger area topography, showing the historic connection from the OWERD to the existing stream near the River District.

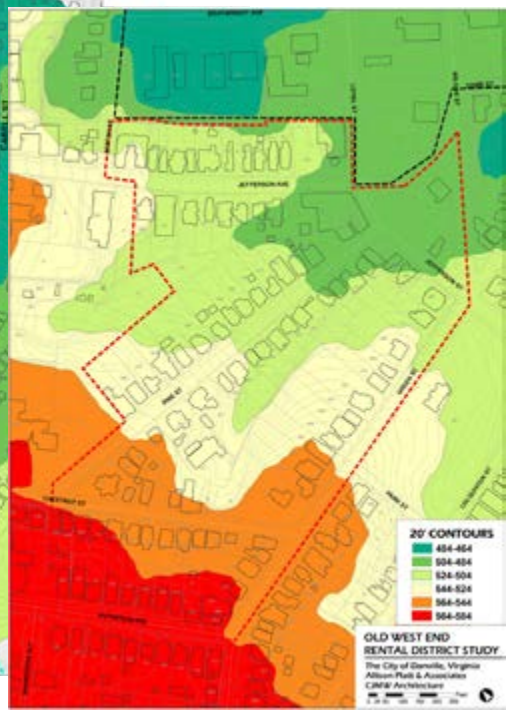
Figure 2.6, below right: Topography in the OWERD. Each color change represents 20 feet of grade change, from highest point (red) near Sutherlin Mansion on Main Street, to lowest point (dark greens and blues) in the Monument-Berryman neighborhood and the River District.

Both maps are shown larger in Appendix B.

owners in addition to problem properties. Some of the properties in multiple ownership are in excellent condition, but many are in fair-to-poor condition. Conversely, the block of properties in the best condition (on Sutherlin and Chestnut) shows the largest concentration of properties in single home ownership in the OWERD.

There are 8 properties designated on the map as being in the worst condition. Because they impact the entire neighborhood, strategies for their acquisition and rehab, or if absolutely necessary, their demolition, should be an early focus of efforts in the neighborhood. At the same time, it will be important to begin monitoring the entire neighborhood to take advantage of properties that are not yet distressed, but which would benefit from owners who intend to improve the condition of their properties.





Not all the indicators in the OWERD are negative, however. Statistics on building conditions and vacancy noted in the 2010 survey were compared to the 2012 survey. These figures show that in 2010, there were 30 vacant structures, including three open structures and 13 boarded structures. In 2012, of those 30 structures, 6 are now occupied, one additional structure is boarded, 2 have rehab work underway, and one additional building is open. This represents a ***30% reduction*** in the number of vacant properties.

2.4 Topography

The maps at left highlight the topography of the OWERD district (Figure 2.6), and also the larger area including parts of Monument-Berryman and the River District (Figure 2.5). The purpose of these maps is to illustrate the (at times) dramatic topography of the area. Each color change represents 20 feet of grade change, from the highest red area in the lower left, to the lowest dark green or blue areas in the upper right. The larger area map (Figure 2.5) shows an existing but degraded stream bed in the upper central part of the map. This stream was highlighted for restoration in the River District Development Plan, and this project has now been "adopted" by the City, the

Figure 2.7: The Five Forks area. Note the proximity to the Green Street Park in the lower right of the photo.

Dan River Basin Association and the Galileo School. The remnant of this same creek system runs along the area between Jefferson and Pine Streets, then enters a culvert and runs under the Five Forks area and exits the culvert on Wilson Street near Jefferson Avenue. The acknowledgement of this natural system in the midst of this very urban neighborhood creates an amenity for the neighborhood. The overall concept for the City is to rediscover the many similar areas that exist throughout Danville and to begin to connect these areas into a open space network. The City has already done an admirable job of recapturing the Dan River and creating a system of trails that allow citizens to enjoy nature in the heart of the City. Since most of these areas are natural drainageways, and since most are so steep that they are not buildable, this long term strategy makes sense for Danville.

2.5 Five Forks

The area included in the OWERD study area is outlined in the map at left (Figure 2.7). This area has historically served as a small service/commercial area for the surrounding neighborhoods. The older buildings in the Five Forks area are in fair shape and have been minimally maintained by the owners (with a couple of exceptions). At one time the largest collection of buildings was a regionally prominent bakery. There are a few businesses in some of the buildings, but the majority of buildings have been empty for many years. Given that even Main Street was mostly vacant until recently, this is not surprising. There is one convenience store in a modern building at the southeast corner of Jefferson Street and Jefferson Avenue. The red outline shown in the upper left hand corner of the study area outline is a building that was demolished due to neglect. This building was once the historic Danville General Hospital, and its loss is unfortunate. The area also includes the building now known as the "Jungle Box," (FIgure 2.9) which was once one of the first drive-through bank buildings in the state. Some of the buildings in the bakery complex include brick buildings that have been covered in formstone and two intact houses that were "swallowed" by the bakery complex but which still exist within it. See Figure 2.8, left, that shows the roofs of these houses, and Figure 3.18, that imagines what they might look like if restored. Strategies for this area are discussed in Section 3.

Figure 2.8: The roofs of the two houses enclosed by a false facade can be seen in the center of this photo. The billboard for the bakery on top of the loading area was inspired by the large Dan River Mills neon sign on the White Mill.

Figure 2.9: The former Jungle Box Pet Shop was originally one of the first drive-through banks in Virginia.

2.10: Landscape/Open Space Conditions Plan. A larger version of this plan is included in Appendix B.

2.6 Open Space and Public Space

The most visible open space in the OWERD is the street network, and the adjoining Green Street Park. There are some private open spaces that can be visually "borrowed," such as the well-maintained lot on Chestnut Street owned by the florist. There are also vacant lots, some of which are maintained by adjacent property owners, and some of which are neglected. Also within the neighborhood, but not easily seen, are the areas in the center of the blocks, most of which are overgrown.

The plan at left (FIgure 2.10) shows the different types of sidewalk surfaces and finishes that exist in the OWERD, and the location of driveways, street trees, large trees overhanging the sidewalk, and the approximate location and extent of "natural" areas on the interior of blocks.

The driveways shown are in some cases regularly used, and in others a curb cut exists, but the space available for parking is minimal to unusable. Some evaluation of these driveways should be conducted prior to any sidewalk renovation to eliminate driveways that are no longer used, or that are unusable. Less curb cuts will provide a more attractive and safer sidewalk network, and will free up additional street parking spaces and potential street tree locations.

A neighborhood project was undertaken some years ago by the homeowners on Green Street. Natchez Crepe Myrtles were planted in the narrow grass strip on the sidewalks. These trees have done well and add color and shade to the street. This effort would benefit the entire District. See sections 3 and 4 for more on this. Crepe Myrtles are recommended over other more traditional street trees because they are small and will fit beneath the overhead lines on most streets. Burying these lines is unlikely to happen in the near future because of the cost.

Although Green Street Park is not in the OWERD, it has a very significant influence on it because most of the homes on Green Street in the study area front on it (see Figure 2.11). It is a very attractive park, although a little run down. It seems to be well used by residents of the three neighborhoods that adjoin it. Although the park itself is in decent shape, many of the buildings around it are not. There are vacant, weedy lots where buildings have been

Figure 2.11: A view to the Green Street Park at the intersection of Jefferson Street, Green Street, and Wilson Street. The park is an asset to the neighborhoods that surround it.

demolished, and many of the remaining residential structures are distressed. The park and the buildings around it will need to be treated holistically to stabilize all these properties. Specific recommendations for the park and the adjacent properties not in the OWERD can be found in Section 3: Revitalization Plan.

The spaces on the interior of the blocks are problematic. In the block between Jefferson and Pine, the interior has become completely overgrown with kudzu. In other blocks this interior space is so overgrown as to be impenetrable. Because many of the buildings on the surrounding streets are owned by rental property owners rather than owner-occupants, concerted action by building owners may be difficult to organize. Other strategies will need to be devised, such as Neighborhood Association or City application for open space grants and City participation in cleanup and clearing. In other parts of the City we have recommended that these "wild" areas be developed into a system of interconnected green spaces over time. Such a network would improve water quality and might eventually provide a viable greenway system that reaches from the Dan River into the heart of the urban area. The City has already taken a leadership role in creating outstanding recreational opportunities along the River and in a series of connected park spaces, so this is a natural progression of that leadership.

Figure 3.1: This map shows the houses in the worst condition in the OWE Rental District, and also highlights the structures studied in detail. The starred properties are each described and analysed in Appendix A and a larger version of this drawing is included in Appendix B,

3: Revitalization Plan

The Revitalization Plan for the OWE Rental District requires work on several sets of problems at the same time. These are:

* Housing rehabilitation
* Five Forks revitalization
* Environmental improvements
* A coordinated set of organizational infrastructure improvements and strategies, as discussed in the Implementation section

3.1: Housing Rehabilitation

The revitalization plan for housing in the OWERD will not create major changes to the way the area looks on a plan, but rather will help ensure that as many historic structures as possible will be saved, and that the individual structures and the environment will be much improved. Much of the change will come about as a result of a shift in policies and a concentrated focus on the problems of this area both by the City and by property owners. The formation of a Neighborhood Association is strongly advocated in order to provide a voice for concerned residents, provide another conduit for revitalization activities, provide "eyes on the street" to help monitor the condition of buildings and address neighborhood safety issues. Implementation strategies are presented in detail in the next section.

In order to jump start the revitalization process in the OWERD, it will be important to show progress fairly soon to instill confidence in and optimism about the neighborhood. The strategy for selection of houses to focus on initially is based on several criteria: 1) condition; 2) availability; 3) vacancy and; 4) ownership. The map at left (Figure 3.1, also shown larger in Appendix B) shows the criteria based on condition. This map highlights the bottom two "rungs" of condition—those buildings that "May Have Structural Problems" and those designated as "Major Work Needed." Many of these have come to the attention of the City through complaints by tenants or nearby property owners, and will be on the road towards demolition if the owners are uncooperative or unwilling to make needed repairs.

An important goal of this study is to intercept as many houses as possible

Figure 3.2: A view of the back of 864 Pine Street shows that it will require a major effort to renovate it. However, the remaining front portion of this brick Italianate building appears to be structurally sound and has significant architectural character.

before the houses are in poor condition, in order to make them less expensive to renovate and more attractive to potential buyers. In the short term, more expensive and extensive actions may need to be taken to save the houses in the worst condition, such as the brick Italianate with the back missing at 864 Pine (see Figure 3.2 at left), and a few houses in the worst condition may be lost to demolition.

By looking at use, ownership, availability and condition instead of only condition, houses may be saved earlier when costs for renovation are less. Using these criteria, a slightly different list can be compiled than just the most distressed houses. If a house is vacant, no work is being done on it, and it is not yet seriously deteriorated, the Neighborhood Association and the City should explore what it would take to begin the revitalization process. This might involve financial assistance to the current owner, sale by a willing buyer to a new owner with the resources to renovate the house, or more forceful actions such as receivership if the house is endangered. The flow chart below (Figure 3.3) illustrates the current and proposed expanded options for dealing with distressed housing.

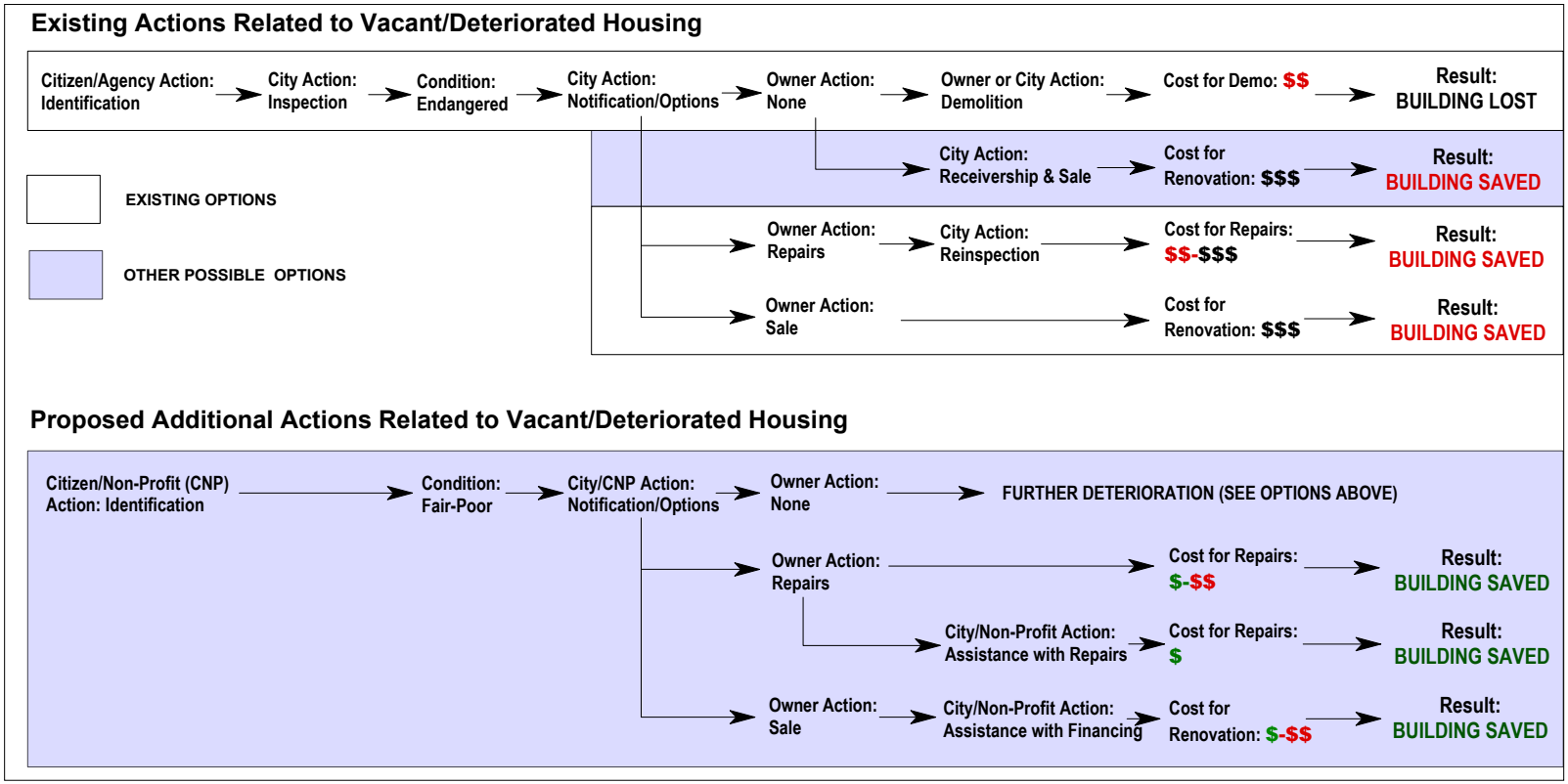


Figure 3.3: Housing Revitalization Flow Chart.

Figures 3.4 and 3.5: Two of the structures analyzed in the Appendix: 205 Jefferson (the largest residential structure in the OWERD), top; and 871 Pine Street, bottom.

Houses were identified that fit one of the criteria above, and because time was limited for this study, it was necessary to limit the selections to those buildings to which the consultants could gain access (in some cases because the buildings were not secured), so they should be regarded as typical, not definitive (See examples at left, Figure 3.4 and 3.5). The houses selected are highlighted with asterisks on page 10, and more detailed information about each of these houses is listed in Appendix A. They include:

- 124 Chestnut Street**
- 406 Chestnut Street**
- 808 Green Street**
- 820 Green Street*
- 860 Green Street**
- 205 Jefferson Avenue***
- 208 Jefferson Avenue*
- 215 Jefferson Avenue*
- 218 Jefferson Avenue*
- 221 Jefferson Avenue*
- 225 Jefferson Avenue*
- 846 Pine Street***
- 864 Pine Street***
- 871 Pine Street*
- Five Forks Buildings*

*Fair Condition (no apparent structural problems)
**Poor Condition
*** Endangered

In the past, the process for dealing with deteriorated structures City-wide has been limited to taking actions once a building is reported to be in poor condition (this is not surprising given the number of distressed properties in the City). The City then becomes involved, performs an inspection, and communicates with the property owners to let them know what must be done to bring the building into compliance with Virginia Statewide Property Maintenance Codes intended to protect health, safety and welfare (HSW). If the owner refuses or is unable to make needed repairs or improvements, the City can then use existing City Demolition by Neglect laws or could adopt the Virginia Spot Blight Abatement legislation to deal with problem properties (§ 36-49.1:1. Spot blight abatement. This does not need to be adopted by the City for it to be used). It is also possible that a building may become structurally unsafe not through neglect but because of a fire or natural disaster, in which case it may need to be demolished to protect public HSW. Even in this case, however, the building is usually deteriorated, vacant and/or open to casual entry, making storm or fire damage more likely.

The problem with the tools and strategies listed above is that these actions most often result in the loss of the building because the cost and effort to rehabilitate the building are more than the value. Perhaps in part because of the economy, the number of distressed houses has increased in recent years, resulting in need for additional strategies to save them. More pro-active state legislation offers new tools for neighborhood revitalization. One such tool is already being considered: the designation of this portion of the Old West End as a ***Rental District*** (*VA Code 36-105.1.1 - Rental inspections; rental inspection districts; exemptions; penalties*). This allows for increased frequency of inspection of rental properties. Another useful law recently passed by the legislature is ***Receivership (***(VA Code section 15.2-907.2). Whereas the Blight Eradication procedures are usually drawn-out procedures that often result in demolitions, receivership is far more pro-active, allowing the City to act as receiver for the property in order to make needed repairs or improvements that will keep the building from further deterioration. Once repairs are made, the property owner can keep their property if they pay the costs of the repairs; if not, the property is auctioned and once the City is reimbursed for its expenses, the original owner receives the balance from the sale, if any.

Possible strategies for acquisition and rehab, receivership, financing, and homeowner assistance are presented in ***Section 4: Implementation Strategies.***

What actions are appropriate for a particular property will be dependent on the four factors mentioned on page 11 (condition, availability, vacancy and ownership). This is shown on the flow chart on page 11, and is also detailed below classified by owner type. Although this list is not exhaustive, it underlines the fact that each property and situation is unique and a solution must be tailored to each. After dealing with the most distressed properties in the OWERD, the goal should be to identify properties in fair or poor condition as early as possible in order to make them less expensive to repair and renovate, more attractive to buyers, and less of a negative influence on the neighborhood. Once identified, the strategy for rehabilitation is largely dependent on the type of ownership and individual circimstances and goals:

- ***Individual owners*** with good intentions struggling to cover expenses:
  - Load programs, non-profit maintenance assistance, help with sale if desired;
- ***Multiple owners*** looking to maximize profit by minimizing maintenance:
  - Notification, loan programs, strict code enforcement, donation for tax write-off, receivership, help with sale, Blight Eradication and Demolition by Neglect;
- ***Inherited properties***/ownership-dispositions in process or in dispute:
  - Same as multiple owners;
- ***Owners*** with limited rehab experience:
  - Notification, education, mentoring, loan programs, help with sale if desired;

Figure 3.6: Aerial view of Five Forks highlighting study area.

Figure 3.7: The former Bakery complex bounded by Jefferson Street and Avenue, and Pine Street.

- ***Real estate investors/flippers:***
  - Notification, construction loan fund. If all else fails, help with sale, strict code enforcement, donation for tax write-off, receivership, Blight Eradication and Demolition by Neglect.

3.2 Five Forks Strategy

The area around the Five Forks intersection was once a vibrant neighborhood commercial area, but is now largely vacant (FIgure 3.6). The largest set of buildings on the east side of Jefferson Street between Jefferson Avenue and Pine Street was once a large commercial bakery (FIgure 3.7), and the building below on the Northeast corner of Pine Street and Jefferson Street was a small meat market and grocery store. A couple of single-story brick commercial buildings remain across Jefferson but the majority of buildings are non-contributing metal buildings including a convenience store at the northwest corner of Jefferson Street and Jefferson Avenue. There is concern on the part of nearby neighbors due to the crime and loitering problems in this area.

The strategy for revitalization of Five Forks is to make the area more active (and thus safer) by repopulating the historic commercial spaces and adding apartments in the upper floors of the two-story commercial buildings and portions of the former bakery buildings. In addition, improvements to the streetscape in the area and additions of green space will make the area more inviting. Lastly, we have shown removal of the non-contributing commercial buildings and their replacement with Live-Work units, a housing type that does not currently exist in Danville but which was common when many of the downtown commercial buildings were built. The single convenience store in this area does a fairly good business by serving the three neighborhoods that adjoin it, and this use combined with some niche retail (coffee shop, deli, etc) may be viable here.

The aerial photo to the left (FIgure 3.6) shows the existing conditions in the Five Forks area. The plan for the area is on the next page (Figure 3.8). The reader will note that there is a blue line running through the plan horizontally. This represents the historic location of a creek bed that ran through the area. The contour map on (Figure 2.5, page 6 in the Analysis section) shows that this creek "valley" still exists to the west of the Five Forks area, where the water is directed underground into a culvert in the middle of the block. It then travels under the Five Forks area to an outfall across Wilson Street, shown in the plan to the east. This is part of the same creek that was highlighted in the River District Plan in 2011. That plan recommends daylighting a portion of this stream between the River District and the Monument-Berryman neighborhood as a new green space amenity for the area. The blue line shown between the intake and outfall of this creek is representational: in some places it is a pattern on the paving, in others it is a pedestrian walkway. Concrete pavers can be colored to represent a range of blues to accomplish this effect.

The heart of this area is the historic complex of commercial buildings including the former bakery buildings. This complex of buildings includes the original commercial building on the corner (now

Figure 3.8: The plan for the Five Forks area includes new Live-Work units (red roofs) on the east side of Jefferson Street, rehabilitation of the other commercial buildings, improved streetscape, and the closure of Jefferson Avenue between Jefferson Street and Wilson Street for the creation of a park.

Figures 3.9-3.11: The former bakery retail storefront at the corner of Jefferson Avenue and Street. (top); the facade along Jefferson Ave (note rooflines of embedded houses), middle; former Studebaker showroom (garage/possible restaurant visible on left).

covered in formstone), another historic brick building in the center, two houses that were enclosed by a false facade, and several concrete block buildings including a loading dock, a flour stack, and the original baking area. One other commercial building with two commercial bays and a second story apartment is located at the corner of Pine Street and Jefferson Street. There was another commercial building immediately to the north of this building, but the roof collapsed and the building was demolished, leaving a triangular open space that extends from a narrow end near Jefferson Street to a wider end at a service alley to the west. The plan for this area calls for the two houses embedded in the complex to be uncovered and used as two separate rental units with rear corridor connections to the rest of the complex. The second floor of the original bakery building on the corner of Jefferson Street and Jefferson Avenue would also be apartments, and the remainder of the first floor bakery complex would become loft-style apartments. It may be possible to package these buildings for the development of mixed income apartments combined with some commercial space. Another possible use would be a food-related industry in portions of the original bakery complex. Conceptual floor plans showing the reuse of this area are shown below.

The area to the north of Jefferson along the west side of Loyal includes an attractive two-story brick commercial building at 762 Loyal Street (Figure 3.11), a one-story former garage with an attrac-

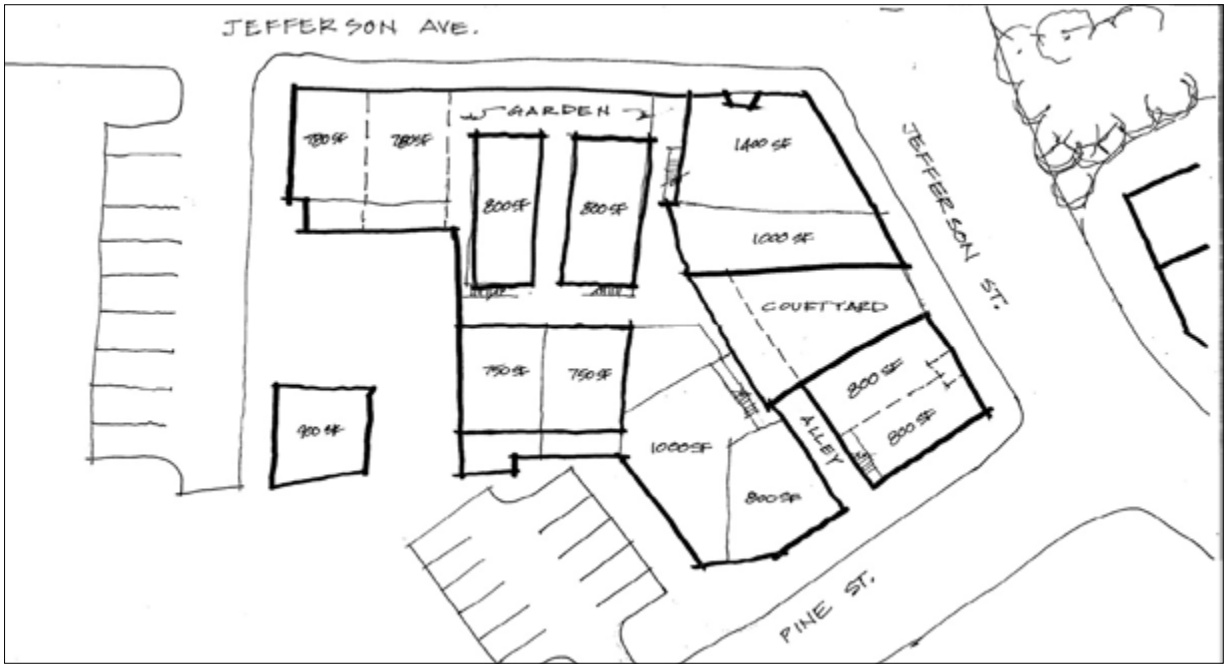


Figure 3.12: Floor plans for the former bakery complex and adjacent buildings. The main bakery building is shown as loft apartments, but they could also be back-of-house catering or baking.

Figures 3.14-3.16: The proposed plan for the area around the former meat market (top); the Jefferson Street facade (middle); 809 Pine, which could be demolished for parking (bottom).

tive facade (764-766 Loyal Street), and the "Jungle Box" (770 Loyal Street), a quirky small building that was one of the first drive-through bank facilities in Virginia (Figure 2.9, page 7). Uses for these buildings could include a car-related use in the warehouse (there is a ramp in the back that allows vehicle access to the second story). This building was originally a Studebaker showroom, and the natural light on both levels is excellent. A use such as a classic car restoration service would fit well here, and could attract race car fans from the nearby Martinsville Speedway and Virginia International Raceway. The single story commercial building to the south of this would make an excellent small restaurant or cafe, and might be affiliated with the warehouse to facilitate events in the building. The Jungle Box building would make an excellent drive-up/walk-up coffee bar, and this, too, could be affiliated with a restaurant to the north. There is room for ample parking for these buildings and others in the Five Forks commercial area behind and to the west of these buildings where the Old Danville General Hospital once stood (this is shown as a red outline in Figure 3.6). An outdoor seating area is shown behind the proposed restaurant building.

The area to the south of the former bakery complex is the former Meat Market building (807 Pine Street, Figures 3.14 and 3.15 plan top left, photo middle left) currently owned by the Historical Society. The interior of this building includes very high pressed tin ceilings and large open spaces. This building might be suitable as a deli. An outdoor seating area is shown between the building and Jefferson Street. Currently this area is completely paved for parking, but the layout is too cramped for parking with screening, so this is not recommended in the future. The residential building immediately to the south is non-contributing and has been empty for several years. Because it is non-contributing, we suggest that it be considered for demolition, which would allow use of the lot for parking as shown in Figure 3.14.

The plan for the Live-Work units is shown at right (Figure 3.17), and a sketch of this area is shown on the next page (FIgure 3.18). The plan shows two buildings remaining on Jefferson Street. One is 413 Jefferson Street, which is an attractive historic one-story retail building, and the other is the vacant car detailing garage on the south end of the block above the retaining wall. The latter building might be repurposed as a soda fountain-type use since it is visible from Green Street Park. The plan shows a seating area surrounded by a wall and landscaping to buffer it from the street. The Five Forks sign is also shown here in a more appropriate landscaped setting.

Figure 3.17: Proposed Live-Work units.

Figure 3.18: A sketch of the Five Forks area as it might look with new Live-Work units and rehabilitated buildings, new streetscape, and a new park. Note the embedded houses in the bakery complex have been "liberated."

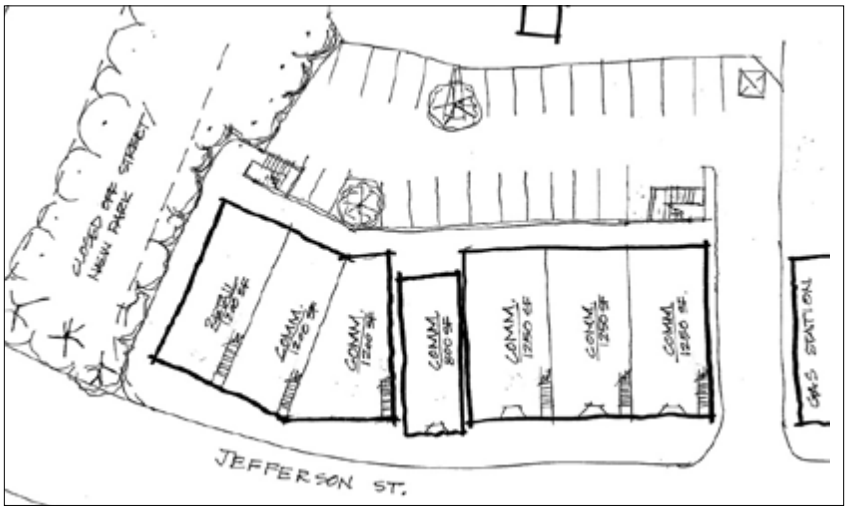


Figure 3.19: Possible floor plans for the Live-Work units.

Figure 3.20: This portion of the Five Forks plan shows the proposed park in place of a section of Jefferson Avenue between Jefferson Street and Wilson Street.

The live-work units are envisioned as two-story with approximately 1250 sf of retail/office and 1250 sf of residential (2-3 bedroom). The ideal uses for these units would be some type of preservation-related work such as restoration carpentry, window refinishing, architectural detail refinishing and re-creation, etc., but any retail or office use would work. Parking is shown in the rear, with access along the retaining wall behind the former car detailing business Possible floor plans for these units are shown in Figure 3.19 at left.

If the Live-Work units succeed, the plan shows how they could be replicated to the north of the proposed park. This would be desirable because it would complete the feeling of enclosure on both sides of the street and create a better gateway from the north to the Five Forks area.

The existing environment in the Five Forks area is uninviting. The sidewalks are narrow, there are utility poles throughout, and there are no trees. When this area is redeveloped, it would be desirable to underground or re-route the utility lines if possible. At a minimum, the sidewalks on the west side should be widened and the new buildings on the east side should be set back further to allow for wider walks. The pattern of the walks could be the same diamond pattern in concrete or pavers that occurs in the neighborhood, and street trees should be added (if the overhead lines are to remain, these can be Crepe Myrtles as recommended for the streets in the neighborhood. Improved streetscapes are shown in the plan (Figure 3.8) and sketch (Figure 3.18).

To increase the green space in Five Forks, a new park is proposed (Figure 3.20, below left). The space for this park would be created by removing a section of Jefferson Avenue between Jefferson Street and Wilson Street. Most of the buildings in the Five Forks area would have views to this park. The blue curving pathway shown in the park is envisioned as a “remembrance” of the creek that runs underneath this area and which daylights across Wilson and eventually flows to the Dan River near the pedestrian bridge across the Dan. This pathway parallels a proposed bike path running between Jefferson Street and Wilson Street. The streets throughout the OWERD district are quiet enough to ensure safe bike travel, and this bike path would then connect from the neighborhood to the major bike lanes on Wilson that take cyclists north to the Tobacco Warehouse District or to Ridge Street for connections to the west. Jefferson and Pine also have easy connections to Main Street and the bike lanes there lead to the retail district to the north and the hospital area to the south. The plan shows large stones at the entry points, and is intended to have native plantings, entry

Figures 3.21-3.23: The environment in the OWERD. Kudzu between blocks (top); historic sidewalks (middle); attractive front yards (bottom).

signage, and benches along the pedestrian pathway. Although it is not possible to excavate the site to the original elevation, a gentle dip in the site toward the pedestrian pathway could approximate the creek valley. To work with this theme, pavers could be permeable to minimize runoff. This "natural" area would make a nice counterpoint to the more formal layout of the nearby Green Street Park.

3.3 Environmental Improvements

At the present time the neighborhood environment is not conducive to attracting new residents. This is due to a variety of factors. First, many of the properties themselves are poorly maintained. Not only are many buildings vacant and/or boarded, but many of these properties have construction debris and trash on the ground that is visible from the street. In addition, the condition of the sidewalks is highly variable both in design and maintenance. There are few street trees, due mostly to the presence of overhead utility lines. The center of the blocks are overgrown with kudzu and other invasive non-native species. These problems must be addressed in order to make the neighborhood attractive to new homeowners.

The sidewalks should be replaced as buildings are renovated (or in larger segments, if budget allows), installing either square concrete pavers or patterned concrete at a 45 degree angle. Allowance should be made when installing sidewalks for the placement of trees so that a heavier concrete collar can be installed to keep the trees from lifting the walk. It is also recommended that the existing narrow band of grass be eliminated as it is mostly weedy and poorly maintained. See proposed plan on next page (Figure 3.24). Trees should be small varieties in order to fit under the utility lines. Crepe Myrtles are planted along Green Street and these would be appropriate throughout the neighborhood. Different colors could be planted on different streets, or a reliable variety such as the white-flowering "Natchez" could be used. Whatever variety or varieties are chosen, care should be taken to ensure the species chosen grow tall enough to avoid becoming shrubby and restricting pedestrian or vehicular movement. Usually specimens with fewer trunks or tree-form (single trunk) specimens are best for such confined spaces.

The curb/retaining walls along the right of way throughout the district (see example, Figure 3.22) are a distinctive and attractive feature of the neighborhood. Whenever a house with such features must be demolished, they should be carefully removed and stored so that they can be reused or replicated on other properties. Higher standards of property maintenance and landscaping should be encouraged. As discussed in the next section, awards for properties with "best new landscaping," "most improved landscaping," and so on will promote friendly competition for attractive yards, one of the hallmarks of a stable neighborhood.

There are issues with the backs of properties (inside of blocks) that will be more difficult to solve. As in many places in Danville, challenging grades have led to problems for the neighborhood. There

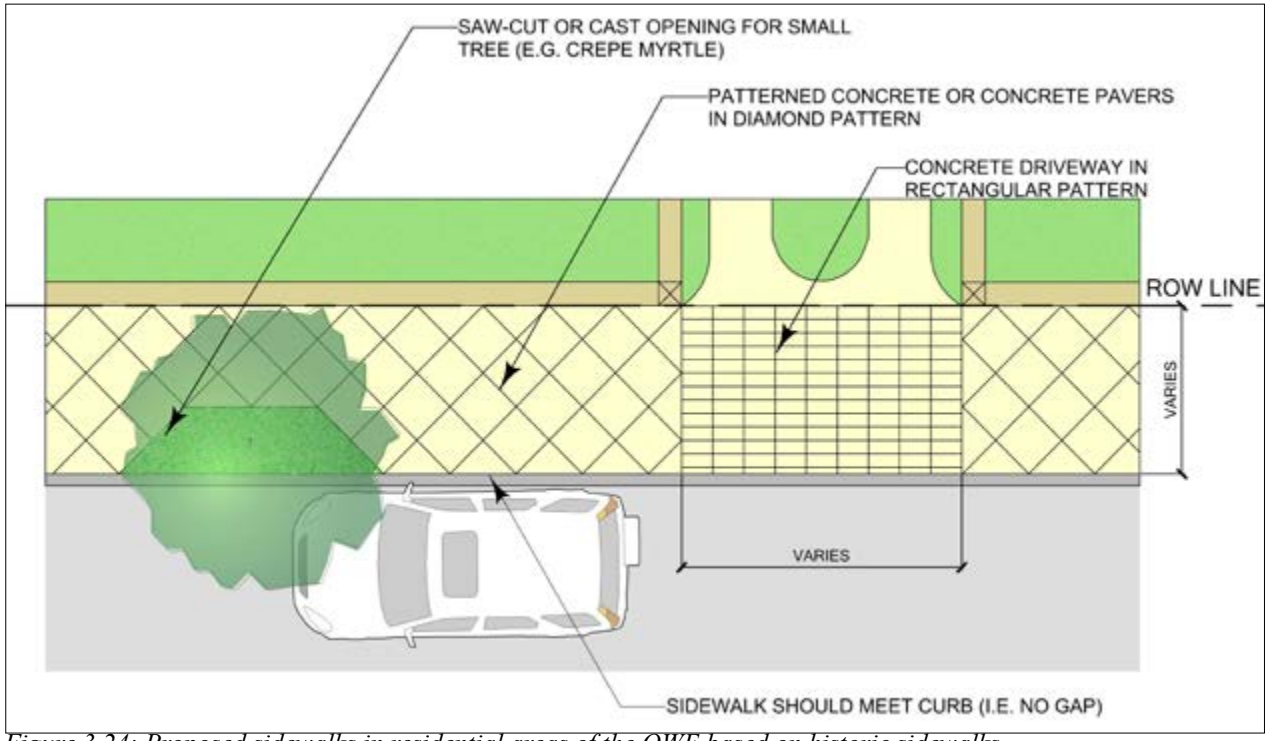


Figure 3.24: Proposed sidewalks in residential areas of the OWE based on historic sidewalks.

is evidence that these challenges have been addressed with varying degrees of success since the neighborhood was established (see Figure 3.25, bottom left). This is seen most commonly at the backs of properties, where steep grades have been neglected and are now overgrown with invasive species such as kudzu. The best strategy for these areas will probably involve an outside organizing entity such as the City or the proposed Neighborhood Association. Solutions might involve conservation easements or simply Neighborhood Association agreements to share costs for clearing brush and creating a maintained natural area to benefit the adjacent property owners. In some areas such open spaces have become public greenways, but it seems more likely here that these areas could have access restricted to the adjacent property owners. There was probably a creek bed on the interior of the block between Jefferson Avenue and Pine Street, and this could be re-established over time. Any vacant lots adjacent to the natural areas could provide small seating areas, vegetable growing areas if desired, and gated access to the interior block greenway.

Figure 3.25: An historic retaining wall behind a house on Green Street, now failing.

Another possible use for any vacant lots that now exist or may exist in the future would be to allow them to be sold at cost to the adjacent property owners, either half to each adjacent owner, or all to one. There is a process for the disposition of vacant lots in other cities, for example St. Paul, MN ("Guidelines for the Disposition of Splinter Lots") or Norfolk, VA ("Side Lots for Side Yards Initiative"), and these can be examined to see what would work best in Danville. This is a win-win for both the owners of the vacant land (usually the City) and the community, because someone obtains the property who wants it and needs the space, and regular maintenance is assured (through covenants with the sale, if necessary).

Adjacent to the OWERD to the southeast is Green Street Park (FIgure 3.26). This has been a park since Victorian times, and appears to be well used. It could benefit from minor improvements and improved maintenance, but the basic layout seems to work. One of the chief problems with it currently is that many of the properties surrounding the park are either in poor condition or the buildings have been demolished and the lots are not maintained. This may be due in part to the fact that the surrounding neighborhoods are adjacent to the park, but no neighborhood feels a sense of ownership.

To assist with revitalization of the Five Forks area and Green Street Park, and the houses that face it on all sides, consider adding these areas to the OWE Historic District in order to:

- Assist with restoration by adding tax credits;
- Treat the properties around the park in a holistic manner, since they form the “frame” for the park and the condition of all the buildings reflects on both the park itself and all the neighborhoods that touch it;
- Create a sense of ownership and thus encourage advocacy for this important historic open space.

Figures 4.1-4.2: As with all projects, success lies in the details. The OWERD has "good bones," and that should result in a positive outcome with hard work and cooperation by residents, home owners and the City.

4: Implementation Strategies

4.1 Overview

This section will discuss strategies for revitalization of the OWERD. The strategies presented here are meant to be a prototype for dealing with similar problems throughout the City, but it is our recommendation that these strategies be tested first in the OWE Rental District. If the implementation strategies work in the OWERD, then there will be visible and measurable improvements in this area, resulting in an important change in attitude about downtown housing. At the same time, it is clear that there are distressed historic properties throughout the City, and if the opportunity exists to save a structure, it should be saved. Some properties may be too deteriorated to be saved, both in the OWERD and throughout the City, and these structures will probably be lost. In some cases these buildings are a health, safety and welfare risk, and these buildings must be demolished sooner rather than later. In the OWERD, there are few if any structures that are a health, safety and welfare threat at present, but a few are perilously close. If any properties must be demolished, these buildings and their histories should be documented prior to demolition. Going forward, the hope would be that application of these strategies will result in earlier identification of problem properties and the opportunity to save more of them.

The Revitalization of the OWERD will require a coordinated effort on the part of the City, citizens and property owners. In brief, the range of strategies should include the following:

- Implement the OWERD as a Rental District to allow increased inspection of rental properties.
- Adopt Receivership legislation in Danville to provide a broader range of tools to deal with problem properties.
- Identify and monitor the houses that are in the worst condition or are causing the most severe problems related to appearance or crime.
- Designate a Preservation Planner within the Community Development/Planning Department who will be the first point on contact for all inquiries related to historic buildings and a City and community liaison with VDHR. This person will also work with other departments (e.g. Inspections, Public Works), to coordinate activities and keep citizens informed.
- Form a City inter-departmental Technical Assistance Team to assist citizens with issues related to housing (inspections, process and approvals, financing, etc.).
- Organize an active, participatory non-profit Neighborhood Association that will work with the City to address the problems in the neighborhoods.
- Reach out to the larger community to publicize the best qualities of the neighborhood, educate people about the strengths of the area (including realtors and human resources departments), and attract new homeowners and renters.

Figure 4.3: Some renovation work in underway in the OWERD, but this section mentions additional strategies that can be utilized to ensure that more historic structures can be saved.

- Work with the City, local banks, and state agencies to mobilize financial resources for revitalization.
- Develop a strategy to keep pressure on problem properties and problem property owners to make repairs or face consequences.
- Develop web based and/or print materials that explain the resources available to help homeowners.
- Consider mobilizing non-profit assistance for homeowners who wish to remain in their homes but are having trouble paying for repairs.
- Improve the appearance of the environment and the streetscapes within the neighborhood, and of open space resources such as Green Street Park.
- Consider adding Five Forks, Green Street Park and the houses adjacent to it to the OWE Historic District in order to deal with this area in a holistic way.
- Revise and expand the existing OWE Design Guidelines.

These action items are discussed in detail below. Keep in mind that while we recommend that the first area of focus for revitalization should be the OWE Rental District, we also recommend that these strategies be applied city-wide to historic neighborhoods and properties.

There is another important overriding issue that must be discussed as part of implementation strategies: ***The need for understanding new economic realities***. In the past, preservation has often been the purview of those who understood the value of historic structures and had the passion to restore beautiful houses. For many, this meant that the cost of restoration was more than the value of the restored property, and this was acceptable to the owners because of their economic status and emotional attachment to the property. For others, they were able to renovate an historic house and make a modest profit, allowing them to then repeat the process multiple times. Unfortunately the downturn in the economy and the housing market mean that this equation no longer works very well, or doesn't work at all. Housing values in most of the historic districts in Danville are very low. A house in the OWERD in need of major repairs might be priced as low as $15,000, and a fully rehabbed house in the same area of about 1800 square feet might cost about $180,000.00. This is good for those wishing to purchase properties, but because of the low values many banks are skittish about offering rehab loans or even mortgages. And if the owners have or borrow the money to rehabilitate a building, the low initial value means that the cost of renovation must be controlled to ensure the property can be sold or rented at a modest profit. There is still a small number of rehabs underway in the OWE, but most of these are self-financed. For those strapped for cash, rehab activities are on hold, most noticeably since 2008. One person told us that he owns several properties and that he would like to replace the standing seam roof on one of them, but the quote for replacement was $45,000.00. This is more than the property is worth, so replacing the roof according to the historic preservation guide-

Figure 4.4: The Doves House at 808 Green Street has had a modern metal roof installed. Although this does not meet the design guidelines for the Old West End, it has probably kept the house, now vacant, from further deterioration and possible demolition. Adoption of such a provision in the Guidelines in some circumstances could help save more houses in City historic districts.

lines is not financially feasible, and if it is left "as is" the house may deteriorate to the point that it cannot be saved.

Another strategy to consider requires a discussion of the concepts of ***preservation vs. restoration***. At the current time in the OWE, the design guidelines administered by the Commission for Architectural Review (CAR) call for restoration only: replacement of deteriorated elements with like materials and craftsmanship. This even applies to buildings that are not contributing, which has caused some problems during the past year.

In a few communities nationally there has been backlash against restrictive covenants and guidelines to the point that design guidelines are not adopted, or are removed. In many communities, there is an acknowledgement that in extraordinary times or circumstances temporary measures are acceptable, even necessary, to save historic structures, and that non-contributing buildings should have different standards applied. The current financial climate combined with the deteriorating condition of many buildings may be such an extraordinary circumstance.

While there must be limits on such measures, it may be that (for example) allowing a dimensional (high quality) asphalt shingle roof or a modern metal roof to replace a standing seam roof should be allowed with the understanding that at a future date if financial circumstances allow, that the original roof materials will replace the "temporary" roof. In such cases when original materials are to be replaced, as is recommended when buildings must be demolished, a photographic record of the existing features should be made.

The community and the CAR would have to decide what elements would be considered acceptable (e.g. roof replacements and modern gutters would be acceptable but vinyl siding and windows and modern replacement doors would not be acceptable), and a Certificate of Appropriateness (COA) would still need to be issued. There are already examples of non-original type roofs that have been allowed in the OWERD at 802 and 808 Pine Street, where modern metal roofs have replaced standing seam roofs. We encourage the community to explore this further because increasingly, the choice before the Commission may be between saving the building or modifying the rules. Implementing this would require modification of the existing design guidelines.

4.2 Administrative Actions and Organizational Infrastructure

In order to more successfully deal with problem properties in the OWE Rental District, a more effective and comprehensive organizational infrastructure is needed. A matrix of the needed actions, timelines, and responsible agencies in included on page 33. Components should include:

- ***Implement the proposed OWERD as a Rental District*** to allow increased inspection of rental properties.
- ***Adopt the Receivership laws*** enabled at the State level in order to provide a greater range of options when dealing with problem properties. The law requires that if there are tenants in a building that is put into receivership, that they must be allowed to remain, and in some cases, this would work. Perhaps the best use for this law would be for buildings that have been vacant for some time and that are urgently in need of repairs to prevent further deterioration. A good example of a vacant/deteriorating building for which this legislation would be helpful is the Doves house at 808 Pine Street.
- ***Adopt the Spot Blight law*** to provide another tool for revitalization.
- ***Reconsider Fines for Vacant Houses***. The City has considered this action in the past and has rejected it because of problems with foreclosures held by a bank and houses on the market but not sold. If there was a satisfactory way to define houses that are not on the market and that are essentially neglected and deteriorating short of the need for demolition, this might be one way to "nudge" (especially multiple) property owners to donate the property, sell it, or fix it. In Texas, state law allows fines for vacant houses, with the fine increasing yearly. It is understandable that many houses are empty for reasons beyond the control of the owners (foreclosure, for sale, relocation), so a strategy would need to be developed that would not penalize owners in these situations. If it could apply to long-term vacant housing or boarded housing, that would create some leverage to get these properties into the hands of those who will renovate and occupy them. In some cases even the threat of such fines may be enough to get owners to allow properties to be sold for a reasonable price.

  It should be noted that this strategy may not work in all neighborhoods. It has the best chance of working in the OWE. Although there is an oversupply of housing in Danville due to loss of population in the past 20 years, the well-preserved historic homes in OWE are likely to be more in demand. In other more distressed areas such as Monument-Berryman, many houses are vacant because there is no market for them. All these variables will have to be considered in formulating a workable strategy.
- ***Revise the existing Design Guidelines for the OWE*** to provide more guidance regarding historic styles, procedures, and examples of acceptable and prohibited materials.

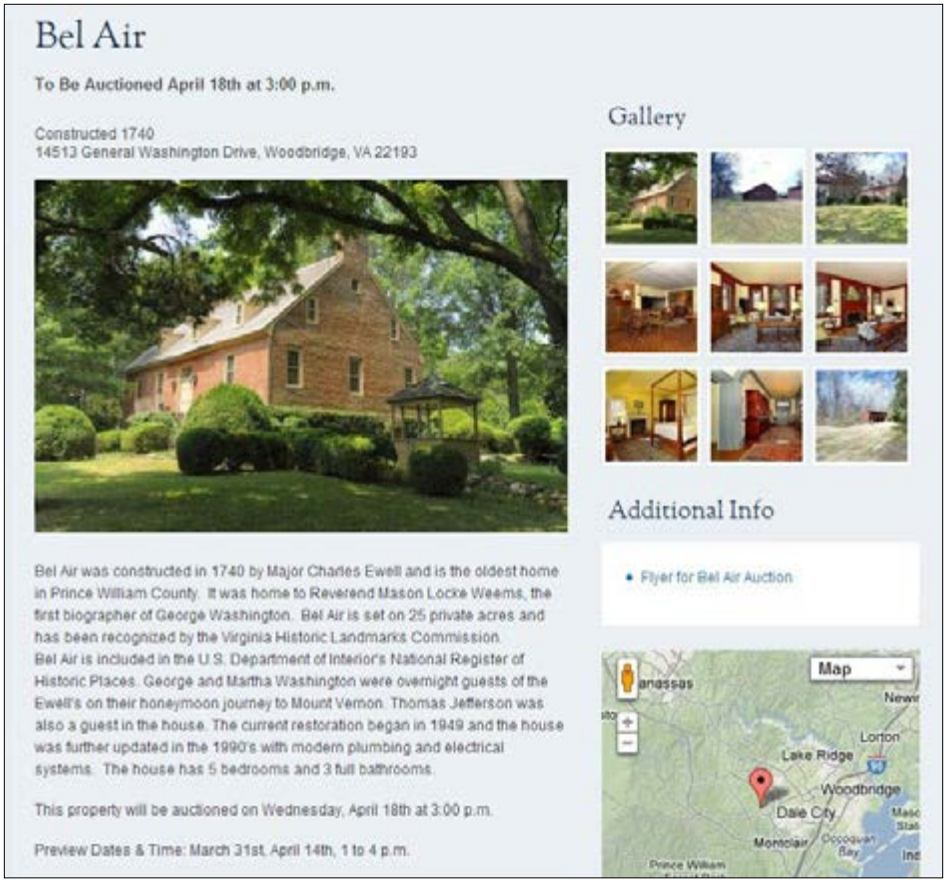


Figure 4.5: This extract from the Preservation Virginia web site shows the type of information that should be included on each house being marketed on a Neighborhood Association web site. Information about the neighborhood, the City, and incentives in addition to interior and exterior photos should also be included.

- ***Promote the Preservation Planner Position.*** This person will be the coordinator between Inspections, Planning (and other City departments as necessary), architectural review commissions, neighborhood associations, citizens, property owners, VDHR, financial institutions, state agencies, and so on. This person should be knowledgeable about and committed to historic preservation, a problem-solver, and someone who is good with people. Often the process of renovating a home, getting permits and inspections, locating resources, and finding help can be confusing for homeowners, and this person would be an important conduit to the answers homeowners need to feel they have the support of the City during this process.

- ***Create a City Technical Assistance Team.*** The City should consider putting in place an interdepartmental team that can assist property owners in evaluating individual buildings and help homeowners to understand what is needed to rehab their property. This team could also inform homeowners and property owners about what financial resources and incentives may be available to them, and in some cases assist with obtaining financing for mortgages or construction (see section 4.3, below).

- ***Create a Neighborhood Association.*** We recommend the formation of a neighborhood association to provide a voice for the historic neighborhoods, property owners, and renters in Danville. Although we recommend that they begin their efforts in the OWE Rental District, we feel strongly that eventually this organization should advocate for historic neighborhoods throughout Danville. It could become an "organization of organizations" representing and coordinating between smaller neighborhood associations throughout Danville, or it could be a single organization advocating for all historic neighborhoods. This organization should also serve as an ambassador to the neighborhood(s) and a source for essential information on how to proceed with renovation of an historic home. As with the Preservation Planner, the Director of this organization should be a unique, self-motivated individual who is committed to and knowledgeable about historic preservation, housing issues, and the economic dynamics that drive both. Ideally, this person should be a paid professional. Some of the early tasks for such an organization should include:

  * ***Develop a Web Site and Facebook Page.*** A web site should be developed to market the neighborhood(s) and individual historic houses available for sale. This site should begin with broad-brush information about the City, the River District, and the neighborhood itself, and should also include information about safety, demographics, financial resources and incentives. The site should focus on individual listings of properties with the usual

real estate information but also with photos showing architectural details, history, and condition. The intended audience for this website/Facebook page would be not only people throughout the country who are looking for a great location to live and reasonably priced historic houses to rehab, but also people relocating to Danville for work, either temporarily (e.g. medical students), or permanently.

* ***Community Outreach/Education.*** Concurrent with efforts to create a web site/Facebook page, the Neighborhood Association should conduct outreach and education not only for new homeowners, but also for those groups and individuals that have an influence on where people decide to live in Danville.

  Outreach for homeowners includes identifying resources needed by the new homeowner, discussions with City departments who interact with homeowners, where to go for information and permits, how to evaluate contractors, and so on. For instance, the Neighborhood Association could work with local hardware and building supply stores or the community college to provide "how-to" classes about restoring historic homes or applying for tax credits, lists of craftsman and contractor services, open houses to welcome new and prospective property owners, and possibly a mentoring program.
  To educate those within the community, open houses or other types of smaller meetings should be organized with those whose opinion may influence decisions to live in the historic neighborhoods in Danville. Information to be imparted might include objective statistics about crime, information about the neighborhood and the people who own homes there, and education about/tours of some of the renovated homes in the OWERD. These meetings should include groups such as City departments (e.g. the police and inspections/permits) and meetings with real estate-related professionals such as bankers, real estate agents, and Human Resource Directors for large institutions and companies (e.g. Goodyear, the Hospital, Averett).
* ***Historic Preservation Tips and Tools Brochure.*** In addition to a web site and personal assistance, a brochure available in print or digital formats about the historic homes in Danville and the ways in which the City and the neighborhood association can assist property owners with the process of rehab would be a great additional resource. It could be available at the Information Center and could be distributed to real estate agents in addition to being available on the web site.

* ***Marketing/Sales Help/Donation***. It may be advisable to consider a program that would allow the Neighborhood Association or the City to either help distressed owners market their property without donation, or receive property donated by owners who are no longer able to maintain it. In the case of donation, the individual or company would receive a tax write-off for the donation and the City or the Neighborhood Association could then market the property on the neighborhood web site and with local real estate agents. Prices for these properties would be set to cover the expense of stabilizing the house, if necessary, and maintaining it until sold. Houses would be sold with covenants. This

should not be attempted with properties that are so distressed that demolition is likely, or when health, safety and welfare are an imminent problem.

4.3 Identify and Market Financial Resources and Incentives

Many homeowners are unaware that there are other venues for financing rehabilitation than simply applying for a loan at the bank. And in these difficult financial times, even people with excellent credit are often finding that they cannot get much (or any) assistance from banks. This is an especially difficult problem in areas that the banks have labeled as distressed, which in Danville includes most of the historic districts. To combat this problem, the City must continue exploring ways in which they can assist with these problems. The City has access to and knowledge about state and federal funds and to Community Reinvestment Act funds which can be used for renovating housing in historic neighborhoods and/or distressed areas. In some cases, these funds are only available for low-income housing. But there are some funds available that are not earmarked for low-income housing. Here are a few of the possibilities:

- ***Construction loans (or construction loans with conversion to a mortgage) for residential rehab at favorable rates*** and/or with a lower range of income qualification than most traditional bank loans. These loans should first be made available to people with demonstrable skills and a proven track record in historic rehab. These may be available for single-family and smaller multifamily units. An example of this type of loan might be the FHA 203K loan program.
- ***Construction loans, with or without a conversion to a mortgage for larger projects such as apartment renovation and commercial or mixed use development.*** As with some of the successful recent development projects in the River District, the City can be of assistance to larger developers who may be interested in apartment or commercial development in the OWERD. The Community Development Department can tap into a variety of resources for this money, including VHDA (Virginia Housing Development Authority), Virginia Capital, Virginia Community Capital, among others. Many of these loans are available for the rehabilitation of low income units, but there are some programs available for mixed or market-rate units for historic preservation and revitalization.
- ***Small Business and Mixed-Use Loans.*** Loans may be available through Virginia Community Capital and other agencies for business start-up costs. This may be useful for individual business owners in the Five Forks area, or for a larger developer who may be interested in redeveloping the former bakery buildings for residential and commercial, or for construction of the live-work units proposed in Five Forks.

- The City Technical Support Team or the Neighborhood Association could assist with ***bundling tax credits*** to take advantage of this resource. Many homeowners do not take advantage of tax credits because of the cost and the time required to obtain approvals before renovation can begin. For individuals or companies with the resources, and especially for properties that are or will become rentals, this bundling may be more feasible since both state and federal tax credits could be utilized. For multiple buildings or larger properties these tax credits could possibly be syndicated, allowing owners and developers the cash flow needed to complete the renovations.
- Consider applying for ***TEA21 funds*** for greenways, bike paths, the proposed park, and streetscape improvements.
- If the Neighborhood Association is a non-profit, they may have the resources to assist homeowners with ***grants for weatherization, accessibility, energy efficiency, and necessary repairs for homeowners with limited resources.*** The City Community Development Department can also be of assistance. The Neighborhood Association may also be able to organize local charitable organization to provide manpower for this type of effort.
- It may be possible to ***allocate money from the City's General Fund for the purchase of problem properties*** if other avenues are not available or advisable. This money could also be used for improvements to properties that are in receivership. The intent would be for this money to act as a revolving fund, with expenses and costs repaid through the sale of acquired properties. It is important to stress that the role of the City would not be to actually rehabilitate this housing. Instead, if the house is in receivership they would contract for the repairs necessary to stabilize the structure (usually a new roof and/or new gutters, window repair, mothballing, etc.) after which the owner would pay for the repairs or the house would be auctioned off to a new owner (with covenants if possible). If the property was purchased outright, the procedure should be to stabilize the property and sell it with covenants to a new owner or a developer who will rehabilitate it and then rent it, live in it, or sell it (with covenants).

4.4 Planning and Design

- ***Incorporate Five Forks, Green Street Park, and all the properties facing the park into the OWE*** to provide a sense of ownership of the park and provide tax credits for rehabilitation of the properties facing the park.
- ***Develop a plan to improve the street environment in the OWERD and in Five Forks.*** This plan could include goals and timelines either to improve entire blocks at one time, or could make improvements in areas where houses and other buildings are being rehabilitated. Refining the design for the streetscape will be necessary for this to be accomplished.

- ***Downzone selected multi-unit buildings.*** There are some units in the OWERD that are broken up into too many units. When this determination is made, any time the units or the building has been vacant for the prescribed amount of time, the building should be downzoned to allow fewer units. This will start to move the district out of the business of de facto boardinghouses and into more legitimate and stable apartments. This is an area where a neighborhood association with active members can be of great assistance in monitoring properties and observing how many residents there are in a given property.
- ***Allow creation of rental apartments in owner-occupied buildings.*** Although this may appear to be in conflict with the previous recommendation, in fact it is not. Many buildings in the OWERD (and elsewhere in the OWE and other locations in the City) are too big for use as a single-family house. Many jurisdictions have banned apartments in an attempt to control multiple owners and boardinghouse-type arrangements, but this may be taking the concern too far. Some houses may not be saved if they are too big for single occupancy. The strategy here is to create a more closely supervised rental arrangement where the owner is able to afford the bigger house, and the renter is able to (probably) live in a higher quality environment.
- ***Consider ways in which strategies and organizational infrastructure developed for the OWERD can be applied in other neighborhoods.*** One strategy that may be useful would be to expand the purview of the recommended Neighborhood Association to serve the larger community. This might be as an representative organization with members appointed from each neighborhood, or it might become an umbrella "organization of organizations." Other strategies recommended here, such as the City Technical Assistance Team, can be of help immediately to any neighborhoods or individuals that need assistance.
- ***Develop a strategy that incorporates unbuildable slopes and creek beds into a wider system of greenways to benefit the OWERD and the entire City and to deal more effectively with stormwater.*** Such areas exist throughout the City, and because of their steep slopes are often overgrown and impassable. These areas represent a significant potential asset for the City. Strategies should be explored that might allow property owners to donate portions of their land to a greenway land trust and thereby receive a potential tax credit or deduction. Financial strategies in the previous section also suggest applying for TEA21 funds for this purpose.

4.5 Implementation Tasks, Responsibilities and Timeliness

The matrix on the next page outlines the tasks to be accomplished in implementing the plan, the entities responsible for their implementation, and approximate timelines for planning and implementation. The items on the left column correspond to the bullet points in sections 4.2-4.4.

	CITY COUNCIL	HSING/COMMUNITY DEV.	PLANNING / INSPECTIONS	ECONOMIC DEV	NEIGHBORHOOD ASSOC.	CAR	CITIZENS/PROPERTY OWNERS	VDHR	OTHER CITY DEPTS.
ADMINISTRATIVE									
1. ADOPT RENTAL DISTRICT	■	●	●						
2. ADOPT RECEIVERSHIP	■	●	●						
3. ADOPT SPOT BLIGHT	■	●	●						
4. RECONSIDER VACANCY REGISTRATION	■	●	●						
5. REVISE OWE DESIGN GUIDELINES		●	●			■			
6. PROMOTE PRESERVATION PLANNING		■	■						
7. TECHNICAL ASSISTANCE TEAM		■	●	●	●	●			●
8. CREATE NEIGHBORHOOD ASSOCIATION		●				●	■		
-WEB SITE					■				●
-COMMUNITY OUTREACH		●			■				
-MARKETING					■	●			
FINANCIAL									
1. SET UP LOAN PROGRAMS -RESIDENTIAL		■			●		●		
-COMMERCIAL				■			●		
-BUSINESS		●		■			●		
2. BUNDLING/ACCESSING TAX CREDITS		■		■			●	●	●
3. GRANTS		■			■	●	●		
4. FUNDS FOR PURCHASE, RECEIVERSHIP REPAIRS	■	●	●	●	●				
PLANNING & DESIGN									
1. ADD 5 FORKS, GREEN ST. PARK & ADJ. PROPERTIES TO OWE	●	●	■			●	●	●	
2. STREETSCAPE IMPROVEMENTS	●	●	●						■
3. DOWNZONE SOME MF BUILDINGS		●	■						
4. ALLOW APTS IN OWNER- OCCUPIED BUILDINGS	●		■				●		
5. BROADEN SCOPE OF NEIGHBORHOOD ASSOC.		●			■		●		
6. OPEN SPACE/GREENWAY SYSTEM	●		■				●		●
TIMELINE	4thQ12	1stQ13		2ndQ13		3rdQ13		4thQ13	ONGOING →

■ **PRIMARY RESPONSIBILITY**

● **SECONDARY RESPONSIBILITY**

PLANNING

IMPLEMENTATION

APPENDIX A

Selected Property Analysis and Rehabilitation Costs

Appendix A

Introduction

The consultants examined several properties as representative examples of rehabilitation projects. The following renovation scenarios are based on limited visual observation, historical cost data within the neighborhood, and GIS property tax assessment data. Costs represent an approximation of a General Contractor doing all the work, with suggested "owner / sweat equity" discounts below.

124 Chestnut Street
406 Chestnut Street

808 Green Street
820 Green Street
860 Green Street

205 Jefferson Avenue
208 Jefferson Avenue
215 Jefferson Avenue
218 Jefferson Avenue
221 Jefferson Avenue
225 Jefferson Avenue

846 Pine Street
864 Pine Street
871 Pine Street

Five Forks Concept
- 254 Jefferson Avenue
- 400 Jefferson Street
- 402 Jefferson Street
- 406 Jefferson Street

124 Chestnut Street

Historical & Architectural Description

A faded wood plaque on the house at 124 Chestnut Street proudly proclaims “built in 1890.” This is a one-and-a-half story house with brick body and frame upper story - all currently painted white. A steeply pitched gable faces the street and is sheathed in square edged shingles. A three bay porch with chamfered posts and bracketed eaves covers the front and extends back three bays to the recessed front door.

Inside the front door, a winder stair in the foyer leads to three rooms tucked under the eaves. On the first floor, the three primary rooms could be a living room, dining room, and perhaps a den/guest bedroom. A shed addition across the rear contains a kitchen and bathroom.

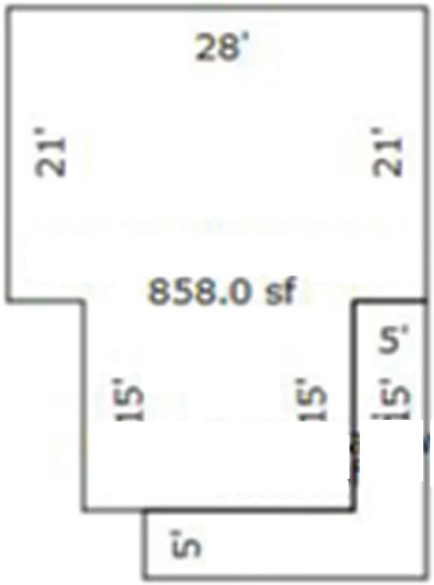
Regrettably this house is standing unsecured with the front door open. A faded wall calendar in the dining room is dated 2004. Renovated, this house would make a lovely single family residence, with approximately 2 bedrooms and 1.5 bathrooms.

124 Chestnut Street

Data from City of Danville GIS

Finished square feet	1,287 SF
2012 Land + Bldg Assessment	$36,400
Change in 10 years	($1, 500)
Change as a percentage	(3.9%)

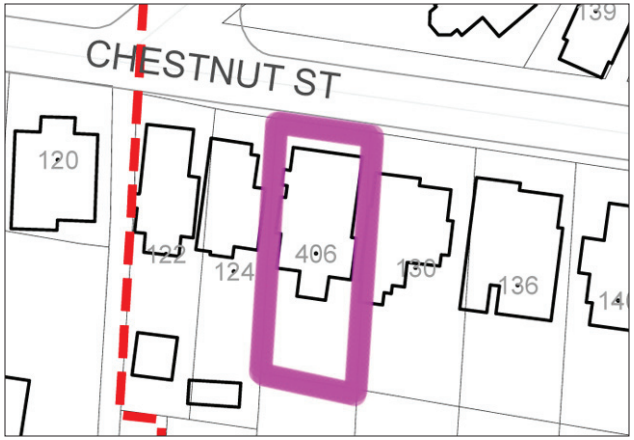
Proposed use:
Single family residence
Two bedrooms, 1.5 bathroom



124 Chestnut Street — Estimated Projection of Rehab Costs

Building Renovation Costs	SF		Cost			
Demo & disposal of conditioned space	0	x	$6	=	$0	
Demo & disposal of unconditioned	644	x	$3	=	$1,931	
Renovation of basement/crawlspace	429	x	$15	=	$6,435	
Renovation of exist conditioned space	1287	x	$65	=	$83,655	
Renovation/repairs of roof level	858	x	$10	=	$8,580	
New construction of conditioned space	0	x	$100	=	$0	
New construction/repairs of porches	85	x	$40	=	$3,400	
Site Renovation Costs						
New walkways, decks, terraces	200	x	$10	=	$2,000	
New driveway	0	x	$15	=	$0	
Retaining (short) wall work	25	x	$20	=	$500	
Retaining (tall) wall work	50	x	$40	=	$2,000	
Grading / sod / landscaping	3,505	x	$2	=	$7,010	
						average rehab cost/sf
SUBTOTAL OF INVESTMENT					**$115,511**	$90
POTENTIAL INVESTMENT with Sweat Equity						
Potential sweat equity discount (low)	$115,511	x	20%	=	**$92,408**	$72
Potential sweat equity discount (high)	$115,511	x	55%	=	**$51,980**	$40

Note: State Historic Tax Credits of 25% are also available to homeowners.
Note: A partial Real Estate Tax Abatement is available for qualifying projects.



406 Chestnut Street

Historical & Architectural Description

Historically this 1889 house is known as the Talley house. When the architectural inventory of this district was first taken, it was rated as one of Danville's "excellent" houses and noted as a good example of the American Picturesque Queen Anne shingle style.

This frame house is two-and-a-half stories tall with a wrap around Ionic colonnaded porch. A shingled gable dominates the front façade and features a conical topped corner tower. Although brightly painted in an appropriate color scheme, the house is standing unsecured with the majority of its original windows removed from the wall. In fact, as early as 1977, the building was considered to be in a fragile state of preservation.

Mrs. May Patrick Talley was a niece of Major William Sutherlin's wife, Jane Patrick Sutherlin. May built the house in 1889 and lived here until 1899, while operating The Conservatory of Music. She relocated to Shreveport, Louisiana with her only child, Herbert. He died there in March 1913, and his body was shipped back to Danville for burial. Nine days after her son's death, she died as well. They are buried together in Green Hill Cemetery.

Source:
Victorian Danville: Fifty-two Landmarks, Their Architecture & History, Cahill & Grant, page 28

406 Chestnut Street

Data from City of Danville GIS

Finished square feet	2,310 SF
2012 Land + Bldg Assessment	$9,500
Change in 10 years	($7,200)
Change as a percentage	(43%)

Proposed use:
Single family residence
Three bedrooms, 3 bathrooms

406 Chestnut Street — Estimated Projection of Rehab Costs

Building Renovation Costs	SF		Cost			
Demo & disposal of conditioned space	0	x	$6	=	$0	
Demo & disposal of unconditioned	0	x	$3	=	$0	
Renovation of basement/crawlspace	577.5	x	$15	=	$8,663	
Renovation of exist conditioned space	2310	x	$65	=	$150,150	
Renovation/repairs of roof level	1732.5	x	$10	=	$17,325	
New construction of conditioned space	0	x	$100	=	$0	
New construction/repairs of porches	220	x	$40	=	$8,800	
Site Renovation Costs						
New walkways, decks, terraces	500	x	$10	=	$5,000	
New driveway	0	x	$15	=	$0	
Retaining (short) wall work	50	x	$20	=	$1,000	
Retaining (tall) wall work	100	x	$40	=	$4,000	
Grading / sod / landscaping	5,095	x	$2	=	$10,190	
						average rehab cost/sf
SUBTOTAL OF INVESTMENT					**$205,128**	$89
POTENTIAL INVESTMENT with Sweat Equity						
Potential sweat equity discount (low)	$205,128	x	20%	=	**$164,102**	$71
Potential sweat equity discount (high)	$205,128	x	55%	=	**$92,307**	$40

Note: State Historic Tax Credits of 25% are also available to homeowners.
Note: A partial Real Estate Tax Abatement is available for qualifying projects.

808 Green Street

Historical & Architectural Description

This frame house is two stories tall and has a front porch ending in a conical element that is frequently found throughout Danville's historic residential areas. A second floor toilet addition on this porch roof mars the façade, but is easily reversible. This house has deteriorated considerably over the years and has endured fire, removal of most interior plaster, and the indignity of being hit by a runaway automobile. However, all of the original millwork, mantels, doors & windows remain in place.

For over a decade, this house has been in the hands of a non-profit focused on offering victims of domestic violence a safe haven. Architectural plans were prepared nearly a decade ago for a two story, fully handicapped accessible kitchen and bathroom addition. These plans were approved by the CAR and much of the addition was completed before funding ran out.

At first glance, this house appears as quite an eyesore and admittedly is unsecured. However, the newly constructed addition is sound and dry as a gysum-wallboarded shell. The layout on the first floor is fully handicapped accessible including a roll-in shower stall. If this house could be salvaged from its legal and tax quagmire, it could be rehabilitated in a manner that befits its prominent location overlooking Green Street Park.

808 Green Street

Data from City of Danville GIS

Finished square feet	3,278 SF
2012 Land + Bldg Assessment	$7,600
Change in 10 years	($4,200)
Change as a percentage	(35%)

Proposed use:
Two duplex apartments of 1,600sf each.
Each apartment has 2 bedrooms and 1 bathroom.
First floor is fully handicapped accessible.

808 Green Street — Estimated Projection of Rehab Costs

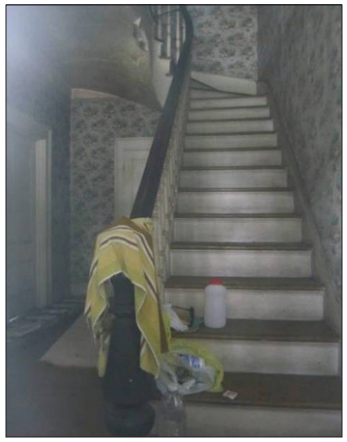
Building Renovation Costs	SF		Cost			
Demo & disposal of conditioned space	564	x	$6	=	$3,386	
Demo & disposal of unconditioned	0	x	$3	=	$0	
Renovation of basement/crawlspace	0	x	$15	=	$0	
Renovation of exist conditioned space	3278	x	$65	=	$213,070	
Renovation/repairs of roof level	396	x	$10	=	$3,963	
New construction of conditioned space	0	x	$100	=	$0	
New construction/repairs of porches	176	x	$40	=	$7,040	
Site Renovation Costs						
New walkways, decks, terraces	200	x	$10	=	$2,000	
New driveway	0	x	$15	=	$0	
Retaining (short) wall work	100	x	$20	=	$2,000	
Retaining (tall) wall work	0	x	$40	=	$0	
Grading / sod / landscaping	1479	x	$2	=	$2,958	
						average rehab cost/sf
SUBTOTAL OF INVESTMENT					**$234,416**	$72
POTENTIAL INVESTMENT with Sweat Equity						
Potential sweat equity discount (low)	$234,416	x	20%	=	**$187,533**	$57
Potential sweat equity discount (high)	$234,416	x	55%	=	**$105,487**	$32

Note: State Historic Tax Credits of 25% are also available to homeowners.
Note: A partial Real Estate Tax Abatement is available for qualifying projects.

820 Green Street

Historical & Architectural Description

This handsome frame house is two stories tall with a front porch. A graceful site stair of cast concrete treads leads to an elevated position overlooking Green Street Park. The house is sound and dry, reflecting careful maintenance. The last recorded sale date was 1967, and few modern "improvements" have been made since. A level lot extends deep into the heart of the block.

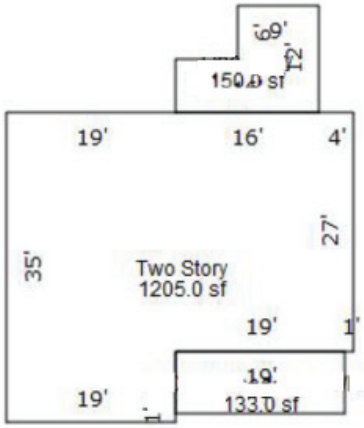


820 Green Street

Data from City of Danville GIS

Finished square feet	2,560 SF
2012 Land + Bldg Assessment	$9,700
Change in 10 years	($8,700)
Change as a percentage	(47%)

Proposed use:
Single family residence
Three bedrooms, 2.5 bathrooms



820 Green Street — Estimated Projection of Rehab Costs

Building Renovation Costs	SF		Cost			
Demo & disposal of conditioned space	0	x	$6	=	$0	
Demo & disposal of unconditioned	0	x	$3	=	$0	
Renovation of basement/crawlspace	678	x	$15	=	$10,163	
Renovation of exist conditioned space	2560	x	$65	=	$166,400	
Renovation/repairs of roof level	628	x	$10	=	$6,275	
New construction of conditioned space	0	x	$100	=	$0	
New construction/repairs of porches	133	x	$40	=	$5,320	
Site Renovation Costs						
New walkways, decks, terraces	500	x	$10	=	$5,000	
New driveway	0	x	$15	=	$0	
Retaining (short) wall work	50	x	$20	=	$1,000	
Retaining (tall) wall work	0	x	$40	=	$0	
Grading / sod / landscaping	2249	x	$2	=	$4,499	
						average rehab cost/sf
SUBTOTAL OF INVESTMENT					**$198,656**	$78
POTENTIAL INVESTMENT with Sweat Equity						
Potential sweat equity discount (low)	$198,656	x	20%	=	**$158,925**	$62
Potential sweat equity discount (high)	$198,656	x	55%	=	**$89,395**	$35

Note: State Historic Tax Credits of 25% are also available to homeowners.
Note: A partial Real Estate Tax Abatement is available for qualifying projects.

860 Green Street

Historical & Architectural Description

This brick structure currently exists as a four-plex with both front and rear porches. The existing front porch is being rehabilitated. Despite being painted, the brickwork is in generally good condition. The roof and gutters should be kept in good shape for preservation of this structure.

A shared driveway accesses the rear of a generally level lot. Any first floor layout could generally be handicapped accessible and could feature Universal Design guidelines. This is important because frequently historic homes constrain accessibility.

During renovation, we recommend the quadplex be reduced to a duplex – either townhouse style or flat over flat style. Alternately, a triplex with larger owner apartment and two smaller rentals could be created. The location is important facing the Green Street Park.

860 Green Street

Data from City of Danville GIS

Finished square feet	4,732 SF
2012 Land + Bldg Assessment	$9,400
Change in 10 years	($5,400)
Change as a percentage	(36%)

Proposed use (owner occupied):
Triplex - 2,366 SF main level apartment with two smaller 1,182SF apartments above

Alternate scheme (owner occupied):
Duplex - 2,366 SF 3 bedroom, 2 bath (flat or townhouse)
First floor flat could be fully handicapped accessible.

860 Green Street — Estimated Projection of Rehab Costs

Building Renovation Costs	SF		Cost		
Demo & disposal of conditioned space	1183	x	$6	=	$7,098
Demo & disposal of unconditioned	560	x	$3	=	$1,680
Renovation of basement/crawlspace	592	x	$15	=	$8,873
Renovation of exist conditioned space	4732	x	$65	=	$307,580
Renovation/repairs of roof level	1183	x	$10	=	$11,830
New construction of conditioned space	0	x	$100	=	$0
New construction/repairs of porches	1120	x	$40	=	$44,800
Site Renovation Costs					
New walkways, decks, terraces	650	x	$10	=	$6,500
New driveway	0	x	$15	=	$0
Retaining (short) wall work	0	x	$20	=	$0
Retaining (tall) wall work	0	x	$40	=	$0
Grading / sod / landscaping	1906	x	$2	=	$3,811

		average rehab cost/sf
SUBTOTAL OF INVESTMENT	**$392,172**	$83

POTENTIAL INVESTMENT with Sweat Equity

Potential sweat equity discount (low)	$392,172	x	20%	=	**$313,737**	$66
Potential sweat equity discount (high)	$392,172	x	55%	=	**$176,477**	$37

Note: State Historic Tax Credits of 25% are also available to homeowners.
Note: A partial Real Estate Tax Abatement is available for qualifying projects.

205 Jefferson Avenue

Historical & Architectural Description

Historically this was one of the very handsome and upscale apartment buildings in the Old West End of Danville. This U-shaped building is three story frame construction with three part applied stucco. The roof of the main building is low-slope to the rear. The roofs of the individual porch towers and a soffitted mansard roof on the main building read as Spanish Revival clay tile. Pairs of double-hung windows march across the facades. The entire building has a slight landscaped setback from the street and the U shape courtyard has an elegant oval shaped sidewalk. Three interior stairhalls lead from this interior courtyard to the apartments. Original wood floors, plumbing fixtures, millwork and windows remain intact.

The goal of any renovation of this building would be to increase the size of the individual apartments to reflect better market conditions. This would also have the effect of reducing the overall unit count from 26 down to a more easily managed number of fifteen or twelve.

205 Jefferson Avenue

Data from City of Danville GIS

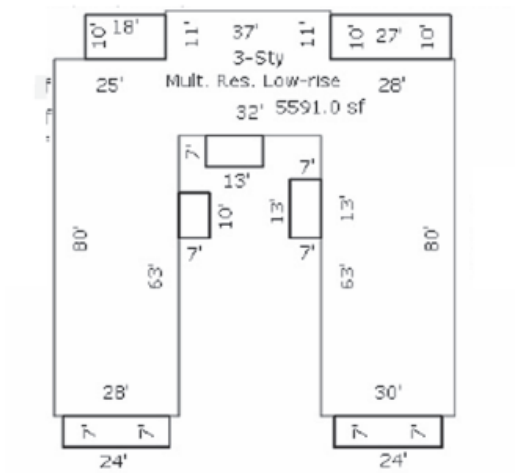
Finished square feet	16,773 SF
2012 Land + Bldg Assessment	$88,900
Change in 10 years	+ $20,700
Change as a percentage	+ 31%

Note that this building reflects the only gain in value of typical properties studied.

Proposed use (reduce current count of 26):
Currently 7 units per floor, average 645 SF.

Scheme 1: Reduce to 5 units per floor
- 15 @ 900 SF (one bedroom + den)
- 15 total units

Scheme 2: Reduce to 4 units per floor
- 9 @ 900 SF
- 3 @ 1800 SF (three bedroom + den)
- 12 total units



205 Jefferson Avenue — Estimated Projection of Rehab Costs

Building Renovation Costs	SF		Cost			
Demo & disposal of conditioned space	8387	x	$6	=	$50,319	
Demo & disposal of unconditioned	2811	x	$3	=	$8,433	
Renovation of basement/crawlspace	2097	x	$15	=	$31,449	
Renovation of exist conditioned space	16773	x	$65	=	$1,090,245	
Renovation/repairs of roof level	8387	x	$10	=	$83,865	
New construction of conditioned space	4193	x	$100	=	$419,325	
New construction/repairs of porches	2811	x	$40	=	$112,440	
Site Renovation Costs						
New walkways, decks, terraces	2000	x	$10	=	$20,000	
New driveway	3000	x	$15	=	$45,000	
Retaining (short) wall work	125	x	$20	=	$2,500	
Retaining (tall) wall work	125	x	$40	=	$5,000	
Grading / sod / landscaping	2507	x	$2	=	$5,014	
						average rehab cost/sf
SUBTOTAL OF INVESTMENT					**$1,873,590**	$112

Consider Historic Tax Credits

Using State Historic Tax Credits	$1,873,590	x	25%	=	**$1,405,192**	$84
Using State (25%) + Federal (20%) HTCs	$1,873,590	x	45%	=	**$1,030,474**	$61

Note that both State & Federal Historic Tax Credits would be available to a project of this scale.
Note: A partial Real Estate Tax Abatement is available for qualifying projects.

208 Jefferson Avenue

Historical & Architectural Description

This house is two story load bearing brick masonry with very fine “butter” joints. Metal cresting and bracketed eaves adorn the roof lines. Regrettably the brickwork has been painted but appears to be in generally good condition. A first floor brick bay window accents the front gable. There is one vacant lot between this house and the adjacent church, and therefore it commands a prominent position along Jefferson Avenue.

208 Jefferson Avenue

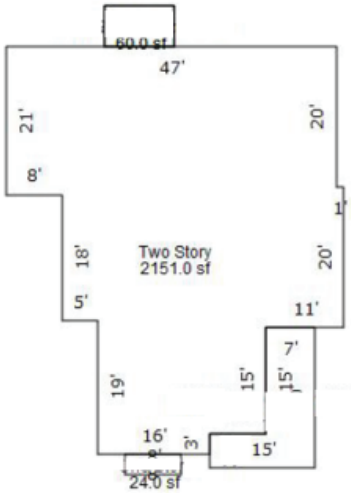
Data from City of Danville GIS

Finished square feet	4,326 SF
2012 Land + Bldg Assessment	$30,100
Change in 10 years	($21,100)
Change as a percentage	(41%)

Proposed use (owner occupied):

Scheme 1: Triplex with three apartments, each 1,442 SF with 2 bedrooms, 1 bath

Scheme 2: Duplex of 2,163 SF with each containing 3 bedrooms and 2 baths.



208 Jefferson Avenue — Estimated Projection of Rehab Costs

Building Renovation Costs	SF		Cost		
Demo & disposal of conditioned space	1442	x	$6	=	$8,652
Demo & disposal of unconditioned	150	x	$3	=	$450
Renovation of basement/crawlspace	269	x	$15	=	$4,033
Renovation of exist conditioned space	4326	x	$65	=	$281,190
Renovation/repairs of roof level	3227	x	$10	=	$32,265
New construction of conditioned space	0	x	$100	=	$0
New construction/repairs of porches	300	x	$40	=	$12,000
Site Renovation Costs					
New walkways, decks, terraces	500	x	$10	=	$5,000
New driveway	0	x	$15	=	$0
Retaining (short) wall work	50	x	$20	=	$1,000
Retaining (tall) wall work	0	x	$40	=	$0
Grading / sod / landscaping	2702	x	$2	=	$5,405

						average rehab cost/sf
SUBTOTAL OF INVESTMENT					**$349,995**	$81
POTENTIAL INVESTMENT with Sweat Equity						
Potential sweat equity discount (low)	$349,995	x	20%	=	**$279,996**	$65
Potential sweat equity discount (high)	$349,995	x	55%	=	**$157,498**	$36

Note: State Historic Tax Credits of 25% are also available to homeowners.
Note: A partial Real Estate Tax Abatement is available for qualifying projects.

215 Jefferson Avenue

Historical & Architectural Description

215 Jefferson Avenue is a modest one-and-a-half story bungalow. A shed dormer fills the front façade above a two bay porch with Arts and Crafts detailing. The styling and scale is somewhat of a departure from the typical Victorian and Italianate styles of the district. However the strength of this diminutive residence contributes to the district.

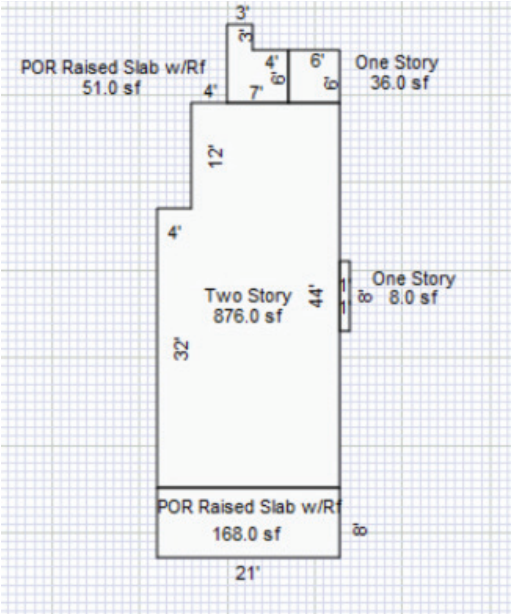
This small wood frame cottage would create a lovely single family residence along this prominent cross street.

215 Jefferson Avenue

Data from City of Danville GIS

Finished square feet	1,796 SF
2012 Land + Bldg Assessment	$11,300
Change in 10 years	($16,700)
Change as a percentage	(60%)

Proposed use:
Single family residence
Two bedrooms with den, 1.5 bathrooms



215 Jefferson Avenue — Estimated Projection of Rehab Costs

Building Renovation Costs	SF		Cost		
Demo & disposal of conditioned space	599	x	$6	=	$3,592
Demo & disposal of unconditioned	219	x	$3	=	$657
Renovation of basement/crawlspace	219	x	$15	=	$3,285
Renovation of exist conditioned space	1796	x	$65	=	$116,740
Renovation/repairs of roof level	657	x	$10	=	$6,570
New construction of conditioned space	0	x	$100	=	$0
New construction/repairs of porches	168	x	$40	=	$6,720
Site Renovation Costs					
New walkways, decks, terraces	0	x	$10	=	$0
New driveway	0	x	$15	=	$0
Retaining (short) wall work	0	x	$20	=	$0
Retaining (tall) wall work	0	x	$40	=	$0
Grading / sod / landscaping	1512	x	$2	=	$3,024

						average rehab cost/sf
SUBTOTAL OF INVESTMENT					**$140,588**	$78
POTENTIAL INVESTMENT with Sweat Equity						
Potential sweat equity discount (low)	$140,588	x	20%	=	**$112,470**	$63
Potential sweat equity discount (high)	$140,588	x	55%	=	**$63,265**	$35

Note: State Historic Tax Credits of 25% are also available to homeowners.
Note: A partial Real Estate Tax Abatement is available for qualifying projects.

218 Jefferson Avenue

Historical & Architectural Description

This house is two story load bearing brick masonry with very fine “butter” joints. Bracketed eaves adore the roof lines of the main block and one bay wide front porch. A two story brick bay window with brownstone foundation and base accents the front gable. The bay window corners and all of the window/door arches are punctuated with recessed and rotated bricks.

This house is one of four very handsome unpainted brick residences that end with the six unit original apartment building at 212 Jefferson. These brick structures serve as counterpoint to the painted clapboard residences on the remainder of the street. No doubt the importance of the Robert Ross House across the street at 225 Jefferson lend weight to this location.

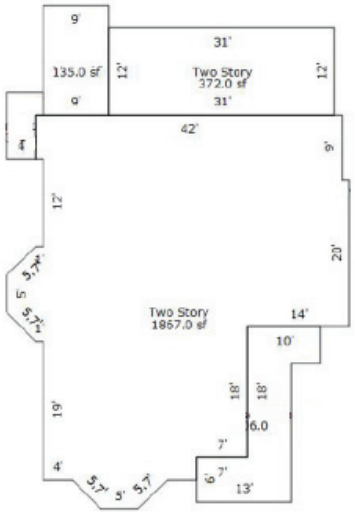
218 Jefferson Avenue

Data from City of Danville GIS

Finished square feet	4,652 SF
2012 Land + Bldg Assessment	$33,400
Change in 10 years	($6,800)
Change as a percentage	(17%)

Proposed use:
Single family residence
Four bedrooms, 3.5 bathrooms

Alternate for owner occupied:
Duplex – two 2,326 SF units with three bedrooms, 2 bathroom each



218 Jefferson Avenue — Estimated Projection of Rehab Costs

Building Renovation Costs	SF		Cost		
Demo & disposal of conditioned space	2326	x	$6	=	$13,956
Demo & disposal of unconditioned	206	x	$3	=	$618
Renovation of basement/crawlspace	459	x	$15	=	$6,885
Renovation of exist conditioned space	4652	x	$65	=	$302,380
Renovation/repairs of roof level	1867	x	$10	=	$18,670
New construction of conditioned space	0	x	$100	=	$0
New construction/repairs of porches	103	x	$40	=	$4,120
Site Renovation Costs					
New walkways, decks, terraces	0	x	$10	=	$0
New driveway	0	x	$15	=	$0
Retaining (short) wall work	0	x	$20	=	$0
Retaining (tall) wall work	0	x	$40	=	$0
Grading / sod / landscaping	3083	x	$2	=	$6,166

						average rehab cost/sf
SUBTOTAL OF INVESTMENT					**$352,795**	$76
POTENTIAL INVESTMENT with Sweat Equity						
Potential sweat equity discount (low)	$352,795	x	20%	=	**$282,236**	$61
Potential sweat equity discount (high)	$352,795	x	55%	=	**$158,758**	$34

Note: State Historic Tax Credits of 25% are also available to homeowners.
Note: A partial Real Estate Tax Abatement is available for qualifying projects.

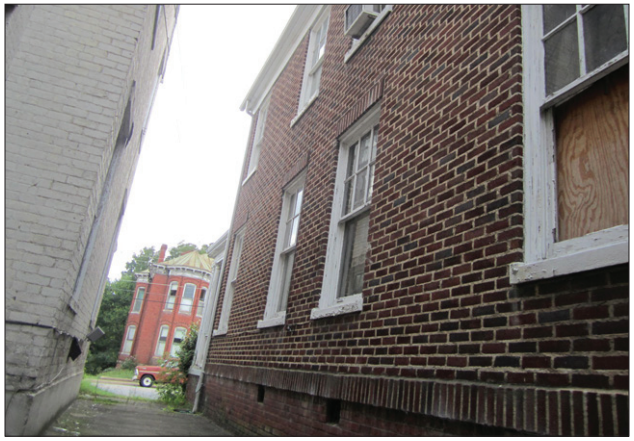
221 Jefferson Avenue

Historical & Architectural Description

In contrast to 225 Jefferson, the residence at 221 Jefferson Avenue is one of the youngest structures in this area with a given construction date of 1928. This is a two story, Georgian Revival brick residence with two bay, one story front porch. A concrete paved alley is shared between 221 and 225. The floor plan is hall-parlor layout. An unusual sunroom filled the rear half of the second floor, affording tremendous views to downtown Danville.

The house has been in the hands of a single family for more than four decades, and that stability is reflected in the condition. Unfortunately, an arsonist burned the rear addition and caused extensive damage in 2008-2009 – a case of a drug dealer dispute and mistaken identity as the residents were not involved.

Local historians attribute this home to be the work of J. Bryant Heard, Architect.



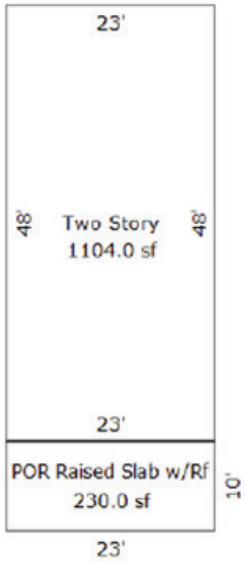
221 Jefferson Avenue

Data from City of Danville GIS

Finished square feet	2,208 SF
2012 Land + Bldg Assessment	$9,200
Change in 10 years	($42,400)
Change as a percentage	(82%)

Note that this significant drop resulted from criminal-related arson in 2008-09.

Proposed use:
Single family residence
Three bedrooms, 2.5 bathrooms



221 Jefferson Avenue — Estimated Projection of Rehab Costs

Building Renovation Costs	SF		Cost		
Demo & disposal of conditioned space	2208	x	$6	=	$13,248
Demo & disposal of unconditioned	0	x	$3	=	$0
Renovation of basement/crawlspace	138	x	$15	=	$2,070
Renovation of exist conditioned space	2208	x	$65	=	$143,520
Renovation/repairs of roof level	828	x	$10	=	$8,280
New construction of conditioned space	0	x	$100	=	$0
New construction/repairs of porches	190	x	$40	=	$7,600
Site Renovation Costs					
New walkways, decks, terraces	0	x	$10	=	$0
New driveway	0	x	$15	=	$0
Retaining (short) wall work	0	x	$20	=	$0
Retaining (tall) wall work	0	x	$40	=	$0
Grading / sod / landscaping	3696	x	$2	=	$7,392

						average rehab cost/sf
SUBTOTAL OF INVESTMENT					**$182,110**	$82
POTENTIAL INVESTMENT with Sweat Equity						
Potential sweat equity discount (low)	$182,110	x	20%	=	**$145,688**	$66
Potential sweat equity discount (high)	$182,110	x	55%	=	**$81,950**	$37

Note: State Historic Tax Credits of 25% are also available to homeowners.
Note: A partial Real Estate Tax Abatement is available for qualifying projects.

225 Jefferson Avenue

Historical & Architectural Description

225 Jefferson Avenue is one of the oldest structures in the City of Danville and likely dates to 1830. It is late Federal style and known historically as the Robert Ross house. This is a "double house" with brick masonry walls laid in Flemish bond with stuccoed flat arch windows. A charming guest cottage also exists on the rear of the property along the bluff edge.

The earliest known owner is Robert Ross – one of Danville's original four town councilmen. Robert and his brother John were natives of County Antrim, and became proprietors of one of the first two stores in Danville. Robert Ross was never married; his niece and husband W S Patton acquired houses upon his death in 1847. W. S. Patton formed a banking and insurance firm that came to be known as Patton, Temple and Williamson, Inc. The front porches were likely added in 1923 when the house was divided between Mr. Max Sonnenberg (who owned The Quality Shop – 405 Main Street) and his daughter-in-law Mrs. Isaac Sonnenberg. Later it served as boarding house from 1950 to 1991+ as Thornton Terrace.

Source: *Victorian Danville: Fifty-two Landmarks, Their Architecture & History*, Cahill & Grant, page 42.

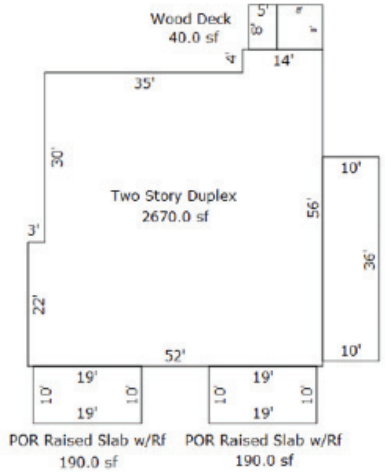
225 Jefferson Avenue

Data from City of Danville GIS

Finished square feet	5,404 SF
Plus guest cottage (1 bed + 1 bath)	424 SF
2012 Land + Bldg Assessment	$23,100
Change in 10 years	($39,200)
Change as a percentage	(63%)

Proposed use: Single family residence
Six bedrooms, 6 bathrooms
Plus a guest cottage

Alternate (owner occupied):
Duplex – two 2,702 SF townhouse style
with three bedrooms, 2.5 bathrooms each



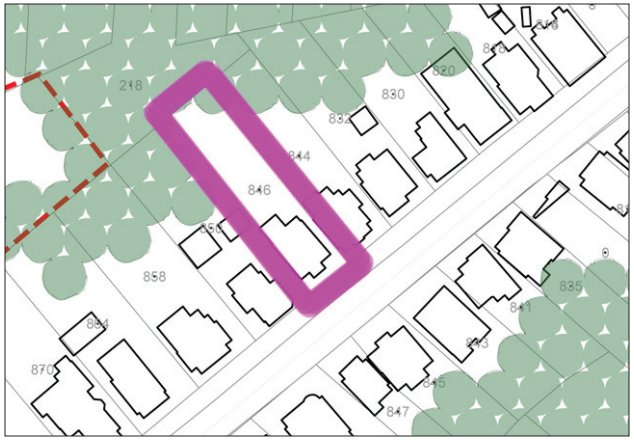
225 Jefferson Avenue — Estimated Projection of Rehab Costs

Building Renovation Costs	SF		Cost			
Demo & disposal of conditioned space	971	x	$6	=	$5,828	
Demo & disposal of unconditioned	464	x	$3	=	$1,392	
Renovation of basement/crawlspace	246	x	$15	=	$3,686	
Renovation of exist conditioned space	5828	x	$65	=	$378,820	
Renovation/repairs of roof level	2369	x	$10	=	$23,685	
New construction of conditioned space	0	x	$100	=	$0	
New construction/repairs of porches	190	x	$40	=	$7,600	
Site Renovation Costs						
New walkways, decks, terraces	0	x	$10	=	$0	
New driveway	0	x	$15	=	$0	
Retaining (short) wall work	0	x	$20	=	$0	
Retaining (tall) wall work	0	x	$40	=	$0	
Grading / sod / landscaping	2434	x	$2	=	$4,867	
						average rehab cost/sf
SUBTOTAL OF INVESTMENT					**$425,878**	$79

POTENTIAL INVESTMENT with Sweat Equity

Potential sweat equity discount (low)	$425,878	x	20%	=	**$340,703**	$63
Potential sweat equity discount (high)	$425,878	x	55%	=	**$191,645**	$35

Note: State Historic Tax Credits of 25% are also available to homeowners.
Note: A partial Real Estate Tax Abatement is available for qualifying projects.



846 Pine Street

Historical & Architectural Description

846 Pine Street is a lovely one story Italianate cottage. The lot is level at the front, then rolls off to the rear fully exposing a lower level. The frame construction has original wood clapboards concealed beneath asbestos siding. A one bay, one story porch graces the front façade.

Extensive water damage has occurred due to the poor condition of the low slope roof. Immediate building needs include structural inspection and roof repair.

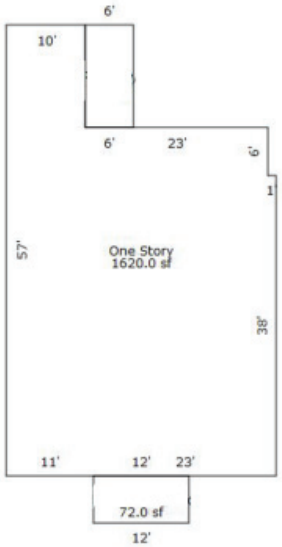
This residence would also accommodate handicapped accessibility and Universal Design guidelines to develop a single family residence with approximately 2 bedrooms and 2 bathrooms.

846 Pine Street

Data from City of Danville GIS

Finished square feet	1,620 SF
2012 Land + Bldg Assessment	$5,600
Change in 10 years	($8,300)
Change as a percentage	(60%)

Proposed use:
Single family residence
Two bedrooms, 2 bathrooms



846 Pine Street — Estimated Projection of Rehab Costs

Building Renovation Costs	SF		Cost			
Demo & disposal of conditioned space	810	x	$6	=	$4,860	
Demo & disposal of unconditioned	100	x	$3	=	$300	
Renovation of basement/crawlspace	270	x	$15	=	$4,050	
Renovation of exist conditioned space	1620	x	$65	=	$105,300	
Renovation/repairs of roof level	810	x	$10	=	$8,100	
New construction of conditioned space	0	x	$100	=	$0	
New construction/repairs of porches	75	x	$40	=	$3,000	
Site Renovation Costs						
New walkways, decks, terraces	0	x	$10	=	$0	
New driveway	0	x	$15	=	$0	
Retaining (short) wall work	0	x	$20	=	$0	
Retaining (tall) wall work	0	x	$40	=	$0	
Grading / sod / landscaping	1695	x	$2	=	$3,390	
						average rehab cost/sf
SUBTOTAL OF INVESTMENT					**$129,000**	$80
POTENTIAL INVESTMENT with Sweat Equity						
Potential sweat equity discount (low)	$129,000	x	20%	=	**$103,200**	$64
Potential sweat equity discount (high)	$129,000	x	55%	=	**$58,050**	$36

Note: State Historic Tax Credits of 25% are also available to homeowners.
Note: A partial Real Estate Tax Abatement is available for qualifying projects.

864 Pine Street

Historical & Architectural Description

864 Pine Street is known historically as the First Peatross House. It is two story brick masonry with Italianate detailing such as scroll ventilators and bracketed cornice. It has a one story porch that extends the full width of the house. The brick quoins are a rare example in Danville

Mr. Richard Warner Peatross was a lawyer, judge, and businessman. He served as city attorney, judge of the corporation court, director of the Commercial Bank, and director of Piedmont Hardware. In 1905 Mr. Peatross and his wife moved from Pine Street to their new home at 776 Main Street – a more fashionable address. They rented their Pine Street home to the Bernard family (who were associated with the Cress Tile & Marble Company and with the Giles Floral Shop) and later to the Breedlove family.

The house has since had multiple owners, a significant rear addition has collapsed and the house is standing open and unsecured to vandals and water.

Source: *Victorian Danville: Fifty-two Landmarks, Their Architecture & History*, Cahill & Grant, page 99.

864 Pine Street

Data from City of Danville GIS

Finished square feet	2,940 SF
2012 Land + Bldg Assessment	$7,700
Change in 10 years	($3,400)
Change as a percentage	(31%)

Proposed use:
Single family residence
Four bedrooms, 4 bathrooms

Alternate (owner-occupied)
Two story 1,960 SF home
with "basement" 980 SF rental

864 Pine Street — Estimated Projection of Rehab Costs

Building Renovation Costs	SF		Cost		
Demo & disposal of conditioned space	1470	x	$6	=	$8,820
Demo & disposal of unconditioned	500	x	$3	=	$1,500
Renovation of basement/crawlspace	250	x	$15	=	$3,750
Renovation of exist conditioned space	2940	x	$65	=	$191,100
Renovation/repairs of roof level	735	x	$10	=	$7,350
New construction of conditioned space	600	x	$100	=	$60,000
New construction/repairs of porches	175	x	$40	=	$7,000
Site Renovation Costs					
New walkways, decks, terraces	0	x	$10	=	$0
New driveway	0	x	$15	=	$0
Retaining (short) wall work	0	x	$20	=	$0
Retaining (tall) wall work	0	x	$40	=	$0
Grading / sod / landscaping	3125	x	$2	=	$6,250

						average rehab cost/sf
SUBTOTAL OF INVESTMENT					**$285,770**	$97
POTENTIAL INVESTMENT with Sweat Equity						
Potential sweat equity discount (low)	$285,770	x	20%	=	**$228,616**	$78
Potential sweat equity discount (high)	$285,770	x	55%	=	**$128,597**	$44

Note: State Historic Tax Credits of 25% are also available to homeowners.
Note: A partial Real Estate Tax Abatement is available for qualifying projects.

871 Pine Street

Historical & Architectural Description

871 Pine Street was constructed approximately 1870 and is known as the William Worsham House. Mr. Worsham worked with Samuel C. Peatross as a agent for T.C. Williams & Company, a local tobacco manufacturer and leaf dealer.

This two story frame house with wrap around porch stands on a level lot with separate outbuildings and an intact garage. Careful demolition and extensive clean-up has already occurred on the rear of the structure. The house is sound and dry albeit in need of a good coat of paint.

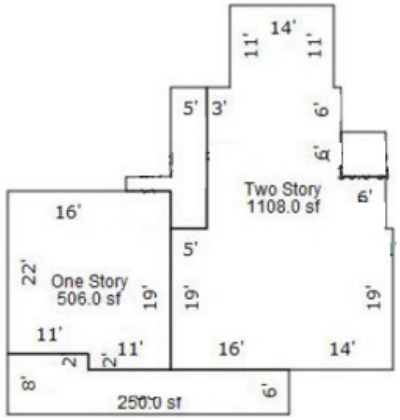
Source: *Victorian Danville: Fifty-two Landmarks, Their Architecture & History*, Cahill & Grant, page 99.

871 Pine Street

Data from City of Danville GIS

Finished square feet	2,758 SF + 644 SF
2012 Land + Bldg Assessment	$10,700
Change in 10 years	($22,100)
Change as a percentage	(67%)

Proposed use (owner-occupied):
Two story 2,758 SF home
with three bedrooms, 3 bathrooms
& free-standing 1 bedroom rental unit.



871 Pine Street — Estimated Projection of Rehab Costs

Building Renovation Costs	SF		Cost			
Demo & disposal of conditioned space	425	x	$6	=	$2,552	
Demo & disposal of unconditioned	500	x	$3	=	$1,500	
Renovation of basement/crawlspace	350	x	$15	=	$5,250	
Renovation of exist conditioned space	3402	x	$65	=	$221,130	
Renovation/repairs of roof level	2023	x	$10	=	$20,230	
New construction of conditioned space	0	x	$100	=	$0	
New construction/repairs of porches	175	x	$40	=	$7,000	
Site Renovation Costs						
New walkways, decks, terraces	0	x	$10	=	$0	
New driveway	0	x	$15	=	$0	
Retaining (short) wall work	0	x	$20	=	$0	
Retaining (tall) wall work	0	x	$40	=	$0	
Grading / sod / landscaping	5548	x	$2	=	$11,095	
						average rehab cost/sf
SUBTOTAL OF INVESTMENT					**$268,757**	$97
POTENTIAL INVESTMENT with Sweat Equity						
Potential sweat equity discount (low)	$268,757	x	20%	=	**$215,005**	$78
Potential sweat equity discount (high)	$268,757	x	55%	=	**$120,940**	$44

Note: State Historic Tax Credits of 25% are also available to homeowners.
Note: A partial Real Estate Tax Abatement is available for qualifying projects.

Five Forks Concept

Historical & Architectural Description

The heart of the Five Forks Concept as presented in the report focuses on the historic complex of commercial buildings of the bakery. The Five Forks concept also includes the two story commercial building at 400 Jefferson Street (currently with a pink façade), the courtyard at 402 Jefferson where a building collapsed, and the storefront with the "gothic arch" at 406 Jefferson Avenue.

All together, the buildings could be fused together or renovated separately to create a neighborhood anchor with four commercial spaces and seventeen (17) generously sized one and two bedroom apartments. Off street parking would be provided, as well as common amenities such as laundry, fitness, storage, and lounge.

Five Forks Concept
254 Jefferson Avenue (bakery)

400 Jefferson Street (pink façade)

406 Jefferson Street (gothic arch)

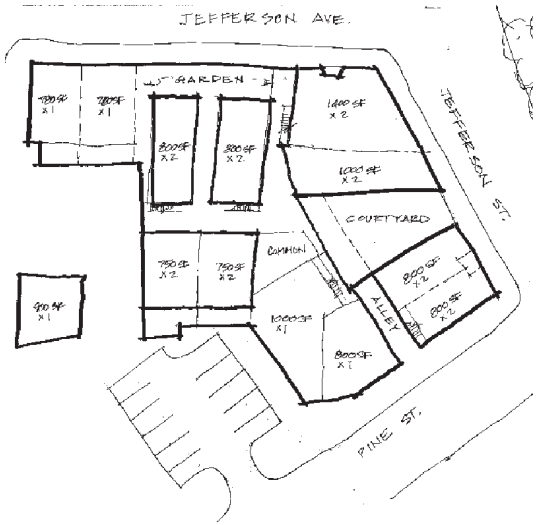
Gross square feet	**22,510 SF**
Net Rentable Square Feet	**18,510 SF**

Common amenities such as fitness, laundry, lounge, property management office, storage.

6 apartments	750 SF
7 apartments	800 SF
3 apartments	1000 SF
1 apartment	1400 SF
Total	17 apts

Includes four (4) commercial spaces 4000 SF

Includes 20 off-street parking spaces



Five Forks Concept — Estimated Projection of Rehab Costs

Building Renovation Costs	SF		Cost			
Demo & disposal of conditioned space	22510	x	$6	=	$135,060	
Demo & disposal of unconditioned	11255	x	$3	=	$33,765	
Renovation of basement/crawlspace	4000	x	$15	=	$60,000	
Renovation of exist conditioned space	22510	x	$65	=	$1,463,150	
Renovation/repairs of roof level	19696	x	$10	=	$196,963	
New construction of conditioned space	4200	x	$100	=	$420,000	
New construction/repairs of porches	2000	x	$40	=	$80,000	
Site Renovation Costs						
New walkways, decks, terraces	4000	x	$10	=	$40,000	
New parking lot / per space	20	x	$3,500	=	$70,000	
Retaining (short) wall work	0	x	$20	=	$0	
Retaining (tall) wall work	0	x	$40	=	$0	
Grading / sod / landscaping	4000	x	$2	=	$8,000	
						average rehab cost/sf
SUBTOTAL OF INVESTMENT					**$2,506,938**	$111

Consider Historic Tax Credits

Using State Historic Tax Credits	$2,506,938	x	25%	=	**$1,880,203**	$84
Using State (25%) + Federal (20%) HTCs	$2,506,938	x	45%	=	**$1,378,816**	$61

Note that both State & Federal Historic Tax Credits would be available to a project of this scale.
Note: A partial Real Estate Tax Abatement is available for qualifying projects.

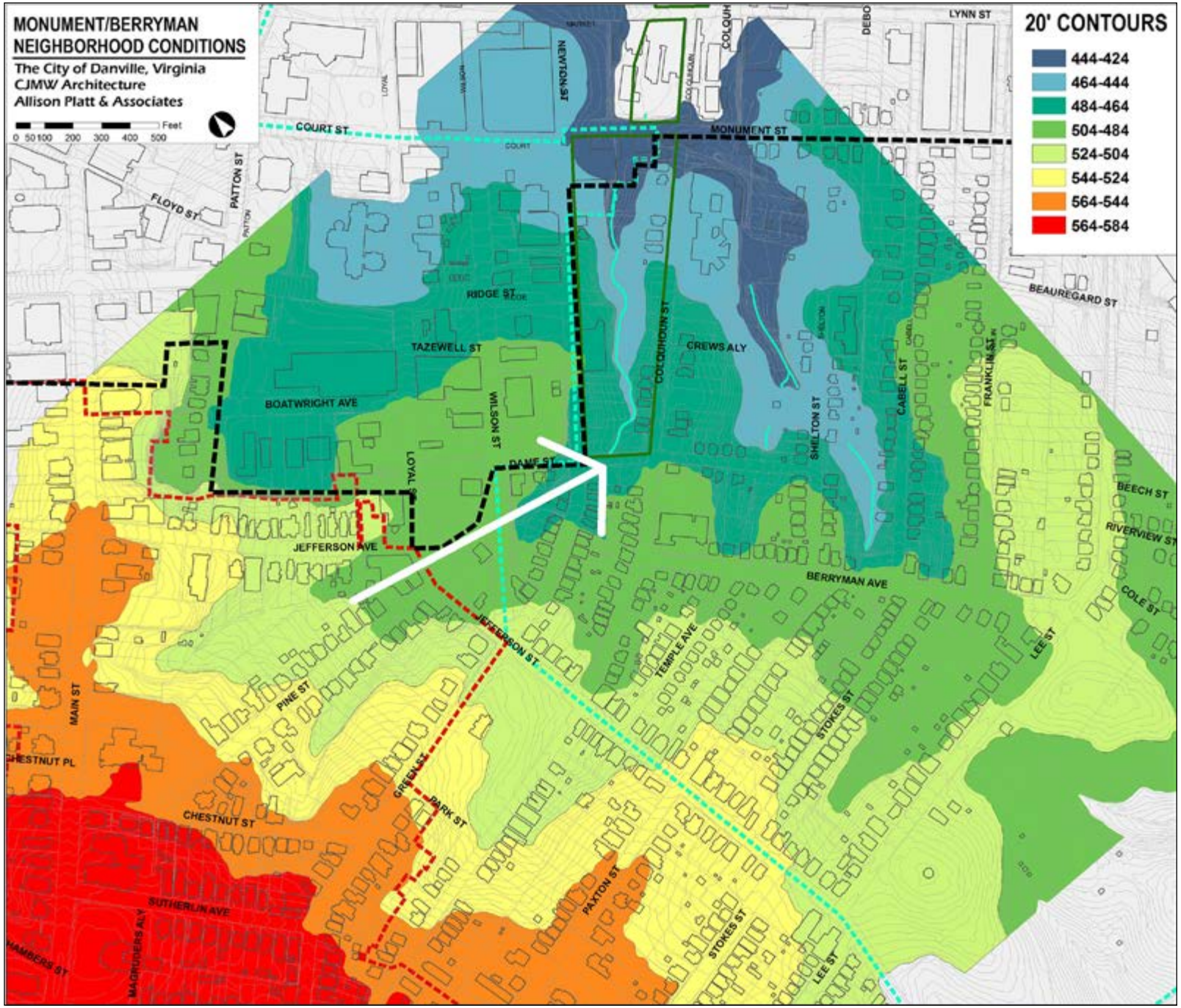
APPENDIX B

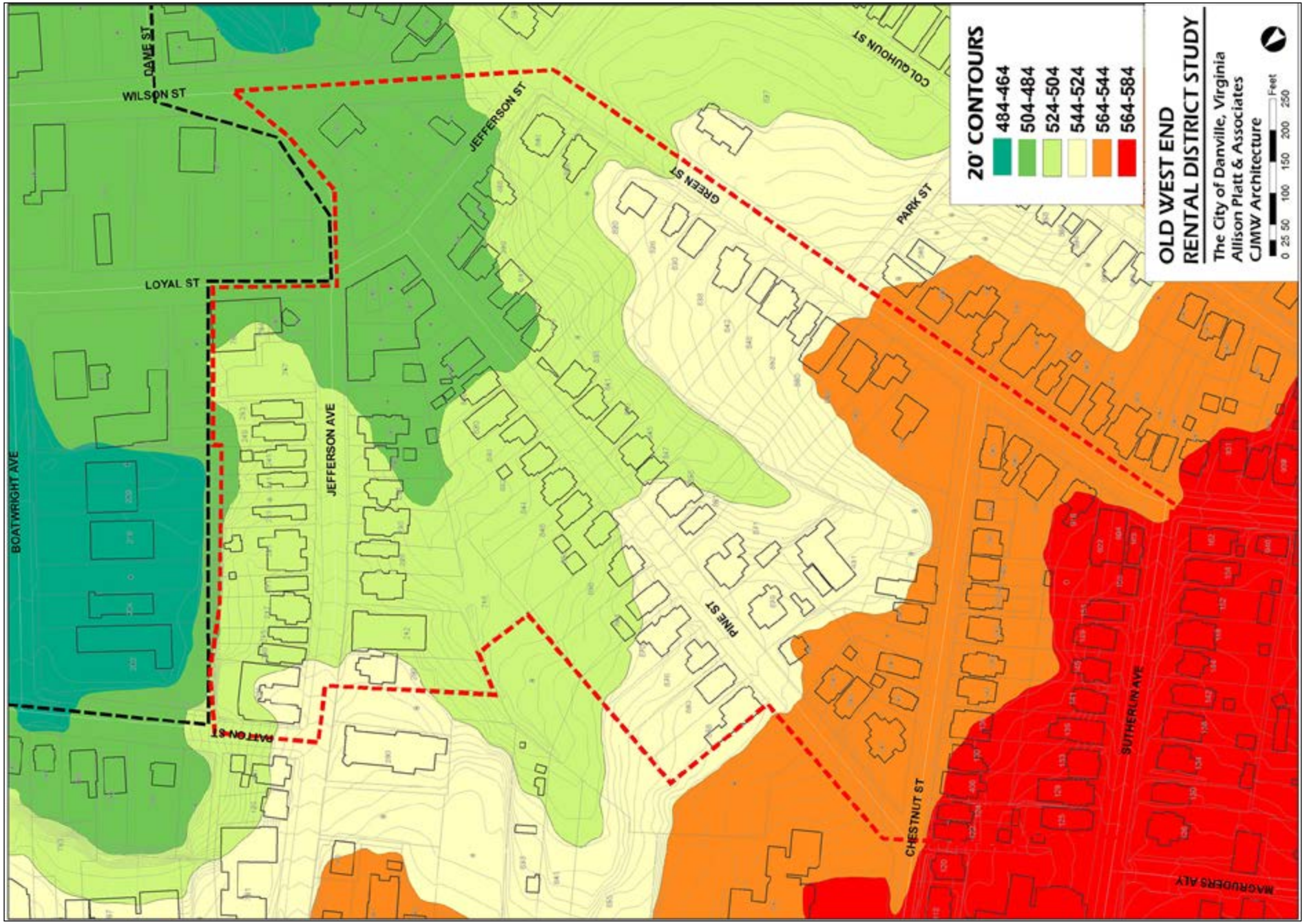
Analysis Drawings

Building Conditions/Multiple Ownership
Property Conditions
Larger Area Topo Map
OWE Topo Map
Landscape/Open Space Conditions
Targeted Structures
Housing Revitalization Flow Chart
Proposed Sidewalk Layout

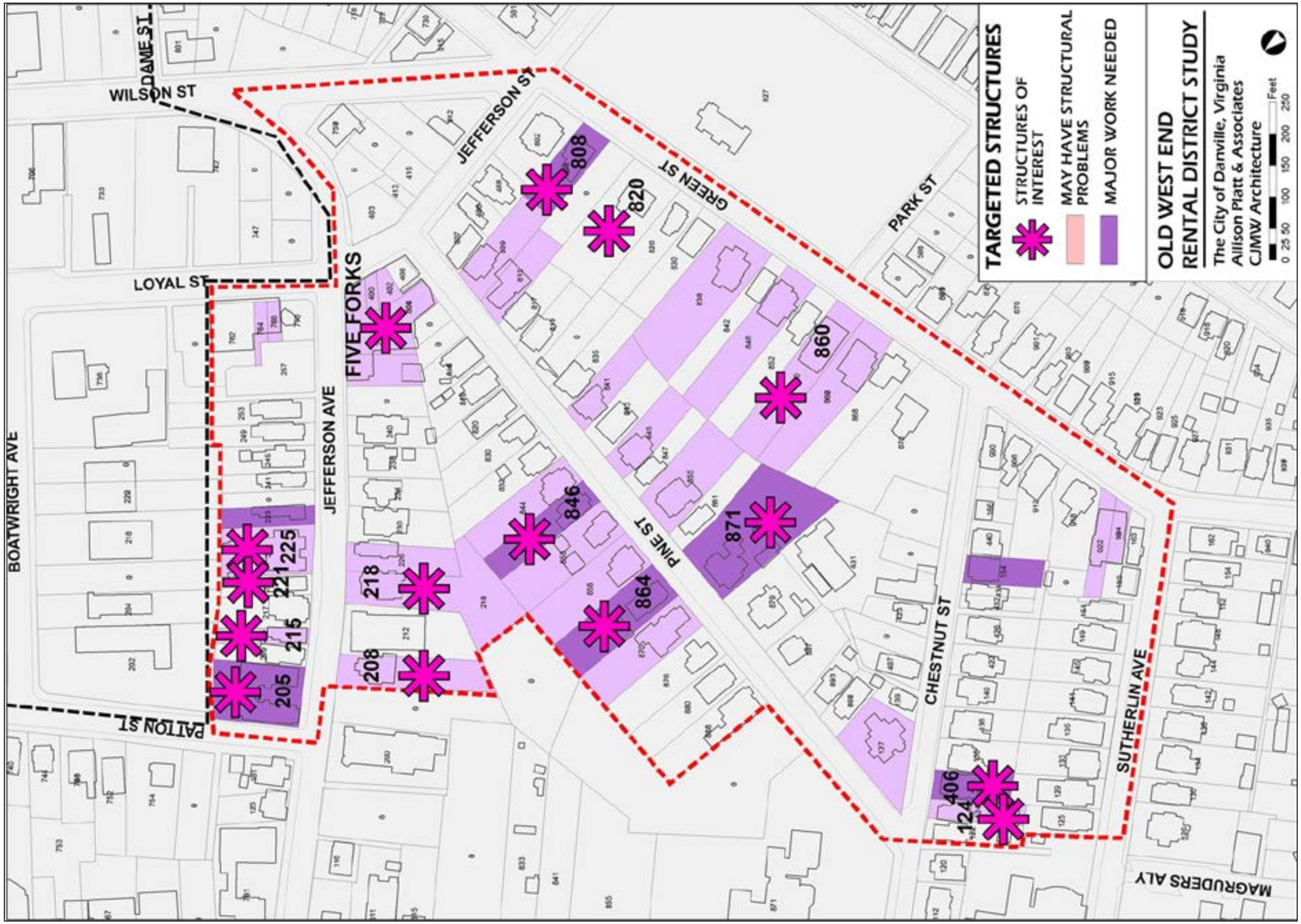
2012 BUILDING CONDITION SURVEY
IN VERY GOOD CONDITION
GOOD, NEEDS MINOR REPAIRS
FAIR, NO STRUCTURAL PROBLEMS
MAY HAVE STRUCTURAL PROBLEMS
MAJOR WORK NEEDED
OWNER = MULTIPLE PROPERTIES
OLD WEST END RENTAL DISTRICT STUDY
The City of Danville, Virginia
Allison Platt & Associates
CJMW Architecture
0 25 50 100 150 200 250 Feet
WILSON ST
DAME ST
LOYAL ST
BOATWRIGHT AVE
JEFFERSON AVE
JEFFERSON ST
GREEN ST
PINE ST
CHESTNUT ST
PARK ST
COLQUHOUN ST
SUTHERLIN AVE
MAGRUDERS ALY

2012 PROPERTY CONDITION SURVEY
LANDSCAPED & MAINTAINED
MINIMAL MAINTENANCE
SLIGHTLY NEGLECTED
WEEDY, OVERGROWN
VACANT LAND
OLD WEST END RENTAL DISTRICT STUDY
The City of Danville, Virginia
Allison Platt & Associates
CJMW Architecture
0 25 50 100 150 200 250 Feet
WILSON ST
LOYAL ST
BOATWRIGHT AVE
JEFFERSON AVE
JEFFERSON ST
GREEN ST
PINE ST
CHESTNUT ST
PARK ST
COLQUHOUN ST
SUTHERLIN AVE
MAGRUDERS ALY

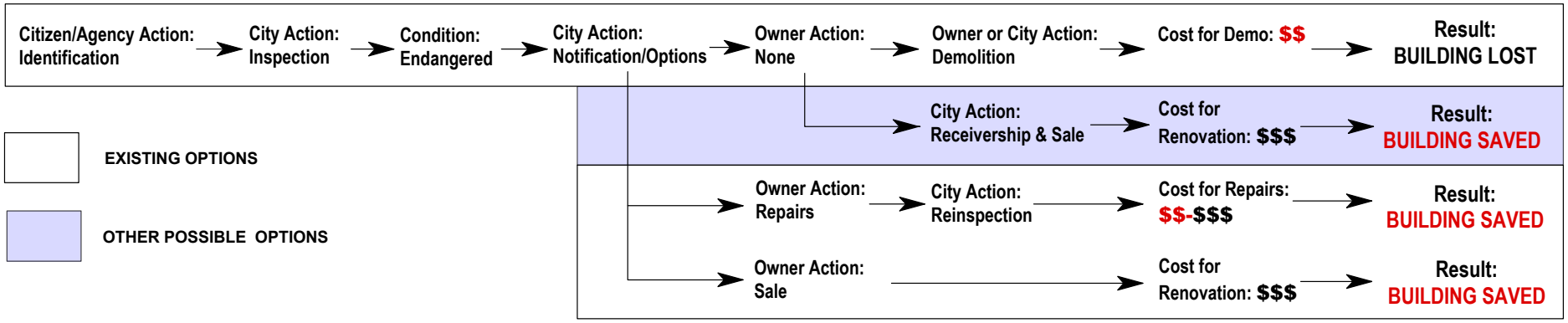

MONUMENT/BERRYMAN
NEIGHBORHOOD CONDITIONS
The City of Danville, Virginia
CJMW Architecture
Allison Platt & Associates
Feet
0 50 100 200 300 400 500
20' CONTOURS
444-424
464-444
484-464
504-484
524-504
544-524
564-544
564-584
COURT ST
MONUMENT ST
LYNN ST
NEWTON ST
COLQUHOUN
FLOYD ST
PATTON ST
RIDGE ST
TAZEWELL ST
BOATWRIGHT AVE
WILSON ST
LOYAL ST
DANE ST
COLQUHOUN ST
CREWS ALY
SHELTON ST
CABELL ST
FRANKLIN ST
BEAUREGARD ST
BEECH ST
RIVERVIEW ST
COLE ST
JEFFERSON AVE
BERRYMAN AVE
JEFFERSON ST
TEMPLE AVE
LEE ST
STOKES ST
MAIN ST
PINE ST
CHESTNUT PL
CHESTNUT ST
GREENLEE
PARK ST
PAXTON ST
SUTHERLIN AVE
MAGRUDERS ALY
HAMBERS ST


OLD WEST END
RENTAL DISTRICT STUDY
The City of Danville, Virginia
Allison Platt & Associates
CJMW Architecture
0 25 50 100 150 200 250 Feet
20' CONTOURS
484-464
504-484
524-504
544-524
564-544
564-584
BOATWRIGHT AVE
WILSON ST
DAME ST
LOYAL ST
JEFFERSON AVE
JEFFERSON ST
GREEN ST
PARK ST
COLQUHOUN ST
PINE ST
CHESTNUT ST
SUTHERLIN AVE
MAGRUDERS ALY
BATTON ST

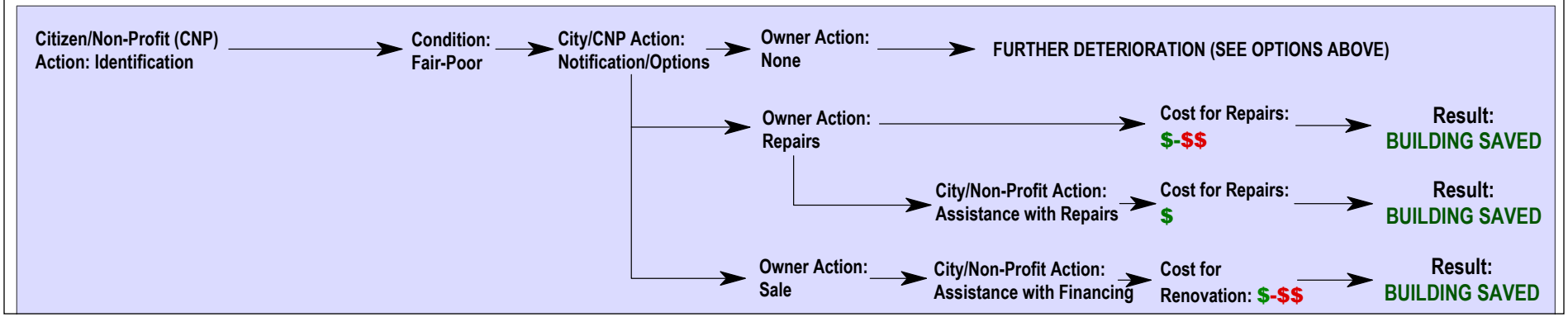
OLD WEST END
RENTAL DISTRICT STUDY
The City of Danville, Virginia
Allison Platt & Associates
CJMW Architecture
0 25 50 100 150 200 250 Feet
STREETSCAPE CONDITIONS
PLAIN CONCRETE SIDEWALKS
OLD BRICK SIDEWALKS
HISTORIC DIAMOND-SHAPED CONCRETE
NARROW GRASS STRIP AT CURB
CURB CUTS
OVERHEAD UTILITY LINES AND POLES
WILSON ST
LOYAL ST
BOATWRIGHT AVE
JEFFERSON AVE
JEFFERSON ST
GREEN ST
PINE ST
PARK ST
COLQUHOUN ST
CHESTNUT ST
SUTHERLIN AVE
MAGRUDERS ALY

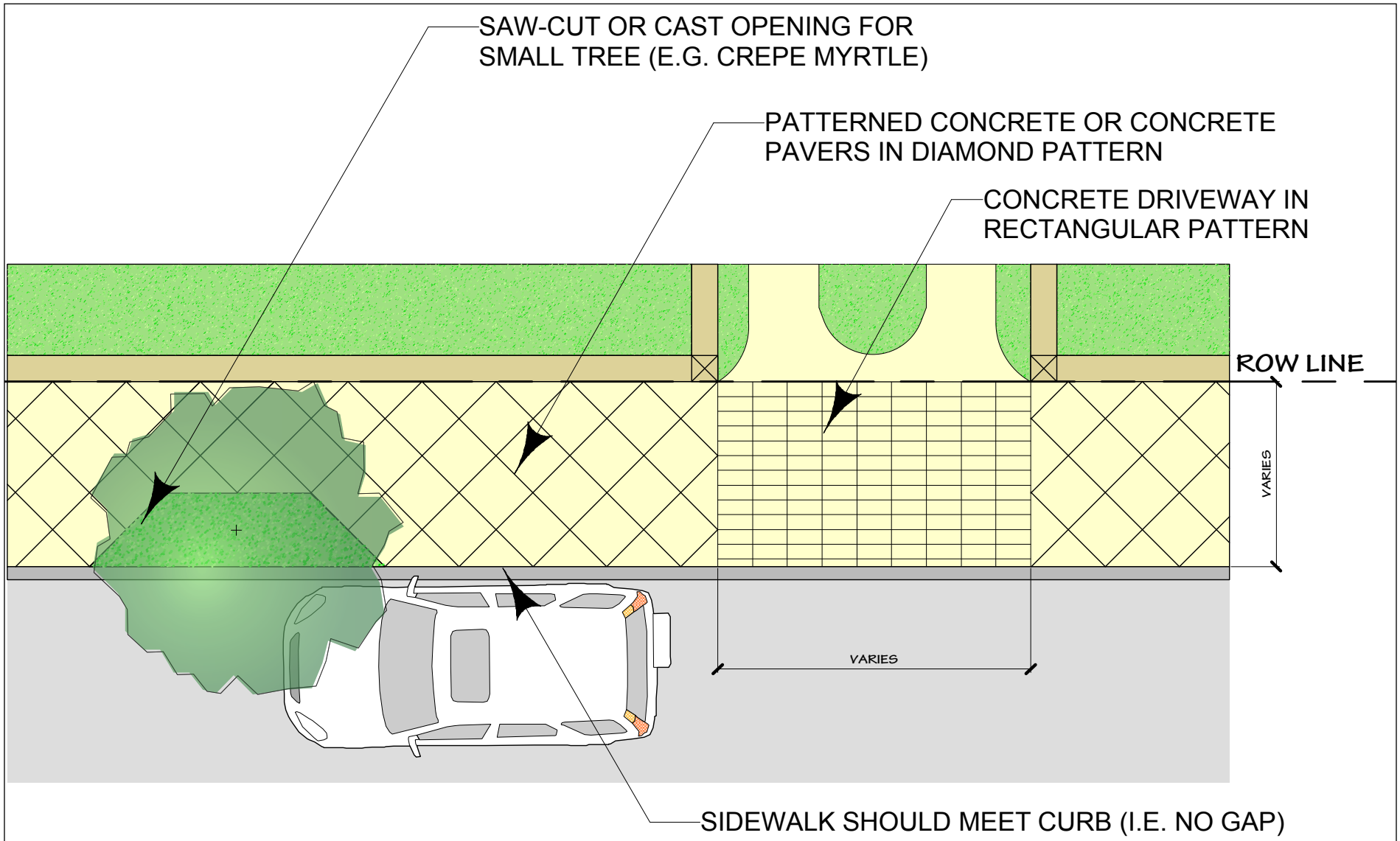

TARGETED STRUCTURES
STRUCTURES OF INTEREST
MAY HAVE STRUCTURAL PROBLEMS
MAJOR WORK NEEDED
OLD WEST END
RENTAL DISTRICT STUDY
The City of Danville, Virginia
Allison Platt & Associates
CJMW Architecture
0 25 50 100 150 200 250 Feet
WILSON ST
LOYAL ST
BOATWRIGHT AVE
PATTON ST
JEFFERSON AVE
FIVE FORKS
JEFFERSON ST
GREEN ST
PARK ST
PINE ST
CHESTNUT ST
SUTHERLIN AVE
MAGRUDERS ALY
205
215
221
225
218
208
846
864
871
808
820
860
406
124

Existing Actions Related to Vacant/Deteriorated Housing



Proposed Additional Actions Related to Vacant/Deteriorated Housing





SIDEWALKS ON SIDE STREETS IN THE OLD WEST END

	CITY COUNCIL	HSING/COMMUNITY DEV.	PLANNING / INSPECTIONS	ECONOMIC DEV	NEIGHBORHOOD ASSOC.	CAR	CITIZENS/PROPERTY OWNERS	VDHR	OTHER CITY DEPTS.	
ADMINISTRATIVE										
1. ADOPT RENTAL DISTRICT	■	●	●							
2. ADOPT RECEIVERSHIP	■	●	●							
3. ADOPT SPOT BLIGHT	■	●	●							
4. RECONSIDER VACANCY REGISTRATION	■	●	●							
5. REVISE OWE DESIGN GUIDELINES		●	●			■				
6. PROMOTE PRESERVATION PLANNING		■	■							
7. TECHNICAL ASSISTANCE TEAM		■	●	●	●	●			●	
8. CREATE NEIGHBORHOOD ASSOCIATION		●				●	■			
-WEB SITE					■				●	
-COMMUNITY OUTREACH		●			■					
-MARKETING					■	●				
FINANCIAL										
1. SET UP LOAN PROGRAMS -RESIDENTIAL		■			●		●			
-COMMERCIAL				■			●			
-BUSINESS		●		■			●			
2. BUNDLING/ACCESSING TAX CREDITS		■		■			●	●	●	
3. GRANTS		■			■	●	●			
4. FUNDS FOR PURCHASE, RECEIVERSHIP REPAIRS	■	●	●	●	●					
PLANNING & DESIGN										
1. ADD 5 FORKS, GREEN ST. PARK & ADJ. PROPERTIES TO OWE	●	●	■			●	●	●		
2. STREETSCAPE IMPROVEMENTS	●	●	●						■	
3. DOWNZONE SOME MF BUILDINGS		●	■							
4. ALLOW APTS IN OWNER- OCCUPIED BUILDINGS	●		■				●			
5. BROADEN SCOPE OF NEIGHBORHOOD ASSOC.		●			■		●			
6. OPEN SPACE/GREENWAY SYSTEM	●		■				●		●	
TIMELINE	4thQ12	1stQ13		2ndQ13		3rdQ13		4thQ13		ONGOING →

■ **PRIMARY RESPONSIBILITY**

● **SECONDARY RESPONSIBILITY**

PLANNING

IMPLEMENTATION

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