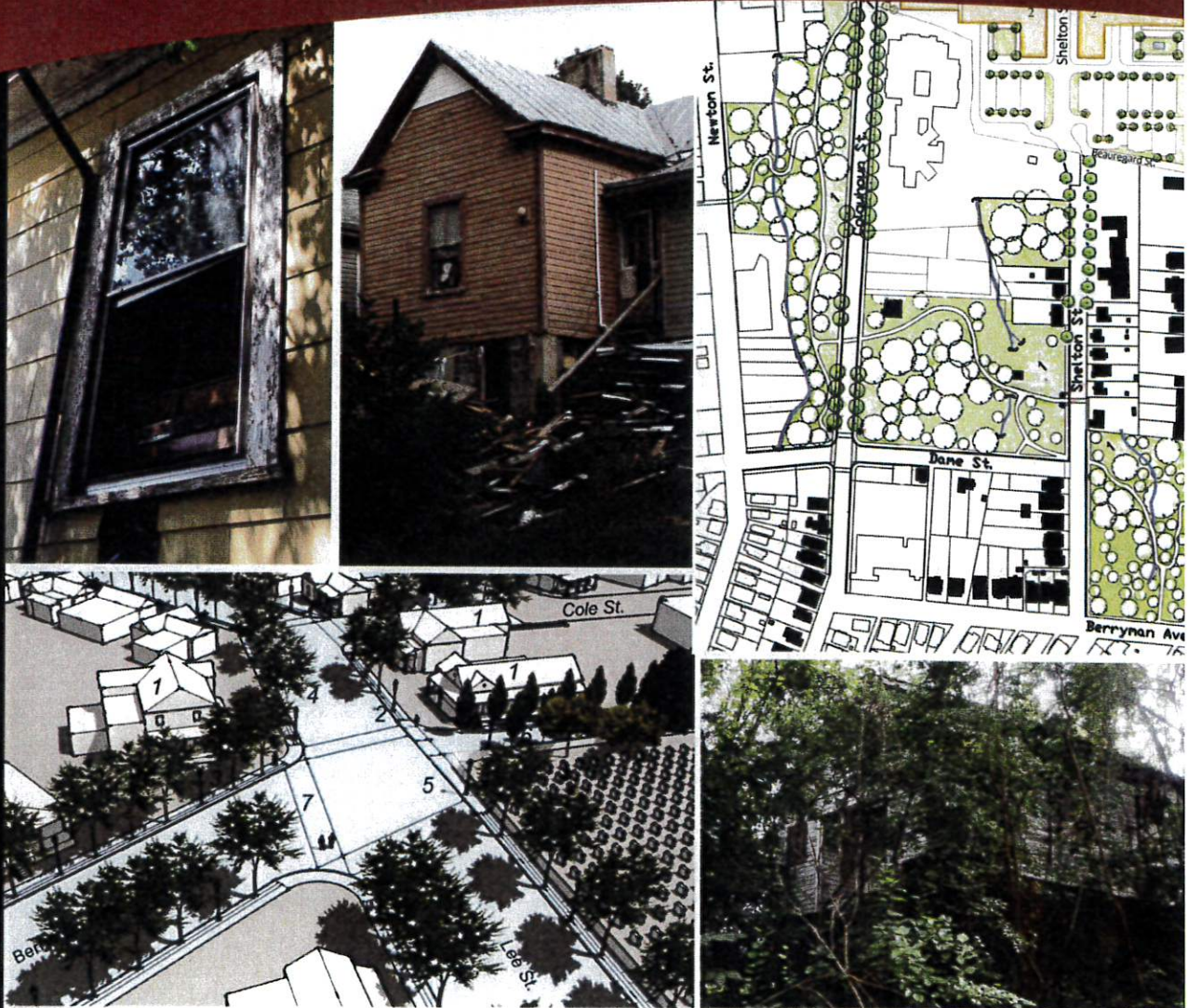


A MASTER PLAN FOR THE MONUMENT-BERRYMAN COMMUNITY



PREPARED FOR THE CITY OF DANVILLE, VIRGINIA
BY COMMUNITY PLANNING PARTNERS, INC.
JANUARY, 2014

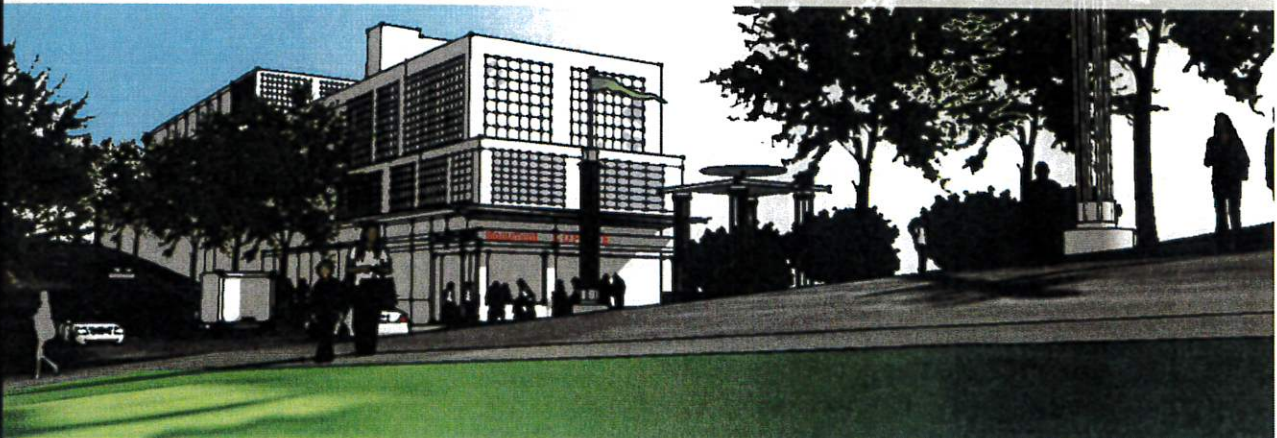


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INTRODUCTION



Downtown Danville Skyline

The City of Danville contracted with the Consulting Team of Community Planning Partners, Inc. assisted by Jim Smither of Smither Design to complete a thorough study of the conditions of the Monument-Berryman Study Area, to assemble a master plan for the development of the area including any areas where formal redevelopment and/or conservation plans are necessary for the elimination of blight, and to outline the strategies and tools necessary for implementation.

The Monument-Berryman Primary Study Area (as originally configured) consists of approximately 77.1 acres between Monument St. (including 8 houses on the north side of the street) and Berryman Ave. and from Colquhoun St. (including both sides of the street) to the industry and Norfolk Southern railroad to the south and east. It includes 243 principal buildings containing 262 residential, commercial, and other units (including duplexes, fourplexes, and apartments) in varying condition, with 87 of the units vacant. Among the limited number of non-residential structures are two commercial structures; two church buildings (one of which is vacant); a large, vacant 3-bay garage on a separate parcel. The area also includes the Regional Juvenile Detention Center (not included in any counts). The area contains 137 vacant parcels that were never developed or where a former structure has been removed due to neglect and safety considerations. Some vacant parcels are well maintained and some are overgrown and/or wooded.

Portions of the area have transitional slopes of 20% to 30% and steep slopes over 30% in conjunction with two major streams that flow through the neighborhood on their way to the Dan River. Apart from portions of these streams that have been diverted into the storm drainage system, major portions of these creeks can be seen above ground between Newton and Colquhoun Streets (the same creek that has been day-lighted on the old Danville Lumber property being redeveloped as a fire station and department headquarters) and between Colquhoun and Shelton Streets, with a smaller branch between Shelton and Cabell Streets.



Danville's Historic Tobacco Warehouse District

The Monument-Berryman Study Area is immediately south of Danville's revitalizing Tobacco Warehouse District. In fact, because of the area's history as

working class housing for Danville's tobacco factories and textile mills, it was included in the nomination for the Danville Tobacco Warehouse and Residential Historic District. Most of the residential structures are small, one-story frame homes, built on piers with the majority dating from 1880 to the 1930's (per the Historic District Nomination). These original homes were built to be affordable to the factory and mill workers of Danville long before the day of "affordable housing" subsidies, so their design and construction might be called "modest." Some of the homes were built as duplexes and there two (2) multifamily structures with four units each.

The Historic District Nomination describes these older homes as Carpenter Gothic with single front, double front, or side gables with porches; some shot gun houses; a few two-story Queen Anne or Carpenter Gothic homes; and post WW I bungalows. In addition to the original housing stock, there are some homes built perhaps in the 1950's and 1960's, with a small number of newer houses built by Habitat for Humanity. There are clusters of residential structures within the area where the building conditions are indicative of a neighborhood experiencing significant disinvestment. When property records were reviewed as a part of this process and the economics of the area came into focus, it was particularly evident



**Carpenter Gothic with single Front Gable
538 Franklin St.**



**Carpenter Gothic with double Front Gables
687 Shelton St.**



**Carpenter Gothic with Side Gables
513 Cabell St.**

that many of the area's landlords have chosen to not maintain their properties to livable and safe standards because of the limited rents they can charge. Further, the vacancy rate calculated to be 34.0% indicates that many of landlords have chosen to leave their properties vacant rather than investing the funds needed to keep or bring them up to code. One real estate agent described this area as the "lowest rung" neighborhood in all of Danville.



527 Cabell Street



621 Cabell Street

Three examples show the extent of this disinvestment. The property owner of 527 Cabell St. (shown above) had begun rehabilitating the house as evidenced by some new floor joists installed at the rear of the building, but instead, chose to walk away from the property. Left in its current state, the building continues to deteriorate, much to the detriment of the adjacent property owner who is obviously

working to maintain his/her property in very good condition. A house at 621 Cabell Street (shown above) was standing during the first field survey of the area, but on subsequent visits to update data it was noticed that it had been removed. In checking with City staff, its demolition had been quietly undertaken over a weekend by its owner without obtaining the necessary permits. The City of Danville and the Danville Redevelopment & Housing Authority have already begun acquiring homes in the community quite easily given their values and the willingness of owners to get out from under them. In the picture along Monument St. shown to the right, the Housing Authority owns four of the five houses.



Homes in the 600 Block of Monument Street



**Goodyear Boulevard Approaching
Industrial Boulevard**



**Industrial Boulevard Approaching
Monument Street**

An additional element incorporated into this study at the request of the City of Danville, was a review of Monument St. as a secondary gateway corridor into Danville's downtown and its connections to Goodyear Blvd., the major eastern entrance into central and downtown Danville from the U.S. 29 Bypass. Persons utilizing the U.S. 29 Bypass and Goodyear Blvd. to enter Danville encounter a T-intersection and must turn right onto Industrial Blvd. to continue toward downtown Danville and the Tobacco Warehouse District. After turning right onto Industrial Blvd., travelers have the option of making one of two left turns (Monument St. or Lynn St.) to travel toward downtown and the Tobacco Warehouse District or continuing straight and following Industrial Blvd. as it makes a sweeping left turn to become Craghead St. Of these three options, Monument St. offers the most direct route to the upper portion of the downtown retail district, the downtown churches, City

Hall, and the City Courthouse via Court St. that continues the path of Monument St. after a slight "dog-leg" at the intersection of Monument St., Newton St., and Court St. Travelers that stay on Industrial Ave. as it becomes Craghead St. arrive at the Amtrack Station, the Danville Community Market, the Danville Science Museum, and the Carrington Pavilion, all now a part of the Crossing at the Dan complex, the heart of the Tobacco Warehouse District, and the lower end of the downtown retail district.



Crossing at the Dan

The intersection at Goodyear Blvd. and Industrial Ave. and the confusion of the choices that have to be made to continue toward the heart of Danville leave something to be desired for an entrance into downtown Danville. An additional impediment is the impression that the Monument St. corridor itself makes on a someone traversing its length. As can be seen on the following page, the Monument St. corridor suffers from

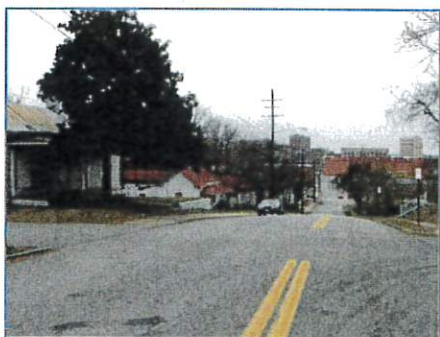
severe blight and dilapidation that can not be ignored. Even as a traveler tops the hill at Monument and Shelton Street and gets his first view of the downtown skyline, the surroundings detract from the view. Because these impediments and conditions do create both a travel barrier and a bad impression for persons traveling to downtown Danville, the City wanted them addressed as a part of this study.



**Monument Street Looking West
at Cabbell Street**



**Monument Street Looking East
Toward Railroad Tracks
(Intersection shown is Monument & Cabbell)**



**Monument Street Looking West
at Shelton Street**

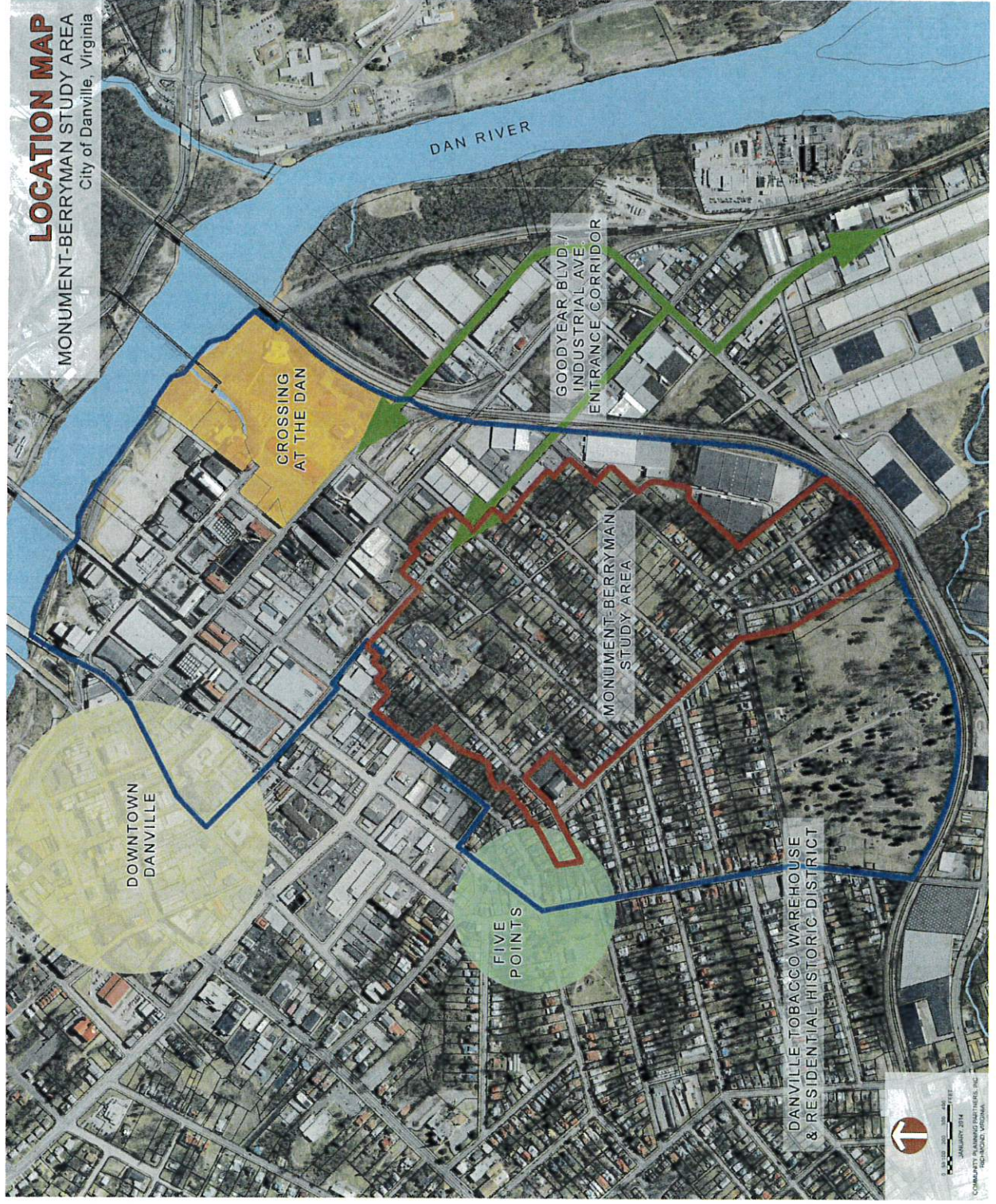


**Monument Street Looking East Up the Hill
(Intersection shown is Monument &
Colquhoun)**

Following this page is a Location Map showing the location of the Monument-Berryman Primary Study Area where conditions were examined in greater detail and showing the Goodyear/Industrial/Monument entrance corridor that was also examined as a part of this effort. It also shows the location of downtown Danville, the Tobacco Warehouse District (as opposed to the residential portion of the Historic District that is the heart of this study), the Crossing at the Dan, the Five Points intersection, and the Dan River in order to orient the reader to the location of Monument-Berryman.

LOCATION MAP

MONUMENT-BERRYMAN STUDY AREA
City of Danville, Virginia



DAN RIVER

CROSSING
AT THE DAN

DOWNTOWN
DANVILLE

FIVE
POINTS

GOODYEAR BLVD /
INDUSTRIAL AVE
ENTRANCE CORRIDOR

MONUMENT-BERRYMAN
STUDY AREA

DANVILLE TOBACCO WAREHOUSE
& RESIDENTIAL HISTORIC DISTRICT

0 100 FEET
JANUARY 2014
COMMUNITY PLANNING PARTNERS, INC.
REDMOND, VIRGINIA

Existing Conditions

For this section, only the Monument-Berryman Primary Study Area is addressed in order to provide as much specificity as possible to the neighborhood component of this study.

Topography

As noted in the introduction, two stream flow through the Monument-Berryman Study Area on their way to the Dan River. These streams are noted on the Building/Site Conditions Map that comes later in this study, but even without knowing their exact location it is easy to find them on the ground when walking the neighborhood or reviewing a topographic map because of the slopes associated with them. The darker red colors on the Topography Map for the Primary Study Area that follows page 7 clearly show where the creek beds are for the creek that flows between Newton and Colquhoun Streets and the creek that flows between Colquhoun and Shelton Streets, and a small portion of the latter creek that flows between Shelton and Cabell Streets.

Danville's Zoning Ordinance was consulted to create the Suitability for Construction Map for the Primary Study Area that also follows page 7. Though the slope percentages used by local government vary from community to community, like most communities, Danville divides slope conditions into three basic levels: slopes under 20%, slopes between 20% and 30% (typically called transitional slopes), and slopes over 30%. In Danville, residential lots cannot have more than 25% of the lot area required by the underlying zoning with a slope of 30% or higher. Though platted many years ago, as can be seen in the Suitability for Construction Map, there are a number of parcels in the project area that would not be considered buildable today and if vacant, are not likely to be built on in the future. More important to this study is the fact that even with transitional slopes, new construction, rehabilitation, and maintenance costs are significantly higher, thus lowering the value of existing housing and discouraging new investment.

The result of these significant slopes is a disinvestment in many of the homes situated on a parcel directly impacted by a severe slope. While many well-to-do or resort communities where property values are high contain homes on severe



644 Cabell Street (Front & Side)

slopes, maintaining a slope-impacted home in a low- and moderate-income community where the homes were modestly built in the late 1800's or early 1900's and the housing values are very low makes less economic sense. As an example, 644 Cabell St. (shown on the previous page) appears to be a small one-story bungalow at first glance. In reality, because of the slope of the lot, the house quickly becomes a two-story house and is ultimately a three-story house at the back wall of an addition, where an exposed basement was converted to liveable space at some time in its history.

TOPOGRAPHY

MONUMENT-BERRYMAN STUDY AREA
CITY OF DANVILLE, VIRGINIA

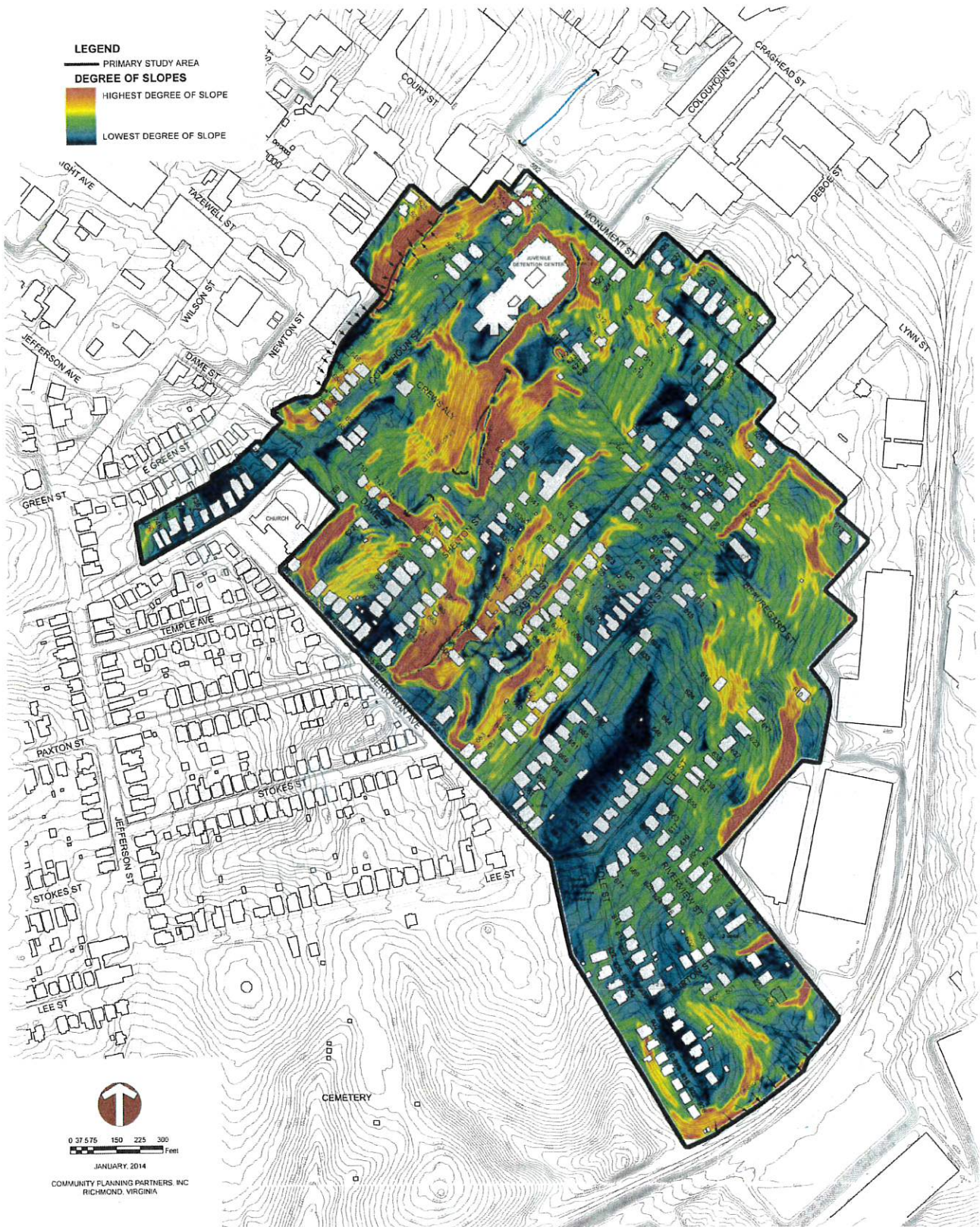
LEGEND

PRIMARY STUDY AREA

DEGREE OF SLOPES

HIGHEST DEGREE OF SLOPE

LOWEST DEGREE OF SLOPE



SUITABILITY FOR CONSTRUCTION

MONUMENT-BERRYMAN STUDY AREA
CITY OF DANVILLE, VIRGINIA

LEGEND

PRIMARY STUDY AREA

DEGREE OF SLOPES

BUILDABLE (Under 20% Slope)

TRANSITIONAL (20%-30% Slope)

NON-BUILDABLE (30% and Above Slope)



0 37.5 75 150 225 300
Feet

JANUARY 2014

COMMUNITY PLANNING PARTNERS, INC.
RICHMOND, VIRGINIA

Current Zoning

A large majority of the Monument-Berryman Primary Study Area is zoned as Old Town Residential that allows for single family and duplex residences of a medium density (5 units per acre) and is intended for the harmonious new development, redevelopment, adaptive reuse, and revitalization in and around Danville's existing, older urban residential neighborhoods. A small portion of the area along Newton St. is zoned Central (Downtown) Business Commercial in keeping with its proximity to downtown. The property occupied by the Juvenile Detention Center and nearby properties along Colquhoun St. are zoned a Transitional Office District, a zoning classification that was established to provide for the location of office and other non-retail uses in low intensity development patterns. Those properties within the Primary Study Area that lay north/northeast of Monument St. and several parcels on the southeastern edge of the area are zoned as a part of the Tobacco Warehouse Commercial District intended to promote revitalization, redevelopment and adaptive reuse of existing structures and harmonious new development in the City's historic tobacco warehouse business area.

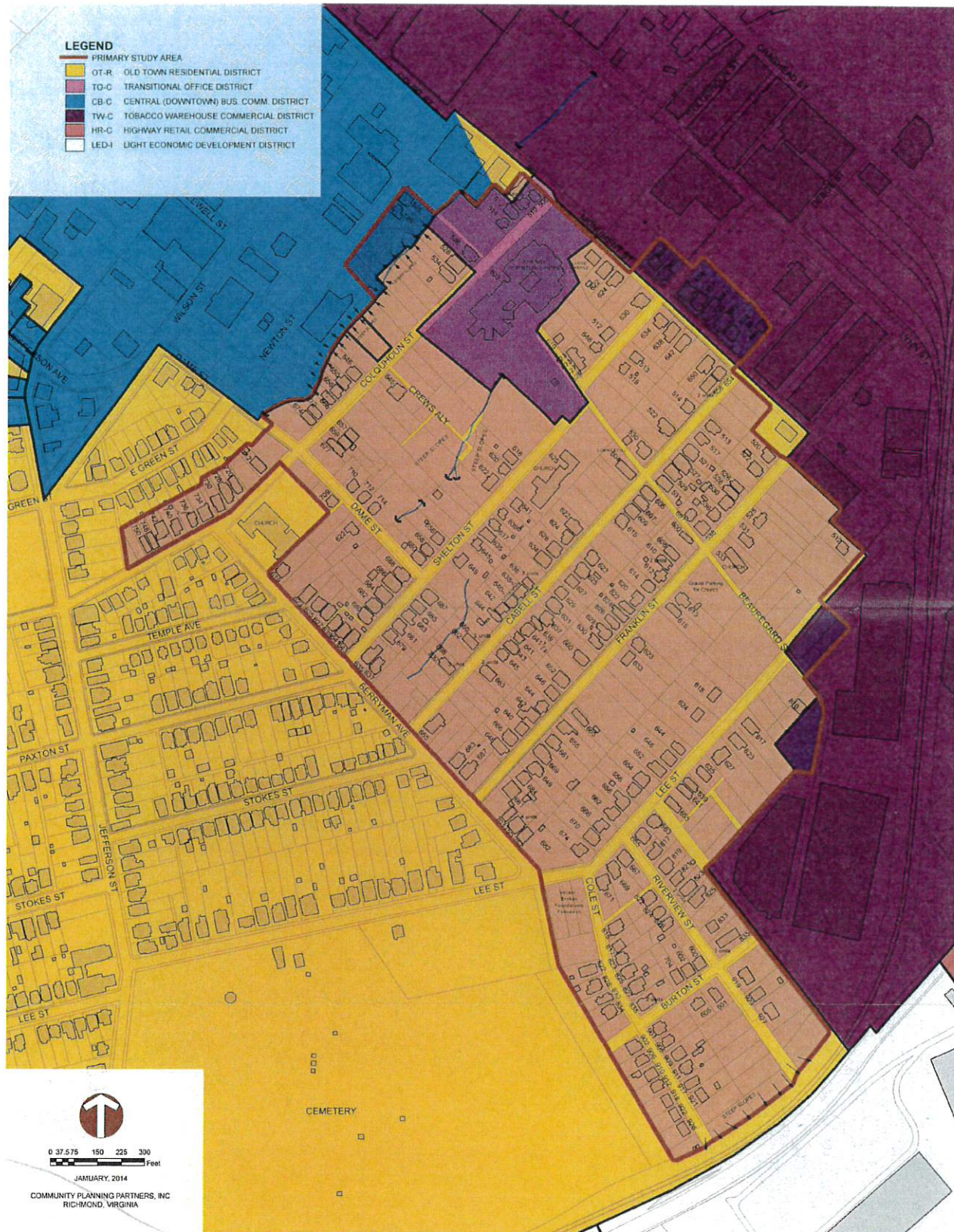
Future Land Use

"Mixed Use" is planned for the majority of the Monument-Berryman Primary Study Area in the 2020 Comprehensive Plan which, a category that allows for a variety residential and commercial uses of low and medium density. This designation is appropriate given the proximity of Monument-Berryman to downtown Danville and is broad and flexible enough to not likely hinder any redevelopment and development efforts that might be proposed for the area. However, in the course of redevelopment planning or in the effort to attract parties interested in developing or redeveloping the area, some "tweaks" to this planned land use might be necessary.

A Zoning Classifications Map and Future Land Use Map for the Monument-Berryman Primary Study Area follow this page.

ZONING CLASSIFICATIONS

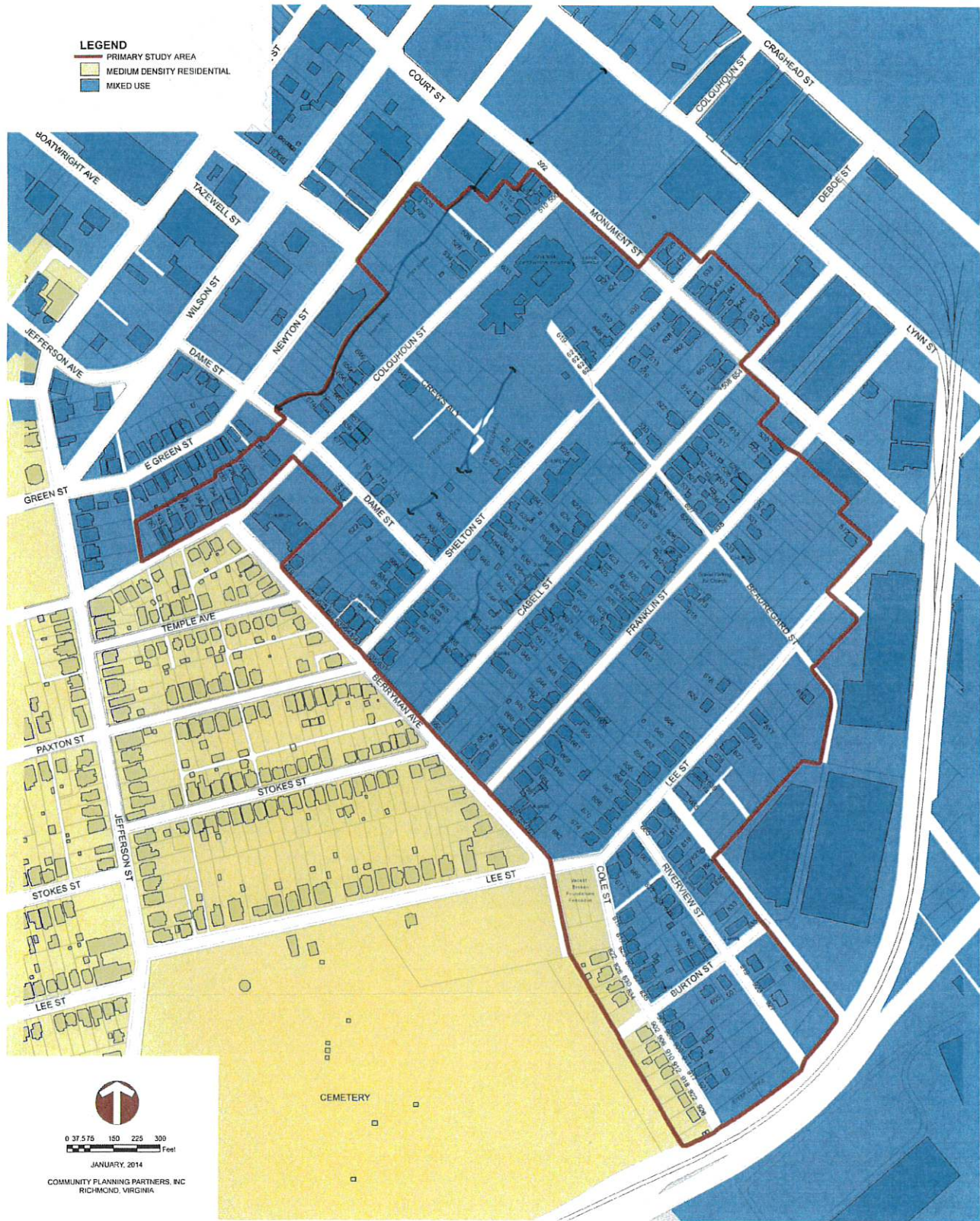
MONUMENT-BERRYMAN STUDY AREA
CITY OF DANVILLE, VIRGINIA



FUTURE LAND USE

MONUMENT-BERRYMAN STUDY AREA

CITY OF DANVILLE, VIRGINIA



Building Conditions

After page 10 can be found a Building/Site Conditions Map for the Monument-Berryman Primary Study Area. The building conditions were surveyed and the buildings were photographed by staff of Community Planning Partners (CPP) in April-May 2012 with updates as conditions changed per standards generally utilized by local and state government with conditions ranging from sound (in yellow) to dilapidated (in black). These conditions are based on exterior inspections, but in order to more closely understand the contributing factors for the buildings in the worst condition, CPP staff went on the properties and entered a number of the buildings currently owned by the City of Danville or the Danville Redevelopment and Housing Authority. These interior inspections confirmed that the buildings with major deficiencies or that are dilapidated deserved the ratings given them during the exterior survey. The inspections also served to inform the Consulting Team as to conditions hidden by "quick fixes" that have been applied to many of the buildings over the years.



621 Berryman Avenue



714 Colquhoun Street (recently demolished)



Interior pier at 530 Cabell Street

On August 28, 2012 Pete Dunbar, P.E. of Dunbar Milby Williams Pittman & Vaughan, PLLC Consulting Structural Engineers inspected the interior and exterior of six (6) of the City-owned buildings and further inspected the exterior of fifty-one (51) additional buildings deemed in the initial survey to have major deficiencies or be dilapidated, with additional interior and rear photographs taken of these properties.

Many of the problems noted by CPP staff and Mr. Dunbar are not necessarily noticed on a quick drive-by inspection. One property, by all exterior appearances, had been stabilized with a new foundation. When looking in the crawl space, it

was quickly evident that the exterior and interior supporting piers were still in trouble with one interior pier under a main support beam held together by a single brick (see picture on previous page). On further inspection of other houses, the deteriorating piers were found to be a significant problem threatening the



Example of Deteriorated Window Framing



Example of a Rotten Sill Plate

structural integrity of many of the buildings. Other properties had various types of siding applied, but from the inside it was quite obvious that in many cases the wall studs had significant water and termite damage to the point of losing their structural integrity. For the houses in the worst condition, this was also true of floor joists, sill plates, and the framing around door and window openings (as shown on this page).

The table below outlines the existing conditions of the housing, commercial, and other units in a total of **243 buildings** within the Monument-Berryman Primary Study Area.

Existing Conditions of Units

Condition of Units	Number	Percent of Total Area
Sound	38	14.5%
Minor Deficiencies	74	28.2%
Intermediate Deficiencies	59	22.5%
Major Deficiencies	65	24.8%
Dilapidated	26	9.9%
Total Area	262	100.0%

Source: Exterior (243 buildings) & interior (6 buildings) inspections by Community Planning Partners, Inc. & Dunbar Milby Williams Pittman Vaughan, PLLC, April - October, 2012 with additional updates through December, 2013.

Of the 243 buildings with 262 units (residential, commercial, churches), **91 of the units (34.7%) have major deficiencies or are dilapidated.** Structures with major deficiencies have sufficient enough deficiencies that it may not be economically feasible to rehabilitate them and they are therefore quickly moving toward a condition where clearance can not be avoided. Dilapidated structures are those that clearly require clearance due to loss of structural integrity or are so structurally unsound that rehabilitation is likely to be economically infeasible leaving demolition as the only alternative. The conditions included in the previous table are also shown via a Building/Site Conditions Map that follows this page.

Beyond the basic condition of the buildings, the vacancy rate in the neighborhood provides an additional window for understanding the challenges facing the Monument-Berryman Study Area. Of the 262 residential, commercial, and other units in the area, **87 are vacant, a rate of 33.2%** with most showing signs of being vacant long-term. Only a small number of "for rent" or "for sale" signs can be found in the neighborhood. Add this number to the **137 vacant parcels** in the Study Area and it is easy to see why Monument-Berryman is struggling. As can be seen on the Vacant Parcels/Vacant Structures Map that follows page 12, the vacancies tend to cluster more on the northern end of the neighborhood where the slopes are more severe, with some indication that the homes built on these slopes have tended to deteriorate and become vacant at a higher rate than homes on more level ground.

However, the homes along Monument St. also represent a cluster of vacant homes with severe deterioration and the slopes there are less severe. This particular cluster creates a different sort of problem for the City as opposed to the rest of the neighborhood in that it is near the heart of the Tobacco District where significant new investment is taking place. Additionally, as stated earlier, Monument St. does serve as a secondary gateway into downtown Danville, with a quick connection to the upper part of downtown, the downtown churches, City Hall, and the City Courts.

One of the biggest problems currently facing the neighborhood is that individuals are breaking into the vacant structures to strip them of any replacement windows or other newer elements and stealing metal roofing, plumbing fixtures, window sash weights, etc. This has left many already deteriorated buildings open to the elements and therefore damaging them more. The City has worked with its Police Department to step up patrols, even marking the houses



The Metal Roofing Was Stripped from this House to Sell to a Scrap Dealer

BUILDING/SITE CONDITIONS

MONUMENT-BERRYMAN PROJECT AREA
CITY OF DANVILLE, VIRGINIA

- LEGEND**
- PROJECT AREA BOUNDARY
 - BUILDING CONDITIONS**
 - SOUND
 - MINOR DEFICIENCIES
 - INTERMEDIATE DEFICIENCIES
 - MAJOR DEFICIENCIES
 - DILAPIDATED
 - OVERGROWTH
 - V VACANT



publicly owned with an orange dot to show that nobody should be present. The City has also worked to keep vacant houses boarded, both those publicly owned and those privately owned, but given the general demise of the neighborhood, this is an uphill battle at best.



The Old Tub Was Stolen from this House for its Cast-Iron

A final window for understanding the challenge represented by the poor property conditions in the neighborhood is the home ownership rate. Of the **172 occupied housing units**, only **74 are occupied by homeowners** according to the City's tax records, **a homeownership rate of 43.0% of occupied housing units**. Adding back in the 85 vacant housing units, the **homeownership rate drops to 28.8% of all housing units, vacant and occupied**. A stable neighborhood is typically defined as one where home ownership is at a minimum 2/3's of the properties. Monument-Berryman's very low percentage of home ownership is a strong contributing factor to the neighborhood's deterioration.

BUILDING/SITE VACANCY

MONUMENT-BERRYMAN STUDY AREA

CITY OF DANVILLE, VIRGINIA



Infrastructure Conditions

The City of Danville recently replaced the water and gas lines in the Monument-Berryman Primary Study Area, so infrastructure conditions are in transition at this point. A general upgrade of all paving in the area is warranted, and once the utility work is complete, the City intends to repave all streets in the area. Additional conditions that are quickly obvious are the deteriorated and/or sinking curbing, the narrow sidewalks in fair to poor condition, the apparent lack of stormwater drop inlets along significant runs, the limited number of street lights, and the total absence of street trees and other streetscape amenities. Regarding the latter, in many cases the buildings are built too close to the public right-of-way for the inclusion of street trees and their use would not be feasible.

Note: As staff of Community Planning Partners continued to research the community and observe the extent of blight and dilapidation present, a decision was made to set aside the acreage dedicated to public rights-of-way and the conditions of the infrastructure found within them when calculating acreage that might be eligible for conservation or redevelopment under a formal conservation/redevelopment plan as allowed under the Code of Virginia. In the past, including such acreage and conditions was common practice when determining eligibility for redevelopment. However, in light of 2007 changes in the Code of Virginia and the recently approved voter referendum on personal property rights, it was deemed that this more careful approach to the matter of conservation/redevelopment would be more prudent.

Neighborhood Input

Meetings of the New Old Fairground Neighborhood Association were held on May 8 and June 27, 2012 at the Beulah Baptist Church to explain the planning process that was under way and to gather input from the residents of the Monument-Berryman neighborhood. Aided by Beulah Baptist and City staff, this neighborhood association has grown into a cohesive voice for the community. The meeting was well attended and the participants very engaged in the conversation. The greatest concern mentioned by the residents was the number of abandoned and boarded properties in the community, particularly where there are long-term clusters of vacant properties such as along Shelton St. Their interest is to see some action toward rehabbing the homes and if not possible, tearing them down. There was interest on the part of participants in receiving City assistance with maintenance of their properties. The residents mistakenly thought that such assistance was no longer available, but City staff present at the meeting explained that the program still exists, but with a waiting list. Residents also raised a concern about people parking in the neighborhood during events at the Crossing.

Input from the Virginia Department of Historic Resources

As stated earlier, the Monument-Berryman Primary Study Area is a part of the Danville Tobacco Warehouse and Residential Historic District, a state and

federally recognized historic district. The majority of the buildings within the Study Area are over 50 years old. The original nomination did not include an annotated list of structures within the Historic District, but does briefly describe the type of buildings found in the District, including the residential structures found in the Study Area. Because of the age and type of buildings found in the Area, most would be considered contributing buildings if a more fully delineated description of the Historic District was to be created.

Because of this fact, the Virginia Department of Historic Resources was consulted on numerous occasions as this study was compiled. As it became evident that a number of the buildings within the Area had major deficiencies and/or were dilapidated, and likely needed clearance, the input of the Department was considered to be very important. Mike Pulice, Architectural Historian, Western Regional Preservation Office within the Department of Historic Resources, was given a tour of the area and was able to review the interior conditions of a representative sampling of the buildings owned by the City of Danville and the Danville Redevelopment & Housing Authority on June 21, 2012. Mr. Pulice was also a part of two meetings when preliminary and final results of the eligibility determination were presented. Also, staff of the City of Danville and Community Planning Partners, Inc. met with Kathleen Kilpatrick, Director of the Department, and her leadership team in Richmond on August 30, 2012 and again on September 16, 2013 to report findings and receive feedback from the Department.

Additional Input

Community Planning Partners staff along with Mr. Smither met with the City staff and the consultant team working on the Old West End planning process on several occasions as part of the data gathering phase and to coordinate with the City's efforts to preserve the historic character of its communities as much as is feasible. Mr. Craig Wilson, President/CEO of CPP also met with Sonja Ingram of Preservation Virginia to inform her of the planning process and to gather input from that organization. Mr. Wilson also met with Randy Gentry, Executive Director for Danville Habitat about the possibility of that organization having a role in rehabilitation and new construction in the area. Mr. Gentry was very interested in the idea because Danville Habitat has prioritized rehabbing existing housing over new construction and because the best Habitat houses are small and therefore easier to operate and maintain by their new owners. Additionally, Mr. Gentry expressed an interest in being able to cluster any Habitat involvement in the area in order to provide safety and support to the families receiving a Habitat home. Finally, CPP staff met with the principals of Manasco Realty that works with the City of Danville on property acquisitions/sales to gather their insight regarding the region's real estate market in general and the Monument-Berryman neighborhood in particular.

A CHALLENGING ENVIRONMENT

The Demographics & Economics of Danville

With the loss of Dan River Mills and the decline of big tobacco, Danville faces significant economic challenges, a fate it shares with other former textile and tobacco communities. Though the City is doing all the right things to rebuild its economic base and general economy, as the data below indicates, the City has endured significant population, household, and employment losses over the last two decades. Probably the most striking item in the table below is the fact that while Danville's number of households has declined 15.0% and its population 23.2%, the number of housing units has declined only 3.8%. Translation: Danville has more housing than it needs for its current population which has led to high residential vacancy rates and disinvestment by property owners in many of the City's neighborhoods.

Danville Demographic & Economic Trends

	1990	2000	2010	Percent Change 1990-2010
Households	21,664	20,608	18,831	-15.0%
Housing Units	23,297	23,108	22,438	-3.8%
Population	53,056	48,411	43,055	-23.2%
Employment*				
Unemployment Rate	9.0%	10.0%	13.7%	34.2%
Workers 16+ yrs old	22,851	19,262	17,228	-32.6%
Workers 16+ yrs old working within City	19,715	14,628	11,995	-64.4%
% of Workers 16+ yrs old working within City	86%	76%	70%	-23.9%
Median Income*				
Danville	17,116	28,074	30,115	43.2%
Virginia	34,011	51,687	61,090	44.3%
US	31,880	45,751	51,222	37.8%

Source: 1990, 2000, & 2010 U.S. Censuses (* 2010 employment & median income from ACS 2008-2010 3-Yr. Estimates).

Because Danville's economic decline was concentrated within the manufacturing sector (textiles and tobacco processing & storage), it has been the working class population of the City that has suffered the most. This in turn, impacts the working class communities within the City the most. Being the "bottom rung" neighborhood, even among the City's working class communities, it is no surprise that the Monument-Berryman neighborhood has declined as significantly as it has.

The economic challenges for the neighborhood are:

- o The small size and poor condition of the properties, low property values [most houses are assessed between \$6,000 and \$30,000 with sales recently as low as \$3,000 (house and land) in the neighborhood], and excess of housing in the City have depressed the available return on the properties and led to significant disinvestment and lack of interest in reinvestment in Monument-Berryman.
- o As the economy is turned around in Danville, there are other neighborhoods poised to make a comeback with larger and better built houses that will be the first choice for revitalization. As the "bottom rung" neighborhood, Monument-Berryman will be one of the last to be revitalized, hence pushing off a broader based revitalization perhaps one or two decades into the future. This leaves strategies of selective demolitions and rehabilitations for affordable housing as the only viable alternatives in the near term. Additionally, while boarding the most dilapidated houses and conserving them for future use might seem plausible, this is impractical given their very poor condition and would be a disservice to the residents who remain.
- o There will be for some time a cost-benefit gap in Danville's low- and moderate-income neighborhoods and particularly in Monument-Berryman. The cost of rehabbing the houses in the neighborhood that are in the worst condition is such that the investment, public or private, will not be covered by the sale price or rent because of current market conditions. As an indication of the low values of the homes in the area, one house had a homemade sign that indicated it was for sale for \$250 down and \$305 per month. As another indicator of the problem citywide, the City already has on its books rehabbed houses that it cannot sell. In planning for the future of this community, several questions need to always be asked, "Who will the end user be? How much can they pay? Will they be willing to live in Monument-Berryman at this price?" At some point in the future those questions will be answerable in a way that sets off a broader revitalization of Monument-Berryman, but that is not now or in the near future.
- o As an example of the cost-benefit gap, assume a purchase price of \$10,000 for a house where rehabilitation is feasible for \$25,000 to bring the building up to code and to make it marketable. An owner-investor might put \$10,000 in as cash for the purchase and take out a loan of \$25,000 for repairs. As a part of this scenario, also assume Historic Tax credits would be infeasible because the program is not very pragmatic at this scale and because a historic rehabilitation/renovation would likely raise the costs beyond a reasonable level. At 5% fixed for ten years, payments on a \$25,000 loan would be \$265 per month/\$3,180 per year. Setting aside \$150 per month for a replacement reserve and a vacancy allowance adds another \$1,800 to the investor's cost. Allowing for a 10% return on

investment on the original \$10,000 in equity adds another \$1,000 per year to the equation. Adding these costs and the desired return yields an annual figure of \$5,980 or a monthly rent of just under \$500. Apart from rents for renovated, historic properties, most of which are sizeable, this is the very high end of rents in Danville for modest homes in older neighborhoods and very likely a rent not attainable in Monument-Berryman. In fact, Community Planning Partners staff had an opportunity to ask one tenant about his/her rent for a home in the area and the answer was \$225 per month, with the tenant doing many of the routine repairs on the home.

How Other Localities Are Meeting the Challenge

To more fully explore the difficulty and potential for revitalizing the Monument-Berryman Study Area it is important to examine what other communities are doing in similar situations, particularly where smaller mill/factory worker housing predominates. These include successful stories as opposite as neighborhoods rebuilt to historic standards and strategies undertaken to demolish abandoned and blighted properties. Comments relative to the challenge Danville faces are included after each example can be found after each example in italics.

Cabbagetown, one of Atlanta's many historic neighborhoods was built from 1881 to 1922 as a mill community to house the workers at the Fulton Bag and Cotton Mill established in 1881. This community of farmhouse Victorians, bungalows, and shotgun style homes began a period of decline when the mill was sold in 1957 and was eventually closed in 1977. In the 1980's the local artist community discovered Cabbagetown and the community began an ongoing renewal including the conversion of the old mill into the Fulton Cotton Mill Lofts, one of the biggest loft conversions in the country. Having survived a 5-alarm fire at the mill in 1999 and a tornado in March of 2008, Cabbagetown is described today on the Cabbagetown Neighborhood Improvement Association's website as "a unique mix of families, singles, young couples, artists, and professionals" where you will find "people with a rich sense of community....gardening together in the Community Garden, picnicking in one of our lovely parks or sitting on their porches together; talking, laughing and helping each other out." *(Cabbagetown is an example of the local artist community being the first to take the risk of revitalizing an aging neighborhood. This phenomenon has been repeated across the U.S. in many communities including Richmond, VA where the artists have now moved on to their third "hot" neighborhood in the city. This type of renewal is "organic" in that much of it develops on its own without significant outside help, particularly in its initial stages. The challenge of this type of renewal is that by nature it is birthed and builds on the presence and energy of a particular group of people willing to take a risk on a scale that can turn around a community. In this case and for many similar examples across the country, the group is the artist community. For at least the present and foreseeable future, Danville does not have a similar group ready for such a challenge.)*

In Greenville, NC a new effort is underway to revitalize the homes in a 45-block area just west of downtown that were home to mostly African American farmers and tobacco warehouse employees. The homes there are from the 1930's and the area contains 250 parcels that might require some type of assistance. A structural evaluation of the properties revealed the many of the homes are unsalvageable and will be torn down in the first phase of the project. New homes are to be constructed on vacated lots in keeping with the area's historic character at a projected price of \$87,000. Similar to Monument-Berryman, the City found that many of the acquired lots were irregular in size and shape with multiple houses on one parcel and houses built across property lines. These parcels are being combined and rerecorded to create buildable lots suitable for new housing. Envisioned as a 20-year project, this is the City's first new construction as a part of large-scale infill effort and will require a significant infusion of CDBG and HOME funds from the Department of Housing and Urban Development and local bonds. *(Different from Cabbagetown, the revitalization effort in West Greenville has not been birthed by an organic movement from within the local community, but has come about because of the efforts of the City of Greenville. It is important to note the 20-year time line for this undertaking and the significant investment of public funds that it will take to keep the effort going. In this day of tight budgets and declining federal dollars, assembling and carrying out such large scale projects will be quite challenging.)*

Closer to Danville is the Miller's Hill project in Roanoke, VA. The homes in Miller's Hill are much larger than those found in Monument-Berryman, but the revitalization of these homes in Old Southwest provides an interesting window on the challenges of historic preservation. In 2005 the Roanoke Redevelopment & Housing Authority acquired 17 of the 20 homes in the 400 block of Day Avenue that had been converted to 70 apartment units for the cost of assuming \$344,000 in outstanding debt on the houses. An effort was undertaken to restore these homes to



**The First Miller's Hill Renovation
at 433 Day Avenue**

the former historic character utilizing financial subsidies, local tax abatements, and state and federal Historic Tax Credits. The houses were to be priced between \$200,000 and \$300,000 each after historic renovations, but because of costs, the Authority eventually had to raise the prices above \$300,000 in an attempt to break even. After the first several historic restorations, the national housing crisis struck and the project was suspended in the face of rising costs and a declining market. The Authority has subsequently been selling the homes for as little as \$30,000 with some success, unrenovated, but with restrictions requiring the houses be renovated to the project's intended standards. *(Though intended for a*

different market because of the size of the homes and the intended historic renovations, the Miller's Hill project clearly points out the need to match revitalization efforts with market realities. The Roanoke Redevelopment & Housing Authority could not have seen the national housing crisis and economic troubles on the horizon when it acquired the properties in 2005 and the U.S. housing market is improving, but the Miller's Hill project does point out that any housing revitalization project, private and/or publicly funded, small- or large-scaled, can be impacted by market and economic trends.)

Also closer to Danville, the City of Lynchburg, VA has begun a turnaround of its older neighborhoods through a multi-pronged approach. Central to its success has been the use of a Spot Blight Abatement Program and the aggressive delineation of and concentration of resources in nine (9) Redevelopment, Conservation, and Rehabilitation Areas that cover a significant portion of the core of historic Lynchburg. Lynchburg also has a Real Estate Rehabilitation and Renovation Program that provides real estate tax exemptions for the rehabilitation of residential properties fifty (50) years of age or older and commercial and industrial properties twenty-five (25) years of age or older and for new construction on vacant lots within the City's recognized Redevelopment and Conservation Areas. The program provides an exemption from real estate taxes for value of assessed improvements to a structure for a period of fifteen (15) years. For new

construction, it provides an exemption of fifty percent (50%) of the value of the new structure for seven (7) years. An example of the efforts spurred by Lynchburg's approach include the home shown on the next page rehabilitated by Lyn-CAG, a HUD certified Community Housing Development Organization. *(Laws in Virginia regarding redevelopment and conservation planning have been significantly altered in recent years in the aftermath of the hugely unpopular 2005 Kelo v. City of New London Supreme Court decision that upheld the use of eminent domain to seize property for the purpose of economic development and enhanced tax revenues. Changes made to the Code of Virginia in 2007 by the General Assembly reduced the use of eminent domain to properties actually blighted and representing a public danger and properties acquired for public use and prohibited the use of eminent domain for the*



**"Before" & "After" Pictures of
a Recent Lyn-CAG Renovation
at 201 C Street, Lynchburg**



purpose of economic development and tax revenue enhancement. A successful November 2012 voter's referendum defining private property rights cemented these changes into the Virginia Constitution. Nevertheless, well-crafted redevelopment and conservation plans are still an important tool in Virginia where whole communities are experiencing decline such as that found in the Monument-Berryman Study Area. Also, the Code of Virginia does offer a number of "smaller scale" and targeted tools for dealing with blight including provisions within the Statewide Property Maintenance and Uniform State-wide Building Codes (or similar local codes), provisions related to seizure of properties for non-payment of taxes (many blighted properties being in arrears on taxes), and provisions allowing a local government to establish:

- o Rental Property Inspection and Vacant Building Registration Programs that enable the more careful and regular monitoring of problem properties.*
- o A Real Estate Tax Abatement Program to provide a final incentive for the revitalization of blighted communities.*
- o A Spot Blight Abatement Ordinance allowing for the acquisition of blighted property and the use of eminent domain when necessary as a public purpose outside of an official conservation or redevelopment area for the purpose of acquiring blighted properties.*
- o A Derelict Structures Ordinance creating a non-judicial process for forcing property owners to repair or demolish a blighted property. [Danville has such an ordinance already in place.]*
- o A Receivership Ordinance allowing a locality to be appointed as receiver for a property for the purpose of instituting repairs and placing a lien on and selling a blighted property to satisfy the lien.)*

Making a Case for Demolition

A September, 2012 paper entitled "Laying the Groundwork for Change: Demolition, Urban Strategy, and Policy Reform" by Alan Mallach, Non-Resident Senior Fellow at the Brookings Metropolitan Policy Program at the Brookings Institution and Visiting Scholar at the Federal Reserve Bank of Philadelphia, Mr. Mallach provides an interesting perspective to the challenge facing Danville. Mr. Mallach, a speaker in Danville in July of 2011, is one of a number of scholars positing that ongoing regional economic declines in certain cities and the recent national economic and housing crises require a fresh look at the use of demolition as a revitalization strategy. He makes a case that large-scale demolition of buildings is "a painful, but necessary reality in America's older cities." Mr. Mallach further states:

"The excess of building supply over demand, and the harm done by the continuing presence of vacant, abandoned buildings, admits of no other solution. Demolition activities must be thoughtful and targeted, however, sparing buildings that can and should be saved and reused, and concentrating

efforts on both eliminating blight from viable urban neighborhoods and laying the groundwork for redevelopment and revitalization."

Mr. Mallach's paper researched the situation in a number of all-too-familiar Midwestern and Eastern Rust Belt communities such as Akron, Cincinnati, Cleveland, Columbus, Dayton, Toledo, and Youngstown, Ohio; Detroit, Michigan; St. Louis, Missouri; Pittsburg, Pennsylvania; and Baltimore, Maryland. At the same time, his findings apply to any former industrial community that has lost its industrial base and suffered significant population and household decline. Judged by the demographic, employment, and economic numbers found on page 15-17 and the building conditions and vacancy rates in the Monument-Berryman Study Area on pages 9-12, Danville as a whole and Monument-Berryman in particular fit the parameters of Dr. Mallach's research and conclusions. Like it or not, thoughtful and targeted demolition has to be one of the strategies for revitalization of the Monument-Berryman Study Area.

RECOMMENDED REVITALIZATION STRATEGIES

In analyzing the gathered data there are seven key strategies that have come to the forefront for the revitalization of the Monument-Berryman Study Area. These are listed below with some explanation for each.

- o **Strategically “reduce” the housing stock.** As shown by the data, Danville in general is suffering from too much housing for the remaining population. This has led to the high vacancy rates and disinvestment in particular neighborhoods including Monument-Berryman. Additionally, with limited new housing being constructed in the City because of this demographic change, there is not the typical “trading up” that occurs where lower-income households can move up the housing ladder to better housing, thus leaving them stuck in very poor conditions. Being the “lowest rung” neighborhood in Danville, this reality has impacted Monument-Berryman more than any other neighborhood in the City. Though the City's future is brightening, the next two decades will be challenging as the City rebuilds its economy. Further, population growth will lag economic improvement. The City of Richmond offers a strong example where the population declined from 1970 to somewhere around 2006-2007, even though the City's economy had begun to rebound beginning with significant reinvestment from the mid-1980's on. This reduction could be achieved by the following:

- Selective demolitions of the vacant residential units too dilapidated to allow for technical and/or financially feasible rehabilitation.
- Relocation of some of the vacant residential units, particularly units on parcels with steep slopes, that are stable enough to be moved and rehabbed at a reasonable cost to fill the gaps in the neighborhood's fabric utilizing currently vacant parcels where the slope conditions are less severe.
- The creation of larger lots for the housing that is to remain, particularly units on parcels with steep slopes, by removing selected neighboring houses to allow for wider “double lots” (though this may be a misnomer since such lots would still be pretty small and steep in the back). Interestingly, the Schoolfield neighborhood has housing stock very similar to Monument-Berryman, but is significantly less dense and in better condition than Monument-Berryman. These latter two conditions might not be coincidental.
- Acquiring and placing into a land bank the best-situated lots in the interior of the Monument-Berryman Study Area near and adjacent to existing single-family housing for future construction of compatible infill housing when economic conditions and housing demand improve sufficiently to warrant release of the land. By the

City or Housing Authority controlling the land through a land bank, the Area's vacant lots can be maintained until development occurs. Also, restrictions can be placed on the land when the land is transferred in the future to ensure appropriate new development.

- o **Improve the remaining housing stock.** The City should continue to provide assistance to low- to moderate-income homeowners in the Monument-Berryman neighborhood for the repair and maintenance of their homes. Those houses acquired by the City or the Danville Redevelopment & Housing Authority for major rehabilitation, whether at their original site or by relocation to a new site, could be turned over to Danville Habitat and other non-profit, for-profit, or public community development corporations for rehabilitation and resale. Though it may be necessary for the rehabbing entity to maintain ownership and rent the properties or to resell some to well-qualified investors (with significant covenants and other restrictions), the emphasis should be on creating new homeownership opportunities as much as possible. Given the economics referenced earlier, most rehabilitations will require significant subsidies whether public dollars, private donations, volunteer labor, or sweat equity in order to keep the prices affordable and attractive. This is definitely true for low- and moderate-income households, but to some extent even true for better situated households that might move to Danville for the emerging industries. There are many reasonably priced housing opportunities throughout the City and Pittsylvania County for both residents new to the area and longer-term residents whose economic situation might improve, so any homes rehabilitated for resale in Monument-Berryman will be up against tough competition.
- o **Put in place streetscape improvements within the Primary Study Area.** It was said by a number of people that the Monument-Berryman neighborhood no longer has a distinct identity. It is also considered to be the most unsafe neighborhood in the City, whether this is based on perception or reality. Both of these factors demand that the streetscape be improved to provide a more distinct identity for the community and to provide a feeling of safety through improvements such as better lighting.
- o **Create new open space/natural areas.** After the strategic housing stock reductions, some of the current or newly vacant land along the creeks and parcels with steep slopes should be dedicated as open space/natural areas with pedestrian and bicycle paths, new trees, and other low-impact amenities. This would create a neighborhood and citywide asset that preserves the topography and pre-history of the area. This action would also have the benefit of protecting the watersheds in the neighborhood leading to the Dan River and therefore contributing to its rebound as a recreational resource.
 - A portion of the open space/natural areas could be set aside for a "From Farm to Factory" Living History Center that might utilize

one or several of the older houses to tell the story of the families that immigrated from the farms across Virginia and North Carolina to Danville to work in the tobacco and textile industries. This would require a partnering entity for the operation of such a facility, and could be open only for educational purposes or a larger tourism market, depending on available resources. Done well it could become another part of telling the story of Danville to both the local and broader audiences. An example of such a museum is the Worker's Home (Dom Robotnika in Polish) operated by the Northern Indiana Historical Society in South Bend. This front-gabled 1,200 square foot Victorian home includes a real ice box, an FDR calendar, horsehair sofa, 1930's vintage radio, and Polish rosary beads by the bedside.

- o **Redevelop the Monument Street corridor.** To enhance the secondary gateway corridor to downtown Danville and to provide new options and vitality to the Monument-Berryman neighborhood, the majority of the structures along and near Monument St. within the Primary Study Area should be acquired and cleared for the purpose of redevelopment. The blight in that portion of the area is particularly severe and the City has already begun acquiring the most blighted and dilapidated properties. New development along Monument St. might be based on the several architectural styles of the nearby warehouses and would be of a scale to provide a transition from the heart of the Tobacco Warehouse District to the remaining single-family housing. These new structures could have office, light industrial, and institutional (including educational) uses and a limited amount of retail on the ground floor to serve the neighborhood and other nearby neighborhoods.
- o **Put in place streetscape improvements and gateway amenities along the secondary gateway corridor.** Outside of the Primary Study Area, the secondary gateway corridor to downtown Danville that is Goodyear Blvd./Industrial Ave./Monument St. also needs significant streetscape improvements, better informational and directional signage, and entrance makers that say you have arrived in Danville. Even though the signs might not say you have arrived in Monument-Berryman, the very fact that this corridor is now considered and addressed as a more major entrance to downtown would serve to enhance the image of the neighborhood, lifting it from its status as one of Danville's forgotten neighborhoods.

ENVISIONING THE FUTURE

Jim Smither joined the staff of Community Planning Partners on several occasions during the field surveys of the Monument-Berryman Primary Study Area and the secondary downtown gateway. He also participated in dialogues with City staff on several occasions to brainstorm the potential for the area and the recommended revitalization strategies outlined on the previous pages. From these observations and discussions, he developed numerous conceptual plans incorporating existing structures and new development, gateway concepts, and illustrative site plans.

Improvements to the Existing Housing & Streetscape

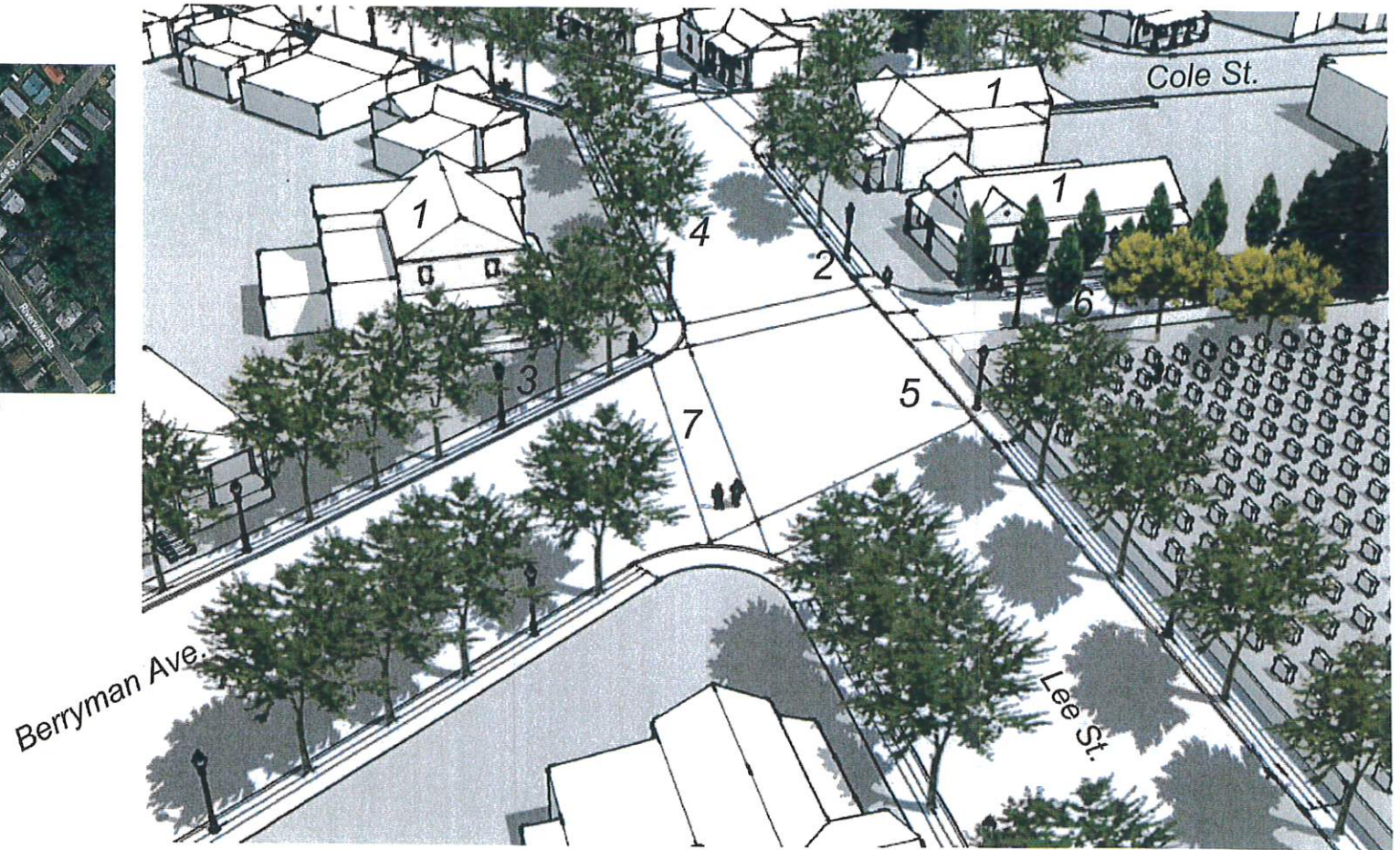
The first conceptual plan that follows this page shows the intersection of Berryman Ave. and Lee St. if the currently vacant lots were infilled with new houses or houses were removed and relocated to this location from severely slope-impacted parcels. The plan also shows new street trees, street lighting, and crosswalks installed as a means of making the neighborhood more livable and safe. While many portions of the Monument-Berryman community could benefit from this type of treatment, this intersection was particularly chosen for review because it is adjacent to and serves as one of the gateways to the Danville National Cemetery as seen on the right. This cemetery is a major Civil War site and attracts a number of Civil War buffs, but is not a major tourism venue in Danville because of its location surrounded by neighborhoods perceived as unsafe. This conceptual plan is put forward as an illustration of improvements that are needed throughout the area and to illustrate the means whereby the concerns regarding the cemetery's surroundings can be ameliorated.



Above: Photograph of Existing Conditions

Proposed Improvements

1. New Homes
2. Street Lights
3. Sidewalks
4. Street Trees
5. Green Hill Cemetery
6. Laneway
7. Crosswalks



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Creating Community Through Planning & Design

Concept - Lee at Berryman

Monument-Berryman Neighborhood Master Planning
City Danville, VA

January 2014

SMITHER architects
landscape architecture design

New Open Space / Natural Areas

The illustrative site plan that follows this page shows the layout of open space that could be created if many of the severe-slope impacted and mostly vacant homes were removed from the western portion of the Monument-Berryman Primary Study Area. This plan incorporates the two major creeks that flow through the area as a part of the open space. Creating this space with mainly passive recreation would provide an additional means of improving the water quality of the Dan River and provide a ready site for persons, young and old studying, the Dan's watershed and the impact of urban development on it.

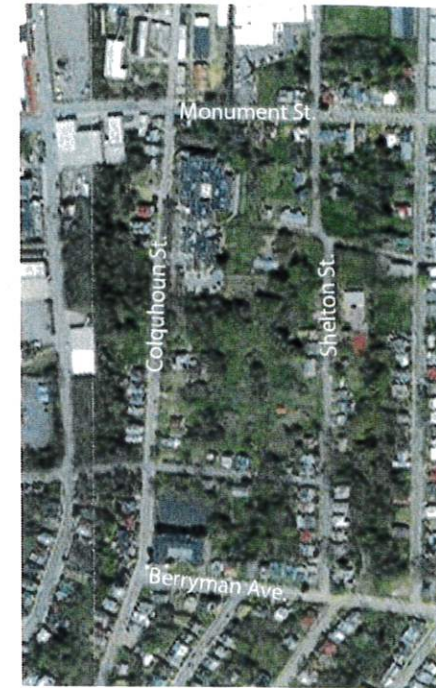
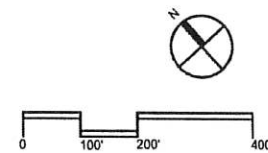
In this plan, Colquhoun St. is converted to a tree lined thoroughfare through the open space. The intersection Colquhoun and Monument serves as an entrance to the space where interpretive and directional kiosks could be incorporated. The new buildings shown along Monument St. are discussed later, but their juxtaposition to the newly created open space, as evident in this site plan, is intentional. Any newly created open with trails and other low-impact amenities would not only provide a new community asset for the existing residents, including staff and residents of the Regional Juvenile Detention Center, but make the Monument St. corridor a more livable location. Additionally, this open space complements the layout of the new Danville Fire Station and Fire Department buildings being constructed just north of the intersection of Monument and Colquhoun, where the two creeks are being day-lighted at their merger and incorporated into the landscape features of the site.

The single home shown remaining on the east side of Colquhoun St. is a substantial home in good condition. It has been left here to illustrate the possible location of the "From Farm to Factory" Living History Center mentioned on pages 23-24.



1. Open Space
2. Office
3. Education Center

Existing
Neighborhood
Structure



Illustrative Neighborhood Site Plan - (Open Space)

Monument-Berryman Neighborhood Master Planning
City of Danville, VA

January 2014

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A Redeveloped Monument Street

The illustrative site plan and concept plans that follow this page show the types of development that could be put in place if a major portion of the Monument St. corridor was redeveloped. The emphasis here is on mixed use, non-residential development that provides a transition from the heart of the Tobacco Warehouse District where the buildings are more substantial as compared to the housing in the Monument-Berryman Primary Study Area and creates a more vibrant corridor into downtown Danville. Key features include:

- Structures of three and four stories that provide a more urban feel to the Monument St. gateway.
- Buildings of interesting character and design that still have an "industrial" appearance in keeping with the Tobacco Warehouse District and other nearby industrial areas, yet provide more up-to-date layouts and amenities.
- Office, light industrial, and institutional (including educational) uses with a limited amount of neighborhood ground-floor retail that provides convenience shopping and small restaurant opportunities to neighborhood residents not currently available nearby.
- An institutional/educational presence in a signature building that says this part of Danville is a key part of the City's existing fabric and future direction.
- Maintenance of the community daycare already in existence.
- Streetscape amenities that enhance the visual appeal of the area and announce your arrival into the heart of Danville.
- An entrance gateway to the open space that would be developed along Colquhoun, Shelton, and Cabell Streets.
- A mix of on-street and off-street parking sufficient to meet the demands of the new development and maintain appropriate traffic flow.



1. Office with Local Serving Retail
2. Light Industrial
3. Education Center
4. Day Care
5. Play Ground
6. Parking

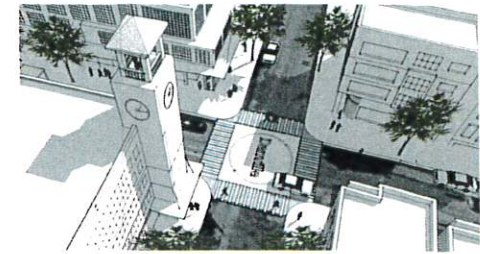
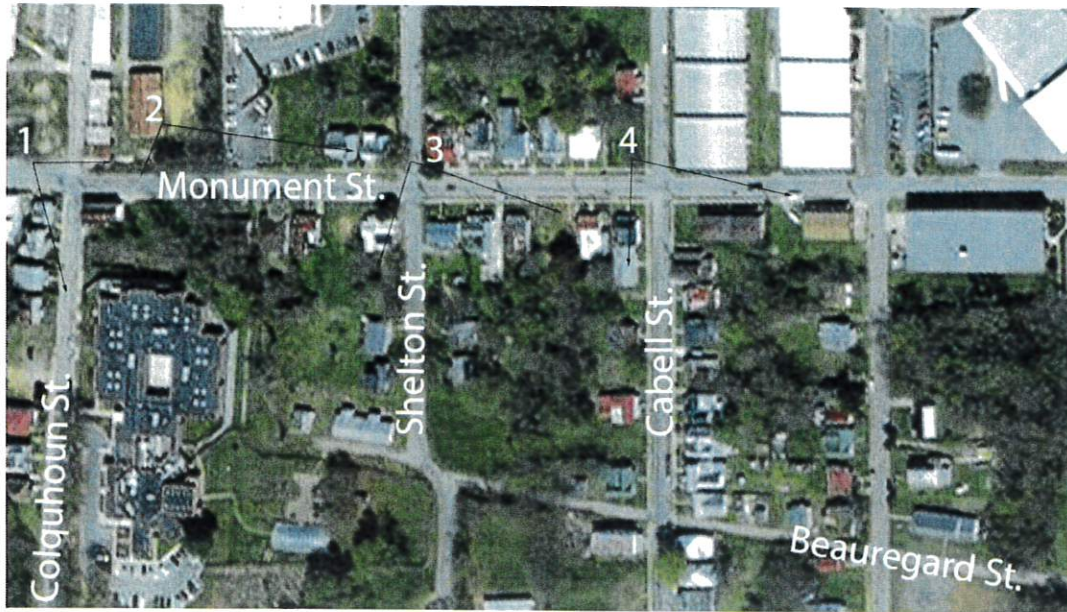
Illustrative Neighborhood Site Plan - (Monument Street)

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3



4



1



2

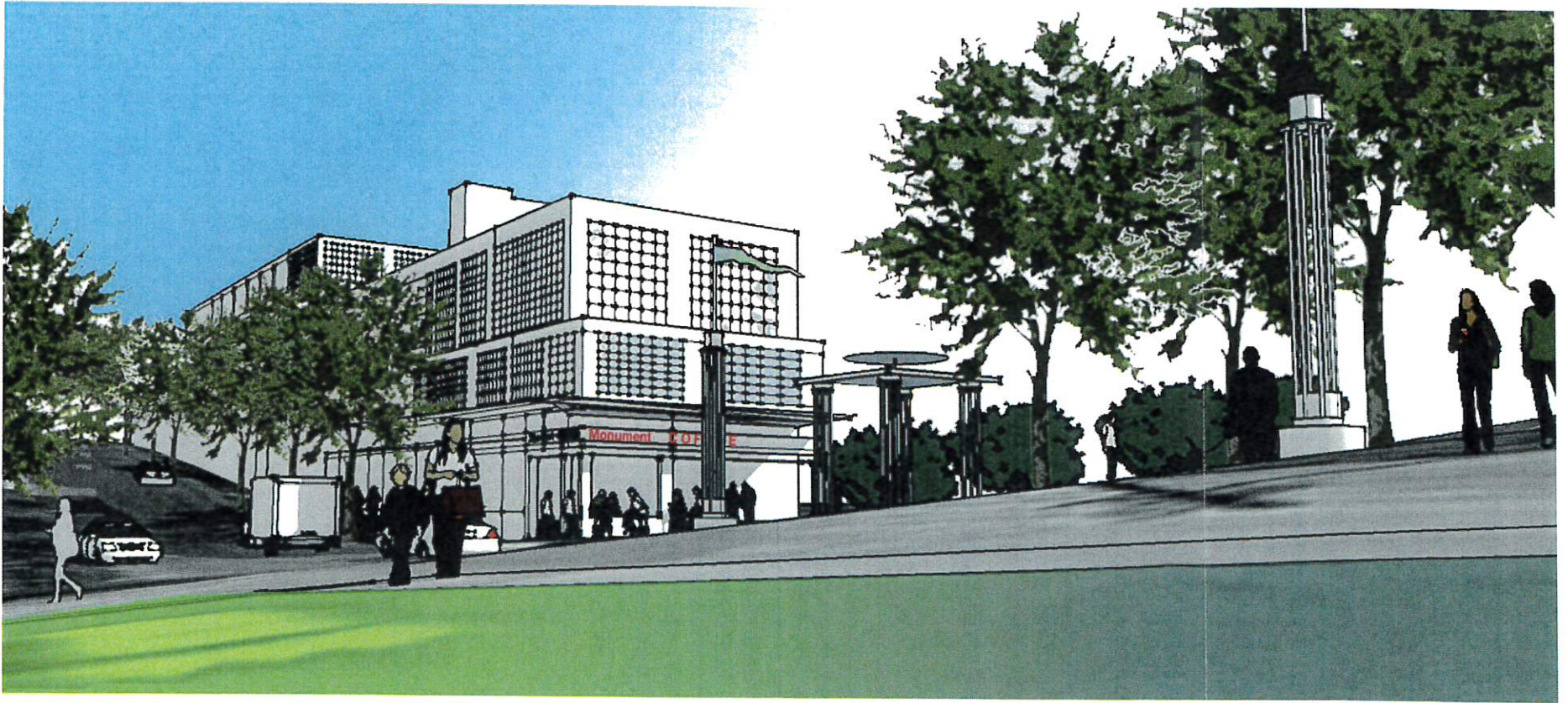
Monument Street Views Location Diagram

Monument-Berryman Neighborhood Master Planning
City of Danville, VA

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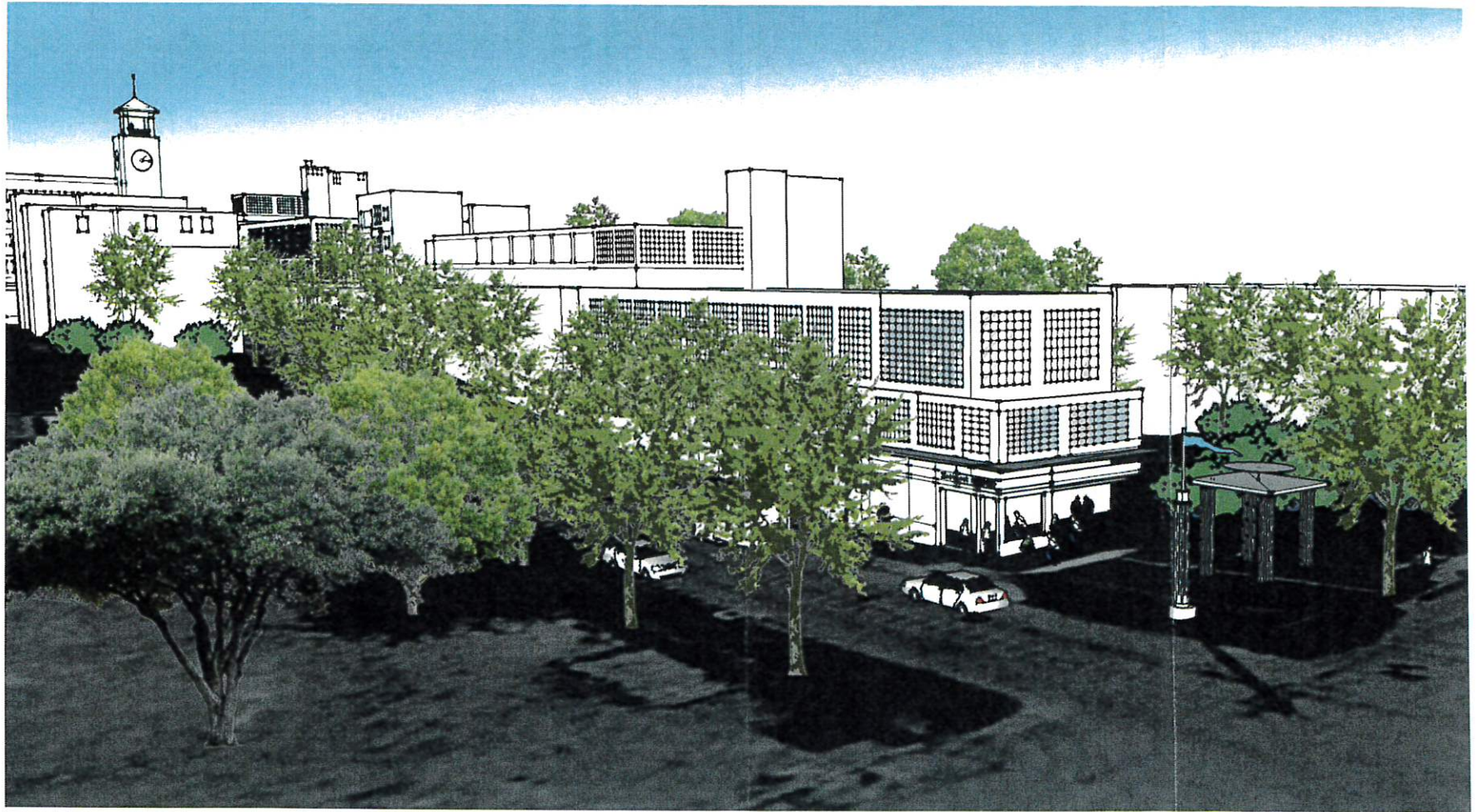


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Concept - Park Gateway at Monument and Colquhoun Streets
 Monument-Berryman Neighborhood Master Planning
 City Danville, VA

January 2014

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 ARCHITECTS
 design



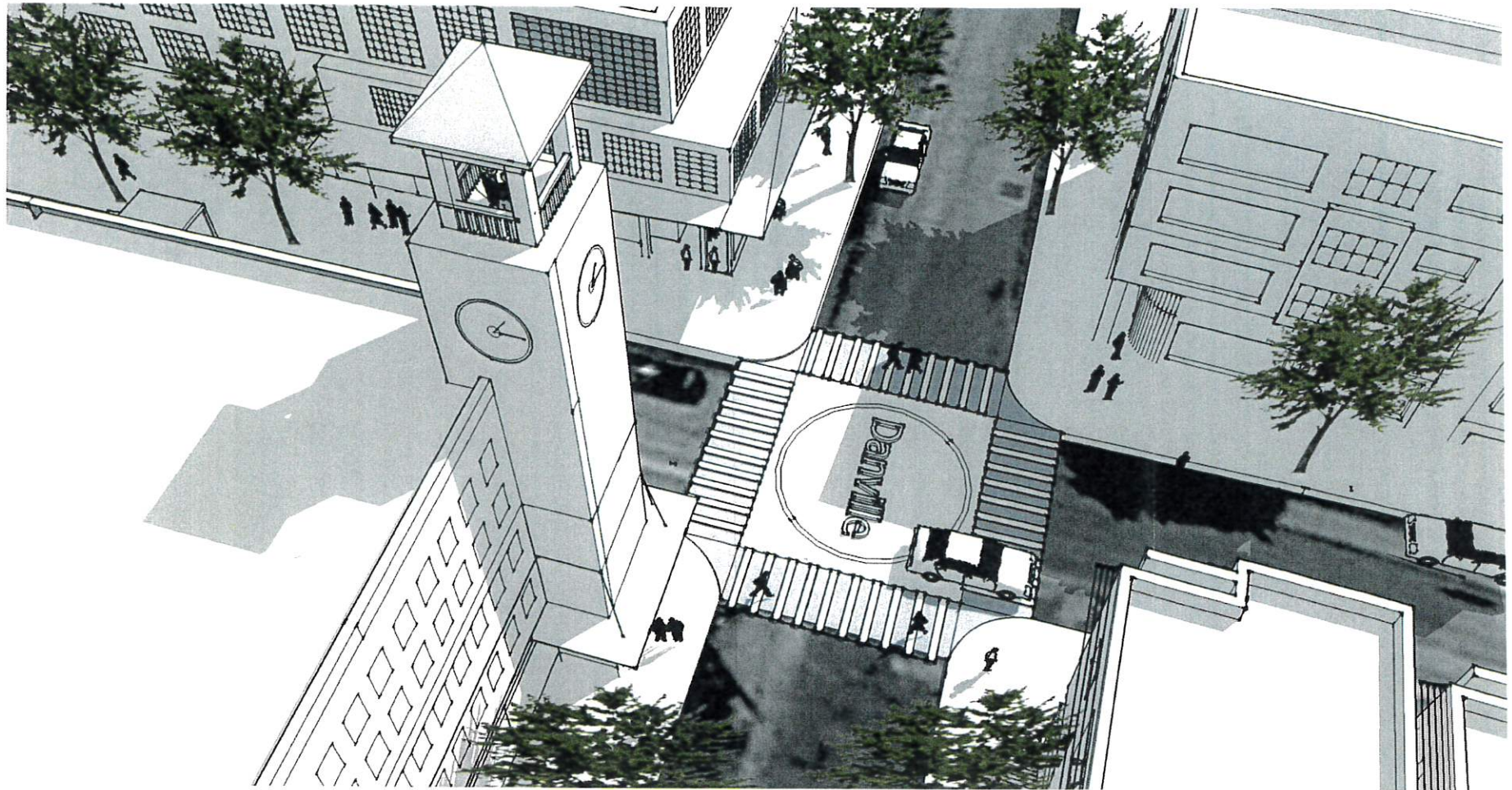
Concept – Monument at Colquhoun Streets (Bird's Eye View)

Monument-Berryman Neighborhood Master Planning
City of Danville, VA

January 2014

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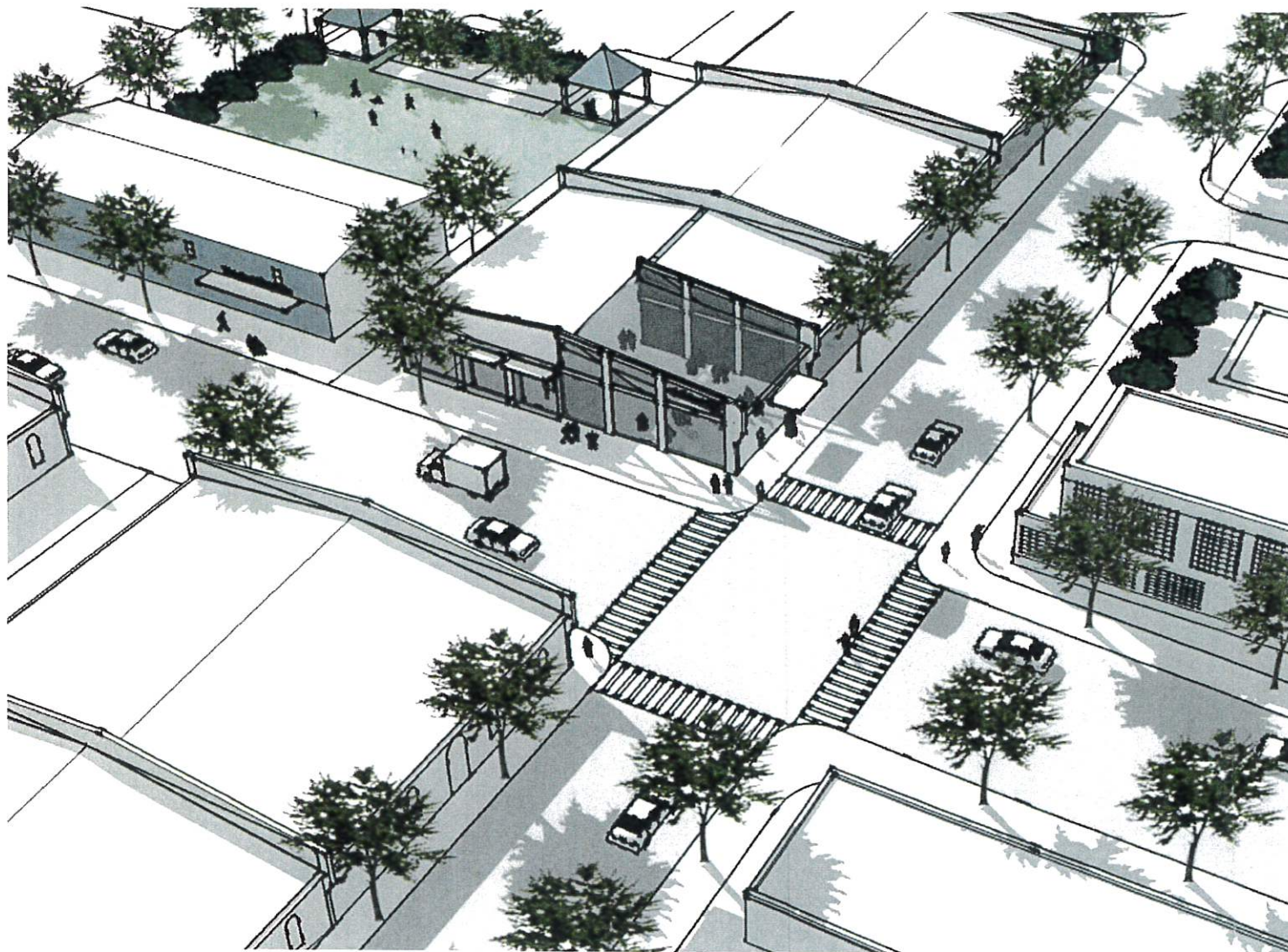


Concept – Monument at Shelton Streets (Bird's Eye View)
 Monument-Berryman Neighborhood Master Planning
 City of Danville, VA

January 2014

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Concept – Monument at Cabell Streets (Bird's Eye View)

January 2014

Monument-Berryman Neighborhood Master Planning
City of Danville, VA

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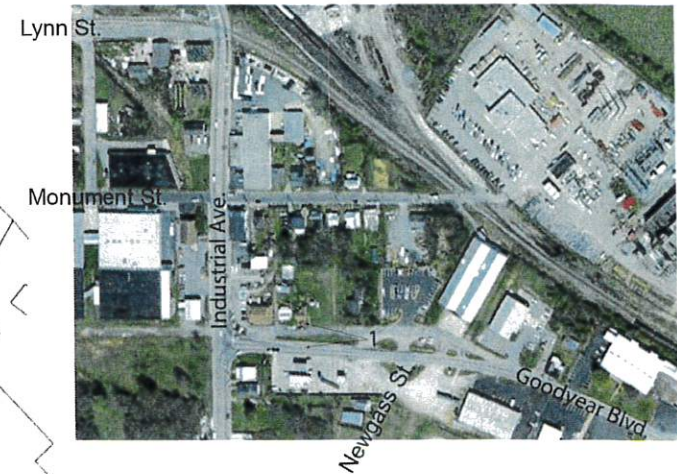
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Secondary Gateway Improvements

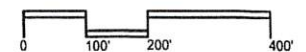
The illustrative site plan and concept plans that follow this page show what an enhanced entrance corridor at Goodyear Blvd. and Industrial Ave. would look like. The statuary and street pavers/crosswalks shown in these illustrations along with those along Monument St. in the previous plans are intended to mimic that found in downtown Danville and serve to connect this part of the City with the whole. Goodyear Blvd.'s existing right-of-way just east of its intersection with Industrial Ave. is sufficient for a median as shown, but the design will need to take into consideration the new entrance to the City's electrical plant/shop that is planned for Dan St. which will put more and larger traffic loads along Goodyear in that area.

Street trees are shown along Goodyear Blvd., Industrial Ave., Monument St., and Craghead St. to improve the visual appeal of the area and to serve to funnel visitors in the direction you want them to go. Note that Lynn St. does not show a similar treatment in order to limit the number of choices a visitor must make on his way into the City. New and enhanced directional signage would also be needed at all key intersections to assist with this "funneling" effect.

The site plan also shows an infill building just west of the Goodyear/Industrial intersection. This currently vacant lot would not serve well as a backdrop to a major gateway/welcoming point for the City, hence a new building is shown.



1- Perspective Views



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Illustrative Neighborhood Site Plan - (Gateway Site)

January 2014

Monument-Berryman Neighborhood Master Planning
City of Danville, VA

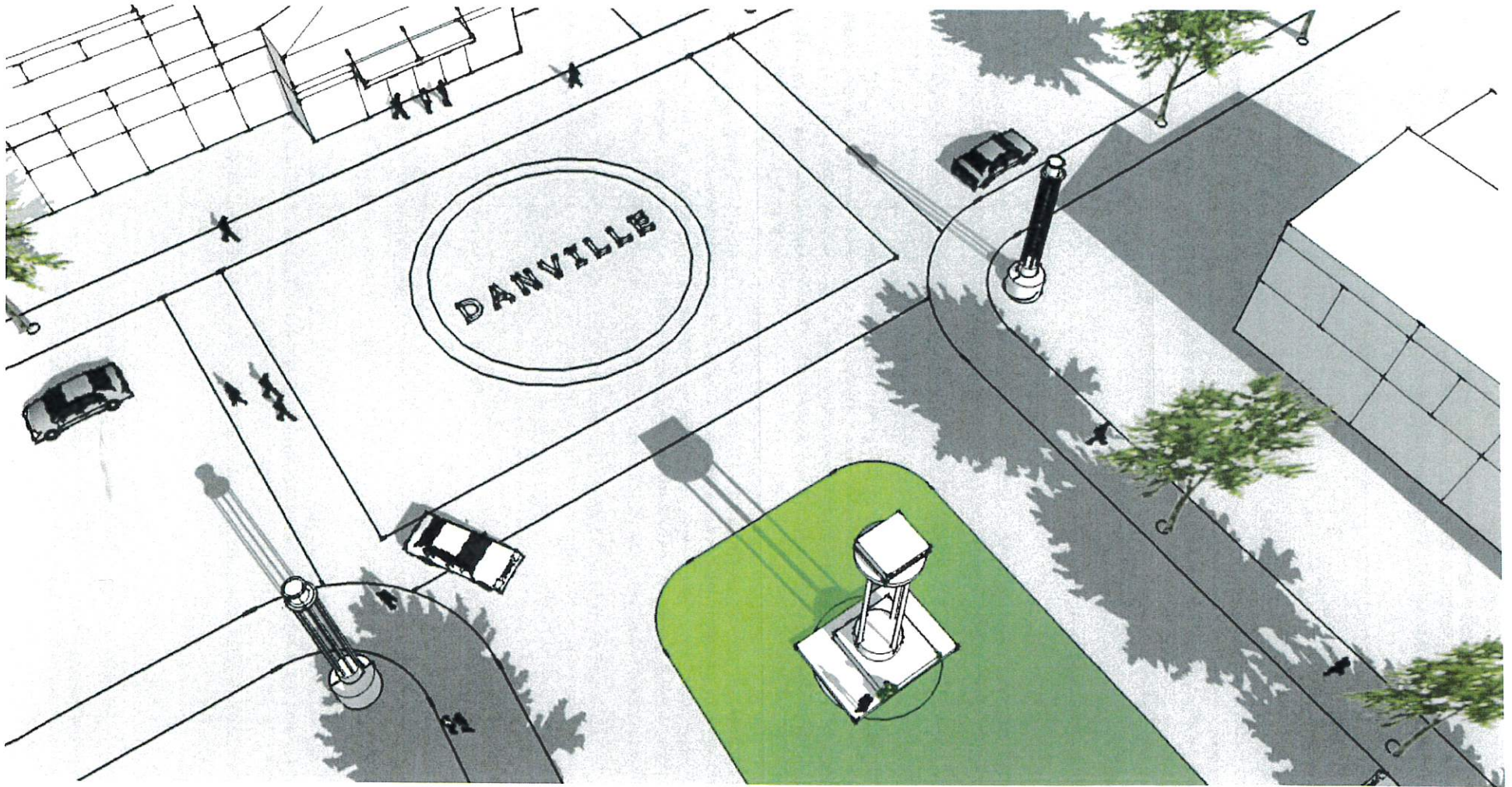


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Concept - Gateway at Goodyear Blvd. and Industrial Ave.
 Monument-Berryman Neighborhood Master Planning
 City Danville, VA

January 2014

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 architecture | design



CONSERVATION & REDEVELOPMENT PLANNING, A NECESSARY REVITALIZATION TOOL

The extent of blight and disinvestment found in the Monument-Berryman Primary Study Area does not lend itself to easy solutions, particularly in an economy such as Danville's. The conditions that were discovered as a part of this study and the possibilities for rehabilitation of existing homes, relocation of slope-impacted homes, creation of new open space, and new construction, particularly along the Monument St. corridor, demand a solution that is large enough to jump start the area's revitalization. Anything less would likely not stem the tide of the area's decline.

In some situations, the use of formal conservation and redevelopment plans provide the only tool large enough to make the impact needed. Monument-Berryman is one of those situations. Two factors lead to this conclusion. First, the Monument-Berryman Primary Study Area needs a cohesive and area-wide plan of development and redevelopment rather than a piecemeal approach. While problem properties could be acquired and demolished in a piecemeal fashion, such an approach would provide no incentive for new development or create an atmosphere where property rehabilitation flourishes. The neighborhood would continue to be perceived as unsafe and with the additional "gap teeth" created by demolitions, perhaps even more so.

Second, though more restricted than it once was, the largest and sharpest tool provided by the Code of Virginia by the formal adoption of conservation and redevelopment areas/plans, is the use of eminent domain for the acquisition and demolition of blighted property where a voluntary acquisition can not be completed and where ownership can not be determined. It is feared, that without this tool, any attempt to do something larger in Monument-Berryman stands to be thwarted by one or two problem properties that the City can never gain control over.

The Monument-Berryman Primary Study Area was mapped and remapped in great detail and blight calculations were run numerous times to see if the area would qualify as a formal conservation and/or redevelopment area according to Title 36 of the Code of Virginia. After many iterations, it was determined that a Monument-Berryman Conservation and Redevelopment Area could be delineated that contains the majority of the properties in the original Study Area. Some properties on the edge of the Primary Study Area and in the heart of the Area along Colquhoun St., where there are numerous vacant parcels, were excluded from the formal Conservation and Redevelopment Area. All but three of these parcels were vacant with no improvements, which by law can not be considered blighted property unless there is some significant environmental problem such as a leaking fuel storage tank. Eminent domain can still be used to acquire vacant

parcels for public use, but not as a blighted property within a conservation/redevelopment area. They could, however, be acquired voluntarily.

On the map that follows this page is shown the recommended Monument-Berryman Conservation and Redevelopment Area. The area in tan makes up the entire Conservation and Redevelopment Area. Within this larger area, three areas are targeted primarily for redevelopment activities (acquisition & demolition) and are hence delineated as Redevelopment Sub-Areas. Each Redevelopment Sub-Area would qualify as a stand-alone redevelopment area, but it was deemed important to treat the area as a whole instead of having multiple redevelopment areas and redevelopment plans.

The remainder of the Monument-Berryman Conservation and Redevelopment Area is targeted for conservation activities (mainly rehabilitation with a limited amount of acquisition & demolition). The entire Conservation and Redevelopment Area would qualify as a stand-alone conservation area, but would not qualify as a redevelopment area, a fact that further drove the need and decision to create Redevelopment Sub-Areas.

The remaining two sections of this report are technical reports - a Conservation and Redevelopment Plan for the Monument-Berryman Conservation and Redevelopment Area and an Eligibility Report for the Area. These are required by the Code of Virginia and are hereby presented for consideration by the Danville Redevelopment & Housing Authority and the Danville City Council, bodies that must approve any conservation or redevelopment area formally adopted under the provisions of the Code of Virginia.

CONSERVATION/REDEVELOPMENT AREAS WITH BUILDING/SITE CONDITIONS

MONUMENT-BERRYMAN CONSERVATION AND REDEVELOPMENT AREA
CITY OF DANVILLE, VIRGINIA



**CONSERVATION &
REDEVELOPMENT PLAN
MONUMENT-BERRYMAN CONSERVATION &
REDEVELOPMENT AREA**

**CITY OF DANVILLE AND DANVILLE
REDEVELOPMENT & HOUSING AUTHORITY**

January, 2014

**With Assistance Provided by
Community Planning Partners, Inc.
Richmond, VA**

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CONSERVATION & REDEVELOPMENT PLAN
MONUMENT-BERRYMAN CONSERVATION & REDEVELOPMENT AREA

City of Danville and
Danville Redevelopment and Housing Authority

January, 2014

A. INTRODUCTION

The Monument-Berryman Conservation & Redevelopment Area has been designated a CONSERVATION AND REDEVELOPMENT AREA with both conservation and redevelopment activities under Title 36, Chapter 1, Article 7, Sections 36-48 through 36-53, Code of Virginia (1950), as amended on the basis of need for concentrated public action for the elimination of blight and blighting influences in a community.

The problems identified in the Monument-Berryman Conservation & Redevelopment Area include: deteriorated, dilapidated, and vacant or abandoned structures; poor subdivision of land and improper location of buildings on the land; diverse property ownership; conditions that violate minimum health and safety standards; and other conditions that endanger the public health, safety, or welfare. The target area has been designated as a Conservation and Redevelopment Area, as described below, with the primary goal of removing blight and blighting influences and providing for the physical revitalization of the area.

B. DESCRIPTION OF PROJECT AREA

The boundaries of the Monument-Berryman Conservation & Redevelopment Area in the City of Danville, Virginia, are shown on a Boundary Map, CRP-1, dated January, 2014 and on Boundary and Acquisition Maps CRP-2, CRP-3, CRP-4, and CRP-5, dated January, 2014 for the overall Conservation & Redevelopment Area and for three (3) delineated Redevelopment Sub-Areas. The overall Monument-Berryman Conservation and Redevelopment Area boundaries are further described as follows:

BOUNDARY DESCRIPTION

BEGINNING AT A POINT at the northern most corner of Parcel # 91-4-26;

Thence, southeast and continuing along the northeastern edge of Parcel # 91-4-26 and Parcel # 91-4-27 approximately 97 feet to the eastern most corner of Parcel # 91-4-27;

Thence, continuing southeast across the right of way for Colquhoun Street approximately 40 feet to the northern most corner of Parcel # 89-2-13;

Thence, continuing southeast along the northeastern edge of Parcel # 89-2-13, Parcel # 89-2-11, Parcel # 89-2-10, and Parcel # 89-2-9 approximately 330 feet to the eastern most corner of Parcel # 89-2-9;

Thence, turning northeast across the right of way for Monument Street approximately 50 feet to the western most corner of Parcel # 94-6-6;

Thence, continuing northeast along the northwestern edge of Parcel # 94-6-6 approximately 101 feet to the northern most corner of said parcel;

Thence, turning southeast and continuing along the northeastern edge of Parcel # 94-6-6 and Parcel # 94-6-5 approximately 102 feet to the eastern most corner of Parcel # 94-6-5;

Thence, continuing southeast across the right of way for Shelton Street approximately 42 feet to a point on the northwestern edge of Parcel # 87-2-5;

Thence, turning northeast and continuing along the northwestern edge of Parcel # 87-2-5 approximately 50 feet to the northern most corner of said Parcel;

Thence, turning southeast and continuing along the northeastern edge of Parcel # 87-2-5, Parcel # 87-2-6, Parcel # 87-2-7, Parcel # 87-2-8 approximately 202 feet to the eastern most corner of Parcel # 87-2-8;

Thence, turning northeast along northwestern edge of Parcel # 87-2-9 approximately 6 feet to the northern most corner of said Parcel;

Thence, turning southeast and continuing along the northeastern edge of Parcel # 87-2-9 and Parcel # 87-2-11 approximately 100 feet to the eastern most corner of Parcel # 87-2-11;

Thence, turning southwest and continuing along the southeastern edge of Parcel # 87-2-11 and Parcel # 87-2-10 approximately 140 feet to the southern most corner of Parcel # 87-2-10;

Thence, continuing southwest across the right of way for Monument Street approximately 50 feet to the eastern most corner of Parcel # 89-3-6;

Thence, continuing southwest along the southeastern edge of Parcel # 89-3-6 approximately 140 feet to the southern most corner of said Parcel;

Thence, turning southeast across the right of way for Cabell Street approximately 40 feet to the northern most corner of Parcel # 89-6-4;

Thence, continuing southeast along the northeastern edge of Parcel # 89-6-4 approximately 130 feet to the eastern most corner of said parcel;

Thence, turning northeast and continuing along the northwestern edge of Parcel # 89-6-17 approximately 50 feet to the northern most corner of said parcel;

Thence, turning southeast and continuing along the northeastern edge of Parcel # 89-6-17 approximately 130 feet to the eastern most corner of said parcel;

Thence, turning southwest and continuing along the southeastern edge of Parcel # 89-6-17, Parcel # 89-6-16, Parcel # 89-6-15, Parcel # 89-6-14, approximately 175 feet to the southern most corner of Parcel # 89-6-14;

Thence, turning southeast across the right of way for Franklin Street approximately 40 feet to the northern most corner of Parcel # 89-7-7;

Thence, continuing southeast along the northeastern edge of Parcel # 89-7-7 approximately 215 feet to the eastern most corner of said parcel;

Thence, turning southwest and continuing along the southeastern edge of Parcel # 89-7-7 approximately 57 feet to the southern most corner of said parcel;

Thence, turning northwest and continuing along the southwestern edge of Parcel # 89-7-7 approximately 66 feet to the eastern most corner of Parcel # 89-7-9;

Thence, turning southwest and continuing along the southeastern edge of Parcel # 89-7-9, Parcel # 89-7-10, Parcel # 89-7-11 approximately 172 feet to the southern most corner of Parcel # 89-7-11;

Thence, continuing southwest across the right of way for Beauregard Street approximately 20 feet to a point on the northeastern edge of Parcel #89-8-5;

Thence, turning southeast and continuing along the northeastern edge of Parcel # 89-8-5 approximately 38 feet to the eastern most corner of said parcel;

Thence, turning southwest and continuing along the southeastern edge of Parcel # 89-8-5 approximately 106 feet to the southern most corner of said Parcel;

Thence, turning southeast and continuing along the northeastern edge of Parcel # 89-8-7 approximately 8 feet to the eastern most corner of said parcel;

Thence, turning southwest and continuing along the southeastern edge of Parcel # 89-8-7 and Parcel # 89-8-8 approximately 100 feet to the southern most corner of Parcel # 89-8-8;

Thence, turning northwest along the southwestern edge of Parcel # 89-8-8 approximately 8 feet to the eastern most corner of Parcel #89-8-9;

Thence, turning southwest and continuing along the southeastern edge of Parcel # 89-8-9 approximately 54 feet to the northern most corner of Parcel # 89-8-1;

Thence, turning southeast and continuing along the northeastern edge of Parcel # 89-8-1 approximately 180 feet to the eastern most corner of said parcel;

Thence, turning east across the right of way for Lee Street approximately 46 feet to the northern most corner of Parcel # 89-15-10;

Thence, turning southeast along the northeastern edge of Parcel # 89-15-10 approximately 252 feet to the eastern most corner of said parcel;

Thence, turning southwest and continuing along the southeastern edge of Parcel # 89-15-10, Parcel # 89-15-11, Parcel # 89-15-13, Parcel # 89-15-15, an unnamed right of way, and Parcel # 89-15-24 approximately 400 feet to the southern most corner of Parcel # 89-15-24;

Thence, continuing southwest across the right of way of Beach Street approximately 34 feet to a point on the northeastern edge of Parcel # 89-13-6;

Thence, turning southeast and continuing along the northeastern edge of Parcel # 89-13-6, Parcel # 89-13-7, Parcel # 89-13-8, Parcel # 89-13-9, and Parcel # 89-13-10 approximately 248 feet to the eastern most corner of Parcel # 89-13-10;

Thence, continuing southeast across the right of way for Burton Street approximately 40 feet to the northern most corner of Parcel # 89-14-2

Thence, continuing southeast along the northeastern edge of Parcel # 89-14-2, Parcel # 89-14-3, and Parcel # 2718-017-000003.000 approximately 248 feet to the eastern most corner of Parcel # 2718-017-000003.000;

Thence, turning southwest and continuing along the southeastern edge of Parcel # 2718-017-000003.000 approximately 141 feet to the southern most corner of said parcel;

Thence, continuing southwest across the right of way for Riverview Street approximately 46 feet to the northern most corner of Parcel # 89-11-7;

Thence, turning southeast along the northeastern edge of Parcel # 89-11-7 and Parcel # 89-11-8 approximately 113 feet to the eastern most corner of Parcel # 89-11-8;

Thence, turning southwest and continuing along the southeastern edge of Parcel # 89-11-8 and Parcel # 89-11-10 approximately 307 feet to the southern most corner of Parcel # 89-11-10;

Thence, continuing southwest across the right of way for Cole Street approximately 33 feet to the eastern most corner of Parcel # 89-10-6;

Thence, continuing southwest along the southeastern edge of Parcel # 89-10-6 approximately 104 feet to the southern most corner of said Parcel;

Thence, turning northwest and continuing along the southwestern edge of Parcel # 89-10-6, Parcel # 89-10-5A, Parcel # 89-10-5, Parcel # 89-10-4, Parcel # 89-9-3, Parcel # 89-10-2, Parcel # 89-10-1, an abandoned right of way, Parcel # 89-9-9, Parcel # 89-9-8, Parcel # 89-9-7, Parcel # 89-9-6, Parcel # 89-9-5 approximately 668 feet to the western most corner of Parcel # 89-9-5;

Thence, turning north and continuing along the western edge of Parcel # 89-9-4 and Parcel # 89-9-1 approximately 263 feet to the western most corner of Parcel # 89-9-1;

Thence, continuing north across the right of way of Lee Street approximately 47 feet to the southern most corner of Parcel # 89-8-27;

Thence, turning northwest and continuing along the southwestern edge of Parcel # 89-8-27, Parcel # 89-8-26, Parcel # 89-8-25, Parcel # 89-8-25A and Parcel # 89-8-24 approximately 287 feet to the western most corner of Parcel # 89-8-24;

Thence, continuing northwest across the right of way for Franklin Street approximately 40 feet to the southern most corner of Parcel # 89-5-29;

Thence, continuing northwest along the southwestern edge of Parcel # 89-5-29, Parcel # 89-5-28, Parcel # 89-5-27, Parcel # 89-5-26, Parcel # 89-5-25, and Parcel # 89-4-24 approximately 258 feet to the western most corner of Parcel # 89-4-24;

Thence, continuing northwest across the right of way for Cabell Street approximately 40 feet to the southern most corner of Parcel # 89-4-23;

Thence, continuing northwest along the southwestern edge of Parcel # 89-4-23, Parcel # 89-4-22, Parcel # 89-4-21, Parcel # 89-4-20 and Parcel # 89-4-19 approximately 259 feet to the western most corner of Parcel # 89-4-19;

Thence, continuing northwest across the right of way for Shelton Street approximately 40 feet to the southern most corner of Parcel # 89-1-17;

Thence, continuing northwest along the southwestern edge of Parcel # 89-1-17, Parcel # 89-1-18, Parcel # 89-1-19 approximately 105 feet to the western most corner of Parcel # 89-1-19;

Thence, continuing northwest across an unnamed right of way approximately 8 feet to the southern most corner of Parcel # 89-1-20;

Thence, continuing northwest along the southwestern edge of Parcel # 89-1-20, Parcel # 89-1-21, Parcel # 89-1-22, Parcel # 89-1-23 and Parcel # 89-1-24 approximately 238 feet to the western most corner of Parcel # 89-1-24;

Thence, continuing northwest across an unnamed right of way approximately 14 feet to the southern most corner of Parcel # 89-1-1;

Thence, turning northeast and continuing along the southeastern edge of Parcel # 89-1-1 approximately 278 feet to the southern most corner of Parcel # 89-1-7;

Thence, turning northwest and continuing along the southwestern edge of Parcel # 89-1-7, Parcel # 89-1-6 and Parcel # 89-1-5 approximately 184 feet to the western most corner of Parcel # 89-1-5;

Thence, continuing northwest across the right of way for Colquhoun Street approximately 40 feet to a point on the southeastern edge of Parcel # 91-3-22;

Thence, turning southwest and continuing along the southeastern edge of Parcel # 91-3-22, Parcel # 91-3-23, Parcel # 91-3-24, Parcel # 91-3-25, Parcel # 91-3-26, Parcel # 91-3-27, Parcel # 91-3-28, Parcel # 91-3-29, Parcel # 91-3-30, Parcel # 91-3-31, Parcel # 91-3-32, Parcel # 91-3-33, Parcel # 91-3-34, Parcel # 91-3-35, and Parcel # 91-3-36 approximately 602 feet to the southwestern corner of Parcel # 91-3-36;

Thence, turning north and continuing along the western edge of Parcel # 91-3-36 to the northern most corner of said Parcel;

Thence, turning northeast and continuing along the northwestern edge of Parcel # 91-3-35, Parcel # 91-3-34, Parcel # 91-3-33, Parcel # 91-3-32, Parcel # 91-3-31, Parcel # 91-3-30, Parcel # 91-3-29 and Parcel # 91-3-28 approximately 602 feet to the northern most corner of Parcel # 91-3-28;

Thence, turning northwest and continuing along the southwestern edge of Parcel # 91-3-27 approximately 18 feet to the western most corner of said Parcel;

Thence, turning northeast and continuing along the northwestern edge of Parcel # 91-3-27, Parcel # 91-3-26, Parcel # 91-3-25, Parcel # 91-3-24 and Parcel # 91-3-23 approximately 110 feet to the northern most corner of Parcel # 91-3-23;

Thence, turning southeast and continuing along the northeastern edge of Parcel # 91-3-23 approximately 18 feet to the western most corner of Parcel # 91-3-22;

Thence, turning northeast and continuing along the northwestern edge of Parcel # 91-3-22 approximately 75 feet to the northern most corner of said Parcel;

Thence, continuing northeast across the right of way for Dame Street approximately 40 feet to a point on the southwestern edge of Parcel # 91-4-48;

Thence, turning northwest and continuing along the southwestern edge of Parcel # 91-4-48 approximately 37 feet to the western most corner of said Parcel;

Thence, turning generally easterly and northeasterly and continuing along the northwestern edge of Parcel # 91-4-48, Parcel # 91-4-47, Parcel # 91-4-46, Parcel # 91-4-45, Parcel # 91-4-44 and Parcel # 91-4-43 approximately 346 feet to the northern most corner of Parcel # 91-4-43;

Thence, turning southeast and continuing along the northeastern edge of Parcel# 91-4-43 approximately 134 feet to the eastern most corner of said Parcel;

Thence, turning southwest and continuing along the southeastern edge of Parcel # 91-4-43, Parcel # 91-4-44, Parcel # 91-4-45 and Parcel # 91-4-46 approximately 150 feet to a point on southeastern edge of Parcel # 91-4-46;

Thence, turning southeast across the right of way for Colquhoun Street approximately 20 feet to the northern most corner of Parcel # 89-2-31

Thence, continuing southeast along the northeastern edge of Parcel # 89-2-31, Parcel # 89-2-36 and Parcel #89-2-37 approximately 366 feet to the eastern most corner of Parcel # 89-2-37;

Thence, turning generally northeasterly and continuing along the northwestern edge of Parcel # 89-2-41, Parcel # 89-2-42, Parcel # 89-2-43, Parcel # 89-2-44, Parcel # 89-2-44C, Parcel # 89-2-44B, Parcel # 89-2-44A and Parcel # 89-2-46 approximately 490 feet to northern most corner of Parcel# 89-2-46;

Thence, turning southeast and continuing along the northeastern edge of Parcel # 89-2-46 approximately 228 feet to the eastern most corner of said Parcel;

Thence, turning northeast and continuing along the southeastern edge of Parcel # 89-2-16 approximately 37 feet, turning southeast and continuing along the southwestern edge of said parcel approximately 22 feet, and turning northeast and continuing along the southeastern edge of said parcel approximately 78 feet to the eastern most corner of said parcel;

Thence, turning northwest and continuing along the northeastern edge of Parcel #89-2-16/the right of way line for Beauregard Street approximately 260 feet to an inner corner of said parcel;

Thence, turning northeast and continuing along the southeastern edge of Parcel# 89-2-16 approximately 226 feet to the southern most corner of Parcel# 89-2-11;

Thence, turning northwest and continuing along the southwestern edge of Parcel # 89-2-11 and Parcel # 89-2-13 approximately 243 feet to the western most corner of Parcel# 89-2-13;

Thence, continuing northwest across the right of way for Colquhoun Street approximately 40 feet to the southern most corner of Parcel # 91-4-27;

Thence, turning southwest and continuing along the southeastern edge of Parcel # 91-4-28, Parcel # 91-4-29, Parcel # 91-4-30, Parcel # 91-4-31, an unnamed right of way, Parcel # 91-4-32, Parcel # 91-4-33 and Parcel # 91-4-34 approximately 374 feet to the southern most corner of Parcel # 91-4-34;

Thence, turning northwest and continuing along the southwestern edge of Parcel # 91-4-34 approximately 180 feet to the western most corner of said Parcel;

Thence, turning northeast and continuing along the northwestern edge of Parcel # 91-4-34 approximately 44 feet to the northern most corner of said Parcel;

Thence, turning northwest and continuing along the southwestern edge of Parcel # 91-4-14 approximately 129 feet to the western most corner of said Parcel;

Thence, turning northeast and continuing along the northwestern edge of Parcel # 91-4-14 and Parcel # 91-4-15 approximately 90 feet to the northern most corner of Parcel # 91-4-15;

Thence, turning southeast and continuing along the northeastern edge of Parcel # 91-4-15 approximately 129 feet to the eastern most corner of said Parcel;

Thence, turning northeast and continuing along the northwestern edge of an unnamed right of way and Parcel # 91-4-31 approximately 112 feet to the northern most corner of said Parcel;

Thence, turning southeast and continuing along the northeastern edge of Parcel # 91-4-31 approximately 73 feet to the western most corner of Parcel # 91-4-30;

Thence, turning northeast and continuing along the northwestern edge of Parcel # 91-4-30 and Parcel # 91-4-29 approximately 86 feet to the northern most corner of Parcel #91-4-29;

Thence, turning southeast and continuing along the northeastern edge of Parcel # 91-4-29 approximately 48 feet to the western most corner of Parcel # 91-4-26;

Thence, turning northeast and continuing along the northwestern edge of Parcel # 91-4-26 approximately 89 feet to the POINT OF BEGINNING.

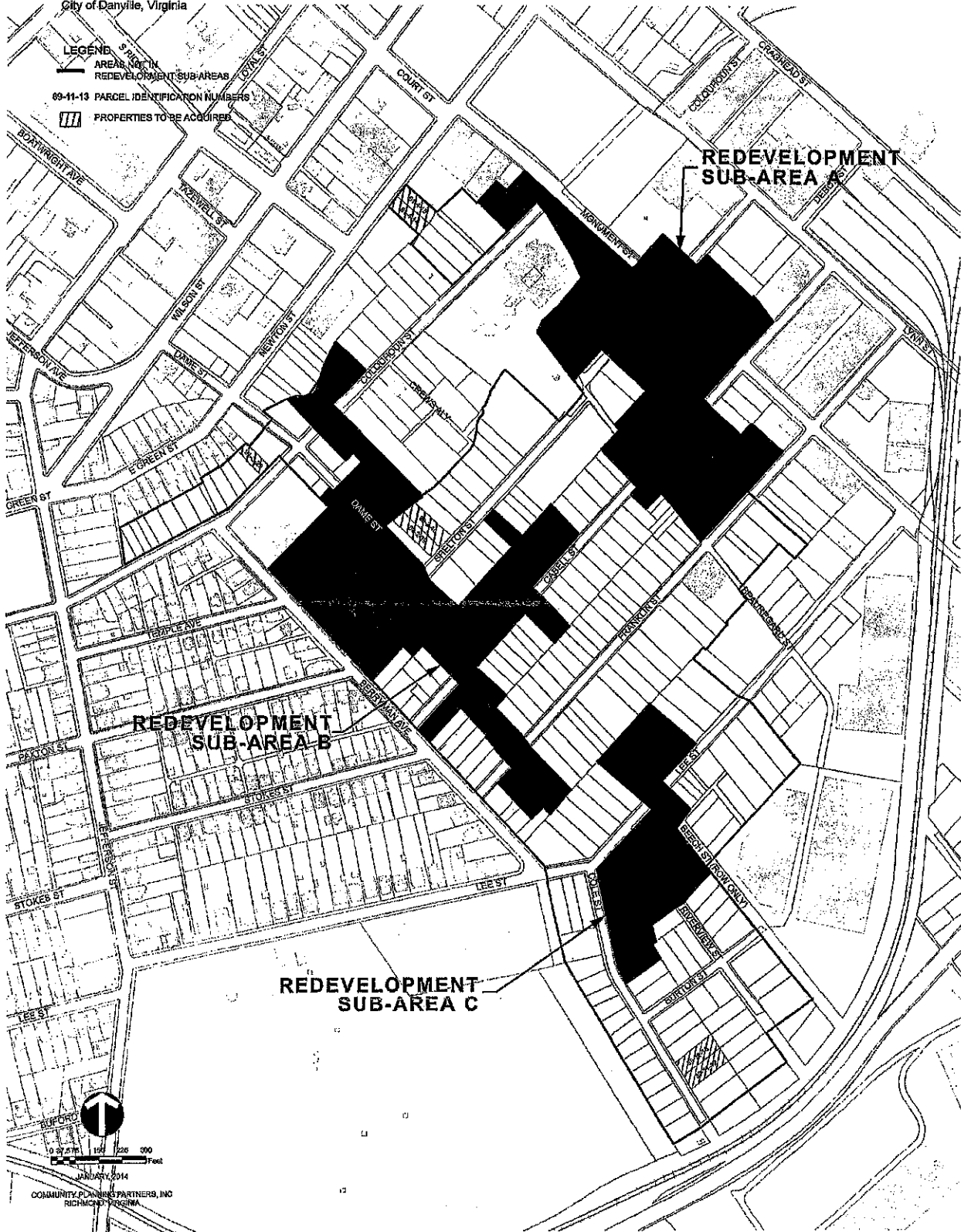
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CONSERVATION AND REDEVELOPMENT AREA BOUNDARY
66-2-18 PARCEL IDENTIFICATION NUMBER

POINT OF BEGINNING

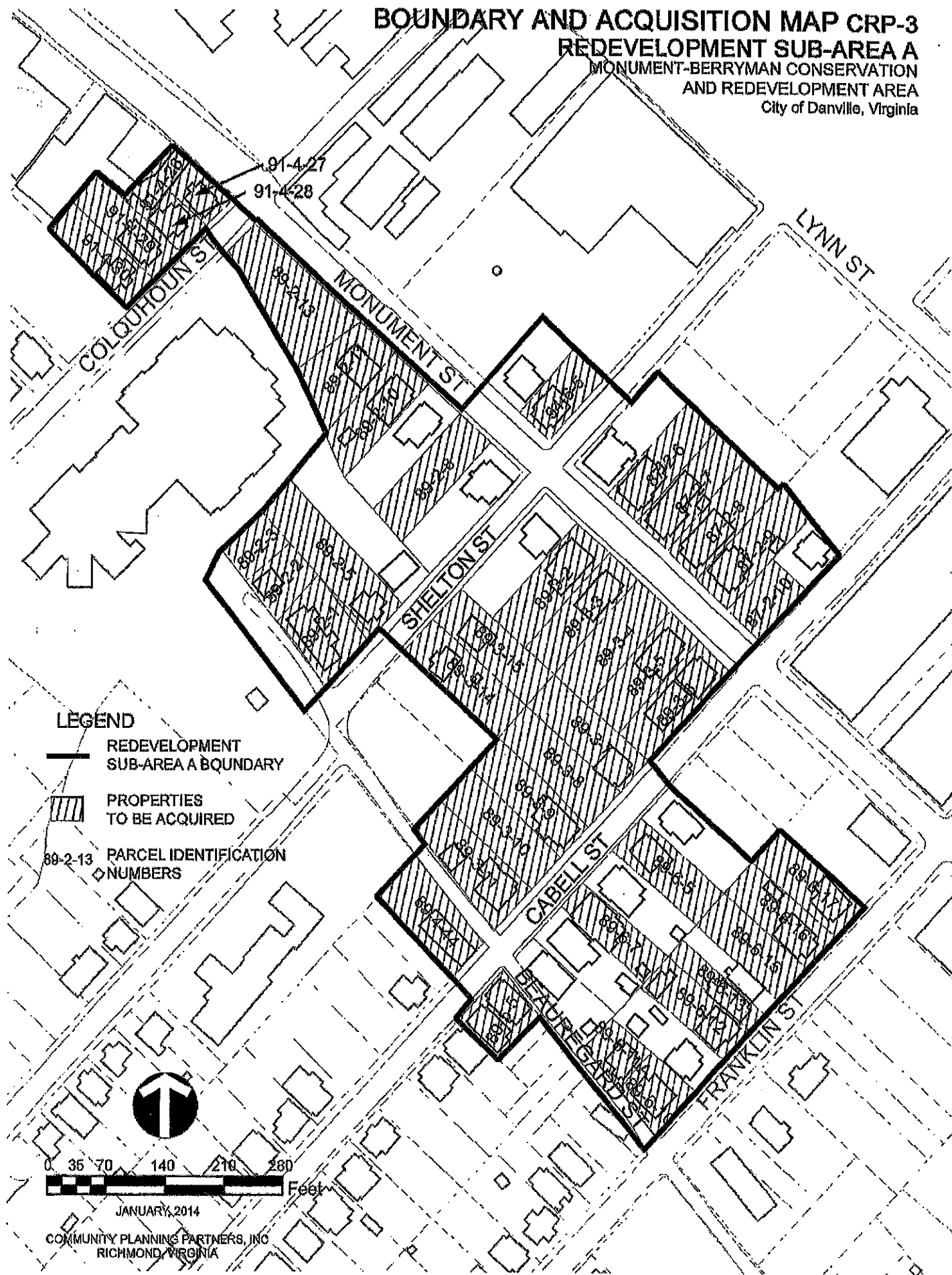
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JANUARY 2014
COMMUNITY PLANNING PARTNERS, INC.
RICHMOND, VIRGINIA

COMMUNITY PLANNING PARTNERS, INC
RICHMOND, VIRGINIA

BOUNDARY & ACQUISITION MAP CRP-2
AREAS NOT IN REDEVELOPMENT SUB-AREAS
MONUMENT-BERRYMAN CONSERVATION
AND REDEVELOPMENT AREA
 City of Danville, Virginia





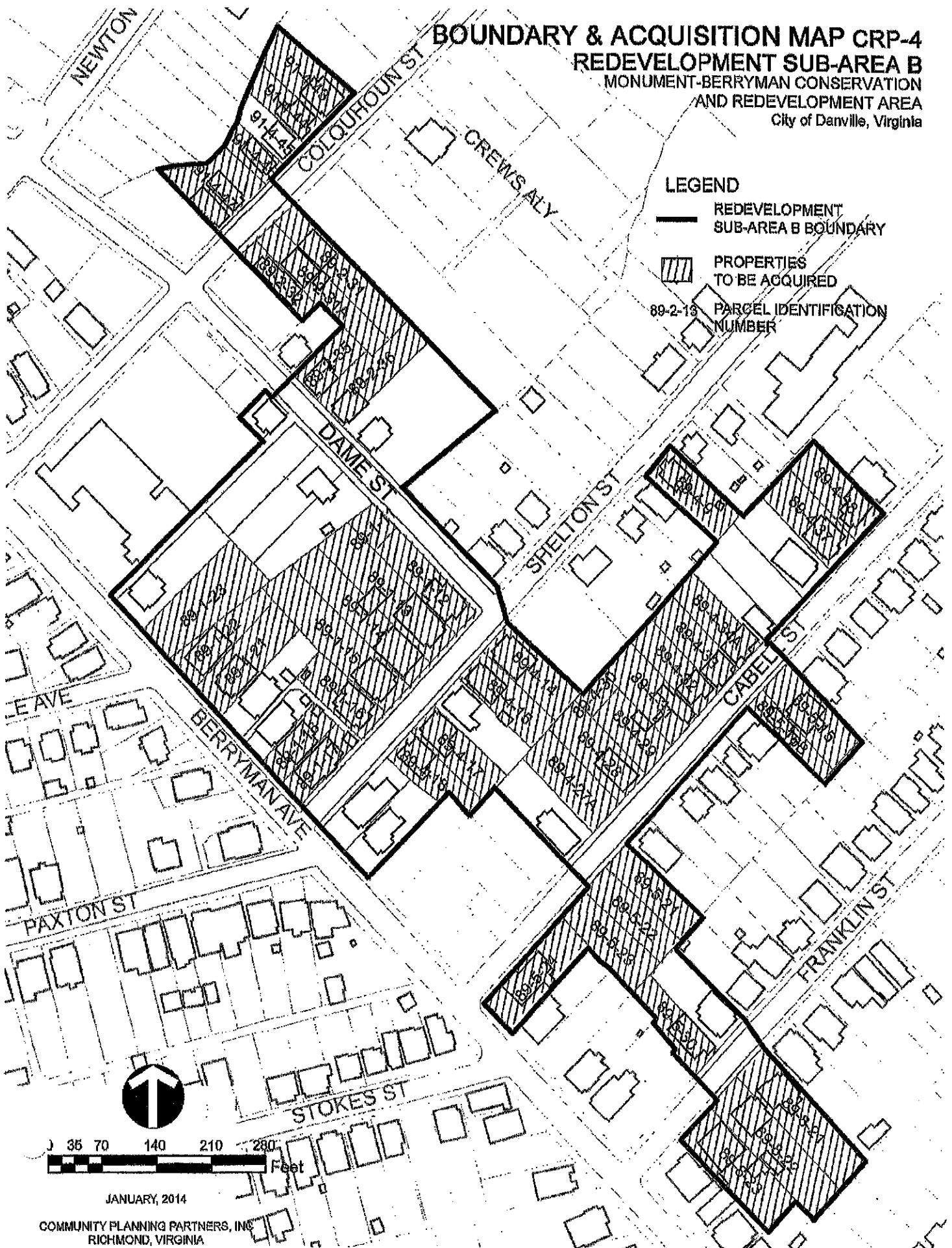
BOUNDARY AND ACQUISITION MAP CRP-3 REDEVELOPMENT SUB-AREA A MONUMENT-BERRYMAN CONSERVATION AND REDEVELOPMENT AREA City of Danville, Virginia



BOUNDARY & ACQUISITION MAP CRP-4 REDEVELOPMENT SUB-AREA B MONUMENT-BERRYMAN CONSERVATION AND REDEVELOPMENT AREA City of Danville, Virginia

LEGEND

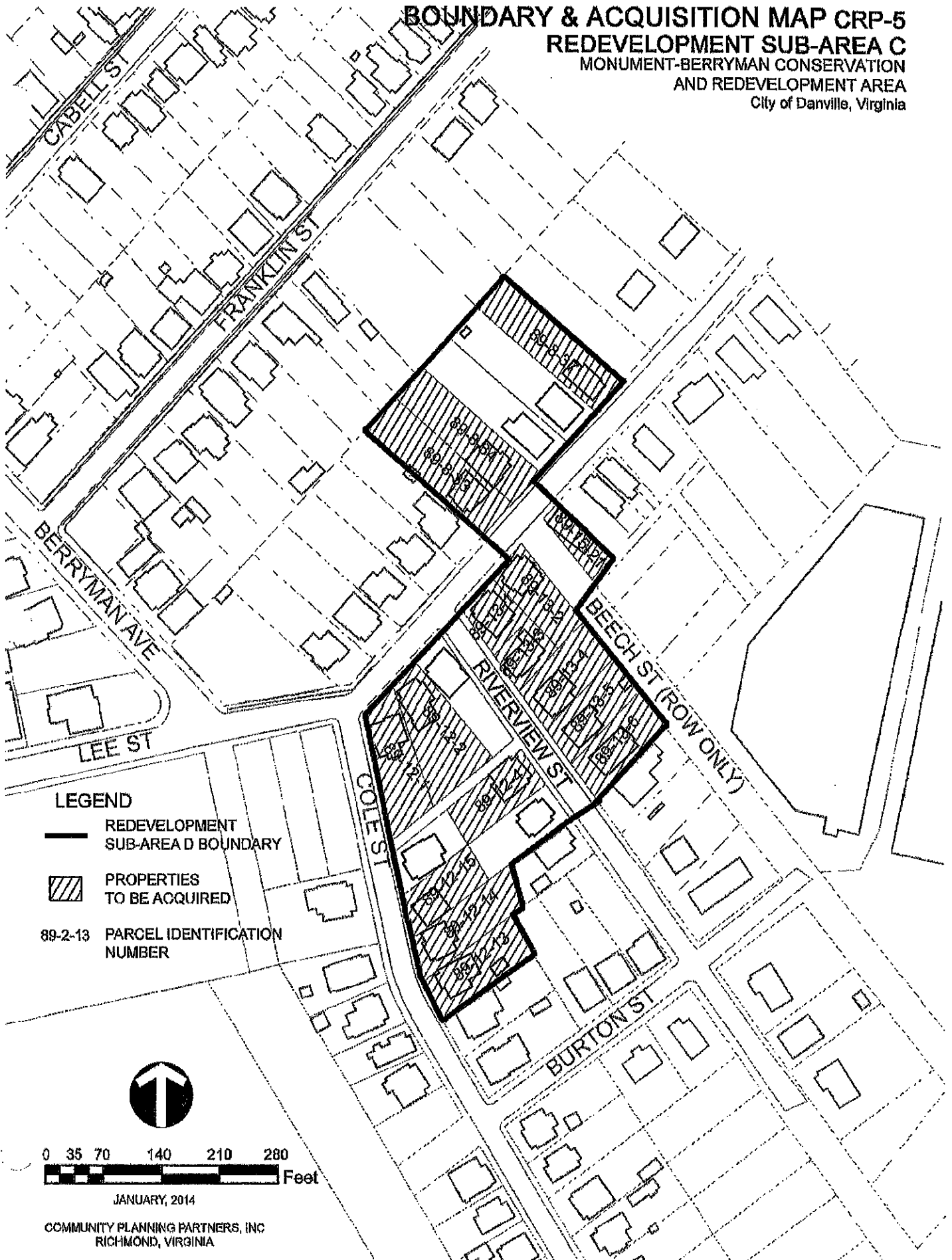
-  REDEVELOPMENT
SUB-AREA B BOUNDARY
-  PROPERTIES
TO BE ACQUIRED
- 89-2-13 PARCEL IDENTIFICATION
NUMBER





JANUARY, 2014

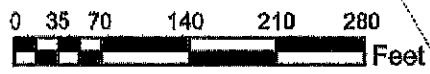
COMMUNITY PLANNING PARTNERS, INC
RICHMOND, VIRGINIA

BOUNDARY & ACQUISITION MAP CRP-5
REDEVELOPMENT SUB-AREA C
MONUMENT-BERRYMAN CONSERVATION
AND REDEVELOPMENT AREA
City of Danville, Virginia



LEGEND

-  REDEVELOPMENT
SUB-AREA D BOUNDARY
-  PROPERTIES
TO BE ACQUIRED
- 89-2-13 PARCEL IDENTIFICATION
NUMBER



JANUARY, 2014

COMMUNITY PLANNING PARTNERS, INC
RICHMOND, VIRGINIA

CONDITIONS REQUIRING CONSERVATION & REDEVELOPMENT

The Virginia General Assembly has determined that in the Commonwealth there exist many communities which due to their physical condition may endanger the health, safety, or welfare of the community's residents; where the condition of the title, the diverse ownership of the real property to be assembled, the street or lot layouts, or other conditions prevent proper development of the land; where extensive rehabilitation efforts are needed for the purpose of improving the health, safety, and welfare of the residents and conserving the area; and where the acquisition of blighted properties in the area is necessary to carry out redevelopment across the entire area of within targeted redevelopment areas. Such areas are deemed proper subjects for the expenditure of public money and the acquisition of private property, either by negotiation or by use of the power of eminent domain.

The Monument-Berryman Conservation & Redevelopment Area has been determined to be such an area for the following reasons:

1. Building Conditions

There are two hundred fifty-nine (259) residential or commercial units in two hundred forty (240) principal buildings in the Redevelopment & Conservation Area. One hundred seventy-two (172) of those units are occupied and eighty-seven (87) are vacant. For purposes of this Conservation & Redevelopment Plan, a team of housing consultants inspected the exterior of all two hundred forty (240) of the buildings. A structural engineer inspected the exterior of fifty (51) of the buildings in the worst condition and inspected the exterior and interior of six (6) buildings in the worst condition owned by either the City of Danville or the Danville Redevelopment & Housing Authority. It was determined that **fifty-seven (57) or approximately 22.0% of the buildings had intermediate deficiencies, and ninety-one (91) or approximately 35.1% had major deficiencies.**

2. Environmental Assessment & Infrastructure Conditions

The Conservation & Redevelopment Area suffers from numerous environmental deficiencies and blighting influences that contribute to its deteriorated state. There are deteriorated curbs, gutters, and sidewalks throughout the area. In 2012 the City replaced the water and gas lines throughout the area. Due to patching associated with this utility work and the age and condition of the existing roads, the existing roadways are adjudged to be in poor condition.

Vacant/abandoned buildings and deteriorated site conditions due to moderate (20%-29%) to severe (30%+) slopes, both conditions being found in major portions of the area, represent a major blighting influence on the entire area. Additionally, much of the site deterioration is accompanied by overgrowth. The area suffers from poor subdivision of land that further impedes reinvestment.

IN SUMMARY, **58.1% of the land**, not including public rights-of-way, found in the Conservation & Redevelopment Area is deteriorated, blighted, or a blighting influence by reason of building deterioration and dilapidation and significant environmental deficiencies and is detrimental to public health, safety, and welfare. All of the remaining land is adversely affected by these conditions. The result is the continued disinvestment in a residential district that serves as one of the eastern gateways to the downtown of the City of Danville.

D. STATEMENT OF GOALS AND OBJECTIVES

The primary goals for the conservation and redevelopment of the Monument-Berryman Conservation & Redevelopment Area are the removal of blight, blighting influences, and site deficiencies and the introduction of quality residential, retail, office, educational, and mixed-use structures. Conservation and redevelopment will create a safer and sustainable neighborhood. The following conservation and redevelopment goals shall serve as a basis for the conservation and redevelopment regulations and controls placed on the land.

1. Goal: Eliminate all blight, blighting influences, and site deficiencies in the Monument-Berryman Conservation & Redevelopment Area that impact the health, safety, and welfare of community residents, hinder the sustainability of the community, and prevent a proper development and redevelopment of the land.

Objectives:

- a. By acquiring and removing all deteriorated and substandard buildings.
- b. By acquiring deteriorating buildings that are capable of rehabilitation or renovation by the City of Danville or the Danville Redevelopment & Housing Authority or by qualified non-profit or for-profit community development corporations, private or public individuals, partnerships, or corporations capable of completing rehabilitation/renovation work and returning the property to lawful and productive use within the context of a safe, vital, and sustainable community.
- c. By acquiring vacant parcels and those with minimal improvements.
- d. By implementing a Spot Blight Abatement Program for property owners who are unable or unwilling to rehabilitate deteriorating structures including the acquisition and rehabilitation or acquisition and clearance of properties as needed.
- e. By providing financial assistance and professional guidance to property owners who are able and willing to rehabilitate deteriorating residential structures not identified for acquisition or where acquisition can not be affected.
- f. By redeveloping cleared or vacant parcels with new construction in accordance with the land use plan contained in this Plan and the Zoning Ordinance of the City of Danville and as architecturally appropriate to the Danville Tobacco Warehouse and Residential Historic District.
- g. By redeveloping the land through other capital improvements.

2. Goal: Assemble the land necessary to create a sustainable community and facilitate wholesome redevelopment within the Monument-Berryman Conservation & Redevelopment Area.

Objectives:

- a. By acquiring property where the conditions of title, lot layouts, slopes, building conditions, and/or other conditions prevent a proper development of the land and where such acquisition is necessary to carry out the objectives of this Conservation & Redevelopment Plan.

- b. By reassembling acquired lots to create a sustainable community and facilitate wholesome redevelopment that meets current design standards, building codes, and the household needs of community residents.
- c. By reassembling acquired lots to create open space for natural recreational use where topography and other natural features prevent redevelopment in order to provide for the recreational and education needs of the immediate and larger community and enhance the water quality of the Dan River Watershed.
- d. By setting aside and maintaining certain acquired lots in a land bank, particularly the best-situated lots in the interior of the Conservation & Redevelopment Area near and adjacent to existing single-family housing not acquired for future construction of compatible infill housing when economic conditions and housing demand improve sufficiently to warrant release of the land.

3. Goal: Improve the built environment in the Monument-Berryman Conservation & Redevelopment Area and conserve and protect the architectural amenities of the community.

Objectives:

- a. By enforcing the City of Danville Property Maintenance Code for all properties not identified for acquisition or where acquisition can not be affected.
- b. By utilizing Housing Quality Standards as promulgated by the U.S. Department of Housing and Urban Development and appropriate energy standards for those not identified for acquisition and where City of Danville and/or Danville Redevelopment & Housing Authority supported rehabilitation is affected.

4. Goal: Improve the safety and appearance of the Monument-Berryman Conservation & Redevelopment Area.

Objective:

By providing public improvements to serve the area, including needed improvements to storm drainage, water and sanitary sewer facilities, roads, alleys, curbs and gutters, sidewalks, lighting, and streetscape amenities.

GENERAL LAND USE PLAN

1. Proposed Land Use Maps

The proposed land uses for the areas within the Monument-Berryman Conservation & Redevelopment Area, but not in Redevelopment Sub-Areas are shown on a Proposed Land Use Map, CRP-6, dated January, 2014 and the proposed land uses for areas within the Monument-Berryman Conservation & Redevelopment Area that are also in a Redevelopment Sub-Area are shown on Proposed Land Use Maps, CRP-7, CRP-8, and CRP-9, dated January, 2014 and set forth the following:

- a. The proposed conservation and redevelopment of the Monument-Berryman Conservation & Redevelopment Area including the specific land uses for which land use provisions and development regulations are identified hereinafter.
- b. The location of all streets and public rights-of-way.
- c. The location of all lands proposed for private use and development.
- d. For purposes of the Conservation & Redevelopment Plan, references to the word Authority and DRHA shall mean the Danville Redevelopment & Housing Authority, to the word City shall mean the City of Danville, and to the Plan or Conservation & Redevelopment Plan shall mean the Monument-Berryman Conservation & Redevelopment Plan.

2. General Provisions and Regulations

Section #2, General Provisions and Regulations, and Sections #3, #4, #5, or #6, Land Use Provisions and Development Regulations/Design Guidelines, shall be incorporated as covenants in appropriate disposition documents. These covenants are to run with the land and shall be binding on all parties and persons claiming under them for the period of time this Conservation & Redevelopment Plan is in effect.

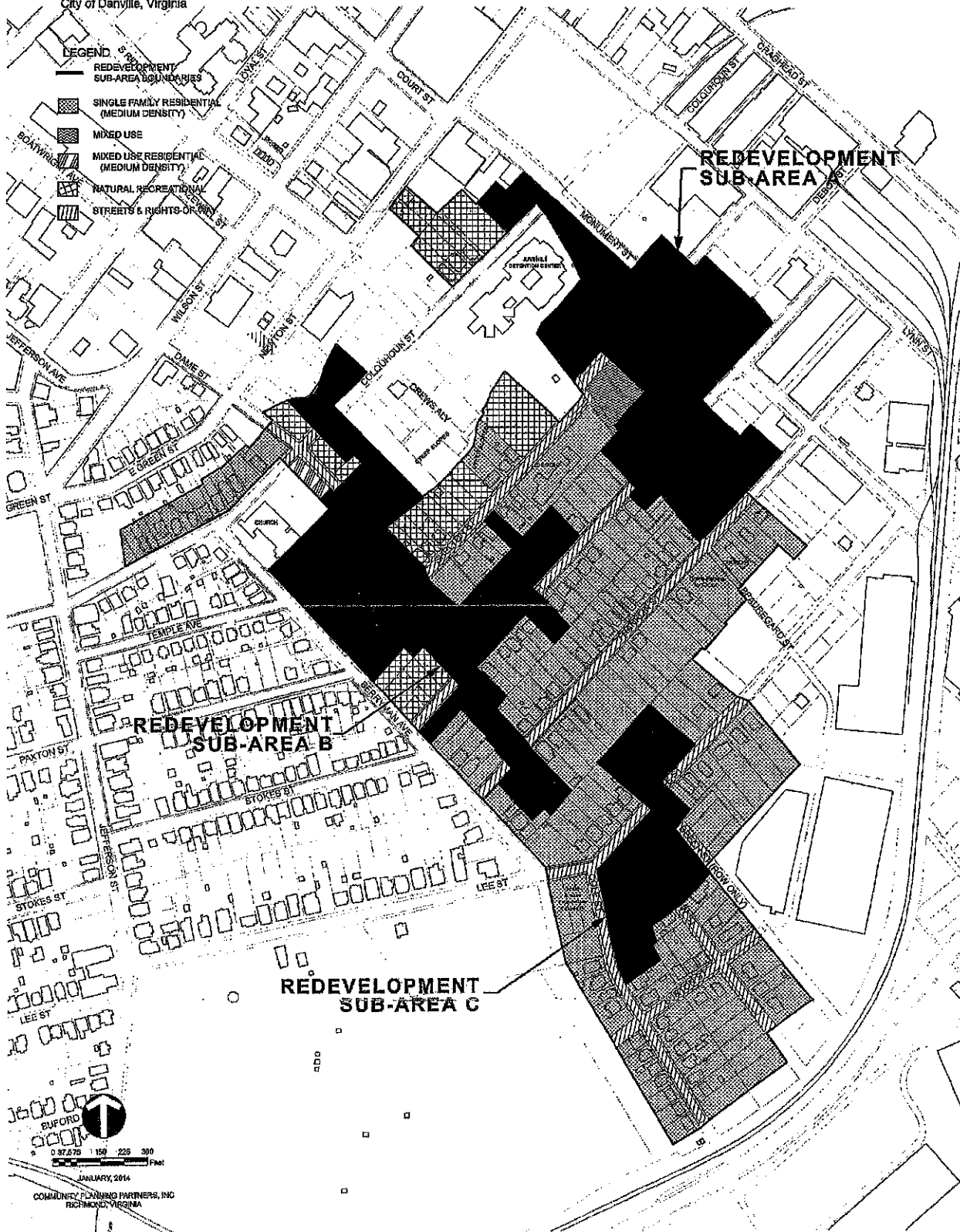
A redeveloper shall devote all land only to those uses specified in this Conservation & Redevelopment Plan. The permitted use of the disposal parcels shall be limited to uses as specified on the Proposed Land Use Maps, CRP-6 through CRP-9, dated January, 2014 and comply with the permitted land uses specified for the land use area in which each parcel is located.

a. Standards and Procedures for Evaluating Development Proposals

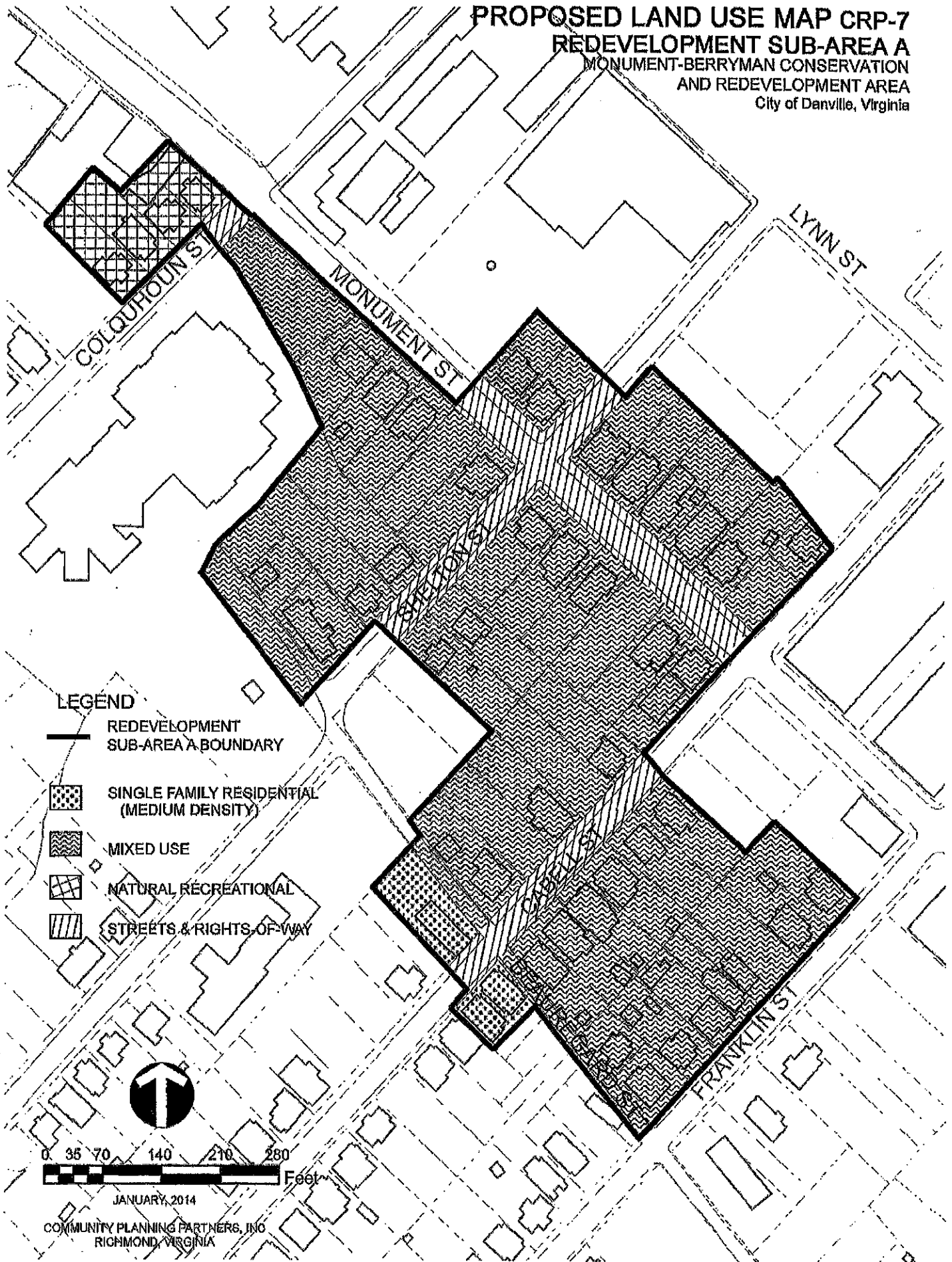
Proposals for the redevelopment and/or rehabilitation of specific parcels or properties for any use shall be evaluated by the City and/or Authority based on the following criteria:

- i. The degree to which the proposed development or rehabilitation meets Conservation & Redevelopment Plan goals and objectives, including conformity with the Development Regulations/Design Guidelines as set forth in this Plan which suggests the type, quality, and character of the proposed development or rehabilitation.
- ii. The quality of the specific site, building design or rehabilitation plans, and overall harmony of design within the Conservation & Redevelopment Area shall be adjudged by such factors as urban scale and character, Crime Prevention through Environmental Design (CPTED), building mass and height, Green Building strategies, integrated use of space, compatibility of building materials, pedestrian space and circulation, landscaping and open space, parking requirements, and traffic impact.

PROPOSED LAND USE MAP CRP-6
AREAS NOT IN REDEVELOPMENT SUB-AREAS
MONUMENT-BERRYMAN CONSERVATION
AND REDEVELOPMENT AREA
 City of Danville, Virginia








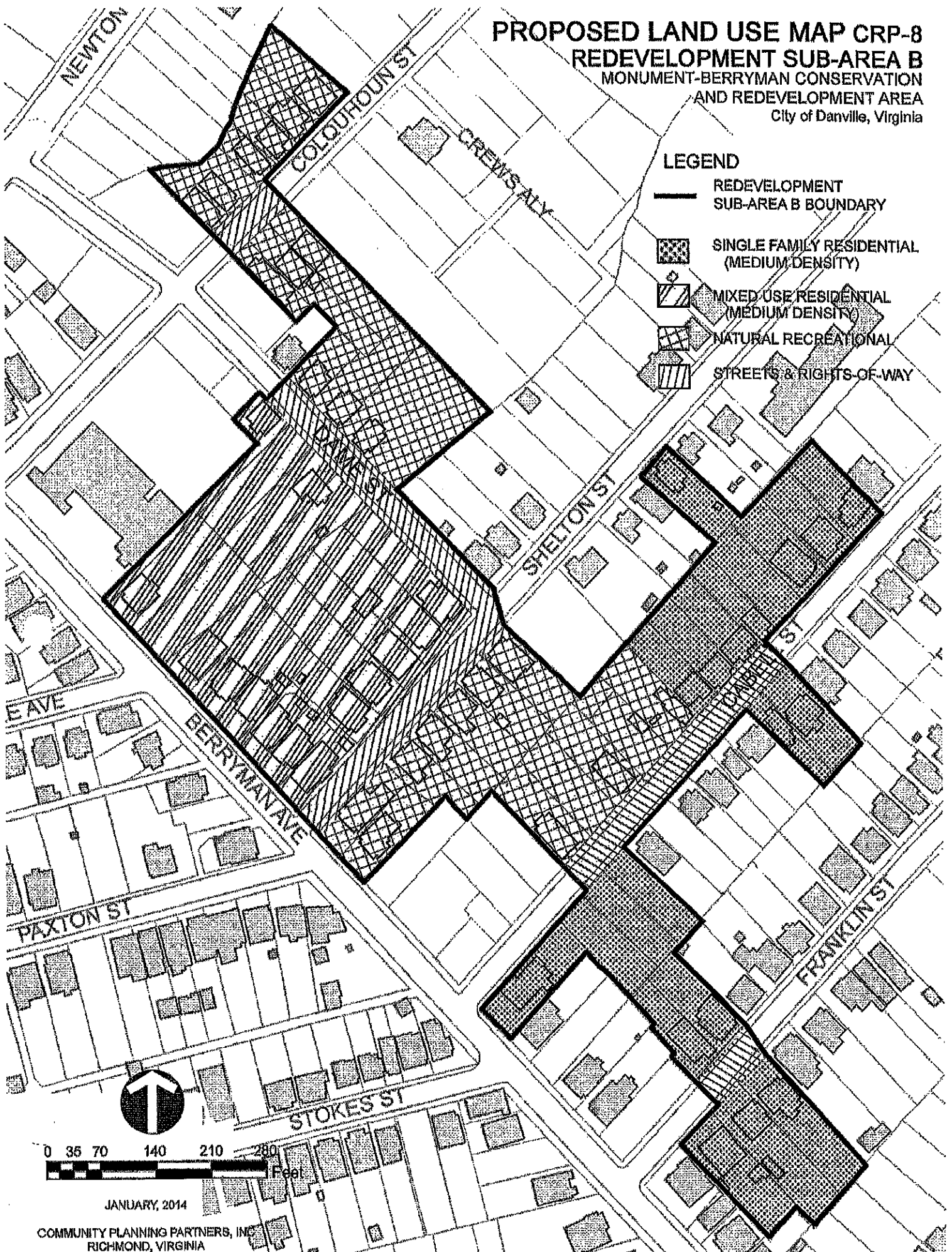
PROPOSED LAND USE MAP CRP-7
REDEVELOPMENT SUB-AREA A
MONUMENT-BERRYMAN CONSERVATION
AND REDEVELOPMENT AREA
City of Danville, Virginia



PROPOSED LAND USE MAP CRP-8 **REDEVELOPMENT SUB-AREA B** MONUMENT-BERRYMAN CONSERVATION AND REDEVELOPMENT AREA City of Danville, Virginia

LEGEND

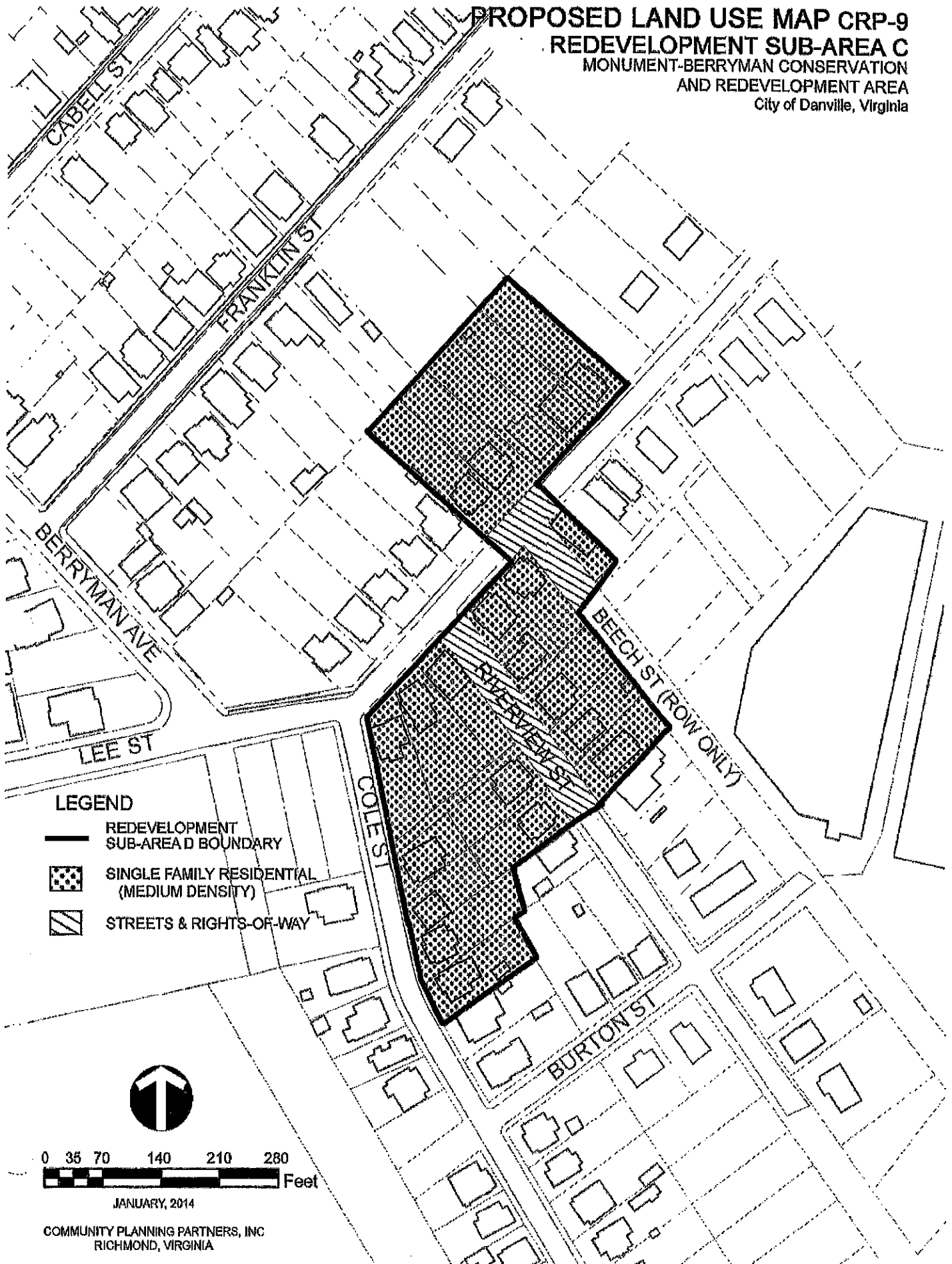
-  REDEVELOPMENT SUB-AREA B BOUNDARY
-  SINGLE FAMILY RESIDENTIAL (MEDIUM DENSITY)
-  MIXED USE RESIDENTIAL (MEDIUM DENSITY)
-  NATURAL RECREATIONAL
-  STREETS & RIGHTS-OF-WAY



JANUARY, 2014

COMMUNITY PLANNING PARTNERS, INC.
 RICHMOND, VIRGINIA

PROPOSED LAND USE MAP CRP-9
REDEVELOPMENT SUB-AREA C
MONUMENT-BERRYMAN CONSERVATION
AND REDEVELOPMENT AREA
City of Danville, Virginia



- iii. Financial capability and responsibility of the developer or contractor.
- iv. Time schedule for completion of the development or rehabilitation.

b. Reservation of the Right of Review

- i. The City and/or DRHA specifically reserve the right to review and approve all detailed plans and specifications with respect to their conformance with the provisions of the Conservation & Redevelopment Plan and such design controls as may be promulgated and made a part of disposition procedures by said City and/or Authority. Preliminary sketch drawings of site plans, access, parking, landscape treatment, building or rehabilitation plans, elevations, and other improvements shall be submitted to the aforementioned City and/or Authority for review and its approval gained before final plans are made. Final schematic drawings shall be submitted to the aforementioned City and/or Authority for review and its approval gained prior to conveyance of the parcel to the developer.
- ii. In the exercise of their right of review of proposals, the City and/or DRHA may retain the services of professionals experienced in land planning, architecture, landscape architecture, and urban redevelopment. The other professionals will review proposals and set forth their comments and opinions for use by the City and/or Authority in the selection and approval of a specific proposal.
- iii. The permitted uses of disposition parcels shall be limited to the uses specified herein. All disposition instruments shall contain a provision requiring the property in the Monument-Berryman Conservation & Redevelopment Area be developed and used in conformance with the regulations of the Conservation & Redevelopment Plan.

3. Land Use Provisions and Development Regulations/Design Guidelines on Land Set Aside for Single-Family Residential (Medium Density) Use in the Proposed Land Use Map for the Monument-Berryman Conservation & Redevelopment Area, CRP-6, dated January, 2014 and the three (3) Proposed Land Use Maps for the three (3) Redevelopment Sub-Areas, CRP-7, CRP-8, and CRP-9, dated January, 2014.

a. General Description

The land uses within this area are those generally allowed under the Old Town Residential (OT-R) zoning classification in the City of Danville Zoning Ordinance.

b. Density

The allowable density within this area is five (5) units per acre.

c. Permitted Uses

- i. Single-family detached dwellings.
- ii. Home occupations.
- iii. Churches and places of worship.

d. Uses Permitted by Special Use Permit

- i. Attached residential dwellings (townhouse dwellings).
- ii. Duplex residential dwellings (one dwelling per subdivided lot).
- iii. Bed and breakfast inns or tourist homes.
- iv. Public uses and utilities.

e. Permitted Accessory Uses

Accessory uses and structures, including the following, which are customarily incidental and clearly subordinate to permitted principal uses shall be permitted:

- i. Private garages; garden, tool, and storage buildings.
- ii. Parking areas.
- iii. Temporary structures, trailers, and storage of equipment and materials incidental to construction activities taking place on the premises, provided that such shall be removed upon completion or abandonment of construction.

f. Lot Area and Lot Width

- i. Single-family detached dwellings: Single-family detached dwellings shall be located on lots of not less than 6,500 square feet in area with a width of not less than 50 feet.
- ii. Duplex dwellings: Duplex dwellings shall be located on lots of not less than 4,000 square feet in area with a width of 35 feet.

g. Yards

- i. Front yard: 20 feet minimum (25 for duplexes). When there are buildings on the adjacent lots on both sides, the front yard shall not be required to be greater than the average of the front yards of the buildings on the adjacent lots. However, when one of the adjacent lots is vacant, the structure shall not be required to have a front yard greater than the average front yard of the existing buildings where forty (40%) or more of the frontage on one side of the street within the same block is improved with buildings. The side line of a building on a corner lot shall not be a factor in these calculations.
- ii. Side yards: There shall be side yards of not less than six (6) feet in width.
- iii. Rear yard: There shall be a rear yard with a depth of not less than twenty-five (25) feet.
- iv. Location of accessory buildings: Accessory buildings shall be located only in a rear yard, but not within five (5) feet of the rear lot line.

h. Street Orientation

The architectural front of a building shall be oriented to the street and, in the case of a rectilinear street frontage, shall be parallel or nearly parallel to the street. In the case of a corner lot, such orientation shall be to the principal street frontage.

i. Driveways and Parking

Permitted driveways within front yards of single-family and two-family dwellings shall not exceed nine (9) feet in width. In the case of a corner lot, no such driveway shall be permitted to intersect a street which constitutes the principal street frontage of a lot when other street frontage or alley access is available to serve the lot.

j. Height

No new residential dwelling shall exceed thirty-five (35) feet in height.

k. Building Materials and Style

In general, buildings shall be compatible with surrounding residential structures in construction materials, architectural features, and roof lines. Appropriate architectural styles include Carpenter Gothic and Queen Anne one- and two-story homes or

bungalows. Building materials shall provide for energy efficiency and building sustainability. Large unbroken expanses of windowless exterior walls are prohibited.

I. Property Maintenance

All real property and improvements shall be maintained so as to ensure a state of good repair in compliance with the City of Danville Property Maintenance Code. All facades and exterior finished surfaces of both the primary and any accessory structures shall be maintained to prevent flaking, peeling, blistering, and excessive weathering. No abandoned vehicles (inoperative or unlicensed), accumulated rubbish, or debris shall be permitted to remain on any real property, public or private. Yards and other landscaped areas shall be maintained according to Maintenance Code provisions.

4. Land Use Provisions and Development Regulations/Design Guidelines on Land Set Aside for Mixed Use (Office, Light Industrial, Institutional, Educational, and Retail) in the Proposed Land Use Map for the Monument-Berryman Conservation & Redevelopment Area, CRP-6, dated January, 2014 and the three (3) Proposed Land Use Maps for the three (3) Redevelopment Sub-Areas, CRP-7, CRP-8, and CRP-9, dated January, 2014.

a. General Description

The land uses within this area are those generally allowed under the TW-C Tobacco Warehouse District zoning classifications in the City of Danville Zoning Ordinance. The purpose of this land use is to promote revitalization, redevelopment, adaptive reuse, and harmonious new development in the historic Tobacco Warehouse Historic District.

b. Density

Floor area ratio for all uses is 3.0, with up to 6.0 permitted by special use permit.

c. Permitted Uses

- i. Hotels and motels.
- ii. Churches and places of worship.
- iii. Hospitals and health care facilities with inpatient services.
- iv. Veterinary hospitals (with no outdoor kennel facilities).
- v. Commercial recreation establishments (indoor use only).
- vi. Health clubs, spas, and fitness centers.
- vii. Bicycle shops.
- viii. Personal service establishments.
- ix. Retail sales establishments (exclusive of (a) automobile dealerships and sales establishments, (b) lumber and millwork retail sales and storage yards, and (c) retail uses which require outdoor storage or display).
- x. Banks and financial institutions (without drive-thru facilities).
- xi. Full service restaurants.
- xii. Fast food restaurants (without drive-thru facilities).
- xiii. Patio dining.
- xiv. Microbreweries and microwineries.
- xv. Museums and art galleries.

- xvi. Movie theaters.
- xvii. Studios for artists, designers, writers, photographers, sculptors, or musicians.
- xviii. Offices (general and professional).
- xix. Data storage and data processing centers.
- xx. Business service and office supply establishments (with no outdoor storage or display).
- xxi. Call centers.
- xxii. Private post offices and delivery service establishments.
- xxiii. Radio and television stations (exclusive of towers and antennae).
- xxiv. Schools, colleges and universities (public or private).
- xxv. Establishments for scientific research (except biological and chemical), development, and training.
- xxvi. Visitor centers and public restroom facilities.
- xxvii. Public uses.
- xxviii. Public utilities and facilities.
- xxix. Parking garages and parking lots (private or public), as a secondary use.

d. Uses Permitted by Special Use Permit

- i. Artisan/craftsman manufacturing employing not more than 5 people.
- ii. Private clubs and lodges.
- iii. Seasonal retail uses.
- iv. Waiver of maximum floor area ratio.
- v. Waiver of maximum density.

e. Yards

There are no minimum yard setback requirements with the exception of the former right-of-way of Beauregard Street. Minimum setbacks will be applied at 50% of building height for any building with a front, rear, or side yard fronting the former right-of-way of Beauregard Street. Maximum setback for frontage along Monument Street is thirty (30) feet.

f. Street Orientation

The architectural front of a building shall be oriented to the street and, in the case of a rectilinear street frontage, shall be parallel or nearly parallel to the street. In the case of a corner lot, such orientation shall be to the principal street frontage.

g. Driveways and Parking

No driveway shall be permitted to intersect a street which constitutes the principal street frontage of a lot when other street frontage is available to serve the lot. Off-street parking may not be provided between the building and principal street frontage. Parking shall conform to parking and loading requirements set forth in Article 8 of the Danville Zoning Code.

h. Height

Building height shall not exceed eighty (80) feet in height. Church spires or other institutional towers shall not exceed one hundred and ten (110) feet in height.

i. Fenestration

Fenestration requirements are applicable to building façades along street frontages. In the case of a corner lot, the requirements shall be applicable along the principal street frontage of the lot.

- i. Street level story: A minimum of sixty (60) percent of the building façade between two (2) and eight (8) feet in height along the street frontage shall be comprised of glass windows and/or glass doors that allow views to the interior building space. Windows used to satisfy this requirement shall have a minimum height of four (4) feet. In the case of a street level story having less than its full height and more than five feet above the mean grade level at the building façade along the street frontage of the lot, a minimum of thirty (30) percent of the building façade above such mean grade level shall be comprised of glass windows and/or glass doors that allow views to the interior building space. A street level story having less than five (5) feet of its height above the mean grade level at the building façade along the street frontage of the lot is exempt from these requirements.
- ii. Upper stories: Windows shall comprise a minimum of twenty (25) percent of the building façade between two (2) and eight (8) feet in height above the floor level of each story above the street level story.

j. Property Maintenance

All real property and improvements shall be maintained so as to ensure a state of good repair in compliance with the City of Danville Property Maintenance Code. All facades and exterior finished surfaces of both the primary and any accessory structures shall be maintained to prevent flaking, peeling, blistering, and excessive weathering. No abandoned vehicles (inoperative or unlicensed), accumulated rubbish, or debris shall be permitted to remain on any real property, public or private. Yards and other landscaped areas shall be maintained according to Maintenance Code provisions.

5. Land Use Provisions and Development Regulations/Design Guidelines on Land Set Aside for Mixed-Use Residential (Medium Density) Use in the Proposed Land Use Map for the Monument-Berryman Conservation & Redevelopment Area, CRP-6, dated January, 2014 and the three (3) Proposed Land Use Maps for the three (3) Redevelopment Sub-Areas, CRP-7, CRP-8, and CRP-9, dated January, 2014.

a. General Description

The land uses within this area are those generally allowed under the Multifamily Residential (M-R) zoning classification in the City of Danville Zoning Ordinance. The land use allows for a range of medium density residential housing options. Medium density multi-family housing is allowed by right with attached residential uses, such as townhouses, and single-family detached allowed by special use permit.

b. Density

The allowable density within this area is twenty-four (24) units per acre.

c. Permitted Uses

- i. Multiple family residential dwellings.
- ii. Private community facilities and recreation uses related to multifamily structures.
- iii. Home occupations.

- iv. Churches and places of worship.

d. Uses Permitted by Special Use Permit

- i. Single family detached residences.
- ii. Attached residential (townhouse) dwellings.
- iii. Duplex residential dwellings.
- iv. Two family residential dwellings.
- v. Nursery Schools.
- vi. Waiver of minimum district size.

e. Lot Area, Width and Depth

- i. Single-family detached dwellings: Single-family detached dwellings shall be located on lots of not less than 4,000 square feet in area with a width of not less than forty-five (45) feet and a depth of not less than eighty (80) feet. Corner lots shall not be less than 6,500 square feet in area with a width of not less than seventy (70) feet.
- ii. Attached dwellings: Attached dwellings shall be located on lots of not less than 1,600 square feet in area with a width of not less than eighteen (18) feet.
- iii. Duplex dwellings: Duplex dwellings shall be located on lots of not less than 4,000 square feet in area with a width of thirty-five (35) feet.
- iv. Multi-Family dwellings: No minimum lot area, width or depth.

f. Yards

- i. Single Family Dwelling:
 - a. Front yard: Sixteen (16) feet minimum with ten (10) feet minimum by special use.
 - b. Side yards: There shall be side yards of not less than six (6) feet in width and fifteen (15) feet when fronting a public right-of-way. Zero lot line allowed by special use permit.
 - c. Rear yard: There shall be a rear yard with a depth of not less than twenty (20) feet and five (5) feet for accessory uses.
- ii. Multifamily Dwelling: Thirty (30) feet minimum for front, rear and side frontage except for fifteen (15) feet where side yard does not front public right-of-way, and ten (10) feet for any yard fronting a private travelway and/or parking bay.
- iii. Attached and Duplex Dwelling:
 - a. Front Yard: Twenty-five (25) feet minimum except for twelve (12) feet for any yard fronting a private travelway and/or parking bay and twenty (20) feet for any yard fronting a private travelway and/or parking bay serving a residential dwelling with a garage.
 - b. Side Yard: Twenty-five (25) feet minimum when fronting a public right-of-way, sixteen (16) feet when abutting a private travelway and/or parking bay, and twelve (12) feet when abutting an adjacent lot line.
 - c. Rear yard: Twenty-five (25) feet minimum.
- iv. Accessory buildings shall be located only in a rear yard.

g. Street Orientation

The architectural front of a building shall be oriented to the street and, in the case of a rectilinear street frontage, shall be parallel or nearly parallel to the street. In the case of a corner lot, such orientation shall be to the principal street frontage.

h. Driveways and Parking

Permitted driveways within front yards of single-family and two-family dwellings shall not exceed nine (9) feet in width. In the case of a corner lot, no such driveway shall be permitted to intersect a street which constitutes the principal street frontage of a lot when other street frontage or alley access is available to serve the lot. Off-street parking may not be provided between the building and principal street frontage. Parking shall conform to parking and loading requirements set forth in Article 8 of the Danville Zoning Code.

i. Height

No new residential dwelling shall exceed thirty-five (35) feet in height.

j. Building Materials and Style

In general, multifamily buildings shall be compatible with construction materials, architectural features, and roof lines of multifamily and institutional structures of the early 20th century located throughout the City. Appropriate architectural styles for attached and detached homes include Carpenter Gothic and Queen Anne two- and three-story structures. Building materials shall provide for energy efficiency and building sustainability. Large unbroken expanses of windowless exterior walls are prohibited.

k. Property Maintenance

All real property and improvements shall be maintained so as to ensure a state of good repair in compliance with the City of Danville Property Maintenance Code. All facades and exterior finished surfaces of both the primary and any accessory structures shall be maintained to prevent flaking, peeling, blistering, and excessive weathering. No abandoned vehicles (inoperative or unlicensed), accumulated rubbish, or debris shall be permitted to remain on any real property, public or private. Yards and other landscaped areas shall be maintained according to Maintenance Code provisions.

6. Land Use Provisions and Development Regulations/Design Guidelines on Land Set Aside for Natural Recreational Use in the Proposed Land Use Map for the Monument-Berryman Conservation & Redevelopment Area, CRP-6, dated January, 2014 and the three (3) Proposed Land Use Maps for the three (3) Redevelopment Sub-Areas, CRP-7, CRP-8, and CRP-9, dated January, 2014.

a. General Description

The land use within this area provides minimal disturbance to the natural environment. The purpose of this land use classification is to provide natural resources for public enjoyment, education, and stormwater runoff mitigation.

b. Permitted Uses

- i. Walking/biking trails.
- ii. Informational kiosks or wayfinding signage.
- iii. Picnic areas.
- iv. Playgrounds.

c. Uses Permitted by Special Use Permit

- i. Museums and educational centers provided that they are less than 5,000 square feet in floor space, designed in keeping with the adjoining or nearby architectural styles, and oriented to subjects of local historical and cultural value.

F. REDEVELOPMENT AND CONSERVATION TECHNIQUES TO BE USED TO ACHIEVE PLAN OBJECTIVES

Because of the extent of blight and deterioration that exist in the area, and the limitation of normal corrective measures to provide for the sustainable use and proper redevelopment of the land, the Monument-Berryman Conservation & Redevelopment Area will require extensive acquisition, rehabilitation/renovation, and clearance of real property in the Area. All property to be acquired not in a Redevelopment Sub-Area is identified on the Boundary and Acquisition Map for the Conservation & Redevelopment Area, CRP-2, dated January, 2014 and the three (3) Boundary and Acquisition Maps for the Redevelopment Sub-Areas, CRP-3, CRP-4, and CRP-5, dated January, 2014.

I. Rehabilitation and Conservation of Real Property

In order to remove substandard conditions and blighting influences, real property not identified for acquisition and clearance within the Conservation & Redevelopment Area and Redevelopment Sub-Areas A, B, & C shall be rehabilitated or renovated where financially and physically feasible. Within the Monument-Berryman Conservation & Redevelopment Area **58.1%** of the land, excluding public rights-of-way, is deteriorated, blighted, or a blighting influence by reason of deterioration and site deficiencies. The City of Danville or Danville Redevelopment & Housing Authority may provide assistance within the Conservation & Redevelopment Area and the Redevelopment Sub-Areas for the renovation and/or rehabilitation of occupied and abandoned historic, architecturally significant, or other key structures in order to maintain their place in the community. Rehabilitation will be accomplished utilizing qualified non-profit or for-profit community development corporations, private or public individuals, partnerships, or corporations through existing City or Authority rehabilitation programs or a rehabilitation program specifically created to implement the Monument-Berryman Conservation & Redevelopment Plan if the property can be brought up to the City Property Maintenance Code. All rehabilitation or new construction undertaken as a part of this Conservation & Redevelopment Plan will be required to meet design and construction standards to insure the improved properties are livable, healthful, safe, physically sound, affordable, and reflect the architectural character of the community. Property owners will be encouraged to voluntarily participate in rehabilitation and maintenance programs. Financial assistance, technical assistance, and professional guidance will be made available to property owners who desire to rehabilitate their properties in order to assist them in achieving their objective within their financial ability.

Property not identified for acquisition within the Conservation and Redevelopment Area and the Redevelopment Sub-Areas may be acquired during the execution of this Conservation & Redevelopment Plan if such property contains intermediate or major/dilapidated deficiencies, and:

- i. The owner thereof is unable or unwilling to rehabilitate the property, but is willing to sell the property to the City or Authority; or
- ii. A period of one year, plus an additional thirty (30) days notice, has elapsed since receipt by the owner of the initial notice from the City requiring that such property be brought into compliance with the Housing Quality Standards of the U.S. Department of Housing and Urban Development as required by the City for the Conservation & Redevelopment Area or with the provisions of any ordinance or code of the City of Danville and the requirements set forth in said notice have not been met; or

- iii. The property is determined to be infeasible of rehabilitation because of dilapidation, faulty arrangement or design, lot layout, site deficiencies, deleterious land use, or a combination thereof; exerts a blighting influence on adjacent properties; or the use or condition of the property is inconsistent with this Conservation & Redevelopment Plan or the provisions of the City of Danville Code or Zoning Ordinance.

2. Acquisition and Clearance of Real Property

All real property identified "to be acquired" is scheduled for acquisition by purchase, donation, the power of eminent domain, or otherwise by the City of Danville or the Danville Redevelopment and Housing Authority.

Real property within the Monument-Berryman Conservation & Redevelopment Area and Redevelopment Sub-Areas A, B, & C shall be acquired and cleared for the following purposes:

- a. To remove substandard conditions and blight. Within the overall Conservation & Redevelopment Area identified on the Boundary Map, CRP-1 and Boundary and Acquisition Map, CRP-2, **22.2% of the land**, excluding public rights-of-way, is blighted (major/dilapidated deficiencies) by reason of deterioration or dilapidation and site deficiencies. Further, within the overall Conservation & Redevelopment Area, **58.1% of the land**, excluding public rights-of-way, is blighted or a blighting influence (minor, intermediate, & major/dilapidated deficiencies) by reason of deterioration or dilapidation and site deficiencies. Within Redevelopment Sub-Area A identified on the Boundary and Acquisition Map, CRP-3, **51.7% of the land**, excluding public rights-of-way, is blighted (major/dilapidated deficiencies) by reason of deterioration or dilapidation and site deficiencies. Within Redevelopment Sub-Area B identified on the Boundary and Acquisition Map, CRP-4, **53.1% of the land**, excluding public rights-of-way, is blighted (major/dilapidated deficiencies) by reason of deterioration or dilapidation and site deficiencies. Within Redevelopment Sub-Area C identified on the Boundary and Acquisition Map, CRP-5, **64.2% of the land**, excluding public rights-of-way, is blighted (major/dilapidated deficiencies) by reason of deterioration or dilapidation and site deficiencies. The structures and the site deficiencies are such that an improvement of these conditions is possible only by acquisition and clearance of the parcels and the redesign and improvement of the Redevelopment Sub-Areas and key properties within the overall Conservation & Redevelopment Area.
- b. To expand the opportunity for new, sustainable, and compatible residential, retail, office, educational, and mixed-use resources in the Redevelopment Sub-Areas in accordance with Conservation & Redevelopment Plan goals and objectives.
- c. To expand the availability of open space for natural recreational use by community residents and residents of the broader community.

Relocation counseling and non-monetary assistance will be initiated for occupants of property acquired by the City and/or Authority immediately following property acquisition as a result of redevelopment activities.

If acquisition is affected utilizing federal funding, all relocation activities including financial assistance will be administered by the City and/or Authority under the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1972, as amended (hereinafter referred to as the "Act").

3. Public Facilities and Improvements

Street, drainage, and utility improvements will be constructed by the City in conjunction with the implementation of this Conservation & Redevelopment Plan. These improvements include the reconstruction of deteriorating streets, alleys, and storm drainage; new sidewalks, curbs and gutters; public water, gas, and sanitary sewer line improvements; and the provision of landscaping, lighting, and general aesthetic improvements on publicly owned land and public rights-of-way.

4. Redeveloper's Obligations

All redevelopers of land will be subject to the following conditions which shall be implemented by appropriate covenants running with the land or other provisions in disposition instruments:

- a. The redeveloper shall begin and complete the development or rehabilitation of the Conservation & Redevelopment Area property within the time specified in the disposition instruments and/or rehabilitation program guidelines.
- b. The redeveloper shall retain all interest acquired in the property until the completion of construction of the improvements to a property so acquired or a property to be rehabilitated, pursuant to this Conservation & Redevelopment Plan and shall not sell, lease or transfer the interest acquired or any part thereof prior to such completion of improvements, construction and development without consent from the City or Authority.

5. Land Disposition

Real property acquired for other than public use under this Conservation & Redevelopment Plan will be disposed of by sale, lease, or dedication by the City or Authority for possession or new development by qualified non-profit or for-profit community development corporations, private or public individuals, partnerships, or corporations for uses in accordance with the land use regulations of this Conservation & Redevelopment Plan.

G. OTHER PROVISIONS NECESSARY TO MEET STATE AND LOCAL LAW

The Conservation & Redevelopment Plan is based on the following conditions pursuant to provisions of the Code of Virginia and the regulations of the City of Danville, Virginia.

1. The Monument-Berryman Conservation & Redevelopment Area is substandard by reason of deterioration and dilapidation of structures, inadequate infrastructure, and other conditions detrimental to the health, safety, and welfare of the citizens of Danville, Virginia. In addition, the area suffers from inadequate original design and layout and diverse ownership which has contributed to its overall deterioration by inhibiting development and improvements necessary to meet the requirements of modern life.
2. The Monument-Berryman Conservation & Redevelopment Area is appropriate for rehabilitation/conservation or clearance and redevelopment as a necessity to remove, prevent and reduce existing blight, blighting influences, and other causes of blight.
3. Proposed land uses within the Redevelopment & Conservation Area have a definite relationship with local objectives as to the appropriate land uses as set forth in the proposed *2030 Danville Comprehensive Plan*, the City of Danville Zoning Ordinance, and City transportation, public utilities, and other maintenance and capital improvement plans.
4. The Conservation & Redevelopment Plan indicates to the maximum extent possible the real property to be made available for redevelopment by private enterprise, non-profits, and public agency.
5. The Conservation & Redevelopment Plan clearly indicates the proposed land uses, building, and rehabilitation requirements in the Redevelopment & Conservation Area.
6. Pursuant to Title 36, Section 36-51, Code of Virginia (1950), as amended, funding sufficient to acquire all real property designated for acquisition hereunder within five (5) years of the date of approval of this Conservation & Redevelopment Plan by the Danville Redevelopment and Housing Authority and the Danville City Council will be obtained from the City of Danville or other sources. All properties targeted for acquisition will be acquired within five (5) years of the approval of this Plan unless the City and/or Authority and property owner mutually agree to a larger acquisition term. This Conservation & Redevelopment Plan must also be reaffirmed by the Danville City Council three (3) years after the date of the initial adoption by said Council.
7. An area is eligible for rehabilitation/conservation or clearance and redevelopment under Title 36, Section 36-49, Code of Virginia (1950), as amended, when the area as a whole (interpreted to mean at least 50.1 percent of the total acreage of the area) is deteriorated or blighted and the remaining property either suffers from factors causing blight or from conditions which prevent the proper development of the land.

The Monument-Berryman Conservation & Redevelopment Plan provides for the realization of local objectives with respect to health, safety, and welfare of the City, including:

a. **To remove, reduce, or prevent blight or blighting factors.**

The area meets the Code of Virginia eligibility requirements in that **58.1% of the land**, excluding public rights-of-way, found in the area is blighted or a blighting influence by reason of deterioration, dilapidation, and significant environmental deficiencies including deteriorated, dilapidated, and vacant or abandoned structures; deteriorated site conditions due to moderate (20%-29%) to severe (30%+) slopes; poor subdivision of land and improper location of buildings on the land; diverse property ownership; conditions that violate minimum health and safety standards; and other conditions that endanger the public health, safety, or welfare. The Conservation & Redevelopment Area contains two hundred fifty-nine (259) residential or commercial units in two hundred forty (240) principal buildings in the Redevelopment & Conservation Area. One hundred seventy-two (172) of those units are occupied and eighty-seven (87) are vacant. **Fifty-seven (57) or approximately 22.0% of the buildings had intermediate deficiencies, and ninety-one (91) or approximately 35.1% had major/dilapidated deficiencies.** The properties with minor, intermediate, or major/dilapidated deficiencies comprise **29.90 acres of a total of 51.48 acres (58.1%)**, excluding public rights-of-way, within the Conservation & Redevelopment Area. All remaining areas are adversely affected by factors causing blight and prevent the proper development of property.

Further, the properties with major/dilapidated deficiencies in Redevelopment Sub-Area A comprise **4.19 acres of a total of 8.11 acres (51.7%)**, excluding public rights-of-way; the properties with major/dilapidated deficiencies in Redevelopment Sub-Area B comprise **4.57 acres of a total of 8.61 acres (53.1%)**, excluding public rights-of-way; the properties with major/dilapidated deficiencies in Redevelopment Sub-Area C comprise **2.01 acres of a total of 3.13 acres (64.2%)**, excluding public rights-of-way. All remaining areas within the Redevelopment Sub-Areas are adversely affected by factors causing blight and prevent the proper development of property.

b. **To improve the public infrastructure.**

Improvements in the condition of deteriorated, substandard, or inadequate streets, alleys, sidewalks, curbs and gutters, drainage systems, and water and sanitary sewer utilities will improve the safety of pedestrian and vehicular circulation and comprehensively impact the living conditions of community residents. In addition, the provision of these improvements shall both directly and indirectly create a public incentive for private reinvestment in the Redevelopment & Conservation Area and will promote economic growth, protect economic values, and enhance tax revenues for the City of Danville and for the overall benefit of the community.

c. **To facilitate the development of land inhibited by diverse ownership.**

Of the three hundred thirty (330) parcels in the Area, there were two hundred fifteen (215) different identified owners as of December, 2012 prior to additional voluntary acquisitions by the Danville Redevelopment & Housing Authority during 2013 in anticipation of this plan, a condition that prevents a proper development of the land. Such diversity of ownership deters potential developers/redevelopers from acquiring parcels for new development or redevelopment and makes larger scale development or redevelopment within the Area very difficult without the intervention of the Authority to serve as an intermediary through a formal conservation or redevelopment plan.

d. **To make land available for sound wholesome development by private enterprise, non-profit corporations, and public agency in accordance with the Conservation & Redevelopment Plan and consistent with the following:**

i. Definite Local Objectives as to:

- Appropriate Land Uses: The Conservation & Redevelopment Plan has a definite relationship with local objectives as to appropriate land uses and the City's transportation, public utility, and other maintenance and capital improvement plans.
- Improved Streets and Improved Traffic: Improved roads and alleys throughout the Redevelopment & Conservation Area will eliminate street and alley deficiencies and improve circulation and property access and connectivity to adjoining neighborhoods. Improved connectivity will be enhanced with sidewalk improvements, curbs and gutters, landscaping, and lighting.
- Public Utilities: Improved utilities will ensure that the area will be provided with adequate water and sanitary sewer service, storm drainage to eliminate flooding and erosion, and advanced technology systems.

ii. Conditions and Limitations on Property Acquisition:

The power of eminent domain shall be exercised under Title 36, Section 36-27 as authorized under Title 1, Section 1-219.1 Code of Virginia (1950), as amended. The power of eminent domain shall only be exercised to acquire:

- property designated for public use including public rights-of-way or use by a government or public service or utility corporation;
- property that is blighted and endangers the public health or safety in its condition at the time of the filing of the petition for condemnation and is a public nuisance or is beyond repair or unfit for human occupancy or use;
- property that is abandoned, or;
- property where acquisition is needed to clear title where one of the owners agrees to such acquisition or the acquisition is by agreement of all the owners.

iii. Proposed Land Uses for Acquired Property:

Land uses proposed for property to be acquired are set forth in **E. GENERAL LAND USE PLAN** of this Conservation & Redevelopment Plan and shown on the Proposed Land Use Maps CRP-6, CRP-7, CRP-8, and CRP-9, dated January, 2014.

iv. Conditions and Limitation Including Time, Under Which Property Shall be Made Available:

At the time property is made available for redevelopment or rehabilitation by public or private enterprise the City and/or Authority shall stipulate in disposition instruments that such redevelopment treatment shall be completed within a reasonable time. Reasonable time under normal circumstances is construed to mean not more than one (1) year from the date of conveyance of property.

v. Standards of Design, Construction, Maintenance, Use and Other Measures to Eliminate and Prevent Blight:

Such standards are embodied in **E. GENERAL LAND USE PLAN** of this Conservation & Redevelopment Plan.

vi. Relocation Assistance Plan for Displaced Persons, Businesses, and Nonprofits:

The City and/or Danville Redevelopment and Housing Authority will provide non-monetary assistance with locating temporary and/or permanent relocation resources for any person or persons living in the Conservation & Redevelopment Area or any business or non-profit in the Conservation & Redevelopment Area. Financial assistance will be provided if federal funds are utilized under the provisions of the Uniform Relocation Assistance and Real Property Acquisition Act of 1972, as amended. The City and/or Authority will seek to locate decent, safe, and sanitary dwelling, shelter, or group housing resources within the financial means of those persons displaced from the Conservation & Redevelopment Area and to locate viable business location resources available to businesses displaced from the Conservation & Redevelopment Area as follows:

- As soon as practical, each affected site occupant, business, or nonprofit will be informed of the availability of non-financial relocation resources and relocation payments if applicable, assistance and eligibility requirements, as well as, the procedures for obtaining such assistance and payments.
- Each affected site occupant, business owner, or nonprofit executive will be personally interviewed to determine the degree to which that person, business, or nonprofit requires relocation assistance.
- Current listings of available private residential rental units and private commercial rental units will be secured from local real estate brokers and realtors, rental agencies, and public housing officials and will be maintained by the City/Authority.
- The City/Authority will consider a dwelling and/or shelter to be decent, safe, and sanitary when evaluated by the standards set forth below:
 - o Structural Condition: Structures must be in a good repair and weather tight with no leakage or excessive dampness. To ensure fire safety, every dwelling unit must have two separate means of egress; except that a non-housekeeping unit for a relocated individual may have but one means of egress.
 - o Sanitary, Heating, Cooking, and Lighting Facilities: All units shall be free from rats and other vermin, accumulation of refuse, garbage and debris. Every housing unit or group facility must contain properly functioning plumbing connected to an adequate sewage disposal system; a central heating plant or safe individual flue-connected heating facilities; an adequate and safe wiring system for lighting and other electrical services; a window opening directly to the outdoors in each habitable room; an adequately ventilated toilet or bathroom and kitchen. Every such unit must contain, for the exclusive use of a family, an inside lavatory and bathtub or shower connected to a hot and cold running water supply, and an inside flush toilet, all in good working condition; a sink with hot and cold running water and a cook stove or utility connection for such stove. All of these conditions shall apply to displacees, except those individuals who relocated to a non-housekeeping unit in which case such unit shall not be required to have a private bath or cooking facilities for the exclusive use of the individual.
 - o Occupancy: The dwelling unit must be of sufficient size and have enough rooms, in proportion to the size of the family, to provide privacy and avoid overcrowding.
 - o Temporary Relocation: Site occupants will be assisted with temporary relocation only when it is in the interest of the site occupant and/or program

execution. Temporary relocation shall only be until permanent standard housing can be made available and shall be in a safe and habitable condition free from violation of local codes and ordinances applicable to the existing dwelling units.

- The Authority will consider a business or nonprofit location to be viable when evaluated by the standards set forth below:
 - Structural Condition: Structures must be in a good repair and weather tight with no leakage or excessive dampness. To ensure fire safety, every commercial unit must have two separate means of egress.
 - Sanitary, Heating, and Lighting Facilities: Structures shall be free from rats and other vermin, accumulation of refuse, garbage and debris. Every commercial unit must contain properly functioning plumbing connected to an adequate sewage disposal system; a central heating plant or safe individual flue-connected heating facilities; an adequate and safe wiring system for lighting and other electrical services.
 - Occupancy: The commercial unit must be of sufficient size to enable the business or nonprofit to continue the purpose and activities conducted in its previous location.
 - Temporary Relocation: Businesses or nonprofits will be assisted with temporary relocation only when it is in the interest of the business or nonprofit and/or program execution. Temporary relocation shall only be until a replacement or rehabilitated commercial unit can be made available and shall be in a safe condition free from violation of local codes and ordinances.

H. TIME REGULATION TO BE IN EFFECT

The above regulations and land use provisions, including any amendments thereto, shall be in full forces and effect for a period of thirty (30) calendar years from the date of approval thereof by the Council of the City of Danville, Virginia.

I. APPLICABILITY OF REGULATIONS

The provisions and requirements set forth herein are to apply to all real property within the Monument-Berryman Conservation & Redevelopment Area boundaries acquired by the City of Danville or the Danville Redevelopment and Housing Authority. Such regulations and land use provisions shall be made applicable to other real property not to be acquired whenever the owner thereof acquires any Conservation & Redevelopment Area land; provided, such not to be acquired property is not developed so as to preclude compliance with such regulations and controls.

J. PROCEDURES FOR CHANGES IN APPROVED PLAN

The Conservation & Redevelopment Plan may be amended from time to time upon compliance with the requirements of law and outstanding covenant rights, provided that prior to the passage of any resolution amending the Conservation & Redevelopment Plan the owner of any land in the Conservation & Redevelopment Area previously disposed of by the City and/or Danville Redevelopment and Housing Authority for use in accordance with the Conservation & Redevelopment Plan shall receive, at least thirty (30) days prior to the consideration of any such resolution by City Council, written notice of the time and place of such Council meeting, where a copy of the proposed amendment, and a precise description of the proposed changes, may be inspected.

**ELIGIBILITY DETERMINATION FOR
CONSERVATION/REDEVELOPMENT
MONUMENT-BERRYMAN CONSERVATION &
REDEVELOPMENT AREA**

**CITY OF DANVILLE AND DANVILLE
REDEVELOPMENT & HOUSING AUTHORITY**

January, 2014

**With Assistance Provided by
Community Planning Partners, Inc.
Richmond, VA**

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ELIGIBILITY DETERMINATION FOR CONSERVATION/REDEVELOPMENT MONUMENT-BERRYMAN CONSERVATION & REDEVELOPMENT AREA

City of Danville and the Danville Redevelopment and Housing Authority

January, 2014

A. SUMMARY ANALYSIS OF EXISTING CONDITIONS

The following analysis of existing conditions in the designated Monument-Berryman Conservation & Redevelopment Area was used as the basis for identifying the extent of blight and deterioration of this area as eligible for conservation with secondary redevelopment activities within three (3) delineated Redevelopment Sub-Areas under Title 36, Chapter 1, Article 1, Sections 36-2 through 36-3 and Article 7, Sections 36-48 through 36-53, Code of Virginia (1950), as amended.

Derivation of Conservation & Redevelopment Area Conditions

- **Zoning**

Zoning data was obtained from the City of Danville Zoning Ordinance and City of Danville Geographic Information System (GIS) data in April – May, 2012.

- **Land Use**

Land use data was obtained from field surveys conducted of the Conservation & Redevelopment Area by Community Planning Partners, Inc. in April – July, 2012.

- **Building Conditions**

Building conditions are based on exterior inspections of all two hundred forty (240) principal buildings within the boundary of the Conservation & Redevelopment Area by Community Planning Partners, Inc. in April – July, 2012. Dunbar Milby Williams Pittman and Vaughan, PLLC Consulting Structural Engineers did exterior inspections of fifty-one (51) of the buildings in the worst condition and inspected the exterior and interior of six (6) buildings in the worst condition owned by either the City of Danville or the Danville Redevelopment & Housing Authority in August, 2012. Community Planning Partners, Inc. conducted follow-up review exterior inspections in September – October, 2012 as conditions warranted revisiting particular buildings and again in December, 2013.

- **Environmental Assessment & Infrastructure Conditions**

Environmental data and infrastructure conditions were obtained from field surveys conducted of the Conservation & Redevelopment Area in April – July, 2012 by Community Planning Partners, Inc. Additional infrastructure information was provided by the City of Danville, May – June, 2012. Slope conditions were observed as a part of the field surveys with exact contours extracted from base maps provided by the City of Danville, April – July, 2012.

Summary of Conservation & Redevelopment Area Conditions

The Monument-Berryman Conservation & Redevelopment Area consists of approximately 60.0 acres with 75.9% of the area built-up. Building Conditions Map, ED-1, dated January, 2014, delineates the Conservation & Redevelopment Area's boundaries including the three (3) delineated Redevelopment Sub-Areas.

- **Zoning**

There are four zoning classifications within the Monument-Berryman Conservation & Redevelopment Area: OT-R, Old Town Residential District; TW-C, Tobacco Warehouse Commercial District; TO-C, Transitional Office District; and CB-C, Central (Downtown) Business Commercial District. An OT-R District allows for single-family detached dwelling units on lots of not less than 6,500 feet in area with a width of not less than 50 feet. Townhouses and duplexes are allowed under special use permit. The maximum density permitted is five (5) dwelling units per acre. The TW-C District allows for a mix of multifamily and commercial uses within the Tobacco Warehouse District with a focus on revitalization, historic compatibility, and pedestrian and street orientation. Lot sizes are not regulated but residential density cannot exceed twenty-four (24) units per acre and Floor Area Ratio (FAR) is not to exceed 3.0 without a special use permit. The TO-C District allows for office and other non-retail commercial uses of low intensity. In the TO-C District, the FAR is not to exceed 0.25 on lots of not less than 16,000 square feet in area with a width of not less than one hundred (100) feet. The CB-C District allows for business and commercial uses that do not exceed 20,000 square feet in lot coverage or a FAR greater than 3.0.

- **Existing Land Use**

Medium Density Residential land use predominates the Monument-Berryman Conservation & Redevelopment Area including mostly small single-family homes on small lots, some duplexes, and two multifamily buildings with four (4) units each. Additional land uses include two (2) parcels with Commercial uses; and three (3) parcels used as Places of Worship with associated parking. However, eighty-eight (88) parcels were largely unimproved at the time of the field surveys/building inspections or were demolished since the field surveys/building inspections and these parcels represent 24.1% of the area by acreage. The two hundred forty (240) principal buildings in the Area contain two hundred fifty-four (254) residential units with eighty-five (85) of the units vacant at the time of the inspections/structural evaluations and upon review inspection; two (2) commercial structures, each currently utilized; two Places of Worship, one (1) of which was vacant; and a vacant 3-bay free-standing garage on a separate parcel.

Table I
Existing Land Use

Land Use Classification	Number of Parcels	Acreage	Percent of Total Area
Medium Density Residential	237	34.64	57.7%
Commercial	2	0.24	0.4%
Places of Worship (inc. parking)	3	1.73	2.9%
Unimproved	88	14.87	24.8%
Public Rights of Way		8.56	14.3%
Total Area	330	60.04	100.0%

Source: Field Surveys by Community Planning Partners, Inc., April -- July, 2012, with additional updates through December, 2013.

- **Building Conditions**

The Monument-Berryman Conservation & Redevelopment Area contains three hundred thirty (330) parcels with two hundred forty (240) principal buildings. The following table summarizes the condition of the buildings in the Conservation & Redevelopment Area based on exterior and interior inspections. Building conditions are based on exterior inspections of all two hundred forty

(240) principal buildings containing two hundred fifty-nine (259) residential, commercial, and other units after buildings with multiple units are accounted for within the boundary of the Conservation & Redevelopment Area by Community Planning Partners, Inc. in April – July, 2012. Dunbar Milby Williams Pittman and Vaughan, PLLC Consulting Structural Engineers did exterior inspections of fifty-one (51) of the buildings in the worst condition and inspected the exterior and interior of six (6) buildings in the worst condition owned by either the City of Danville or the Danville Redevelopment & Housing Authority in August, 2012. Community Planning Partners, Inc. conducted follow-up review exterior inspections in September – October, 2012 as conditions warranted revisiting particular buildings and again in December, 2013. The complete findings of the various inspections are found in the Eligibility Calculations at the end of this report. A complete delineation of the Structure Evaluation Criteria used in the inspections is included as Table 3 at the end of this report. A copy of the Structure Evaluation Criteria is included as Appendix One and copies of the Structure Evaluation Forms are included as Appendix Two.

Table 2
Building Conditions by Unit

Condition of Units	Number	Percent of Total Area
Sound	38	14.7%
Minor Deficiencies	73	28.2%
Intermediate Deficiencies	57	22.0%
Major Deficiencies/Dilapidated	91	35.1%
Total Area	259	100.0%

Source: Exterior (240 buildings) & interior (6 buildings) inspections by Community Planning Partners, Inc. & Dunbar Milby William Pittman Vaughan PLLC, April – October, 2012 with additional updates through December, 2013.

- **Historic Conditions**

The Monument-Berryman Conservation & Redevelopment Area is a part of the Danville Tobacco Warehouse and Residential Historic District, a state and federally recognized historic district. The majority of the buildings within the Conservation & Redevelopment Area are over 50 years old. The original nomination did not include an annotated list of structures within the Historic District, but does briefly describe the type of buildings found in the District, including the residential structures found in the Conservation & Redevelopment Area. Because of the age and type of buildings found in the Area, most would be considered contributing buildings if a more fully delineated description of the Historic District was to be created.

Because of this fact, the Virginia Department of Historic Resources was consulted on numerous occasions as the eligibility determination was made and as the Eligibility Report was compiled. As it became evident that a number of the buildings within the Area had major deficiencies and/or were dilapidated, and likely needed clearance, the input of the Department was considered to be very important. Mike Pulice, Architectural Historian, Western Regional Preservation Office within the Department of Historic Resources, was given a tour of the area and was able to review the interior conditions of a representative sampling of the buildings owned by the City of Danville and the Danville Redevelopment & Housing Authority on June 21, 2012. Mr. Pulice was also a part of two meetings when preliminary and final results of the eligibility determination were presented. Also, staff of the City of Danville and Community Planning Partners, Inc. met with Kathleen Kilpatrick,

Director of the Department, and her leadership team in Richmond on August 30, 2012 and again on September 16, 2013 to report findings and receive feedback from the Department.

- **Environmental Assessment & Infrastructure Conditions**

The Monument-Berryman Conservation & Redevelopment Area suffers from numerous environmental deficiencies and blighting influences that contribute to its deteriorated state. The Area contains numerous parcels that contain 20% to 30% slopes (considered transitional slopes) and slopes over 30% (considered severe slopes). According to current buildings standards and the City of Danville's Codes and Ordinances, development and redevelopment of these parcels would be mainly restricted to the portions of the parcels that are not slope-impacted. Given the small size of the parcels, the majority of the slope-impacted parcels are not considered buildable and if vacant, are not likely to be built on in the future. Additionally, many of the slope-impacted parcels that are currently improved, contain buildings with major/dilapidated deficiencies, lowering the value of existing, nearby buildings and discouraging new investment.

As of December, 2013, eighty-seven (87) buildings within the Conservation & Redevelopment Area were vacant. The majority of these vacant buildings also had major deficiencies and are considered to be in deteriorating or dilapidated condition. These buildings have a depreciating and potentially dangerous effect on adjoining property and contribute to the overall decline of the community. Additionally, eighty-eight (88) of the project Area's three hundred thirty (330) parcels were unimproved. These parcels add to the visual impression of a dying neighborhood and therefore contribute to the overall decline of the community. The vacant parcels and slope impacted portions of built-up parcels that are overgrown provide havens for unwanted vermin and contribute to the perception of a dying community with a crime problem.

The Conservation and Redevelopment Area suffers from poor subdivision of land with many very narrow parcels, odd shaped parcels, and parcels impacted by transitional and severe slope conditions as defined above. Many of the poorly situated parcels that are currently improved, contain buildings with major/dilapidated deficiencies. The poorly situated parcels that are currently vacant have limited use and are unlikely to be improved to any extent that would improve the health, safety, and welfare of the community.

Of the three hundred thirty (330) parcels in the Area, there were two hundred fifteen (215) different identified owners as of December, 2012 prior to additional voluntary acquisitions by the Danville Redevelopment & Housing Authority during 2013 in anticipation of this plan, a condition that prevents a proper development of the land. Such diversity of ownership deters potential developers/redevelopers from acquiring parcels for new development or redevelopment and makes larger scale development or redevelopment within the Area very difficult without the intervention of the Authority to serve as an intermediary through a formal conservation or redevelopment plan.

Infrastructure conditions in the Conservation and Redevelopment Area were in transition during the field surveys with a major project underway to replace the water and gas lines at the time of the needs assessment. A general upgrade of all paving in the Area is warranted once the utility work is fully complete. There are deteriorated and/or sinking curbing, narrow sidewalks in fair to poor conditions, and a lack of stormwater drop inlets along significant runs in significant portions in the Conservation and Redevelopment Area. There are also a limited number of street lights and a total absence of street trees and other streetscape amenities, conditions that contribute to the impression of a community in decline. **Because the infrastructure in the Area is in transition, the Conservation and Redevelopment Area was qualified for conservation or redevelopment without considering infrastructure conditions. Public right of way acreage is not included in any of the eligibility calculations included in this Eligibility Determination report.**

B. STATUTORY REQUIREMENTS FOR CONSERVATION & REDEVELOPMENT

This Eligibility Report includes information necessary to make a determination of eligibility under Title 36, Code of Virginia for the Monument-Berryman Conservation & Redevelopment Area as a conservation area with secondary redevelopment activities within three (3) delineated Redevelopment Sub-Areas under state and local law. The eligibility determination was originally completed December, 2012 and updated in January, 2014. A conservation and redevelopment plan for the eligible area is subject to final adoption by the Danville Redevelopment & Housing Authority and the Danville City Council. It will be implemented subject to the availability of funds to complete the specified development activities.

State Requirements

In order for an area to be designated as a state-recognized conservation or redevelopment area, it must be eligible as specified in § 36-2, Code of Virginia (1950), as amended, which finds:

1. "Blighted areas exist in the Commonwealth, and these areas endanger the health, safety, and welfare of the citizens of the Commonwealth;
2. "The elimination of blight and redevelopment of blighted areas through the designation of redevelopment areas and the adoption and implementation of redevelopment plans for such areas; the prevention of further deterioration and blight through the designation of conservation areas and the adoption and implementation of conservation plans for such areas; and the designation individual properties as blighted under the "spot blight" provisions of this chapter are public uses and purposes for which public money may be spent and private property acquired by purchase or through the exercise of the power of eminent domain as authorized by this chapter, and are governmental functions of grave concern to the Commonwealth;
3. "As a part of a redevelopment or conservation plan, it is a public purpose to provide public facilities including, but not limited to, roads, water, sanitary sewer, parks, and real estate devoted to open-space use as that term is defined within redevelopment and conservation areas; and
4. "It is a public purpose to promote the availability of affordable housing for all citizens of the Commonwealth and in particular to provide safe, decent, and sanitary housing for those citizens with low or moderate incomes. To that end, (i) the clearance, replanning, and reconstruction of the areas in which unsanitary or unsafe housing conditions exist and the providing of safe and sanitary dwelling accommodations for persons of low or moderate income and (ii) the sale or lease of land and the acquisition, construction, rehabilitation, and operation of residential housing units for persons of low and moderate incomes are necessary for the public welfare and are public uses and public purposes for which public money may be spent and private property acquired by purchase or through the exercise of the power of eminent domain as authorized in this chapter and are governmental functions of grave concern to the Commonwealth."

Further, § 36-3, Code of Virginia contains the following definitions:

- "'Blighted area' means any area that endangers the public health, safety or welfare; or any area that is detrimental to the public health, safety, or welfare because commercial, industrial, or residential structures or improvements are dilapidated, or deteriorated or because such structures or improvements violate minimum health and safety standards.
- "'Blighted property' means any individual commercial, industrial, or residential structure or improvement that endangers the public health, safety, or welfare because the structure or improvement upon the property is dilapidated, deteriorated, or violates minimum health and safety standards, ...
- "'Slum' means any area where dwellings predominate that, by reason of dilapidation, overcrowding, lack of ventilation, light or sanitary facilities, or any combination of these factors, is detrimental to safety, health, or morals.

- "'Redevelopment area' means an area (including slum areas), designated by an authority, that is in a state of blight that meets the criteria of a blighted area as defined in this section; or any area previously designated as a redevelopment area pursuant to this chapter."
- "'Conservation area' means an area, designated by an authority that is in a state of deterioration and in the early stages of becoming a blighted area, as defined in this section, or any area previously designated a conservation area pursuant to this chapter."

Additionally, § 36-49, Code of Virginia empowers housing authorities among several undertakings to:

1. "Acquire blighted areas, which are hereby defined in § 36-3;
2. "Acquire other real property for the purpose of removing, preventing, or reducing blight;
3. "Acquire real property where the condition of title, the diverse ownership of the real property to be assembled, the street or lot layouts, or other conditions prevent a proper development of the property and where the acquisition of the area by the authority is necessary to carry out a redevelopment plan;
4. "Permit the preservation, repair, or restoration of buildings of historic interest; and to clear any areas acquired to install, construct, or reconstruct streets, utilities, and site improvements essential to the preparation of sites for uses in accordance with the redevelopment plan;"

C. ELIGIBILITY CRITERIA SUPPORTING CONSERVATION & REDEVELOPMENT

The following criteria were developed in consideration of Virginia requirements for conservation and redevelopment. Consideration was given to structure and environmental deficiencies and other blighting influences. Structure and environmental evaluations are based on the following criteria.

Structure Evaluation Criteria

Buildings within the Conservation & Redevelopment Area were inspected on the basis of their contribution to or endangerment of the public health, safety, or welfare due to the presence or lack of dilapidation, deterioration, and/or violations of minimum health and safety standards. Building conditions are evaluated based on the condition of the interior, utilities (mechanical systems), facilities (bath and kitchen), exterior, and environment/site. Within each of those categories, defects are classified as first level defects or second level defects. Defects are graded in accordance with the severity of deterioration as either sound/standard, minor, intermediate, or major/dilapidated. A complete delineation of the Structure Evaluation Criteria is included as Appendix One. Copies of the Structure Evaluation Forms are included as Appendix Two.

The following substandardness criteria have been applied to the buildings within the Conservation & Redevelopment Area:

- **Sound/Standard:** *A building is in good condition or in need of minor repairs.*
- **Minor Deficiencies:** *A building has minor defects beyond regular maintenance.*
- **Intermediate Deficiencies:** *A building has significant defects requiring rehabilitation, but does not require clearance.*
- **Major/Dilapidated Deficiencies:** *A building has defects that are unsuitable for rehabilitation and warrant substantial reconstruction or clearance.*

Buildings evaluated as having major/dilapidated deficiencies are considered blighted and buildings evaluated as having intermediate or minor deficiencies are considered blighting influences. An area which has a majority of its buildings or other improvements evaluated as having major/dilapidated deficiencies is considered to be blighted in keeping with Title 36 of the Code of Virginia and eligible for redevelopment. An area which has a majority of its buildings or other improvements evaluated as having major/dilapidated, intermediate, or minor deficiencies is considered to be a combination of blighted and blighting influences in keeping with Title 36 of the Code of Virginia and eligible for conservation. A majority is interpreted to mean at least 50.1 percent of the total acreage of the area where the building/improvement's associated parcel is evaluated the same as the structure.

Environmental Evaluation Criteria (Including Infrastructure)

The Conservation & Redevelopment Area was assessed on the basis of environmental factors that contribute to or endanger the public health, safety, or welfare. The following factors are established as environmental criteria. If present, they are considered to be environmental deficiencies and/or blighting influences:

- Missing, inadequate, or deteriorated streets, alleyways, curbs and gutters, and sidewalks impacting the public safety or welfare and contributing to the overall decline of the community.
- Missing, inadequate, or deteriorated storm drainage infrastructure contributing to periodic flooding and damage to public and private property.
- Missing, inadequate, or deteriorated public utilities (water and sanitary sewer) contributing to unsafe or unsatisfactory living conditions or hindering reinvestment in the community.

- Missing, inadequate, or deteriorated street lighting contributing to unsafe living conditions.
- Vacant buildings in deteriorating or dilapidated condition which are unsafe and have a depreciating or dangerous effect on adjoining or nearby property and which contribute to the overall decline of the community.
- Accumulation of debris on vacant or occupied property impacting the public safety or welfare and contributing to the overall decline of the community.
- Infestation of vacant or occupied property impacting the public health, safety, or welfare and contributing to the overall decline of the community.
- Site contamination from hazardous materials contributing to unsafe or dangerous conditions on the contaminated site and/or on adjoining or nearby property.
- Deleterious land use where incompatible uses are on adjoining properties or uses of land or buildings have a depreciating or dangerous effect on adjoining or nearby property.
- Overcrowding or improper location of buildings on the land, inadequate distance between buildings, excessive land coverage which are detrimental to the public welfare.
- Overcrowded living conditions where the number of persons per dwelling unit exceeds minimum health and safety standards.
- Poor subdivision of land which hinders the proper development or redevelopment of the land.
- Diverse property ownership which hinders the proper development or redevelopment of the land.
- Other environmental factors that impact the public health, safety, or welfare.

In keeping with Title 36 of the Code of Virginia, an area is considered to be blighted which contains these environmental deficiencies and/or blighting influences in conjunction with 50.1 percent of the acreage of the area having blighted buildings or other blighted improvements.

D. STATEMENT AND DATA ESTABLISHING THE AREA MEETS VIRGINIA STATUTORY REQUIREMENTS FOR REDEVELOPMENT

An area is eligible for conservation and redevelopment as a Conservation Area, Redevelopment Area, or a combined Conservation & Redevelopment Area under Title 36 of the Code of Virginia when the designated area as a whole (interpreted to mean at least 50.1 percent of the total acreage of the area) is deteriorated, blighted, or a blighting influence and the remaining property suffers from blighting influences or from conditions which prevent proper development or redevelopment of the land. A blighted area is any area that endangers the public health, safety or welfare because of the presence of environmental deficiencies and blighting influences including conditions that prevent a proper development of the land; or an area that is detrimental to the public health, safety, or welfare because commercial, industrial, or residential structures or improvements are dilapidated or deteriorated, or because such structures or improvements violate minimum health and safety standards.

Statement of Blight in the Conservation & Redevelopment Area

It is found that the Monument-Berryman Conservation & Redevelopment Area meets the statutory requirements of Title 36 of the Code of Virginia in that **58.1%** of the land, calculated by acreage, in the Conservation & Redevelopment Area is blighted by reason of dilapidation or deterioration of the structures and improvements on the land and the dilapidation/deterioration present is detrimental to the public health, safety, or welfare or violates minimum health and safety standards. Additionally, there is a significant presence of environmental deficiencies and blighting influences including conditions that prevent a proper development of the land which impact the blighted property and the remaining property within the Area and these conditions are detrimental to the public health, safety, or welfare. Building Conditions Map, ED-1, dated January, 2014 delineates the Conservation & Redevelopment Area's boundaries.

More specifically, within the overall Conservation & Redevelopment Area identified on Building Conditions Map, ED-1, **22.2% of the land**, excluding public rights of way, is blighted (major/dilapidated deficiencies) by reason of deterioration or dilapidation and site deficiencies and **58.1% of the land**, excluding public rights of way, is blighted or a blighting influence (minor, intermediate, & major/dilapidated deficiencies) by reason of deterioration or dilapidation and site deficiencies. The structures and the site deficiencies are such that an improvement of these conditions is possible only by the acquisition, rehabilitation, and/or clearance of the parcels within those portions of the overall Conservation & Redevelopment Area not in a Redevelopment Sub-Area and the redesign and improvement of key properties within the overall Conservation & Redevelopment Area not in a Redevelopment Sub-Area.

Within Redevelopment Sub-Area A identified on Building Conditions Map, ED-2, dated January, 2014, **51.7% of the land**, excluding public rights of way, is blighted (major/dilapidated deficiencies) by reason of deterioration or dilapidation and site deficiencies. Within Redevelopment Sub-Area B identified on Building Conditions Map, ED-3, dated January, 2014, **53.1% of the land**, excluding public rights of way, is blighted (major/dilapidated deficiencies) by reason of deterioration or dilapidation and site deficiencies. Within Redevelopment Sub-Area C identified on Building Conditions Map, ED-4, dated January, 2014, **64.2% of the land**, excluding public rights of way, is blighted (major/dilapidated deficiencies) by reason of deterioration or dilapidation and site deficiencies. The structures and the site deficiencies are such that an improvement of these conditions is possible only by the acquisition and clearance of the parcels and the redesign and improvement of properties within the Redevelopment Sub-Areas.

The following summarizes the data that supports these findings.

Structure Evidence

Community Planning Partners, Inc. and Dunbar Milby Williams Pittman and Vaughan, PLLC Consulting Structural Engineers conducted building inspections in April – July, 2012 with periodic reviews of property conditions as warranted through October, 2012 and again in December, 2013 and evaluated **five (5) residential/ commercial units of a total of one hundred twenty-seven (127) units (3.9%)** within the overall Conservation & Redevelopment Area not in a Redevelopment Sub-Area as having major/dilapidated deficiencies and therefore warranting clearance. Within Redevelopment Sub-Area A, **thirty-five (35) residential/commercial units of a total of fifty-three (53) units (66.0%)** were evaluated as having major/dilapidated deficiencies and therefore warranting clearance. Within Redevelopment Sub-Area B, **thirty-seven (37) residential/commercial units of a total of fifty-seven (57) units (64.9%)** were evaluated as having major/dilapidated deficiencies and therefore warranting clearance. Within Redevelopment Sub-Area C, **fourteen (14) residential/commercial units of a total of twenty-two (22) units (63.6%)** were evaluated as having major/dilapidated deficiencies and therefore warranting clearance.

A building's condition was evaluated as having major/dilapidated deficiencies if it had defects that were unsuitable for rehabilitation and warranted substantial reconstruction or clearance, further defined as:

- One (1) first level major deficiency.
- Four (4) intermediate deficiencies in the first and second levels. At least two (2) of these intermediate deficiencies must be in the first level.
- Two (2) major deficiencies or four (4) intermediate deficiencies in utilities and facilities.
- A combination of deficiencies involving:
 - Two (2) major deficiencies in either the second level or utilities or both.
 - One (1) major deficiency in either the second level or utilities plus (3) intermediate deficiencies in any level or combination of levels.
 - Any five (5) intermediate deficiencies.

Structure evaluations are based on exterior inspections of all two hundred forty (240) principal buildings within the boundary of the Conservation & Redevelopment Area by Community Planning Partners, Inc. in April – July, 2012. Dunbar Milby Williams Pittman and Vaughan, PLLC Consulting Structural Engineers did exterior inspections of fifty-one (51) of the buildings in the worst condition and inspected the interior and exterior of six (6) buildings in the worst condition owned by either the City of Danville or the Danville Redevelopment & Housing Authority in August, 2012. Community Planning Partners, Inc. conducted follow-up review exterior inspections in August – October, 2012 as conditions warranted revisiting particular buildings and again in December, 2013. The complete findings of the various inspections are found in the Eligibility Calculations at the end of this report. A complete delineation of the Structure Evaluation Criteria used in the inspections is included as Appendix One. Copies of the Structure Evaluation Forms are included as Appendix Two.

The properties with minor, intermediate, or major/dilapidated deficiencies comprise **29.90 acres of a total of 51.48 acres (58.1%)**, excluding public rights of way, within the Conservation & Redevelopment Area. All remaining areas are adversely affected by factors causing blight and prevent the proper development of property. Further, the properties with major/dilapidated deficiencies in Redevelopment Sub-Area A comprise **4.19 acres of a total of 8.11 acres (51.7%)**, excluding public rights of way; the properties with major/dilapidated deficiencies in Redevelopment Sub-Area B comprise **4.57 acres of a total of 8.61 acres (53.1%)**, excluding public rights of way; the properties with major/dilapidated deficiencies in Redevelopment Sub-Area C comprise **2.01 acres of a total of 3.13 acres (64.2%)**, excluding public rights of way. All

remaining areas within the Redevelopment Sub-Areas are adversely affected by factors causing blight and prevent the proper development of property.

Environmental Evidence (Including Infrastructure)

A field survey/needs assessment was conducted by Community Planning Partners, Inc. in April – May, 2012 with periodic reviews as warranted through October, 2012 and again in December, 2013. Additional data was provided by the City of Danville regarding the condition of infrastructure. Environmental deficiencies and blighting influences including conditions that prevent a proper development of the land were found to be present in the Conservation & Redevelopment Area. These deficiencies and blighting influences impact the blighted property and the remaining property within the Area and are considered detrimental to the public health, safety, or welfare. The findings are summarized below:

- **Inadequate or deteriorated infrastructure.**

Infrastructure conditions in the Conservation and Redevelopment Area were in transition during the field surveys with a major project underway to replace the water and gas lines at the time of the needs assessment. A general upgrade of all paving in the Area is warranted and once the utility work is fully complete, the City of Danville intends to repave all streets in the Area. There are deteriorated and/or sinking curbing, narrow sidewalks in fair to poor conditions, and a lack of stormwater drop inlets along significant runs in significant portions in the Conservation and Redevelopment Area. There are also a limited number of street lights and a total absence of street trees and other streetscape amenities, conditions that contribute to the impression of a community in decline. **Because the infrastructure in the Area is in transition, the Conservation and Redevelopment Area was qualified for conservation or redevelopment without considering infrastructure conditions. Public right of way acreage is not included in any of the eligibility calculations included in this Eligibility Determination report.**

- **Transitional and Severe Slopes.**

The Conservation & Redevelopment Area contains numerous parcels that contain 20% to 30% slopes (considered transitional slopes) and slopes over 30% (considered severe slopes). According to current building standards and the City of Danville's Codes and Ordinances, development and redevelopment of these parcels would be mainly restricted to the portions of the parcels that are not slope-impacted. Given the small size of the parcels, the majority of the slope-impacted parcels are not considered buildable and if vacant, are not likely to be built on in the future. Additionally, many of the slope-impacted parcels that are currently improved, contain buildings with major/dilapidated deficiencies, lowering the value of existing, nearby buildings and discouraging new investment.

- **Vacant buildings in deteriorating or dilapidated condition.**

At the time of the needs assessment, eighty-seven (87) buildings within the Conservation & Redevelopment Area were vacant. The majority of these vacant buildings also had major deficiencies and are considered to be in deteriorating or dilapidated condition. These buildings have a depreciating and potentially dangerous effect on adjoining property and contribute to the overall decline of the community. Additionally, eighty-eight (88) of the Area's three hundred thirty (330) parcels were unimproved. These parcels add to the visual impression of a dying neighborhood and therefore contribute to the overall decline of the community. The vacant parcels and slope impacted portions of built-up parcels that are overgrown provide havens for unwanted vermin and contribute to the perception of a dying community with a crime problem.

- **Poor subdivision of land.**

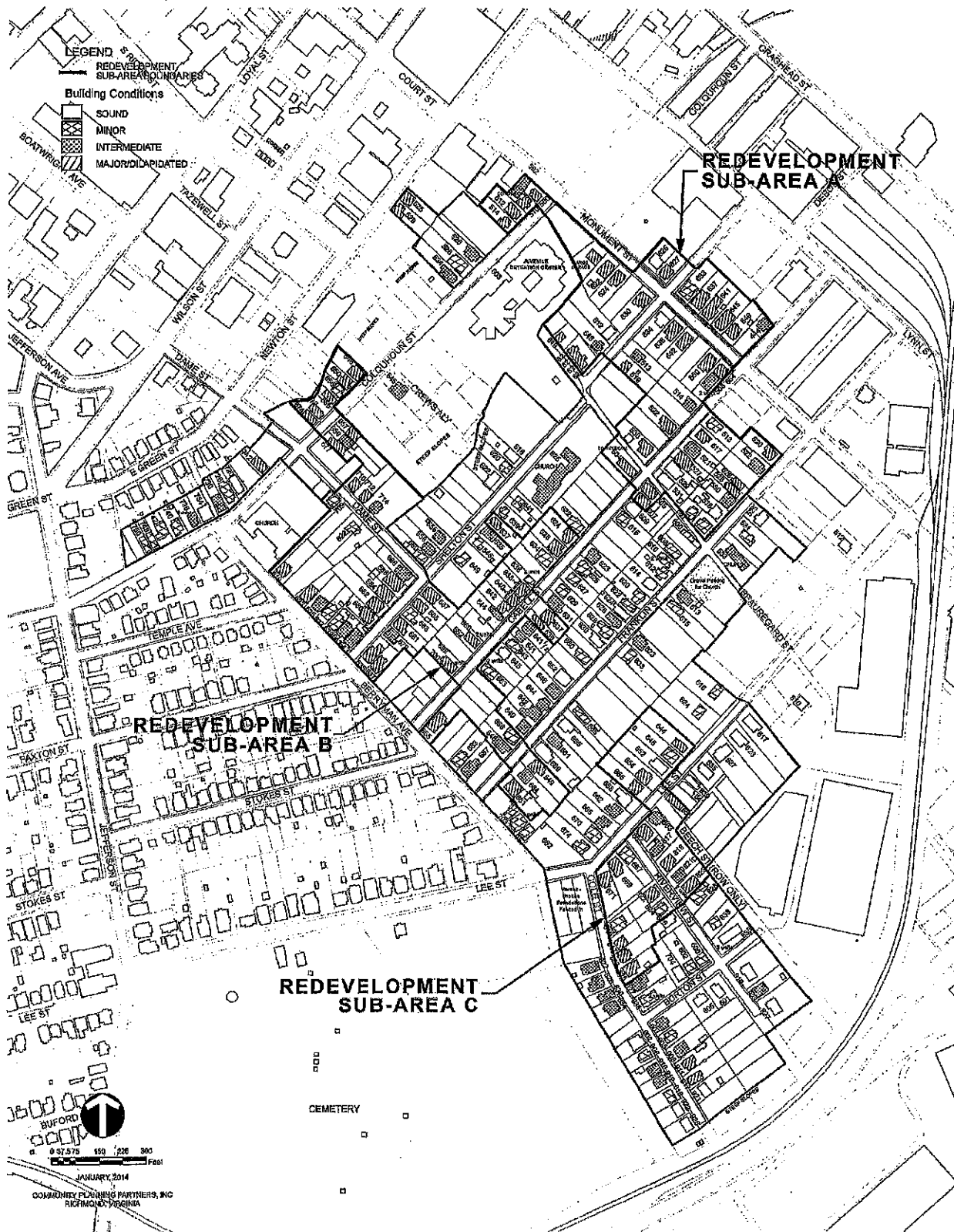
The Conservation and Redevelopment Area suffers from poor subdivision of land with many very narrow parcels, odd shaped parcels, and parcels impacted by transitional and severe slope

conditions as defined above. Many of the poorly situated parcels that are currently improved, contain buildings with major/dilapidated deficiencies. The poorly situated parcels that are currently vacant have limited use and are unlikely to be improved to any extent that would improve the health, safety, and welfare of the community.

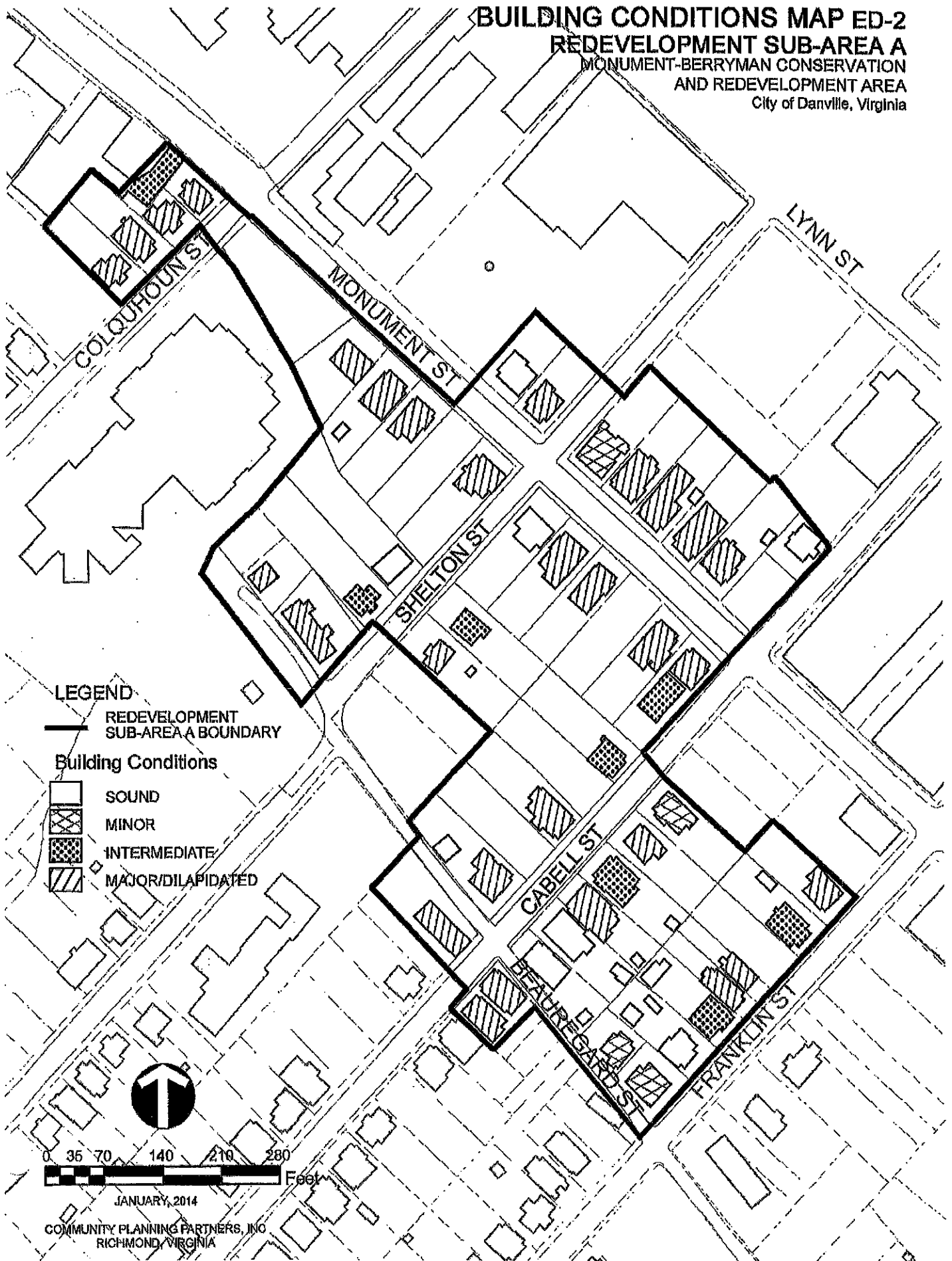
- **Diverse property ownership.**

Of the three hundred thirty (330) parcels in the Area, there were two hundred fifteen (215) different identified owners as of December, 2012 prior to additional voluntary acquisitions by the Danville Redevelopment & Housing Authority during 2013 in anticipation of this plan, a condition that prevents a proper development of the land. Such diversity of ownership deters potential developers/redevelopers from acquiring parcels for new development or redevelopment and makes larger scale development or redevelopment within the Area very difficult without the intervention of the Authority to serve as an intermediary through a formal conservation or redevelopment plan.

BUILDING CONDITIONS MAP ED-1
MONUMENT-BERRYMAN CONSERVATION
AND REDEVELOPMENT AREA
 City of Danville, Virginia



BUILDING CONDITIONS MAP ED-2
REDEVELOPMENT SUB-AREA A
MONUMENT-BERRYMAN CONSERVATION
AND REDEVELOPMENT AREA
City of Danville, Virginia



BUILDING CONDITIONS MAP ED-3

REDEVELOPMENT SUB-AREA B

MONUMENT-BERRYMAN CONSERVATION AND REDEVELOPMENT AREA

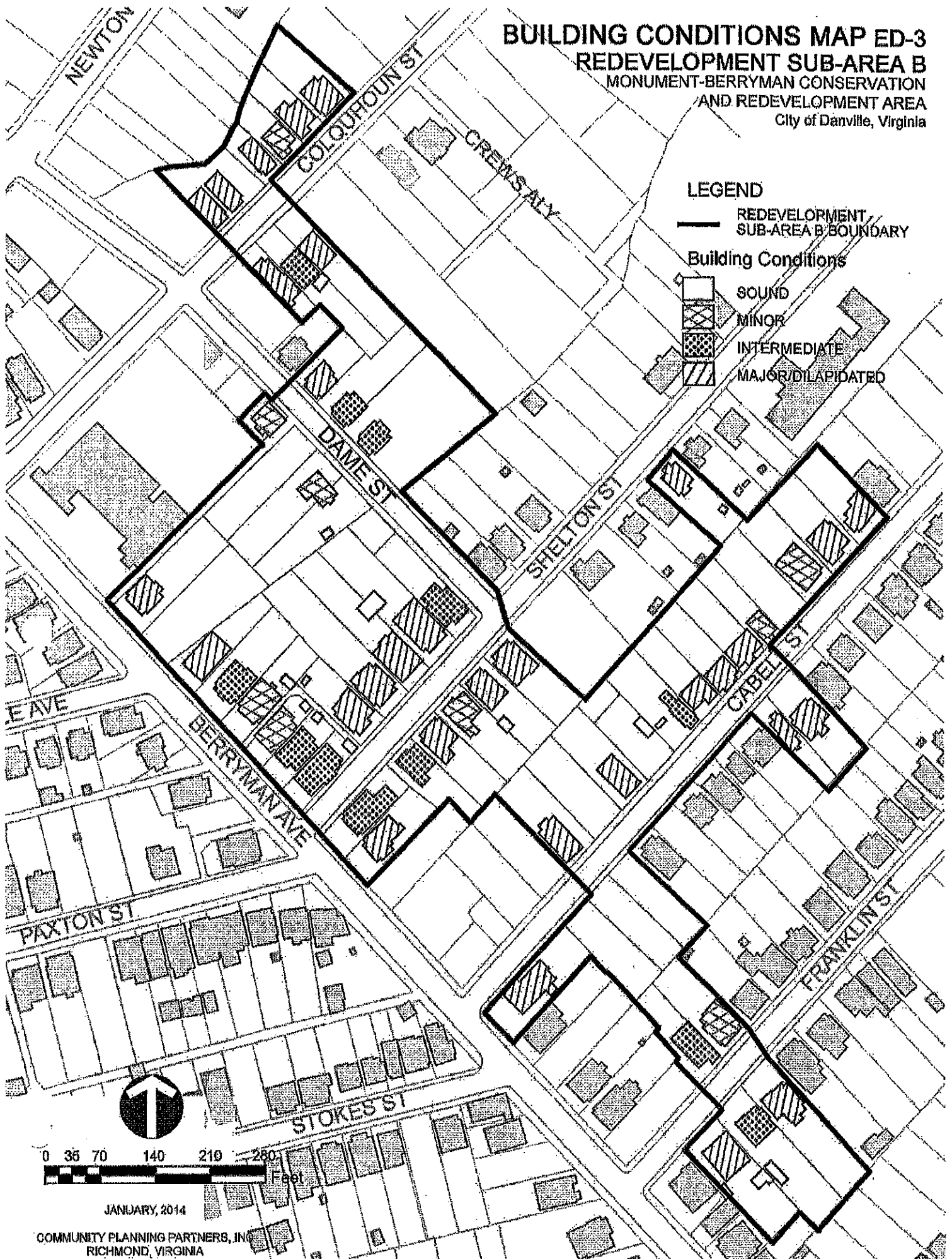
City of Danville, Virginia

LEGEND

REDEVELOPMENT
SUB-AREA B BOUNDARY

Building Conditions

SOUND
MINOR
INTERMEDIATE
MAJOR/DILAPIDATED



JANUARY, 2014

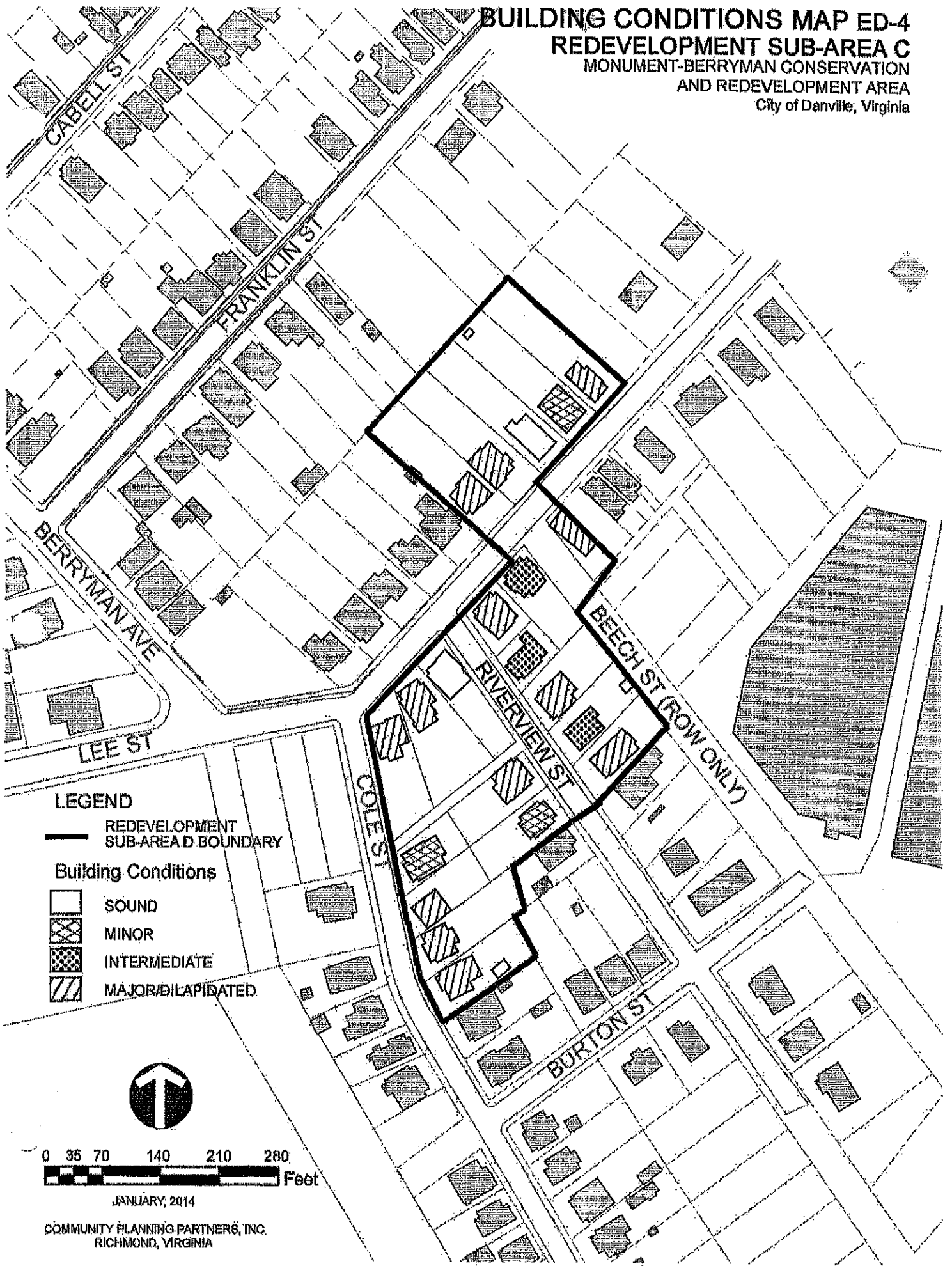
COMMUNITY PLANNING PARTNERS, INC.
RICHMOND, VIRGINIA

BUILDING CONDITIONS MAP ED-4

REDEVELOPMENT SUB-AREA C

MONUMENT-BERRYMAN CONSERVATION AND REDEVELOPMENT AREA





City of Danville, Virginia



LEGEND

— REDEVELOPMENT
SUB-AREA D BOUNDARY

Building Conditions

-  SOUND
-  MINOR
-  INTERMEDIATE
-  MAJOR/DILAPIDATED



0 35 70 140 210 280 Feet

JANUARY, 2014

COMMUNITY PLANNING PARTNERS, INC.
RICHMOND, VIRGINIA

Table 3
Building Conditions and Eligibility Calculations
Area Not in Redevelopment Sub-Areas
December, 2013

Sequence	Unit	Property Address	Owner	Owner Address	Comments	Building Conditions					VAC	Average	Land Value	Imp Value	Total Value	Multiplier	Adjusted Value	Use	Zoning	Number
						Sound 1	Minor 2	Inter 3	Major 4	Disap 5										
1	1	888 BERRYMAN AVE	WARNER LEROY & ELEGIA A	888 BERRYMAN AVE	DANVILLE VA 24541			2				0.14	\$ 2,200	\$ 14,100	\$ 16,300	1	\$ 16,300	Residential	OTR	89-5-27
2	2	887 BERRYMAN AVE	NEW JAMIE L TRUSTEE JAMIE L NEW REVOCABLE TRUST	109 BARTER ST	DANVILLE VA 24541			3				0.14	\$ 2,100	\$ 19,500	\$ 21,600	1	\$ 21,600	Residential	OTR	89-5-28
3	3	703 BERRYMAN AVE	GARNETT JOSEPH MARSHALL	270 MAIN ST	DANVILLE VA 24541			2				0.05	\$ 1,100	\$ 13,600	\$ 14,700	1	\$ 14,700	Residential	OTR	89-5-26A
4	4	755 BERRYMAN AVE	NEWNAM BARBARA S	300 SHOREHAM DR	DANVILLE VA 24541	UNIT OF 4-PLEX		2				0.06	\$ 1,800	\$ 54,000	\$ 55,800	1	\$ 55,800	Residential	OTR	89-5-25
		755 BERRYMAN AVE	NEWNAM BARBARA S	300 SHOREHAM DR	DANVILLE VA 24541	UNIT OF 4-PLEX		2												
		755 BERRYMAN AVE	NEWNAM BARBARA S	300 SHOREHAM DR	DANVILLE VA 24541	UNIT OF 4-PLEX		2												
		755 BERRYMAN AVE	NEWNAM BARBARA S	300 SHOREHAM DR	DANVILLE VA 24541	UNIT OF 4-PLEX		2												
5	5	767 BERRYMAN AVE	BRAY SAMUEL B	164 LONGVIEW AVE	DANVILLE VA 24541	UNIT OF 4-PLEX		2												
6	6	910 BEAUREGARD ST	HARRIS WILLIE MAE H	910 BEAUREGARD ST	DANVILLE VA 24541			3				0.10	\$ 1,700	\$ 9,900	\$ 11,500	1	\$ 11,500	Residential	OTR	89-5-28
7	7	900 BURTON ST	NEWNAM ROBERT G	900 SHOREHAM DR	DANVILLE VA 24541			2				0.17	\$ 2,500	\$ 41,000	\$ 43,500	1	\$ 43,500	Residential	OTR	89-5-5
8	8	901 BURTON ST	JORDAN NATASHA REID	070 HABITAT FOR HUMANITY P	DANVILLE VA 24548							0.18	\$ 2,200	\$ 22,000	\$ 24,200	1	\$ 24,200	Residential	OTR	89-12-6
9	9	902 BURTON ST	NEWNAM BARBARA S	300 SHOREHAM DR	DANVILLE VA 24541			2				0.16	\$ 2,600	\$ 78,100	\$ 80,700	1	\$ 80,700	Residential	OTR	89-11-1
10	10	906 BURTON ST	WILSON PATRICK & OLA	070 HABITAT FOR HUMANITY P	DANVILLE VA 24548							0.18	\$ 2,200	\$ 22,000	\$ 24,200	1	\$ 24,200	Residential	OTR	89-12-9
11	11	704 BURTON ST	NEWNAM ROBERT G	300 SHOREHAM DR	DANVILLE VA 24541			1				0.16	\$ 2,800	\$ 78,500	\$ 81,300	1	\$ 81,300	Residential	OTR	89-11-3
12	12	903 CABELL ST	KARPLY VYADDELL HENRY LIFE & YVONNE LEON D FEE	903 CABELL ST	DANVILLE VA 24541			1				0.11	\$ 1,800	\$ 13,700	\$ 15,500	1	\$ 15,500	Residential	OTR	89-12-10
13	13	915 CABELL ST	CALTE GUYARD	2830 GOOD HOPE RD SR SITE	WASHINGTON DC 20029			2			1	0.15	\$ 2,400	\$ 19,800	\$ 22,200	1	\$ 22,200	Residential	OTR	89-5-7
14	14	922 CABELL ST	KENNEDY ROBERT J & GUNTER KAREN	922 CABELL ST	DANVILLE VA 24541			2				0.15	\$ 2,400	\$ 22,000	\$ 24,400	1	\$ 24,400	Residential	OTR	89-4-39
15	15	923 CABELL ST	PERSON JACQUELINE	PO BOX 1302	DANVILLE VA 24541			3				0.15	\$ 2,400	\$ 11,200	\$ 13,600	1	\$ 13,600	Residential	OTR	89-4-40
16	16	928 CABELL ST	WILSON DAVID L SR	110 PALMS ST	DANVILLE VA 24541			2				0.16	\$ 2,400	\$ 15,400	\$ 17,800	1	\$ 17,800	Residential	OTR	89-5-11
17	17	929 CABELL ST	SOUTHSIDE VA ONE LLC	202 S ROBINSON ST	HOLMWOOD VA 23220			2				0.18	\$ 2,400	\$ 14,000	\$ 16,400	1	\$ 16,400	Residential	OTR	89-5-12
18	18	929 CABELL ST	WILLIAMS SHERMAN F	216 KITTYHAWK DR	DANVILLE VA 24540			2				0.14	\$ 2,400	\$ 6,600	\$ 9,000	1	\$ 9,000	Residential	OTR	89-5-13
19	19	931 CABELL ST	WILLIAMS SHERMAN F	216 KITTYHAWK DR	DANVILLE VA 24540			3			1	0.13	\$ 2,400	\$ 13,300	\$ 15,700	1	\$ 15,700	Residential	OTR	89-5-14
20	20	941 CABELL ST	ECHEVERRIA MILDRED	604 MCBRIDE AVE	W PATTERSON NJ 07424			3				0.09	\$ 1,400	\$ 3,600	\$ 5,000	1	\$ 5,000	Residential	OTR	89-5-18
21	21	941 1/2 CABELL ST	COBBES JOHN & LOGAN KATIE	129 CHATELAINE AVE	DANVILLE VA 24541							0.14	\$ 2,200	\$ 2,600	\$ 4,800	1	\$ 4,800	Residential	OTR	89-5-16A
22	22	943 CABELL ST	BARREIRO JOSE	1483 RINGGOLD DEPOT RD	RINGGOLD VA 24586			2				0.11	\$ 1,200	\$ 8,700	\$ 9,900	1	\$ 9,900	Residential	OTR	89-5-17
23	23	945 CABELL ST	BELLO GEORGE	945 CABELL ST	DANVILLE VA 24541			2				0.12	\$ 1,600	\$ 12,000	\$ 13,600	1	\$ 13,600	Residential	OTR	89-5-18
24	24	953 CABELL ST	NEWNAM BARBARA S	300 SHOREHAM DR	DANVILLE VA 24541	UNIT OF 2-PLEX		2			1	0.12	\$ 1,000	\$ 29,800	\$ 31,700	1	\$ 31,700	Residential	OTR	89-4-20
25	25	953 CABELL ST	NEWNAM BARBARA S	300 SHOREHAM DR	DANVILLE VA 24541	UNIT OF 2-PLEX		2												
26	26	922 COLE ST	WILLIAMS MARGARET A	922 COLE ST	DANVILLE VA 24541				3			0.15	\$ 2,400	\$ 20,200	\$ 22,600	1	\$ 22,600	Residential	OTR	89-4-3
27	27	926 COLE ST	SAUNDERS LUCILLE	926 COLE ST	DANVILLE VA 24541			3				0.12	\$ 2,100	\$ 10,800	\$ 12,900	1	\$ 12,900	Residential	OTR	89-5-6
28	28	930 COLE ST	NEW JAMIE L TRUSTEE JAMIE L NEW REVOCABLE TRUST	930 COLE ST	DANVILLE VA 24541			3				0.16	\$ 2,400	\$ 21,600	\$ 24,000	1	\$ 24,000	Residential	OTR	89-12-12
29	29	930 COLE ST	OWLEY JOHN & MINDY ANNE	PO BOX 7094	E WENATCHEE WA 99002			3				0.09	\$ 1,600	\$ 15,200	\$ 16,700	1	\$ 16,700	Residential	OTR	89-0-7
30	30	934 COLE ST	RIVERS MARY	41 CONVENT AVE #2D	NEW YORK NY 10027			3				0.11	\$ 1,800	\$ 9,200	\$ 11,000	1	\$ 11,000	Residential	OTR	89-9-6
31	31	936 COLE ST	NEWNAM ROBERT G	300 SHOREHAM DR	DANVILLE VA 24541	UNIT OF 2-PLEX		2				0.17	\$ 2,500	\$ 27,700	\$ 30,200	1	\$ 30,200	Residential	OTR	89-12-11
32	32	936 COLE ST	NEWNAM ROBERT G	300 SHOREHAM DR	DANVILLE VA 24541	UNIT OF 2-PLEX		2												
33	33	901 COLE ST	HOLT MARVIN E & SHIRLEY C	161 GRANDMERE DR	DANVILLE VA 24541			3			1	0.15	\$ 2,400	\$ 12,400	\$ 14,800	1	\$ 14,800	Residential	OTR	89-11-16
34	34	902 COLE ST	FITZGERALD DALE J	920 COLE ST	DANVILLE VA 24541						1	0.11	\$ 2,100	\$ 22,500	\$ 24,600	1	\$ 24,600	Residential	OTR	89-10-1
35	35	906 COLE ST	HOLT MARVIN SR	161 GRANDMERE DR	DANVILLE VA 24541			2				0.15	\$ 2,600	\$ 17,400	\$ 19,900	1	\$ 19,900	Residential	OTR	89-11-16A
36	36	906 COLE ST	RICHARDSON FANNIE PINK	906 COLE ST	DANVILLE VA 24541			2				0.11	\$ 2,100	\$ 16,000	\$ 18,100	1	\$ 18,100	Residential	OTR	89-10-2
37	37	909 COLE ST	LAWSON YVONNE	1400 IRVING ST NW #227	WASHINGTON DC 20010			3				0.17	\$ 2,600	\$ 9,000	\$ 11,600	1	\$ 11,600	Residential	OTR	89-11-14
38	38	910 COLE ST	BRAY SAMUEL G & BRIGITTE M	104 LONGVIEW AVE	DANVILLE VA 24541			3				0.11	\$ 2,100	\$ 12,800	\$ 14,900	1	\$ 14,900	Residential	OTR	89-10-3
39	39	911 COLE ST	JONES FRANKIE T & ALEASE M	5727 N NC HWY 62	BURLINGTON NC 27217				4			0.12	\$ 2,500	\$ 12,900	\$ 15,400	1	\$ 15,400	Residential	OTR	89-11-18
40	40	912 COLE ST	OWLEY JOHN	PO BOX 7094	E WENATCHEE WA 99002			3				0.11	\$ 2,100	\$ 13,300	\$ 15,400	1	\$ 15,400	Residential	OTR	89-10-4
41	41	917 COLE ST	ALORSON JAMES M JR	1722 WEBSTOVER DR	DANVILLE VA 24541				4		1	0.15	\$ 2,500	\$ 9,900	\$ 12,400	1	\$ 12,400	Residential	OTR	89-11-12
42	42	919 COLE ST	BRAY SAMUEL S & BRIGITTE M	164 LONGVIEW AVE	DANVILLE VA 24541			2				0.12	\$ 2,100	\$ 21,400	\$ 23,500	1	\$ 23,500	Residential	OTR	89-10-5
43	43	921 COLE ST	COBBES EARL W & JENNIFER M	921 COLE ST	DANVILLE VA 24541			1				0.17	\$ 2,800	\$ 42,000	\$ 44,800	1	\$ 44,800	Residential	OTR	89-11-11
44	44	922 COLE ST	WYNGOLD DONN E	922 COLE ST	DANVILLE VA 24541			1				0.12	\$ 2,100	\$ 25,500	\$ 27,600	1	\$ 27,600	Residential	OTR	89-10-6A
45	45	926 COLE ST	FITZGERALD DALE J	926 COLE ST	DANVILLE VA 24541			1				0.14	\$ 2,100	\$ 38,700	\$ 40,800	1	\$ 40,800	Residential	OTR	89-10-9
46	46	928 COLOQUHOUN ST	WILLIAMS WILSON L JR	928 COLOQUHOUN ST	DANVILLE VA 24541			3				0.19	\$ 1,900	\$ 12,500	\$ 14,400	1	\$ 14,400	Residential	TOC	91-4-32
47	47	929 COLOQUHOUN ST	LAUBACK LARS & VIRGINIA P	929 COLOQUHOUN ST	DANVILLE VA 24541			2				0.20	\$ 1,300	\$ 14,500	\$ 15,800	1	\$ 15,800	Residential	OTR	91-4-33
48	48	934 COLOQUHOUN ST	TURNBULL ANTHONY DALE	145 LINDSEY PL	DANVILLE VA 24541			3				0.18	\$ 1,500	\$ 19,800	\$ 21,300	1	\$ 21,300	Residential	OTR	91-4-34
49	49	937 COLOQUHOUN ST	GENERAL TYRONE M	110 HOLBROOK AVE	DANVILLE VA 24541					5	1	0.09	\$ 1,700	\$ 13,300	\$ 15,000	1	\$ 15,000	Residential	OTR	91-4-35
50	50	938 COLOQUHOUN ST	LARRIE LAWRENCE L & MARSHA H	729 COLOQUHOUN ST	DANVILLE VA 24541			1				0.09	\$ 1,700	\$ 16,100	\$ 17,800	1	\$ 17,800	Residential	OTR	91-4-36
51	51	939 COLOQUHOUN ST	BASE HIT LLC	3320 MADISON DR	SANTA BARBARA CA 93105			2				0.12	\$ 2,000	\$ 52,100	\$ 54,100	1	\$ 54,100	Residential	OTR	91-4-37
52	52	939 COLOQUHOUN ST	WOMACK LAVON MIMMS	1295 LAMAR ST	DANVILLE VA 24541			3				0.09	\$ 1,600	\$ 13,600	\$ 15,200	1	\$ 15,200	Residential	OTR	91-4-37
53	53	939 COLOQUHOUN ST	CARRICK JOHN JR & VIOLET TERRELL	734 COLOQUHOUN ST	DANVILLE VA 24541			1				0.12	\$ 2,200	\$ 17,200	\$ 19,400	1	\$ 19,400	Residential	OTR	91-4-38
54	54	939 COLOQUHOUN ST	DAVE RUSSELL C	910 CEDAR RD	RINGGOLD VA 24586	UNIT OF 2-PLEX		3				0.13	\$ 2,200	\$ 16,800	\$ 19,000	1	\$ 19,000	Residential	OTR	91-4-39
55	55	939 COLOQUHOUN ST	DAVE RUSSELL C	910 CEDAR RD	RINGGOLD VA 24586	UNIT OF 2-PLEX		3												
56	56	939 COLOQUHOUN ST	DAVE RUSSELL C & LINDA A	910 CEDAR RD	RINGGOLD VA 24586			2				0.13	\$ 1,100	\$ 12,900	\$ 14,000	1	\$ 14,000	Residential	OTR	91-5-31
57	57	942 COLOQUHOUN ST	HARDEN JASON & NESTASSIA	942 COLOQUHOUN ST	DANVILLE VA 24541			2				0.12	\$ 2,200	\$ 15,300	\$ 17,500	1	\$ 17,500	Residential	OTR	91-5-32
58	58	942 COLOQUHOUN ST	WATKINSON LAWRENCE A	942 COLOQUHOUN ST	DANVILLE VA 24541			2				0.07	\$ 2,200	\$ 40,700	\$ 42,900	1	\$ 42,900	Residential	OTR	91-5-33
59	59	942 COLOQUHOUN ST	JEFFRIES RUBEN	255 SOUTHLAND DR	DANVILLE VA 24541			2				0.07	\$ 1,300	\$ 26,600	\$ 27,900	1	\$ 27,900	Residential	OTR	91-5-34
60	60	942 COLOQUHOUN ST	PARKER HARVEY K & RHONDA L	626 FRANKLIN ST	DANVILLE VA 24541			1				0.23	\$ 3,100	\$ 32,600	\$ 35,700	1	\$ 35,700	Residential	OTR	89-7-7

Table 3
Building Conditions and Eligibility Calculations
Area Not in Redevelopment Sub-Areas
December, 2013

Structure	Unit	Property Address	Owner	Owner Address	Comments	Building Conditions					VAC	Acreage	Land Value	Imp Value	Total Value	Multiplier	Adjusted Value	Use	Zoning	Number
						Sound	Minor	Inter	Major	Blkup										
80	64	931 FRANKLIN ST	DUDLEY RENO M	2207 SOLOMON LEA RD	LEASBURG NC 27291			2				0.24	\$3,600	\$20,600	\$24,200	1	\$ 24,200	Residential	OTR	80-7-9
80	65	533 FRANKLIN ST	DANVILLE REDEVELOPMENT & HOUSING AUTHORITY	PO BOX 2669	DANVILLE VA 24543	CHURCH			3			0.23	\$2,000	\$41,400	\$44,200	1	\$ 44,200	Exempt	OTR	80-7-11
80	66	600 FRANKLIN ST	SHIELDS GEORGE H JR TRUSTEE	660 SPRING ST	DANVILLE VA 24541			2				0.06	\$ 700	\$ 4,200	\$ 4,900	1	\$ 4,900	Residential	OTR	80-5-51
81	67	608 FRANKLIN ST	SHIELDS GEORGE H JR TRUSTEE	690 SPRING ST	DANVILLE VA 24541	UNIT OF 2-PLEX						0.10	\$ 1,700	\$ 8,000	\$ 9,600	1	\$ 9,600	Residential	OTR	80-5-49
82	68	608 FRANKLIN ST	SHIELDS GEORGE H JR TRUSTEE	660 SPRING ST	DANVILLE VA 24541	UNIT OF 2-PLEX														
82	69	610 FRANKLIN ST	SHIELDS GEORGE H JR TRUSTEE	660 SPRING ST	DANVILLE VA 24541	UNIT OF 2-PLEX					1	0.10	\$ 1,600	\$ 8,300	\$ 9,900	1	\$ 9,900	Residential	OTR	80-5-48
70	70	610 FRANKLIN ST	SHIELDS GEORGE H JR TRUSTEE	660 SPRING ST	DANVILLE VA 24541	UNIT OF 2-PLEX														
83	71	612 FRANKLIN ST	BROCKMOND GERALDINE H	612 FRANKLIN ST	DANVILLE VA 24541			2				0.17	\$ 2,400	\$ 11,800	\$ 14,000	1	\$ 14,000	Residential	OTR	80-5-47
84	72	613 FRANKLIN ST	GARLAND BARBARA & BARNES SYLVIA GARLAND & GARLAND JAMES	7330 POPULAS DR	PORT RICHEY FL 34668				3			0.23	\$ 2,800	\$ 8,700	\$ 12,500	1	\$ 12,500	Residential	OTR	80-5-7
85	73	614 FRANKLIN ST	WOLTZ PENTRIS K & ANGELA H	904A SPRINGFIELD RD	DANVILLE VA 24540		1					0.16	\$ 2,400	\$ 10,600	\$ 12,900	1	\$ 12,900	Residential	OTR	80-5-46
86	74	616 FRANKLIN ST	METTS ALBERT	PO BOX 899	DANVILLE VA 24543			2				0.23	\$ 2,800	\$ 15,200	\$ 18,000	1	\$ 18,000	Residential	OTR	80-5-9
87	75	620 FRANKLIN ST	HAINSTON MARVIN & GWENDOLYN B	326 KENNON DR	DANVILLE VA 24540							0.14	\$ 2,400	\$ 31,300	\$ 33,700	1	\$ 33,700	Residential	OTR	80-5-45
88	76	622 FRANKLIN ST	BRAY SAMUEL S & BRIGITTE M	184 LONGVIEW AVE	DANVILLE VA 24541			2				0.10	\$ 1,400	\$ 4,600	\$ 6,000	1	\$ 6,000	Residential	OTR	80-5-44
89	77	623 FRANKLIN ST	CRAWLEY FRED D & BERNICE CARTER	623 FRANKLIN ST	DANVILLE VA 24541				3			0.22	\$ 2,800	\$ 12,300	\$ 15,100	1	\$ 15,100	Residential	OTR	80-5-43
70	78	624 FRANKLIN ST	BAZEMORE MARY C & BOLTON JAMES	624 FRANKLIN ST	DANVILLE VA 24541		1					0.09	\$ 1,400	\$ 15,000	\$ 16,400	1	\$ 16,000	Residential	OTR	80-5-42
71	79	626 FRANKLIN ST	HOLT HOMER S E JR & KUNZIATINA & VINCENZO GIOVANNI	PO BOX 303	BEDFORD VA 24023							0.12	\$ 1,900	\$ 12,600	\$ 14,700	1	\$ 14,700	Residential	OTR	80-5-41
72	80	630 FRANKLIN ST	WATKINS VIVIAN L	629 FRANKLIN ST	DANVILLE VA 24541			2				0.14	\$ 2,400	\$ 17,200	\$ 19,700	1	\$ 19,700	Residential	OTR	80-5-40
73	81	630 FRANKLIN ST	GILBERT ZELMA JONES	1818 N MAIN ST	DANVILLE VA 24540		1					0.10	\$ 1,600	\$ 16,400	\$ 17,000	1	\$ 17,000	Residential	OTR	80-5-39
74	82	633 FRANKLIN ST	CARTER ROONEY LAMONT & DEMETRIE RENEE	205 MAPLE SPRINGS DR	AXTON VA 24064			2				0.22	\$ 2,000	\$ 32,700	\$ 35,600	1	\$ 35,600	Residential	OTR	80-5-38
75	83	640 FRANKLIN ST	OMEGA ENTERPRISES OF VIRGINIA LLC	2012 RIVERSIDE DR	DANVILLE VA 24541				3			0.15	\$ 2,400	\$ 9,700	\$ 12,100	1	\$ 12,100	Residential	OTR	80-5-37
76	84	642 FRANKLIN ST	OMEGA ENTERPRISES OF VIRGINIA LLC	2012 RIVERSIDE DR	DANVILLE VA 24541							0.15	\$ 2,400	\$ 16,300	\$ 18,700	1	\$ 18,700	Residential	OTR	80-5-36
77	85	644 FRANKLIN ST	MCORE RANDALL & DAVID	644 FRANKLIN ST	DANVILLE VA 24541							0.16	\$ 2,400	\$ 8,800	\$ 11,200	1	\$ 11,200	Residential	OTR	80-5-34
78	86	648 FRANKLIN ST	CHALMERS HARVEY WALDON & BARBARA HOLLAND	648 FRANKLIN ST	DANVILLE VA 24541							0.16	\$ 2,400	\$ 16,500	\$ 17,900	1	\$ 17,600	Residential	OTR	80-5-35
79	87	652 FRANKLIN ST	SOULES LEROY JR & DELOIS M	652 FRANKLIN ST	DANVILLE VA 24540		1					0.16	\$ 2,400	\$ 17,200	\$ 19,600	1	\$ 19,600	Residential	OTR	80-5-33
80	88	658 FRANKLIN ST	HALSTOCK CURTIS WAYNE	1805 N MAIN ST	DANVILLE VA 24540							0.22	\$ 2,800	\$ 23,600	\$ 26,700	1	\$ 26,700	Residential	OTR	80-5-36
81	89	660 FRANKLIN ST	BREARD RONALD H	660 FRANKLIN ST	DANVILLE VA 24540			2				0.11	\$ 1,700	\$ 14,600	\$ 16,300	1	\$ 16,200	Residential	OTR	80-5-38
82	90	661 FRANKLIN ST	BEGUM KOUNIDA	661 FRANKLIN ST	DANVILLE VA 24541				3			0.22	\$ 2,800	\$ 10,200	\$ 13,000	1	\$ 13,000	Residential	OTR	80-5-40
83	91	665 FRANKLIN ST	BOYLE LEON & ADELL B	665 FRANKLIN ST	DANVILLE VA 24541			2				0.18	\$ 1,900	\$ 14,300	\$ 16,200	1	\$ 16,200	Residential	OTR	80-5-39
94	92	669 FRANKLIN ST	OLIVER LAWRENCE W SR & IRIS D LIFE & LAWRENCE W JR FLE	669 FRANKLIN ST	DANVILLE VA 24541		1					0.22	\$ 2,800	\$ 32,800	\$ 35,600	1	\$ 35,600	Residential	OTR	80-5-30
85	93	671 LEE ST	DOVINGTON LISA ANN	671 LEE ST	DANVILLE VA 24541							0.35	\$ 3,500	\$ 76,300	\$ 79,800	1	\$ 79,000	Residential	OTR	80-19-10
86	94	610 LEE ST	PINKARD TIM V & JETTIE H	618 LEE ST	DANVILLE VA 24541			2				0.33	\$ 4,100	\$ 34,900	\$ 39,000	1	\$ 39,000	Residential	OTR	80-5-1
87	95	623 LEE ST	LAW TONYA PERDUE	623 LEE ST	DANVILLE VA 24540	C/O HABITAT FOR HUMANITY F	1					0.35	\$ 3,500	\$ 74,000	\$ 77,500	1	\$ 77,500	Residential	OTR	80-19-11
88	96	624 LEE ST	MAGGIE SAMUEL L & LINDA S	119 POPLAR FALLS DR	DANVILLE VA 24640			2				0.38	\$ 4,100	\$ 30,800	\$ 34,700	1	\$ 43,700	Residential	OTR	80-84-113
89	97	627 LEE ST	WILLIAMS CHRISTINA & CASSIM	627 LEE ST	DANVILLE VA 24541							0.44	\$ 4,200	\$ 65,900	\$ 100,100	1	\$ 100,100	Residential	OTR	80-16-13
89	98	635 LEE ST	MILLER SYLVIA	C/O HABITAT FOR HUMANITY F	DANVILLE VA 24543							0.18	\$ 3,100	\$ 76,100	\$ 79,200	1	\$ 78,800	Residential	OTR	80-16-19
91	99	639 LEE ST	REYNOLDS CORIE ANDRE	641 LEE ST	DANVILLE VA 24541			1				0.04	\$ 800	\$ 11,500	\$ 12,300	1	\$ 12,300	Residential	OTR	80-16-18
92	100	641 LEE ST	REYNOLDS CORIE ANDRE	641 LEE ST	DANVILLE VA 24541							0.05	\$ 1,000	\$ 12,100	\$ 13,100	1	\$ 13,100	Residential	OTR	80-16-19
93	101	669 LEE ST	LEWIS PATRISHA N & PHIONIA H	669 LEE ST	DANVILLE VA 24541		1					0.22	\$ 2,800	\$ 46,500	\$ 49,300	1	\$ 49,300	Residential	OTR	80-8-32
94	102	662 LEE ST	DESHAZOR MORRIS DEMOND	1892 HANFAX RD	DANVILLE VA 24540				3			0.22	\$ 2,800	\$ 12,200	\$ 15,000	1	\$ 15,000	Residential	OTR	80-8-31
96	103	666 LEE ST	BETHEL MICHAEL LEE	610 CLUMBERLAND DR	DANVILLE VA 24541							0.22	\$ 2,800	\$ 10,800	\$ 13,600	1	\$ 13,600	Residential	OTR	80-8-30
99	104	670 LEE ST	WEATHERFORD KARL D & SHIRLEY	670 LEE ST	DANVILLE VA 24541			2				0.22	\$ 2,800	\$ 17,200	\$ 20,000	1	\$ 20,000	Residential	OTR	80-8-25
97	105	674 LEE ST	MILLER BEYFRA	674 LEE ST	DANVILLE VA 24541							0.22	\$ 2,800	\$ 12,300	\$ 15,100	1	\$ 15,100	Residential	OTR	80-8-25
100	106	626 NEWTON ST	HAINSTON MICHAEL J	621 LINCOLN LN	DANVILLE VA 24541							0.13	\$ 2,100	\$ 4,000	\$ 6,100	1	\$ 7,000	Residential	CBC	80-14-15
100	107	629 NEWTON ST	JONES LATOYA & STAMP'S RONNIE & THEODORE HEIRS	664 PINNEY FOREST RD	DANVILLE VA 24640							0.13	\$ 2,100	\$ 7,600	\$ 9,700	1	\$ 9,700	Residential	CBC	80-14-14
100	108	626 RIVERVIEW ST	DECKER STEVEN E & BERRY	1715 WYNN CREEK RD	DANVILLE VA 24540			2				0.14	\$ 2,300	\$ 20,000	\$ 22,300	1	\$ 22,300	Residential	OTR	80-13-7
101	109	630 RIVERVIEW ST	WALKER WILFRED	PO BOX 1284	DANVILLE VA 24643		1					0.11	\$ 2,100	\$ 14,800	\$ 16,900	1	\$ 16,900	Residential	OTR	80-12-7
102	110	633 RIVERVIEW ST	NEWMAN BARBARA STAFFORD	300 S HILLOHAM DR	DANVILLE VA 24541			2				0.14	\$ 2,300	\$ 14,600	\$ 16,900	1	\$ 16,900	Residential	OTR	80-13-9
103	111	636 RIVERVIEW ST	NEWMAN BARBARA STAFFORD	300 S HILLOHAM DR	DANVILLE VA 24541							0.20	\$ 2,800	\$ 49,600	\$ 51,300	1	\$ 51,300	Residential	OTR	80-13-10
104	112	616 RIVERVIEW ST	HAINSTON PAMELA	C/O HABITAT FOR HUMANITY F	DANVILLE VA 24543			1				0.28	\$ 4,800	\$ 78,400	\$ 83,200	1	\$ 83,200	Residential	OTR	80-14-2
105	113	623 RIVERVIEW ST	WESTBROOK MARY J & FLORENCE L & RAMONA D & NORMA FAYE	623 RIVERVIEW ST	DANVILLE VA 24541				3			0.10	\$ 2,400	\$ 17,000	\$ 19,400	1	\$ 16,400	Residential	OTR	80-14-3
106	114	627 RIVERVIEW ST	BROCKMOND DEMETRIOS B	C/O HABITAT FOR HUMANITY F	DANVILLE VA 24543							0.32	\$ 4,100	\$ 76,700	\$ 80,800	1	\$ 82,800	Residential	OTR	Unknown
107	115	616 SHELTON ST	CARTER HARWOOD H JR & CARLISE M	616 SHELTON ST	DANVILLE VA 24541			1				0.18	\$ 2,100	\$ 42,300	\$ 44,400	1	\$ 44,400	Residential	OTR	80-2-44A
108	116	620 SHELTON ST	DAVIS & DAVIS RENTAL COMPANY LLC	2740 KENTUCK RD	IRINGGOLD VA 24606							0.14	\$ 2,000	\$ 12,700	\$ 14,700	1	\$ 14,700	Residential	OTR	80-2-44B
109	117	622 SHELTON ST	REYNOLD EVELYN DENISE	622 SHELTON ST	DANVILLE VA 24541			2				0.19	\$ 2,200	\$ 24,100	\$ 26,300	1	\$ 26,300	Residential	OTR	80-2-44C
110	118	626 SHELTON ST	HMS LLC	622 WATTS ST	MARTINSVILLE VA 24112	CHURCH						0.00	\$ 15,000	\$ 48,800	\$ 63,800	1	\$ 63,600	Commercial	OTR	80-4-6
111	119	635 SHELTON ST	BLAINE AUDREY W	635 SHELTON ST	DANVILLE VA 24541				3			0.12	\$ 1,800	\$ 10,800	\$ 12,600	1	\$ 12,600	Residential	OTR	80-4-6
120	120	639 SHELTON ST	CAMMELL LAWRENCE O JR & BLAINE E	308 MOWBRAY ARCH	DANVILLE VA 24541			2				0.13	\$ 2,300	\$ 10,600	\$ 12,90					

Table 3
Building Conditions and Eligibility Calculations
Area Not in Redevelopment Sub-Areas
December, 2013

Section	Block	Property Address	Owner	Owner Address	Documents	Building Conditions					VAC	Acres	Land Value	Imp Value	Total Value	Multiplier	Adjusted Value	Use	Zoning	Number
						Sound 1	Minor 2	Inter 3	Major 4	Disap 5										
General Lots		BEECH ST	DANVILLE BUILDERS	310 UPPER ST	DANVILLE VA 24641							0.00	\$ 200	\$ -	\$ 200	1	\$ 200	Residential	OTR	89-19-22
		BEECH ST	CITY OF DANVILLE/PTBYLVANIA CNTY HABITAT FOR HUMANITY	PO BOX 710	DANVILLE VA 24643							0.24	\$ 200	\$ -	\$ 200	1	\$ 200	Exempt	OTR	89-16-23
		BEECH ST	CITY OF DANVILLE/PTBYLVANIA CNTY HABITAT FOR HUMANITY	PO BOX 710	DANVILLE VA 24643							0.12	\$ 200	\$ -	\$ 200	1	\$ 200	Exempt	OTR	89-16-24
		BERRYMAN AVE	ROOP CHAND LLD	4834 HIGHSATE DR	DURHAM NC 27713							0.13	\$ 2,100	\$ -	\$ 2,100	1	\$ 2,100	Residential	OTR	88-2-25
		BERRYMAN AVE	JACKSON MARTY J BR & MORTON ANTHONY LAROV	226 FAGAN ST	DANVILLE VA 24640							0.14	\$ 1,900	\$ -	\$ 1,900	1	\$ 1,900	Residential	OTR	88-2-30
		BERRYMAN AVE	RICHARDSON RICHARD L JR & TONYA RENEE	4070 MILTON HWY	RINGGOLD VA 24586							0.13	\$ 2,100	\$ -	\$ 2,100	1	\$ 2,100	Residential	OTR	89-6-29
		BERRYMAN AVE	KIRBY ANN ELIZABETH SMTH	835 MACE DR	FT WASHINGTON MD 20744							0.12	\$ 2,000	\$ -	\$ 2,000	1	\$ 2,000	Residential	OTR	88-2-24
		BERRYMAN AVE	RICHARDSON RICHARD L JR & TONYA RENEE	4070 MILTON HWY	RINGGOLD VA 24586							0.12	\$ 2,100	\$ -	\$ 2,100	1	\$ 2,100	Residential	OTR	89-6-29
		BEAUREGARD ST	SHIELDS GEORGE H JR TRUSTEE	890 SPRING ST	DANVILLE VA 24541							0.06	\$ 300	\$ -	\$ 300	1	\$ 300	Residential	OTR	89-5-1
		BEAUREGARD ST	HALEY JAMES F JR & CAROLYN Z	310 WOODSIDE RD	DANVILLE VA 24640							0.05	\$ 400	\$ -	\$ 400	1	\$ 400	Residential	OTR	88-2-2
		BEAUREGARD ST	HALEY JAMES F JR & CAROLYN Z	310 WOODSIDE RD	DANVILLE VA 24640							0.05	\$ 300	\$ -	\$ 300	1	\$ 300	Residential	OTR	88-2-3
		BEAUREGARD ST	HALEY JAMES F JR & CAROLYN Z	310 WOODSIDE RD	DANVILLE VA 24640							0.03	\$ 300	\$ -	\$ 300	1	\$ 300	Residential	OTR	89-3-4
		BEAUREGARD ST	HARSTON CURNEL G	105 FAIRMONT CIR	DANVILLE VA 24541							0.08	\$ 200	\$ -	\$ 200	1	\$ 200	Commercial	OTR	88-16-8
		BEAUREGARD ST	WILLIAMS J L	212 N RIDGE ST	DANVILLE VA 24541							0.46	\$ 8,900	\$ -	\$ 8,900	1	\$ 8,900	Commercial	TWO	Unknown
		BERRYMAN AVE	DIAMOND TAPER COMPANY INC	PO BOX 185	DANVILLE VA 24546							0.16	\$ 2,200	\$ -	\$ 2,200	1	\$ 2,200	Residential	OTR	89-4-21
		BERRYMAN AVE	TURNER DONALD RAY & BEVERLY COLLINS	67 MORRIS AVE	DANVILLE VA 24541							0.16	\$ 2,200	\$ -	\$ 2,200	1	\$ 2,200	Residential	OTR	89-4-21
		BERRYMAN AVE	HUGHES DOUGLAS C	104 EPPS ST	DANVILLE VA 24541							0.07	\$ 1,600	\$ -	\$ 1,600	1	\$ 1,600	Residential	OTR	89-4-28
		BERRYMAN AVE	HUGHES DOUGLAS C	104 EPPS ST	DANVILLE VA 24541							0.08	\$ 1,200	\$ -	\$ 1,200	1	\$ 1,200	Residential	OTR	89-4-43
		CABELL ST	PEDMONT CONVENIENCE CONCEPTS INC	PO BOX 2097	DANVILLE VA 24541							0.15	\$ 2,400	\$ -	\$ 2,400	1	\$ 2,400	Residential	OTR	89-4-42
		CABELL ST	REDD JOHN E	1608 DUTCH VILLAGE DR	LANDOVER MD 20785							0.15	\$ 2,400	\$ -	\$ 2,400	1	\$ 2,400	Residential	OTR	89-4-41
		CABELL ST	REDD JOHN E	1608 DUTCH VILLAGE DR	LANDOVER MD 20785							0.16	\$ 2,900	\$ -	\$ 2,900	1	\$ 2,900	Residential	OTR	89-4-40
		CABELL ST	REDD JOHN E	1608 DUTCH VILLAGE DR	LANDOVER MD 20785							0.16	\$ 2,400	\$ -	\$ 2,400	1	\$ 2,400	Residential	OTR	89-4-28
		CABELL ST	GARNETT LOUIS B JR & OTHERS TA DANVILLE CONSTR CO	117 PINEVIEW DR	DANVILLE VA 24640							0.16	\$ 2,400	\$ -	\$ 2,400	1	\$ 2,400	Residential	OTR	89-4-28
		CABELL ST	GARNETT LOUIS B JR & OTHERS TA DANVILLE CONSTR CO	117 PINEVIEW DR	DANVILLE VA 24640							0.16	\$ 2,400	\$ -	\$ 2,400	1	\$ 2,400	Residential	OTR	89-4-28
		CABELL ST	SMITH BETTY HART	136 COLLEGE VIEW DR	SWANANOA NC 28776							0.04	\$ 600	\$ -	\$ 600	1	\$ 600	Residential	OTR	89-4-24
		CABELL ST	ADAMS GERALD DINE K	2817 KILLEY CT	VA BEACH VA 23450							0.15	\$ 2,400	\$ -	\$ 2,400	1	\$ 2,400	Residential	OTR	89-5-8
		CABELL ST	SMITH BETTY HART	136 COLLEGE VIEW DR	SWANANOA NC 28776							0.16	\$ 2,400	\$ -	\$ 2,400	1	\$ 2,400	Residential	OTR	89-4-28
		CABELL ST	ADAMS GERALD DINE K	2817 KILLEY CT	VA BEACH VA 23450							0.15	\$ 2,400	\$ -	\$ 2,400	1	\$ 2,400	Residential	OTR	89-5-8
		CABELL ST	ADAMS GERALD DINE K	2817 KILLEY CT	VA BEACH VA 23450							0.16	\$ 2,400	\$ -	\$ 2,400	1	\$ 2,400	Residential	OTR	89-4-28
		CABELL ST	ADAMS GERALD DINE K	2817 KILLEY CT	VA BEACH VA 23450							0.15	\$ 2,400	\$ -	\$ 2,400	1	\$ 2,400	Residential	OTR	89-5-8
		CABELL ST	ADAMS GERALD DINE K	2817 KILLEY CT	VA BEACH VA 23450							0.16	\$ 2,400	\$ -	\$ 2,400	1	\$ 2,400	Residential	OTR	89-4-28
		CABELL ST	ADAMS GERALD DINE K	2817 KILLEY CT	VA BEACH VA 23450							0.15	\$ 2,400	\$ -	\$ 2,400	1	\$ 2,400	Residential	OTR	89-5-8
		CABELL ST	ADAMS GERALD DINE K	2817 KILLEY CT	VA BEACH VA 23450							0.16	\$ 2,400	\$ -	\$ 2,400	1	\$ 2,400	Residential	OTR	89-4-28
		CABELL ST	ADAMS GERALD DINE K	2817 KILLEY CT	VA BEACH VA 23450							0.15	\$ 2,400	\$ -	\$ 2,400	1	\$ 2,400	Residential	OTR	89-5-8
		CABELL ST	ADAMS GERALD DINE K	2817 KILLEY CT	VA BEACH VA 23450							0.16	\$ 2,400	\$ -	\$ 2,400	1	\$ 2,400	Residential	OTR	89-4-28
		CABELL ST	ADAMS GERALD DINE K	2817 KILLEY CT	VA BEACH VA 23450							0.15	\$ 2,400	\$ -	\$ 2,400	1	\$ 2,400	Residential	OTR	89-5-8
		CABELL ST	ADAMS GERALD DINE K	2817 KILLEY CT	VA BEACH VA 23450							0.16	\$ 2,400	\$ -	\$ 2,400	1	\$ 2,400	Residential	OTR	89-4-28
		CABELL ST	ADAMS GERALD DINE K	2817 KILLEY CT	VA BEACH VA 23450							0.15	\$ 2,400	\$ -	\$ 2,400	1	\$ 2,400	Residential	OTR	89-5-8
		CABELL ST	ADAMS GERALD DINE K	2817 KILLEY CT	VA BEACH VA 23450							0.16	\$ 2,400	\$ -	\$ 2,400	1	\$ 2,400	Residential	OTR	89-4-28
		CABELL ST	ADAMS GERALD DINE K	2817 KILLEY CT	VA BEACH VA 23450							0.15	\$ 2,400	\$ -	\$ 2,400	1	\$ 2,400	Residential	OTR	89-5-8
		CABELL ST	ADAMS GERALD DINE K	2817 KILLEY CT	VA BEACH VA 23450							0.16	\$ 2,400	\$ -	\$ 2,400	1	\$ 2,400	Residential	OTR	89-4-28
		CABELL ST	ADAMS GERALD DINE K	2817 KILLEY CT	VA BEACH VA 23450							0.15	\$ 2,400	\$ -	\$ 2,400	1	\$ 2,400	Residential	OTR	89-5-8
		CABELL ST	ADAMS GERALD DINE K	2817 KILLEY CT	VA BEACH VA 23450							0.16	\$ 2,400	\$ -	\$ 2,400	1	\$ 2,400	Residential	OTR	89-4-28
		CABELL ST	ADAMS GERALD DINE K	2817 KILLEY CT	VA BEACH VA 23450							0.15	\$ 2,400	\$ -	\$ 2,400	1	\$ 2,400	Residential	OTR	89-5-8
		CABELL ST	ADAMS GERALD DINE K	2817 KILLEY CT	VA BEACH VA 23450							0.16	\$ 2,400	\$ -	\$ 2,400	1	\$ 2,400	Residential	OTR	89-4-28
		CABELL ST	ADAMS GERALD DINE K	2817 KILLEY CT	VA BEACH VA 23450							0.15	\$ 2,400	\$ -	\$ 2,400	1	\$ 2,400	Residential	OTR	89-5-8
		CABELL ST	ADAMS GERALD DINE K	2817 KILLEY CT	VA BEACH VA 23450							0.16	\$ 2,400	\$ -	\$ 2,400	1	\$ 2,400	Residential	OTR	89-4-28
		CABELL ST	ADAMS GERALD DINE K	2817 KILLEY CT	VA BEACH VA 23450							0.15	\$ 2,400	\$ -	\$ 2,400	1	\$ 2,400	Residential	OTR	89-5-8
		CABELL ST	ADAMS GERALD DINE K	2817 KILLEY CT	VA BEACH VA 23450							0.16	\$ 2,400	\$ -	\$ 2,400	1	\$ 2,400	Residential	OTR	89-4-28
		CABELL ST	ADAMS GERALD DINE K	2817 KILLEY CT	VA BEACH VA 23450							0.15	\$ 2,400	\$ -	\$ 2,400	1	\$ 2,400	Residential	OTR	89-5-8
	CABELL ST	ADAMS GERALD DINE K	2817 KILLEY CT	VA BEACH VA 23450							0.16	\$ 2,400	\$ -	\$ 2,400	1	\$ 2,400	Residential	OTR	89-4-28	
	CABELL ST	ADAMS GERALD DINE K	2817 KILLEY CT	VA BEACH VA 23450							0.15	\$ 2,400	\$ -	\$ 2,400	1	\$ 2,400	Residential	OTR	89-5-8	
	CABELL ST	ADAMS GERALD DINE K	2817 KILLEY CT	VA BEACH VA 23450							0.16	\$ 2,400	\$ -	\$ 2,400	1	\$ 2,400	Residential	OTR	89-4-28	
	CABELL ST	ADAMS GERALD DINE K	2817 KILLEY CT	VA BEACH VA 23450							0.15	\$ 2,400	\$ -	\$ 2,400	1	\$ 2,400	Residential	OTR	89-5-8	
	CABELL ST	ADAMS GERALD DINE K	2817 KILLEY CT	VA BEACH VA 23450							0.16	\$ 2,400	\$ -	\$ 2,400	1	\$ 2,400	Residential	OTR	89-4-28	
	CABELL ST	ADAMS GERALD DINE K	2817 KILLEY CT	VA BEACH VA 23450							0.15	\$ 2,400	\$ -	\$ 2,400	1	\$ 2,400	Residential	OTR	89-5-8	
	CABELL ST	ADAMS GERALD DINE K	2817 KILLEY CT	VA BEACH VA 23450							0.16	\$ 2,400	\$ -	\$ 2,400	1	\$ 2,400	Residential	OTR	89-4-28	
	CABELL ST	ADAMS GERALD DINE K	2817 KILLEY CT	VA BEACH VA 23450							0.15	\$ 2,400	\$ -	\$ 2,400	1	\$ 2,400	Residential	OTR	89-5-8	
	CABELL ST	ADAMS GERALD DINE K	2817 KILLEY CT	VA BEACH VA 23450							0.16	\$ 2,400	\$ -	\$ 2,400	1	\$ 2,400	Residential	OTR	89-4-28	
	CABELL ST	ADAMS GERALD DINE K	2817 KILLEY CT	VA BEACH VA 23450							0.15	\$ 2,400	\$ -	\$ 2,400	1	\$ 2,400	Residential	OTR	89-5-8	
	CABELL ST	ADAMS GERALD DINE K	2817 KILLEY CT	VA BEACH VA 23450							0.16	\$ 2,400	\$ -	\$ 2,400	1	\$ 2,400	Residential	OTR	89-4-28	
	CABELL ST	ADAMS GERALD DINE K	2817 KILLEY CT	VA BEACH VA 23450							0.15	\$ 2,400	\$ -	\$ 2,400	1	\$ 2,400	Residential	OTR	89-5-8	
	CABELL ST	ADAMS GERALD DINE K	2817 KILLEY CT	VA BEACH VA 23450							0.16	\$ 2,400	\$ -	\$ 2,400	1	\$ 2,400	Residential	OTR	89-4-28	
	CABELL ST	ADAMS GERALD DINE K	2817 KILLEY CT	VA BEACH VA 23450							0.15	\$ 2,400	\$ -	\$ 2,400	1	\$ 2,400	Residential	OTR	89-5-8	
	CABELL ST	ADAMS GERALD DINE K	2817 KILLEY CT	VA BEACH VA 23450							0.16	\$ 2,400	\$ -	\$ 2,400	1	\$ 2,400	Residential	OTR	89-4-28	
	CABELL ST	ADAMS GERALD DINE K	2817 KILLEY CT	VA BEACH VA 23450							0.15	\$ 2,400	\$ -	\$ 2,400	1	\$ 2,400	Residential	OTR	89-5-8	
	CABELL ST	ADAMS GERALD DINE K	2817 KILLEY CT	VA BEACH VA 23450							0.16	\$ 2,400	\$ -	\$ 2,400	1	\$ 2,400	Residential	OTR	89-4-28	
	CABELL ST	ADAMS GERALD DINE K	2817 KILLEY CT	VA BEACH VA 23450							0.15	\$ 2,400	\$ -	\$ 2,400	1	\$ 2,400	Residential	OTR	89-5-8	
	CABELL ST	ADAMS GERALD DINE K	2817 KILLEY CT	VA BEACH VA 23450							0.16	\$ 2,400	\$ -	\$ 2,400	1	\$ 2,400	Residential	OTR	89-4-28	
	CABELL ST	ADAMS GERALD DINE K	2817 KILLEY CT	VA BEACH VA 23450							0.15	\$ 2,400	\$ -	\$ 2,400	1	\$ 2,400	Residential	OTR	89-5-8	
	CABELL ST	ADAMS GERALD DINE K	2817 KILLEY CT	VA BEACH VA 23450							0.16	\$ 2,400	\$ -	\$ 2,400	1	\$ 2,400	Residential	OTR	89-4-28	
	CABELL ST	ADAMS GERALD DINE K	2817 KILLEY CT	VA BEACH VA 23450							0.15	\$ 2,400	\$ -	\$ 2,400	1	\$ 2,400	Residential	OTR	89-5-8	
	CABELL ST	ADAMS GERALD DINE K	2817 KILLEY CT	VA BEACH VA 23450							0.16	\$ 2,400	\$ -	\$ 2,400	1	\$ 2,400	Residential	OTR	89-4-28	
	CABELL ST	ADAMS GERALD DINE K	2817 KILLEY CT	VA BEACH VA 23450							0.15	\$ 2,400	\$ -	\$ 2,400	1	\$ 2,400	Residential	OTR	89-5-8	
	CABELL ST	ADAMS GERALD DINE K	2817 KILLEY CT	VA BEACH VA 23450							0.16	\$ 2,400	\$ -	\$ 2,400	1	\$ 2,400	Residential	OTR	89-4-28	
	CABELL ST	ADAMS GERALD DINE K	2817 KILLEY CT	VA BEACH VA 23450							0.15	\$ 2,400	\$ -	\$ 2,400	1					

Table 3
Building Conditions and Eligibility Calculations
Area Not In Redevelopment Sub-Areas
December, 2013

Structure	Units	Property Address	Owner	Owner Address	Complaints	Building Conditions					V/C	Acreage	Land Value	Imp Value	Total Value	Multiplier	Adjusted Value	Use	Zoning	Number
						Sound 1	Minor 2	Inter 3	Major 4	Disap 5										
			DANVILLE REDEVELOPMENT & HOUSING AUTHORITY	PO BOX 2860								0.17	\$ 2,600	\$ -	\$ 2,600	1	\$ 2,600	Exempt	OTR	09-3-13
		SHELTON ST	CITY OF DANVILLE	427 PATTON ST	DANVILLE VA 24541							0.79	\$ 11,400	\$ -	\$ 11,400	1	\$ 11,400	Exempt	OTR	09-2-49
		SHELTON ST	BRYANT EVELYN DENISE	322 SHELTON ST	DANVILLE VA 24541							0.19	\$ 600	\$ -	\$ 600	1	\$ 600	Residential	OTR	09-2-44
		SHELTON ST	CITY OF DANVILLE	427 PATTON ST	DANVILLE VA 24541							0.13	\$ 2,600	\$ -	\$ 2,600	1	\$ 2,600	Exempt	OTR	09-2-43
		SHELTON ST	CITY OF DANVILLE	427 PATTON ST	DANVILLE VA 24541							0.18	\$ 2,600	\$ -	\$ 2,600	1	\$ 2,600	Exempt	OTR	09-2-42
		SHELTON ST	CITY OF DANVILLE	427 PATTON ST	DANVILLE VA 24541							0.17	\$ 2,600	\$ -	\$ 2,600	1	\$ 2,600	Exempt	OTR	09-2-41
		SHELTON ST	MORA AMANDO	330 CHICAGO AVE	HARRISONBURG VA 22902							0.27	\$ 1,800	\$ -	\$ 1,800	1	\$ 1,800	Residential	OTR	09-4-15

Units by Condition & Vacancy	31	88	36	2	3	96
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	Acreage	% of Parcel Total	Redev Eligibility	Conserv Eligibility
Parcels with Major/Disapidated Structures	0.88	2.1%	2.1%	44.1%
Parcels with Intermediate Structures	8.28	19.8%		
Parcels with Minor Structures	7.90	22.1%		
Parcels with Sound Structures	8.45	17.6%		
Parcels Vacant/With No Improvements	12.16	36.4%		
Total Acreage not in Rights-of-Way	31.65	100.0%		

GRAND TOTALS: NOT IN SUB-AREA, SUB-AREA A, SUB-AREA B, SUB-AREA C

	38	73	67	84	27	67
Units by Condition & Vacancy	14.7%	28.2%	22.0%	24.7%	10.4%	33.6%

	Acreage	% of Parcel Total	Redev Eligibility	Conserv Eligibility
Parcels with Major/Disapidated Structures	11.45	22.2%	22.2%	50.1%
Parcels with Intermediate Structures	9.38	16.2%		
Parcels with Minor Structures	6.09	17.7%		
Parcels with Sound Structures	6.71	13.0%		
Parcels Vacant/With No Improvements	14.87	26.9%		
Total Acreage not in Rights-of-Way	61.48	100.0%		

Table 3
Building Conditions and Eligibility Calculations
Redevelopment Sub-Area A
December, 2013

Structures	Units	Property Address	Owner	Owner Address	Comments	Building Conditions					VAC	Acreage	Land Value	Imp Value	Total Value	Multiplier	Adjusted Value	Use	Zoning	Number
						Sound	Minor	Inter	Major	Disap										
		MONUMENT ST	DANVILLE REDEVELOPMENT & HOUSING AUTHORITY	PO BOX 2669	DANVILLE VA 24643							0.18	\$ 2,600	\$ -	\$ 2,600	1	\$ 2,600	Residential	OTR	09-3-4
		MONUMENT ST	DANVILLE REDEVELOPMENT & HOUSING AUTHORITY	PO BOX 2669	DANVILLE VA 24643							0.10	\$ 1,900	\$ -	\$ 1,900	1	\$ 1,900	Exempt	TWC	07-2-10
		CABELL ST	DANVILLE REDEVELOPMENT & HOUSING AUTHORITY	PO BOX 2669	DANVILLE VA 24643							0.19	\$ 2,600	\$ -	\$ 2,600	1	\$ 2,600	Exempt	OTR	09-3-8
		CABELL ST	REDD JOHN E	1800 DUTCH VILLAGE DR	LANDOVER MD 20785							0.18	\$ 2,600	\$ -	\$ 2,600	1	\$ 2,600	Residential	OTR	06-3-10
		FRANKLIN ST	WILSON LORENZA	100 WEST CT	DANVILLE VA 24641							0.15	\$ 2,400	\$ -	\$ 2,400	1	\$ 2,400	Residential	OTR	09-6-15

Units by Condition & Vacancy	5	4	9	26	10	32
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	Acreage	% of Parcel Total	Ratio Eligibility	Conserv Eligibility
Parcels with Major/Updated Structures	4.19	51.7%	61.7%	71.0%
Parcels with Intermediate Structures	1.14	14.1%		
Parcels with Minor Structures	0.60	6.2%		
Parcels with Sound Structures	0.97	12.0%		
Parcels Vacant/with No Improvements	1.31	16.2%		
Total Acreage not in Rights-of-Way	6.11	100.0%		

Table 3
Building Conditions and Eligibility Calculations
Redevelopment Sub-Area B
December, 2013

Structure	Units	Property Address	Owner	Donor Address	Comments	Building Conditions					YAC	Acreage	Land Value	Imp Value	Total Value	Multiplier	Adjusted Value	Use	Zoning	Number
						Sound 1	Minor 2	Inter 3	Major 4	Disap 5										
Table is paginated. Sub-Aren 2																				
1	1	1610 BERRYMAN AVE	FAULKNER RUBY	610 BERRYMAN AVE	DANVILLE VA 24541				4			0.16	\$ 2,900	\$ 9,000	\$ 11,900	1	\$ 11,900	Residential	OTR	89-1-24
2	2	1623 BERRYMAN AVE	POTEAU JAMES G & PATRICIA A	1245 OLD MAYFIELD RD	DANVILLE VA 24541					5	1	0.13	\$ 2,900	\$ 3,200	\$ 7,200	1	\$ 7,200	Residential	OTR	89-1-22
3	3	1626 BERRYMAN AVE	IRVIN MEASIE HICKS	507 SOUTHLAND DR	DANVILLE VA 24541							0.17	\$ 2,800	\$ 12,900	\$ 15,400	1	\$ 15,400	Residential	OTR	89-1-21
4	4	1627 BERRYMAN AVE	KEEN LAPRINTHICA J	410 FREEZE RD	DANVILLE VA 24540		2					0.13	\$ 1,600	\$ 24,700	\$ 26,000	1	\$ 26,000	Residential	OTR	89-1-20
5	5	1636 BERRYMAN AVE	STOKES CLARENCE E & ELAINE C	636 BERRYMAN AVE	DANVILLE VA 24541				4			0.11	\$ 1,000	\$ 10,000	\$ 10,900	1	\$ 10,900	Residential	OTR	89-1-19
6	6	1637 BERRYMAN AVE	HUGHES NORMAN F & HENRY BEVERLY ANN	637 BERRYMAN AVE	DANVILLE VA 24541					5		0.13	\$ 2,100	\$ 8,800	\$ 10,100	1	\$ 10,100	Residential	OTR	89-1-18
7	7	1639 BERRYMAN AVE	KEEN LAPRINTHICA J	415 FREEZE RD	DANVILLE VA 24540		2				1	0.07	\$ 1,700	\$ 22,700	\$ 24,100	1	\$ 24,100	Residential	OTR	89-1-16
8	8	1641 BERRYMAN AVE	KEEN LAPRINTHICA J	415 FREEZE RD	DANVILLE VA 24540				3			0.09	\$ 1,800	\$ 20,400	\$ 21,900	1	\$ 21,900	Residential	OTR	89-1-15
9	9	1643 BERRYMAN AVE	ALLEN JAMES E	240 SEARGEY ST	DANVILLE VA 24541							0.09	\$ 1,500	\$ 17,800	\$ 19,100	1	\$ 19,100	Residential	OTR	89-1-17
10	10	1655 BERRYMAN AVE	DANVILLE REDEVELOPMENT & HOUSING AUTHORITY	PO BOX 2669	DANVILLE VA 24543				4		1	0.18	\$ 2,500	\$ 19,800	\$ 22,700	1	\$ 22,700	Residential	OTR	89-5-24
11	11	1624 CABELL ST	POWELL WILLIAM KENNETH	470 DOGWOOD DR	DANVILLE VA 24541				4			0.16	\$ 2,400	\$ 4,600	\$ 7,200	1	\$ 7,200	Residential	OTR	89-4-38
12	12	1620 CABELL ST	CABELL JAMES JR & MATTIE	219 HOLBROOK ST	DANVILLE VA 24541						1	0.15	\$ 2,400	\$ 8,100	\$ 10,500	1	\$ 10,500	Residential	OTR	89-4-37
13	13	1634 CABELL ST	PLUNKETT DOBBY W LIFE & HUNT ANGELO D FEE	634 CABELL ST	DANVILLE VA 24541		2					0.19	\$ 2,400	\$ 11,700	\$ 14,100	1	\$ 14,100	Residential	OTR	89-4-36
14	14	1639 CABELL ST	PATTERSON TINA	1088 KENTUCK CHURCH RD	RINGGOLD VA 24589	UNIT OF 2-PLEX	2					0.10	\$ 1,400	\$ 10,700	\$ 12,100	1	\$ 12,100	Residential	OTR	89-4-34
15	15	1639 CABELL ST	PATTERSON TINA	1088 KENTUCK CHURCH RD	RINGGOLD VA 24588	UNIT OF 2-PLEX	2													
16	16	1637 CABELL ST	LEKWUWA GRACE C	34 RIVER BEND RD	MILTON NC 27305					6	1	0.14	\$ 2,400	\$ 8,800	\$ 8,200	1	\$ 8,200	Residential	OTR	89-5-16
17	17	1639 CABELL ST	DANVILLE REDEVELOPMENT & HOUSING AUTHORITY	PO BOX 2669	DANVILLE VA 24543	UNIT OF 2-PLEX				4		0.12	\$ 1,800	\$ 1,500	\$ 3,400	1	\$ 3,400	Exempt	OTR	89-4-34A
18	18	1639 CABELL ST	DANVILLE REDEVELOPMENT & HOUSING AUTHORITY	PO BOX 2669	DANVILLE VA 24543	UNIT OF 2-PLEX				4										
19	19	1639 CABELL ST	CODDS JOHN & LOGAN KATIE	126 CHATELAINE AVE	DANVILLE VA 24541					5	1	0.06	\$ 1,200	\$ 2,200	\$ 3,200	1	\$ 3,200	Residential	OTR	89-5-16B
20	20	1640 CABELL ST	DANVILLE REDEVELOPMENT & HOUSING AUTHORITY	PO BOX 2669	DANVILLE VA 24543	UNIT OF 2-PLEX				4		0.12	\$ 1,800	\$ 1,300	\$ 3,200	1	\$ 3,200	Exempt	OTR	89-4-33
21	21	1640 CABELL ST	DANVILLE REDEVELOPMENT & HOUSING AUTHORITY	PO BOX 2669	DANVILLE VA 24543	UNIT OF 2-PLEX				4										
22	22	1642 CABELL ST	DANVILLE REDEVELOPMENT & HOUSING AUTHORITY	PO BOX 2669	DANVILLE VA 24543	UNIT OF 2-PLEX				4		0.12	\$ 1,800	\$ 900	\$ 2,800	1	\$ 2,800	Exempt	OTR	89-4-32
23	23	1644 CABELL ST	HARRISON C G	105 FAIRMOUNT CIRCLE	DANVILLE VA 24541				3			0.15	\$ 2,400	\$ 4,100	\$ 6,600	1	\$ 6,600	Residential	OTR	89-4-31
24	24	1660 CABELL ST	FITZGERALD MARY FRANCES	686 CABELL ST	DANVILLE VA 24541	UNIT OF 2-PLEX				4		0.16	\$ 2,400	\$ 3,000	\$ 5,400	1	\$ 5,400	Residential	OTR	89-4-29
25	25	1662 CABELL ST	FITZGERALD MARY FRANCES	686 CABELL ST	DANVILLE VA 24541	UNIT OF 2-PLEX				4										
26	26	1668 CABELL ST	FITZGERALD MARY FRANCES	686 CABELL ST	DANVILLE VA 24541	UNIT OF 2-PLEX				4										
27	27	1700 CABELL ST	FITZGERALD MARY FRANCES	686 CABELL ST	DANVILLE VA 24541	UNIT OF 2-PLEX				4		0.16	\$ 2,400	\$ 10,900	\$ 13,300	1	\$ 13,300	Residential	OTR	89-4-27
28	28	1640 COLQUHOUN ST	BLACKMON DAVID E	100 N HALE ST	EDEN NC 27208					5	1	0.14	\$ 1,700	\$ 8,200	\$ 6,000	1	\$ 6,000	Residential	OTR	89-4-43
29	29	1650 COLQUHOUN ST	BEGUM FETHMA	824 PAXTON CT	DANVILLE VA 24541					4	1	0.09	\$ 1,400	\$ 5,400	\$ 6,800	1	\$ 6,800	Residential	OTR	89-4-44
30	30	1650 COLQUHOUN ST	CUNNINGHAM DAVID & CLEO DAVIS	656 COLQUHOUN ST	DANVILLE VA 24541							0.08	\$ 1,000	\$ 11,600	\$ 12,100	1	\$ 12,100	Residential	OTR	89-4-46
31	31	1657 COLQUHOUN ST	GRAVES ROBERT L	124 LOWELL ST	DANVILLE VA 24540					4		0.16	\$ 1,800	\$ 7,200	\$ 9,000	1	\$ 9,000	Residential	OTR	89-5-31
32	32	1660 COLQUHOUN ST	CUNNINGHAM CLEO P	656 COLQUHOUN ST	DANVILLE VA 24541				3			0.15	\$ 1,900	\$ 7,200	\$ 9,000	1	\$ 9,000	Residential	OTR	89-5-31A
33	33	1665 COLQUHOUN ST	NETTLES MISSY	7717 HUDLOW CT	FAIRVIEW TN 37062						5	0.08	\$ 900	\$ 5,100	\$ 6,000	1	\$ 6,000	Residential	OTR	89-4-48
34	34	1672 COLQUHOUN ST	DANVILLE REDEVELOPMENT & HOUSING AUTHORITY	PO BOX 2669	DANVILLE VA 24543	ONE PARCEL 672-74				4		0.18	\$ 2,300	\$ 11,000	\$ 13,800	1	\$ 13,800	Residential	OTR	89-4-47
35	35	1674 COLQUHOUN ST	DANVILLE REDEVELOPMENT & HOUSING AUTHORITY	PO BOX 2669	DANVILLE VA 24543	ONE PARCEL 672-74				4		0.00	\$ -	\$ -	\$ -	1	\$ -	Residential	OTR	89-4-49
36	36	1677 COLQUHOUN ST	GARGIT JOSEPH M	270 MAIN ST	DANVILLE VA 24541							0.07	\$ 1,200	\$ 9,000	\$ 7,200	1	\$ 7,200	Residential	OTR	89-5-23
37	37	1622 DAME ST	FITZGERALD LANGRAE FAYE	622 DAME ST	DANVILLE VA 24541					4	1	0.17	\$ 1,800	\$ 35,800	\$ 40,400	1	\$ 40,400	Residential	OTR	89-1-0
38	38	1708 DAME ST	JAMISON LEWIS KEITH	934 AXTON RD	DANVILLE VA 24540		2					0.04	\$ 1,100	\$ 10,200	\$ 11,200	1	\$ 11,200	Residential	OTR	89-1-7
39	39	1710 DAME ST	POKE LINWOOD W	732 LEE ST	DANVILLE VA 24541						6	0.09	\$ 1,900	\$ 6,700	\$ 8,200	1	\$ 8,200	Residential	OTR	89-2-36
40	40	1712 DAME ST	BRAY SAMUEL B	194 LONGVIEW AVE	DANVILLE VA 24541					4		0.16	\$ 2,300	\$ 7,200	\$ 10,600	1	\$ 10,600	Residential	OTR	89-2-38
41	41	1714 DAME ST	THOMAS AGUSTA	714 DAME ST	DANVILLE VA 24541					3		0.40	\$ 4,100	\$ 7,100	\$ 11,200	1	\$ 11,200	Residential	OTR	89-2-37
42	42	1649 FRANKLIN ST	THOMAS LAWRENCE E & CARTER GARY W	175 BROCKTON PL	DANVILLE VA 24541					3		0.11	\$ 1,700	\$ 6,500	\$ 8,200	1	\$ 8,200	Residential	OTR	89-6-30
43	43	1648 FRANKLIN ST	TIMPSON JETHRO JR & DOROTHY C	548 FRANKLIN ST	DANVILLE VA 24541					4		0.22	\$ 2,900	\$ 13,600	\$ 16,700	1	\$ 16,700	Residential	OTR	89-5-21
44	44	1693 FRANKLIN ST	HOLT MARVIN SR & SHERLEY G	161 GRANDMERE DR	DANVILLE VA 24541							0.14	\$ 2,300	\$ 12,800	\$ 15,100	1	\$ 15,100	Residential	OTR	89-5-51
45	45	1681 FRANKLIN ST	SWANSON JULIAN W & CLEATIS T	117 FAIRLAWN DR	DANVILLE VA 24540		2			4	1	0.19	\$ 2,700	\$ 11,600	\$ 13,700	1	\$ 13,700	Residential	OTR	89-3-23
46	46	1694 FRANKLIN ST	MOORE DAVID	127 PARRISH RD	DANVILLE VA 24540					3		0.22	\$ 2,600	\$ 12,300	\$ 15,100	1	\$ 15,100	Residential	OTR	89-3-22
47	47	1637 SHELTON ST	VIA EDGAR LEE & ANITA L	222 ORAY ST	DANVILLE VA 24541					4	1	0.15	\$ 1,900	\$ 4,200	\$ 6,100	1	\$ 6,100	Residential	OTR	89-4-9
48	48	1679 SHELTON ST	DANVILLE REDEVELOPMENT & HOUSING AUTHORITY	PO BOX 2669	DANVILLE VA 24543					3		0.11	\$ 1,900	\$ 8,100	\$ 9,000	1	\$ 9,000	Residential	OTR	89-4-16
49	49	1680 SHELTON ST	DANVILLE REDEVELOPMENT & HOUSING AUTHORITY	PO BOX 2669	DANVILLE VA 24543					4	1	0.12	\$ 1,900	\$ 13,000	\$ 15,600	1	\$ 15,600	Residential	OTR	89-1-10
50	50	1691 SHELTON ST	DANVILLE REDEVELOPMENT & HOUSING AUTHORITY	PO BOX 2669	DANVILLE VA 24543						6	0.13	\$ 1,700	\$ 6,100	\$ 6,200	1	\$ 6,200	Exempt	OTR	89-4-7
51	51	1692 SHELTON ST	DANVILLE REDEVELOPMENT & HOUSING AUTHORITY	PO BOX 2669	DANVILLE VA 24543					4		0.24	\$ 2,000	\$ 13,400	\$ 16,000	1	\$ 16,000	Residential	OTR	89-1-15
52	52	1693 SHELTON ST	ROBINSON CHRISTOPHER M	17664 PILPOTT RD	ALTON VA 24520							0.14	\$ 2,100	\$ 23,600	\$ 26,000	1	\$ 26,000	Residential	OTR	89-4-10
53	53	1694 SHELTON ST	DANVILLE REDEVELOPMENT & HOUSING AUTHORITY	PO BOX 2669	DANVILLE VA 24543		2					0.10	\$ 2,200	\$ 6,700	\$ 11,000	1	\$ 11,000	Residential	OTR	89-1-14
54	54	1695 SHELTON ST	DANVILLE REDEVELOPMENT & HOUSING AUTHORITY	PO BOX 2669	DANVILLE VA 24543					4	1	0.14	\$ 2,200	\$ 10,900	\$ 12,200	1	\$ 12,200	Residential	OTR	89-4-16
55	55	1696 SHELTON ST	MAYO EARL L	209 DEWEERS MILL RD APT 1	DANVILLE VA 24540					4		0.23	\$ 2,700	\$ 12,900	\$ 15,200	1	\$ 15,200	Residential	OTR	89-1-13
56	56	1697 SHELTON ST	MILLER TERESA YVETTE HARRISON	134 MAJOR CT	DANVILLE VA 24540						6	0.16	\$ 2,400	\$ 9,400	\$ 10,800	1	\$ 10,800	Residential	OTR	89-4-14
57	57	1698 SHELTON ST	J L LICK INVESTMENTS LLC	401 BEECH ST	FT WASHINGTON MD 20744					3		0.13	\$ 1,900	\$ 14,700	\$ 16,600	1	\$ 16,600			

Table 3
Building Conditions and Eligibility Calculations
Redevelopment Sub-Area B
December, 2013

Unimproved Lots																					
	BERRYMAN AVE (WAS 821)	POUNDS BARBARA JEAN	211 HERITAGE BLVD # 518	FORT MILL SC 29716	RECENTLY DEMOD								0.23	\$ 2,800	\$ -	\$ 2,800	1	\$ 2,800	Residential	OTR	99-1-23
	CABELL ST (WAS 885)	BARREIRO DAVID	885 CABELL ST	DANVILLE VA 24541	RECENTLY DEMOD								0.12	\$ 1,600	\$ 5,900	\$ 7,400	1	\$ 7,400	Residential	OTR	99-3-21
	CABELL ST (WAS 887)	BARREIRO DAVID	885 CABELL ST	DANVILLE VA 24541	RECENTLY DEMOD								0.12	\$ 1,600	\$ 6,000	\$ 7,000	1	\$ 7,000	Residential	OTR	99-3-22
	CABELL ST (WAS 889)	RUONER KERRY	1626 NE 88TH AVE #234	PORTLAND OR 97215	RECENTLY DEMOD								0.14	\$ 2,100	\$ 6,700	\$ 8,800	1	\$ 8,800	Residential	OTR	99-3-23
	CABELL ST	PLUNKETT BOBBIE W	834 CABELL ST	DANVILLE VA 24541									0.14	\$ 2,400	\$ -	\$ 2,400	1	\$ 2,400	Residential	OTR	99-4-35
	CABELL ST	FITZGERALD MARY FRANCES	888 CABELL ST	DANVILLE VA 24541									0.03	\$ 200	\$ -	\$ 200	1	\$ 200	Residential	OTR	99-4-36
	CABELL ST	HAIRSTON G G	106 FAIRMOUNT CIRCLE	DANVILLE VA 24541									0.11	\$ 2,100	\$ -	\$ 2,100	1	\$ 2,100	Residential	OTR	99-4-39
	CABELL ST	FITZGERALD MARY FRANCES	808 CABELL ST	DANVILLE VA 24541									0.15	\$ 2,400	\$ -	\$ 2,400	1	\$ 2,400	Residential	OTR	99-4-27A
	DAME ST	LIPSCOMB NANCY	138 SMITH ST	DANVILLE VA 24541									0.16	\$ 2,300	\$ -	\$ 2,300	1	\$ 2,300	Residential	OTR	99-1-8
	DAME ST	FITZGERALD LAVERNE FAYE	822 DAME ST	DANVILLE VA 24541									0.16	\$ 1,000	\$ -	\$ 1,000	1	\$ 1,000	Residential	OTR	99-1-10
	DAME ST	MARCY BETSY MARTIN	618 KEMPER RD	DANVILLE VA 24541									0.04	\$ 400	\$ -	\$ 400	1	\$ 400	Residential	OTR	99-1-11

Units by Condition & Vacancy	0	10	10	28	9	28
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	Acres	% of Parcel Total	Redev Eligibility	Conserv. Eligibility
Parcels with Major/Dilapidated Structures	4.57	63.1%	63.1%	
Parcels with Intermediate Structures	1.82	19.6%		83.7%
Parcels with Minor Structures	1.02	11.6%		
Parcels with Sound Structures	0.60	8.9%		
Parcels Vacant/With No Improvements	1.40	16.3%		
Total Acres not in Rights-of-way	9.41	100.0%		

Table 3
Building Conditions and Eligibility Calculations
Redevelopment Sub-Area C
December, 2013

Structure	Units	Property Address	Owner	Owner Address	Comments	Building Conditions					VAC	Acreage	Land Value	Imp Value	Total Value	Multiplier	Adjusted Value	Use	Zoning	Number	
						Sound	Minor	Inter	Major	Disap											
																					1
Redevelopment Sub-Area C																					
1	1	915 COLE ST	DILLARD TONY V & CASANDRA	309 GREENWICH CIR	DANVILLE VA 24540			2					0.10	\$ 1,000	\$ 14,100	\$ 10,000	1	\$ 10,000	Residential	OTR	00-12-16
2	2	917 COLE ST	HOLT MARVIN SR	161 GRANDMERE DR	DANVILLE VA 24541					5	1	0.12	\$ 2,100	\$ 3,800	\$ 5,900	1	\$ 5,900	Residential	OTR	00-12-16	
3	3	923 COLE ST	DINKLE RONNIE LEE & REBECCA LYNN	1021 HALIFAX RD	DANVILLE VA 24540							0.18	\$ 2,500	\$ 3,700	\$ 6,200	1	\$ 6,200	Residential	OTR	00-12-14	
4	4	923 COLE ST	DINKLE RONNIE LEE & REBECCA LYNN	1021 HALIFAX RD	DANVILLE VA 24540					4		0.15	\$ 2,400	\$ 9,800	\$ 12,000	1	\$ 12,000	Residential	OTR	00-12-13	
5	5	944 LEE ST	SMITH TONY L	164 GRAYMONT PL	DANVILLE VA 24541						5	1	0.22	\$ 2,800	\$ 4,100	\$ 6,900	1	\$ 6,900	Residential	OTR	00-9-37
6	6	946 LEE ST	AVENETTE LEATONCE PAYNE	646 LEE ST	DANVILLE VA 24541			2				0.21	\$ 2,800	\$ 19,200	\$ 21,000	1	\$ 21,000	Residential	OTR	00-9-36	
7	7	953 LEE ST	WITCHER SHENOUA	652 LEE ST	DANVILLE VA 24541							0.21	\$ 2,800	\$ -	\$ 2,800	1	\$ 2,800	Residential	OTR	00-9-35	
8	8	954 LEE ST	DIAMOND EAGLE HOLDINGS LLC	2167 DECATUR RD #207	DECATUR GA 30033				4			0.21	\$ 2,800	\$ 10,900	\$ 13,100	1	\$ 13,100	Residential	OTR	00-9-34	
9	9	955 LEE ST	MARTIN MC PROPERTIES LLC	610 SMITH CHARLES B10 UPPER	DANVILLE VA 24541							0.08	\$ 1,200	\$ 11,400	\$ 12,600	1	\$ 12,600	Residential	OTR	00-16-21	
10	10	959 LEE ST	GILLMAN RICHARD	1092 HAWKINS MILL RD	LYNCHBURG VA 24503				4			0.22	\$ 2,800	\$ 8,300	\$ 11,100	1	\$ 11,100	Residential	OTR	00-9-33	
11	11	963 LEE ST	JENNINGS JAY P	140 CHESTNUT LEVEL LN	BLAIRS VA 24527			3				0.15	\$ 2,600	\$ 11,300	\$ 13,900	1	\$ 13,900	Residential	OTR	00-13-2	
12	12	965 LEE ST	WOODBURY ROBERT C	7261 OWENSMOUTH AVE #7	CANOGA PARK GA 30133				4		1	0.09	\$ 1,600	\$ 8,300	\$ 10,100	1	\$ 10,100	Residential	OTR	00-13-1	
13	13	967 LEE ST	HUTCHINS MICHAEL D & THERESA C	687 LEE ST	DANVILLE VA 24541			2				0.13	\$ 1,900	\$ 16,400	\$ 20,300	1	\$ 20,300	Residential	OTR	00-12-2	
14	14	969 LEE ST	BOULDERCREST INC	PO BOX 7749	RICHMOND VA 23291				4			0.21	\$ 2,800	\$ 8,400	\$ 12,200	1	\$ 12,200	Residential	OTR	00-12-2	
15	15	971 LEE ST	GENERAL TYJUAN M	114 HOLBROOK AVE	DANVILLE VA 24541							0.17	\$ 2,700	\$ 10,600	\$ 13,300	1	\$ 13,300	Residential	OTR	00-12-1	
16	16	973 RIVERVIEW ST	ROBINSON CHRISTOPHER M	17054 PHILPOTT RD	ALTON VA 24680			3				0.09	\$ 1,600	\$ 8,600	\$ 10,100	1	\$ 10,100	Residential	OTR	00-13-3	
17	17	975 RIVERVIEW ST	BRANDON JESSE M & CALLE P	434 WENDELL SCOTT DR	DANVILLE VA 24540					5	1	0.14	\$ 1,600	\$ 2,900	\$ 4,000	1	\$ 4,000	Residential	OTR	00-13-4	
18	18	981 RIVERVIEW ST	TATE ALFONZO JR & TANYA	202 E THOMAS ST	DANVILLE VA 24540			3				0.13	\$ 2,200	\$ 6,000	\$ 11,000	1	\$ 11,000	Residential	OTR	00-13-5	
19	19	982 RIVERVIEW ST	BRANDON JESSE M & CALLE P	434 WENDELL SCOTT DR	DANVILLE VA 24540				4			0.13	\$ 2,300	\$ 9,200	\$ 11,600	1	\$ 11,600	Residential	OTR	00-12-4	
20	20	983 RIVERVIEW ST	MOORE DAVID B	127 PARRISH RD	DANVILLE VA 24540	UNIT OF 2-PLEX				5	1	0.13	\$ 2,200	\$ 5,500	\$ 7,700	1	\$ 7,700	Residential	OTR	00-13-6	
21	21	983 RIVERVIEW ST	MOORE DAVID B	127 PARRISH RD	DANVILLE VA 24540	UNIT OF 2-PLEX					5	1	0.13	\$ 2,200	\$ 5,500	\$ 7,700	1	\$ 7,700	Residential	OTR	00-13-6
22	22	984 RIVERVIEW ST	KOUNMOU MARIE V	9408 OWENS LANDING DR NW	KENNESAW GA 30152			2				0.13	\$ 2,900	\$ 17,600	\$ 19,500	1	\$ 19,500	Residential	OTR	00-12-6	
Unimproved Lots																					

Units by Condition & Vacancy	1	4	3	9	5	10
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	Acreage	% of Parcel Total	Relev Eligibility	Conserv Eligibility
Parcels with Major/Dilapidated Structures	2.01	64.2%		
Parcels with Intermediate Structures	0.34	10.9%		83.3%
Parcels with Minor Structures	0.67	18.2%		
Parcels with Sound Structures	0.21	6.7%		
Parcels Vacant/with No Improvements	0.00	0.0%		
Total Acreage not in Rights-of-Way	3.13	100.0%		

APPENDIX ONE

STRUCTURE EVALUATION CRITERIA

Building condition data is divided into categories relating to the interior, utilities (mechanical systems) and facilities (bath and kitchen), exterior, and environmental factors. Within each of those categories, defects are classified as first level defects—deficiencies in vital structural elements, either exterior or interior, or second level defects—deficiencies which are less important than those listed in the first level. Defects are graded in accordance with the severity of deterioration as either standard, minor, intermediate, or major. The following describes the defects that are inspected in each category:

<i>First Level</i>	<i>Second Level</i>
Exterior	
<u>Foundation</u> – sagging, sinking, or with critical amount of loose or missing material, open pier	<u>Trim</u> – rotted, substantially loose and/or missing material
<u>Walls</u> – out of plumb, bulging, or with critical amount of loose, rotting, or missing material, open cracks	<u>Gutters, downspouts</u> – rotted, substantially loose and/or missing material
<u>Roof</u> – sagging, rotted, or broken structure, severe leaking with a critical amount of rotting or missing roofing	<u>Porches</u> – poor condition, sagging, loose, sinking, or with missing material, rotting or with structural defects, weakened baluster or railings
	<u>Stairways</u> – poor condition, sagging, loose, sinking, or with missing material, rotting or with structural defects, weakened baluster or railings
	<u>Chimney</u> – out of plumb or deteriorated to a potentially dangerous condition creating a fire hazard or structural weakness
	<u>Paint</u> – badly neglected, scaled, cracked, missing
Interior	
<u>Flooring, joists</u> – irregular, sagging, or sinking floors or joists	<u>Window frames, windows</u> – rotted, loose, or poorly fitting frames, numerous broken windows
<u>Walls, partitions, columns</u> – rotted, badly cracked or out of plumb	<u>Door frames, doors</u> – rotted or deteriorated frames, ill-fitting or deteriorated doors, missing hardware
<u>Ceilings, joists, beams</u> – irregular, sagging, or sinking ceilings or joists	<u>Woodwork, trim</u> – broken, rotted, missing materials, out of plumb and/or poorly fitting
	<u>Stairways</u> – poor condition, sagging, loose, sinking, or shaky with missing material, rotting or with structural defects, weakened balusters or railings
	<u>Basement/Cellar Floors, Walls</u> – cracked, substantially loose and/or missing material, excessive dampness
	<u>Dual Egress</u> – inadequate, absent
Utilities & Facilities	
<u>Water</u> – lack of water service, cold water only	<u>Wash basin fixtures</u> – missing, cracked, leaking water and/or wastewater connections
<u>Toilet</u> – lack of indoor plumbing, shared facilities, unusable	<u>Bath/shower fixtures</u> – missing, cracked, leaking water and/or wastewater connections, missing or broken enclosure/tiling
	<u>Kitchen sink</u> – missing, cracked, leaking water and/or wastewater connections
	<u>Plumbing</u> – leaking or broken water and/or wastewater lines
	<u>Heating</u> – missing, obsolete, malfunctioning, unsafe

<i>First Level</i>	<i>Second Level</i>
	<u>Electric service</u> – inadequate amperage, unsafe wiring, poorly placed breakers/fuses/meter
	<u>Electric fixtures, outlets, switches</u> – missing, obsolete, malfunctioning, unsafe
	<u>Fire Escape</u> – unsafe/unusable, none
Environmental Factors	
	<u>Property Maintenance</u> – fair, poor, long-term neglect
	<u>Refuse accumulation</u> – trash, debris, garbage
	<u>Infestation</u> – vermin, rodents, pests
	<u>Outbuildings</u> – general conditions
	<u>Fences</u> – general conditions
	<u>Ventilation/Light</u> – inadequate lot size/setback
	<u>Storm drainage</u> – none, inadequate, standing water
	<u>Deleterious land use</u> – adjacent incompatible uses
	<u>Faulty Design Arrangement</u> – lacks street access, improper orientation of structure
	<u>Overcrowding</u> – excessive land coverage, inadequate spaces for use, i.e. parking, loading
	<u>Obsolete Building Type</u> – inefficient, undesirable for use, unsuitable for conversion/improvements

A building's condition is evaluated as having major deficiencies if it has:

- One (1) first level major deficiency.
- Four (4) intermediate deficiencies in the first and second levels. At least two (2) of these intermediate deficiencies must be in the first level.
- Two (2) major deficiencies or four (4) intermediate deficiencies in utilities and facilities.
- A combination of deficiencies involving:
 - o Two (2) major deficiencies in either the second level or utilities or both.
 - o One (1) major deficiency in either the second level or utilities plus (3) intermediate deficiencies in any level or combination of levels.
 - o Any five (5) intermediate deficiencies.

A building's condition is evaluated as having intermediate deficiencies if it has:

- Any five (5) minor deficiencies.
- Any two (2) intermediate deficiencies.
- One (1) major deficiency in the second level.

A building's condition is evaluated as having minor deficiencies if it has:

- One (1) intermediate deficiency plus one (1) first level minor deficiency –or– plus two (2) second level minor deficiencies.
- Four (4) minor deficiencies with at least one (1) in the first level.

A building is considered sound or standard if it has:

- Three (3) minor deficiencies or less in any level.
- Four (4) minor deficiencies or less in the second level.

APPENDIX TWO - STRUCTURE EVALUATION FORM #1

APPRAISED VALUE:

TOTAL _____ SQ.FT. AREA (PARCEL) _____ INSPECTED BY: _____
 LAND _____ GROUND FLOOR AREA _____
 IMPROV _____ NUMBER OF FLOORS _____ DATE: _____

1 PROJECT	2 BLOCK	3 PARCEL	4 STREET ADDRESS
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5. Built-up Data <input type="checkbox"/> Improved <input type="checkbox"/> Unimproved	6. Type of Construction (Check all that apply) <input type="checkbox"/> Frame <input type="checkbox"/> Frame/Masonry <input type="checkbox"/> Masonry <input type="checkbox"/> Frame/Metal <input type="checkbox"/> Masonry/Metal <input type="checkbox"/> Metal <input type="checkbox"/> Mobile Home <input type="checkbox"/> Shared Wall	7. No. of Units Dwelling _____ Business _____ Other _____ Total No. _____ Inspected _____	8. Occupancy Data <input type="checkbox"/> Owner <input type="checkbox"/> Vacant <input type="checkbox"/> Partly Occupied <input type="checkbox"/> First Floor <input type="checkbox"/> Second Floor <input type="checkbox"/> Third Floor <input type="checkbox"/> Fourth Floor	9. Occupied By <input type="checkbox"/> Owner <input type="checkbox"/> Tenant <input type="checkbox"/> Both	10. First Floor Use <input type="checkbox"/> Residential <input type="checkbox"/> Retail <input type="checkbox"/> Wholesale <input type="checkbox"/> Service <input type="checkbox"/> Office <input type="checkbox"/> Industrial <input type="checkbox"/> Public/Semi-Public <input type="checkbox"/> Other	11. Upper Floor Uses <input type="checkbox"/> Residential <input type="checkbox"/> Retail <input type="checkbox"/> Wholesale <input type="checkbox"/> Service <input type="checkbox"/> Office <input type="checkbox"/> Industrial <input type="checkbox"/> Public/Semi-Public <input type="checkbox"/> Other
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DEFICIENCIES

EXTERIOR

	0 STAN- DARD	1 MINOR	2 INTER- MEDIATE	3 MAJOR
FOUNDATIONS				
<input type="checkbox"/> Sinking <input type="checkbox"/> Cracked				
<input type="checkbox"/> Open Pits <input type="checkbox"/> Loose, Missing Material				
WALLS				
<input type="checkbox"/> Cracked <input type="checkbox"/> Out of Plumb				
<input type="checkbox"/> Sagging <input type="checkbox"/> Loose, Missing Material				
ROOF				
<input type="checkbox"/> Sagging <input type="checkbox"/> Loose, Missing Material				
<input type="checkbox"/> Evidence of Leaking				
TRIM				
<input type="checkbox"/> Rotted <input type="checkbox"/> Loose, Missing Material				
GUTTERS AND DOWNSPOUTS				
<input type="checkbox"/> Rotted <input type="checkbox"/> Loose, Missing Material				
<input type="checkbox"/> None				
PORCHES (Includes Stoops and Steps)				
<input type="checkbox"/> Rotted <input type="checkbox"/> Loose, Missing Material				
<input type="checkbox"/> Sagging				
EXTERIOR STAIRWAYS				
<input type="checkbox"/> Rotted <input type="checkbox"/> Loose, Missing Material				
<input type="checkbox"/> Warped <input type="checkbox"/> None (Do not rate)				
CHIMNEY				
<input type="checkbox"/> Warped <input type="checkbox"/> Loose, Missing Material				
<input type="checkbox"/> No Flue <input type="checkbox"/> Out of Plumb				
PAINT				
<input type="checkbox"/> Neglected <input type="checkbox"/> Excessive Peeling				

UTILITIES AND FACILITIES

	0 STAN- DARD	1 MINOR	2 INTER- MEDIATE	3 MAJOR
WATER				
<input type="checkbox"/> None <input type="checkbox"/> Both, but inadequate				
<input type="checkbox"/> Cold Only				
TOILET				
<input type="checkbox"/> No Inside <input type="checkbox"/> Unusable				
<input type="checkbox"/> Shared				
WASH BASIN				
<input type="checkbox"/> None <input type="checkbox"/> Unusable				
<input type="checkbox"/> Shared				
BATH/SHOWER				
<input type="checkbox"/> None <input type="checkbox"/> Unusable				
<input type="checkbox"/> Shared				
KITCHEN SINK				
<input type="checkbox"/> None <input type="checkbox"/> Unusable				
<input type="checkbox"/> Shared				
PLUMBING				
<input type="checkbox"/> None <input type="checkbox"/> Unusable				
<input type="checkbox"/> Shared				
HEAT				
<input type="checkbox"/> None <input type="checkbox"/> Unusable				
<input type="checkbox"/> Shared				
ELECTRIC SERVICE				
<input type="checkbox"/> None <input type="checkbox"/> Unusable				
<input type="checkbox"/> Shared				
FIXTURES, OUTLETS, AND SWITCHES				
<input type="checkbox"/> None <input type="checkbox"/> Unusable				

INTERIOR

FLOORS/JOISTS <input type="checkbox"/> Sagging <input type="checkbox"/> Loose <input type="checkbox"/> Weak	WALLS/PARTITIONS <input type="checkbox"/> Cracked <input type="checkbox"/> Sagging
CILING/ROOF <input type="checkbox"/> Cracked <input type="checkbox"/> Leaking	SPECIAL PROBLEMS <input type="checkbox"/> WE <input type="checkbox"/> DUAL

APPENDIX TWO – STRUCTURE EVALUATION FORM #2

Block _____ Parcel _____ Inspected by _____
 Street _____ Date _____

Property Address: _____ Occupancy: Vacant or Occupied (circle answer) Land Use: _____ (SFH, MFH, 2-F, C, I etc.)			Building Score: Sound ____ Inter. ____ Minor ____ Major ____		
Building Exterior	Sound/ Standard	Minor Deficiencies	Intermediate Deficiencies	Major Deficiencies	Not Applicable
Foundation					
Walls					
Roof					
Porch/Steps/Ext. Stairs					
Chimney					
Windows/Doors					
Trim					
Paint					
Gutters/Downspouts					
Lot Conditions	Sound/ Standard	Minor Deficiencies	Intermediate Deficiencies	Major Deficiencies	Not Applicable
Lot Layout/Set-Backs					
Grading/Drainage					
Yard Maintenance					
Refuse Accumulation					
Infestation					
Fences					
Outbuildings					
Infrastructure/Utilities	Sound/ Standard	Minor Deficiencies	Intermediate Deficiencies	Major Deficiencies	Missing
Curb & Gutter					
Storm Drainage					
Sidewalk					
Street					
Street Lights					
Water : Yes No (circle answer)		Sewer : Yes No		Electrical: Yes No	

Definitions and Scoring for Building Conditions:

- Sound/Standard = in good condition or in need of minor repairs.
 Minor Deficiencies = minor defects beyond regular maintenance.
 Intermediate Deficiencies = significant defects requiring rehabilitation, but does not require clearance.
 Major Deficiencies = major defects requiring substantial reconstruction or clearance.

Gray shaded areas are considered **1st level deficiencies**; all others are considered **2nd level deficiencies**. A **building** is scored as having **major deficiencies** if it has one or more 1st level major deficiencies; two 1st level intermediate deficiencies and two or more 2nd level deficiencies; or any 5 intermediate deficiencies. A **building** is scored as having **intermediate deficiencies** if it has one major deficiency in the 2nd level; any two intermediate deficiencies; or any five minor deficiencies. A **building** is scored as having **minor deficiencies** if it has one intermediate deficiency plus one 1st level minor deficiency; one intermediate deficiency plus two 2nd level minor deficiencies; or four minor deficiencies with at least one in the 1st level. A **building** is considered **sound or standard** if it has three minor deficiencies or less on any level or four minor deficiencies or less in the 2nd level. **The above definitions should be generally applied to Lot Conditions and Infrastructure, but are not utilized for the purpose of scoring building conditions.**