



NEWS RELEASE | CITY MANAGER'S OFFICE

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City holds groundbreaking for new housing development

Mayor Alonzo Jones and other members of the Danville City Council joined city government staff and local developers today to celebrate the groundbreaking of the first large-scale Monument Berryman Redevelopment Area Plan project.

The event marked a significant milestone in ongoing efforts to address pressing housing challenges facing the community.

"We are dedicated to meeting the needs of both our current and future residents, whether it be through rental housing, homeownership opportunities for first-time buyers, or accommodations for those seeking larger or newer residences," Jones said.

The forthcoming residential development will comprise a total of 34 townhomes and 60 market-rate apartments, offering comfortable and contemporary living options for individuals and families alike.

The developer, CCKW LLC, will kick off the nearly \$14 million project by constructing eight townhomes at the corner of Cabell and Monument streets. Two of the townhouses already have contracts with two more pending. The units will be around 1,500 square feet and feature three bedrooms and three bathrooms, a living room, kitchen, and back patio. Designer cabinets in the kitchen and bathroom, luxury vinyl plank flooring, drywall walls, designer cabinets and stainless-steel appliances will make these units high quality with modern conveniences. The homes are priced in the low \$270,000s.

In subsequent phases, 10 townhomes will be built on Monument and Shelton streets, followed by eight more townhomes on Monument Street and 60 market-rate apartments in three, two-story buildings on the block bounded by Monument, Cabell, Shelton and Beauregard streets. In the final phase, the remaining eight townhomes will be built on Cabell and Beauregard streets.

The apartments will have one, two, or three bedrooms and two bathrooms. Rents will start from \$1,100 with 12 units available earning 50% to 80% of the area median income.

Susan McCulloch, division director of Housing & Development for the City of Danville, said the buildings will embrace the aesthetics of the nearby River District while incorporating complementary, modern design elements.

“We are very excited to see new construction in the Monument Street and Berryman Avenue area,” McCulloch said. “CCKW has been working on refining its project and the product is providing urgently needed townhomes and multifamily homes. We appreciate CCKW’s new development adjacent to the River District.”

Steven Gould, an attorney with PLDR Law who represents CCKW, thanked the City Council and city staff for their vision in seeing the potential in the Monument-Berryman area. He also thanked the residents in the neighborhood.

“On behalf of the CCKW team, I want to extend thanks to our current neighbors in the Monument-Berryman area who have been so welcoming,” Gould said. “This is a great community now, and what CCKW hopes to do is build upon that.”

City officials and staff see the Monument-Berryman area as a potential anchor community because of its walkability and proximity to the River District, which has seen significant growth over the past 13 years with over \$300 million invested by the public and private sectors. Buildings once vacant in the River District now have a new life as living spaces and as places to eat and gather with friends.

The redevelopment of the Monument Street and Berryman Avenue area represents the culmination of years of work conducted by the city’s blight eradication program. Parcels were acquired with the intention of neighborhood stabilization and new development. The majority of the parcels were acquired by the Danville Redevelopment and Housing Authority for this program.

In 2022, the city issued a request for redevelopment proposals for the area. The development plan proposed by CCKW LLC was chosen from this process.

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