

City of Danville's Properties with Potential- October 24, 2024



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# Residential Incentives for Qualified Projects

- (IDA) Real Estate Tax Grant for New Construction
- (IDA) Reimbursement Grant for New Construction
- Expansion of City's Real Estate Tax Abatement Program for Historic Properties
- Public Works and Engineering – Subdivision Reimbursement Program



# Former Belk Building

- River District
- Best Use: Mixed Use
- Zoning: CBC Central Business District

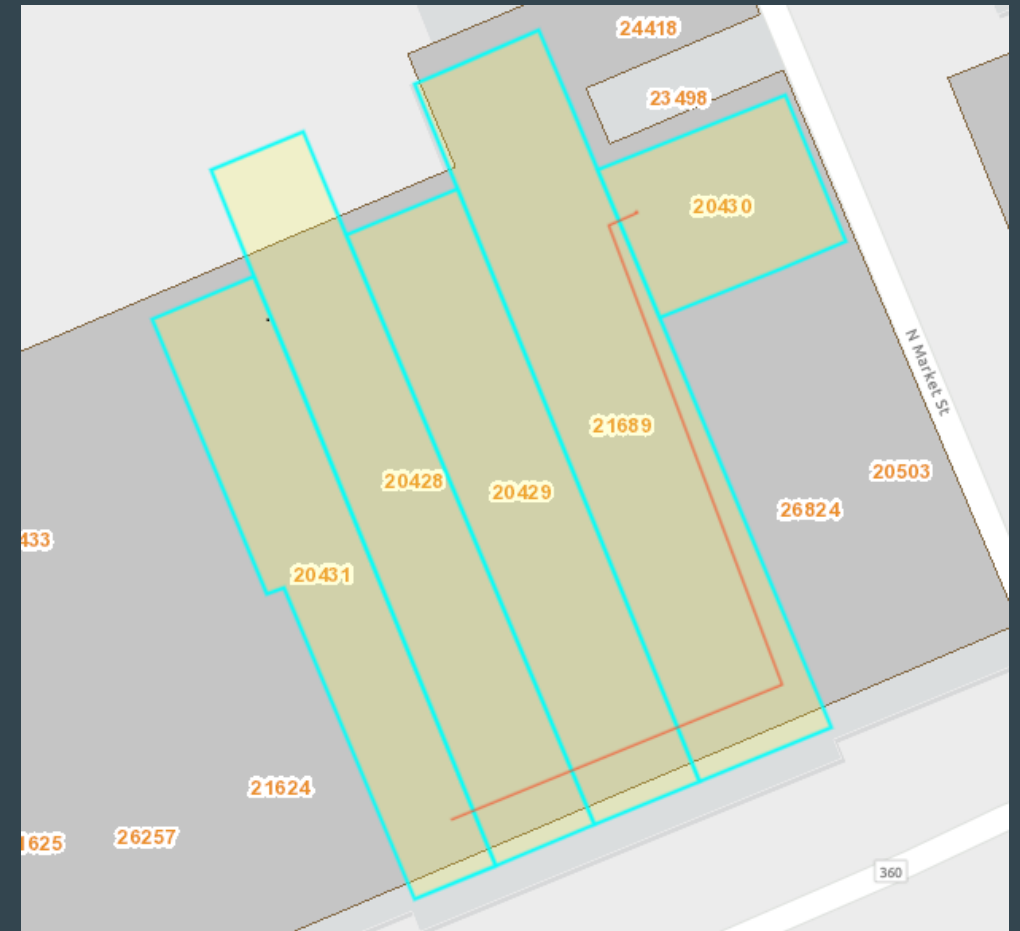
430 Main – 30,494 sq. ft

426 Main – 16,224 sq. ft.

420 Main – 18,096 sq. ft

416 Main – 20,808 sq. ft

109 N. Market – 3744 sq. ft.



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# Former Leeland Hotel



- River District
- Best Use: Mixed Use
- Zoning: CBC Central Business District

601 Main – 30,494 sq. ft

627 Main – 16,224 sq. ft.

631 Main – 18,096 sq. ft



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# New for 2024

## Site Analysis and Public Input

- WRT Neighborhood Planning
- VA Housing Planning Grant
  - Dewberry - Consultant

# WRT Neighborhood Planning

- Proactive Approach
- Resident Engagement
- Focus on affordable, “missing middle”, and market-rate housing
- Process works in coordination with PlanDanville, the City’s effort to update the comprehensive plan



# High Street and Spring Street

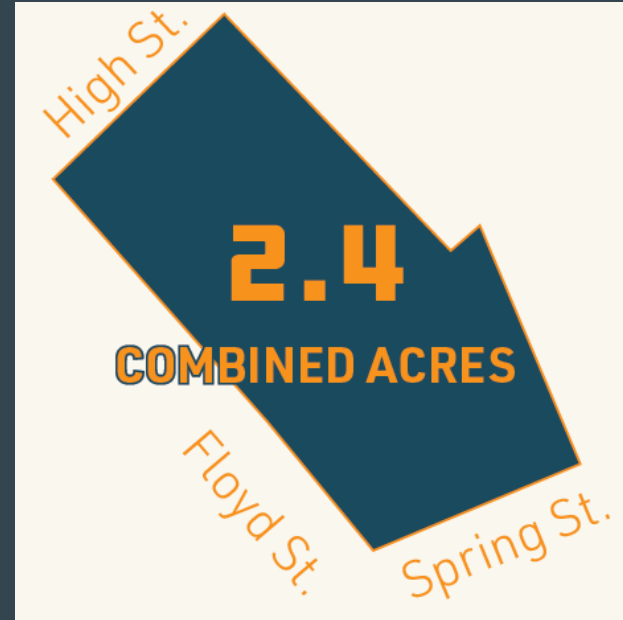
## Preferred housing typologies

- Live-Work Units, Small Apartment



## Community amenities at ground floor and around the site

- Bus shelter, neighborhood/community hub (community center & activation for community, small and independent retail space, corner/pocket park, safe crossing, seating area



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# Hanks Lane

## Preferred housing typologies

- Cottage court, townhomes (senior townhomes were mentioned multiple times), small apartment, accessory dwelling units



## Community amenities at ground floor and around the site

- Low impact development, walking path, community center, activations for environment, multipurpose play area, play area, activation for community, bike parking, bus shelter



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# Introducing...



# City-Controlled Site for Single Family Subdivision

- 142 Acres in Schoolfield District
- Utility and road infrastructure at site
- Close to Caesars Virginia
- City Staff to pursue rezoning to allow for denser development
- Two conceptual plans completed
  - 250 lots allowed in current zoning
  - 300 lots allowed when rezoned



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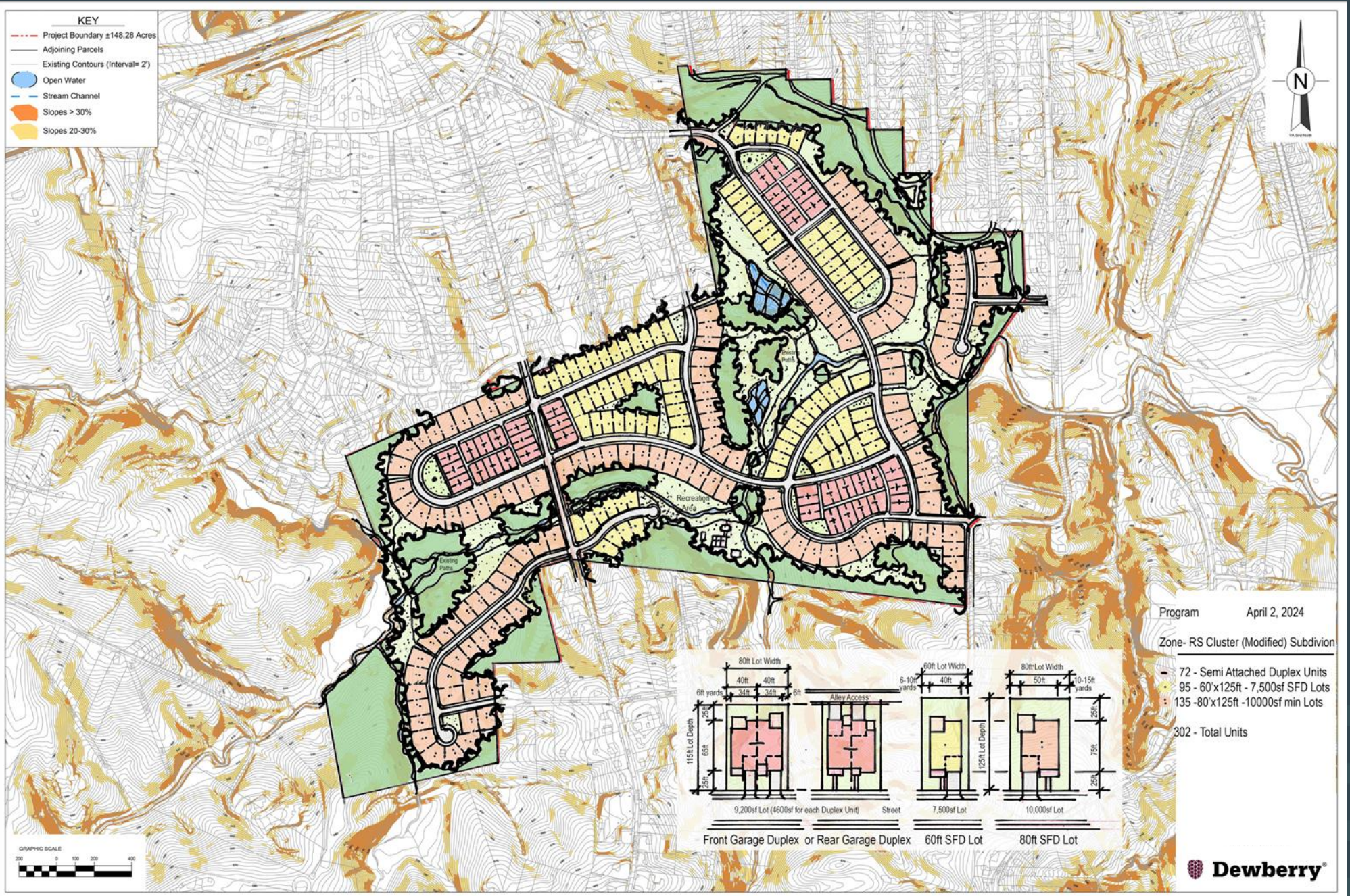
# City-Controlled Site for Single Family Subdivision

- Completed Due Diligence:
  - Phase 1 environmental
  - Phase 2 environmental underway
  - VA Housing Site Analysis and preliminary engineering report is under review
- City plans to issue RFP to developers/contractors
  - [www.danvilleva.gov/bids](http://www.danvilleva.gov/bids)



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# 300 homes

- When rezoned
- Mixed housing types



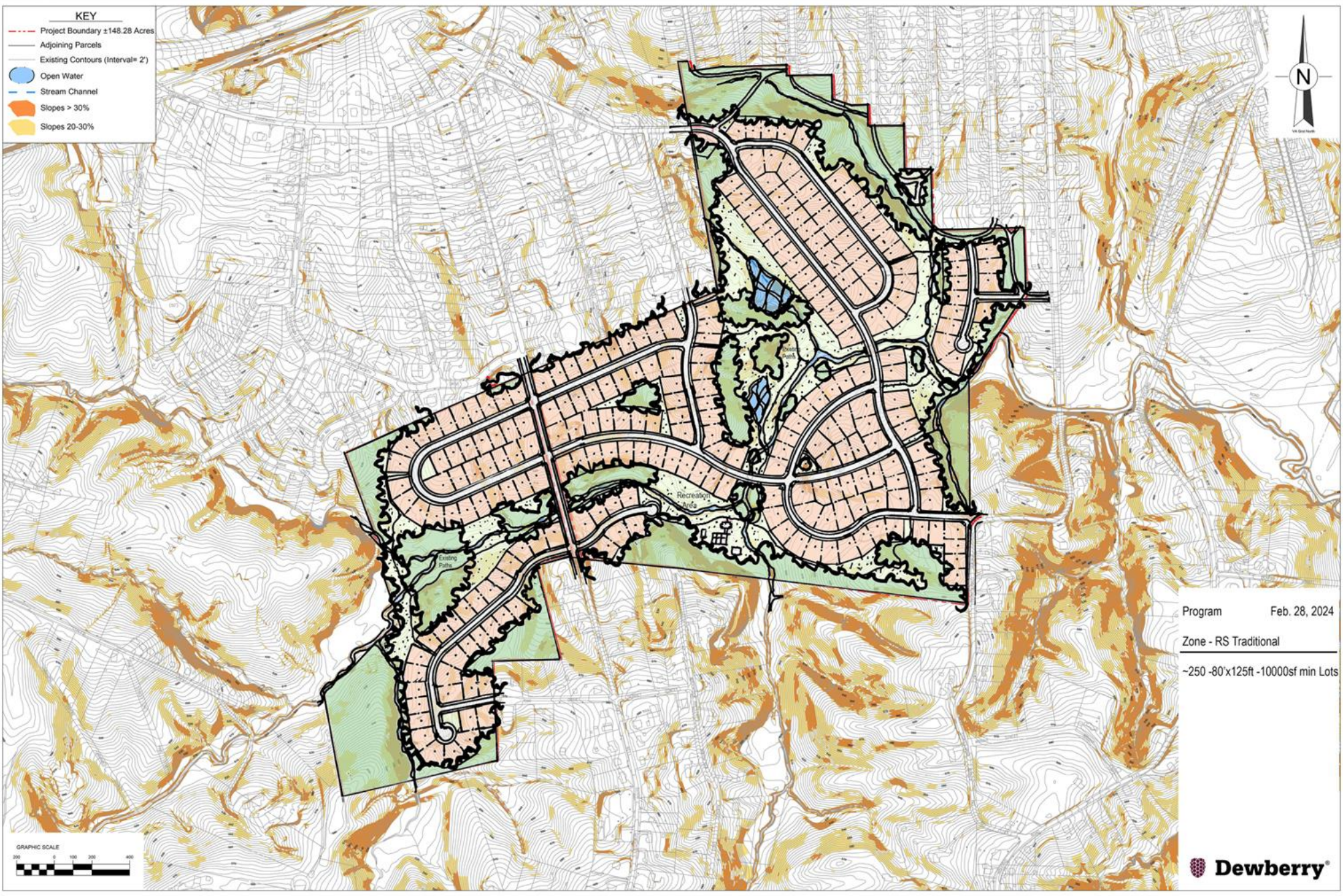
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250 homes

- Current zoning

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# Questions?

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[www.danvilleva.gov/housing](http://www.danvilleva.gov/housing)

