A.1

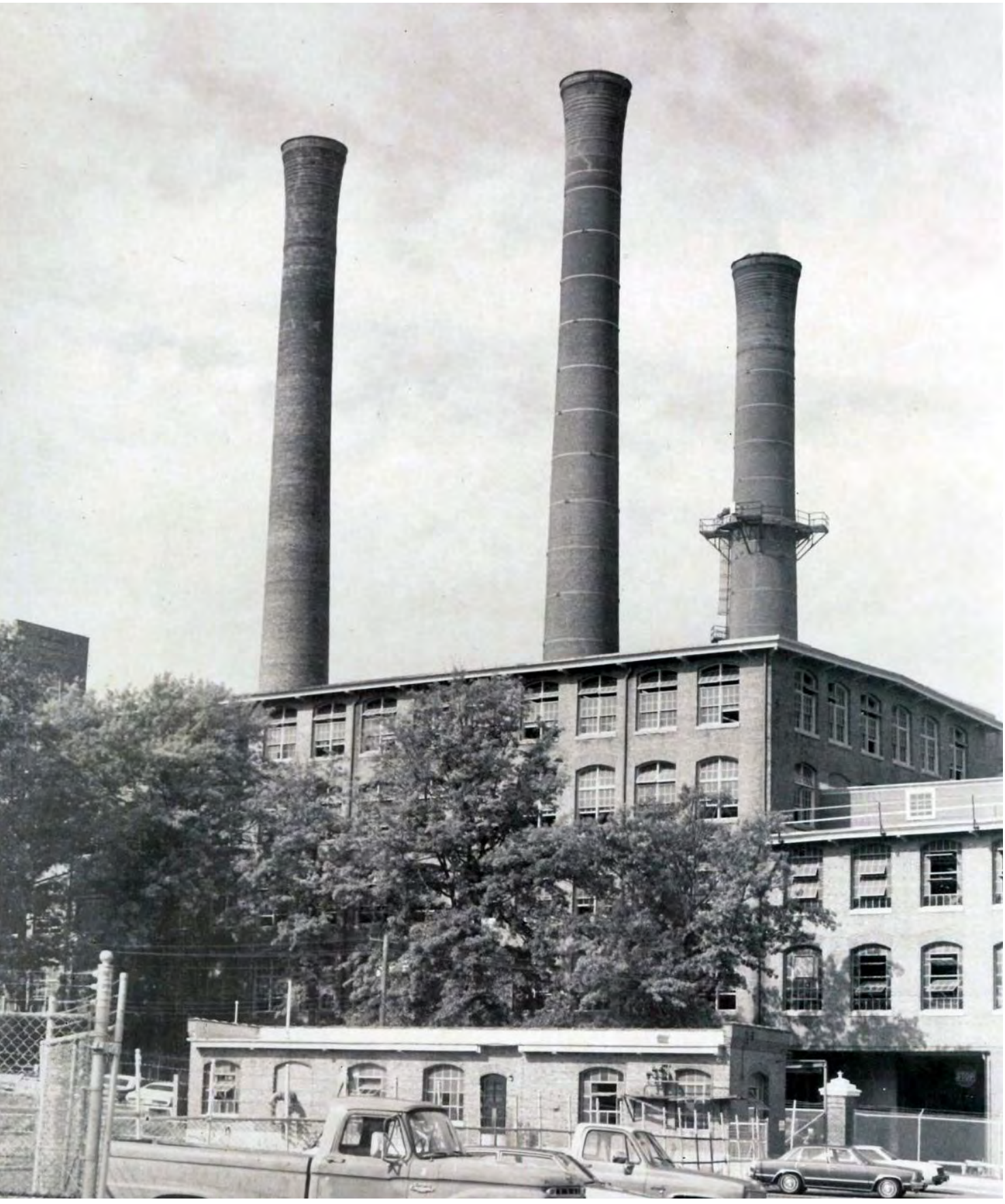
THE NEW Schoolfield DISTRICT

EXISTING CONDITIONS *Report*

REIMAGINE THAT DANVILLE VIRGINIA

WRT

THE NEW SCHOOLFIELD · DANVILLE, VA · THE NEW SCHOOLFIELD · DANVILLE, VA ·



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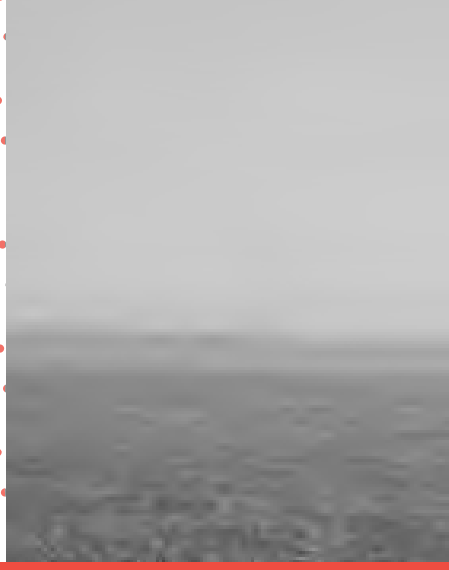


Introduction

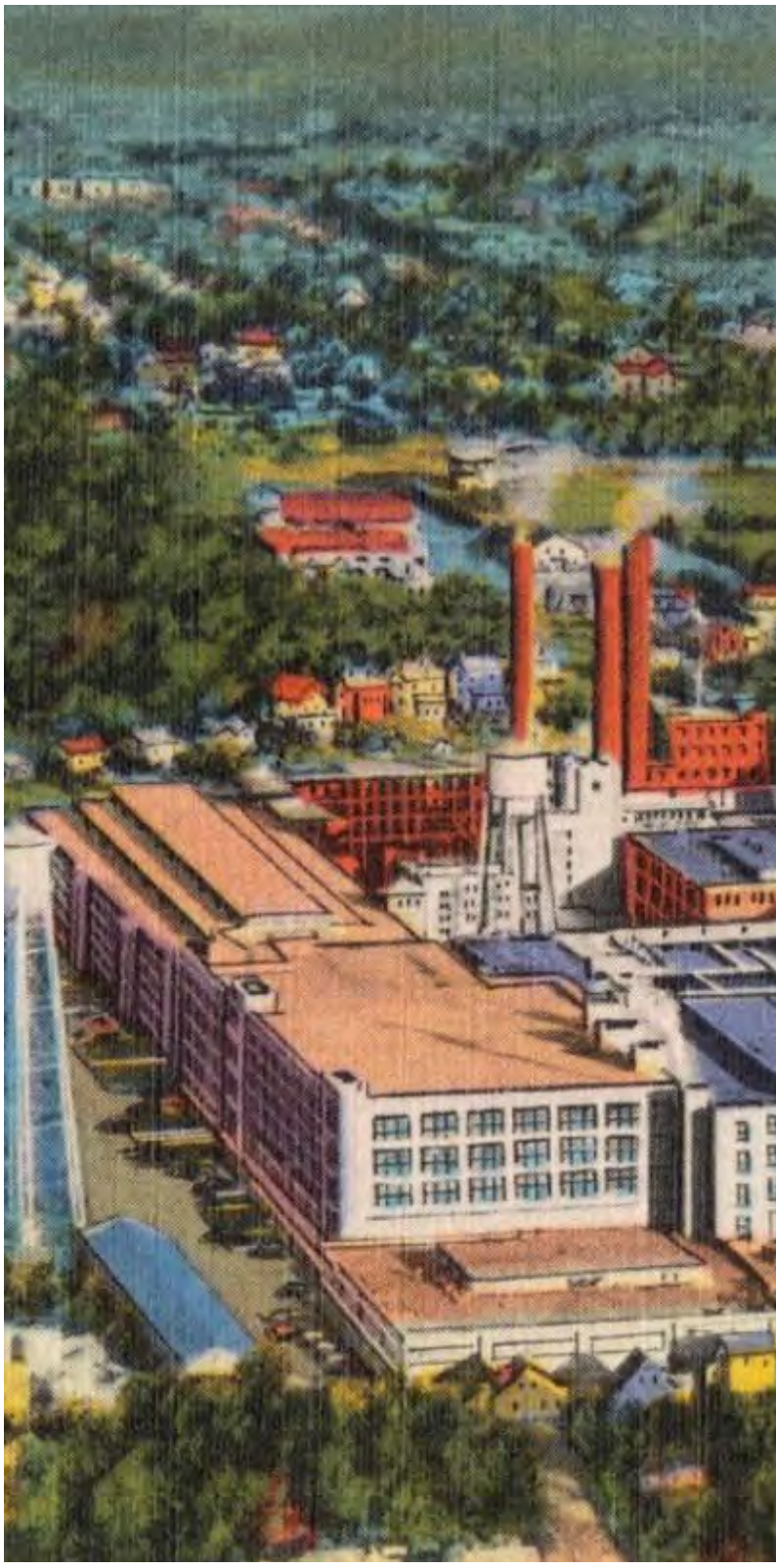
Background

The importance of Dan River Mill site and surrounding village, now commonly known as Schoolfield, cannot be overstated. The site is at the heart of the economic history of the nation's textile production that made Danville known as a major economic hub throughout the1800s and 1900s. The mill was once the largest single-unit textile mill in the world.

It is critical to unearth the layers of shared meaning, values, and aspirations related to this site and the surrounding district. There are deep and varied connotations among a wide range of people—some whose grandparents may have worked at the mill, others who know the site only as a beautiful industrial ruin, and still others who may only see the site as a lack of progress. Yet, within this complexity, we can also find its transformative potential by celebrating its unique history and leveraging existing assets to create a new Schoolfield District that sets Danville apart.

The Schoolfield District Plan presents an opportunity to leverage the catalytic development at the Dan River Mills site, including a destination casino and resort, to improve the health and wellbeing of the community, increase resiliency, spur new investment and economic development, preserve heritage and history, and stitch together the threads of the Schoolfield and Danville into a rich and vibrant tapestry.

As this process begins, there is an opportunity to leverage existing local and regional efforts to expand and attract new industries and economic drivers, honor and preserve historic assets, and provide services that can benefit all current and future Danvillians. From the city's projects to revitalize the River District to education and workforce development strides made by local institutions and the IDA to the Virginia Economic Development Partnership's "Why Virginia?" campaign, this is an opportune time to re-imagine the future of the Schoolfield District and its role as a local and regional economic center.



Project Description

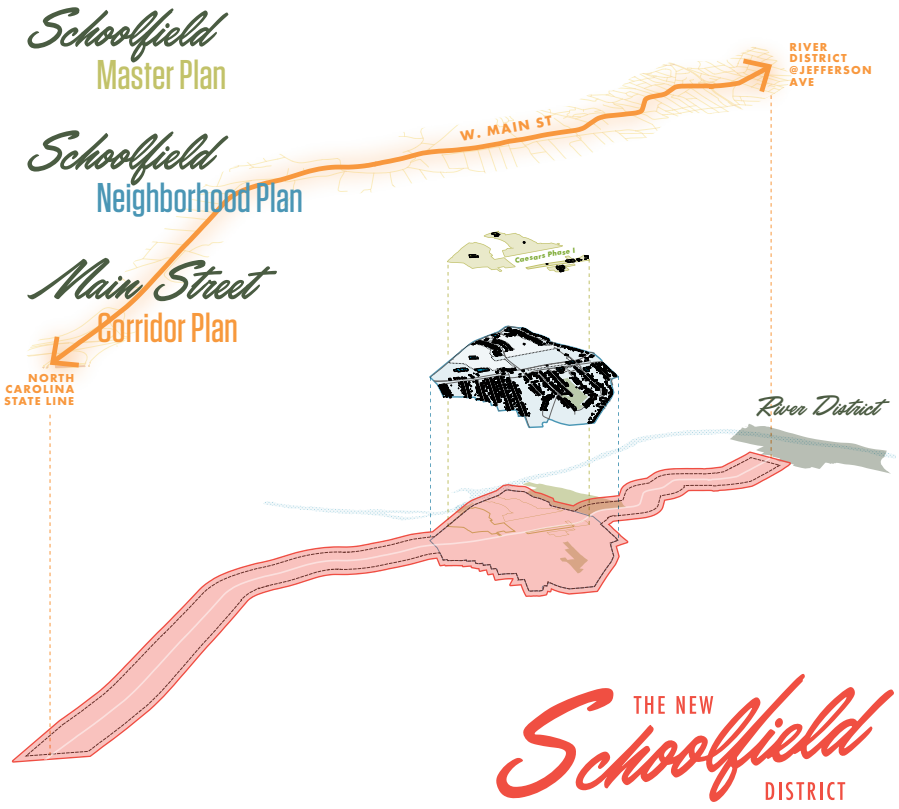
WHAT IS THE NEW SCHOOLFIELD DISTRICT?

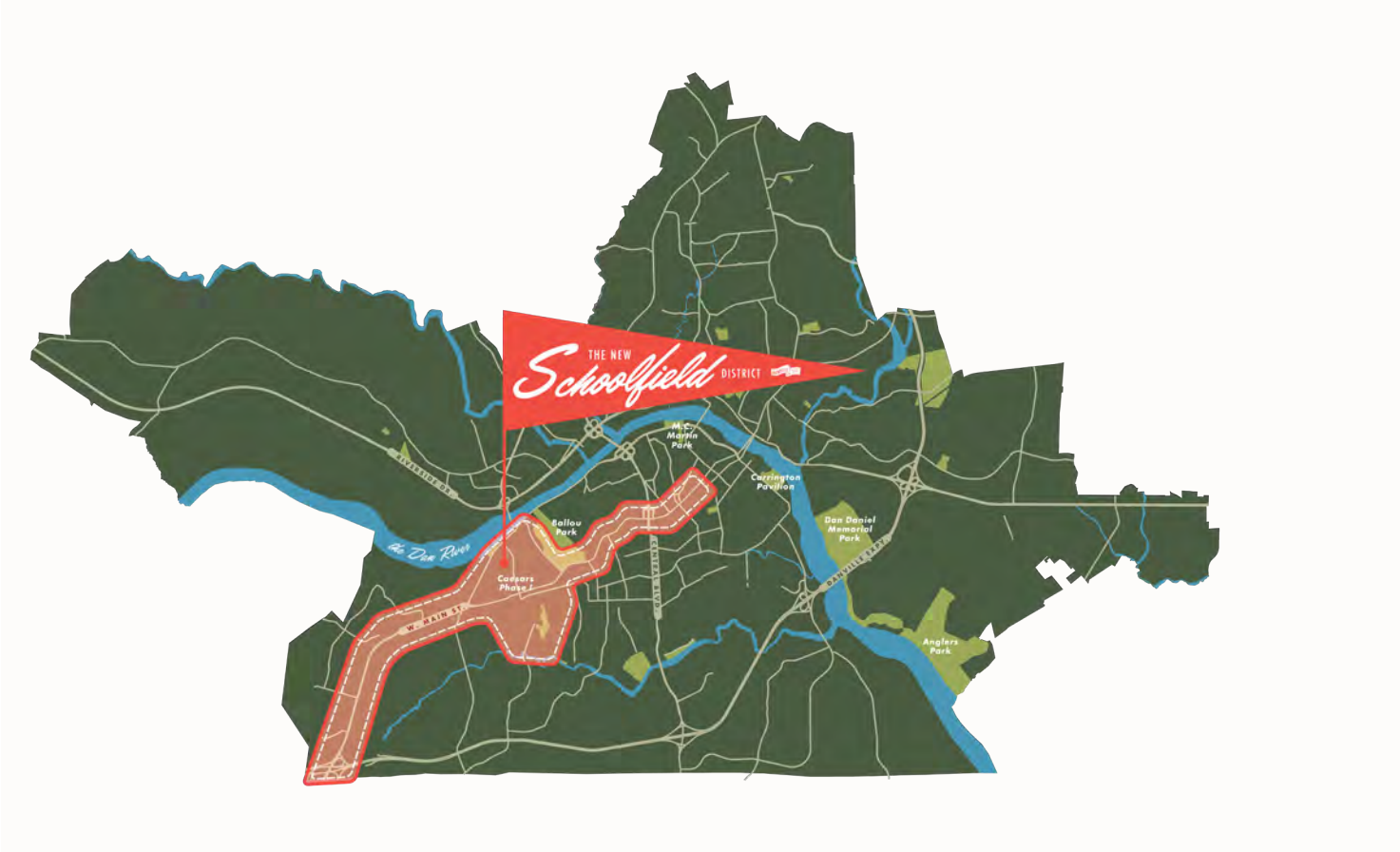
The New Schoolfield District Plan is an opportunity to reimagine the area surrounding the former mill as a dynamic village that balances economic opportunity, social responsibility, and environmental needs. The plan is comprised of 3 parts:

1. *Schoolfield* Master Plan
   the historic site of the Dan River Mills and associated outparcels. This element will focus on leveraging existing historic assets adjacent to the proposed casino development.

2. *Schoolfield* Neighborhood Plan
   the surrounding historic Mill Village area. This element will develop neighborhood improvements to better the health and wellbeing of residents, repair and revitalize existing residential and commercial assets, and provide better access to amenities.

3. *Main Street* Corridor Plan
   the Main Street Corridor and adjacent parcels from the North Carolina Line to the River District. This element will propose strategies to strengthen the linkage between the River District and the Schoolfield District and establish "gateways" to welcome visitors and residents into the city.





WHERE IS THE NEW SCHOOLFIELD DISTRICT?

The District Plan includes 3 parts: a Master Plan, Neighborhood Plan, and Corridor Plan, all which intersect and relate to one another.

The Master Plan boundary includes portions of the original mill site and associated out parcels not occupied by the Caesars casino development.

The Neighborhood Plan or Schoolfield Village, is roughly bounded by Memorial Drive to the north, Park Avenue to the east, Rutledy Creek to the south, and London Drive to the west.

The Corridor Plan extends along Main Street from the North Carolina – Virginia State Line to the River District at Jefferson Avenue.

WHO IS INVOLVED?

The City of Danville is spearheading this effort with assistance from various city departments and a Steering Committee with representatives including property owners, major institutions, and community leaders.

The City has hired a collaborative team of experts that is led by the interdisciplinary team at WRT, a design firm headquartered in Philadelphia. The team subject matter experts include:

- Cohere (branding, marketing & web design)
- Ninigret Partners (economic & market analysis)
- Sherwood Engineers (systems & civil engineering)
- Dewberry (transportation engineering & engagement)
- Davey Resource Group / Wetland Studies & Solutions (ecology & design)
- Jon Morrison Associates (structural engineering)

Emerging Key Themes + Goals

Project Goals

1. Leverage the catalytic development of the Casino
2. Create a framework of future projects / community investments
3. Improve health, wellbeing & quality of life
4. Spur new investment in the district
5. Support economic development efforts
6. Increase resiliency (community, environment, economy)
7. Preserve heritage & history
8. Determine community priorities for implementation / investment
9. Create an identity for the Schoolfield District
10. Support existing homeowners & renters in the Schoolfield Neighborhood
11. Creative & implementable action items
12. Earn local and national attention
13. Improve community connectivity and efficiency

Emerging Key Themes

Character + Identity
Preserve and celebrate the history and legacy of Schoolfield and create welcoming gateways into the community.

Housing + Econ. Dev.
Combat displacement and identify equitable and inclusive revitalization and development opportunities that meet the needs of existing and future residents.

Ecology + Open Space
Enhance existing open & natural spaces and find opportunities to create new spaces for recreation, habitat, & respite.

Mobility + Connectivity
Emphasize West Main Street as the city's spine and create seamless multi-modal connections to the River District.

Community
Create a community-supported vision for the future that centers equity and inclusion in the process, recommendations, and implementation.

Infrastructure
Ensure that infrastructure (water, sewer, stormwater, power, etc.) serve community needs and are sustainable.

Context


WALK
DRUGS

Danville & the Dan River Mills

1900 Loom Worker (Source: Bettmann)

Dan River Mill Postcard (Source: Danville News Agency/Tichnor Brothers Collection)

Origins of Danville

Located in southwest Virginia, the land was inhabited by the Occaneechi Band of the Saponi Nation prior to settlers coming to the region in the 1700s. Development begins after the American Revolutionary War, with the first settlement Wynne's Falls. Throughout the late 1700s, Wynne's Falls comes into prominence, and is known as "The World's Best Tobacco Market." As the tobacco industry booms, the village is re-named to Danville and population continues to grow, spurring development outside the pre-arranged boundaries. Canals and railroads are built to increase efficiency and access to Danville, expanding the city's export of manufacturing and agricultural products.

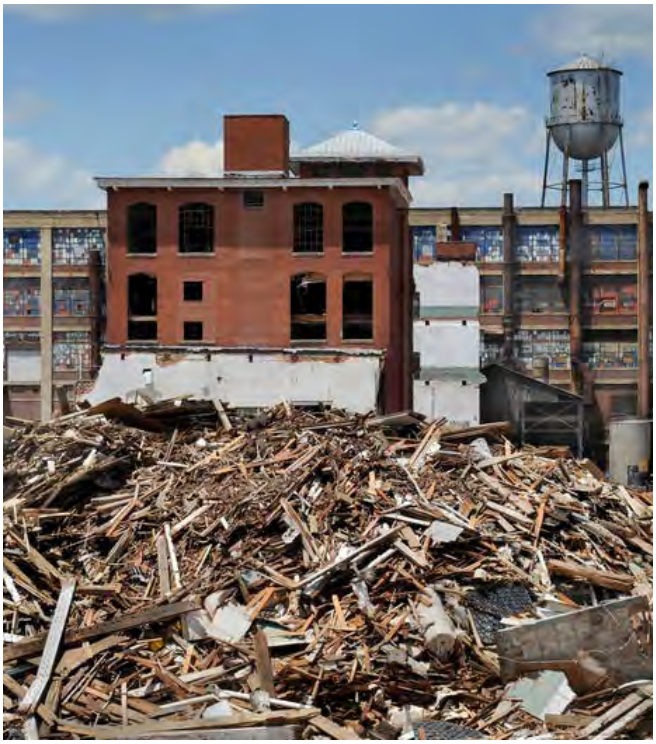
Civil War Era

At the outbreak of the Civil War, Danville is thriving with a population of around 5,000. During the war, Danville serves a major role in Confederate activity, the tobacco warehouses are converted to prison camps and the Richmond and Danville Railroad becomes the main supply route to Confederate camps in Petersburg. After the war, the tobacco industry quickly rebounds, leading to a population boom as Black workers move from farms and into the City. Danville becomes a majority-Black community, spurring the development of thriving neighborhoods like Liberty Hill, Almagro, and Hollbrook-Ross.

Continued Success into the 20th Century

In the late 1800s, tobacco continues to grow, leading wealthy Danvillians to consider new ventures into textile industries. Riverside Cotton Mills is founded in 1882 on the banks of the Dan River, followed by Schoolfield Mills outside of the city limits in 1904. The two merge operations in 1909 and eventually grow to become the largest textile firm in the South. The mills continue to be regionally significant throughout the early 1900s and gain national attention in the 1920s as they implement "industrial democracy" to address small issues in industrial workforce. However, harsh conditions in the late 1920s lead to major strikes and a fight for mill workers rights.

Protest to integrate libraries in town (Source: Danny Lyon/Memories of Southern Civil Rights Movement)



Demolition of Dan Mills (Michael Williamson/The Washington Post/Getty)

World War II

The mills thrive during World War II as a major supplier for the military, reinstating itself as the largest textile industry in the region and the largest employer in Danville. The mills continue this legacy post WWII, as they shift focus towards fulfilling civilian demands for textiles. However, by the 1950s, operations begin to decentralize, and are moved out of Danville to other facilities throughout the South. In 1951, Schoolfield Village, built to provide housing to retain labor and known for its close-knit community, is officially annexed by Danville.

Civil Rights Era

The mills were not integrated until 1969 after protests, including Bloody Monday in 1963, fought inequality and segregation. Prior to 1969, Black workers were not allowed to hold certain positions in the mill and were not permitted to live in the Schoolfield Village homes.

Decline

Starting in the1960s, demand for textiles and the mills declines with the rise of imports from foreign countries. Initially able to compete by investing in new technologies, the Dan River Mills officially files bankruptcy in 2004 and closes the Danville plant in 2006. Following the closure, many of the unoccupied buildings are salvaged for materials. After closing, a group of former Schoolfield High School alumni purchase the former Dan River Welfare Building and create a museum to honor the site's history.

Next Chapter

In 2019, a portion of the Schoolfield Mill site is approved for casino development by the Virginia General Assembly and plans for Caesar's Virginia resort are set to begin operations in 2023. In 2020, the Schoolfield Historic District is designated on the National Register of Historic Places. These developments as well as changing demographics and renewed energy fuel the need to create a community-driven plan for the Schoolfield District.

A Storied Past

UNDERSTANDING OUR PAST SO WE CAN CREATE A NEW FUTURE

Danville 1880s

LAND OF THE OCCANEECHI BAND OF THE SAPONI NATION.

1700

1792 - 1793

Founded as Wynne's Falls *(named Danville in 1793)*, it became a hub for tobacco farming.

1800

early 1800s

Virginia produces 70% of the nation's tobacco. Danville comes to prominence with the "Danville system" of tobacco sales.

Danville served as primary tobacco center in the south

1880s

Textile boom in the reconstruction era led to the creation of mill villages throughout the south. In 1882, Riverside Cotton Mills was established in Schoolfield to improve the economic & social success for poor white families.

1860s: Post Civil War

Economy rebounded with growth in tobacco resulting in a population boom. Danville becomes a majority-Black community as workers moved off of farms and into the City, founding neighborhoods like Liberty Hill, Almagro, and Holbrook-Ross.

1900

1900s: Mill Development

Mill and mill village established Welfare programs, general store, and other amenities are created for workers.

1910 - 1919: Expansion

Additional housing and mill buildings constructed (YMCA, Welfare building, Hylton Hall). More land is acquired, including land occupied by black tenants forced to vacate.

1920

1929 - 39: the Crash & Great Depression

The textile market slumped during the nationwide depression. Losses caused management to cut worker pay leading to a strike in 1930.

1935

Danville Textile School established providing workforce training. Population of the Schoolfield Village reaches 5,000.

1940

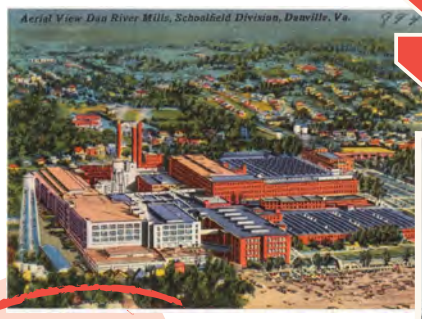
1940s

Following a slump in the 1920s and 30s, the mills thrive during WWII with additional demand for textiles becoming the biggest textile firm in the region employing over 14,000 workers.

Striking workers outside of the Mill (1930)

1883: Race Riot

Danville's local government, at the time headed by a Black mayor under the rule of the Readjusters (a progressive, biracial political coalition), pushed for additional political power for the Black community. There was a backlash before the election and angry white mobs confronted Black Danvillians. The continued violence and tension led to voter suppression and the reestablishment of white political rule, ushering in increased segregation.



Dan River Mills

demolition of mill buildings

1943

River Dan Benevolent Fund, Inc., a non-profit for the welfare of workers, is established.

1960s

Imported textiles begin taking away market share from American textile mills

1969

The Dan River Mill is integrated

1980s

Mill village homes transition out of company ownership into the hands of landlords

2004 - 2006: Decline

Dan River Mills, Inc., files bankruptcy in 2004. The mill officially ceases operations in 2006.

2020

Schoolfield Historic District designated on the National Register of Historic Places (Storied Capital & Hill Studio)

1940 — 1960 — 1980 — 2000 — 2020

1951

Schoolfield annexed by the City of Danville

1963

Bloody Monday civil rights protests held to fight inequality and segregation.

1990s

Textile industry collapse is driven by a surge of international imports and free trade.

2010s

Many of the unoccupied buildings are salvaged for materials. A group of former Schoolfield High School alumni purchase the former Dan River Welfare Building and create a museum to honor the site's history.

Next Chapter

Changing demographics, the catalytic development of the Caesars Virginia resort, and renewed energy fuel the need to create a community-driven plan for Schoolfield.

a mill village home

protesters fight for civil rights

DANVILLE VA

rendering of Caesars casino on the Dan River site

Planning Context

INVESTING IN DANVILLE

A PUBLIC DRIVEN PLAN FOR BEST USE OF CASINO REVENUES

Rendering of the Casino Resort from Main Street (Source: City of Danville)

The Virginia General Assembly approved legislation in February 2019 authorizing casino gaming in certain cities, including Danville. Following this authorization, the City of Danville issued a call for proposals from casino operators. Caesars was chosen as the preferred operator on the Schoolfield property. Following a public review and input process, voters approved the development of a casino and resort at the Schoolfield site in November of 2020.

Caesar's Virginia is planned to open in late 2023. The resort will include 500 hotel rooms, a gaming floor, Caesar's Sportsbook, restaurants, a live entertainment theater, a World Series of Poker room, and 40,000 square feet of meeting and convention space. In addition to the many amenities, Caesar's Virginia is projected to generate 1,300 permanent jobs and economic opportunities and growth that will increase the long-term fiscal sustainability and competitiveness of Danville.

Investing in Danville was a four-month process from August to November 2020 to identify thoughtful, equitable, and community-driven solutions for how to use funds from the casino development for the highest positive impact for Danville's neighborhoods and communities. The plan was driven by guiding principles and goals of City Council, City Staff, Community Advisory Committee, and results yielded from virtual community town halls and a community survey.

The guiding principles for *Investing in Danville* casino revenues are:

- Better Education
- Economic Development
- Public Safety
- Good, safe homes and neighborhoods
- Parks and Community Centers
- Reduction of Poverty
- Improved Health Outcomes
- Emphasis on Equity
- Prioritize Financial Health
- Prioritize Partnerships

The Schoolfield District Plan will utilize these guiding principles and build upon areas for investment identified within the *Investing in Danville* plan.

DANVILLE 2030 COMPREHENSIVE PLAN

(Source: City of Danville)

The Danville 2030 Comprehensive Plan was adopted in September 2015 and serves as a guide for physical development in Danville to the year 2030. The comprehensive plan addresses the entire city and is intended to offer strategies for positive influence over the physical elements. The plan provides an overarching vision for the city to encourage continued development and growth of a safe and healthy community. It offers an ideal representation of what the City of Danville could be, while also considering the social, economic, and political constraints, both existing and potential.

Danville 2030 focuses on three major themes:

- Rebuilding and expanding the City's economic base beyond traditional manufacturing and towards more high-tech industries that provide good, well-paying jobs for residents
- Redevelopment of older parts of the City, while protecting and leveraging the historic character and natural resources
- Need for public safety and maintaining the quality of life enjoyed by Danville residents

These themes were addressed through the Future Land Use Plan and six plan elements:

- Sustainable Growth & Land Use
- Transportation
- Corridors & Gateways
- Housing & Neighborhoods
- Historic & Cultural Resources
- Economic Development

In 2021, the City launched the comprehensive plan update to projections, trends, and the future vision for Danville based on current conditions and development trends including the new casino. The updated is expected to be completed and adopted in 2023.

The Schoolfield District Plan team will coordinate closely with the Comprehensive Plan Update team to ensure that goals and strategies are aligned with the larger vision for the city.

Open Space + Environment

Topography

The City of Danville is located within the Piedmont region of Virginia. The area is characterized by hills and rolling topography, with elevations varying from 407 to 669 feet above mean sea level.

Topography varies from relatively flat (less than 5% slope), as characterized by the industrial/developed parcels in the middle of the study area, to steep (74% maximum slope). Steep slopes, defined as slopes greater than 15%, primarily occur north of West Main Street along the tributaries to the Dan River and along the river itself. Steep slopes also occur in the residential area south of West Main Street in the central portion of the study area. Most steep slopes in the study area are vegetated with mature trees and not developed. Figure 1 shows topography and steep slopes.

Issues & Opportunities

Vegetated/undeveloped areas with steep slopes contribute to the natural beauty of Danville and provide visual buffering of urban and residential areas. However, development on steep slopes disrupts the natural function of vegetation to protect soils from erosion. Concentrated water flow over bare soils causes erosion, which negatively affects the soils' ability to support vegetation and contributes to sedimentation of streams and the Dan River. Discouraging development of steep slopes will help preserve natural drainage patterns and the visual integrity of existing vegetated areas.

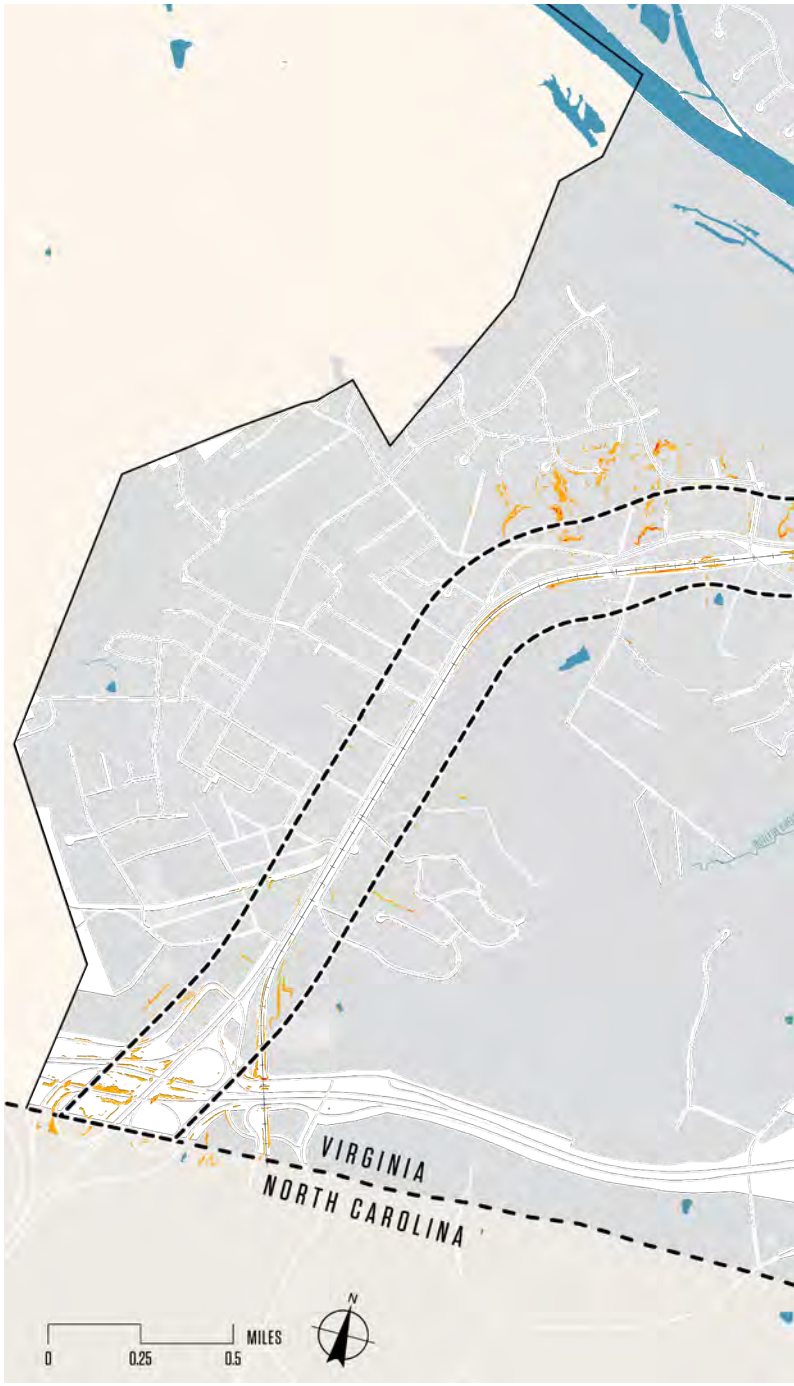
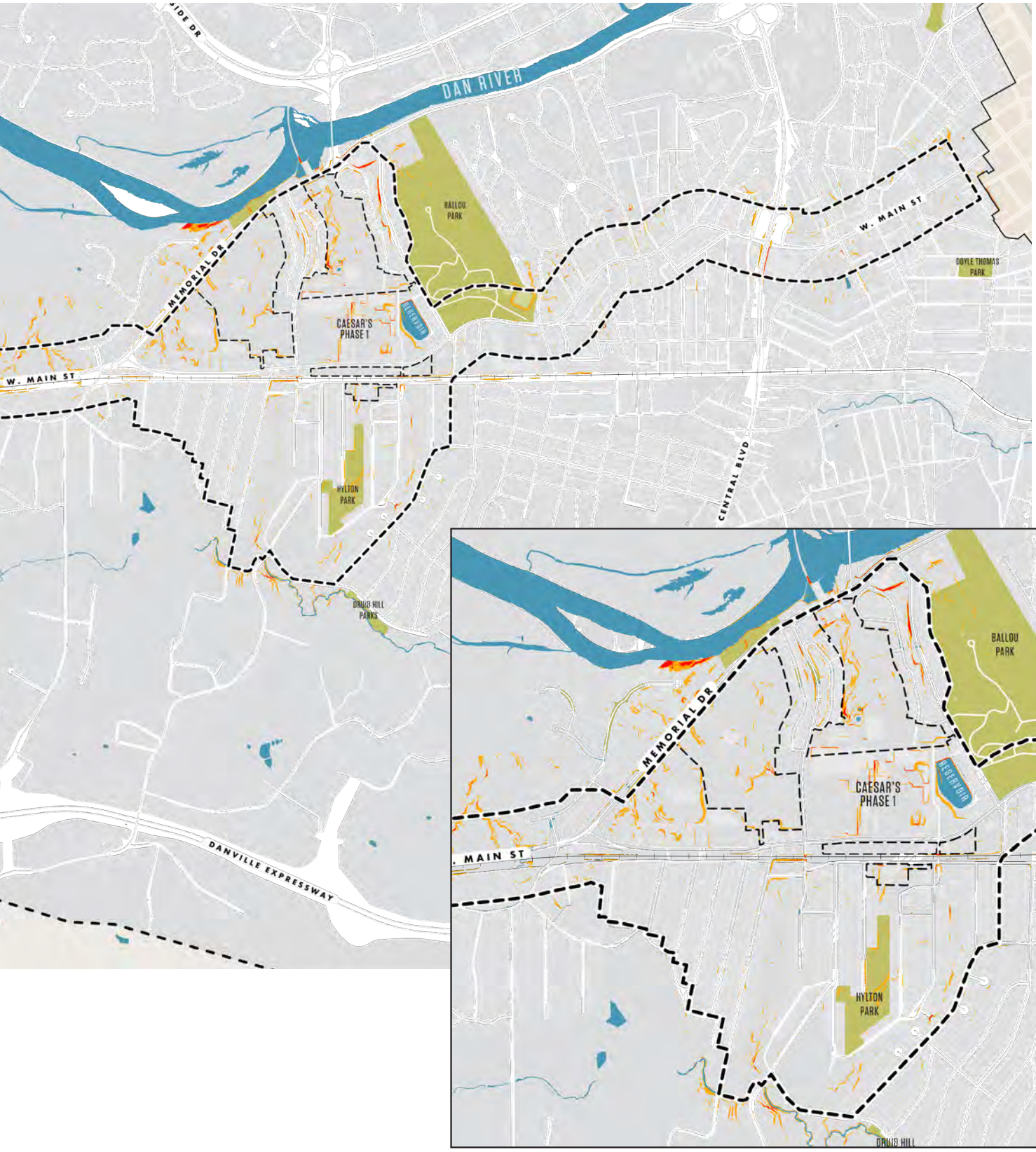


FIGURE 1 | Steep Slope Analysis

SLOPE & ELEVATION STATISTICS:
Maximum Slope Percentage: 74%
Highest Elevation: 669 ft
Lowest Elevation: 407 ft


DAN RIVER
BALLOU PARK
W. MAIN ST
MEMORIAL DR
CAESAR'S PHASE 1
RESERVOIR
DOYLE THOMAS PARK
HYLTON PARK
CENTRAL BLVD
DANVILLE EXPRESSWAY

Wetlands & Waterways

Following the Civil War, the Dan River was considered to be an ideal location for industry, specifically for textile mills and tobacco production. The river was seen as a great source of energy and the surrounding community was thought to be a great group of agrarian workers (Bozick, 2011). The Dan River Mill operated along the Dan River for over 126 years before closing in 2004. During this time it was not only used to provide energy and water for the mill, but was also used to wash chemicals used in the textile process. The site is now an EPA recognized brownfield and is the location of the proposed Caesars Virginia resort development.

FLOOD HAZARD AREA / FLOODPLAINS

Floodplains are defined as areas adjoining inland or coastal waters that are prone to flooding. Floodplain protection is important to natural resources management and healthy communities because it directly affects surface water quality and the value of aquatic habitats.

There are both 100-year and 500-year floodplains that border the Dan River in the study area. These include areas encompassing the entirety of Abreu Grogan Park and the low-lying areas adjacent to and underneath the Piedmont Drive bridge. The rest of the study area is mapped by FEMA as an area of low flood risk (FEMA Flood Insurance Rate Maps, effective 9/29/2010 and 9/28/2007 – Figure 2).

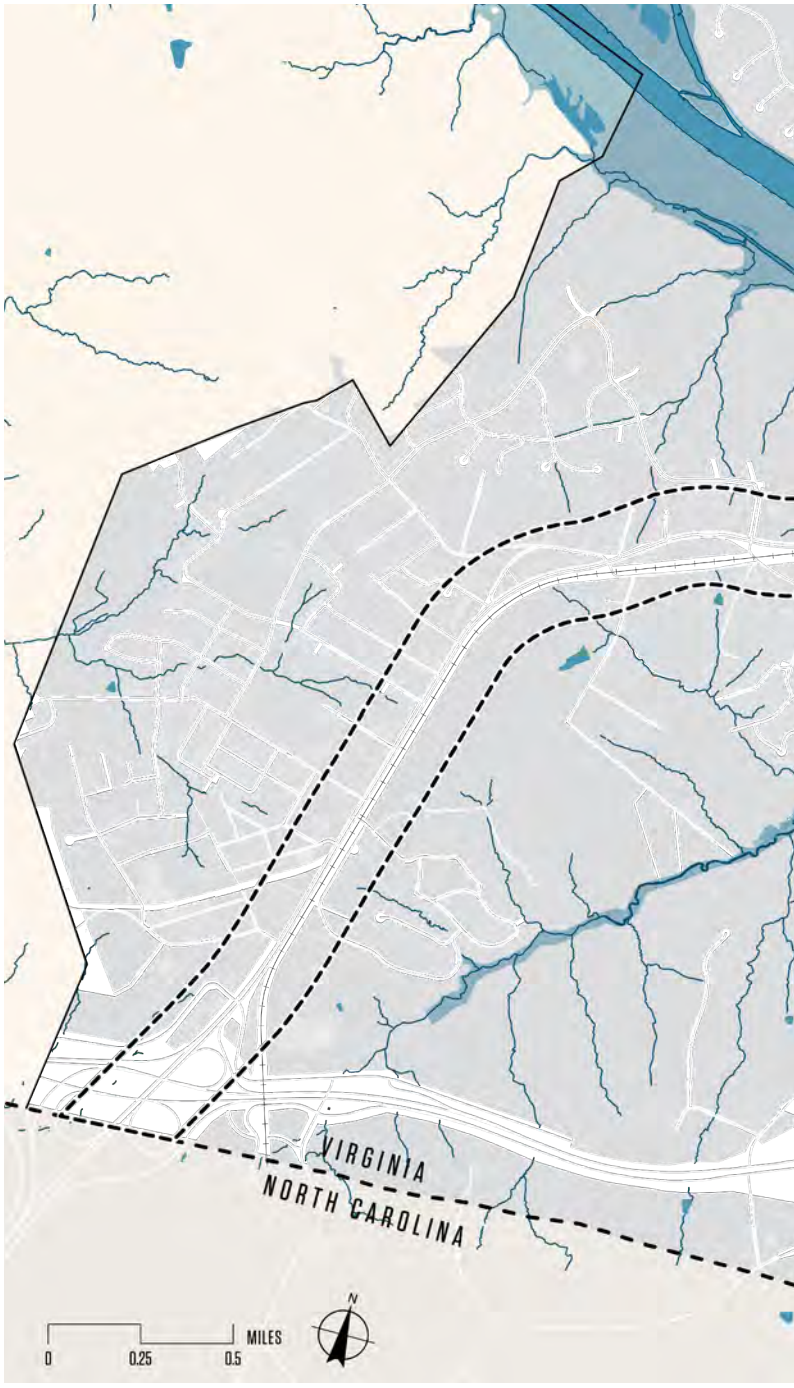
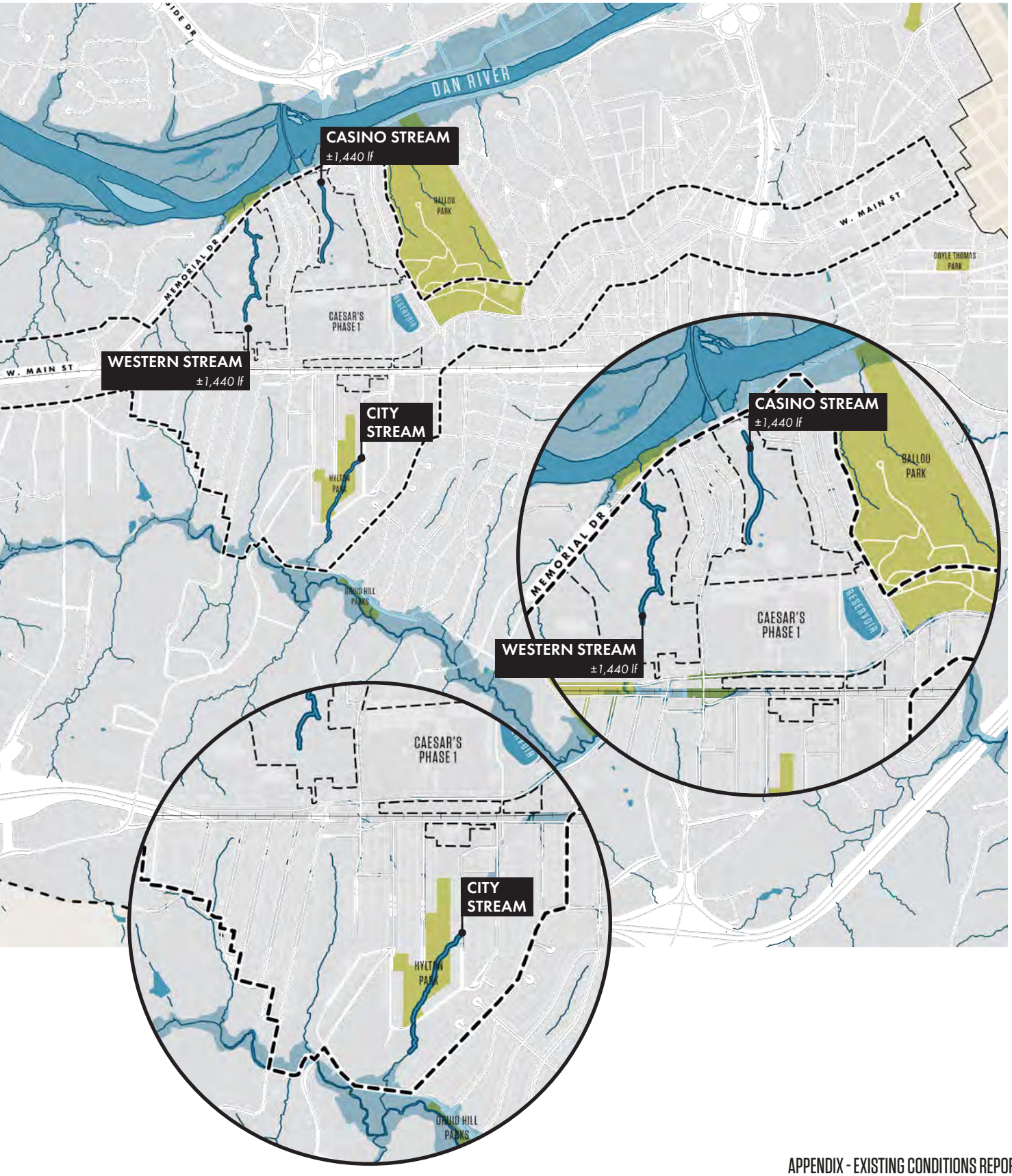


FIGURE 2 | FEMA Floodplain Map


DAN RIVER
CASINO STREAM
±1,440 lf
BALLOU PARK
W. MAIN ST
DOYLE THOMAS PARK
MEMORIAL DR
CAESAR'S PHASE 1
RESERVOIR
WESTERN STREAM
±1,440 lf
W. MAIN ST
CITY STREAM
HYLTON PARK
DRIND HILL PARKS
CASINO STREAM
±1,440 lf
BALLOU PARK
MEMORIAL DR
CAESAR'S PHASE 1
RESERVOIR
WESTERN STREAM
±1,440 lf
CAESAR'S PHASE 1
CITY STREAM
HYLTON PARK
DRIND HILL PARKS

Tributary north of City Stream and Hylton Ave Park - steep, eroding stream banks and significant invasive species issues. (Source: Davey Resource Group)

ISSUES & OPPORTUNITIES

High flood risk areas are best left undeveloped, natural, or used as open space, and can have multiple beneficial uses such as recreation and wildlife habitat. Within the northern end of the study area, Memorial Drive (Route 29) and Abreu Gordon Park are most susceptible to flooding from the Dan River. The park provides an example of using open space for flood attenuation during high water events (allowing flood waters a space to safely go to reduce peak flows), while maintaining usable park space during dry days. On the other hand, the proximity of the highway to the river poses a significant risk of floodwaters inhibiting and endangering passing motorists during storm events and increasing the likelihood of road closures during high water events.

On the southern end of the study area, within the Schoolfield neighborhood, lies Rutledge Creek which also contains significant areas of flood zones. On the positive side, the flood zones along Rutledge Creek lie within undeveloped forested areas, limiting the dangers to development and encouraging natural water quality treatment and groundwater infiltration. Three tributaries run from north to south, acting as the natural drainage pathways from surrounding residential neighborhoods to Rutledge Creek. These three tributaries are primarily fed by stormwater from adjacent neighborhood lawns and roadways, meaning they experience high pulses of stormwater during storm events which tend to cause excess erosion (see image above) and increase downstream flooding in Rutledge Creek and beyond. Yet, their presence within the study area also means that they serve as an opportunity for ecological restoration and flood attenuation. Restoring eroding channels and slowing down stormwater flows through the construction of step pools or similar methods of natural channel designs can improve habitat within restored areas and downstream receiving waters and may also serve to increase the system's capacity to absorb pulses of stormwater, helping to reduce downstream flooding.

Please see the section "Rivers and Tributaries" for additional discussion of existing conditions and opportunities for specific stream tributaries.

WATERSHED ANALYSIS

The hydrological context of the study area is defined by two major watersheds, as delimited by the 10-digit hydrologic unit code (HUC-10) USGS Watershed Boundary Maps. The West Main Street corridor approximately aligns with the boundary line dividing the two significant watersheds. To the north of the main corridor, the 12,178-acre Dan River Watershed extends down towards the Dan River. The 18,187-acre Pumpkin Creek watershed to the south drains towards the Rutledy and Pumpkin Creeks which run from west to east and discharge to the Dan River. Minor streams run in the north-south direction through both of the main watersheds; in essence, from "ridge to river." This context of the main corridor as a ridge line and the connected water bodies surrounding the site will inform future recommendations for placement of green infrastructure and BMPs (Best Managment Practices) to manage stormwater runoff at a sitewide scale.

The Schoolfield District is connected to the Dan River directly by a small channel at the north end of the property. The channel releases stormwater runoff at several outfall points into the Dan River. Subwatershed boundaries were approximated given available data, as shown below, for the Schoolfield District. These subwatersheds give an indication of where interventions will be needed in order to mitigate stormwater runoff at each outfall.

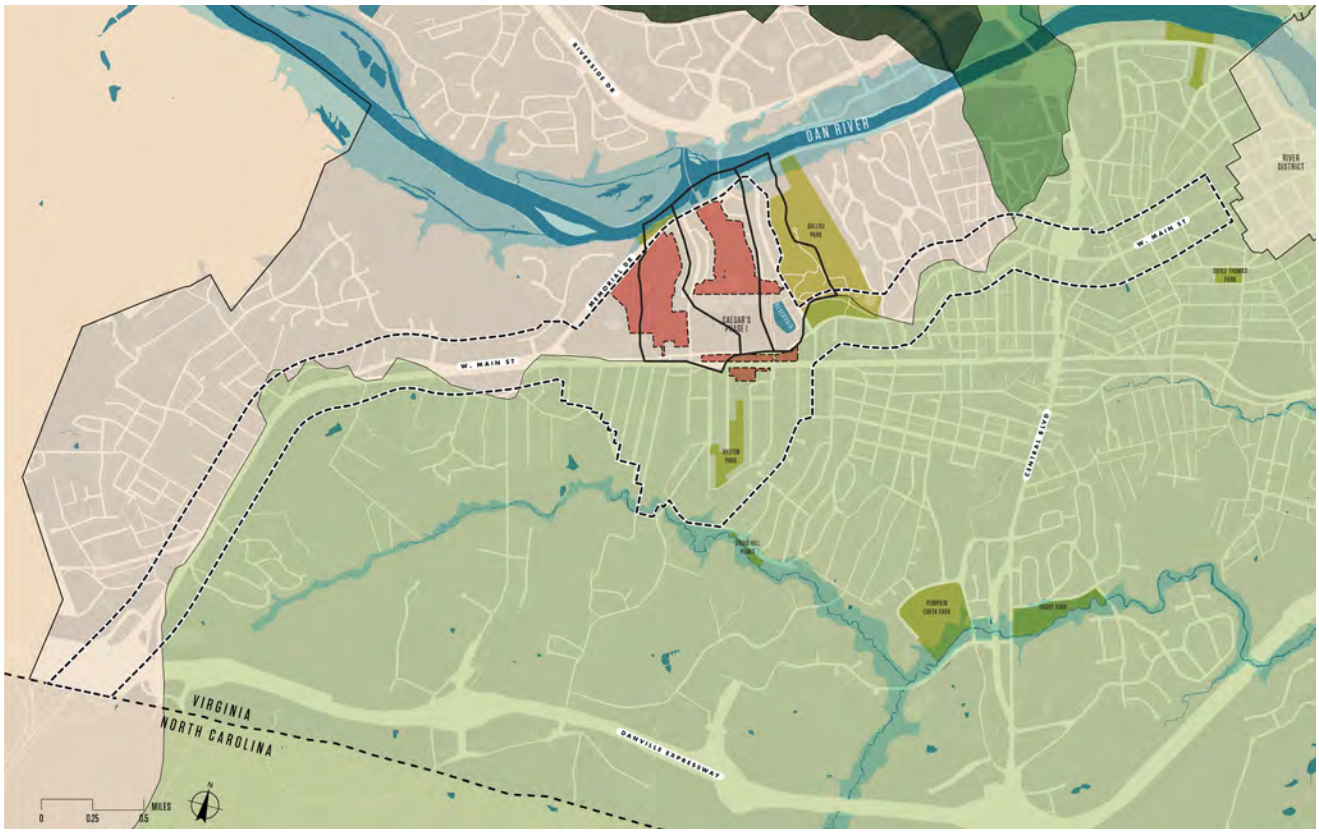


FIGURE 3 | Watershed map

Walking trails and viewing areas of the Dan River in Abreu Grogan Park within the proposed site limits. (Source: Davey Resource Group)

RIVERS AND TRIBUTARIES

The study area includes a portion of the Dan River and several unnamed tributaries that drain directly to the river (Figure 2). According to the Virginia Department of Environmental Quality (VDEQ) 2020 Water Quality Assessment Report (VDEQ 2020), the Dan River has "impaired" water quality due to concentrations of mercury and PCB likely due to former industrial uses. The concentrations of mercury and PCB are high enough to warrant human consumption advisories for eating fish caught from the Dan River. However, water quality in the river does not prohibit swimming or recreational use. Community parks, such as Abreu Grogan Park and Ballou Park, offer a variety of recreational options such as boat launches, boat rental vendors, view pads, accessible docks, walking trails, and more. Catch and release fishing is popular on the river, with the area around Danville known for largemouth bass, striped bass, panfish, and catfish.

DAN RIVER EDGE CONDITIONS

Riverbanks are a crucial interface for river hydrology, riparian support systems and waterfront activities. The river edge within the study area includes a mix of natural and developed environments. Abreu Grogan Park sits adjacent to the river, with the river edge being maintained as a park setting (open space with landscaping, a sidewalk, and a few individual trees). East of the park is a large building associated with operation of the spillway that crosses the river, the Robertson bridge where it connects to Memorial Drive, and undeveloped floodplain with sparse vegetation. The river edge west of Abreu Grogan Park is undeveloped and characterized by mature woodlands all the way to the river. The riparian buffers adjacent to the river within the site are in stable condition with moderate vegetative protection and minimal signs of erosion.

ISSUES & OPPORTUNITIES: TRIBUTARIES AND DRAINAGES

The tributaries within the project site area are in various states of stability, with some maintaining healthy stream banks while others are experiencing significant issues with accelerated erosion and cut banks of up to 15 feet in height. That being said, several sections of these tributaries offer excellent opportunities for stream restoration that can improve bank stability, water quality, and even add value to wildlife and recreation. Restoration is also a catch-all opportunity to offset impacts from land development projects and meet permitting requirements for mitigation.

There are many contributing drainage areas and tributaries that flow through the Schoolfield District. To differentiate their various characteristics and existing conditions we organized these drainage areas in two main geographic areas described below, the Caesars Virginia resort and Schoolfield District. Furthermore, to our knowledge none of these tributaries or drainages have official names, so for ease of discussion each of the tributaries is given a name–labeled in Figure 3. A graphic summary of stream channel/bank health and opportunities for restoration throughout the study area is also depicted in Figure 3.

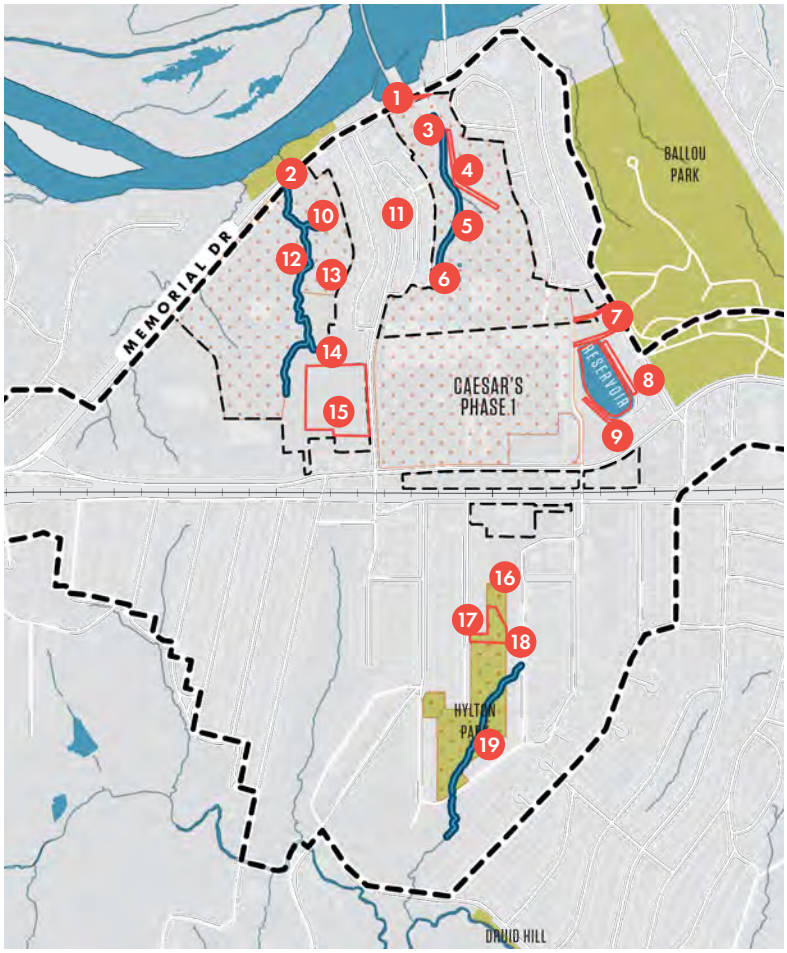


FIGURE 4 | Green Infrastructure Areas

LEGEND

- **Select Stream Tributaries**
- **Select Stream Properties**
- **Green Infrastructure areas**

1. Proposed sidewalk & crosswalks for trail linkage
2. Proposed crosswalk to connect park to future trails
3. Eroded tank outfall
4. Potential for trail along existing powerline easement
5. Casino main channel bedrock control, preservation, plantings and trash cleanup recommended
6. Casino north channel outfall cascade
7. Potential access link between Ballou Park and event venue
8. Pond edge planting critical for screening
9. Tree preservation for screening
10. Western trib 1 potential outfall restoration
11. Potential drainage enhancement
12. Western main channel preservation/plantings
13. Western trib 2 potential outfall restoration
14. Western trib 3 severe erosion high restoration potential
15. Existing parking area - high potential for green infrastructure upgrades
16. Moderate stream restoration potential
17. Safety issues due to berm along road and isolated parking area
18. Park infrastructure in disrepair
19. Possible stream restoration section

This image shows erosion occurring along the banks of the City Stream. (Source: Davey Resource Group)

Schoolfield District

The Schoolfield District contains three tributary streams feeding the larger Rutledge Creek to the south. Each of the three tributaries collect stormwater from adjacent developments and are experiencing varying levels of erosion, making them candidates for stream restoration and/or stormwater management retrofits. The majority of two of the three tributaries lie within parcels owned by one landowner, with the "City Stream" lying within publicly owned Hylton Avenue Park–easing the challenges of receiving permission from landowners to conduct the restoration. However, the westernmost tributary runs through the backyard of multiple residential homes, making it significantly more difficult to obtain the required permissions to complete restoration.

City Stream

In the Schoolfield Neighborhood (Figure 3), the "City Stream" flowing through Hylton Ave Park is a good candidate for improvement/restoration including areas upstream and downstream of the Hylton Ave Park. This channel shows signs of past channelization/straightening and erosion due to changes in the watershed associated with development. Potential restoration is likely to involve the use of in-stream grade control structures to enhance pool-riffle morphology and improve habitat while reconnecting the stream to the surrounding floodplain, where feasible. These structures, along with dense, native riparian plantings would be used to reduce sediment loss to downstream receiving waters while improving the ecological value and resilience of the stream corridor. Restoration measures on this stream have the potential to generate meaningful pollutant removal credits (nutrients/sediment).

As mentioned, a majority of the length of City Stream, as well as the tributary north of Hylton Ave Park falls within publicly owned land, which eliminates the need for private easement acquisition.

Rutledge Creek

Rutledge Creek runs through a small area of the southern border of the study area and is buffered by a 100-year floodplain (FEMA). Surrounding land uses of this stream include park/recreation, residential, commercial, and public facilities. Further investigation of the greater Rutledge Creek drainage beyond the immediate project vicinity may reveal additional opportunities to connect recreational amenities such as trail networks.

Caesars Virginia Resort District

Casino Stream

The "Casino Stream" near the end of Browder Ave drains the eastern portion of the casino property site (Figure 3). The stream's main outlet channel begins at the northern portion of the commercial area and is characterized by an outfall cascade, bedrock channel lined with large woody debris and steep bank slopes. The main channel flows adjacent to powerline easements with a grass-lined corridor. Ascending pools and bedrock cascades provide oxygen to the stream throughout the channel reach. These geological influences limit opportunities for restoration, instead shifting the focus to preservation. This reach does have a high volume of trash from past mill activities and could benefit from its removal (items including appliances, household goods, etc.).

Casino Stream - lower channel lined with large woody debris and steep bank slopes. (Source: Davey Resource Group)

Western Streams

The "Western Stream" and "Trib 3" (Figure 3) begin their course along the border between a forested private parcel on the west and an undeveloped barren parcel on the east owned by the Industrial Development Authority of Danville. Tribs 2 and 3 collect stormwater from adjacent residential neighborhoods and the undeveloped lot on the southern end owned by the IDA, while the remainder of the stream is likely fed by runoff from upstream slopes. Although the majority of the Western Stream and its tributaries flow through undeveloped forested areas, the stream is still experiencing significant erosion–particularly in the upper reaches near the stormwater outfalls on tribs 1, 2, and 3 (see adjacent photos). The lower reaches of this area are largely stable and are suitable candidates for preservation and buffer protection. Steep slopes in the upper reaches of the drainage area are experiencing ongoing erosion just below existing outfall locations. These areas have bank heights in some areas of more than 15 feet. Restoration in the western stream corridor would likely focus on outfall stabilization strategies such as the installation of rock steps and boulder pools to stop erosion and dissipate energy, conveying stormwater down to the main channel where slopes are significantly flatter and natural bedrock features prevent base level change. Restoration in these areas has the potential to generate significant pollutant removal (nutrient/sediment) credits.

Western Stream - Stream erosion and eroded banks continue toward the bottom of the stream where it meets Route 29. (Source: Davey Resource Group)

WATER BODIES

Reservoir Near Dan River Mills

Located on the southeastern corner of the Caesars Casino property is a small waterbody, owned and operated by the City of Danville, that provides a crucial buffer between the proposed casino development and residential homes to the east. This man- made water body is bordered by a narrow, yet valuable riparian buffer consisting of mature hardwood trees. Potential opportunities at this pond include restoration and additional accessways between Ballou Park and the casino development. The pond area includes mature trees on the western shoreline, which could be preserved to maintain screening for homeowners. This shoreline could be further enhanced by removing nonnative and invasive species and planting the interstitial spaces with native shrubs, flowers, and trees. The pond footprint itself offers opportunities for enhanced stormwater performance through retrofitting with aquatic benches and/or other habitat enhancements which better utilize the available storage capacity.

Photo looking east on a mapped pond along Park Ave. (Source: Davey Resource Group)

Photo of an assumed palustrine forested wetland area in the western area of the site limits. (Source: Davey Resource Group)

WETLANDS

There are no wetlands mapped by the USFWS National Wetland Inventory within the study area. The NWI typically serves as a starting point for identifying potential wetland areas; however, it is possible that wetlands exist along the fringes of the floodplain, along stream corridors, and within low elevation points of natural areas including parks and woodlands. During an overview site visit in November 2021 conducted by DRG, areas that are likely to be wetlands were found in a forested portion of the study area (see photo to the left). A wetland delineation would be necessary to confirm whether wetlands are present, and to define the boundaries of wetlands within the study area. Wetlands are protected under several state and federal laws for their inherent values of flood control, biological diversity, nutrient and sediment management and more.

STORMWATER

The majority of the City of Danville facilities operate on a Municipal Separate Storm Sewer System (MS4). An MS4 is a publicly owned system of conveyances that is designed to collect and convey stormwater that eventually leads to a discharge point into surface waters. These stormwater and sewage systems discharge directly into the environment as opposed to a public treatment facility. In Danville, the majority of the stormwater collected and conveyed within the MS4 system is discharged into the Dan River, by way of contributing drainage or direct outfall points.

The study area appears to have little, if any, "green" stormwater infrastructure, which is designed to mimic nature and capture rainwater where it falls. Stormwater management currently includes curb inlets, grass lined channels, and rip rap protected drainage pathways mostly to mitigate stormwater runoff from roads, residences, buildings, parking lots, and other impervious surfaces. Green infrastructure reduces and treats stormwater at its source while providing community benefits such as: reducing localized flooding, improving aesthetics, encouraging neighborhood socialization, and improving economic health by increasing property values (EPA 2022). For example, planted treatments placed along hard surfaces such as the West Main Street corridor may not retain large volumes of water but, if extended over long distances adjacent to roadways and trails, will provide an accumulated stormwater capture and filtration benefit as well as community benefits.

Areas to consider the use of green infrastructure within the study area including:

- Repairing, resurfacing or replacing roadways and parking lots.
- Repairing or replacing damaged sidewalks and curbs.
- Addition of new sidewalks, paths, trails, greenways
- Redeveloping vacant or abandoned properties such as the existing parking area to the west of Bishop Road (Figure 3).
- Observations from a site visit on November 18, 2021 indicated that there is very little storm flow utilizing the roadside channel along lower Bishop Road. It appears as though the road drainage is piped and diverted until it is discharged closer to the Dan River. The existing surface drainage way is from residential land use, primarily backyards. The corridor may offer opportunities for locating stormwater BMPs to trap and treat stormwater from various sources along Bishop Road.

More information should be gathered on potential solutions for this issue and how it can fit into the master plan.

STORMWATER MANAGEMENT

The City of Danville describes plans and priorities in their 2030 Comprehensive Plan. Stormwater management is mentioned as a focus for the City, and context is provided regarding the existing standards and conditions. According to the report:

> *"Danville currently meets the requirements of both the Virginia Stormwater Management Act (VSMA) and its related Virginia Stormwater Management Program's (VSMP) permitting regulations. The City has adopted a Stormwater Management Plan and has developed a permitting and review process that is closely tied to the state's requirements for the construction and maintenance of stormwater systems. The City has also worked to incorporate Best Management Practices (BMP) into its program to encourage unique and innovative methods of reducing stormwater runoff from private land into the public system."*

Land disturbing projects are required to obtain the Virginia Stormwater Management Program (VSMP) General Permit for Construction Activities and submit a copy of the VSMP Storm Water Pollution Prevention Plan (SWPPP). The Urban Stormwater Quality Management and Discharge Control Ordinance "prohibits non-stormwater discharges to the storm drain system," and the Erosion and Sediment Control Ordinance "provides for the effective control of soil erosion, sediment deposition, and nonagricultural runoff to prevent the unreasonable degradation of properties, stream channels, waters, and other natural resources." While these standards and regulations are in place, the City's ability to enforce and improve these practices is limited.

A barrier to the improvement of stormwater management at a larger scale is funding. Regulations governing stormwater management systems come from the U.S. EPA and the Virginia Department of Conservation and Recreation, both of which are responsible for the stormwater standards for both private and public systems, but generally do not provide enough funding to localities to ensure compliance. The stormwater infrastructure, largely built in the 1920s, is outdated and requires upgrades that currently have not yet been invested in. The City is responsible for funding and enforcing a stormwater management plan with an emphasis on regional BMPs rather than small site management strategies.

Diagrams of green stormwater infrastructure BMPs including stormwater planters and swales (Source: PWD / WRT)

Historic postcard shows the spatial relationship between the Dan River Mill (at Schoolfield) and the Dan River. (Source: Digital Commonwealth)

WATER QUALITY

The City of Danville is dependent on the Dan River as a surface water source. The river has always played a crucial role in energy production, drinking water, and drainage. During the height of the operation of the Dan River Mills system (including Schoolfield and the White Mill), the river served a crucial role in operations and was often used to flush chemicals used in the processing of textiles including dyes. Many long-term residents recall knowing the color of fabric being dyed on any given day based on the color of the river. Despite this historic contamination, Danville Utilities and the Dan River Basin Association have made strides to improve the quality of water and ensure its long-term sustainability.

According to the 2020 Water Quality Report, the Virginia Department of Health, Office of Drinking Water conducted a thorough inventory of land use and assessment of known contamination for the Dan River as source water and found that it is "highly susceptible" to contamination using the criteria developed by the State in its approved Source Water Assessment Program. According to the assessment:

> *"The sources of substances in the Dan River come from surface runoff as water travels over the surface of the land and dissolves naturally occurring minerals and substances resulting from the presence of animals and human activity."*

Contaminants that may be present include a combination of naturally-occurring contaminants and ones that are a result of urban stormwater runoff, wastewater discharges, industrial and agricultural activity, and other man-made sources.

In addition to urban stormwater runoff, industrial processes have an impact on water quality. In 2014, the Dan River Watershed was impacted by a 39,000 ton coal ash spill in Eden, NC, located approximately 25 mile upstream of Danville. According to the 2019 Water Quality Report, "odor in the raw water drawn from the Dan River was detected at mostly low levels starting the spring of 2015 and continued intermittently through early 2017" which was treated with PAC to manage taste and odor for the next two year period. There have been no further issues since this occurrence.

Given the river's vulnerability to these types of contaminants, primarily through stormwater runoff, it will be essential to explore opportunities for green infrastructure that both treats stormwater at the source and filters pollutants before water enters the river. Furthermore, future land uses adjacent to or within the river's watershed should be carefully considered for potential impact to water quality.

Wildlife & Habitat

Biological resources in the study area include native and introduced plants that comprise the various habitats, animals present in such habitats, and natural areas that help support these plant and wildlife populations. Protected or sensitive biological resources include plant and animal species listed as threatened or endangered by the U.S. Fish and Wildlife Service (USFWS) and the Virginia Department of Wildlife Resources.

SENSITIVE SPECIES

The USFWS and the Virginia Department of Wildlife Resources identify eleven species that have a threatened or endangered status and may occur within the study area. These species are listed in the table below.

THREATENED AND ENDANGERED SPECIES WITH POTENTIAL TO OCCUR IN THE STUDY AREA

Common Name	Scientific Name	Status	Source
Bats			
Northern long-eared bat	*Myotis septentrionalis*	FTST	DWR
Little brown bat	*Myotis lucifugus*	SE	DWR
Tri-colored bat	*Perimyotis subflavus*	SE	DWR
Clams			
James Spinymussel	*Parvaspina collina*	FESE	USFWS / DWR
Atlantic Pigtoe	*Fusconaia masoni*	FPST	USFWS / DWR
Green Floater	*Lasmigona subviridis*	ST	DWR
Spirit Supercoil	*Paravitrea hera*	SE	DWR
Birds			
Loggerhead Shrike	*Lanius ludovicianus*	ST	DWR
Migrant Loggerhead Shrike	*Lanius ludovicianus migrans*	ST	DWR
Insects			
Monarch Butterfly	*Danaus Plexippus*	Candidate	USFWS / DWR
Fish			
Roanoke Logperch	*Percina ex*	FESE	USFWS / DWR
Orangefin Madtom	*Noturus gilberti*	ST	DWR

FT = Federal Threatened *ST = State Threatened* *FP = Federal Proposed*

FE = Federal Endangered *SE = State Endangered*

Northern long-eared bat (Myotis septentrionalis). A federally and state threatened species that may use mature trees within the study area as summer habitat. (Source: www.forestlandowners.com)

Of the eleven species, there are two fish and four clams that are native to the Dan River. Habitat for these species may be present in the tributaries to the river within the study area; further evaluation of the streams would be needed to determine if suitable habitat exists. Of the five remaining species, there are three types of bats and two species of birds (both loggerhead shrikes). The mature trees in the study area could provide summer habitat for each of the bat species; however, because the site does not contain mines or caves, no winter habitat is present. The study area does not likely include habitat for the shrikes.

While not currently on the federal Endangered Species List, the monarch butterfly is a candidate for the list. The monarch butterfly is a long-distance migratory species that occupies a variety of habitats but is primarily dependent on the milkweed species (Asclepias sp.). There is monarch habitat in the study area, and monarchs can be seen in spring, summer, and early fall before migrating south.

Monarch Butterfly (Danaus Plexippus) perching on a milkweed flower. The monarch is currently a candidate for the federal endangered species list. There is monarch habitat in the study area, and monarchs can be seen in spring, summer and early fall before migrating south.

Photo of an area of woodland dominated by non-native invasive English Ivy and Wintercreeper. (Source: Davey Resource Group)

NON-NATIVE INVASIVE SPECIES

Non-native invasive (NNI) plant species proliferate in many of the vegetated areas throughout the study area. NNI plants are non-indigenous plants that cause damage to native ecosystems by easily out-competing native species for resources such as light and water. The result is diminished ecological value of the infested area due to displacement of beneficial native vegetation and the creation of monostands of unruly vegetation. Once established, these monostands serve as seed banks for the spread of NNI species into the surrounding areas or downstream in the watershed.

The large, forested areas to the north and northwest of the historic mill site are of particular concern with regards to NNI species because of their high potential for habitat and ecological value. Both areas contain streams that flow directly to the Dan River, which could aid in NNI species dispersal. Site visits during mid-November 2021 suggest a moderate to high infestation of English Ivy, Wintercreeper, and other species within the forested stream corridors.

Once established, NNI species can result in the rapid decline of the local tree canopy. High NNI pressure along stream corridors can also increase erosion by displacing native vegetation that is more suited for stream bank stability. The more established NNI species become, the more expensive and time-consuming they are to control. Initial observations indicate the need for a robust invasive species control plan, especially for any areas slated for restoration efforts or otherwise disturbed during site development activities.

WILDLIFE HABITAT AND CORRIDORS

Although most of the study area is developed as a mix of residential and commercial zones, there are a number of pockets of forested area that provide habitat for a variety of common mammals, birds, reptiles and amphibians–in particular about 35 acres of privately owned forest just west of Casino property (former Executive Campus), additional privately owned forest habitat along the Dan River further west of the Casino property and north of West Main Street, and floodplain forests buffering Rutledge Creek. This forested habitat, a large portion of which is found on steeper slopes in the study area, is characterized by mature mixed hardwood forest with deciduous and coniferous trees, native shrubs, and underbrush. Surface waters (streams, wetlands, ponds) provide habitat for a variety of aquatic species and serve as breeding grounds for insects that are consumed by bats, birds, and other insects. **There are no known unique vegetation communities.**

According to the USFWS, six species of migratory birds are likely to inhabit the study area, five of which may use the area for breeding. As a birding destination, Danville has much to offer, with 195 species reported by the birding community to eBird as of November 2021. The Riverwalk Trail is a great place to see waterfowl along the Dan River. Parks in the study area, such as Danville's largest park, Ballou Park (107 acres), Reservoir Park, Hylton Park, Abreu Grogan Park, and the Danville Golf Club golf course are landscaped and maintained by mowing, but also provide habitat for common species and serve as a connection between the human and natural environment.

Areas that contain the key habitat include:

- Approximately 35 acres of mature forest in the north central portion of the study area is zoned as Office/Professional and is privately owned;
- Approximately 56 acres of mature forest in the west-central portion of the study area. This forested habitat is zoned as single-family residential (note that this and the Office/Professional forest are contiguous) and is privately owned. Given its potential for future development and its adjacency to the Dan River, this forested habitat would be a good candidate for future habitat preservation;
- Natural stream corridors run throughout the study area and provide critical habitat for aquatic species, as well as plant and animal species that require more hydric areas as part of their normal life-cycles;
- Riverfront and riparian habitat;
- Reservoir near Dan River Mills;
- Dan River – a major source of habitat for a variety of aquatic species, including two fish and four clams that are listed federally and/or state threatened and endangered species.

The Schoolfield District's largest park, Ballou Park, is a total of 107 acres of green space that provides wildlife habitat to local species. Preserving habitat for wildlife whether threatened, endangered or otherwise is important to maintain wildlife population. Increasing green spaces and installing natural corridors throughout these neighborhoods will provide necessary habitat for the local wildlife. Ballou Park provides a large area within the City of Danville which could be connected to the various parks and green spaces throughout the Schoolfield District.

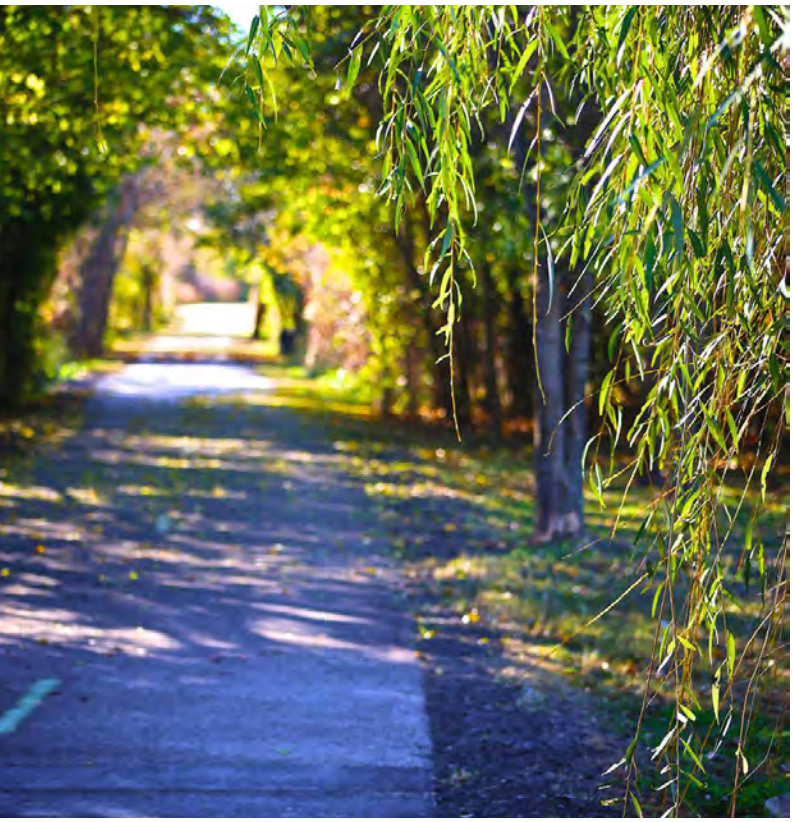
Parks & Open Space

EXISTING PARKS AND OPEN SPACE

Ballou Park. (Source: WRT)

BALLOU PARK

The Schoolfield District within the City of Danville, Virginia has various parks and areas designed for recreation. The largest park area is Ballou Park located on West Main Street across from the Ballou Park Shopping Center. This park includes a 27-hole disc golf course, a softball/baseball field, tennis courts, playground, natural trail, and picnic shelters. The northern half of the park contains a dense canopy of mature trees, while the southern half is a mix of ballfields, lawn, and more sparsely planted but mature trees. There are three bike/walking trails that run through the park, one of which serves as connection for the Schoolfield District community to the Riverwalk trail.



Riverwalk Trail. (Source: Virginia.org)

RIVERWALK TRAIL

The Riverwalk Trail provides a scenic walking trail that traverses much of the city and includes several hotspots: Dan Daniel Memorial Park; Angler's Park; and the Main Street Bridge. The full trail is over eleven miles long and extends from the Robertson St. bridge on the west end to Angler's Park on the east end. Since the Riverwalk Master Plan was last updated in 2011, many of the proposed trail segments have been built. In 2019, Danville Parks and Recreation began planning for future segments along the river to further connect key areas of the city and other parks. New developments including park expansion and plans to build a pedestrian bridge associated with the White Mill building development are currently underway and would extend connectivity along the Riverwalk Trail for bicyclists and pedestrians.

PLANNED PARK PROJECTS

ABREU GROGAN PARK

Located between US-29 and the Dan River is another recreational asset called Abreu Grogan Park, which serves as one of only two public parks on the southern shore of the Dan River in the City of Danville that provide direct access to the water, the other park being Camilla Williams Park. The lack of public access to the Dan River in this area is largely because Memorial Drive (Route 29) is built close to the river's edge and provides a barrier for public access to the waterfront.

Despite the limited space on the riverfront along Memorial Drive, Abreu Grogan Park offers the public a welcome opportunity to get in the water with a dock and boat ramp as well as a boat house where visitors can rent equipment such as kayaks, canoes, and paddle boards. The park also offers a few picnic tables and some areas of lawn for picnicking and passive recreation. There is currently no direct, formal connection from Abreu Grogan Park to the Riverwalk Trail, yet the western entrance to the Riverwalk Trail is only 860 feet downstream from Abreu Grogan Park.

HYLTON AVENUE PARK

Within the southern end of the Schoolfield District, on the opposite end of West Main Street and tucked away in the middle of a residential neighborhood lies a small park called Hylton Avenue Park. It hosts a small playground and a baseball/softball field for the surrounding residential area. In addition, the northern half of the park contains a small patch of woodlands and there is a small stream running on the eastern edge of the park boundary that eventually connects to Rutledge Creek to the south.

RIVERFRONT PARK

There are two park projects currently proposed within the City of Danville, Virginia. The first is a large waterfront park called The Riverfront Park on the Dan River adjacent to Martin Luther King Jr. Bridge and Main Street Plaza. The proposed park would connect downtown Danville with the Dan River and includes a playground, spray area for children, shaded seating areas, an overlook on the water, and kayak launching areas. The City is also considering the potential of creating a whitewater feature at this section of the river, which would further enhance the waterfront experience at the proposed Riverfront Park.

NEIGHBORHOOD PARK PROJECTS

Parks and Recreation is currently undergoing a parks planning process for a number of neighborhood parks within Danville. This process includes evaluating park needs, potential funding sources, and community engagement. Some of these parks are already in the development process, including Westmoreland Park, a redevelopment project spearheaded by the Westmoreland Neighborhood Organization. This process is ongoing for other neighborhood parks. Parks and Recreation staff attended multiple community events throughout 2021 to gather input on specific issues and opportunities related to neighborhood parks throughout the city.

MAIN STREET CORRIDOR

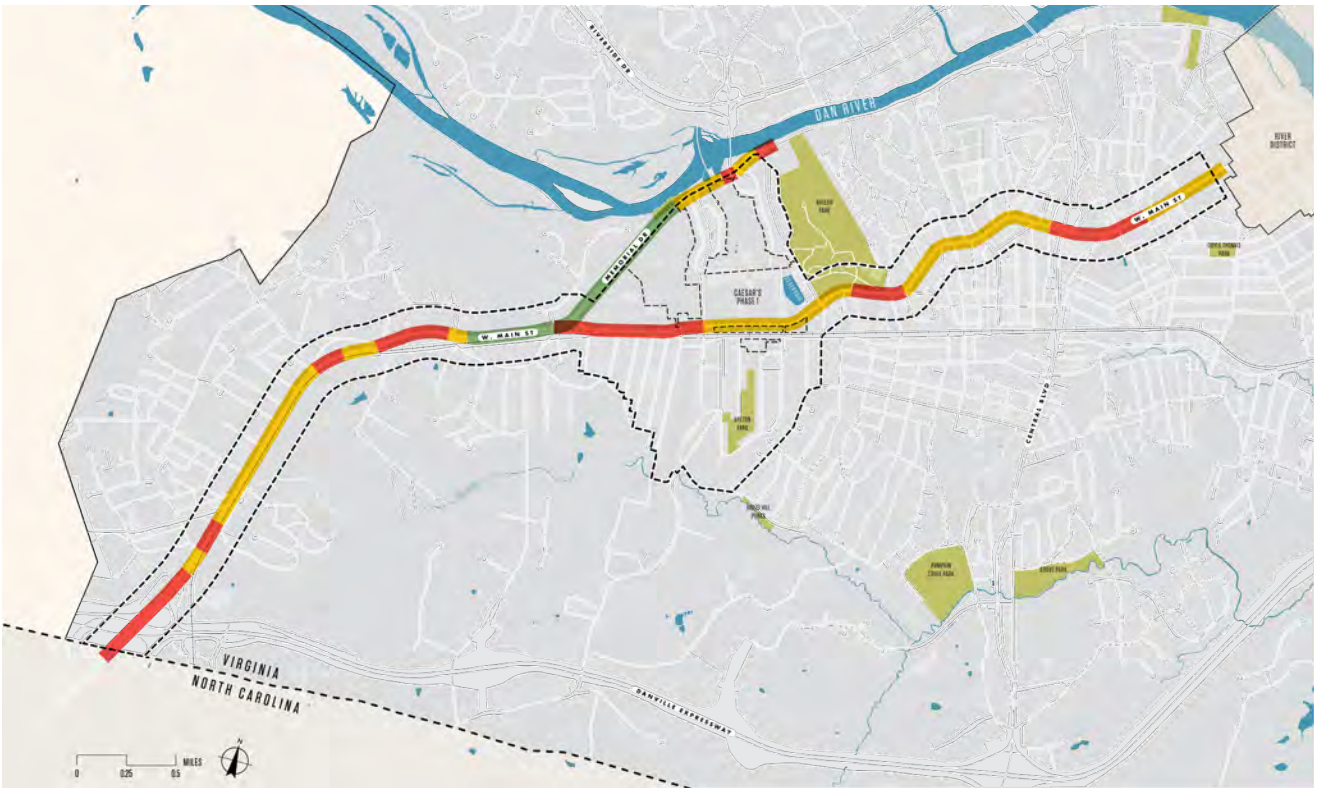


FIGURE 5 | Major Road Existing Vegetation Streetscape Rank

LEGEND

- **Good -** *Substantial vegetation/tree cover present. Low accommodate of additional vegetation.*
- **Fair -** *Some vegetation/tree cover present. Moderate accommodation of additional vegetation.*
- **Poor -** *Vegetation/tree cover is scarce or totally absent. High accommodation of additional vegetation.*

The Main Street corridor is the primary roadway that runs through the Schoolfield District via West Main Street (VA-293). The street serves as a gateway into the city from the west as drivers exit from Highway 58, and as gateway to the River District from the east as you cross the Dan River into downtown. Between these points, West Main Street acts as a corridor connecting both gateways and as a connector between the northern and southern neighborhoods of the City. West Main Street also serves as the main access to most of the surrounding neighborhoods which are primarily residential areas.

West Main Street has the potential to serve as a unifying force between both the eastern and western ends of the City, with the proposed Caesars Virginia resort development area acting as one of the main nodes at the center of both gateways. Unfortunately, in its current form West Main Street lacks uniformity in physical features or plantings that create a unifying feeling to generate a visually interesting and safe corridor to travel through, either by car, as a pedestrian, or by bike.

As depicted in Figure 5, the West Main right of way corridor contains a diverse mix of plantings in varying densities and sizes that frame both the street and internal medians. Street plantings range from large mature trees to newly planted trees in portions elsewhere, and a mix of shrubs and large grassy lawns along much of the commercial shopping areas.

Moving from east to west along West Main Street, vegetation streetscapes are "poor" when visitors exit Route 58 and transfer to West Main Street (Route 29) (Figure 5 and site photo - top right). Along these "poor" stretches of streetscape, there are few if any trees planted adjacent to the road or within the center median. Sidewalks are fragmented and there is no visual screening of the adjacent rail. In general, there is little to no greenery or vegetation providing any time of visual framing of the roadway. See Site Photo to the left for an example image of a "poor streetscaping" section of West Main Street.

As you continue east and north along West Main Street, the streetscaping begins to improve periodically, with a section of "fair" streetscaping beginning where Clearview Drive meets West Main Street and where the Danville Golf Club abuts West Main Street (see site photo - middle right) below. In this area trees have been planted on the western edge of the roadway, screening the railroad tracks. In addition, the western side of West Main Street contains sidewalks and the buildings that are built closer to the street edge creating a more unified street frontage. However, these "fair" sections of West Main Street could still use some improvement, such as planting trees on the western side of the roadway to create a parallel line of street trees, as well as planting trees within the center medians that are currently maintained as just lawn. Another alternative would be to convert these center medians and portions of the right of way on either side of the road to native pollinator habitat or convert them into bioswales that can act as a source of stormwater treatment.

Finally, as you continue traveling west along West Main Street, where Edgewood Drive intersects the streetscaping improves significantly (see site photo - bottom right). The center of the roadway is defined by tall mature trees and both sides of the road contain a significant number of trees and vegetation that frames the roadway. Granted, there are still challenges given that the rail line runs very close to the edge of West Main Street, but where there is room there is an active effort to plant trees and landscaping to screen this rail line. On the opposite side of the road lies a long stretch of forested habitat that creates a very pleasant stretch of road to travel. If this forested stretch of roadways is ever developed in the future, there should be a concerted effort to make sure that a continuous stretch of trees and landscaping along the western edge of the right of way is either preserved or replanted to maintain the character and higher quality streetscaping that currently exists.

Section of West Main Street exhibiting "poor" streetscaping. (Source: Nearmap)

Section of West Main Street exhibiting "fair" streetscaping. (Source: Nearmap)

Section of West Main Street exhibiting "good" streetscaping. (Source: Nearmap)

Historic & Cultural Resources

The City of Danville has a unique history as a southern textile manufacturing and tobacco center that has defined its cultural and architectural heritage. During the Civil War, Danville held strategic importance for the Confederacy due to its industry as well as its location on the Richmond & Danville Railroad. There are multiple historic structures in the study area including Victorian and Edwardian mansions, churches, Danville Museum of Fine Arts and History, worker housing, and textile mills that are included on the official list of the Nation's historic places worthy of preservation, referred to as the National Register of Historic Places (NRHP). There are two 19th century archaeological sites on the far west side of the study area that would not be disturbed or affected by revitalization efforts.

The City has six historic districts that are listed in the NRHP, two of which are entirely within the study area; the Schoolfield and Old West End Historic Districts. A small portion of the southern end of the Holbrook-Ross District is in the study area. There are 9 structures listed in the NRHP in the study area and one that is eligible for the NRHP. Additionally, the City identified the condition of potentially historic structures (built prior to 1946) in a 2010 housing survey that included multiple structures in the Schoolfield and Old West End Historic Districts. Some of these may have potential to be included in the NRHP but have not been fully evaluated for inclusion in and/or nominated to that registry. Figure 6 depicts historic districts, buildings, and sites including the historic African-American cemetery – Flippen Cemetery located adjacent to the study area.

The City's goal is to promote historic and cultural resources by preventing deterioration, promoting rehabilitation and reuse, and promoting heritage tourism. Protecting, and where possible, enhancing the views to and from the existing NRHP-listed buildings and the character of their surroundings will be important to revitalization efforts. As parks, greenways, habitat restoration and other revitalization improvements are proposed, the City will also need to comply with local, state and federal regulations for historic properties. There may be opportunities to protect and maximize the historic, architectural, and cultural environment of Danville by supporting the adaptive reuse of older and historic structures in the Schoolfield and the Old West End Historic Districts and the former industrial neighborhoods in central Danville.

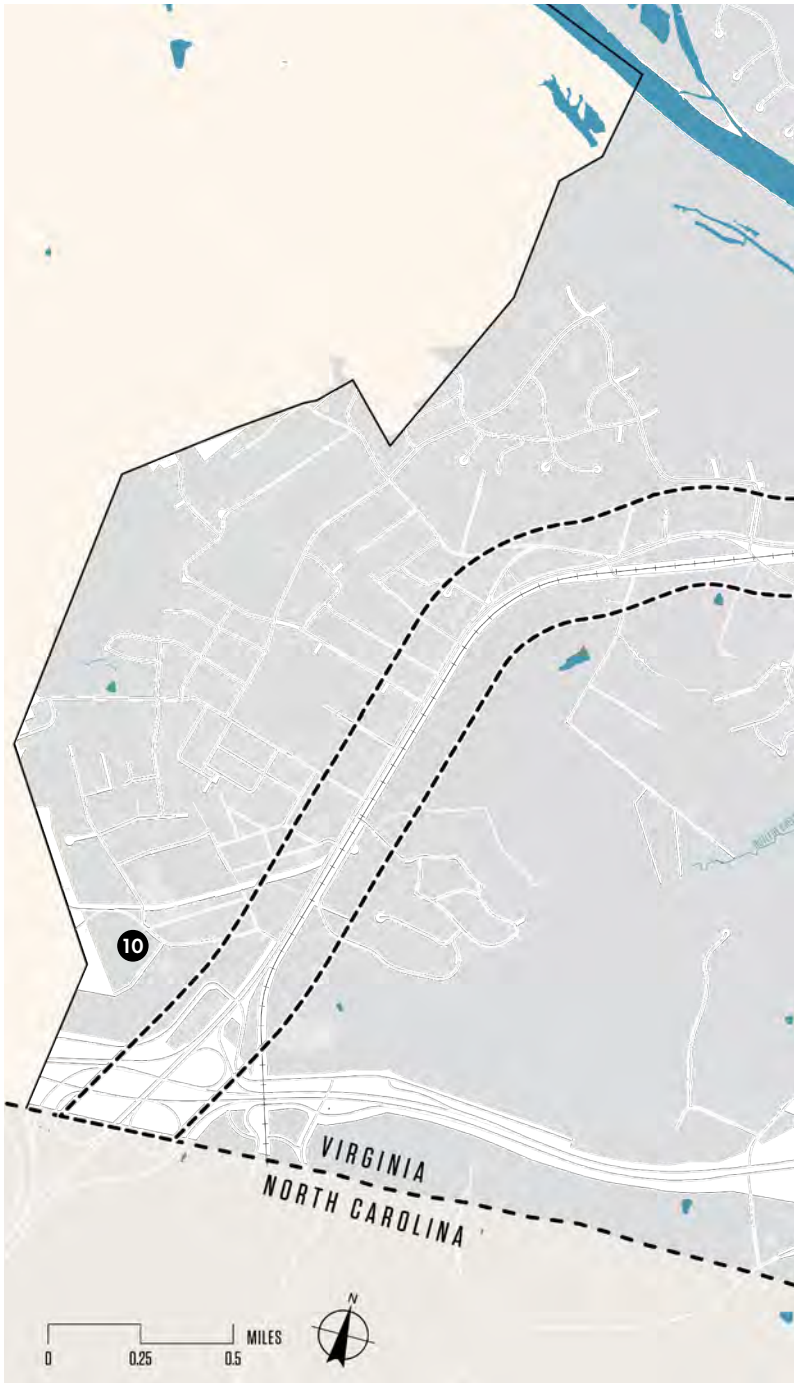
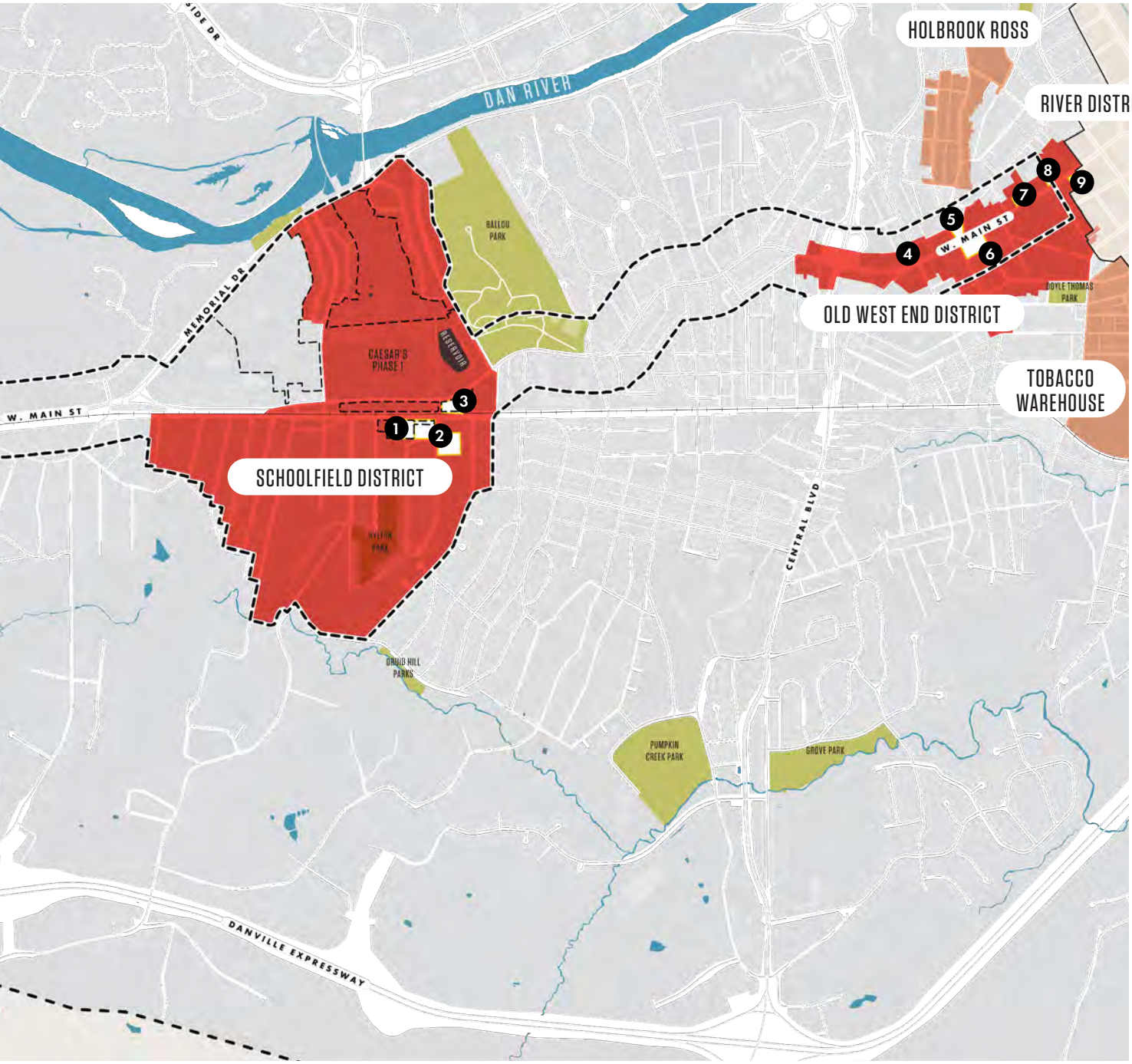


FIGURE 6 | Historic & Cultural Resource Map

LEGEND

- **Historic Districts within study area**
- **Historic Districts adjacent to study area**
- **Historic Places**



1. Hylton Hall
2. Schoolfield School Complex
3. Schoolfield Welfare Building
4. Gwynn Apartments *Lady Astor birthplace (historic), Langhorne House*
5. Danville Doctor's Building
6. Danville Museum of Fine Arts & History (current) *Danville Public Library (Confederate Memorial), Last Capital of the Confederacy, Sutherlin House*
7. Hoffman House *Penn-Wyatt House (historic)*
8. Neal House
9. Main Street United Methodist Church *Main Street Methodist Episcopal Church South (historic)*
10. Flippen Cemetery

Community + Culture


HOME
Zagster
DANVILLE
VIRGINIA
DANVILLE
RIDES

Community Snapshot

DEMOGRAPHICS

The Schoolfield District is home to 1,405 people, approximately 3% of the City's population. The majority of residents in Schoolfield identify as White (55.9%), 35.4% identify as Black, and 8.2% as Hispanic (of any race). Schoolfield differs slightly from the City, which has a majority (51.7%) of residents identifying as Black, 41.7% identify as White, and 5.3% as Hispanic (of any race).

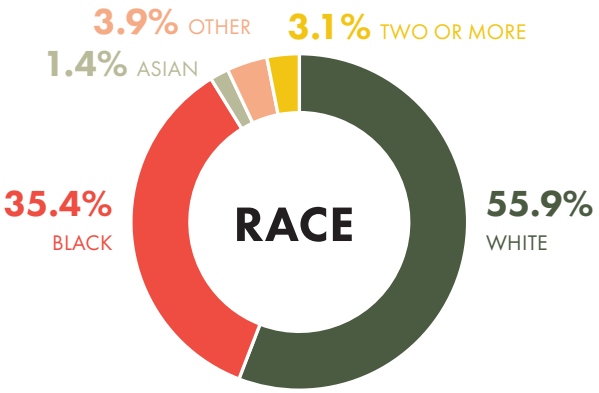
Danville Farmers Market (Source: Local Harvest)

Who Lives Here:

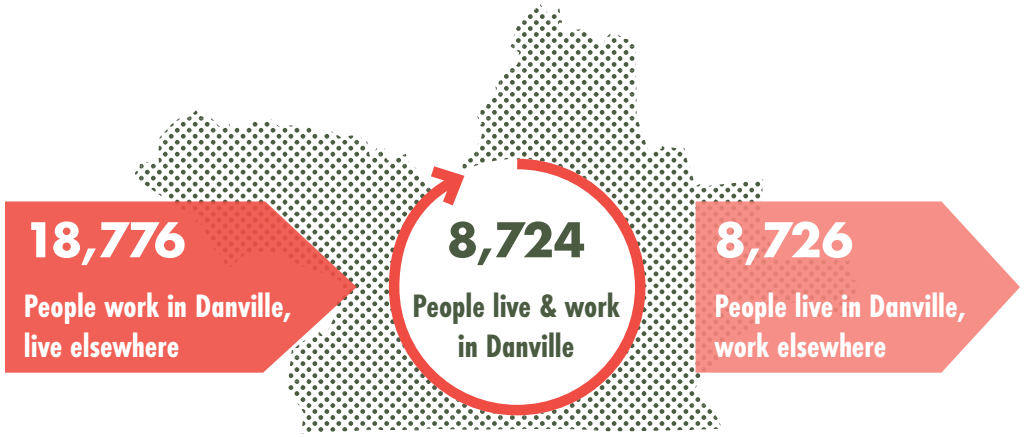
SCHOOLFIELD VILLAGE:

1,377
Residents
(Schoolfield Village + adjacent to Schoolfield Site)

44.2
Median Age



Source: Esri BAO, 2019 ACS 5-yr estimates



Source: On The Map, 2019

Median Income

Schoolfield	$38,130
Danville	$37,203

Source: Esri BAO, 2019 ACS 5-yr estimates

INCOME + WORKFORCE

Compared to the City of Danville, the median household income in Schoolfield is slightly higher, $38,130 compared to $37,203 citywide (2019 ACS, 5-yr). The majority (52%) of the workforce in Danville live elsewhere, only 24% of jobs in Danville are held by residents (On The Map, 2019).

The top 3 industries which in Danville, which employ 54.6% of the working population, are Health Care and Social Assistance (23%), Manufacturing (17%), and Retail Trade (15%). Differing slightly from Schoolfield neighborhood residents – who work in the Accommodation & Food Services (40%), Retail Trade (32%), and Health Care and Social Assistance (21%) fields.

Left; Residents at the first community meeting

Right: Lunch at The Schoolfield (Source: Register & Bee)

Land Use

Schoolfield Site

Once the site of heavy industrial activity, the Schoolfield Site has been vacant since the Dan River Mill closed in 2006. Danville voters approved casino development in 2020. Caesar's Virginia is currently under construction on a portion of the site and will open late 2023, as a regional casino hotel resort destination.

Schoolfield Neighborhood

The neighborhood is predominately single-family residential, with few multi-family residential uses closer to Main Street. Most of the commercial and institutional uses are also located closer to Main Street and the Schoolfield site, with a few pockets around Hylton Park.

Main Street Corridor

Land uses and density vary along the corridor. Most commonly seen throughout the corridor are pockets of commercial, public uses, and low-density single family residential. The largest concentration of commercial, institutional, and office/professional uses is closest to the River District on the eastern end of the corridor. Other pockets of similar uses are seen around the Schoolfield Site, and on the western end, near the North Carolina state border, where there are also industrial uses.

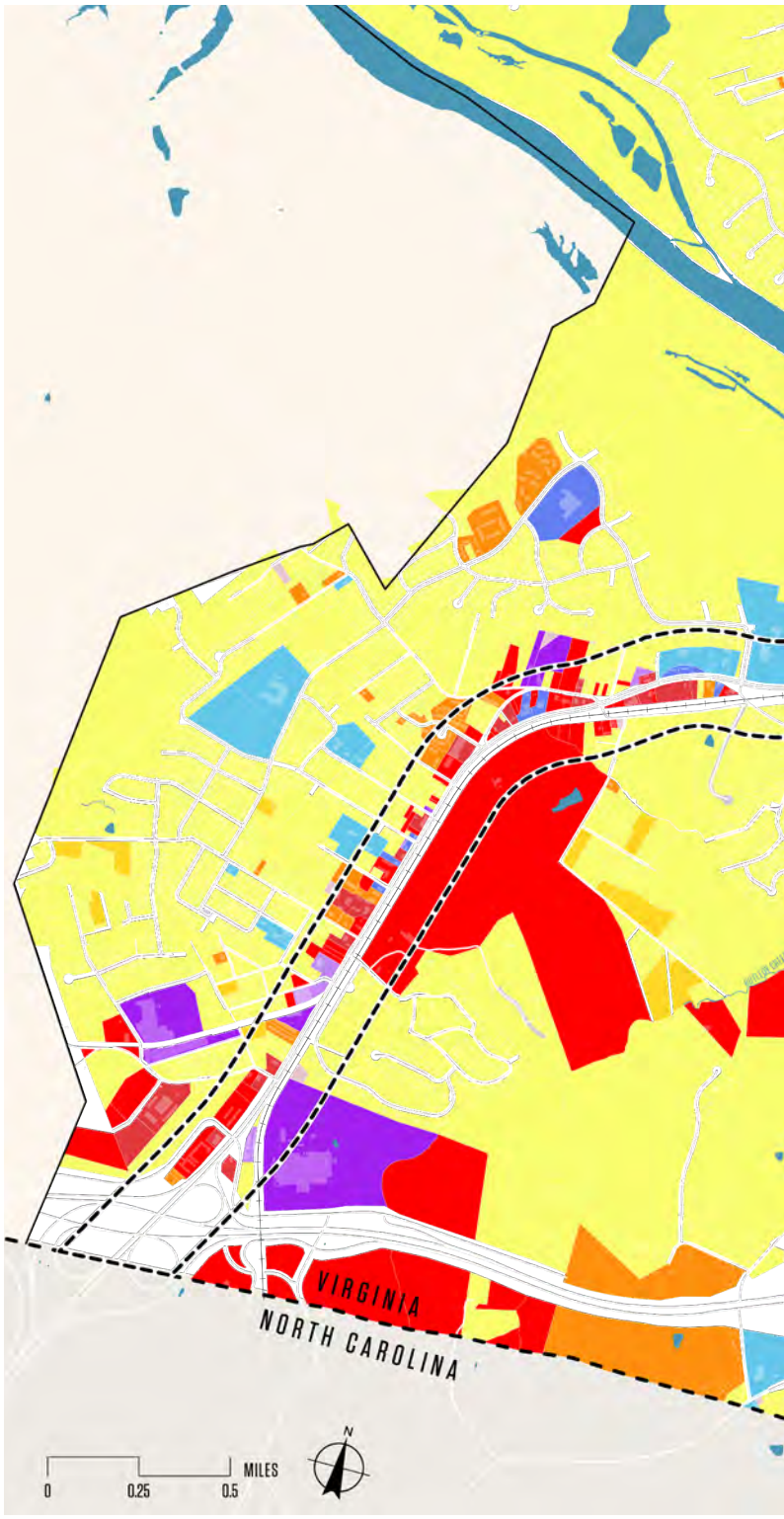
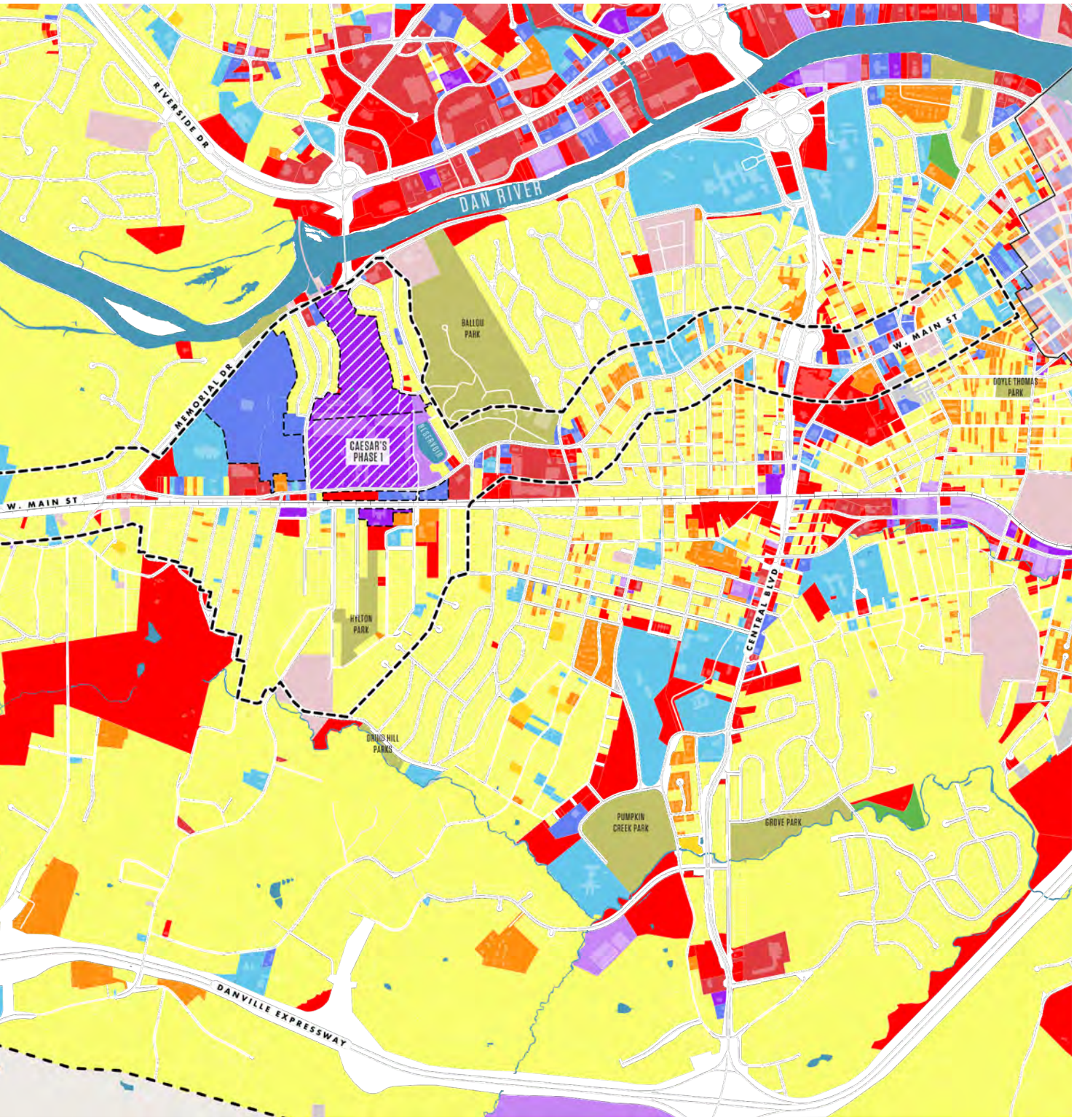


FIGURE 7 | Land Use Map

The map above shows the current land uses in and around the Schoolfield District, which is mostly Low Density Single Family and Commercial and Retail along Main Street.


RIVERSIDE DR
DAN RIVER
BALLOU PARK
MEMORIAL DR
CAESAR'S PHASE I
RESERVOIR
W. MAIN ST
DOYLE THOMAS PARK
W. MAIN ST
HYLTON PARK
CENTRAL BLVD
OAKHILL PARKS
PUMPKIN CREEK PARK
GROVE PARK
DANVILLE EXPRESSWAY

Zoning

Schoolfield Site

Once the location of heavy industrial manufacturing, the Schoolfield Site is now a site for Caesar's Virginia. A Casino Entertainment District overlay was approved by voters and applies over the Schoolfield site, allowing casino operations.

Schoolfield Neighborhood

The Schoolfield neighborhood is almost entirely zoned as Old Town Residential, which allows a density of 5 units per acre. Old Town Residential zoning is intended to maintain and reinforce a neighborhood that aligns with the historic character and scale. In addition to residential, there are some commercial and multi-family zoning located in the parcels along Main Street.

West Main Street Corridor

One of the major corridors in the city, Main Street travels through many different zoning districts, weaving together to the different areas. Where West Main Street travels through residential areas, commercial zoning is clustered closer to and around Main Street, making it the major commercial corridor in many neighborhoods, especially on the western end.

LEGEND

- **Suburban Residential**
- **Threshold Residential**
- **Old Town Residential**
- **Attached Residential**
- **Multi-Family Residential**
- **Neighborhood Commercial**
- **Highway Retail Commercial**
- **Planned Shopping Center Commercial**
- **Transitional Office Commercial**
- **Light Economic Development Industrial**
- **Industrial Manufacturing**
- **Casino Entertainment District**

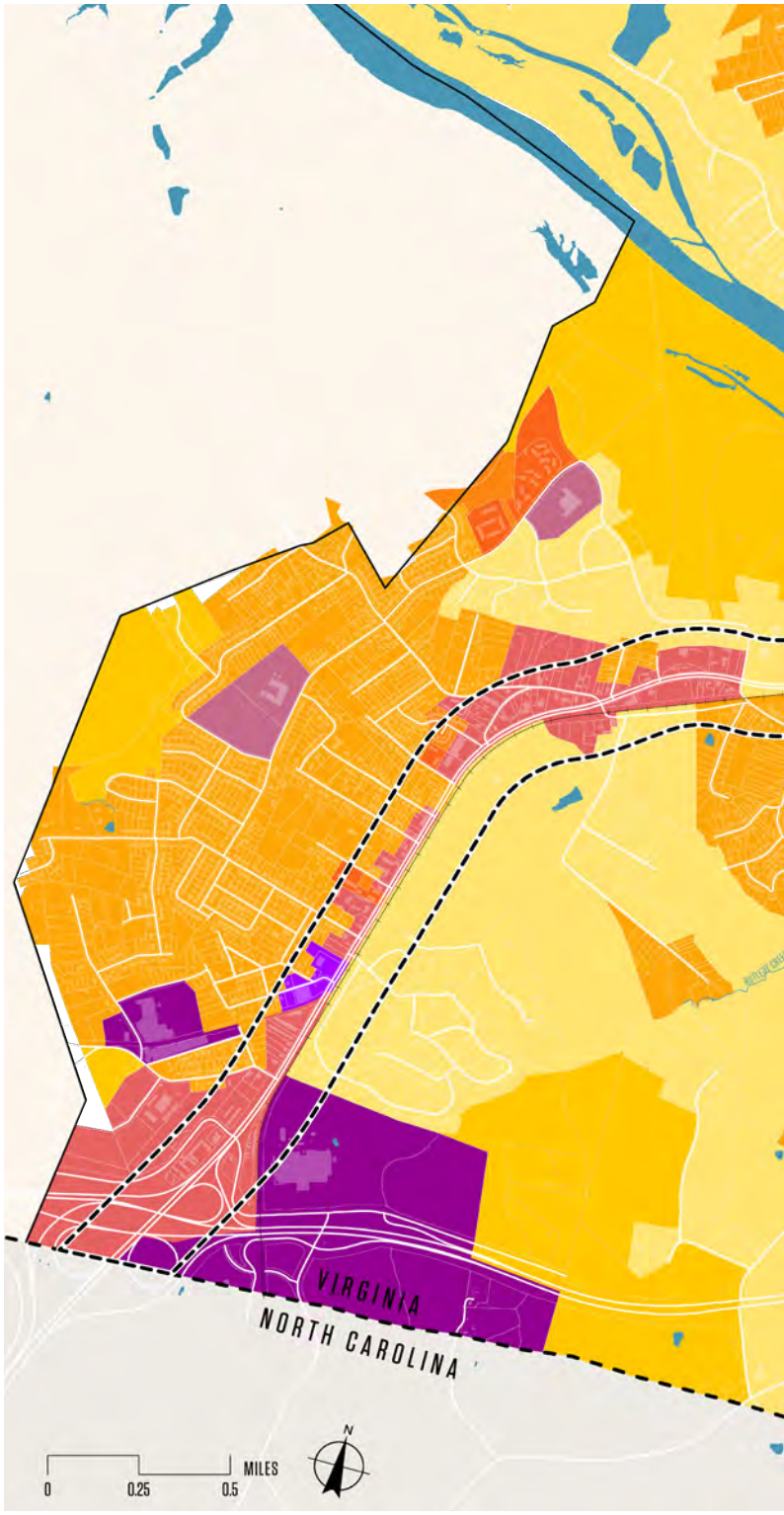
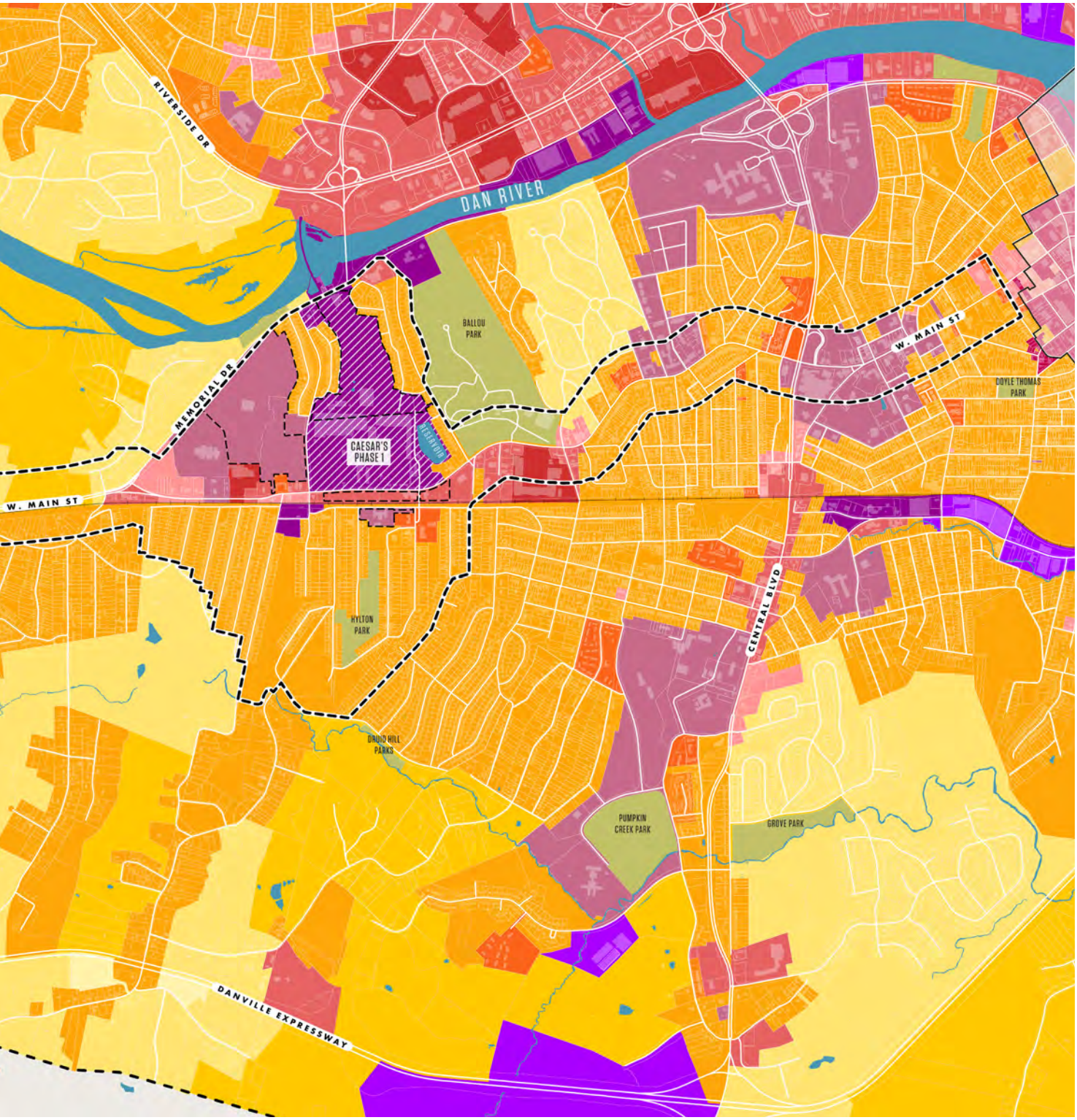


FIGURE 8 | Zoning Map

The map above shows the current zoning in and around the Schoolfield District, including the Casino Entertainment Overlay District on the Schoolfield Site.


RIVERSIDE DR
DAN RIVER
BALLOU PARK
W. MAIN ST
DOYLE THOMAS PARK
MEMORIAL DR
CAESAR'S PHASE 1
RESERVOIR
W. MAIN ST
HYLTON PARK
CENTRAL BLVD
DRUID HILL PARKS
PUMPKIN CREEK PARK
GROVE PARK
DANVILLE EXPRESSWAY

Vacancy

Within the entire district, around 13.2% of the parcels are vacant, half of which are inappropriate to build on due to environmental or other conditions. However, there are still many vacant parcels that are appropriate for residential and commercial development. In the Schoolfield neighborhood, the vacant parcels are interspersed throughout the neighborhood. Developable commercial parcels are located primarily along the corridor, with a concentration of vacant parcels on the western end of Main Street.

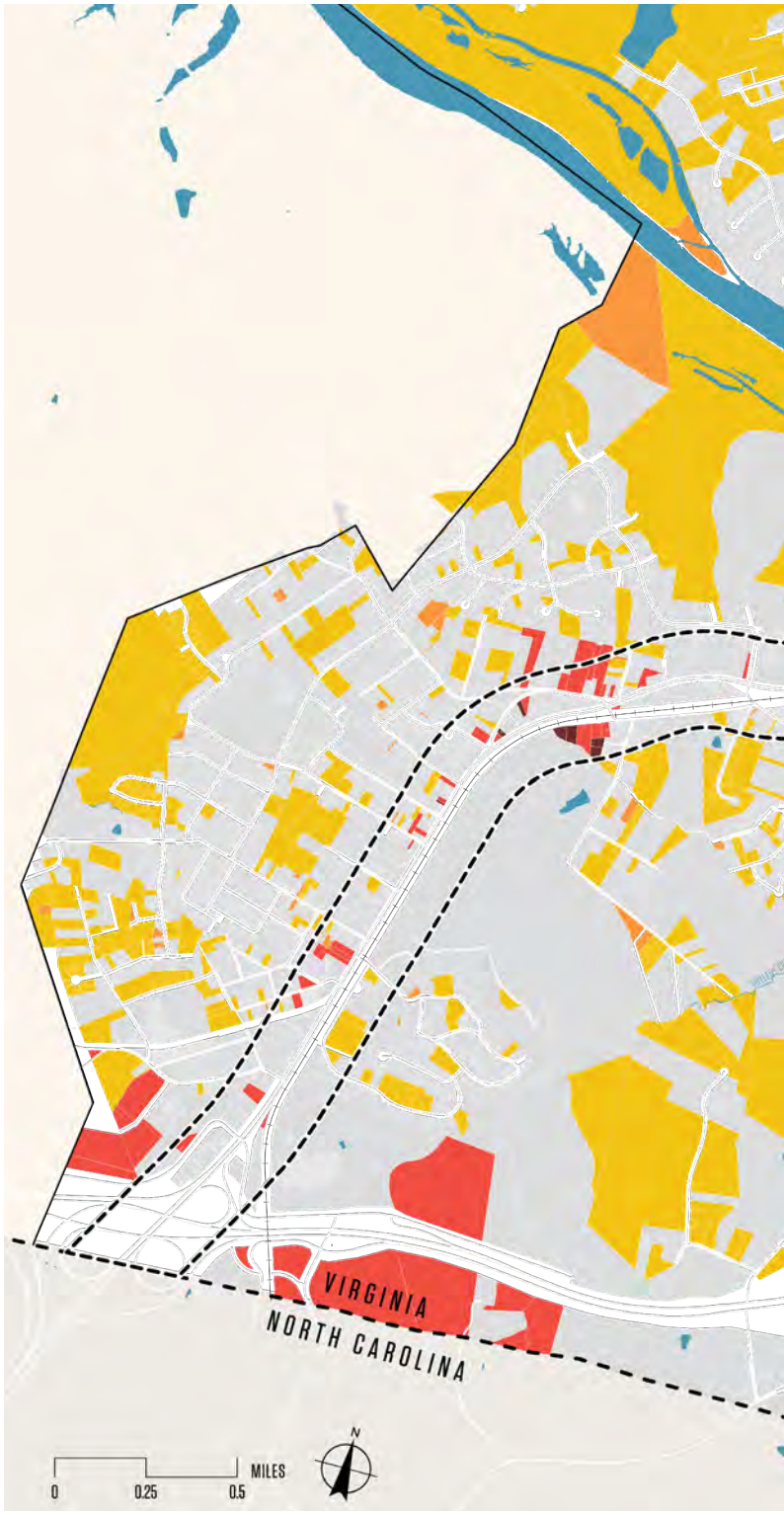
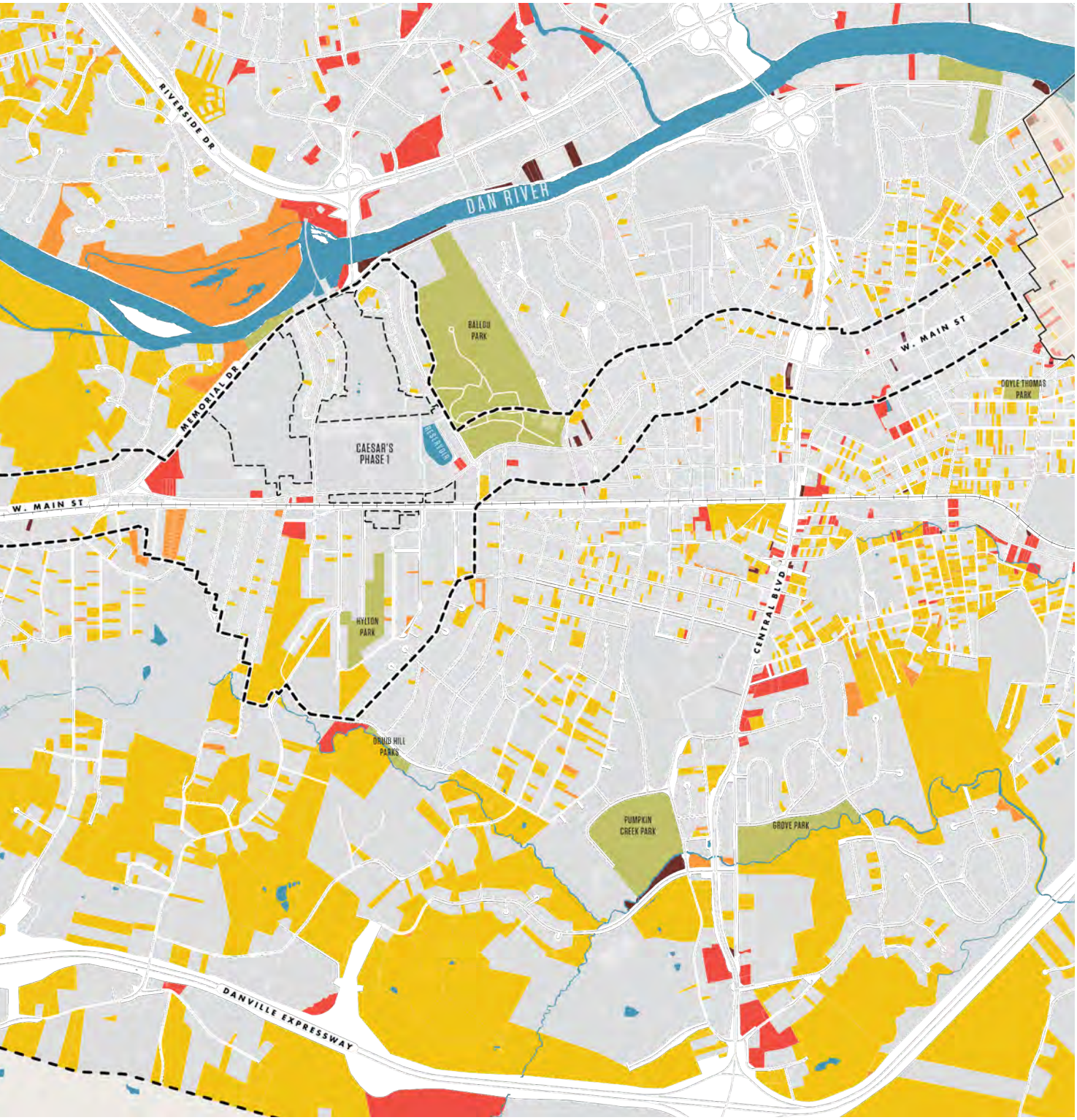


FIGURE 9 | Vacancy

The map above shows current vacancy by category within and adjacent to the study area.


RIVERSIDE DR
DAN RIVER
BALLOU PARK
W. MAIN ST
COYLE THOMAS PARK
MEMORIAL DR
CAESAR'S PHASE I
RESERVOIR
W. MAIN ST
CENTRAL BLVD
HYLTON PARK
DRUID HILL PARKS
PUMPKIN CREEK PARK
GROVE PARK
DANVILLE EXPRESSWAY

Assets

The New Schoolfield District is in close proximity to many of Danville's assets. Most Danville residents agree that the amenities, community, and location in the region are among the top reasons to live in Danville.

OPEN SPACE & RECREATION

Ballou Park

One of the oldest and largest recreational spaces in Danville. Ballou Park includes a number of amenities making it a popular destination for events and activities.

Ballou Park Natural Trail

A ¾-mile trail beginning in the park and leading into the woods. The trail includes interpretive markers and self-guided tour materials that highlight the flora and fauna found along the path.

Hylton Park

Located in the middle of the Schoolfield Neighborhood, Hylton Park has many amenities, including a baseball field and playground, and is named for Hattie Hylton, who was an advocate for mill workers and the mill community.

Riverwalk on the Dan

An 11-mile paved trail that highlights the natural beauty of the Dan River and connects recreational opportunities along the historically industrial riverfront. The trail is welcoming for all users - walkers, bikers, and commuters.

HISTORIC ASSETS

Historic Districts

Danville has seven historic districts, including the Schoolfield Historic Mill District (neighborhood focus of this plan), and the Downtown Danville Historic District (in the River District) which connects to the West Main Street Corridor.

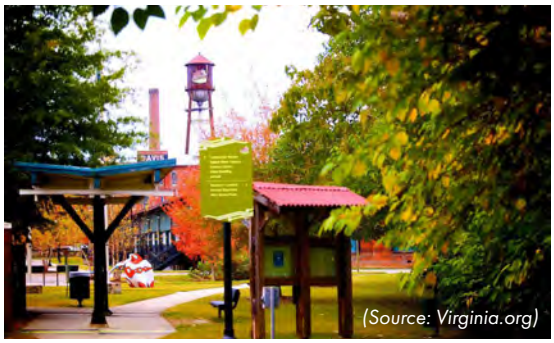
Self-Guided Tours

Danville has two interactive self-guided tours:

Our History Matter Tours

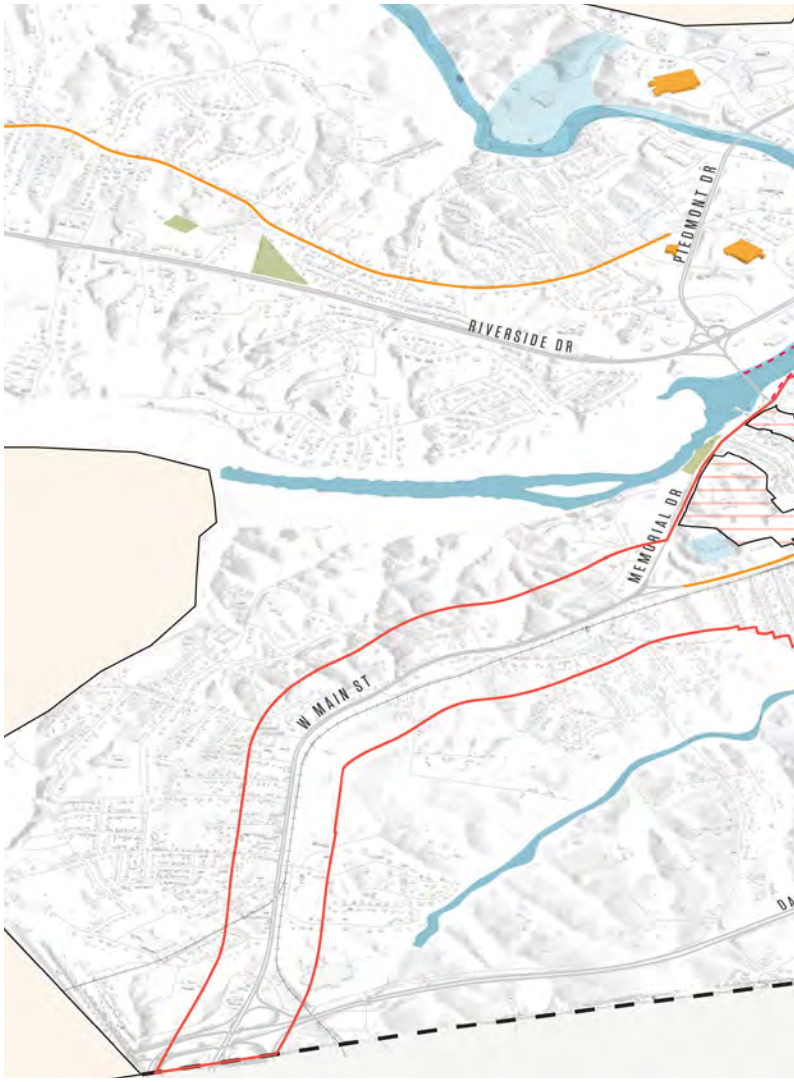
Old West End Tour

These tours explore the history of Danville and guide visitors through all of the historic assets in the City.



1 Riverwalk Trails

2 Ballou Park

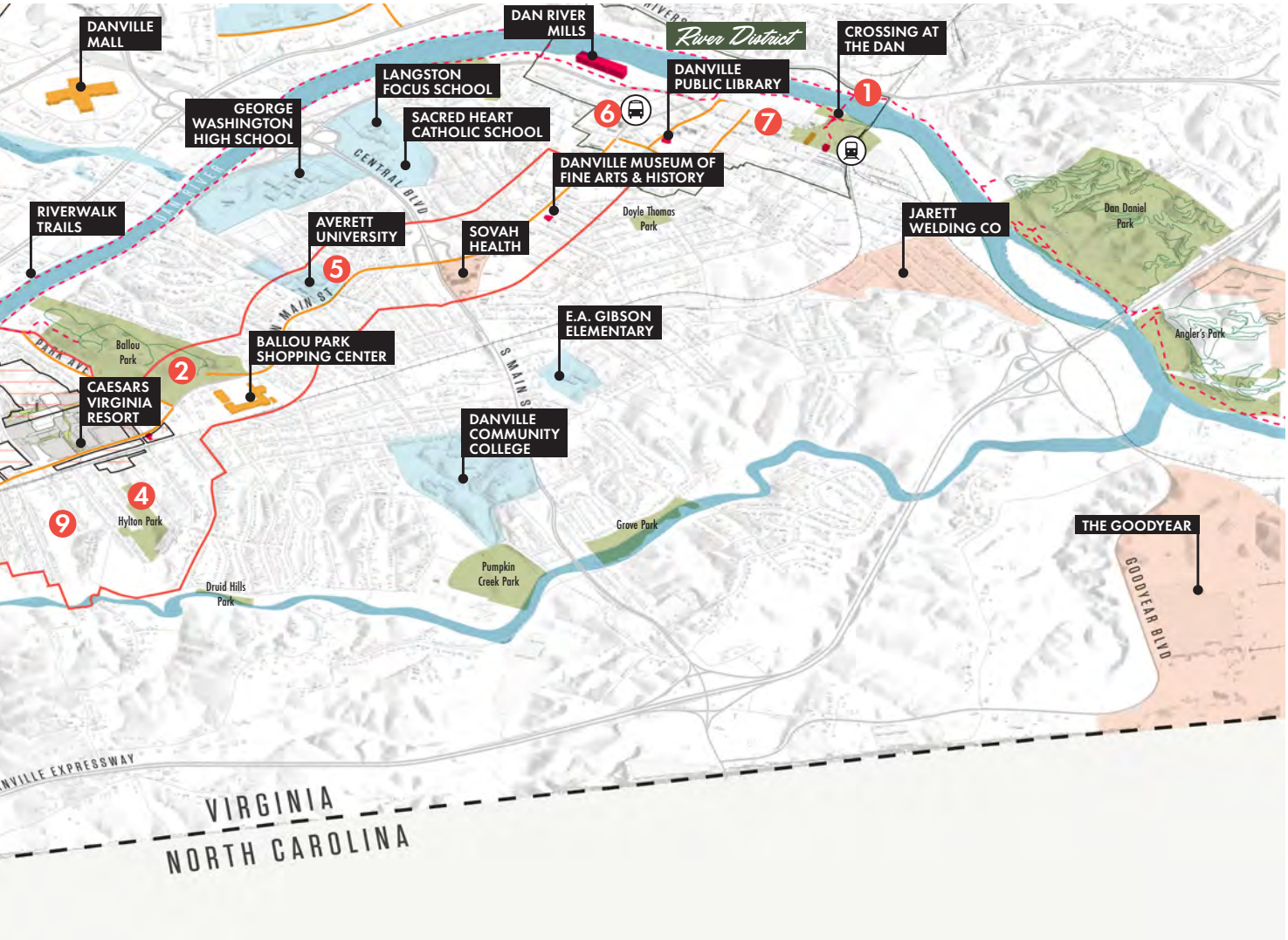


6 Danville Transit

7 Old Belt No. 1 -

3 Schoolfield Site Woods

4 Hylton Park



Historic Asset

8 Schoolfield Welfare Building

9 Schoolfield Village

EDUCATIONAL FACILITIES

Schoolfield Elementary School

Just west of the Schoolfield Site, Schoolfield Elementary is a K-5 school where students are performing at or above the state standard in English and Math.

Danville Community College

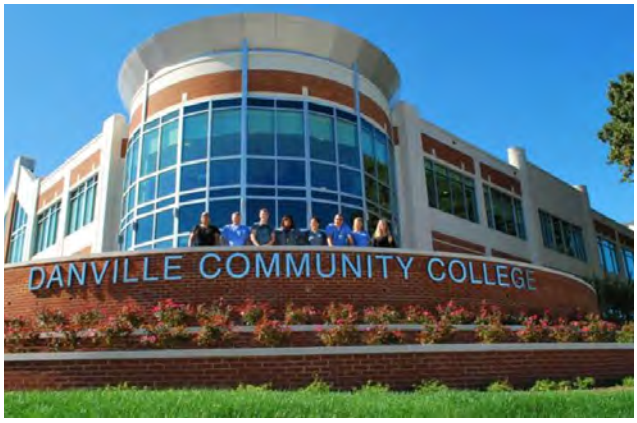
A 2-year, higher education institution that values innovation, accessibility, momentum, dignity, courage, and commitment. DCC offers 103 programs, with a student body of over 3,000 coming from all over the Southern Virginia region.

Averett University

A 4-year, private university that offers 30+ undergraduate programs and 5 master's programs. Averett is consistently ranked as one of the best regional liberal arts colleges in the South.

Danville Public Library

An anchor in the city since its founding in the early 1800s, DPL has moved locations multiple times, but is now located in the center of the River District, and serves as a central hub for connecting community to knowledge, information, and culture.



Danville Community College (Source: DCC)

Averett University (Source: Averett)

Danville Transit (Source: City of Danville)

SERVICES & AMENITIES

Danville Transit System

Bus services on 11 fixed routes throughout the city, running Monday-Saturday from 6am - 6pm. All routes travel through the Transit Hub located in the center of the River District.

Danville Southern Railway Passenger Depot

A historic train station in the River District, served by Amtrak's Norfolk Southern Railway, and a stop on the Crescent Line. Built in 1899, the station is on the National Register of Historic Places.

Sovah Health

A regional health care system, the Danville campus is one of two locations, and includes a 250 bed academic community hospital and is the only designated Chest Pain Center & Certified Advanced Primary Stroke Center in the region.

Historic North Theatre (Source: Virginia.org)

CULTURAL ASSETS

Arts & Performance Venues + Entertainment

The Historic North Theatre a movie and vaudeville house from 1947 - 1976, the theater was restored in 2003 and now shows classic movies and theatrical productions.

2 Witches Winery & Brewing Company the first co-located winery and brewery in Virginia, 2 Witches is a family-run farm winery and nano brewery with indoor and outdoor performance stages.

Ballad Brewing located in a historic tobacco warehouse, Ballad Brewing has a family-friendly taproom and offers live music.

Danville Symphony Orchestra a volunteer run orchestra that provides quality live music, often in collaboration with other performers and organizations from the region.

Carrington Pavilion an amphitheater on the banks of the Dan River that hosts outdoor concerts, theater productions, and events, and seats 1,100 in covered pavilion, with an additional 4,000 lawn seats.

Arts @ Averett entertainment series of events hosted by Averett University, including a wide array of productions and performances by Averett groups.

Churches & Religious Sites

The City has over 120 places of worship, representing 29 denominations, in various locations throughout the city.

Museums

Danville Museum of Fine Arts & History founded in 1974 to promote art, history, and culture to the Dan River region.

Danville Science Center a place to explore STEM concepts and skills with interactive exhibits, hands-on activities, live demonstrations, touring exhibitions, including Digital Dome Theater presentations, and other special events.

River District Revitalization

River District Logo + Slogan (Source: RDA)

Established in the late 1990s to help coordinate efforts to revitalize downtown Danville, the River District Association (RDA) seeks to maintain the unique historic character of Danville, while keeping the area attractive to encourage and retain businesses. Past revitalization efforts included new branding and the creation of design guidelines to maintain the look and feel of the district.

Branding

New branding was released in 2015 using the slogan: **Danville River District: Reimagine That**. Designed to capture the historic character, while welcoming new spirit of change. Signage and wayfinding was launched alongside the re-branding to highlight the many amenities and assets in and around the River District.

Design Guidelines

Adopted in 2013, the design guidelines is a measure to ensure new development aligns with the historic context and retains the spirit of Danville's past, present, and future. The guidelines include appropriate materials, outline procedures, and explain types of architectural elements that are appropriate in the district.

Economic Development + Housing

Housing

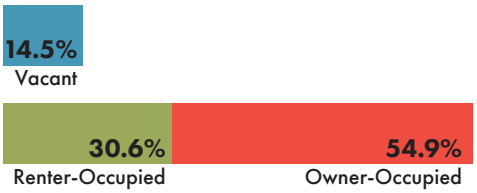
SCHOOLFIELD VILLAGE

South of mills site, Schoolfield Village was built as a compact, mixed-use, planned development that included schools, recreation centers, churches, commercial corridors, and 834 residential units. Since the mills closed, however, Schoolfield Village has faced similar decline in the neighborhood and infrastructure as the rest of the City. Today, around 550 of the original 834 homes remain. A 2017 physical conditions survey found that 83% of the homes in the neighborhood were showing some form of exterior deficiencies (ranging from minor aesthetic fixes to major structural issues). The City will be reassessing all of the homes in the next year to provide an better view of the current market.

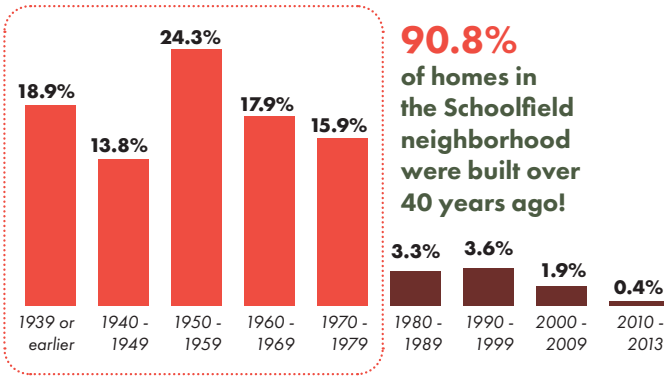
Top Left: Homes along Park Ave (source: Register & Bee)

Below & Right : Homes in Schoolfield Village today

738
Housing Units



$26,000
Median Home Value



90.8%
of homes in the Schoolfield neighborhood were built over 40 years ago!

HOUSING TYPOLOGIES

A typical mill village home is a single-story structure between 900 – 1,200 square feet with two bedrooms, one-bathroom, and small covered front porch. Most homes are set back from the street to create a uniform block with small front yards and larger back yards. The village was developed with a north-south street pattern, with few east-west connections.

Housing Market

Home values in Schoolfield previously averaged around $35,000 - significantly lower than other similar residential neighborhoods in Danville. However, with the announcement of Caesars Virginia resort, the local housing market has skyrocketed with homes selling for several times more than they would have in the previous year (2020). The anticipated casino has increased the attention and investor interest in Schoolfield, for both commercial and residential properties.

While the Schoolfield Village provides many benefits and opportunities for workforce housing near the resort, the rise in values also brings threat of displacement. As one of the most affordable neighborhoods in Danville, the rising values and costs could price out long-time homeowners and residents of the neighborhood.

A Typical Mill Village Home

SINGLE-STORY STRUCTURES

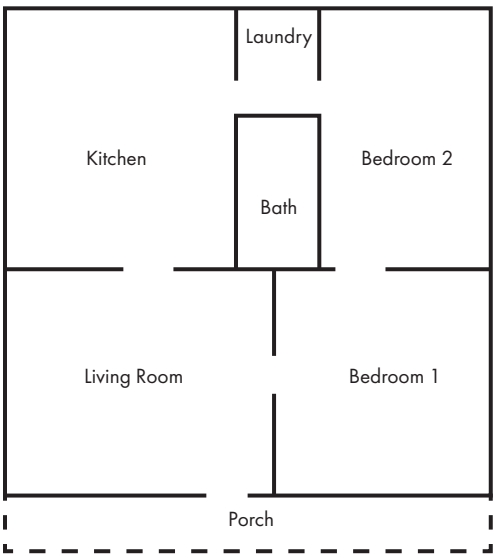
built between:

1903 - 1909

900 - 1,200
Square Feet

2
bedroom

1
bathroom



Major Institutions

While the Dan River Mills and Schoolfield were historically the largest institutions and employers, today the top industries in Danville are: Health Care & Social Assistance (23%), Manufacturing (17%), and Retail Trade (15%). Some of the largest institutions and employers operating in Danville include:

Manufacturing

Danville has a long history of manufacturing and industry and is still one of the top industries today. However, the nature of manufacturing has shifted towards more modern technologies, including advanced manufacturing, advanced materials, environmental and life sciences companies, and IT and professional services (Discover Danville).

The Goodyear Tire & Rubber Co.

The largest employer in the City of Danville, employing around 3,000 people. Danville Goodyear location includes a manufacturing site, warehouse, and distribution facility. The main products manufactured in Danville are aircraft and commercial tires.

- Morgan Olson
- Buitoni Food Co.
- EBI
- Unilin North America LLC
- Essel Propack America LLC
- Intertape Polymer Corp.
- Litehouse foods
- O-I
- Columbia Forest Products, Inc.
- DanChem Technologies, Inc.

Other

- Averett University
- Roman Eagle Memorial Home
- Medical Facilities of America
- CIT Commercial
- American National Bank
- Regional One, Inc. – Transport
- PRA Group, Inc.

Sovah Health

Previously known as Danville Regional Medical Center, Sovah Health is a regional health care system that has been serving the region for over 120 years. The largest health system in the region, Sovah is an academic hospital and employs over 1,300 people and provides medical services in over 25 specialties including advanced surgeries and other complicated procedures (Sovah Health).

Public

Danville Community College

Committed to serving the community by providing quality higher education and workforce programs, DCC offers more than 100 programs in general education, college transfer, and career training, as well as customized classes to meet needs of businesses and rising industries. (DCC)

- City of Danville
- Pittsylvania County
- Danville Public Schools
- Pittsylvania County Public Schools
- Danville Pittsylvania Community Services

WORKFORCE DEVELOPMENT INITIATIVES

In collaboration with the National Coalition of Advanced Technology Centers, the Danville region has made significant investments to workforce training in: Precision Metalworking, Industrial Maintenance and Mechatronics, Metrology, Welding, Robotics, and Automation

The workforce development program ensures companies have access to a pipeline of talent that meets immediate hiring needs and provides skilled workforce for the future. The initiative has four parts:

Middle School Career Choice Program to inspire students from an early age to enter manufacturing and STEM careers

High School Dual Enrollment Programs focusing on advanced manufacturing and information technology

Danville Community College offering advanced industry certifications and diplomas.

"Capstone" Program offering training in a flow cell environment at the Institute for Advanced Learning and Research.

Regional Center for Advanced Training & Technology (RCATT)

Danville Community College's 24,000 sf facilitie that provides workforce development training programs for mechatronics, robotics, hydraulics, pneumatics, PLC programming, and electronics and is a certified Fanuc Robotics Training Center. The facilitiy includes high bay spaces, classrooms, computer facilitites, and a small auditorium.

Commercial Areas

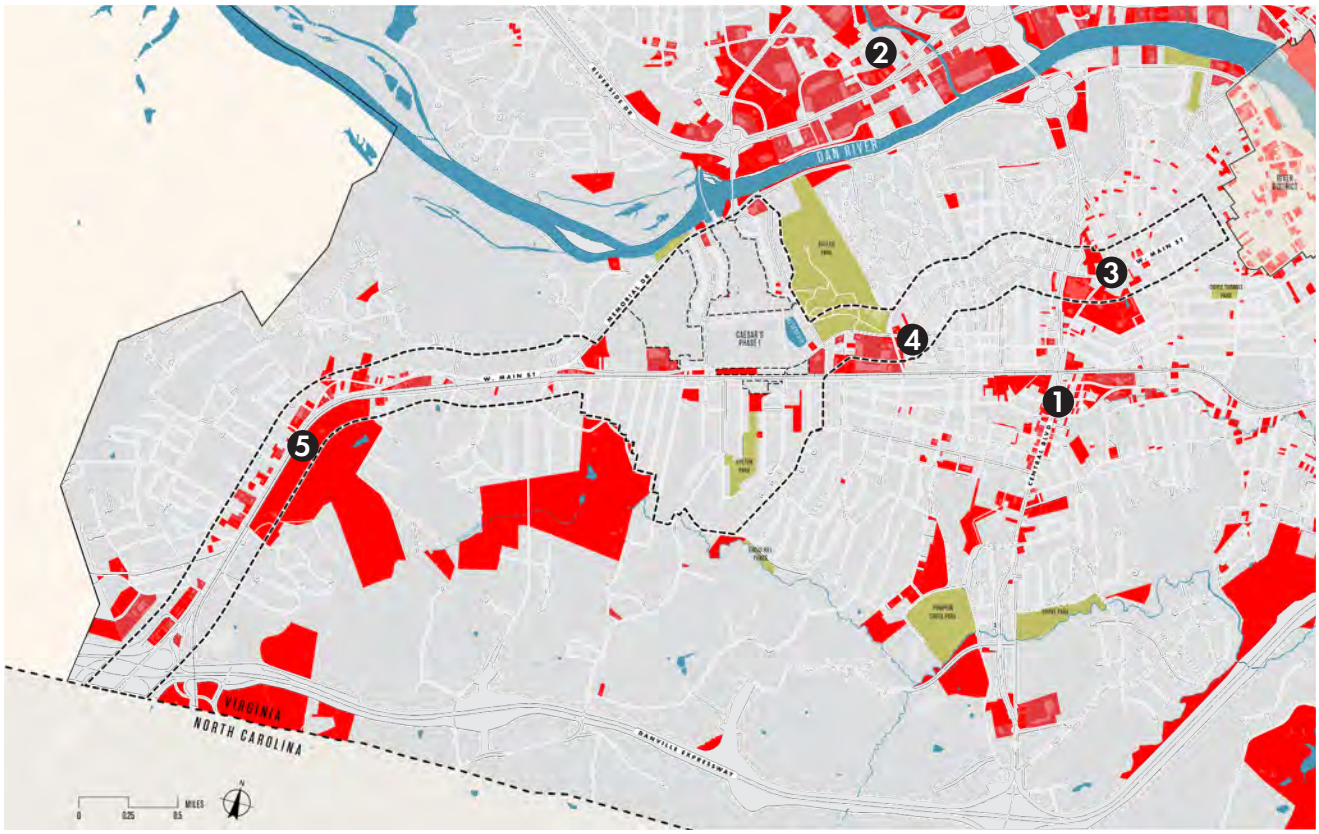


FIGURE 11 | Commercial Areas

❶ CENTRAL BLVD / S MAIN STREET

Central Blvd, south of Main St, has many parcels along the corridor dedicated to commercial or retail uses. These uses are typically located in strip malls, with 3-4 units or shops in one complex. Most of these commercial strip designs favor vehicular accessibility, located along large four-lane thoroughfares with minimal public realm amenities.

❷ DANVILLE MALL

The largest commercial and retail area in Danville, located north of Dan River along Riverside Dr. In addition to the large indoor mall, the area also includes many large national retailers such as Sams Club, Walmart Supercenter, Lowe's Home Improvement, and many restaurants, and the local 2 Witches Winery & Brewery. This area is car-centric, with large parking lots fronting onto large, busy streets.

MAIN STREET AND WEST MAIN STREET

The Main Street and West Main Street Corridors host many different uses spanning from the River District through Schoolfield ending at the Virginia-North Carolina Border. While residential uses are most commonly seen throughout the entire corridor, there are significant commercial uses at three different points:

❸ Adjacent to River District

This area includes office/professional uses and large commercial operations and health services like Sovah Health, Stratford Rehabilitation Center, and other counseling and services.

❹ Adjacent to Schoolfield

The largest concentration of commercial uses is the Ballou Park Shopping Center that has Food Lion, Dollar General, CVS, and plenty of smaller retail and commercial services, sit-down, and take-out restaurants. Other commercial areas around Schoolfield are strip-malls off of Main Street that hold smaller retail and restaurants, including The Schoolfield restaurant.

❺ Adjacent to North Carolina Border

On West Main Street, near the North Carolina border, commercial strip-malls are located on the northern side of West Main Street. These strip malls include big-box stores (i.e., Dollar General, Old Dutch Supermarket), as well as auto repair shops, hotels, smaller convenience stores, and gas stations. These are also interspersed between industrial and residential uses.

Circulation + Connectivity

Road Network and Circulation

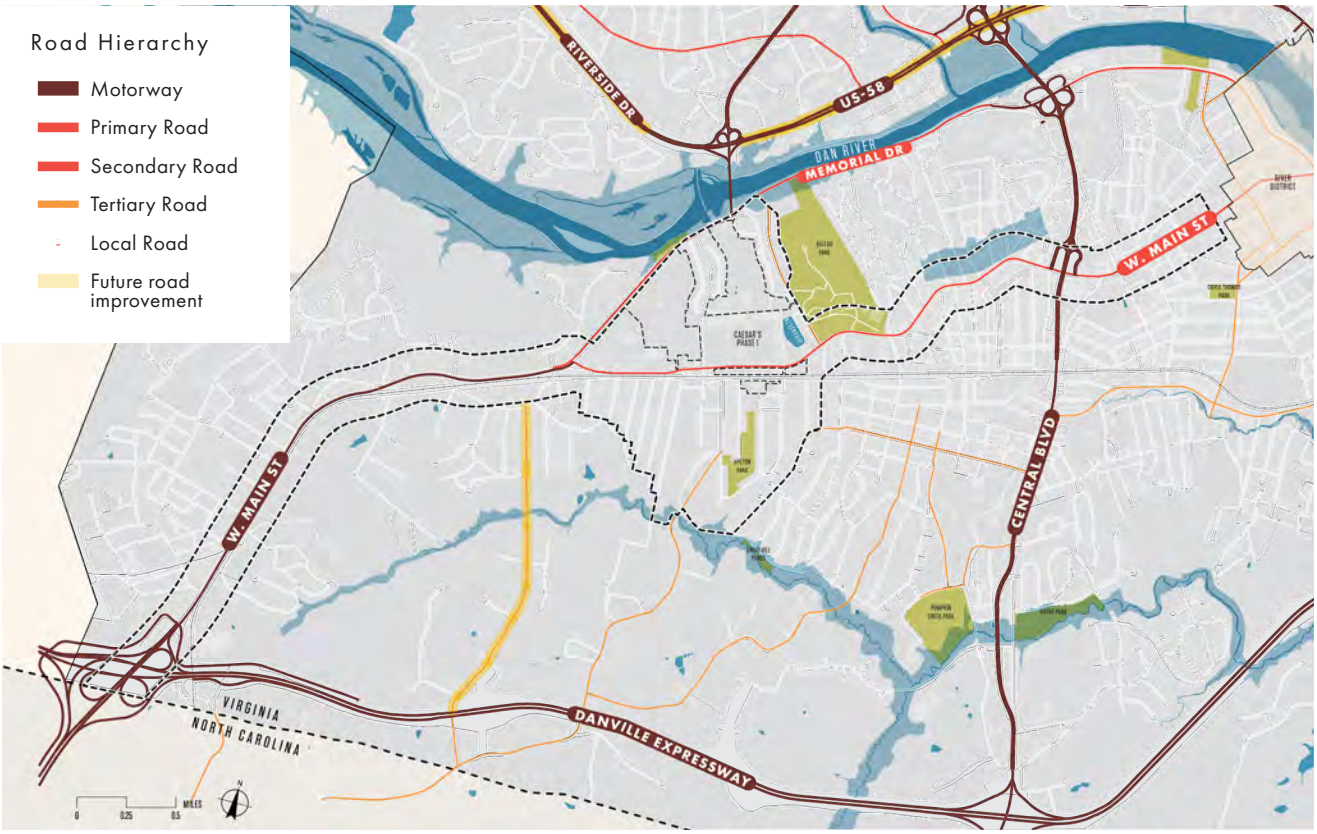


FIGURE 12 | Existing and Planned Road Network

Much of the following information is collected from the City of Danville MPO (Metropolitan Planning Organization). The Danville MPO area includes the City of Danville and portions of Pittsylvania County. The MPO develops plans and programs subject to approval by federal transportation agencies to achieve federal transportation funding.

The City of Danville is served by an extensive network of arterials, collectors, and local roads augmented by interstate highways and US routes that facilitate intercity travel.

The Danville Expressway/Designated I-785 corridor works as a semi-ring road that bypasses the Schoolfield District Corridor and the downtown area and provides alternatives for the freight movements in those areas. The expressway is linked to West Main Street, and is a direct connection to the Schoolfield District and the downtown area. It has potential as a multi-modal transit corridor, reinforced by the planned Park & Ride facility at the expressway exit that can be implemented as a transit hub to support trips taken by alternative transport modes. According to the 2045 MPO Long Range Plan, this expressway significantly relieved traffic volumes throughout the roadway network and resolved many of the region's capacity issues.

As indicated in the 2045 MPO LGTP, upgrades will be made on the US Highway 29, between the Danville Expressway and I-840, northeast of Greensboro. These improvements are underway (fully funded by NCDOT) and should be completed within the next few years. Once completed, it will facilitate interstate traffic between the two cities.

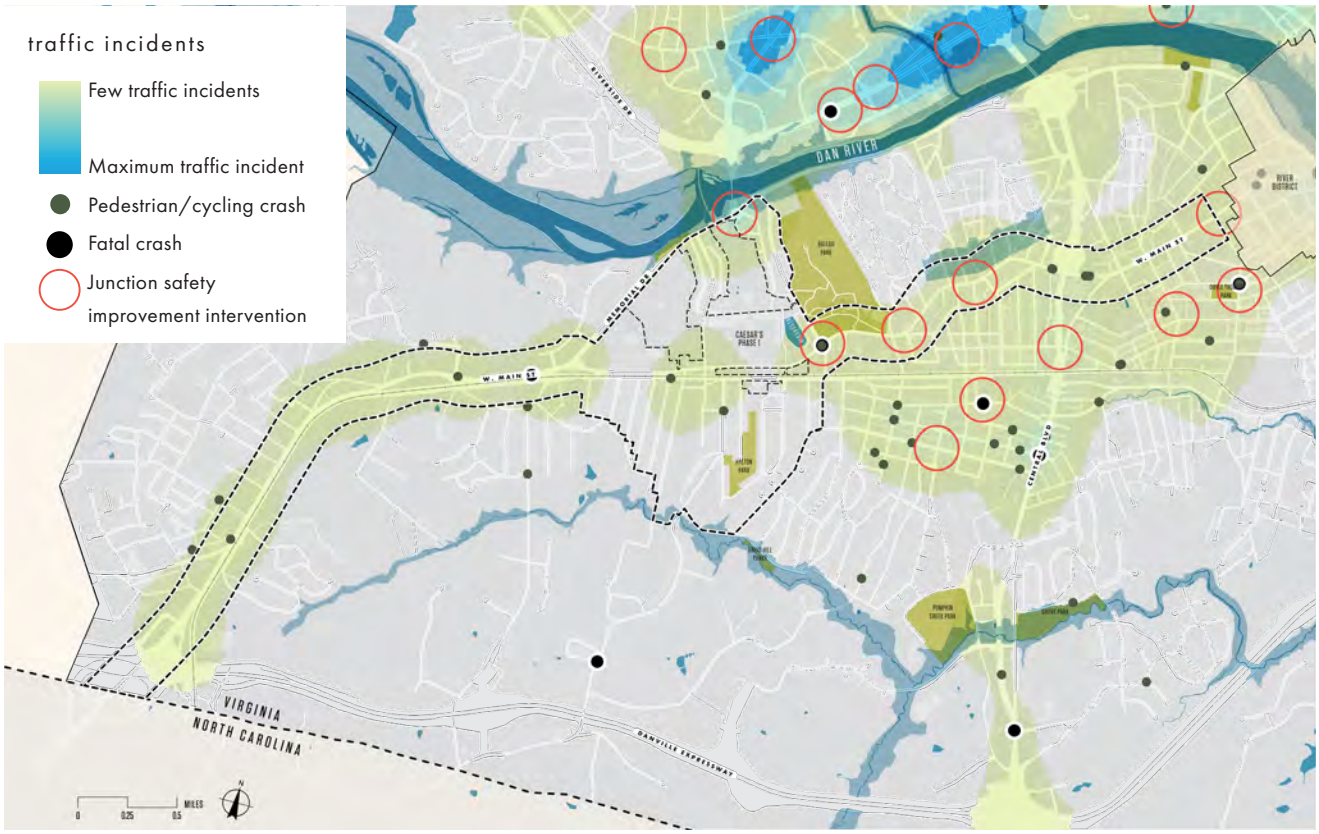


FIGURE 13 | Recorded Traffic Incidents (2014 - 2021)

Traffic Incidents

According to the MPO 2045 LGTP, there were nearly 2,000 vehicular crashes in the Danville MPO between 2014 and 2019. Major crashes occur the intersection between West Main Street and the Memorial Road and minor incidents generally occur inside the Schoolfield corridor (for example, a few incidents occurred at the intersection between Park Avenue and West Main Street, and at the intersection of Central Boulevard and West Main Street).

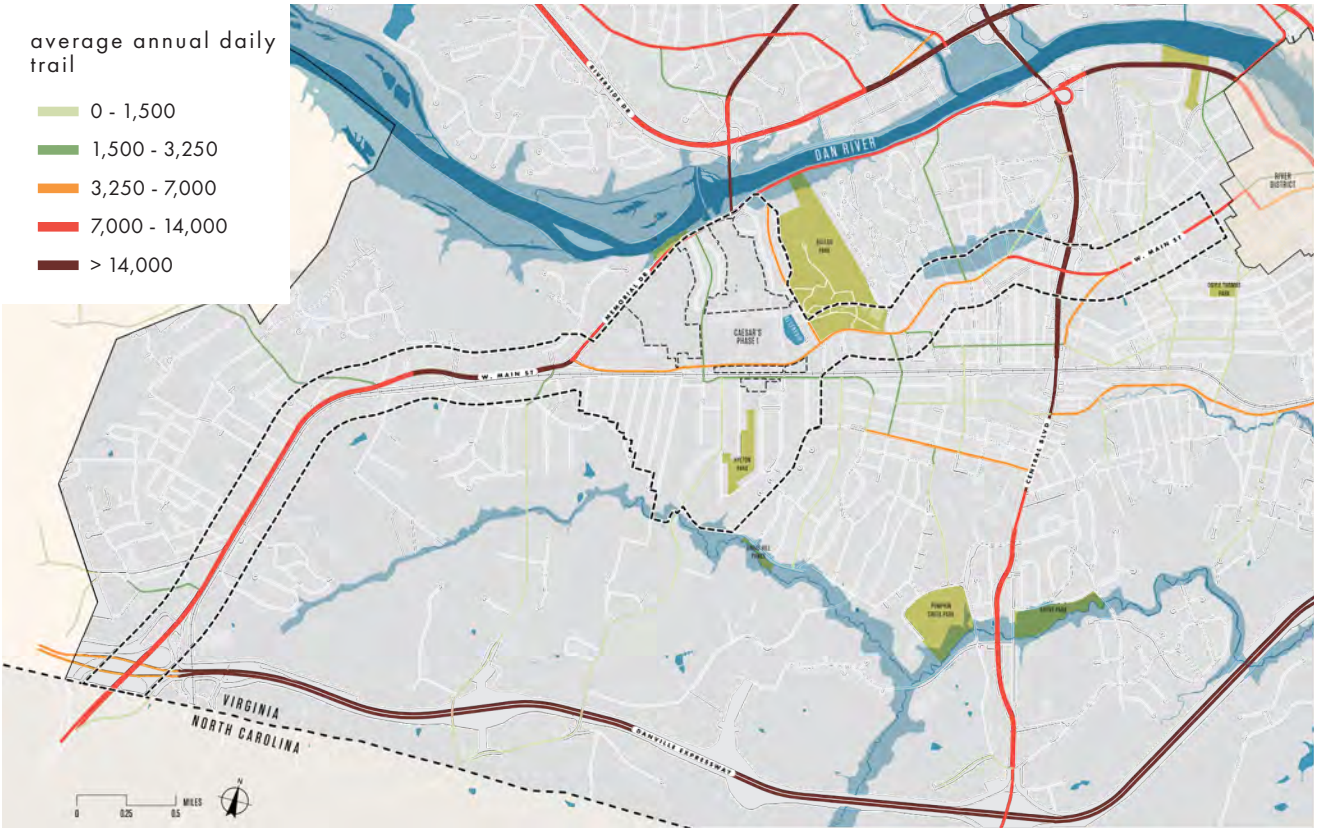


FIGURE 14 | Average Annual Daily Vehicular Traffic

Vehicle Miles Traveled

Daily vehicle miles traveled in the Danville MPO is relatively stable. Localities within the MPO experienced a slight drop in vehicle miles traveled along West Main Street between 2017 and 2018. However, it is expected that the construction of Caesar's Virginia resort will significantly alter traffic volumes on West Main Street.

Travel Demand

The outputs of the Travel Demand Model, such as the volume over capacity estimates referred to in the MPO 2045 LGTP, indicate that, for an MPO of Danville's size and population, there is an abundance of highway capacity, even at a 2045 planning horizon and in consideration of future development such as Caesar's Virginia resort.

As indicated in the 2030 Comprehensive Plan, there is a need to enhance major transportation corridors and entrance gateways into the City such as West Main Street in order to instill a sense of "pride" among residents, and communicate clearly that Danville is a desirable place to live, work, and play.

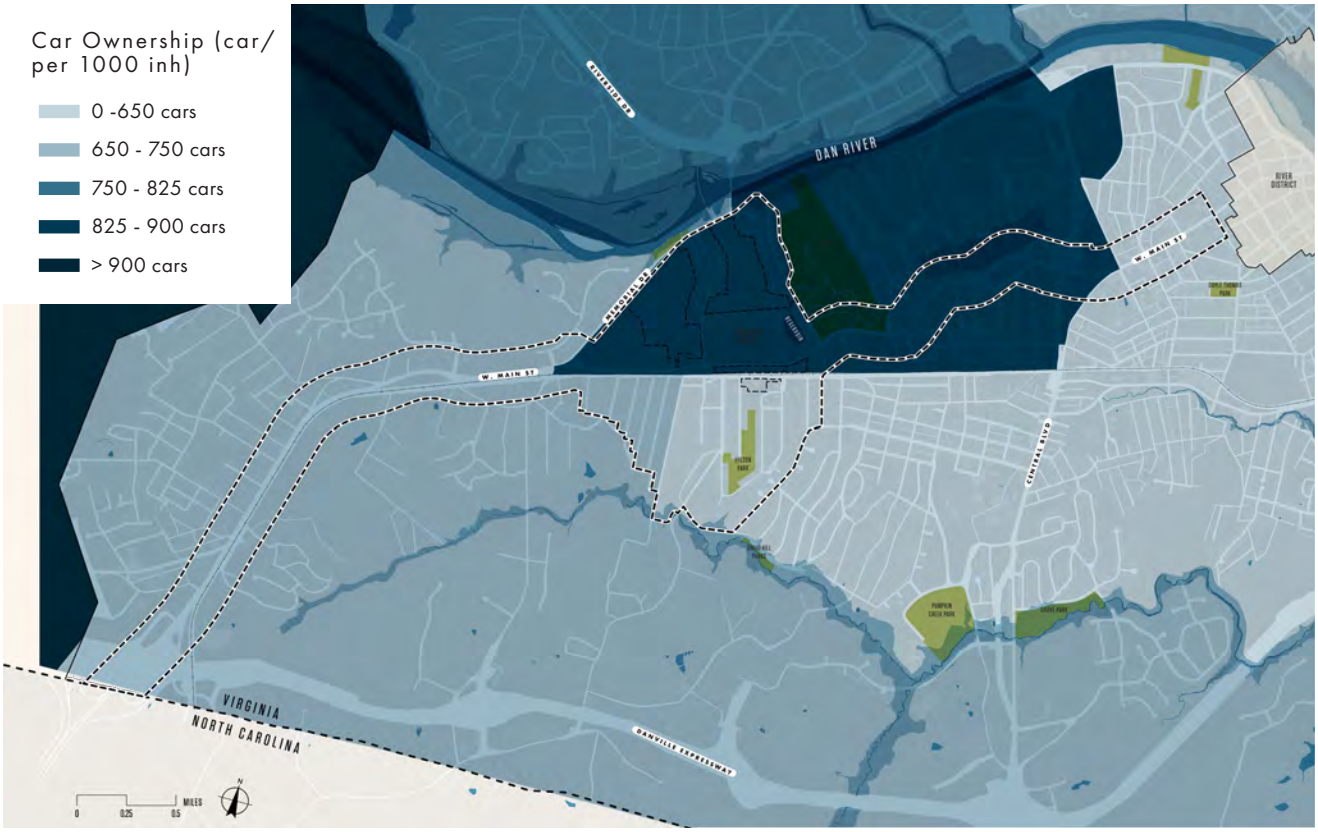


FIGURE 15 | Car Ownership Data

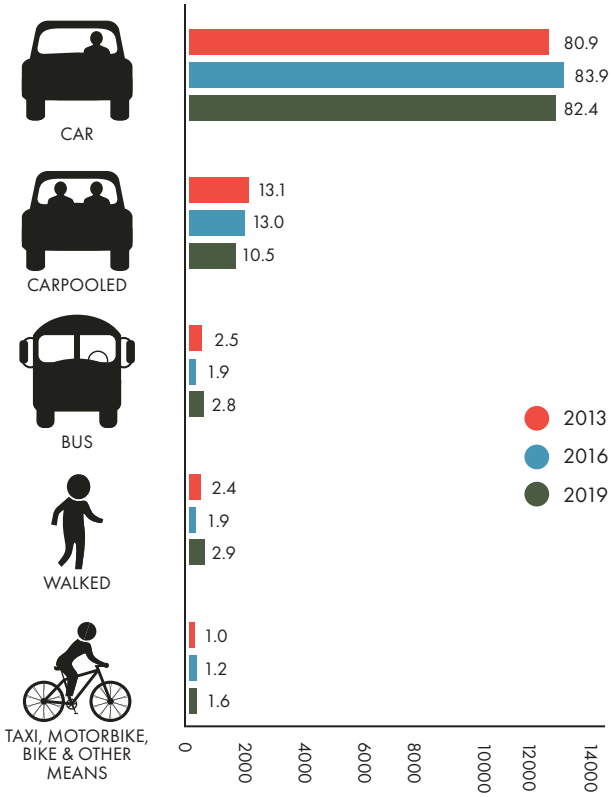
Car Ownership

According to US Census Bureau's car ownership data in Danville, VA, the city is car-oriented, with an average of two cars per household (on the average, 699 cars per 1000 inhabitants in Danville). This is approximately the same number as the national average. More specifically, car ownership on the Northern side of the Schoolfield neighborhood and along the east portion of West Main Street is quite high. This is due to the fact that most of the residents are highly dependent on private automobiles for their work commute.

Commuting Patterns

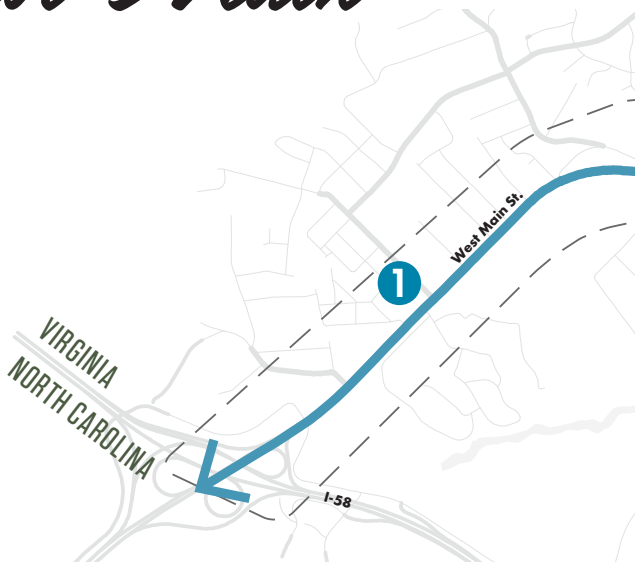
According to the 2045 MPO plan document, approximately 83% of area commuters drove to work alone in 2017, and approximately 50% of the commute trips were under 15 minutes which makes the car highly competitive to other transport modes. Limited public transportation services, limited safe and comfortable bike and pedestrian network and infrastructure, contribute to the high degree of population's reliance on the automobile as a principal mode of transportation.

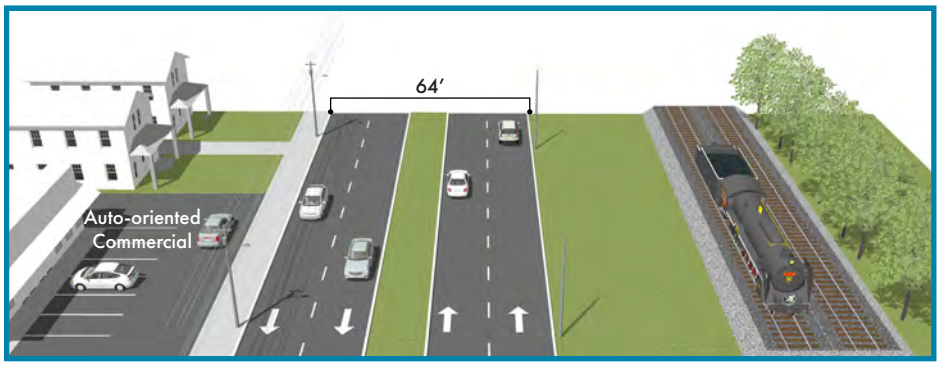
Modal Share Trends (2013 - 2019)



Main Street & West Main Street Typologies

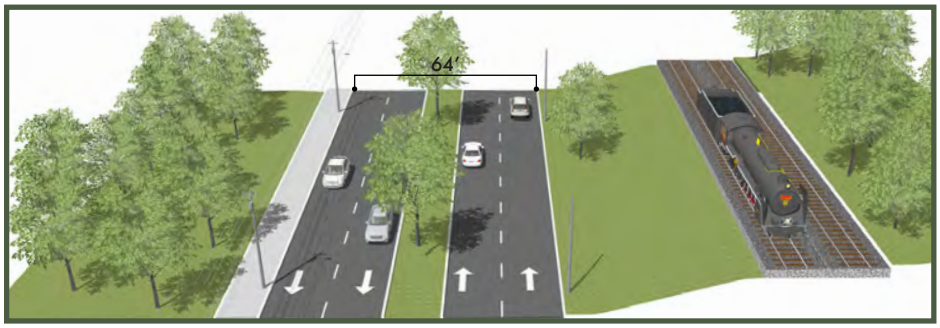
The Main Street and West Main Street corridors (within this planning context) spans 6 miles from the River District down to the Virginia - North Carolina border. In this stretch, the street design and surrounding context changes dramatically to create 6 different corridor typologies.





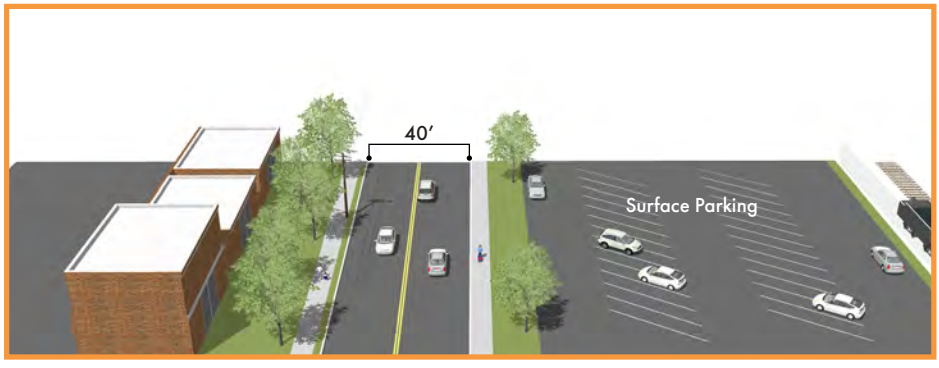
1 North Carolina border to River Oak Drive

- Two-way, two-lane road
- 64' right-of-way
- Sidewalk in the north
- Grass median
- At grade rail



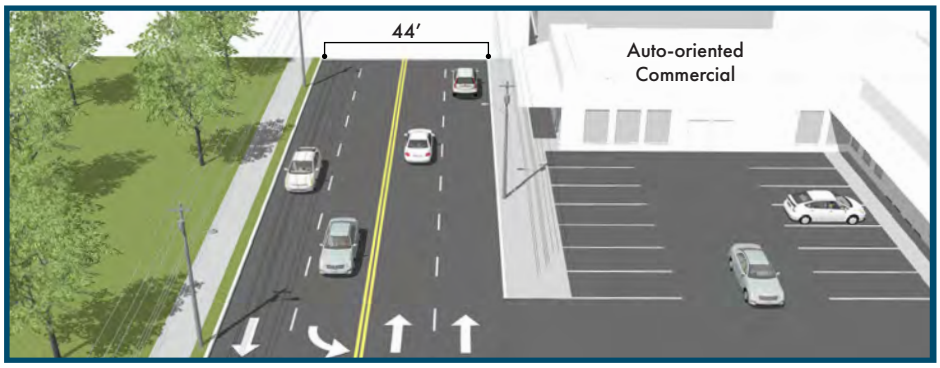
2 River Oak Drive to Memorial Drive

- Two-way, two-lane road
- 64' right-of-way
- Sidewalk in the north
- Grass median
- Elevated rail



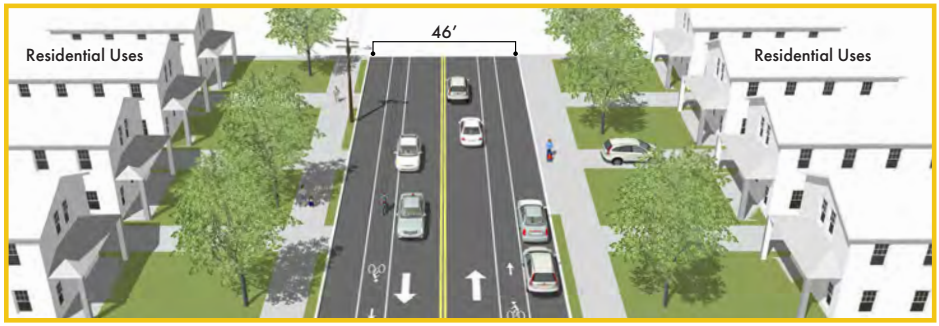
3 Memorial Drive to Park Avenue

- Two-way, one-lane road
- 40' right-of-way
- Sidewalks
- Surface parking lots
- At grade rail



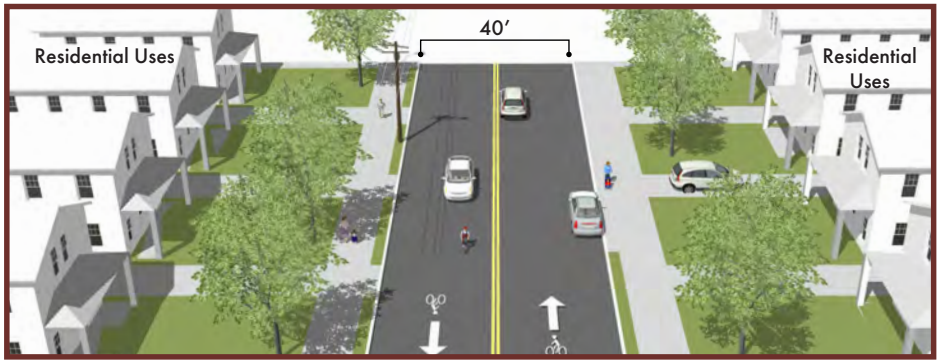
4 Park Avenue to Blackwell Drive

- Two-way, two-lane road
- 44' right-of-way
- Sidewalks with planting strips



5 Blackwell Drive to Rison Street

- Two-way, one-lane road
- 46' right-of-way
- On-street parking
- Bike lanes
- Sidewalks with planting strips



6 Rison Street to Jefferson Avenue

- Two-way, one-lane road with sharrows
- 40' right-of-way
- Sidewalks with planting strips

Public Transport Network

HIstoric Danville Train Station (Source: Pinterest)

Danville is served by a regional airport and a regional railway line – Amtrak's Crescent Line – which runs through the Crescent Corridor along Norfolk Southern's rail lines. It connects 11 states and spans from New York to Louisiana. While the public transport network in Danville includes rail network, it does not serve inter-city connections and the collective transport service need to rely on the bus system that includes fixed-route (6 main lines), organized around the Danville Transit Hub located in the downtown area, Handi Van services, Reserve-A-Ride, and Senior Transportation Services.

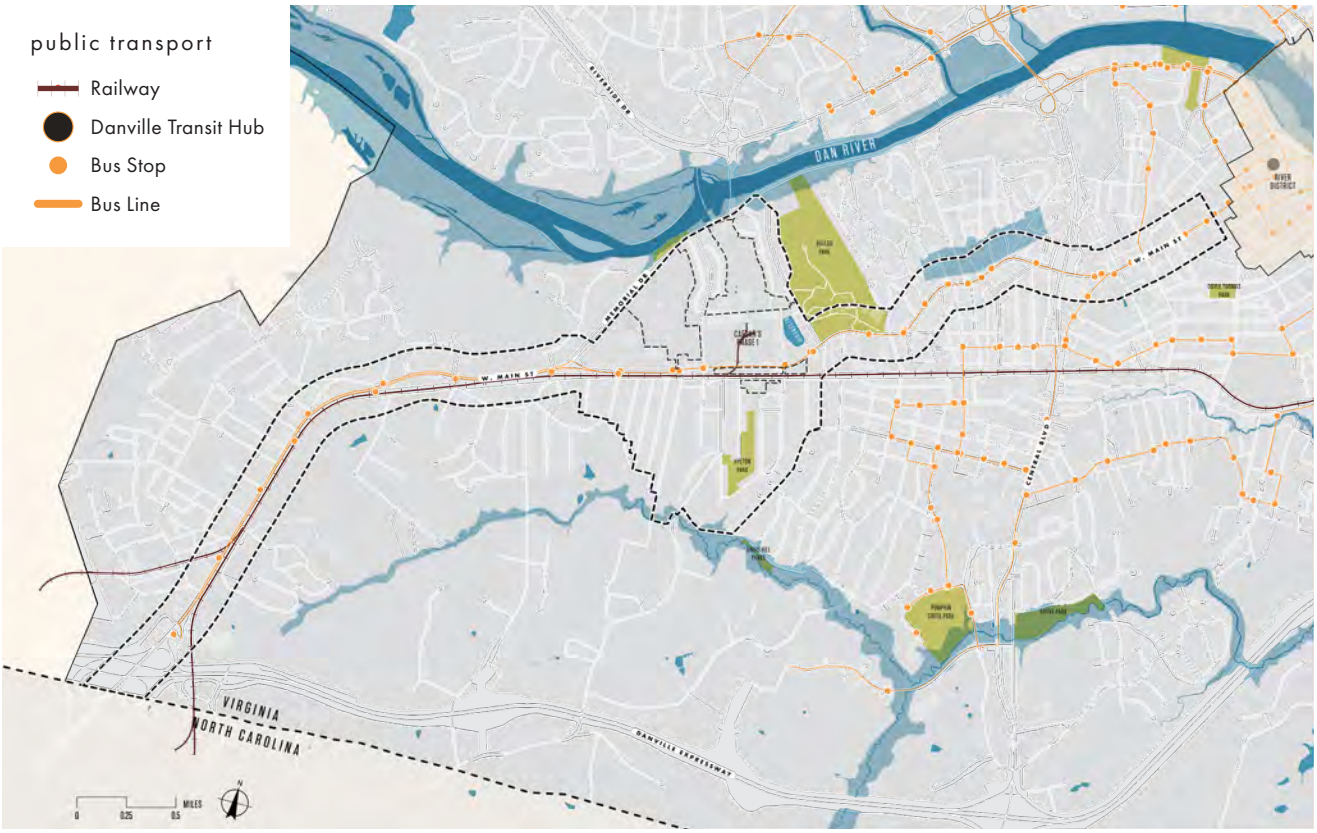


FIGURE 16 | Existing Public Transport Network

The use of public transport is very limited in Danville with only 2% of commute trips done by public transport (US Census Bureau – American Community Survey (ACS), 2019). The latest ridership data indicates that 86% of all collective transport trips are on fixed routes, 8% on reserve-a-ride, 5% for senior transportation services, and 1% Handi-van as per the 2014 – 2018 Danville Transit Ridership data.

In 2017, there were 6,575 boardings at the Danville station, an 8.8% decrease from the 7,209 in 2016 according to the Department of Rail and Public Transportation. The State predicted a ridership decline for Clifton Forge (East-West Corridor), Danville (Seminole Corridor), and Petersburg (Washington, D.C. to North Carolina Corridor) as a result of projected negative population growth trends near these stations.

The low usage of the public transport system is due to several factors; however, the main reasons are the lack of funding resources for Danville to be able to offer high performance service. The weaknesses of the current public transport network in Danville can be summarized as follows:

- Very low public transport frequency / headways (1 bus every 80 minutes, 1 train in the PH), no evening bus services;
- Limited public transport service coverage with long distance between stops;
- Lack of fixed route access to many critical destinations (Schoolfield neighborhood is not served by the fixed-route bus service)
- Lack of amenities at bus stops, such as shelters, benches and service schedules.

As West Main Street has a direct connection to the Danville transit hub, solutions and ideas are emerging from the local authorities to promote demand response services, such as Reserve-A-Ride, ride-hailing, integrating technology (by the use of smartphone/apps), Dial-a-ride etc. to serve better local communities such as the Schoolfield District.

Danville Transit Hub (Source: City of Danville)

Bus Shelter on West Main Street

Pedestrian and Cycling Network

Bike Lane s on West Main Street (Source: RIDE Solution)

BICYCLE NETWORK

Danville has approximately 19 miles of bike lanes, however, the current cycle network is discontinuous and serves only small sections of Danville. The bike lanes are mainly painted designated lanes without physical separation from the vehicular road and, in some areas, they are implemented as sharrows, where cars and bikes share the road. The reliance on sharrows creates a potentially unsafe environment for cyclists of all levels.

According to the 2030 bike plan, the city is planning to extend the cycle network to create safer and broader cycle opportunities, along with introducing new street landscaping, lighting, and physical buffers. Together, these improvements will encourage the use of a bicycle as a viable mode of transport and create a safer cycling environment within Danville.

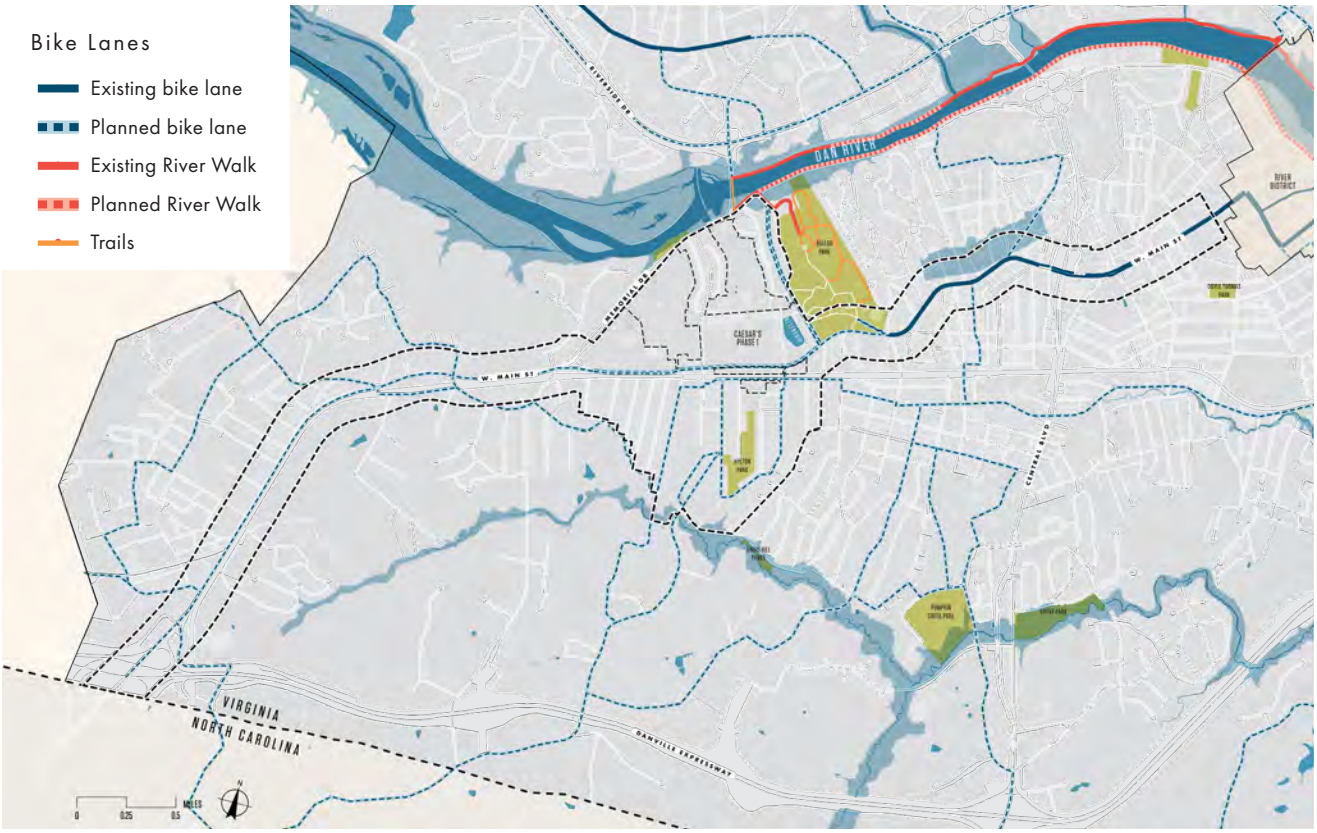
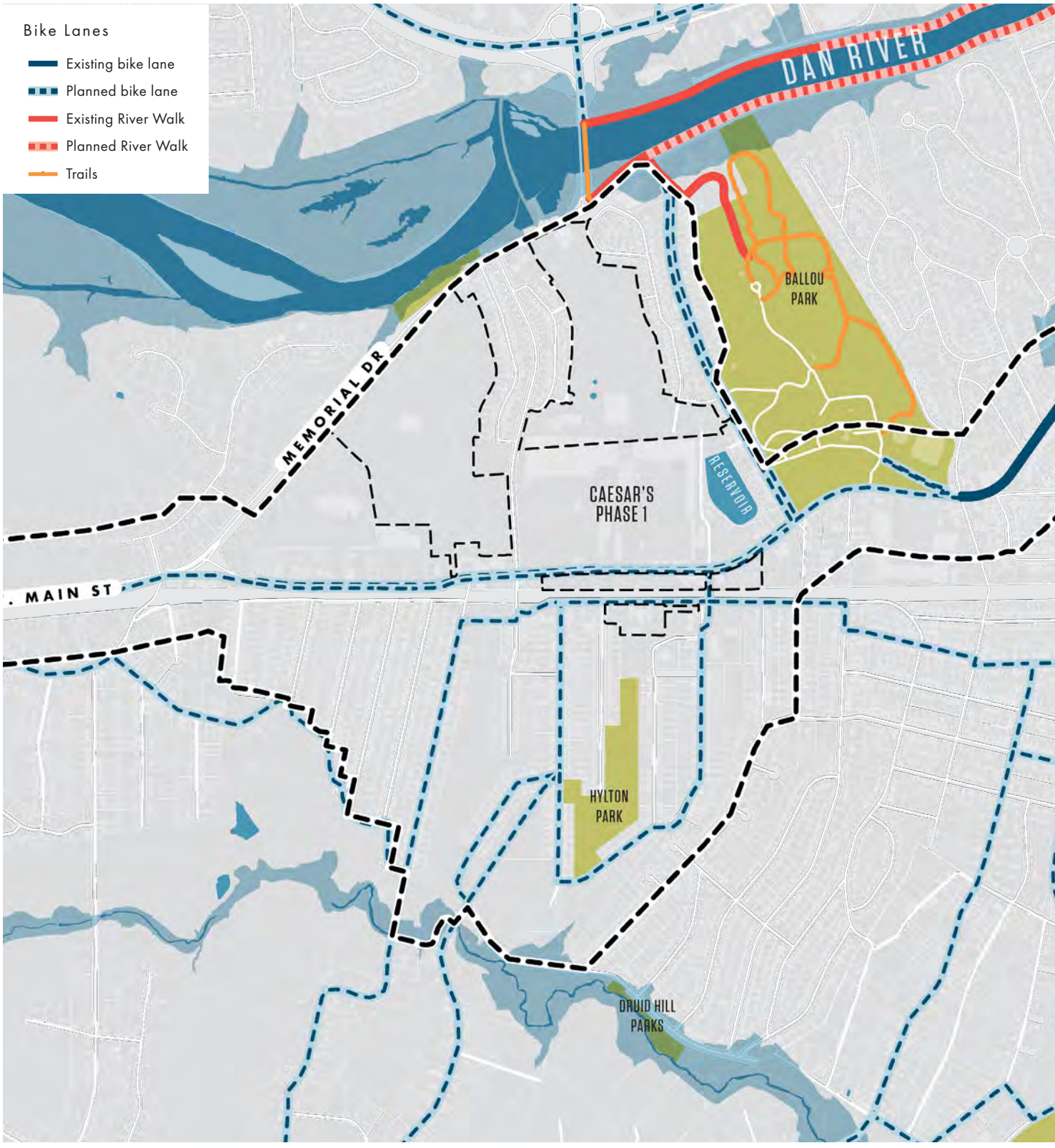


FIGURE 17 | Existing & Planned Soft Mobility Network


Bike Lanes
Existing bike lane
Planned bike lane
Existing River Walk
Planned River Walk
Trails
DAN RIVER
BALLOU PARK
MEMORIAL DR
CAESAR'S PHASE 1
RESERVOIR
MAIN ST
HYLTON PARK
DRUID HILL PARKS

PEDESTRIAN NETWORK

Sidewalks

The Danville MPO transportation network includes over 100 miles of sidewalks of varying width and physical condition. The 2045 MPO LGTP reports that there are 28.5 miles of sidewalks within a quarter-mile radius of the area's public and private schools. Within walking distance to schools, there are 9.2 miles of bike lanes. There are some adequately sized sidewalks along West Main / Main Street, however many of them are in poor condition. According to the VDOT's Safe Routes to School Program funds construction of new bike lanes and sidewalks around schools to address deficiency of those facilities.

The map below shows available sidewalk width data. A significant majority of the sidewalks are less than 5 feet and form a discontinuous network to allow for comfortable and safe walking conditions.

Walkability

The National Walkability Index is shown on the next figure and rates how easy it is to walk from place to place. The index is based on physical measures of the built environment that influence the probability of whether people will choose walking as a mode of transport. Some of these physical measures include:

- **Street intersection density:** Higher intersection density is correlated with more walk trips.
- **Proximity to transit stops:** Distance from population center to nearest
- **Transit stops in meters:** Shorter distances correlate with more walk trips.
- **Diversity of land uses:** such as the employment types mix (such as retail, office, or industrial) and the household mix.

Only a few areas of Danville scores "above average walkability" and the Schoolfield neighborhood is one of the least walkable areas of the city, as shown in the figure below.

Riverwalk

The most extensively developed pedestrian and cycle network in Danville is the Riverwalk, a trail dedicated to pedestrians and cyclists along the Dan River, which serves as the spine of the study area's walking and cycling network. According to the Danville Parks and Recreation Comprehensive Plan, the trail is highly appreciated by the population and improves the everyday lives of people living in Danville. It connects the residents with the river and enhances the public realm. The Plan indicates that "the highest need is walking and hiking trails, especially the Riverwalk Trail."

Planned Projects

The latest pedestrian and cycling projects include the Riverwalk extension. This plan includes specific trail route recommendations with related cost estimates. The study recommends the installation of safe bicycle commuter stations at key locations along the Dan River, as bike amenities including stations and signage are lacking in Danville.

Furthermore, according to the 2045 MPO LGTP, there is a need to organize and plan for and improve the current discontinuous bike and pedestrian infrastructure along and adjacent to the Riverwalk. This will involve working in parallel with the Danville transit system to link transit more effectively with the existing and future pedestrian and cycling transportation network.

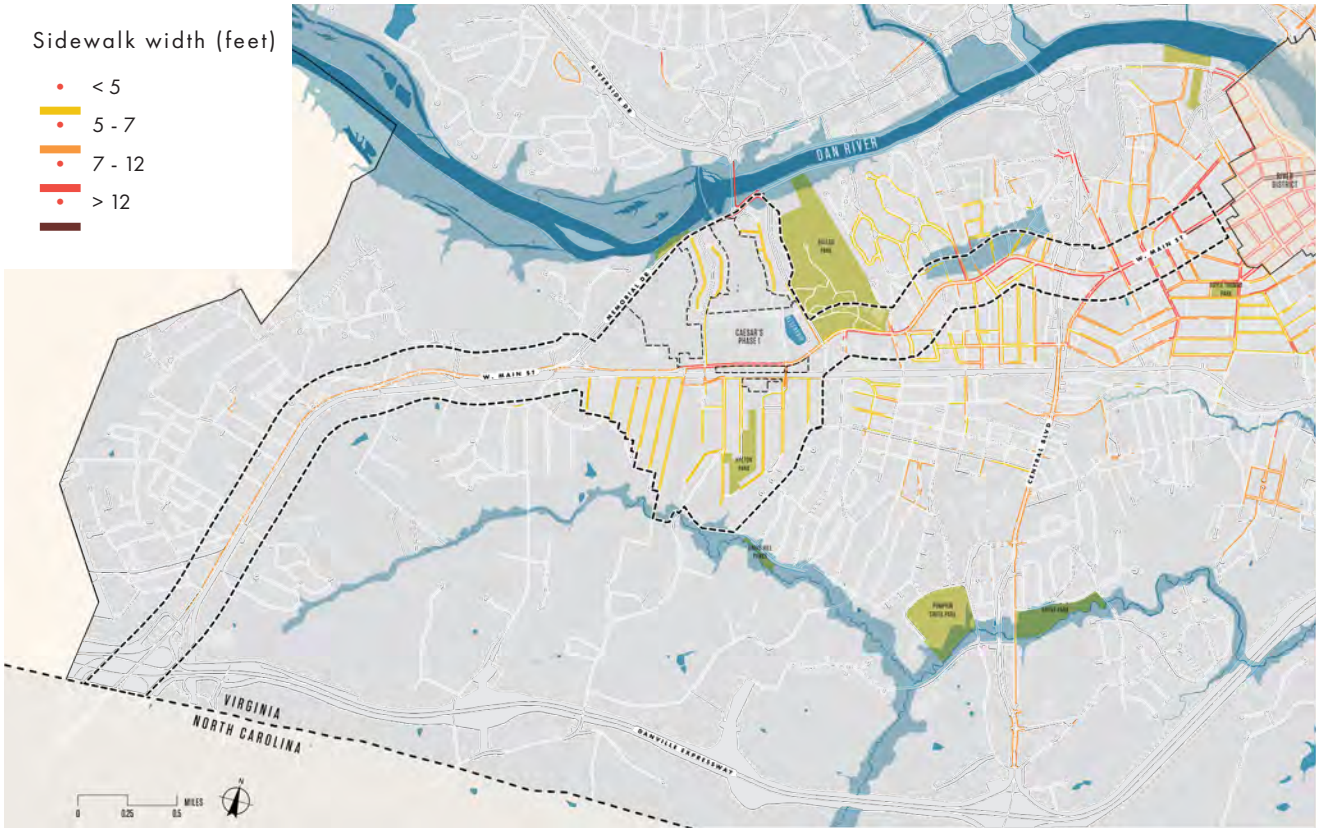


FIGURE 18 | Sidewalk Widths

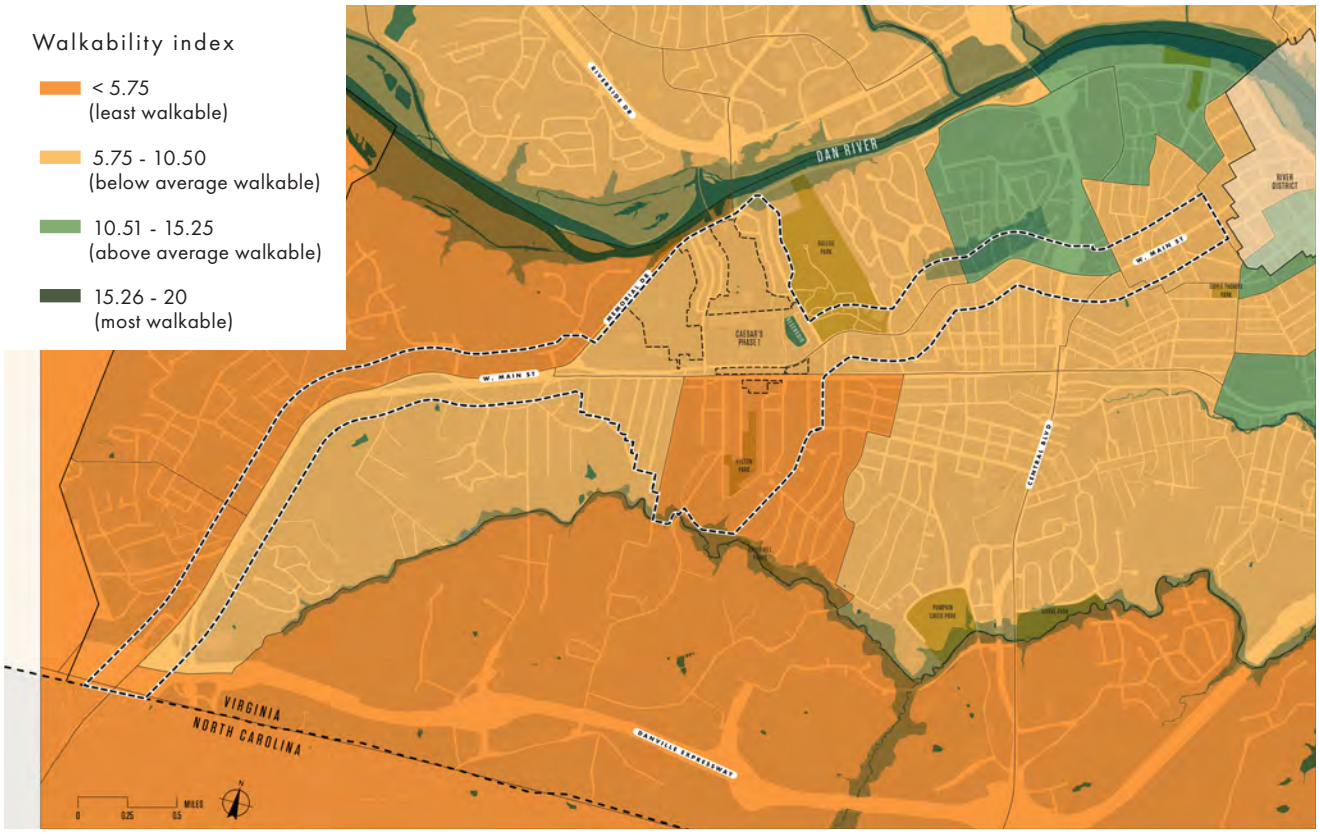


FIGURE 19 | Walkability Index

Existing Structures + Adaptability

1009 W. Main Street

1009 W. Main Street includes the following section per the Danville Parcel Map: 1001, 1009, 1011, and 1017 W. Main Street. They are referred to as Building 1 (Level 1), Building 2 (Level 2) and Building 3 (bank) noted below.

The initial assessment regarding opportunities and limitations is based on WRT and JMA's site visit on 10/27/2021, our review of public records and the as-builts provided on 12/6/2021.

Please note observations provided will require further confirmation for code, systems, accessibility and life safety outside of this report.

In Phase 2, the WRT Team will assess the architectural and structural potential for two alternative uses for 1009 W. Main Street to complement the casino precinct.

Site conditions will also be analyzed, including pedestrian circulation and access. This work will be developed through a series of efforts including workshops and interview sessions with designated stakeholders.

The site map on this page highlights the 1009 W. Main Street parcel and adjacent parcels and existing buildings that will be included in Phase 2.

Total Acreage:

Approximately 1.98 Acres

Historic District:

Schoolfield Historic District

Property Class:

Commercial

Building 1 & 2:

- Finished Square feet: 62,920 sf
- 2 stories
- Built 1903
- Warehouse construction

Building 3:

- Finished Square feet: 8,520 SF
- 2 stories
- Built 1955

Construction:

- **Building 1 & 2:** Timber framing with masonry exterior / warehouse construction
- **Building 3:** Was not accessible for review. Assume masonry exterior with steel framing and composite metal deck at floors and roof on concrete slab on grade at basement (to be confirmed)

Site Map

1. 1009 W. Main Street
2. Open Parking Lot
3. Welfare Building
4. Parcel A
5. The Company Office Building
6. Bandstand (former site)
7. CVS (former site of YMCA)
8. Future Caesar's Virginia Resort
9. The Reservoir
10. Ballou Park


1
2
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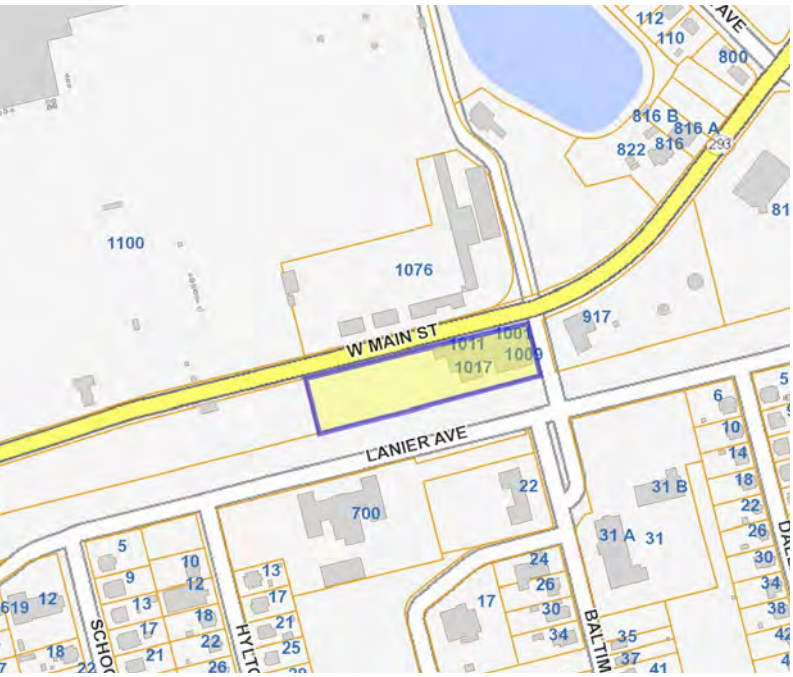
10
W MAIN ST
LANIER AVE
DALLAS AVE

Zoning

HIGHWAY RETAIL COMMERCIAL



PURPOSE & INTENT

The HR-C District is established to provide suitable locations in Danville's heavily traveled collector streets and arterial highways for those commercial and business uses which are oriented to the automobile and which require regional access characteristics independent of the marketplace attributable to adjoining neighborhoods or pedestrian trade

Adequate transportation and site planning of uses within the HR-C District should have the goal of minimizing conflicts with through-traffic movements along the entrance City's corridors and major arterial streets.

Minimum site improvements for uses within the HR-C District shall include adequate on-site parking, public water and sewer service, public street frontage and safe access, pedestrian improvements, storm drainage, stormwater management facilities, and outdoor lighting for parking areas.

Highly Recommended uses per zoning

- Business Services
- Convenience Stores
- Health Club, Spa or Fitness Center
- Light Intensity Wholesale Trade Establishments
- Medical Offices and Outpatient Care Facilities
- Movie Theaters
- Offices (General and Professional)
- Personal Service Establishments
- Repair Service Establishments
- Restaurants
- Schools, Colleges and Universities (Public And Private)
- Bicycle Shop

Recommended Uses requiring a Special Use Permit

- Bed and Breakfast, Inn or Tourist Home
- Commercial Recreation Facilities (Indoor and Outdoor)
- Microbrewery or Micro-Winery.
- Distillery

Recommended use not currently as of right per zoning:

- Multifamily Residential – *further review required regarding any zoning amendments*

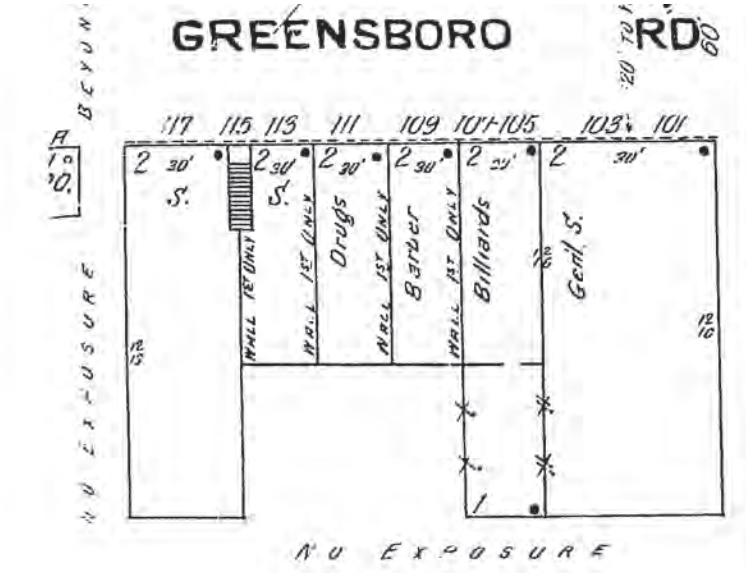
Historic Narrative

In 1903 the Park Place Mercantile Company was established by Dan River Mills Inc at the current location of 1009 W. Main Street. This two story structure provided a retail and social outlet as well as informal gathering spot for the Schoolfield Village. Early on it provided essentials like wood, coal, food and miscellaneous household items as a convenience to the workers; however, by 1910 it provided multiple venues including a barbershop, drugstore, furniture store as wells as a billiard room; Level 2 provided a space for fraternal societies and other social clubs. The mercantile was indicative of the Dan River Mills desire to create a self sufficient village. Later additions to the Schoolfield village included its own post office, police department, hotel, hospital, nursery, and schools.

At the mercantile, mill worker could purchase items and have them deducted directly from their wages, removing the need to venture outside of the Schoolfield Village. Even after the ownership of Park Place Mercantile was transferred to private parties, the mill continued to oversee and curate the merchandise and aesthetics.

The Park Place Mercantile was just one of the landmarks of this evolving urban landscape being developed. Over the next 20 years, grander buildings were built alongside the mercantile under the supervision by the Dan River Mill including the YMCA, the Bandstand, the Company Office Building, and the Welfare Building creating an idealized urban gateway along West Main Street to the Schoolfield Village as the first impressions for visitors to the village and mill complex. A tree lined avenue fronted by buildings with a high level of craftsmanship set the idealized tone for the Dan River Mill. Beloved institutions like the Schoolfield Lunch occupied the street front of 1009 W. Main Street becoming a place for multiple generations within the village to create memories and feel a sense of belonging.

By the end of the 1940s, the Dan River Mill began to decline and the parallel event of the 1951 Labor Strike and the annexing of village to the City of Danville, changes started to occur. The village began to erode and one by one the community buildings for the Schoolfield village became company offices or were lost. Today most of the current structure is vacant waiting for its next iteration in the story of Danville.[1,2]



Sanborn Map Plan Building 1 & 2 1910

W. Main Street (North) Facade: Building 1 & 2

1)Elsabe Cornelia Dixon, "Building The White Right Of Textile Work: Dan River Mills And The Development Of Schoolfield Village, 1882-1931", 2021

2) Smith, Robert S. Mill on the Dan: A History of Dan River Mills, 1882-1950. Duke University Press, 1960; HathiTrust, 2020.

Structural Assessment

North West elevation at Wood and W Main: Building 1 & 2

West Elevation: Building 1 & 2

W. Main Street (North) Facade: Building 1 & 2

1009 W Main is a two-story commercial brick clad building that faces West Main Street. City of Danville property records list the building as having two sections. The 1st section is the original structure built in 1903, and classified as a warehouse building, with an area of 62,920 SF on two floor (see adjacent photos). The 2nd section is an addition built in 1955, and used as a bank, with an area of 8,520 SF on two floors. The later bank addition was not accessible at the time of the inspection.

Rear Elevation: Building 1 & 2

North East Corner with Canopy: Building 3

In the original part of the building, the roof is framed with heavy timber sections and is composed of timber plank decking spanning approximately 7 ft. – 6 in. to 8 x 12 timber beams. The beams span approximately 15 ft. and frame to 8 x 12 girders. The timber girders span approximately 15 ft. are in turn supported by 8 in. diameter timber columns. The end connections between the beams and girders are formed with metal angles on each face, secured with heavy lag bolts drilled into the face of each member (below). The girders are connected to 8 in. diameter timber columns, with decorative cruciform shaped cap plates fitted to the tops of the tapered columns (bottom right).

W. Main Street (North) Facade: Building 3

Typical 8" Timber Columns

Typical Beam and Girder Connection

Typical Decorative

The upper-level floor framing in the eastern three bays of the building is of similar construction as that of the roof. Timber floor girders supporting timber beams span to larger 10 in. diameter columns. The eastern three bays make up approximately 1/3rd of the building footprint. The central area of the lower level, representing approximately 1/2 of the floor-plate, is divided by a series of parallel brick masonry bearing walls, with integral pilasters, which run front to back, and which form demising walls between the lower-level commercial spaces. The upper-level floor framing in the central area is mostly concealed by ceilings in the bays that were accessible, however, one small area that is visible suggests that the central area floor framing is composed of sawn timber beams spanning north south, spaced approximately 16 in. o/c, and likely supported by east-west spanning girders. These girders could be heavier timber sections or possibly steel so as to be able to span the distance between masonry walls. This beam/girder configuration assumption would need to be confirmed with more invasive exploratory work. The upper-level timber columns that support the roof framing appear to be supported at the tops of the masonry pilasters as well, at the upper-level floor line. A strap at the timber girder was visible at the perimeter beam on the second floor above the west monumental stair. It may be reinforcing the timber girder as a hybrid truss, with the strap acting as a sloping bottom chord and associated with supporting roof framing over a longer span because of the stair location below restricting the location of a bearing wall or post. This may be an isolated situation or may be replicated at the other stair. Further exploratory investigation outside of this assessment would be required for further review (right top).

The lower-level floor elevation is above street level and isolated exposed damaged areas indicate that the lower level is likely a framed timber floor over a crawl space. The condition of the floor framing was not visible but a check for water/fungal damage is advised (bottom right). At some

West Elevation: Building 1 & 2

Typical Lower Level Floor Construction

Typical Storefront Entrance

Masonry Settlement

point, the exterior masonry wall along West Main Street was significantly altered by removal of the lower half of the wall, and re-support of the remaining upper half of the wall with new steel beams and columns. This alteration allowed for the insertion of glazed storefront construction (left). The balance of the building's exterior walls are as originally built and bear at grade. The walls are in generally fair-good condition with isolated diagonal settlement cracks noted at arch lintels (left).

As mentioned above, property records list 1009 as a warehouse building. This is consistent with heavy timber floor and roof framing and dense column spacing, along with the presence of a freight elevator in the rear of the eastern section of the building. The rooms and wall locations in the central portion of the upper level are configured as a performance and/or dance space with adjacent support spaces. The western wing of the original building is configured with offices. The live load demands of these three types of occupancies would indicate a likely existing live load capacity range of 70 psf – 100 psf (to be confirmed). This level of live load capacity would allow for upper-level residential re-use and lower-level commercial use. This is also the case with the current upper-level and lower-level office use of the 1955 bank wing.

Architectural Assessment

ASSESSMENT, OPPORTUNITIES AND LIMITATIONS

(See Structural Assessment regarding structural observations.)

This report includes interior and exterior observations at Building 1 (Level 1) where our team had access (Sections A, B, & C) and Building 2 (Level 2). At Level 2 there was no natural or artificial light and our review was limited to what we could access and see with flashlights. We did not have access to the basement.

We did not have access to Building 3 at the time our site visit. Observations are limited to exterior review and as-builts drawings received post walk through.

BUILDING 1 - (FIRST FLOOR)

Left: 1A with view to 1B

1B with view to 1A

1B with view to 1C

LAYOUT

- Level 1 is divided into (6) separate sections. Openings have been introduced into the demising walls at Sections 1A, 1B, and 1C. Openings could be introduced into the masonry wall of the others sections for greater flexibility. Each section could operate as a separate entity or be combined into larger sections
- Section A is divided into 3 non-equal bays by a column grid. This may limit the section programming in the future. The columns have a minimal diameter of 9 ½" at their widest and could remain exposed limiting their impact on square footage

Section B and C have open plans and are both open into Section A. This could remain or the openings could be infilled depending on future programming (top)

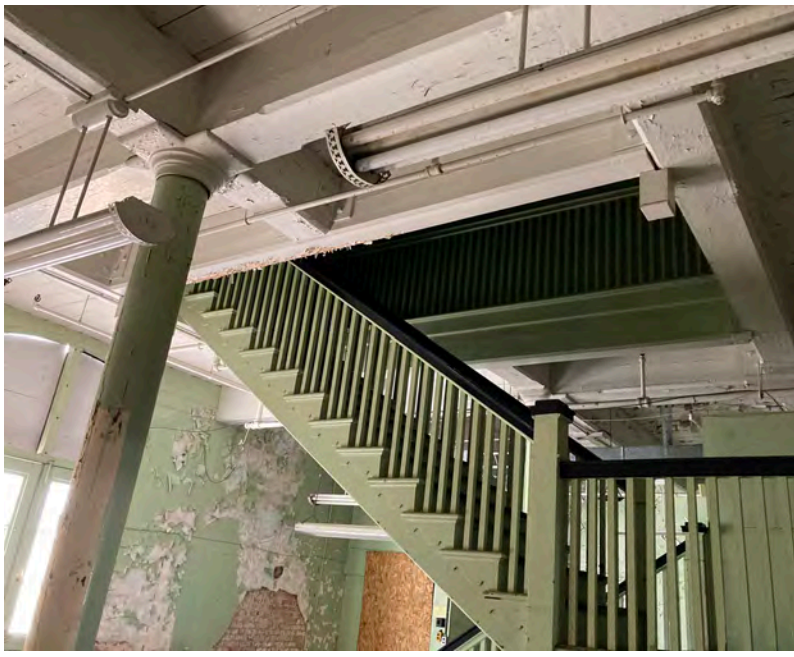
Typical storefront entrance

EGRESS AND VERTICAL CIRCULATION

Each section at Level 1 has dedicated front and rear access. Currently these entrances utilize ramps or steps. These do not meet accessibility requirements; historic building provisions of IEBC may permit the existing condition to remain in place without modification, if approved by the local authority having jurisdiction.

There is a freight elevator that is accessible from to Section 1A and 1B. It is unclear if it operable. A pedestrian elevator or lift for ADA access could be introduced into this shaft in lieu of the freight elevator. This would need to be evaluated for systems and code requirements.

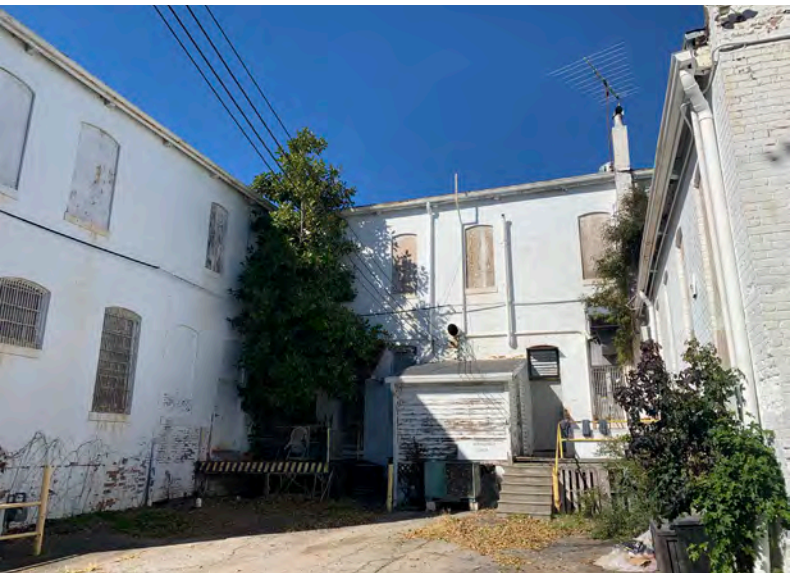
Two sets of stair at West Main Street provide access to Level 2. The east stair is located at Section 1B and the west stair



Existing north stairs

W. Main Street (North) façade: Building 1 & 2

West elevation: Building 1 & 2



Current loading dock at existing courtyard

Rear view of Building 1, 2 and 3 with view of rail line

is between Section 1E and 1F. There is a dedicated stair in Section 1A to Section 2A. The vertical circulation at the stairs do not meet current code requirements for guardrails. Historic building provisions of IEBC may permit the existing condition to remain in place without modification, if approved by the local authority having jurisdiction (left).

Currently there is only a vestibule into Section 1A. There are no vestibules at the stairs to Level 1. Danville's weather is mild and this may not be an issue.

FENESTRATION

There is natural light into each of the units at the north façade. At Section A there are clerestory window currently infilled with plywood. These windows could be utilized for both natural ventilation and lighting. These clerestory windows also provide potential views of the Welfare Building and the Office Building across the street.

Each section has access to openings for natural light or ventilation at the rear elevation. Section C has additional existing exposure at the west elevation into the courtyard (left).

FUTURE SYSTEMS

There is a sprinkler system in place, but it is unclear if it meets current codes. Recommend evaluation of current system.

This report does not include evaluation of existing or future MEP systems; however, Level 2 height is +/- 16'-8" to underside of deck at deck and 13'-3" at girders, which is sufficient for new ductwork and conduit.

Location of air handling units (AHU) and roof top units (RTU) should be judicially located to minimize their visibility at the exterior.

EXTERIOR PROGRAMMING

A courtyard at the rear is directly accessible to Areas 1C, 1D, 1E & 1F and remotely accessible to Section 1A, 1B and the bank. It is currently used as a loading dock for Section 1D and 1F. However, the section could become an occupied courtyard with views to the rail line and potential landscaped section in the rear.

There is a potential for access from grade to a roof deck at Level 2. See Level 2 comments.

HISTORIC CHARACTER

The masonry structure is an example of typical common bond with Flemish headers every 7th row. The Level 1 storefront window system flanks the sidewalk providing visual access into each space with a recessed and ramped entrance at each of the store entrances. A modernized metal fascia above the storefront obscures a row of ribbon transom windows that may have been removed. A once operable awning visible in historic photos has been removed, and individual signage for each vendor has been removed. The second story was obscured; current narratives indicated the windows are double hung with 12/12 paned lights. The windows are set in row-lock arch headers with limestone sills, which appear to be intact throughout. The rear windows have metal security grills on them which most likely were added at a later date. The flat roof has metal coping around the edges with a short masonry parapet at the front. The current brick and mortar has been painted from the original brick.

The interior columns at Level 1, Section 1A are wood with a slight taper at the top. The original vertical circulation appears to be intact with two main staircases off of West Main Street to Level 2 as well as a rear stair in Section 1A to Level 2. Many of the existing doors and wood trim at this level appears to be original; however, the original circulation within the space has been modernized. The wall and floor finishes have been modernized. Much of the existing plaster at this level has been compromised.

POTENTIAL OPPORTUNITIES

Currently Section 1D and 1F at Level 1 are occupied with retail perorations. All other sections are vacant. Future Programming recommendations will be assessed in parallel with Phase 2. Potential future programming options include but are not limited to:

- Retail
- Entertainment/Restaurant
- Fitness/ Health
- Office
- Community Space
- Outdoor Venue

Context photo of 1009 Main Street North Elevation (date unknown) Courtesy of Ina Dixon

BUILDING 2 - (LEVEL 2)

LAYOUT

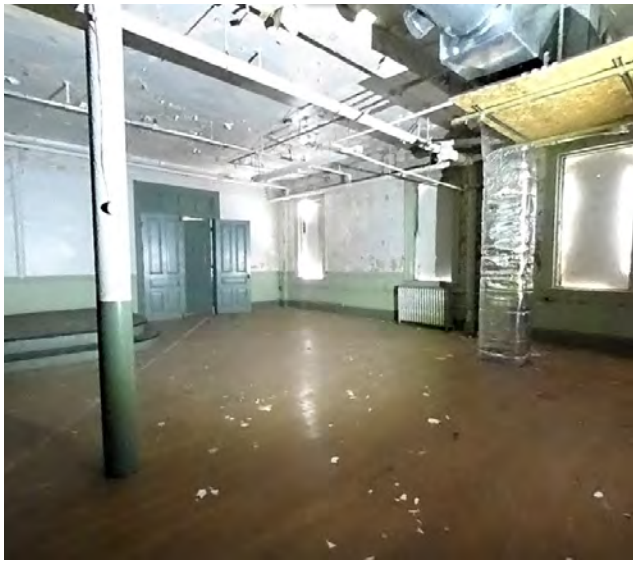
- Level 2 has more defined sections with dedicated circulation. It is not currently occupied
- Section 2A is open plan
- Section 2B is laid out as (2) suites of offices each with access to the Stairs from West Main Street
- Section 2C appeared to have been an entertainment venue. There are (4) stages flanking each wall. To the west in a separate hallway appears to be small individual booths; to the east an acoustically separated room contains additional small booths (see photos on opposite page)
- Section 2D appears to be workrooms or larger open offices
- The wood columns noted in the structural report are exposed throughout the 2nd floor. As heavy timber construction they could remain exposed (confirmation with code required).
- The strap located the perimeter wood girder could be exposed upon review of codes. Note this could affect the program in this section where the bottom chord meets the perimeter walls.

EGRESS AND VERTICAL CIRCULATION

See Level 1 for observations at existing stairs.

The stairs do not meet current code requirements for guardrails but may be grandfathered into existing building codes. Historic building provisions of IEBC may permit the existing condition to remain in place without modification, if approved by the local authority having jurisdiction.

See Level 1 for observations for the freight elevator. The location of the freight elevator is in proximity to the proposed roof deck and would allow for accessible access with a rear and front door access elevator



Level 2 Entertainment venue. Example of existing door, millwork and trim at Level 2

Exposed strap at timber girder Level 2

There are no vestibules at the stairs to Level 1. Danville's weather is mild and this may not be an issue.

FENESTRATION

The perimeter currently has ample existing openings with the average window size being 3'x7'. The condition of the windows was obscured but all the glazing appears to require replacement. The windows could be restored to original operating condition with storm windows for natural ventilation.

Typical widow with rowlock brick arch and limestone sill

North West elevation at Wood and W Main: Building 1 & 2

Exposed roof deck at level 2

Finishes at Section 2C

Finishes in Section 2B

FUTURE SYSTEMS

See Level 1 observations for typical notes

The Level 2 height is+/- 11'-10" at finished ceiling and greater to underside of deck. Recommend locating duct work at the interior of sections away from window perimeter to allow ceiling at windows to be full height.

EXTERIOR PROGRAMMING

The rear portion of 1B and 1C is single story. The roof of these sections could be accessed for a roof deck (+/- 1900 SF) with access at grade. Additional structural analysis would be required to determine if the roof structure would require additional support to support this live load.

HISTORIC CHARACTER

(See Building 1 Historic Character for exterior observations)

Level 2 has much of the original wood trim from at door, windows and millwork. The original floor finishes appear to be intact in Section 2A and 2C, but have deteriorated in Section 2B. Section 2D was not visible. Most of the original plaster appeared to be intact where visible, but with pealing paint throughout. Original radiators exist in most spaces. The original wood columns taper at the top and do not have a base.

Section 2C has four stages that most likely were used by the social groups that occupied the space. The circulation both vertical and horizontal appears to be intact.

POTENTIAL OPPORTUNITIES

Currently Level 2 is vacant. Future Programming recommendations will be assessed in parallel with Phase 2. Potential future programming options include but are not limited to:

- Residential
- Assembly
- Entertainment/ Restaurant
- Office
- Education
- Outdoor Venue

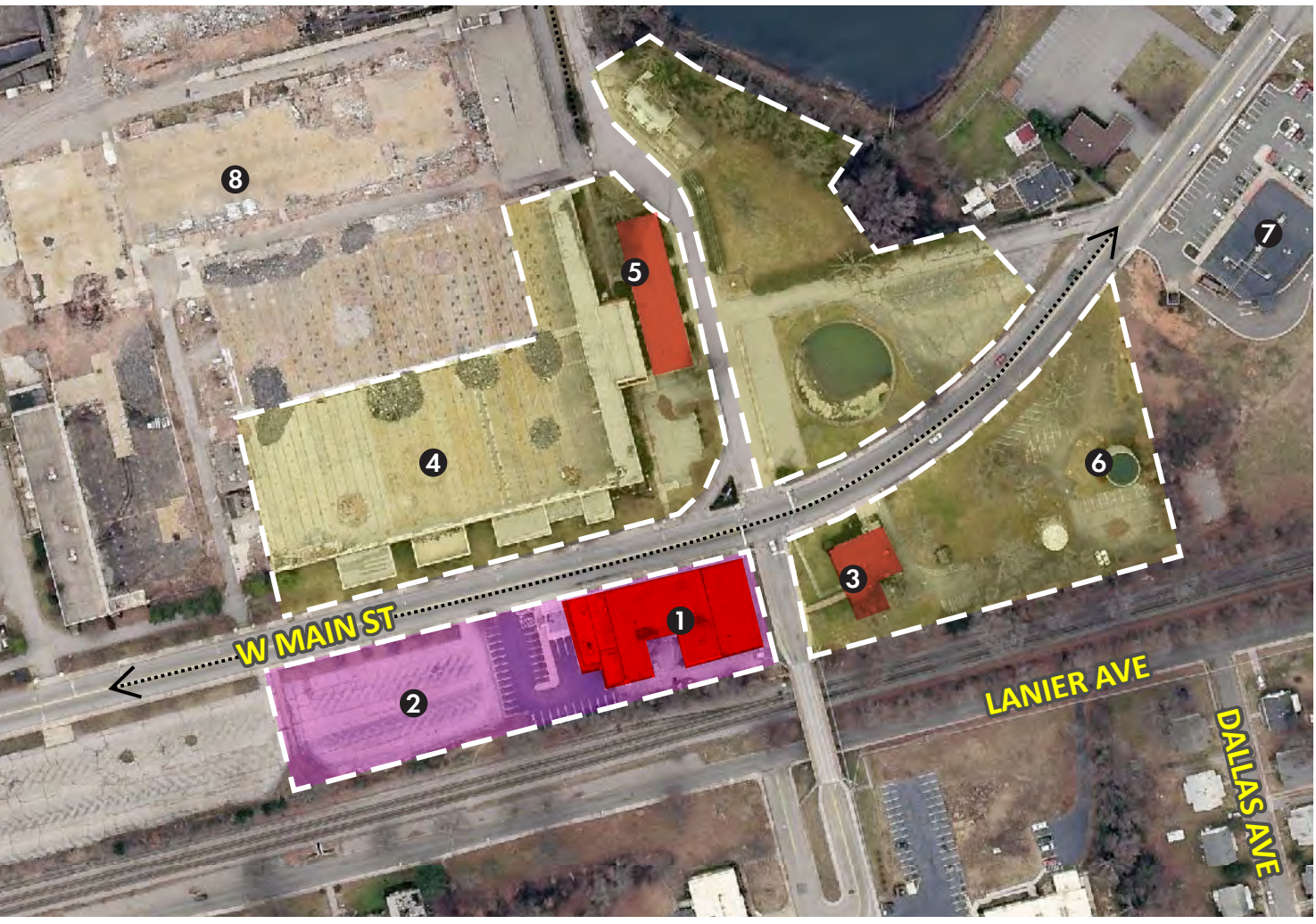
SITE CONTEXT

This corner at West Main Street created a gateway over a century ago for visitors to the Schoolfield Village. In Phase 2, the WRT Team will build on the findings and input from Phase 1 and explore in more detail the issues and opportunities for the District. We will establish goals and objectives from the City of Danville, the Caesars design and development team and applicable stakeholders for the re-imagined Schoolfield Village. Consideration will be provided but not limited to the following:

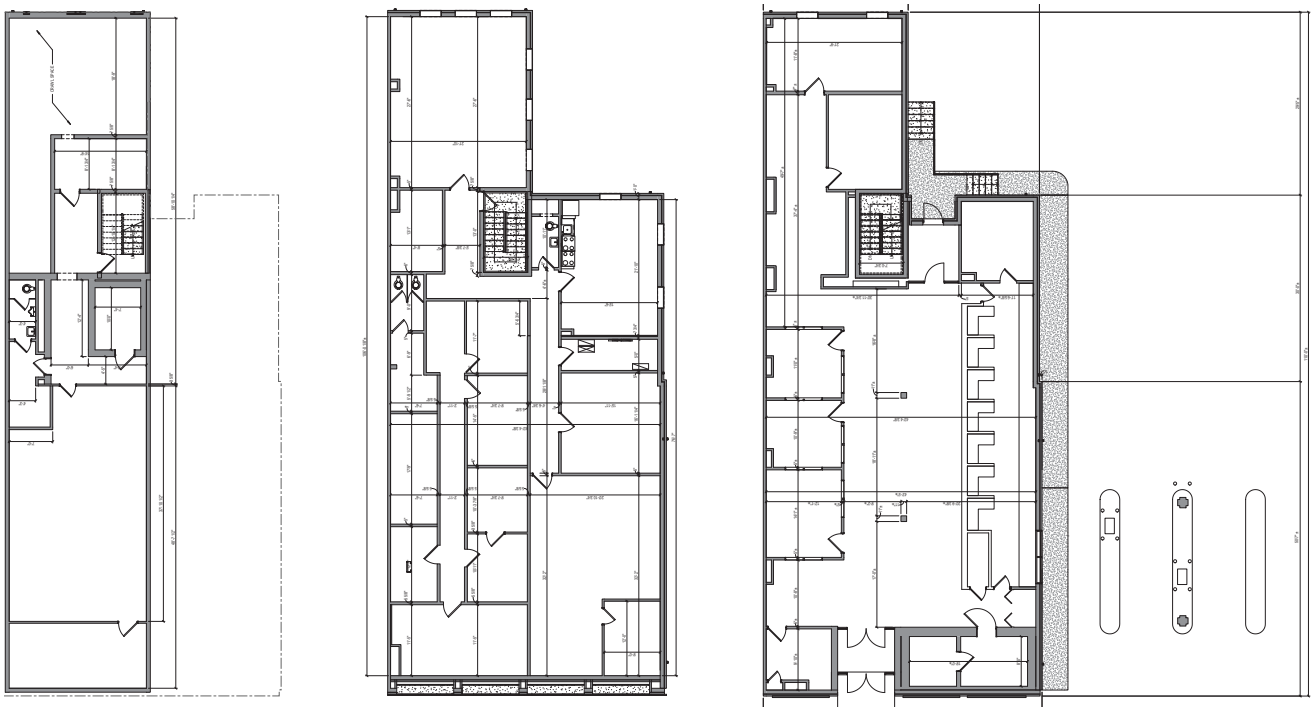
- Relationship to West Main Street
- Relationship to the River District
- Pedestrian and vehicular circulation
- Current and future development
- View sheds
- Access to Dan River and the River Trail

Site Map

1. 1009 W. Main Street
2. Open Parking Lot
3. Welfare Building
4. Parcel A
5. The Company Office Building
6. Bandstand (former site)
7. CVS (former site of YMCA)
8. Future Caesar's Virginia Resort
9. The Reservoir
10. Ballou Park



BUILDING 3



LAYOUT

Building 3 was not accessible and the following review is based on exterior observations and as-built drawings received post walk through. It appears to have the current bank layout with offices and teller sections on the first floor and offices on the 2nd floor.

Considering it was built after Building 1&2, potentially there could be openings in the masonry wall between the Building 1&2 and the Building 3. This could be utilized for circulation or an interior light well. Further investigation is required.

EGRESS AND VERTICAL CIRCULATION

As built drawings indicate there is only a single set a of stairs at the rear for vertical circulation. A second means of egress will be dependent on the program at the second level and whether it is required to be separated from the first level. Also a connection at Level 2 of building 2 and 3 could also eliminate this requirement.

FENESTRATION

At the north elevation there is a storefront entrance at grade with a top transom and lites on either side. The rest of the first floor is infilled with brick within a concrete frame. At Level 2 are (4) sets of aluminum windows with two lights each set in a concrete frame equally spaced. It is unclear if they are operable.

At the west elevation there is single opening at grade for the drive through window. At Level 2 rear there are more openings toward the rear. All window opening were obscured by plywood. The rear elevation has ample openings at the Level 2 as well as a rear entrance with stairs to grade.

FUTURE SYSTEMS

This section was not accessible, and review is based on exterior observations.

EXTERIOR PROGRAMMING

Similar to Building 1, the rear area could be utilized as ancillary space for retail or restaurant vendor. Future programming at the currently vacant parking lot could be utilized. It is recommended that any future structures adjacent to this building be reviewed to provide access to the rear of building 1 and 3 as well as daylight at both levels.

HISTORIC CHARACTER

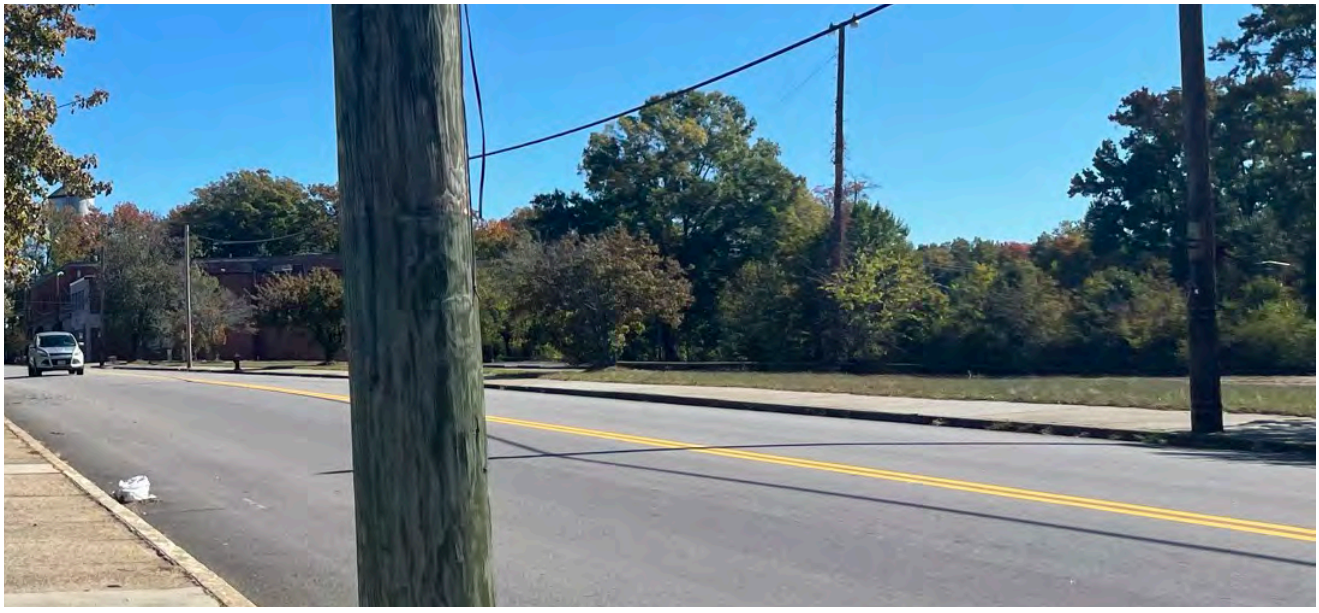
Building 3 was built in 1955 most likely with concrete frame and masonry infill. The windows were obscured at the back regarding any detail. They have brick headers most likely with metal lintels and concrete sills. The interior was not accessible at the time for confirmation of any existing historic character at the interior.

POTENTIAL OPPORTUNITIES

Currently Building #3 is vacant. Future Programming recommendations will be assessed in parallel with Phase 2. Potential future programming options include but are not limited to:

- Retail (Level 1)
- Residential (Level 2)
- Assembly
- Entertainment/ Restaurant
- Office
- Education
- Outdoor venue
- Ancillary section to Building 1 & 2

Building #3 West Facade



Parking Lot East of Building #3

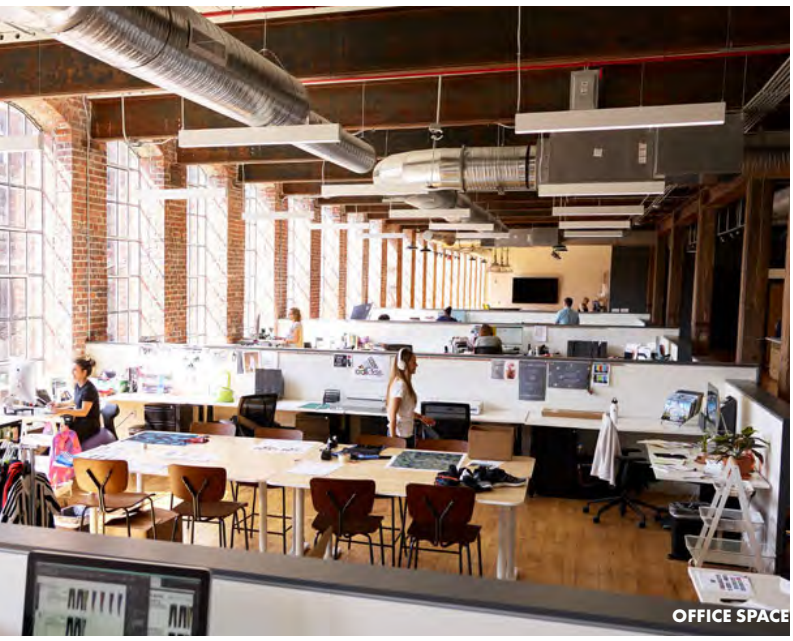
PRECEDENTS

COMMUNITY/ LEARNING SPACES

ENTERTAINMENT VENUE

RETAIL

RESTAURANT WITH OUTDOOR COURTYARD



OFFICE SPACE

RESIDENTIAL

Filtration Plant

The Water Filtration Plant is a part of a larger parcel owned by Caesar's Virginia LLC. The focus of this assessment is on the space noted as the Water Filtration Plant and adjacent acreage within that parcel.

The initial assessment regarding opportunities and limitations is based on WRT and JMA's site visit on 10/27/2021, our review of public records. No as built records have been provided.

Please note all information and observation provided will require further confirmation for code, systems, accessibility and life safety outside of this report

In Phase 2, the WRT Team will assess the architectural and structural potential for three alternative uses for the Water Filtration Plant and adjacent property to complement the casino precinct.

Site conditions will also be analyzed, including pedestrian circulation and access. This work will be developed through a series of efforts including workshops and interview sessions with designated stakeholders.

Total Acreage:

Approximately 23.8 Acres (TBD) of 78.16 (Diagram to be developed)

Historic District:

Schoolfield Historic District

Property Class:

Commercial

Building 8 & 9:

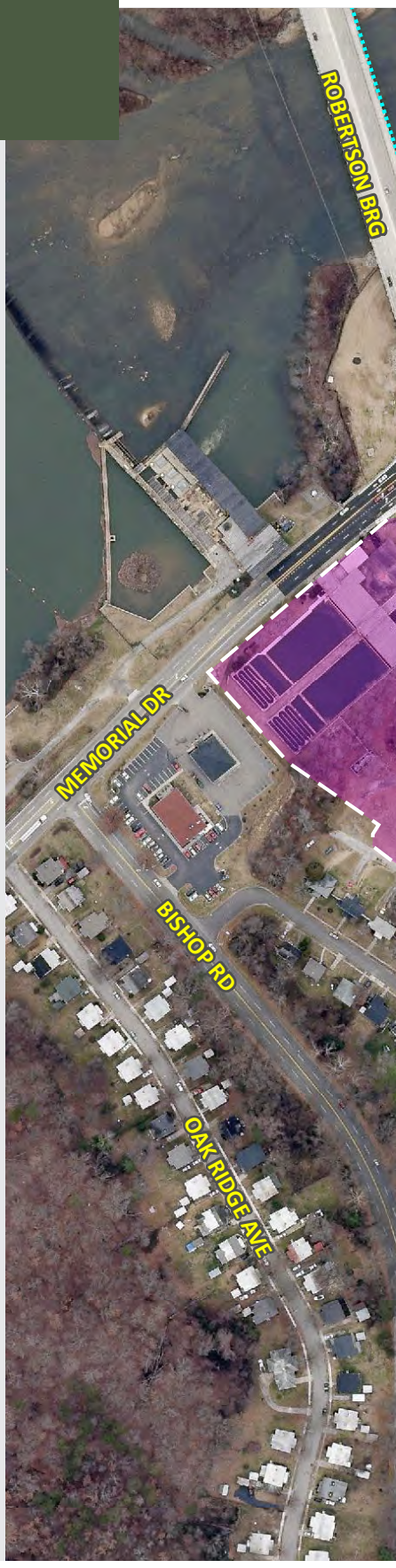
- Finished Square feet: 62,920 sf
- Multi stories
- Built: 1947 with subsequent additions (dates to be confirmed)
- Masonry structure with reinforced concrete floors and stairs and a steel framed roof.

Construction:

- Masonry structure with reinforced concrete floors and stairs and a steel framed roof.

Site Map

1. Water Filtration Plant
2. Filtration Settling Basins
3. Schoolfield Woods
4. Hydro-electric Plant
5. Dan River Dam
6. Robertson Bridge/ Piedmont Drive
7. Riverwalk Trail
8. High Bay Building
9. Ballou Park
10. Future Caesar's Virginia Resort




ARKVIEW PL
FOREST C
7
WOOD AVE
3 SCHOOLFIELD WOODS
23.8 ACRES
PARK AVE
9
PARK CIR
BISHOP AVE
BISHOP ALY
BROWDER AVE
8
11
10

Zoning

M-I INDUSTRIAL MANUFACTURING DISTRICT

PURPOSE & INTENT

The M-I, Industrial manufacturing District is established to provide locations within Danville for future medium intensity industry as well as existing and future heavy intensity industry.

The M-I District is primarily intended for use by medium to large manufacturing operations, heavy equipment facilities, construction and maintenance yards, fuel businesses and other basic intensive industrial activities normally found in an urban environment.

All industrial uses fronting on the Dan River shall be regulated by special permit.

Highly Recommended uses per Zoning

- Artisan/Craftsman Manufacturing
- Hotels and Motels, With or Without Eating Establishments

Uses permitted by right in the HR-C District or LED-I District

- Business Services
- Artisan/Craftsman Manufacturing
- Health Club, Spa or Fitness Center
- Light Intensity Wholesale Trade Establishments
- Movie Theaters
- Offices (General and Professional)
- Personal Service Establishments
- Restaurants
- Schools, Colleges and Universities (Public and Private)
- Bicycle Shop

Other recommended uses per Zoning:

- Metal Fabrication
- Plant Nursery
- Private Training Facilities and Vocational Schools
- Establishments for Manufacturing, Production, Processing, Assembly, Compounding, Cleaning, Servicing, Storage, Testing, Repair and Distribution of Materials, Goods or Products, Which Conform to Federal, State and City Environmental Performance Standards
- Establishments for Scientific Research, Development and Training, or Corporate Offices
- Light Wholesale Trade Establishments, (With Outdoor Storage)

Recommended Uses requiring a Special Use Permit.

- Drive-In Movie Theaters
- Metal Foundries, Smelting, Processing, Fabrication And Storage
- Regional Brewery

Uses permitted by Special Permit in the HR-C District or LED-I District

- Bed and Breakfast, Inn or Tourist Home
- Commercial Recreation Facilities (Indoor and Outdoor)
- Microbrewery or Micro-Winery
- Distillery
- Restaurant

Recommended use not currently as of right per Zoning:

- Multifamily Residential – Further Review Required Regarding Any Zoning Amendments

Historic Narrative

Little is known regarding the Water Filtration Plant on Memorial Drive. The local Danville City paper, The Bee, reported on October 19, 1946, an update to the Dan River Mill current projects including the new water filtration plant anticipated to be operational by turn of the year.

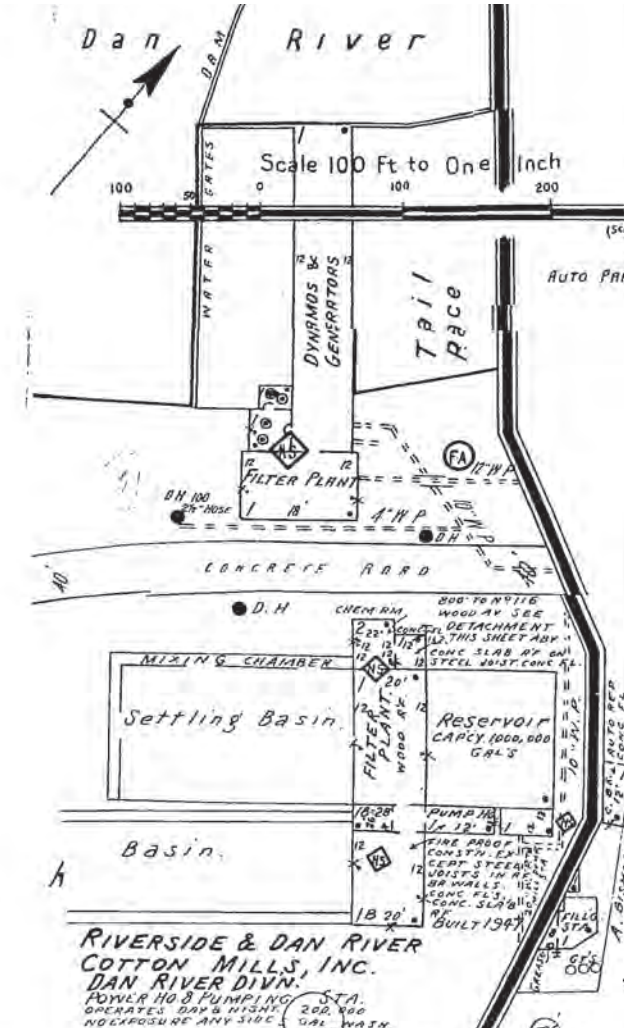
It appears from aerial photos that Section A and B, the Storage Warehouses and control offices, along with the exterior settling basins were built first. There were subsequently at least 2 additions that included Section C, D, & E as well as a canopy that fronts Memorial Drive. It is uncertain the dates and sequence but based on Sanborn Maps , Section C pump room occurred sometime between 1951 and 1969. Section D & E occurred sometime after 1994 with a new gantry in Section C most likely added in that last addition.

Around 2015-2016 the filtration plant was decommissioned. When operational it drew between 10-16 million gallons of water daily from the Dan River mainly for use in the bleachery. The water was pumped from the filtration plant up to holding tanks at the textile mill. The pipes that directly connected it to the plant and river now lie dormant.

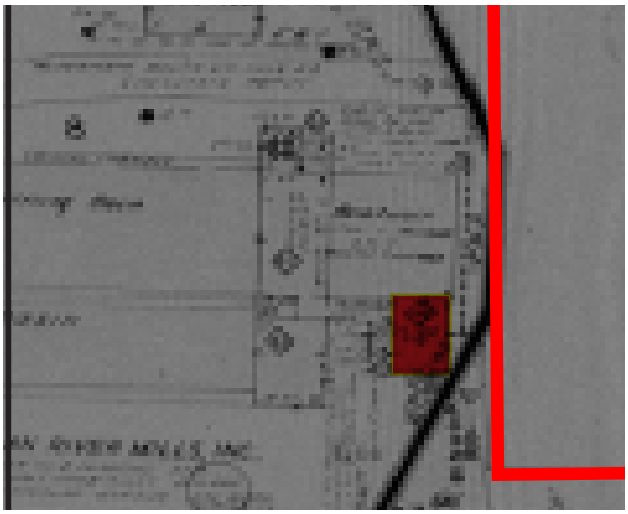
The earlier sections of the filtration plant (Section A & B) reflect the style and construction of the hydroplant across the street built in 1902 by Lockwood Greene, architect for many of the Dan River Mill structures. It is speculation that they were involved in the construction of the filtration plant, but the hydro plant definitely influenced the design of the filtration plant.

Per the EPA report dated 1992 regarding water use by Dan River Inc.:

Water Supply: All drinking water is supplied from the City of Danville public water supply system. This water is taken in from the Dan River approximately 2/10 of a mile upstream from the hydroelectric plant and the filtration plant operated by Dan River, Inc. Process water used by Dan River is taken in from the Dan River, treated at their filtration plant and pumped up to the site and stored in water towers and two reservoirs."

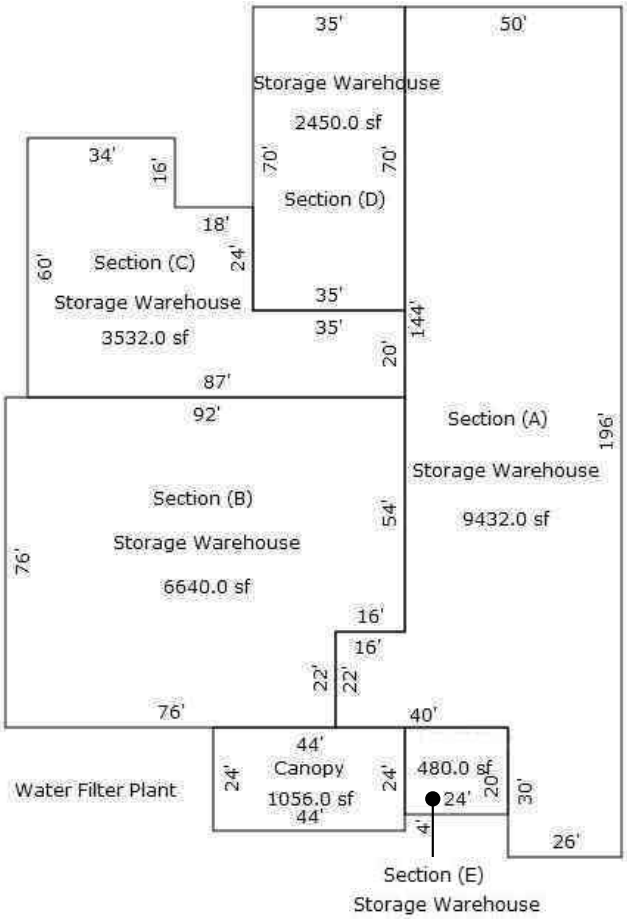


Sanborn map dated 1951 noting date of construction as 1947



Sanborn map dated 1969 graphically showing Section C

Structural Assessment



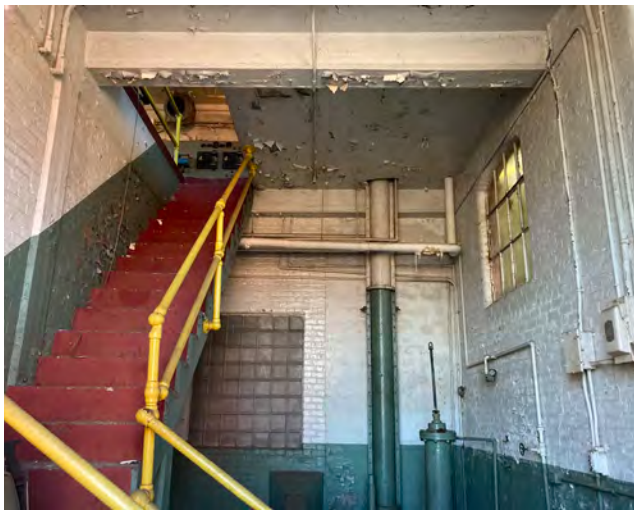
The Danville Filtration plant is a multi-level water filtration facility that was used to filter process water drawn from the Dan River that was then pumped up to the Dan River textile mill for storage. The filtration plant is of pre-war vintage. For the purposes of this report, the side of the facility facing Memorial Drive is labeled "north." Historic aerial photography and construction details suggest that the main portions of the plant were built in two phases, with initial construction to the north, closest to the Dan River, in place prior to 1937 and a second phase expansion to the south that doubled the size of the plant evident prior to 1949. City of Danville property records list the plant as having 22,534 "finished square feet", meaning under roof. The facility also includes large outdoor settling tanks on the western side of the property with an area of approximately 37,000 SF.

The facility is composed of five adjacent covered structures that are arranged in a way that corresponds to the water filtration process: Water is drawn from the Dan River into the outdoor settling tanks to the west to remove sediments. This water is then moved into a two-level brick clad filtration gallery (Section A) that contains filtering tanks with what appear to be metal charcoal/sand filtration beds. The water is then decanted from the filtration tanks and treated with chlorine and pumped to a covered storage tank (Section B). A double height pump gallery (Section C) then pumps the water up to the Dan River textile mill. At the time of the facility inspection, Section D to the rear of the property was not accessible and Section B, the roofed storage tank, was only visible from above and the exterior from the north and west sides.

The portions of the facility that readily lend themselves to re-purposing are the north office (north portion of Section A), the filtration gallery (Section A) and the high-bay pumping gallery (Section C). The covered storage area (Section B) and the western settling tanks may also have potential for re-use, discussed below.

North Office Wing and Receiving Addition

North Office Wing - Upper Level



North Office Wing - Lower Level

North Office Wing - Lower Level

The north office (north portion of Section A) is a two-level brick clad structure that abuts the filtration gallery. The building is framed with reinforced concrete floors and stairs and a steel framed roof. The exterior brick walls include brick arched lintel window openings and terra cotta copings. A later brick-clad receiving and loading dock addition is adjacent to the office section to the east and includes an open steel-framed canopy and jib crane. The walls of these sections are in fair condition.

The filtration gallery (Section A) is a long, two-level, rectangular brick clad structure with an aspect ratio of 4:1. The north wing of the filtration gallery was part of the original construction. The south wing, along with a double height entry space that divides the two wings was part of the later construction. The building has a steel framed roof structure supporting channel shaped pre-cast concrete roof panels. The upper-level gallery floor is framed with reinforced concrete beams and slabs. The upper level has approximately 9,400 SF of available area and has window openings on all sides. There is a circulation zone along the long east side, while the top edges of the filtration tanks are at floor level and line the west side. Both the north and south wings of the lower level of the filtration gallery have a window clad circulation zone totaling approximately 1,500 SF along the long east side. The west side of the lower level is occupied by the full height filtration tanks. The exterior brick walls of the filtration gallery are in fair condition and include brick arch widow lintels on the original north wing and steel lintel window openings on the later south wing. The brick wall parapets were originally topped with terra cotta coping. Most of the copings appear to have been replaced with metal flashings, some of which are displaced. Minor rust jacking is noticeable at steel lintels. When considering re-use of the filtration gallery, it is conceivable that the long east interior wall of the filtration tanks on the lower level could be demolished to allow for double height space over approximately 2/3rds of the filtration gallery. In lieu of forming double height space, the upper level of the tank structures could have new slabs constructed contiguous with the existing circulation zone slabs, providing occupiable space over the entire upper-level footprint. Live load capacities of the existing slabs, beams and walls of these areas appear high enough for any foreseeable commercial use.

Upper Filtration Gallery - North Wing

Lower Filtration Gallery - North Wing

Lower Filtration Gallery - South Wing. Note the taller floor to ceiling height in the south wing.

Sub-level tunnel from filtration gallery to the pumping gallery - looking west towards the filtration gallery. South wall of the covered storage tank to the right.

The high bay pumping gallery (Section C) is a rectangular structure of approximately 3,500 SF and appears to be part of the later 1940s addition. Access to the pumping gallery is from below grade from a sub-level of the filtration gallery to the west and from the east where the pumping gallery opens to grade along both the east and south sides. Clerestory windows are present along the north side, above the roof level of the covered storage tank, Section B. The exterior walls to the east and south and a portion of the west wall are composed of a composite masonry exterior wythe of brick with CMU backup and include a set of tall metal windows. The walls are in fair condition. The building has a steel truss framed roof structure supporting concrete plank decking. The east wall that opens to grade has a roll-up door. The floor slab of the pumping gallery is on grade and can support high live loads.

High bay pumping gallery looking east to on-grade entry.

High bap pumping gallery looking southwest.

High bay pumping gallery clerestory looking north.

High bay pumping gallery clerestory windows adjacent to covered storage trank - foreground. East side of filtration gallery background.

North settling tank looking northeast toward the Dan River

Settling tanks looking northwest

North settling tank looking north toward the Dan River

The outdoor settling tanks to the west of the filtration gallery occupy a large area, as noted above. These tanks are formed with reinforced concrete walls and appear to be approximately twelve feet deep. Likewise, the smaller covered storage tank (Section B) to the east of the filtration gallery is formed with thick reinforced concrete walls. These are robust structures with side walls and foundations that could likely support two-three levels of new commercial construction that would face the Dan River.

Potential re-use occupancies for these tank structures could include residential, retail and offices. With access openings cut into the west end wall of the western settling tanks and east end of the covered storage tank, the tanks could be used for lower-level covered parking, given the dimensions of the site.

Prior to re-use of the filtration gallery and settling tanks, a survey should be conducted to identify any residual sludge, sediments or contaminates that need to be removed.

Serpentine Mixing Basins

Covered storage tank - foreground & high bay pump gallery beyond

Architectural Assessment

This report includes observations of Sections A, C, & E and the exterior pools (see individual floor plans and site plan). Sections B, D and Canopy were not accessible. Some section did not have access to natural light which limited our review. Interior floor elevations, dimensions and square footages are provided for context only. It is recommended a thorough survey of the buildings be provided for confirmation.

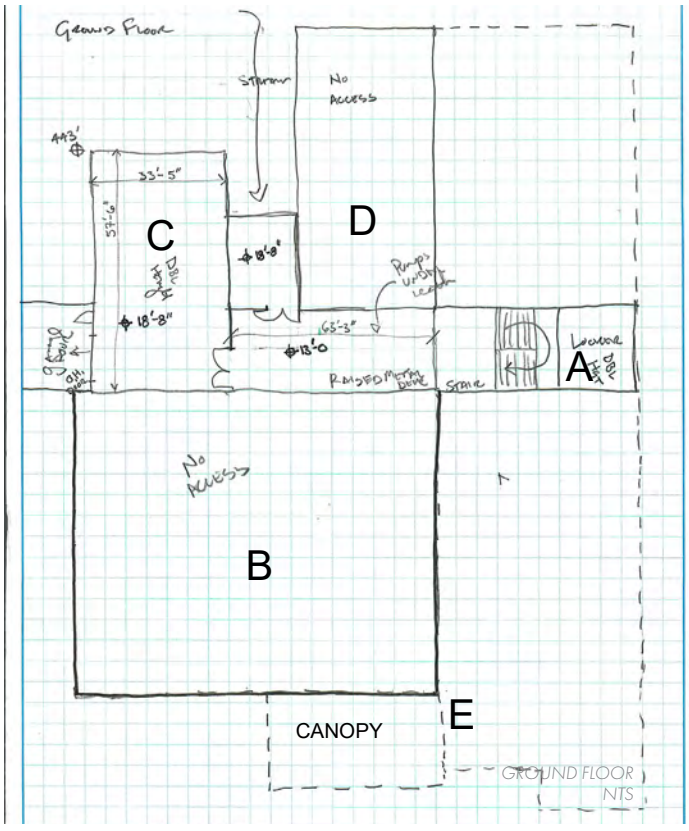
(See Structural Assessment regarding structural observations)

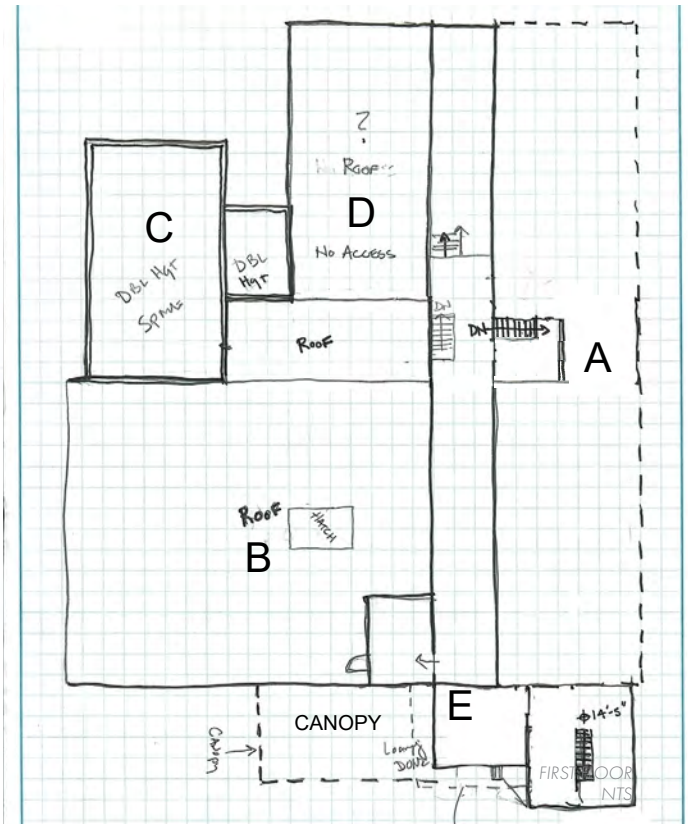
LAYOUT

As outlined in the structural assessment, the former Filtration Plant solely provided a utilitarian purpose of pumping water from the Dan River to the previous Schoolfield Textile Mills. Due to the robust frame of the existing structure, there are a myriad of restoration opportunities. The range spans from a minimal restoration of finishes that utilize only existing openings at the envelope and floor plans to a more robust restoration that could support structural intervention including adjacent new construction.

The ground floor (see Ground Floor Plan) includes Sections B, C, & D with circulation access to Section A. The floor elevation is estimated at 440'-0" and floor heights vary:

- Section B, most likely part of original construction, shares a perimeter wall with Section A, C, the canopy and loading dock. This section is 6,640 SF with a likely elevation between 13'-15' above finish floor (AFF). Most likely this contains holding basins similar to the ones in Section A or at the exterior. These basins could be salvaged to be used for future programming.
- Section C, an addition, is 3,532 SF with a double height space (18'-8") for over 2,800 SF. The double height space includes a modern gantry. Depending on adjacent programming this section could function as an independent venue with direct access to Section D or B.



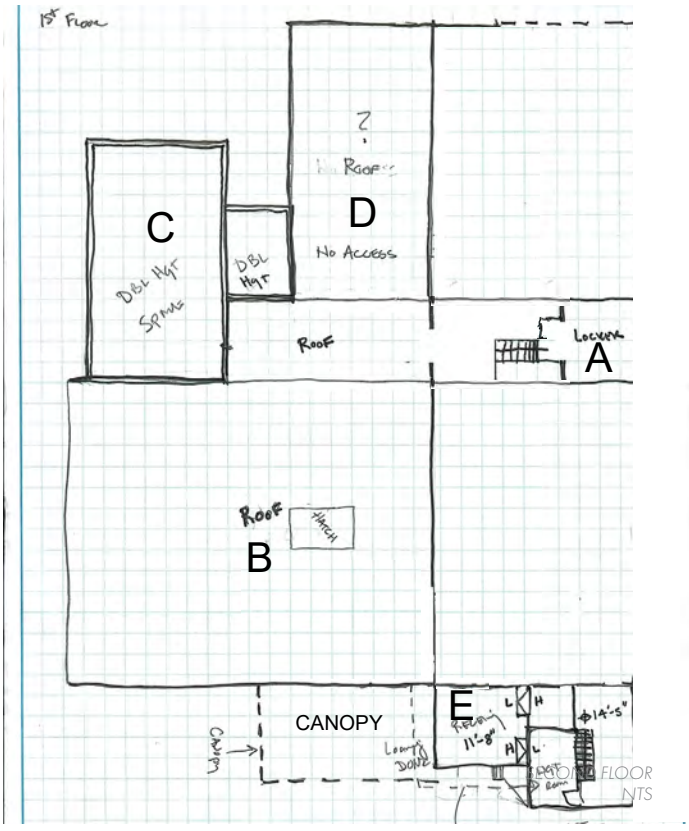


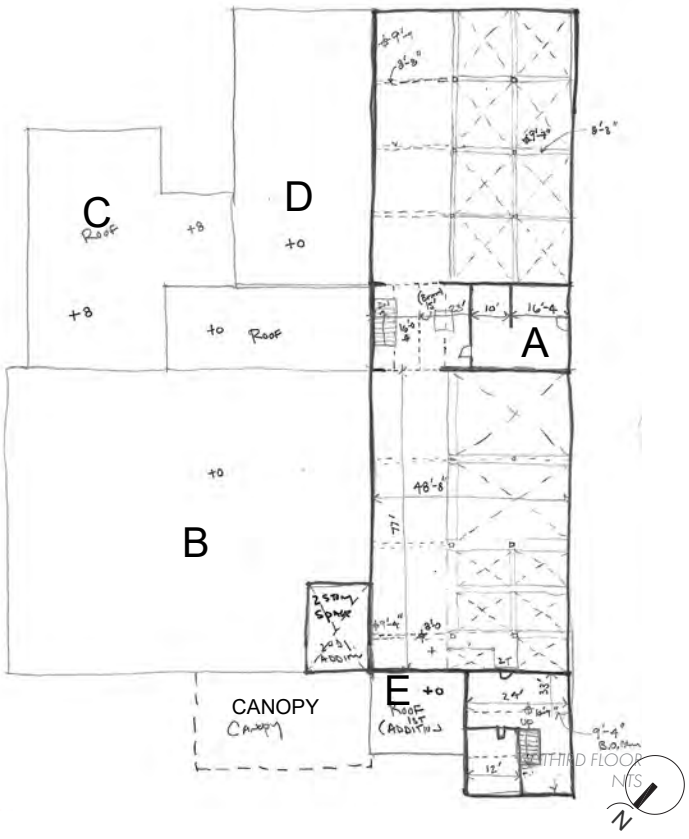
Covered storage tank and Wood Ave Lawn– foreground & high-bay pump gallery and Schoolfield Woods beyond.

High bay pumping gallery looking east to on-grade entry.

- Section D is 2,450 SF and with potentially 13'-15' heights. It is unclear the previous use for this space for. Though it currently has no openings at its perimeter, it could be re-purposed or opened to the sky similar to Section B. This section is adjacent to the Schoolfield Woods and the "Casino Stream" with potential access visually or physically to this space. See the exterior section for additional observations.

The first floor (see First Floor Plan) floor heights vary between 443' - 446'. At the north, it meets grade at Memorial Drive:





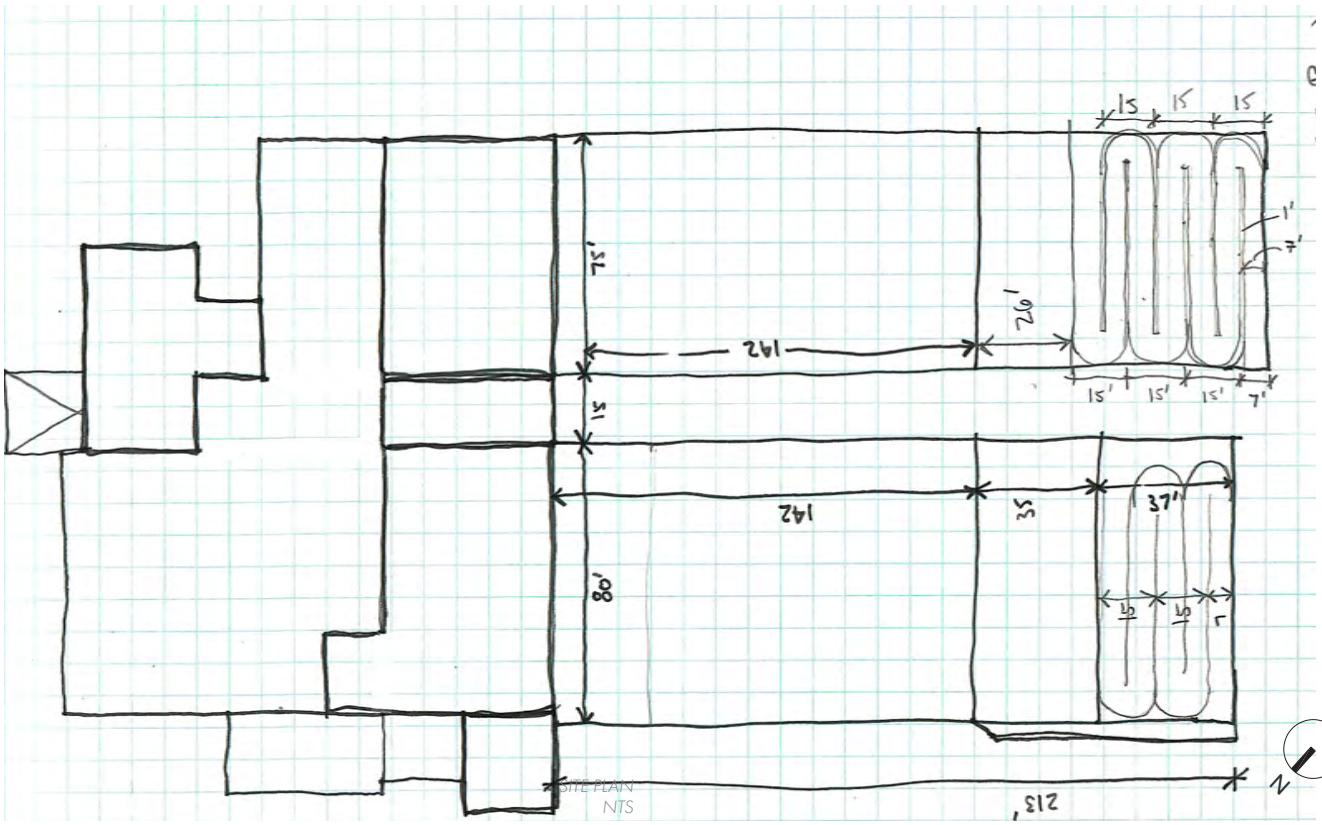
- Section A & E were the former receiving and weighing room and have access to a loading dock with a gantry to the canopy space. Section A is a 14′ space with direct access to the third floor. Further exploration would be required to determine adjacency connections to other sections.
- Section E is an addition to Section A. It is unknown the date of construction
- The intermediate landing at Level A appears to have been a locker room with ceiling heights to the underside of Level 3 (15′-18′ high). There are no perimeter windows or access

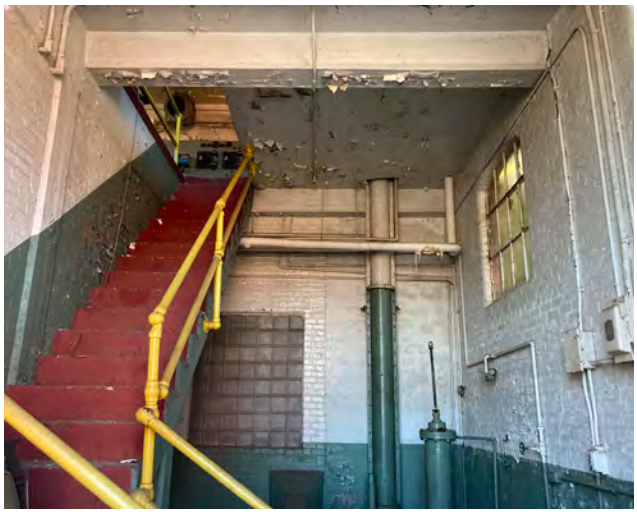
The second floor (see Second Floor Plan) filtration gallery is 18′-0″ wide at elevation 452′ and runs north to south. It is currently occupied by inactive existing pipes. This large filtration piping could be removed in its entirety or partially depending on the future programming of this space.

- There is opportunity as noted in the structural assessment to access the basins at the west at this level depending on their adjacency in elevation
- A concrete staircase connects the ground floor to the second floor and continues to the third floor with a separate run

North Office Wing and Receiving Addition

- The south portion is at elevation 448′ with a short run of stairs from the main Second Level floor
- The north portion is part of the original construction and is at elev 452′. It leads to an addition that has direct access to the roof level of Section B
- The north addition construction date is unknown.





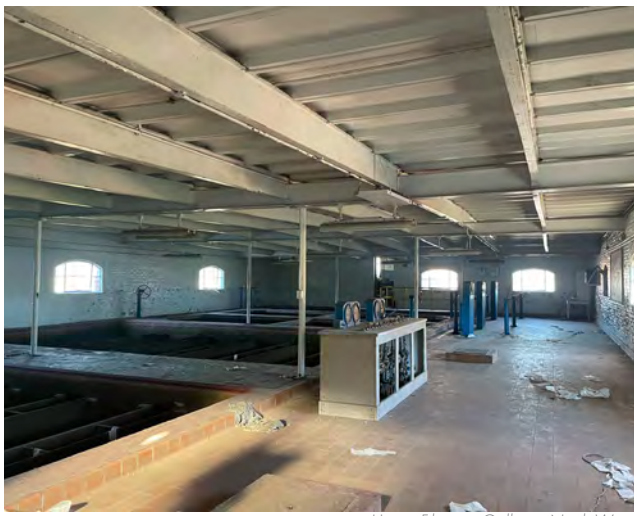
North Office Wing - Lower Level

Lower Filtration Gallery - North Wing

The third floor (see Third Floor Plan), at elevation 462', provides an open plan with large exterior windows at the perimeter with views to the lower roofs of the other sections, the former holding basins to the west as well as views to the Dan River.

- At the west, the central vestibule meets grade at the former exterior holding basins.
- A continuous corridor approximately 18' in width runs the length of the space connecting the north and south bays to the central vestibule and vertical circulation.
- The former offices and control rooms provide additional 270 degree views of the site.
- The interior holding basins at Level 3 could be infilled or re-purposed as double height spaces with access to the filtration gallery below.
- The floor height varies between 10' to 9'-9" at bottom of roof with a 12" beams at the filtration galleries and 16' at the central vestibule.

Views to the Dan River from Section A



Upper Filtration Gallery - North Wing

Schoolfield woods with "Casino Stream"

View from Schoolfield Woods to open field between Wood Ave and Filtration Plant with views to the Robertson Bridge and the Riverwalk Trail.

EXTERIOR

Schoolfield Woods & Wood Avenue Lawn

The over 23 acre site includes the Schoolfield Woods to the south as well as large open lawn to the east between Wood Ave and Section B of the Filtration Plant. Starting at the southern edge neat the High Bay building on Caesar's Virginia Resort site, an unmaintained, steep path winds along the "Casino Stream". A substation facility is located within the woods with access from Browder Ave. The main channel flows adjacent to powerline easements with a grass-lined corridor that flows into the open Wood Avenue Lawn. At the lawn are open views to the Dan River and the Robertson Bridge. Potential opportunities include proposed sidewalk & crosswalks for trail linkage and connection of woods to future trails that includes a trail along the existing powerline easement.

Please see the section "Rivers and Tributaries", "Wildlife and Habitat", and Parks and Open Spaces for additional discussion of existing conditions and opportunities for specifc stream tributaries.

Sediment Basins

At the west side of the Filtration Plant are (2) concrete basins measuring over 220' including serpentine mixing basins at the very east. These concrete basins are estimated at about 12' deep and are currently filled with water. See Structural Assessment regarding reuse.

Sediment Basins looking east

EGRESS AND VERTICAL CIRCULATION

Current vertical circulation is not ADA accessible; however, a passenger elevator could be retrofitted into Section A to provide accessibility that meets code compliance. Further review of potential programming would be required.

- **Section A:** Level 1 is directly accessible at grade at Memorial Drive. Level 3 is directly accessible at grade to the holding basins. The central portion of Section A is a circulation space between ground floor and third floor. The vertical circulation at the stairs do not meet current code requirements for guardrails; however, provisions of IEBC may permit the existing condition to remain in place without modification, if approved by the local authority having jurisdiction
- **Section B:** There was no access during our visit. It appears to be a roof hatch accessible from Section A at Level 2
- **Section C:** has ramped access to grade at the east
- **Section D:** There is no visible access
- **The Loading Dock:** Located at Level 1, Section A and E and is about 3' above grade. It is directly adjacent to Memorial Drive
- **The Canopy Area:** Existing curb cut at Memorial Drive

EXISTING FENESTRATION

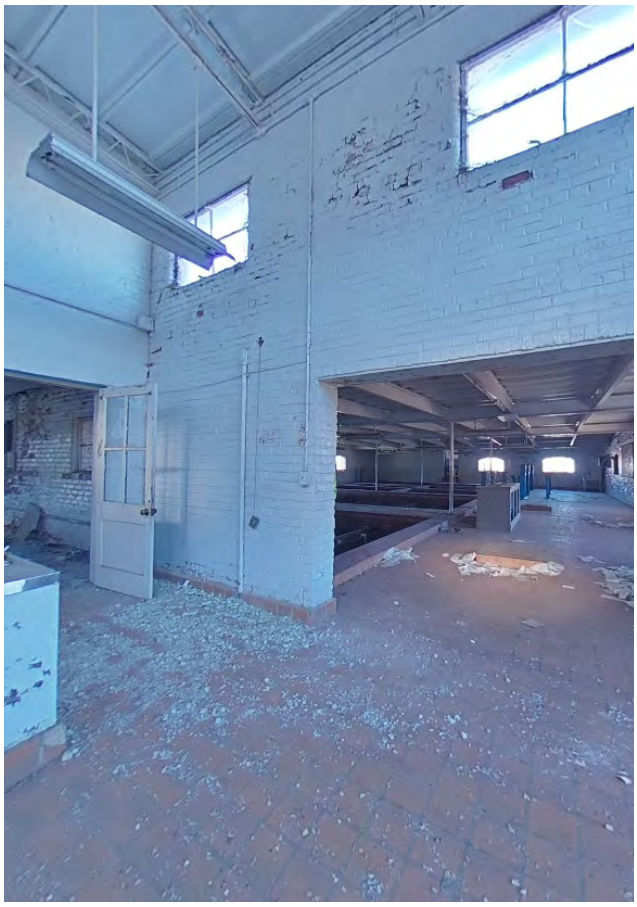
A good portion of the glazing in every window is damaged. All the windows would require replacing and potential upgrading for a more energy efficient envelope. The windows could remain operable for natural ventilation during the more mild seasons

- **Section A:** There are large perimeter openings at Levels 2 and 3. On the northside most of the original window frames and sash remain. The windows have arch rowlock headers with soldier brick work and stone sills in most places. Many of the windows have an operable awning component. On the south and central sections on the same levels about half of the windows have their original windows and the windows are set in openings with stone sills and metal lintels rather than arch row lock. The missing glazing has been infilled with glass block. The original windows have an operable awning component.
- **Section B:** Currently there is no natural light and the only access is through what appears to be a hatch at the roof.
- **Section C:** Large perimeter windows approximately 3'x7' ring the perimeter of the space. The windows are most likely original.
- **Section D:** It is unknown if there is any current natural light into the space.

Fenestration at the perimeter

Exterior masonry at Section A

Dormant pumping system



Interior Section A, central section

HISTORIC CHARACTER

The Filtration Plant is a utilitarian structure in nature with some articulated masonry elements. The interior of the building has little to no finishes other than paint. The brick, concrete, steel and systems are exposed with painted surfaces. (Photo 14) Most of the materials are original to their initial construction, which took place over many phases. The earliest section built was Section A. Though this section was most likely built at the same time, the north portion visible from Memorial Drive has a common bond pattern with a Flemish headers every 8th row while the south and central section are simple running bond. All of Section A has an articulated stepped brick cornice for the flat roof.(Photo 12) The windows in the north section have arched rowlock headers while all other windows have metal lintels. Other than Section A, all other exterior masonry is running bond with no articulation. The roofs are all flat with gravel stop edges. The exterior brick remains unpainted while the concrete at Section B has been painted. The doors at the exterior appear to be original. Most of the dormant pipes and equipment have been abandoned in place.

POTENTIAL OPPORTUNITIES

Currently the Filtration Plant and adjacent settleing basins as well as Schoolfield Woods are not occupied. Future Programming recommendations will be assessed in parallel with Phase 2. Potential future programming options include but are not limited to:

- Fitness or climbing gym
- Retail /Artisanal Craftsperson Venue (e.g. Brewery)

- Makerspace
- Restaurant, Entertainment or Music Venue
- Outdoor Venue
- Office or Co-Working Space
- Residential
- Passive and Active Park Programming
- New Construction supported on existing sediment pools.

SITE CONTEXT

The Filtration Plant marks the northern most point of the Schoolfield Historic District. It has the potential to provide a catalyst for a gateway from Dan River to West Main Street. Challenges include traffic circulation as well as parking and steep grading.

In Phase 2, the WRT Team will build on the findings and input from Phase 1 and explore in more detail the issues and opportunities for the District. We will establish goals and objectives from the City of Danville, the Caesars design and development team and applicable stakeholders for the re-imagined Schoolfield Village. Consideration will be provided but not limited to the following:

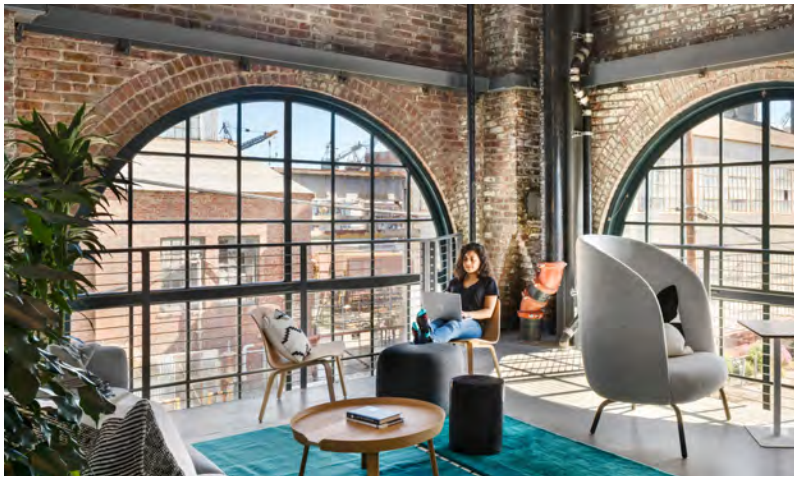
- Access to Dan River and the River Trail
- Pedestrian and vehicular circulation
- Current and future development
- Opportunities for Public use and revenue
- View sheds
- Access to the southern portion of the District

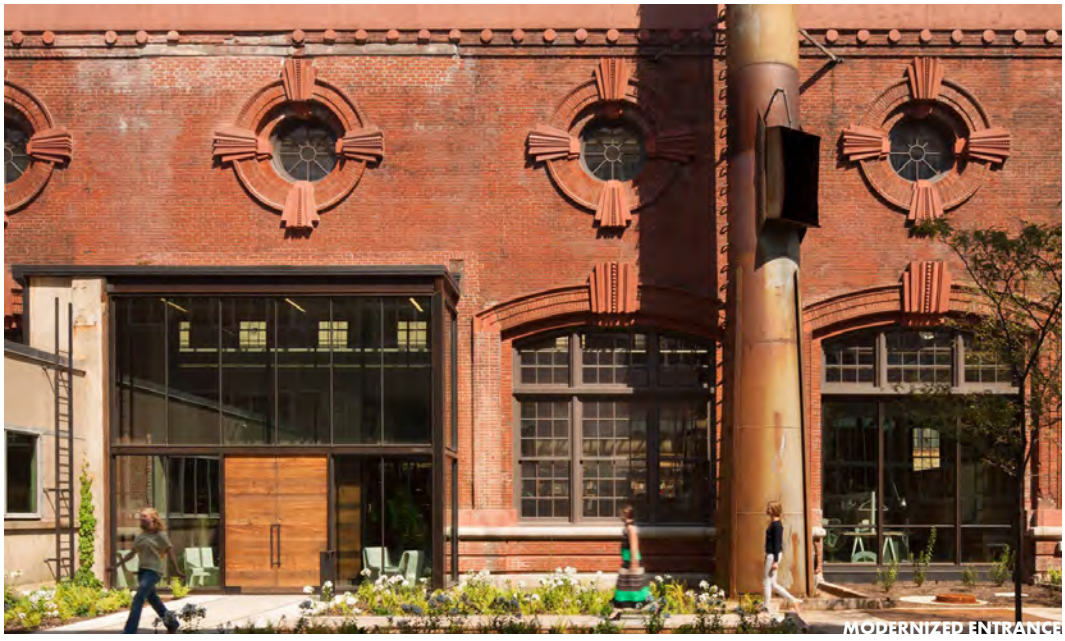
Filtration Plant Site Map

1. Water Filtration Plant
2. Filtration Settling Basins
3. Schoolfield Woods
4. HydroElectric Plant
5. Dan River Dam
6. Robertson Bridge/ Piedmont Drive
7. Riverwalk Trail

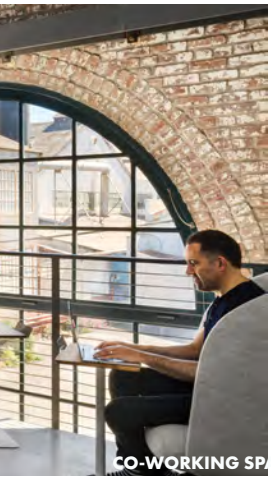
PRECEDENTS

NATURE HIKES





MODERNIZED ENTRANCE



CO-WORKING SP E

COMMUNITY GATHERING

OUTDOOR ENTERTAINMENT AND FOOD VENUE

ARTISANAL CRAFTSPERSONS (E.G. BREWERY)

RESIDENTIAL LOFTS

Utilities + Infrastructure


L. HERMAN
SEARS
ROEBUCK
AND CO.
PARKER'S

Water Utility Context

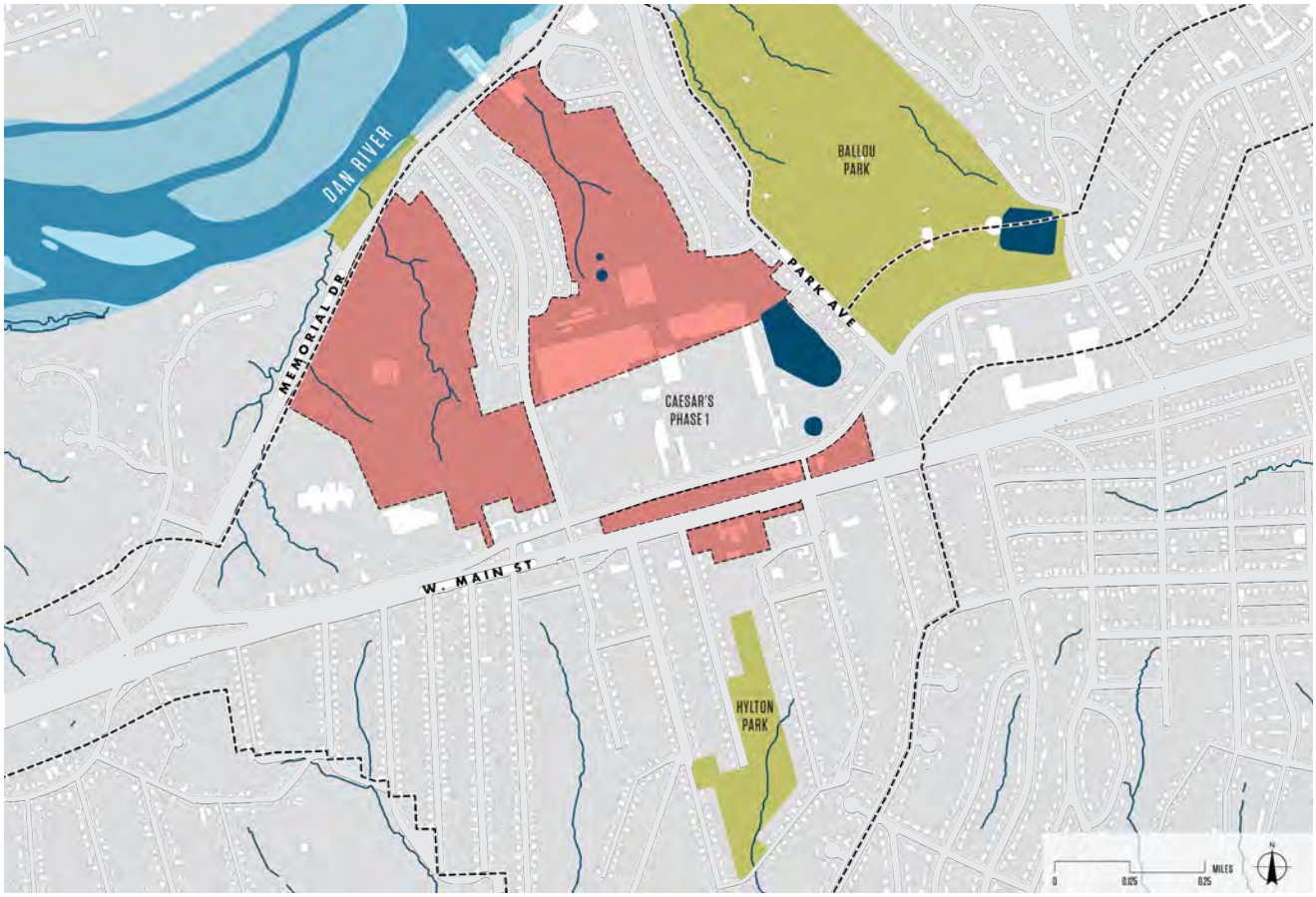


FIGURE 20 | Schoolfield Site Existing Facilities

Legend

- Schoolfield Project Site
- Building Footprints
- Parks
- Water Storage
- Flow Lines
- Floodway (AE)

At the time that the textile mill was active, the Schoolfield site operated independently of the City of Danville in many ways. The Dan Rivers Inc. Water Treatment Plant (WTP) located at the north edge of the site on the Dan River provided non-potable water for industrial processes in the textile mill and fire protection storage, which was pumped to multiple storage areas around the site including a 20 MG reservoir. Currently, City of Danville water supply is available for domestic use from the Danville WTP, rated at 18 MGD with a surplus capacity of over 13 MGD. Danville's Waste Water Treatment Plant (WWTP), rated as Reliability Class I in Virginia, has a permitted capacity of 20 MGD with a surplus capacity of 12 MGD.

The 20-million gallon Dan River Mills, Inc. reservoir on the Schoolfield site was evaluated for the City of Danville in a 2017 report by the Cornwell Engineering Group to assess the feasibility of the reservoir as an off-stream raw water storage facility. The facility would be used as a backup source of raw water for treatment in the event of water quality issues with the Dan River, such as a chemical spill, a taste and odor event, or heavy rainfall that causes turbidity. The current system demand is under 5-million gallons, so the reservoir would allow for the event to pass for several days without using the Dan River as a source again. As of the 2019 Water Quality Report, the design phase of this upgrade was already underway with the construction of infrastructure scheduled to be completed by late summer of 2020.

2009 DEWBERRY UTILITY INVESTIGATION

In 2009, Dewberry completed the Schoolfield Comprehensive Planning - Master Plan report which included a utility investigation to determine the condition of existing infrastructure, as well as the potential for upgrades within the Schoolfield site. Historically, the Schoolfield site has been served by the City of Danville for domestic water, sewage collection, and natural gas. The report concluded that with regards to the Schoolfield complex given the available data, existing off-site water, sewer, and gas utilities remained adequate for projected demands at the time of the study, and existing on-site water and gas utilities were assumed to be abandoned or demolished.

The report includes a set of proposed on-site water lines, fire hydrants, gravity sewer, and gas lines to serve the layouts developed in the master plan. The report notes that "the high and low pressure water systems of the City's overall system could be tied together using the onsite piping and a pressure reducing station." An existing 12" water main runs parallel to West Main St. and is primarily served by a water tank located off of Edgewood Dr., which provides a high pressure and high flow tie-in location for the new water lines.

Dewberry mapped the onsite sewer utility based on as-built schematics supplied by OMBC, with an accuracy of ±5 feet. In order to determine manhole inverts and confirm line sizes beyond this initial analysis, a survey will be needed. This area has an extensive sanitary sewer network, with separate dedicated domestic and industrial sanitary sewers due to the high volume of sewage produced by Dan River, Inc. while the textile mill was in operation. The 8-10" gravity line domestic sewers discharge to a similarly sized City sewer system, and the 12-18" gravity line industrial sewers collect to a 36" interceptor at the northwest corner of the site. All sewage collected on site flows to the City of Danville's 48" sewer interceptor at Robertson Bridge.

The report suggests that the domestic sewer system should be reused as much as possible, with the addition of new gravity sewer lines connecting manholes, while the existing industrial sewer lines will mostly be abandoned due to poor condition, oversizing, and location. Additionally, the report noted that further investigation should be performed to determine "the significance a rain event would have on the capacities" of existing storm sewers. The storm sewers were not sized according to significant storm events.

Utility Mapping

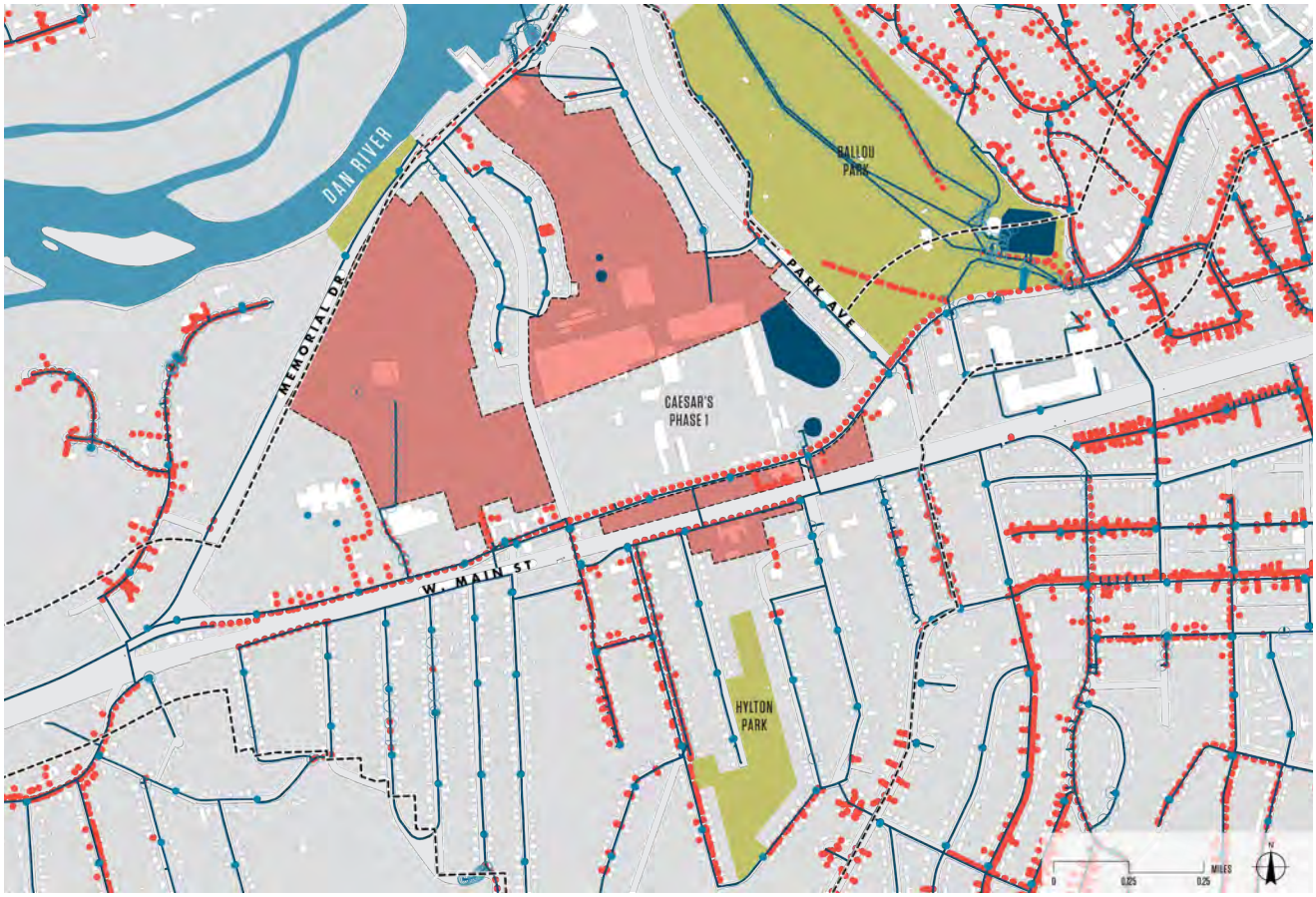


FIGURE 21 | Water & Gas utility Map

Water & Gas

The City of Danville provides open source ArcGIS utility datasets including power and light, stormwater and sanitary sewer, water, gas, and other infrastructure as dynamic map layers. Existing water and gas lines are shown in the figure below.

Legend

- Schoolfield Project Site
- Gas Pipe GPS
- Water Hydrants
- Water Pipe GPS
- Water Lines
- Abandoned Water Lines

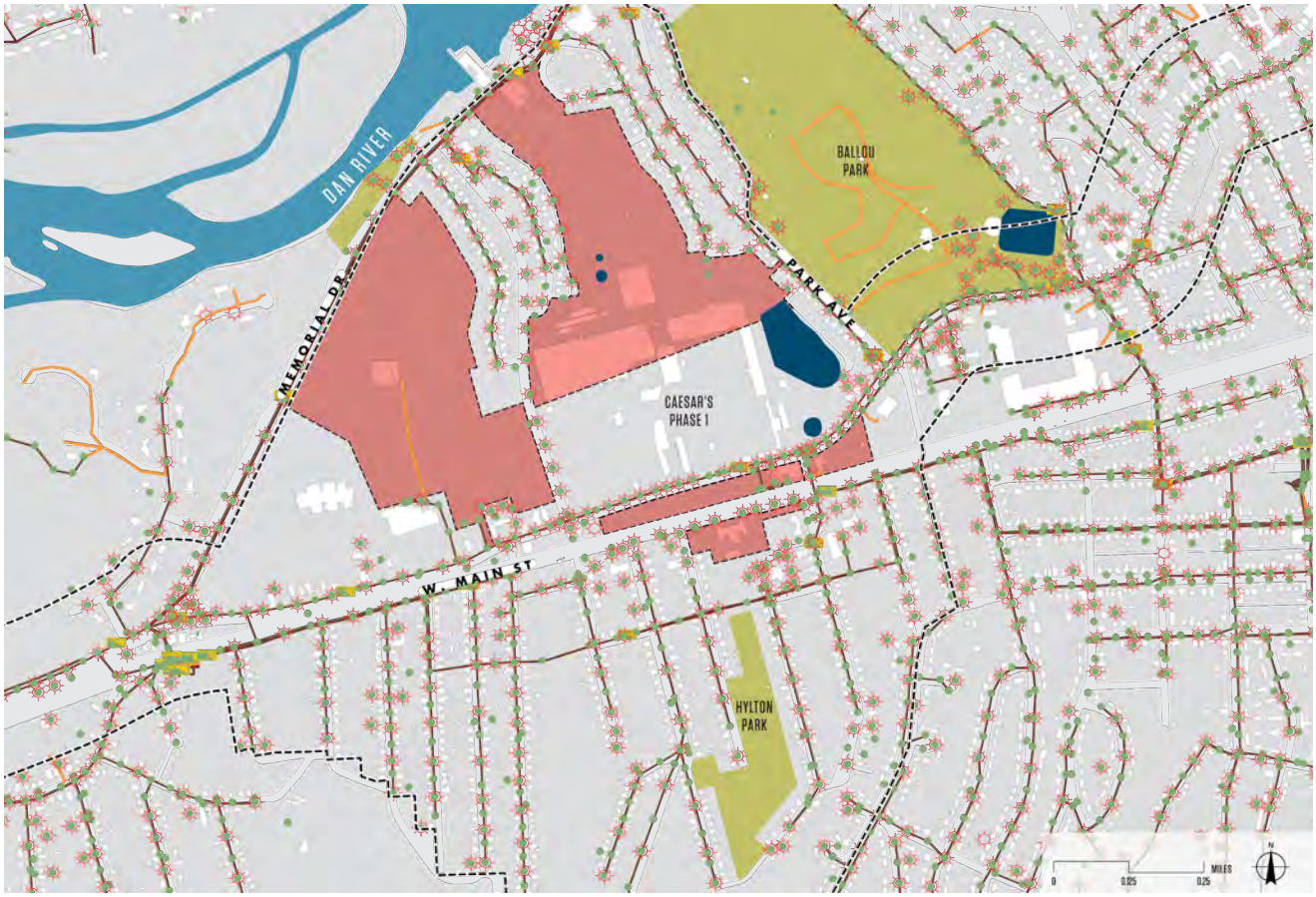


FIGURE 22 | Power Utility Map

Power

Danville has access to affordable power service through the Appalachian Power Company (AEP), with adequate supply that can be easily upgraded if required. Most power lines in the area, including those along the main corridor, are overhead lines. Lights and power utility structures are shown in the figure below.

Legend

- Schoolfield Project Site
- Lights
- Utility Poles
- Poles Fed by Underground
- Switch Bank

Primary Conductors

- OH
- UG

FIGURE 23 | Sanitary Sewer Utility Map

Sanitary Sewer

The stormwater and sanitary sewers are separate systems. The sanitary sewer network is shown in the figure below.

Legend

- Schoolfield Project Site
- Sewer Manholes
- Sewer Taps
- Sewer Pump Stations
- Sewer Pipes

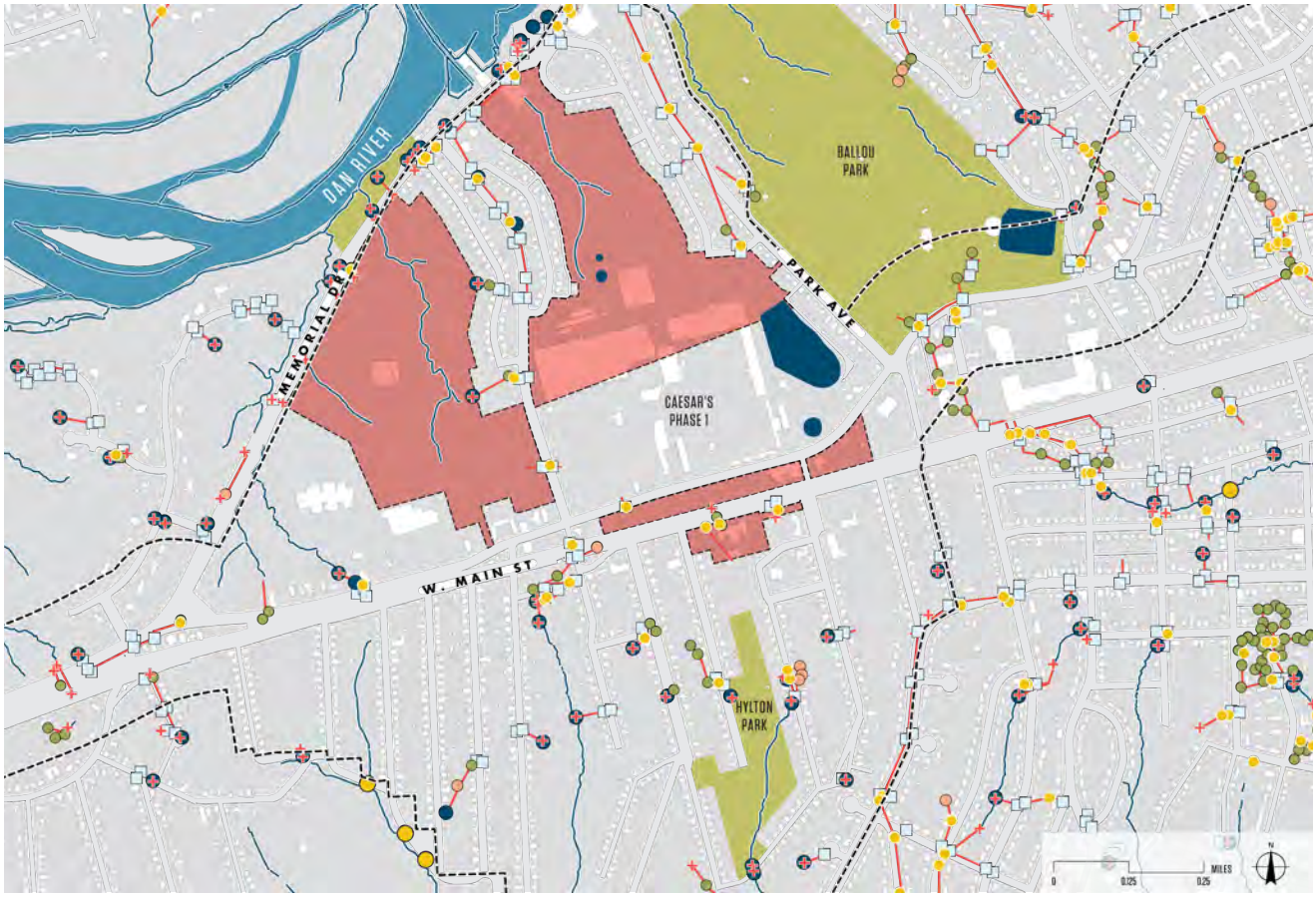


FIGURE 24 | Storm Sewer Utility Map

Storm Sewer

Stormwater is captured by the storm sewer system through a series of curb and grate inlets and open channels, and is directed through the storm pipes and channels to outfall points. Stormwater is untreated and runs off directly from outfall points into the surface water. Unmitigated stormwater runoff results in greater amounts of contaminants and soil erosion. There are many outfall points and open channels that are in poor condition within the area of this plan. The figure below shows the full storm infrastructure network.

Legend

- Schoolfield Project Site
- Storm Manhole
- Storm Pipe IO
- Storm Outfalls
- Storm Curb Inlet
- Storm Grate Inlet
- Storm Yard Inlet
- Storm Culvert
- Storm Open Channels
- Storm Pipe

Key Takeaways


RAYLASS
BEL
LEGG
MOSKINS
CREDIT
CLOTHI
CO
ADVANCE
STORE
6-558
T74980

The new SCHOOLFIELD District

As we embark on the next steps of this planning process, we will be building on a series of key takeaways and conclusions that have been explored as part of this Existing Conditions Report. The information summarized here, in addition to the detailed conditions that are analyzed throughout this report, will provide the foundation for the next step in this process, as we begin exploring opportunities for all three interconnected parts of the New Schoolfield District. This collection of key takeaways will help leverage the existing local and regional efforts to expand and attract new industries and economic drivers, honor and preserve historic assets, and provide services that can benefit all current and future Danville residents.

PLANNING CONTEXT

With a history of booming tobacco and textile industry highs to various lows that have altered the community since the 1700s, Danville's storied past presents an opportunity for rethinking its future, building on the Danville 2030 Comprehensive Plan and casino developments.

Danville, and specifically the New Schoolfield District has a robust history of booming industries that have shaped the community and the study area over time, and are preserved in the community's collective memory. These industries have also shaped many of the existing conditions that have been analyzed as part of this process. How does the future context of the New Schoolfield District/study area share those histories while also positioning itself for the future?

WHERE IS THE SCHOOLFIELD DISTRICT?

it includes:

1. The Schoolfield Neighborhood / Village
2. The Main Street Corridor
3. Part of the Dan River Mills sites (future home of Caesars Casino)

This image shows erosion occurring along the banks of the City Stream. (Source: Nathan Staley)

Western Stream - Stream erosion and eroded banks continue toward the bottom of the stream where it meets Route 29. (Source: Nathan Staley)

OPEN SPACE + ENVIRONMENT

The Schoolfield District's open space and environment is characterized by a variety of urban, and natural environments, from flat parcels as a result of industry and development to hills, rolling topography, and even steep slopes along the tributaries to the river.

The study area is defined by two major watersheds, bound by the Dan River to the north and the Pumpkin and Rutledge Creeks to the south. While the existing waterways are currently not as accessible from the Main Street Corridor by pedestrians, they offer a variety of recreational opportunities, as well as crucial interfaces for river hydrology, riparian support systems, and habitat. The large, forested areas to the north and northwest of the historic mill site present opportunities to enhance habitat and ecological value, as well as a number of forested areas that provide pockets of habitat for species. However, these areas also face erosion and introduced, non-native invasive species that affect habitat and ecological value.

Danville's existing, and planned, parks and open spaces, serve as a connection between the human and natural environment. Protecting, and where possible, enhancing accessibility to these open space and environmental assets will be a key next step in this process.

COMMUNITY + CULTURE

The Schoolfield Neighborhood is home to roughly 1,400 people, and is in close proximity to many of Danville's key assets. Residents agree that the community's open space and recreation amenities, educational facilities, services, history and culture are key assets, and among the top reasons to live in Danville. The typology of land use found across the study area presents opportunities to focus on key nodes within the community, as well as nodes of future developments, and rethink how community and culture are made more accessible along the Main Street corridor. Extending public uses, and creating important transitions between the low-density single family residential typology and the commercial and future entertainment zones will be a priority, as well as enhancing connectivity to other community and cultural assets outside of the study area.

ECONOMIC DEVELOPMENT + HOUSING

Much of the urban form and planned developments that exist in the study area today are the result of early 1900s developments around industry, like Schoolfield Village. While these neighborhood areas and their infrastructure have faced recent declines and deficiencies, home values in Schoolfield have recently climbed in response to the announcement of the Casino. These historic housing typologies provide many benefits and opportunities for workforce housing in the study area, but the rise in value also brings the threat of displacement. As one of the most affordable neighborhoods in Danville, how can rising values and costs ensure that long-time homeowners and residents are not priced out of their neighborhoods?

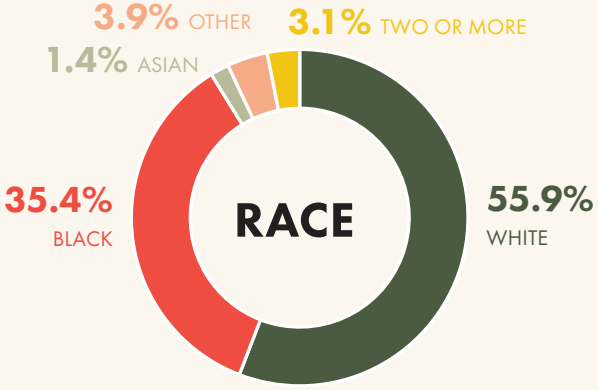
Schoolfield District Plan Community Event #1 (Source:WRT)

Who Lives Here:

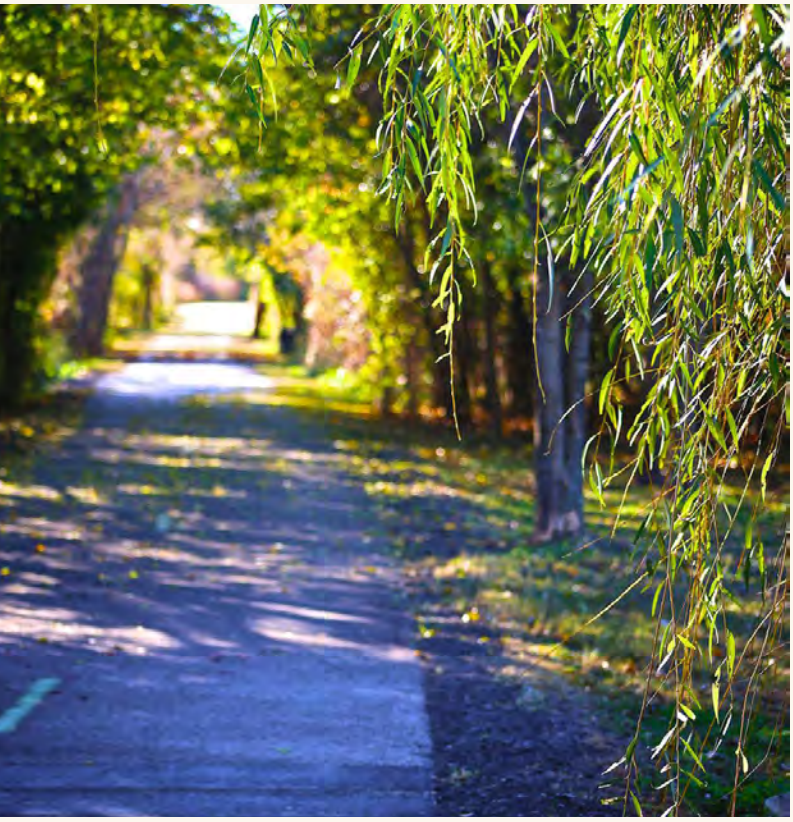
SCHOOLFIELD VILLAGE:

1,377
Residents
(Schoolfield Village + adjacent to Schoolfield Site)

44.2
Median Age



Source: Esri BAO, 2019 ACS 5-yr estimates



Riverwalk Trail. (Source: Virginia.org)

CIRCULATION + CONNECTIVITY

The study area is home to roughly 1,400 people, and is in close proximity to many of Danville's key assets. Residents agree that the community's open space and recreation amenities, educational facilities, services, history and culture are key assets, and among the top reasons to live in Danville.

The typology of land use found across the study area presents opportunities to focus on key nodes within the community, as well as nodes of future developments, and rethink how community and culture are made more accessible along the Main Street corridor. Extending public uses, and creating important transitions between the low-density single family residential typology and the commercial and future entertainment zones will be a priority, as well as enhancing connectivity to other community and cultural assets outside of the study area.

Filtration Plant (Source: WRT)

EXISTING STRUCTURES + ADAPTABILITY

Within the New Schoolfield District, there are opportunities for catalytic adaptive reuse projects that could serve to enhance existing underutilized or abandoned built infrastructure, attract new uses, and honor and preserve these sites as assets for the community. Structures like 1009 W Main Street along the Main Street corridor, and the Filtration Plant at the northernmost point of the study area, offer opportunities to build on existing infrastructure and create new nodes of activity and development that create important synergies between other focus areas and projects.

1009 W. Main Street (Source: WRT)

UTILITIES + INFRASTRUCTURE

The City of Danville provides open source ArcGIS utility datasets including power and light, stormwater and sanitary sewer, water, gas, and other infrastructure as dynamic map layers. Power service is provided through the Appalachian Power Company (AEP), with adequate supply, and most lines are overhead lines in the study area. Stormwater and sanitary sewers are separate systems, and stormwater is captured through a series of curb and grate inlets and open channels, and is directed through storm pipes and channels to outfall points. Stormwater is untreated and runs off directly from outfall points into surface water. There are many outfall points and open channels that are in poor condition within the area of this plan, resulting in greater amounts of contaminants and soil erosion.

How can utilities and infrastructure contribute to the New Schoolfield District? In the exploration and development of opportunities for the study area, utilities and infrastructure can begin to have a more deliberate impact on placemaking efforts. The selective undergrounding of power lines in strategic areas, or the introduction of more green stormwater infrastructure techniques can alter the existing conditions in ways that benefit the community's future.

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