

Alexander *Company*

real estate development | historic preservation



For over 40 years

The Alexander Company has earned national recognition specializing in historic preservation, urban infill development, and affordable housing solutions.

280+

BUILDINGS
developed

2,000+

UNITS
under mgmt

8,000+

UNITS
developed

1.8M

RETAIL SPACE
brokered

WORK FEATURED IN

SCOPE OF SERVICES

- Development
- Design + Construction
- Property Management + Compliance
- Commercial Brokerage



The
New York
Times

AP

The
Washington
Post

The
Economist

Forbes

URBANLAND

preservation



DANVILLE, VA

Dan River Falls

Public-private partnership with the Danville Industrial Development Authority

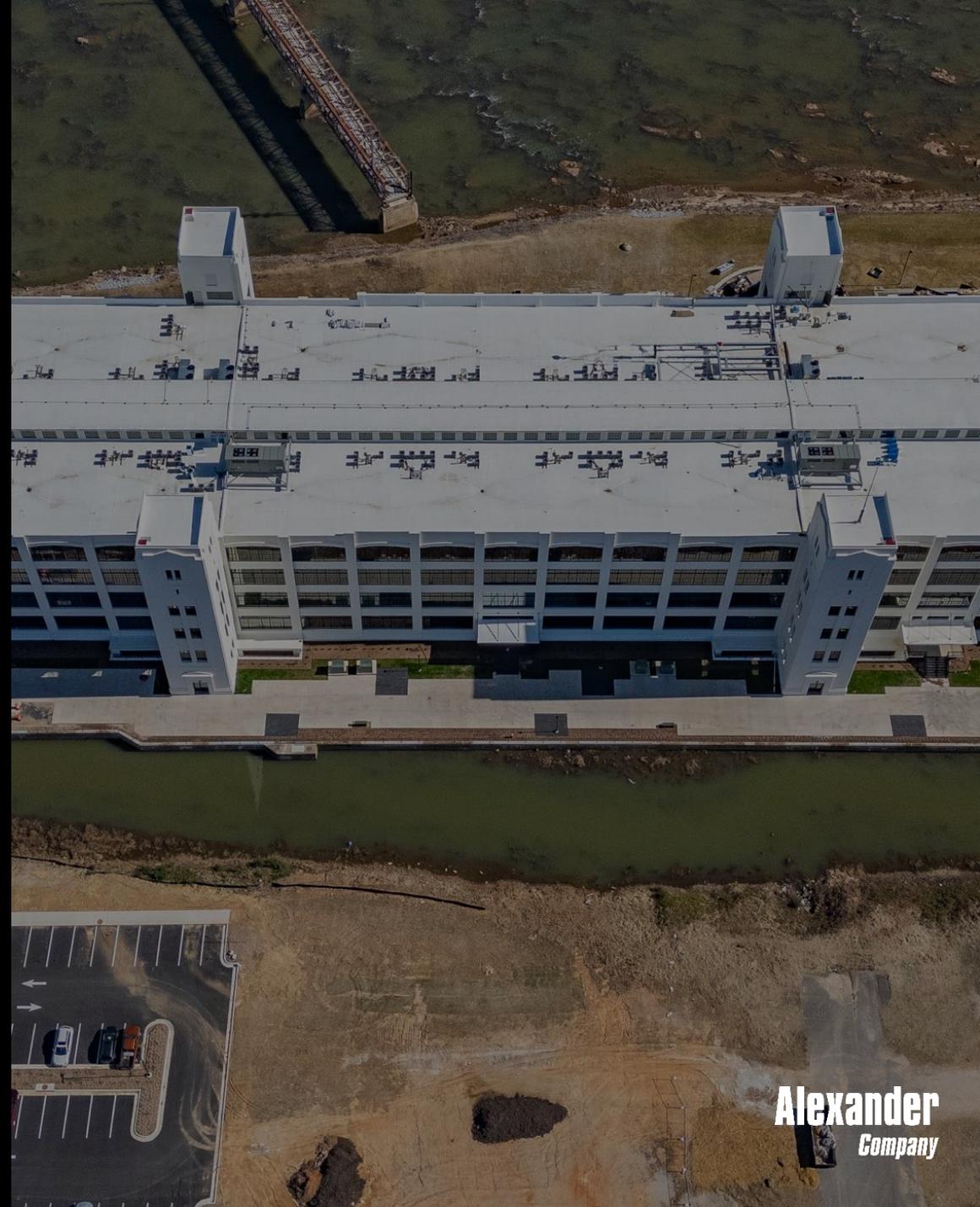
650,000-square-foot Textile Mill built in 1920

GOALS

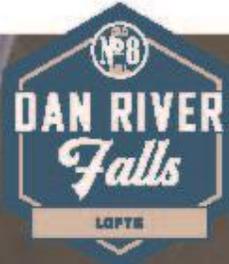
Preserve an iconic piece of Danville history, activate the riverfront, create a cohesively programmed and financially viable project

PROJECT OVERVIEW

- Adaptive reuse of historic building: 650,000 SF, \$110MM P3 Investment
- Preservation of interior and exterior historic features
- 190 multi-family apartments, with 32 workforce units catering to 80% AMI
- Indoor and outdoor community spaces
- Interior (219 spaces) and surface parking
- 147,000 SF of commercial space
- 7 acres of surrounding land dedicated as a new riverfront public park







A reimagining
steeped in history.



- Main Residential Entry** 1
- Club Room + Terrace + Fitness** 2
First Floor
- Interior Bike Storage** 3
Second Floor
- Pet Spa** 4
Third Floor
- Dog Park** 5
Exterior
- Elevator Access Points** E

Garage Entry + Loading

424 Memorial Drive, Danville, VA 24541 | (434) 713 - 5751 | danriverfalls.com



CONDO SUBDIVISION LEGEND:

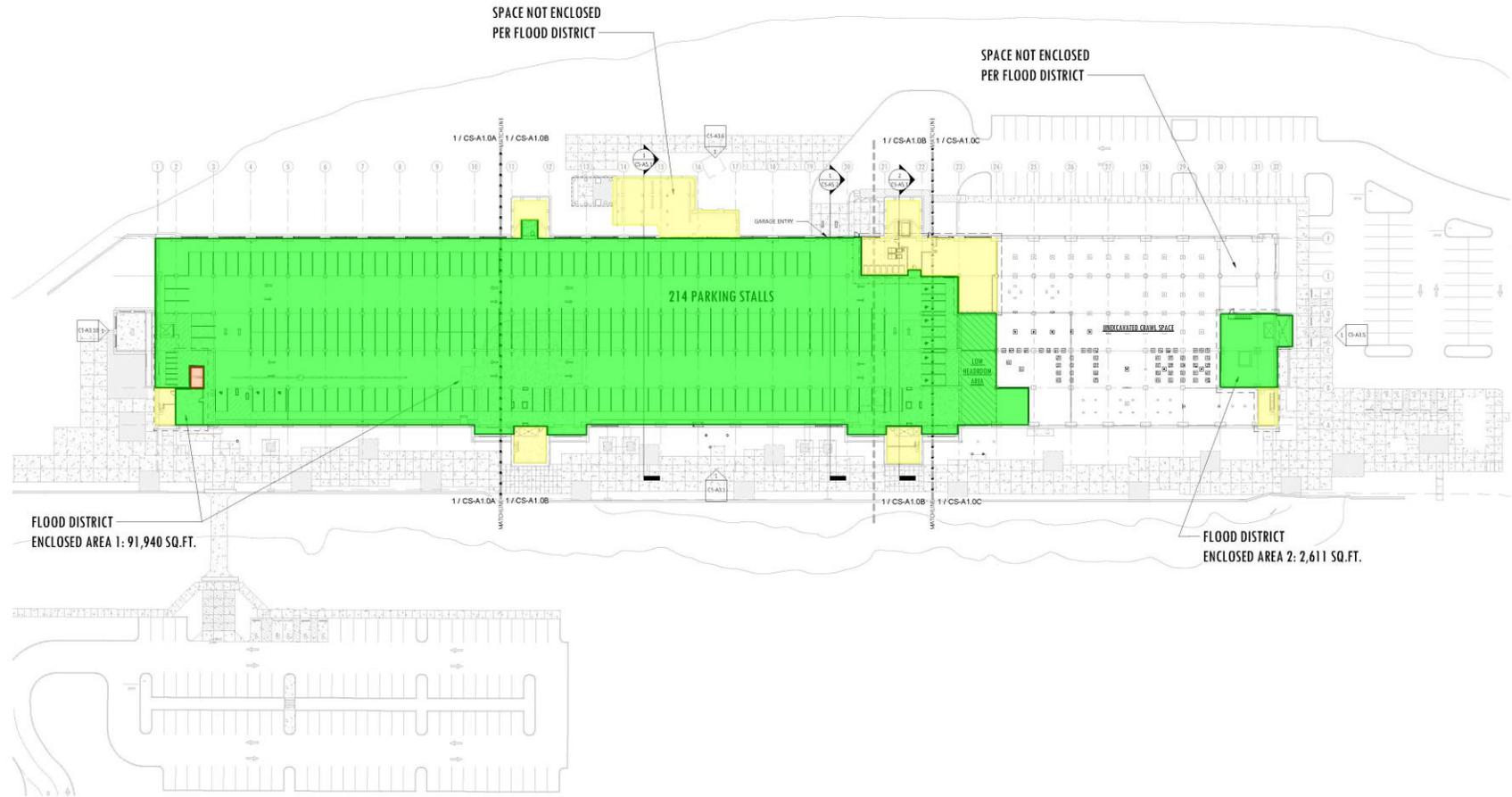
- UNIT 1
- UNIT 2
- UNIT 3
- COMMON

GENERAL FLOOR PLAN NOTES:

1. FOR SYMBOLS & ABBREVIATIONS SEE SHEET G.S.D.
2. REFER TO DEMOLITION PLANS FOR EXISTING CONDITIONS AND ADDITIONAL INFORMATION.
3. FOR WALL TYPE DESCRIPTIONS SEE PARTITION SCHEDULE ON SHEET A.L. WALL TYPES INDICATED ON THIS SHEET TO BE FRAMED PRIOR TO UNIT PARTITIONS. FOR WALL TYPES WITHIN UNITS, REFER TO UNITS' UNIT FLOOR SHEETS.
4. FOR INTERIOR FINISHES SEE FINISH SCHEDULE AND FINISH LEGEND ON SHEET A.F.1
5. FOR DOOR TYPE DESCRIPTIONS SEE DOOR AND HARDWARE SCHEDULE ON SHEETS A.D.O. TO A.D.H.
6. FOR WINDOW TYPE DESCRIPTIONS SEE WINDOW SURVEY ON SHEETS A.W.1 & A.W.2
7. FOR COMPLETE UNIT LAYOUT AND DIMENSIONS SEE ENLARGED UNIT PLANS.
8. EXISTING FLOOR OPENINGS ARE TO BE FILLED WITH APPROPRIATE UL RATED ASSEMBLY, UNLESS NOTED OTHERWISE. SEE STRUCTURAL PLANS FOR DETAILS.
9. REPAIR AREAS WHERE FINISHES HAVE BEEN REMOVED TO INVESTIGATE STRUCTURE.
10. EXISTING WORK IN PLACE THAT IS DISTURBED DUE TO NEW WORK SHALL BE RESTORED TO ITS ORIGINAL CONDITION AFTER THE NEW WORK IS IN PLACE.
11. PATCH AND REPAIR EXISTING WALLS, CEILING, FLOORS, AND COLUMNS WHERE WALLS WERE REMOVED DURING DEMOLITION.
12. COORDINATE ALL NEW OPENINGS IN CONCRETE WALLS WITH STRUCTURAL DRAWINGS.

DIMENSION NOTES:

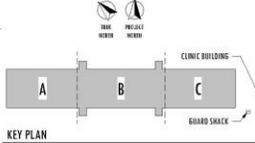
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3. SEE PARTITION TYPES ON SHEET A.L.1 FOR NEW WALL THICKNESS.
4. NOTIFY ARCHITECT IF "U" DIMENSION VARIES BY 8" OR MORE FROM DESIGNER'S DIMENSIONS.
5. DIMENSIONS IN KITCHENS AND BATHS MUST BE WITHIN 1/2".



FLOOD DISTRICT ENCLOSED AREA 1: 91,940 SQ.FT.

FLOOD DISTRICT ENCLOSED AREA 2: 2,611 SQ.FT.

1 OVERALL LOWER LEVEL PLAN
Scale: 1/32" = 1'-0"



Alexander Company

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01/10/22	BD SET
03/09/22	ADDENDUM 2
04/25/22	CS-02
07/06/22	CS-06
02/29/24	CS-12

DRAWN: RHM APPR: CQ

**WHITE MILL
REDEVELOPMENT CORE
& SHELL**
424 MEMORIAL DRIVE
DANVILLE, VA 24541
PROJECT # 19-789

OVERALL LOWER
LEVEL FLOOR PLAN

CS-A1.0

CONDO SUBDIVISION LEGEND:

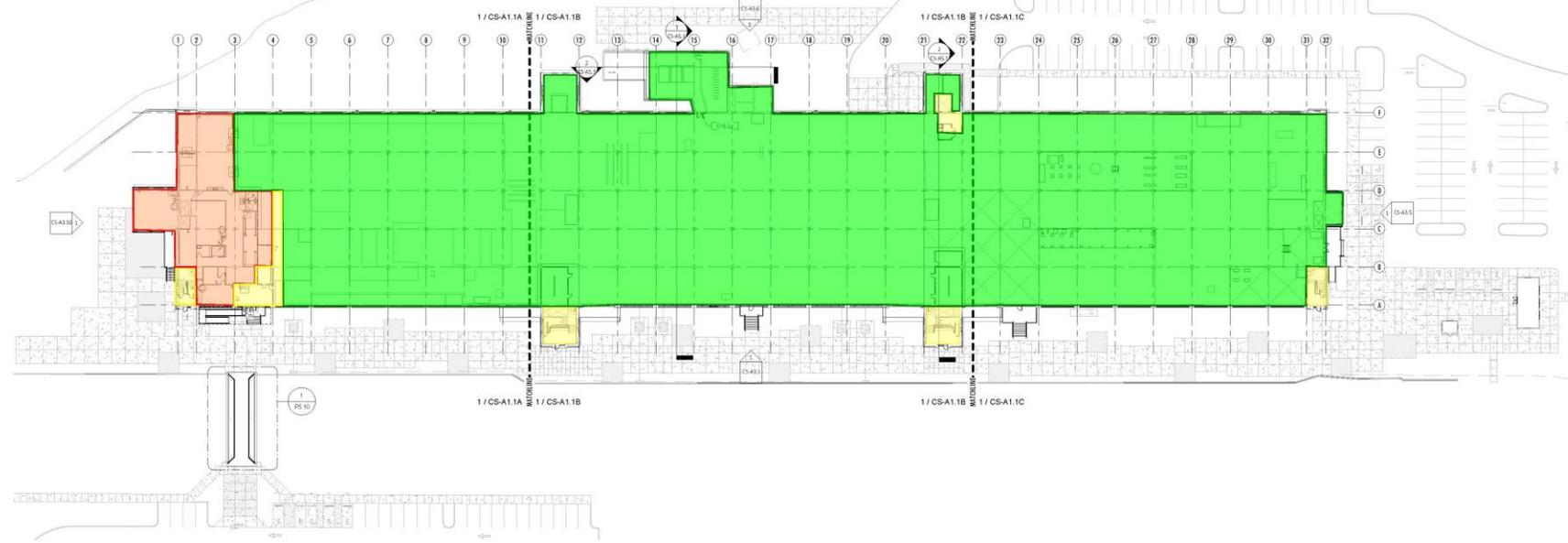
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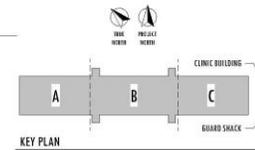
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4. FOR INTERIOR FINISHES SEE FINISH SCHEDULE AND FINISH LEGEND ON SHEET A.B.1
5. FOR DOOR TYPE DESCRIPTIONS SEE DOOR AND HARDWARE SCHEDULE ON SHEETS A.D.1 TO A.D.4
6. FOR WINDOW TYPE DESCRIPTIONS SEE WINDOW SURVEY ON SHEETS A.I.1-4 TO A.I.1-6
7. FOR COMPLETE UNIT LAYOUT AND DIMENSIONING SEE ENLARGED UNIT PLANS.
8. EXISTING FLOOR OPENINGS ARE TO BE INFILLED WITH APPROPRIATE UL RATED ASSEMBLY, UNLESS NOTED OTHERWISE. SEE STRUCTURAL PLANS FOR DETAILS.
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3. SEE PARTITION TYPES ON SHEET A.B.1 FOR NEW WALL THICKNESS.
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5. DIMENSIONS IN KITCHENS AND BATHS MUST BE WITHIN 1/2".



1 OVERALL FIRST FLOOR PLAN
Scale: 1/32" = 1'-0"



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01/10/22	BD SET
04/25/23	CS-02
07/06/23	CS-06
02/29/24	CS-12
Done	CS-14

DRAWN: RHM APPR: CQ

**WHITE MILL
REDEVELOPMENT CORE
& SHELL**
424 MEMORIAL DRIVE
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PROJECT # 19-789

OVERALL FIRST
FLOOR PLAN

CS-A1.1

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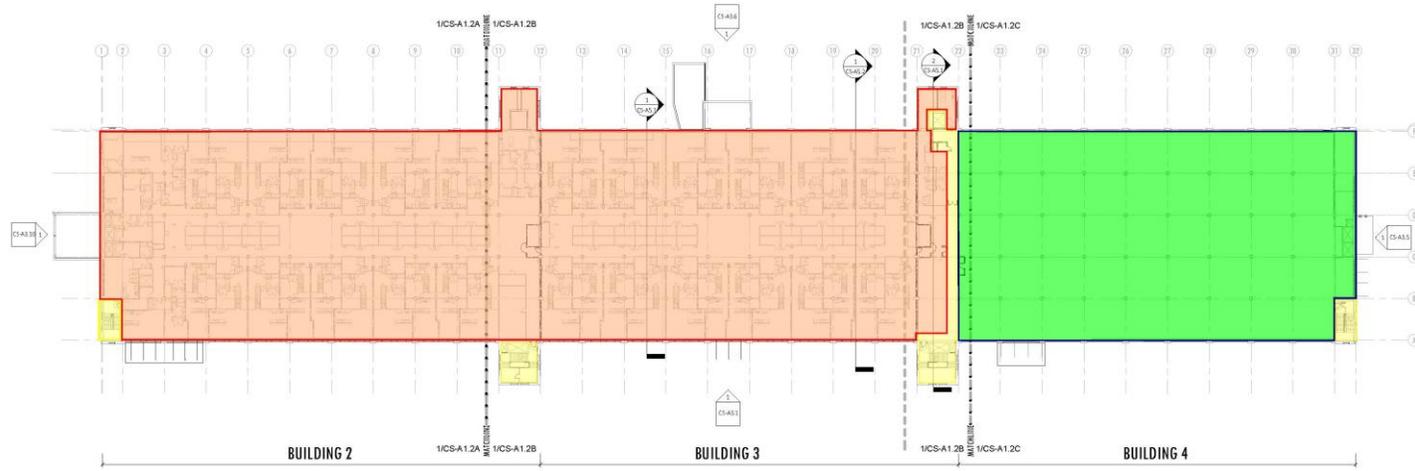
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5. FOR DOOR TYPE DESCRIPTIONS SEE DOOR AND HARDWARE SCHEDULE ON SHEETS A.D.1 TO A.D.4
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1 OVERALL SECOND FLOOR PLAN
Scale: 1/32" = 1'-0"

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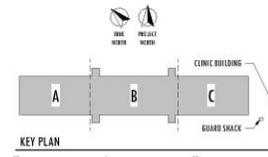
01/10/22	BID SET
03/09/22	ADDENDUM 2
04/25/22	CS-02
07/06/22	CS-06
Done	CS-14

DRAWN: RHM APPR: CQ

**WHITE MILL
REDEVELOPMENT CORE
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PROJECT # 19-789

**OVERALL SECOND
FLOOR PLAN**

CS-A1.2



CONDO SUBDIVISION LEGEND:

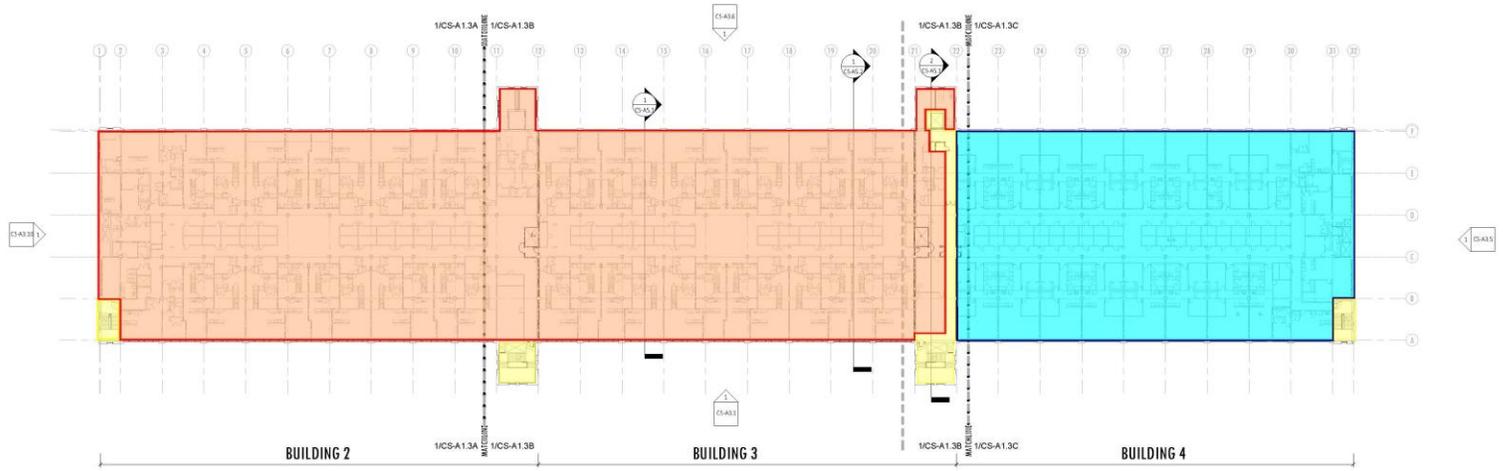
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4. FOR INTERIOR FINISHES SEE FINISH SCHEDULE AND FINISH LEGEND ON SHEET AB.L
5. FOR DOOR TYPE DESCRIPTIONS SEE DOOR AND HARDWARE SCHEDULE ON SHEETS ADO TO ADO.B
6. FOR WINDOW TYPE DESCRIPTIONS SEE WINDOW SURVEY ON SHEETS A11.4 TO A11.6
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1 OVERALL THIRD FLOOR PLAN
Scale: 1/32" = 1'-0"

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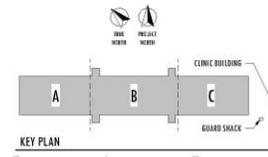
01/10/22 BID SET
03/09/22 ADDENDUM 2

DRAWN: RHM APPR: CQ

**WHITE MILL
REDEVELOPMENT CORE
& SHELL**
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DANVILLE, VA 24541
PROJECT # 19-789

**OVERALL THIRD
FLOOR PLAN**

CS-A1.3



CONDO SUBDIVISION LEGEND:

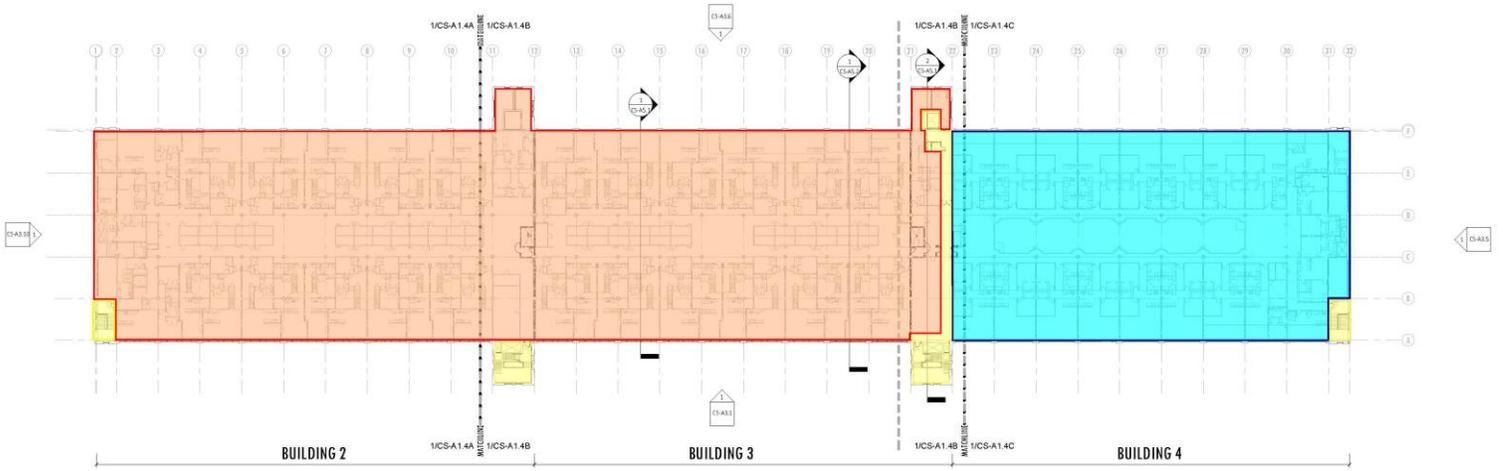
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4. FOR INTERIOR FINISHES SEE FINISH SCHEDULE AND FINISH LEGEND ON SHEET AB.1.
5. FOR DOOR TYPE DESCRIPTIONS SEE DOOR AND HARDWARE SCHEDULE ON SHEETS ADD TO A10.4.
6. FOR WINDOW TYPE DESCRIPTIONS SEE WINDOW SURVEY ON SHEETS A11.4 TO A11.6.
7. FOR COMPLETE UNIT LAYOUT AND DIMENSIONS SEE ENLARGED UNIT PLANS.
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1 OVERALL FOURTH FLOOR PLAN
Scale: 1/32" = 1'-0"

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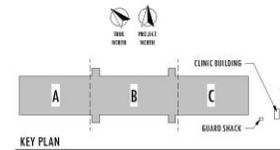
01.10.22	BID SET
03.09.22	ADDENDUM 2
07.22.22	ADDENDUM 5
07.04.23	CR CS-06

DRAWN: RHM APPR: CQ

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& SHELL**
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PROJECT # 19-789

**OVERALL FOURTH
FLOOR PLAN**

CS-A1.4



PROJECT PARTNERS

- Danville Industrial Development Authority
- The Alexander Company / David Vos
- JP Morgan Chase
- Commonwealth Advisors
- Virginia Housing Development Authority
- Atlantic Union Bank
- Locus Bank
- Sterling Bank





BEFORE



AFTER



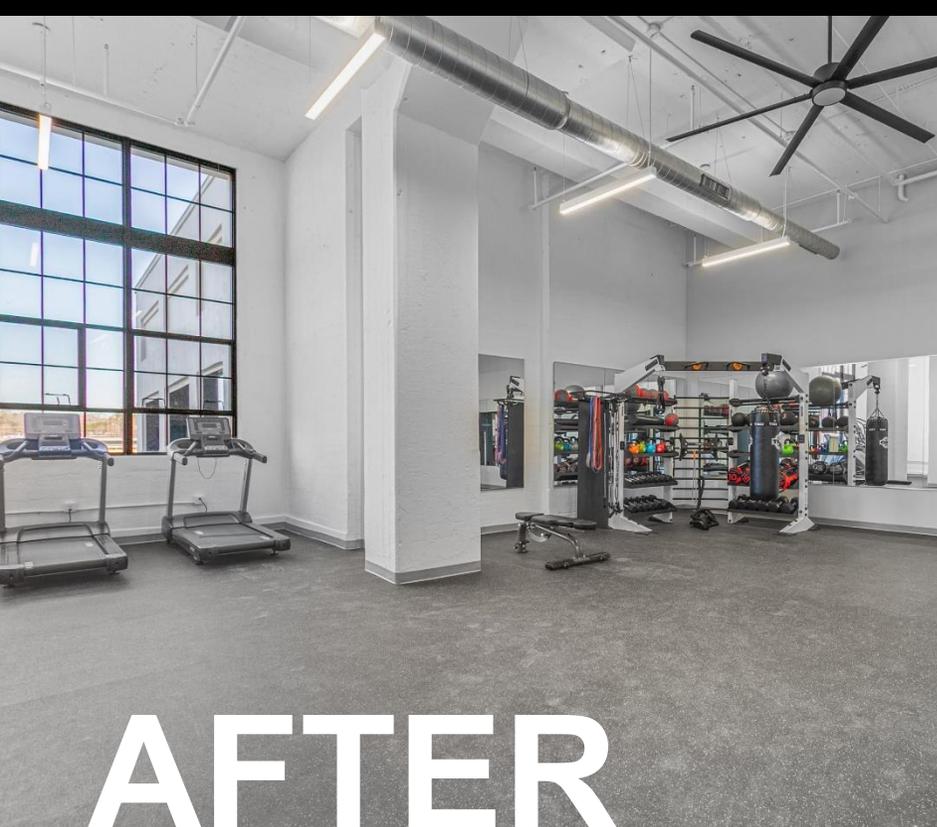
BEFORE



AFTER



AFTER



AFTER



CHALLENGES OVERCOME

- Inflationary factors: labor shortages, supply chain disruptions, rates
- Historic approvals required for adaptive reuse: SHPO, NPS, River Dist.
- Open RCRA, additional environmental testing/remediation
- Wetlands and floodway limitations
- Complex financial structure, minimize city contribution
- Multi-layered capital stack
- Getting lenders comfortable given size of project vs. population
- Deep footprint of the building in terms of adaptive reuse
- Coordinating construction activities with utility work, site improvements



OUTCOMES + SUCCESS

50+

APPLICATIONS FOR
HOUSING RECEIVED ON
FIRST DAY

3

AWARDS FOR
CREATIVITY, WITH
MORE TO COME

1

PRESERVATION
VICTORY, PIECE OF
DANVILLE SAVED

190

NEW HOMES FOR
DANVILLIANS

16+

NEW SPACES FOR
DANVILLE BUSINESS

VOICES OF IMPACT



This is a transformational project for our city...we celebrate new life for this historic building that will serve us for the next 100 years.

- Mayor Alonzo Jones

The transformation of Dan River Falls represents the very best of what can be achieved through collaboration and vision. What was once a vacant, blighted property has become a vibrant anchor along our riverfront.

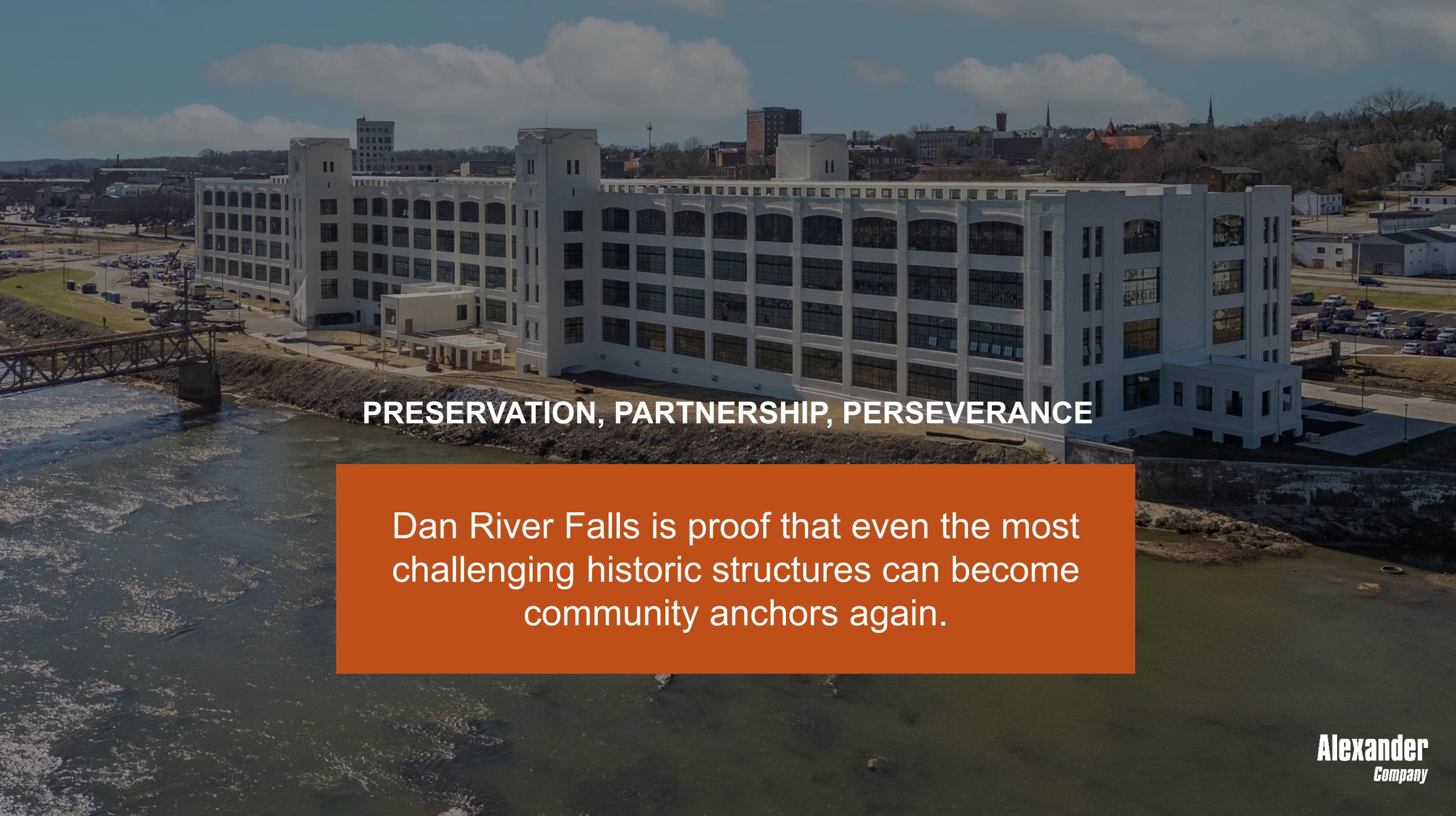
- Corrie T. Bobe, Director of Economic Development and Tourism at the City of Danville

This project is a major contribution to one of the most powerful stories in downtown revitalization in the United States.

- Diana Schwartz, Executive Director of the River District Association

This will likely be my favorite apartment I will ever live in.

- E.L., Resident of Dan River Falls



PRESERVATION, PARTNERSHIP, PERSEVERANCE

Dan River Falls is proof that even the most challenging historic structures can become community anchors again.



Thank you

CONTACT: DAVID VOS

Development Project Manager
dgv@alexandercompany.com

Alexander
Company