



RIVER DISTRICT DESIGN COMMISSION REGULAR MEETING AGENDA

4TH FLOOR CONFERENCE ROOM

April 11, 2024

4:00 PM

A. CALL TO ORDER

B. ROLL CALL

C. OLD BUSINESS

1. Certificate of Appropriateness application PZ24-00120 filed by Rivermont Danville, LLC to construct a parking garage at 403 Spring Street.

D. NEW BUSINESS

1. Certificate of Appropriateness PZ24-00143 filed by River City Fitness LLC to approve facade updates at 418 Lynn Street.
2. Certificate of Appropriateness PZ24-00130 filed by Atlantic Union Bank to updated signage at 628 Main Street.
3. Certificate of Appropriateness PZ24-00155 filed by Dr. Nicholas Sturdifan to install wall sign at 308 Craghead Street.
4. Certificate of Appropriateness PZ24-00168 filed by Belk Architecture to install monument sign at 227 Lynn Street.

E. APPROVAL OF MINUTES

F. ADJOURN



STAFF REPORT

DATE: April 11, 2024
TO: River District Design Commission
FROM: Renee Burton, Division Director of Planning
RE: Certificate of Appropriateness application PZ24-00120 filed by Rivermont Danville, LLC to construct a parking garage at 403 Spring Street.

SUMMARY

Rivermont Danville, LLC is proposing construction of a 432 space parking complex at 403 Spring Street. The parking complex will have a single story section of forty-two (42) spaces and a six (6) story section of an additional three hundred and ninety (390) spaces. 403 Spring Street is zoned CB-C, Central Business Commercial and is approximately 0.1206 acres.

On March 14, 2024, the River District Design Commission postponed this request. The Commission requested that the applicant adjust the presented design(s) to increase the vertical appearance and add more brick detail to the facade. The applicant has submitted two (2) additional design options for review and an attached design narrative.

DESIGN GUIDELINES EXCERPTS

Section 4.5 Parking Garages

Parking garages with facades on principal streets (Main and Craghead) are discouraged. The preferred arrangement would be for buildings to front these streets, with parking structures accessed off side streets or parallel streets.

Parking garages should not be constructed with uninterrupted expanses of wall area. The preferred method of construction is curtain walls with window-like openings similar to historic proportions and placement, i.e.: • Vertical rather than horizontal proportions; • In a logical rhythm of placement; • Aligned horizontally, even if the floor behind is a ramp.

The vertical walls of parking garages should not be poured concrete or concrete panels, but should conform to the predominant materials of nearby buildings;

Ramps should not be located on the street side of garages if possible. The preferred location would be on the interior of the garage structure or the inside edge facing the back of nearby buildings;

Circular ramps attached to a garage are also discouraged.

In locations where large garages must be placed in prominent locations, sufficient setbacks are required for landscaping to soften the impact of such large utilitarian structures. Further, if possible in such locations, ground floor storefronts are recommended.

RECOMMENDATION

The Planning Staff recommends that the River District Design Commission approve PZ24-00120, Option 2. The applicant has adjusted the proposal based on the feedback received

from the Commission during its March 14, 2024, meeting. Option 2 presents vertical proportions, interrupted expansion of wall area in a logical rhythm and a brick facade in compliance with the River District Design Guidelines.

ATTACHMENTS

1. Application
2. Plans
3. Design Narrative for RDDC - 4-3-24
4. 3-29-24 Danville Parking Deck



City of Danville
427 Patton Street, Suite 208
Danville VA, 24541
Phone: (434) 799-5260

River District Design Commission

CERTIFICATE OF APPROPRIATENESS APPLICATION

The Danville City Council appoints the River District Design Commission (RDDC) to administer the River District Design Guidelines. The RDDC reviews building and site alterations within the District and issues a Certificate of Appropriateness (COA) if the alterations meet Design Guideline standards. Work on buildings and sites within the River District cannot begin until the RDDC issues a COA and the applicant receives all other required permits and approvals. Please reference Design Guidelines Section 1.3 for Commission information and Section 1.7 for COA procedures.

ZONING ORDINANCE RDDC APPLICATION STANDARDS

Article 3.R Section C.6: In consideration of a complete application, the Planning Director and the Review Commission may require any or all of the following information and any other materials as may be deemed necessary for its review:

- A. Statement of proposed use and user.
 - *The City of Danville will be the end user for the new public parking deck, which is 6 stories with 432 spaces.*
- B. Statement of estimated construction time.
 - *The estimated construction schedule is from 08 / 2024 through 01 / 2026.*
- C. Photographs and maps relating proposed use to the surrounding property and/or the corridor on which it is located. Site plan drawings, prepared to meet the City site development plan submission requirements for a Preliminary Site Plan or
 - *Please see attached photographs included with application. Vicinity map and sit plan drawings are attached.*
- D. Preliminary Subdivision Plat, and other exhibits showing the location of the existing and proposed building and site improvements, including:
 - *Please see attached Civil Engineering drawings that include survey and landscape notes. Architectural drawings include renderings and elevations with material call outs.*
 - 1. Existing property boundaries, building placement and site configuration;
 - 2. Existing topography and proposed grading;
 - 3. Location of parking, pedestrian access, signage, exterior lighting, fencing and other site improvements; (4) Relationship to adjacent land uses;
 - 4. Proposed site improvements, including location of parking, access, signage, exterior lighting, fencing, buildings and structures and other appurtenant elements;
 - 5. Proposed building color and materials;
 - 6. Relationship of building and site elements to existing and planned corridor development;
 - 7. Relationship of parking, pedestrian facilities, and vehicular access ways to existing and planned corridor development; and
 - 8. Other site plans and subdivision plats as may be required by Danville for development approval.
- E. Architectural drawings showing plan view and elevations of new planned construction or renovations, including drawings of original building.
 - *Architectural drawings and renderings are attached.*

- F. A landscaping and buffer plan.
- *Civil drawings with the required landscape notes are attached.*
- G. Designs for exterior signing, lighting and graphics, to include description of materials, colors, placement and means of physical support, lettering style and message to be placed on signs.
- *See attached elevations.*
- H. Graphic exhibits depicting compliance with other design elements.
- Sheet G-003 outlines compliance with the Danville River District Guidelines and the Architectural drawings contain renderings and elevations with material call outs.

PLANNING DIVISION PROVIDED INFORMATION

Application #: _____ RDDC Meeting Date: _____

Date Received: _____ Received By: _____

Parcel ID: _____ Zoning District: _____

Additional Information: _____

APPLICANT PROVIDED INFORMATION

1. Please completely answer all application questions.
2. The property owner(s) or an authorized representative must sign the application.
3. A complete application along with drawings, photos, plans or sketches of your proposed improvements, including dimensions, is important for the RDDC to quickly and accurately act on your application. Please attach all additional materials.

Property Location (address/ID#): 403 Spring St

Applicant: Rivermont Danville, LLC, a North Carolina limited liability company on behalf of The City of Danville

Applicant's Address: 200 North Mangum Street Suite 202 Durham, NC

Applicant's Phone Number: 1-312-399-8725

Applicant's E-mail: pdincin@catapultrealestate.com

Proposed Improvement:

☐ Alteration ☐ Addition ☐ Rehabilitation ☒ New Construction ☐ Sign

Improvement Description:

The project consists of a Parking garage with two distinct parking areas within a single building footprint. At the northeast corner, the Spring Street vehicle entry / exit services a one-level 42 space parking facility. Of the 42 spaces, 2 accessible spaces have been provided of which 1 is van accessible. At the southwest corner, the North Union Street entry / exit services 390 spaces on one grade level and five raised levels. Of the 390 spaces, 8 accessible spaces have been provided of which 2 are van accessible. All of the van accessible spaces are located near the entry / exit points. The project thus consists of six parking levels providing 432 spaces (including 7 standard accessible spaces and 3 van accessible spaces).

The Building has a FAR of 4.8 and a building height of 77'-8.

Are you aware of the federal and state tax credits for potential reimbursement or credit of substantial rehabilitation project expenses? ☐ Yes ☒ No

Would you like more information about these programs? ☐ Yes ☒ No

Paul Dincin on behalf of Applicant
Applicant Signature

Rivermont Danville, LLC, Belk Leggett Real
Estate Holdings, LLC a North Carolina limited
liability company on behalf of The City of Danville

Charles Perkins
Property Owner Signature
(if not applicant)

Belk Leggett Real Estate Holdings, LLC

All buildings, structures, or improvements visible from a public right-of-way and in the River District must not be located, constructed, reconstructed, altered, or repaired without a Certificate of Appropriateness. The RDDC meets on the second Thursday of each month at 4:00 PM in the Municipal Building's fourth floor City Council Conference Room. Submit questions or applications to the Planning Division, Municipal Building, 427 Patton Street, Room 207, Danville, VA 24541, call us at (434)-799-5260 or e-mail us at williss@danvilleva.gov.

[illegible]

	DOOR NUMBER
	WALL TYPE
	WINDOW TYPE
	ELEVATION TARGET

BRICK	SEALANT AND ANCHOR ROD	DRYWALL
CONCRETE MOMENT UNIT	WOOD BLOCKING	MEMBRANE
ROG INSULATION	GRAVEL OR SAND FILL	ACOUSTICAL TILE
STEEL / STAINLESS STEEL	PLASTER / CEMENT PLASTER	GLASS
CAST STONE	EARTH	BUILT UP ROOFING
GASKET	FINISHED WOOD	MARBLE
CONCRETE	BATT INSULATION	CARPET
MORTAR OR GROUT	PLYWOOD	ALUMINUM



Danville Parking Deck
403 Spring Street, Danville, VA 24541

ISSUED FOR RIVER DISTRICT DESIGN COMMISSION REVIEW
February 29th, 2024

Developer / Owner
Rivermont Development, LLC
on Behalf of the City of Danville
Charles Perkins @ cperkins@rivermont.com
Civil Engineer
Dewberry
551 Piney Forest Road
Danville, VA 24540
Shawn Harden @ sharden@dewberry.com

Desman
8201 Greensboro Drive, Suite 708
McLean, VA 22102
John Judge @ 703.448.1100

MEFP Engineer
CM Engineering
10440 John Price Dr., Suite D
Charlotte, NC 28273
Glen Andrews 404.368.8147

General Contractor
Balfour Beatty
405 S McDowell St #200
Raleigh, NC 27601
John Katschkowsky 919.881.7708

Paving Consultant
Desman
100 Southeast Third Avenue, 10th Floor
Fort Lauderdale, FL 33304
John Jordan 954.203.4468



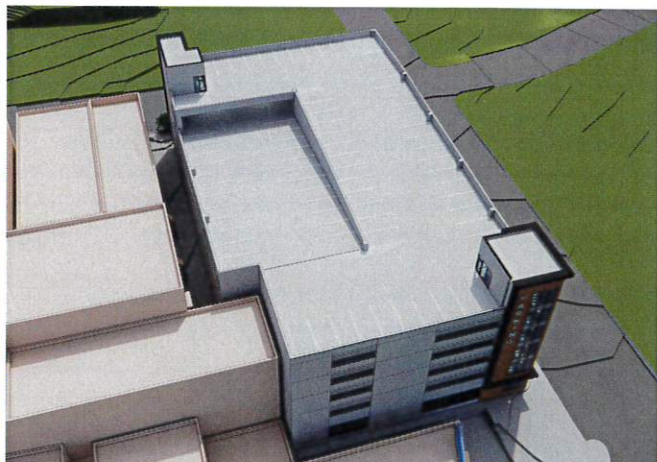
NORTHWEST CORNER LOOKING FROM SPRING ST. AND N. UNION ST.
SCALE: NTS



SOUTHWEST CORNER LOOKING FROM N. UNION ST.
SCALE: NTS

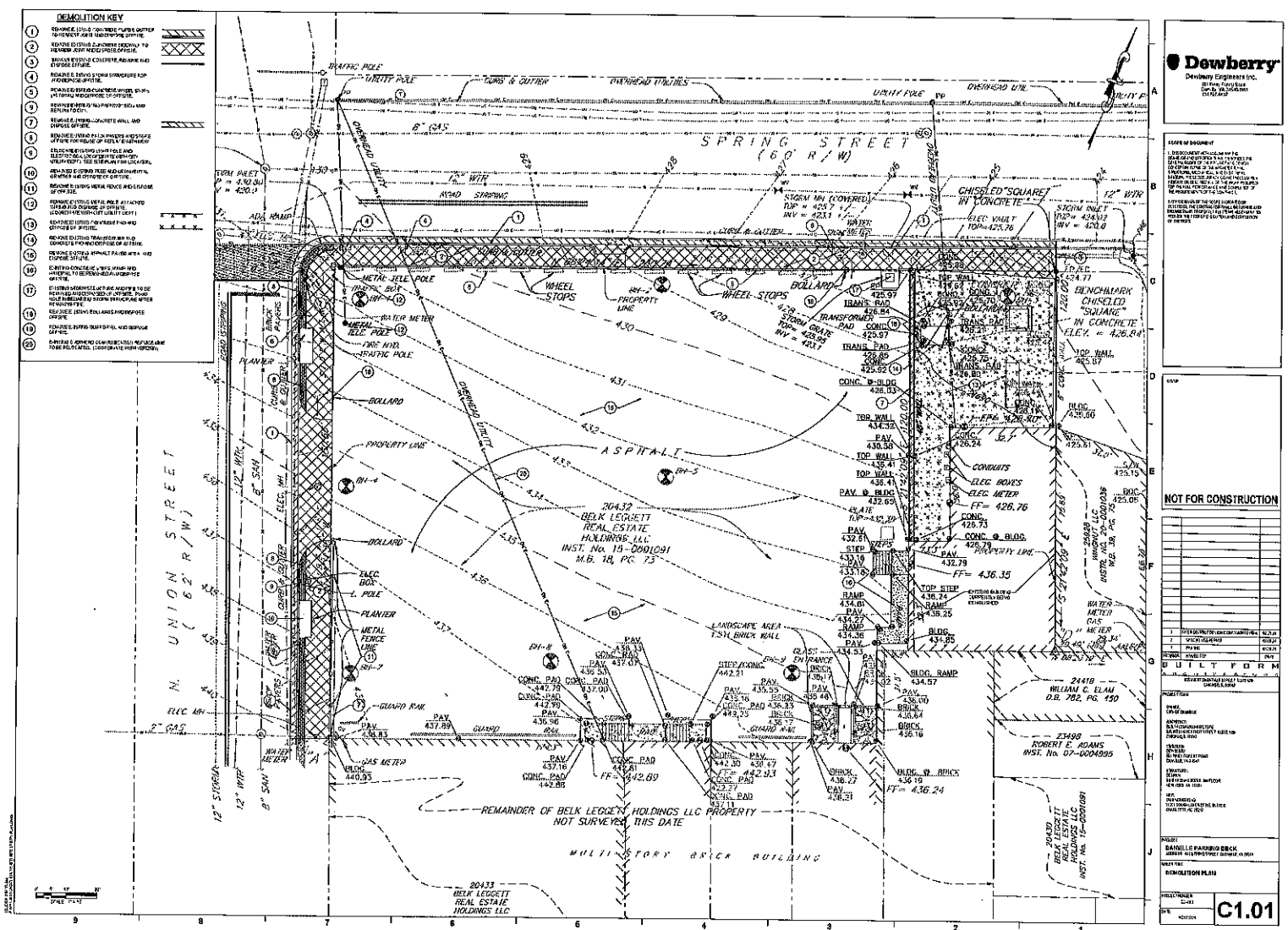


NORTHEAST CORNER LOOKING FROM SPRING ST. AND N. MARKET ST.
SCALE: NTS



SOUTHEAST AERIAL FROM N. MARKET ST.
SCALE: NTS

A		SCOPE OF DOCUMENT	
B		1. THE ARCHITECT HAS BEEN SELECTED BY THE CITY OF DANVILLE TO PREPARE THE ARCHITECTURAL DESIGN FOR THE DANVILLE PARKSIDE DECK. THE ARCHITECT HAS BEEN SELECTED BY THE CITY OF DANVILLE TO PREPARE THE ARCHITECTURAL DESIGN FOR THE DANVILLE PARKSIDE DECK. THE ARCHITECT HAS BEEN SELECTED BY THE CITY OF DANVILLE TO PREPARE THE ARCHITECTURAL DESIGN FOR THE DANVILLE PARKSIDE DECK.	
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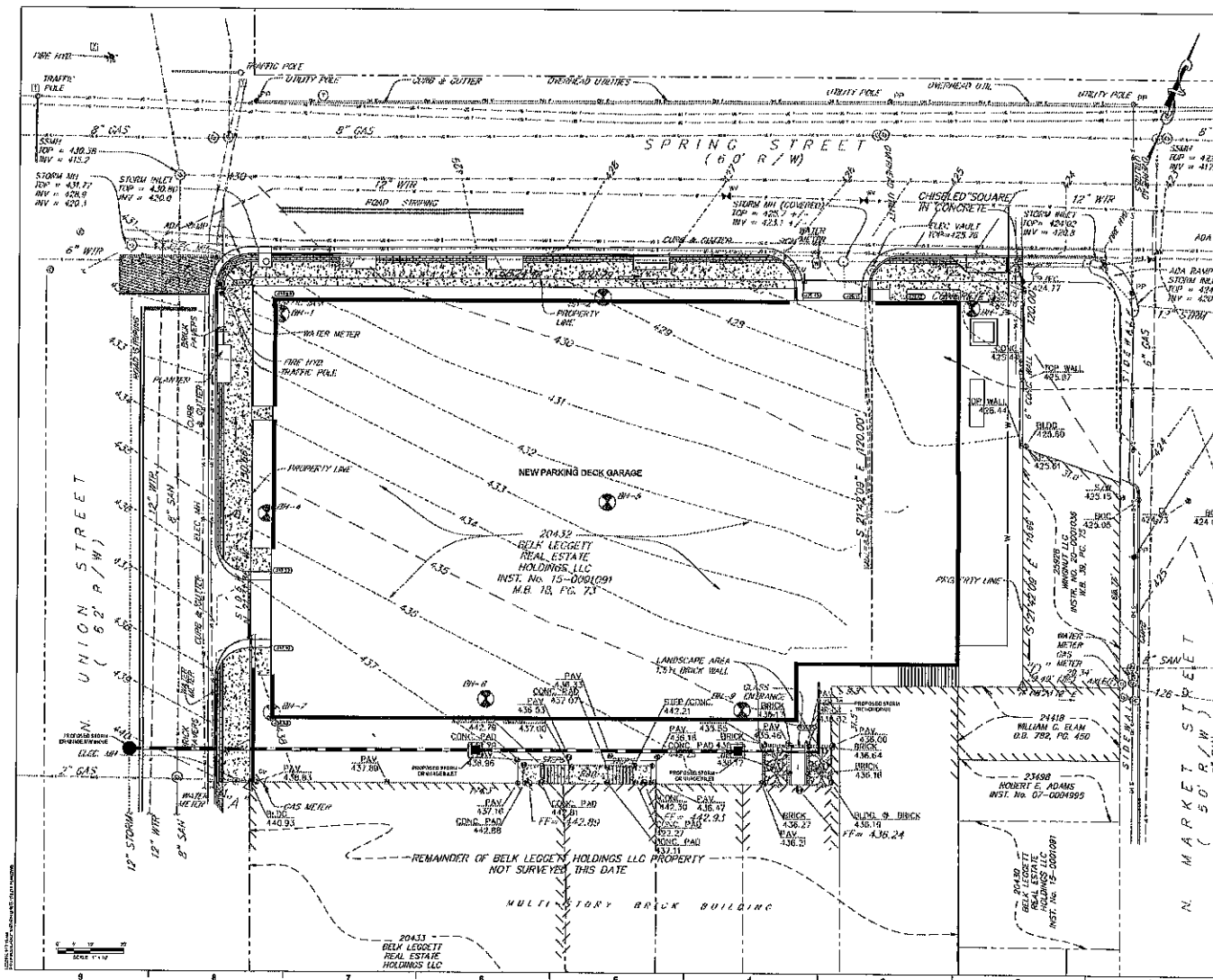
Dewberry
Dewberry Engineering, Inc.
10000 1st Avenue
Suite 100
San Diego, CA 92121

NOT FOR CONSTRUCTION

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Dewberry
Dewberry Engineers Inc.
11111 111th Ave
11111 111th Ave

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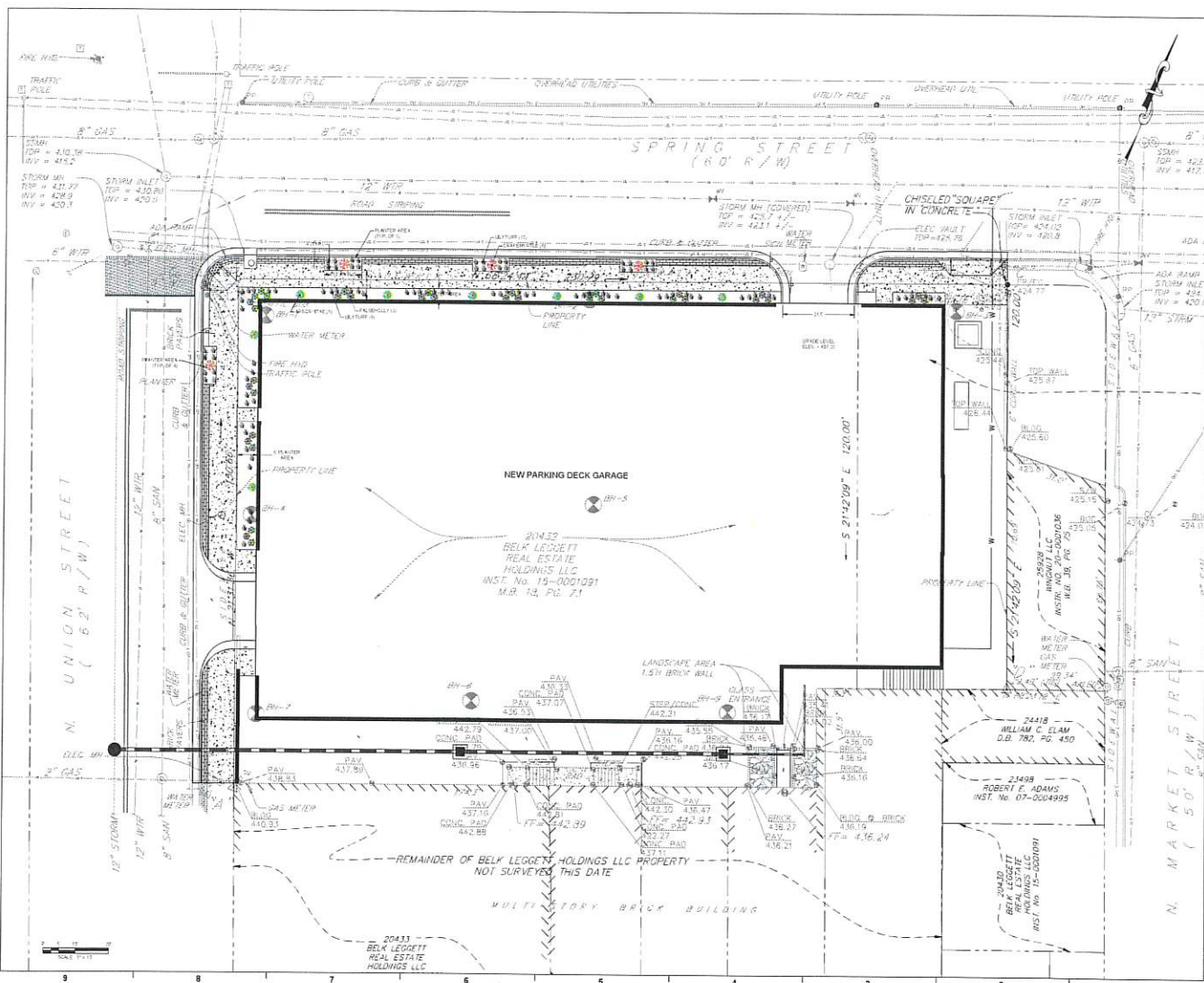
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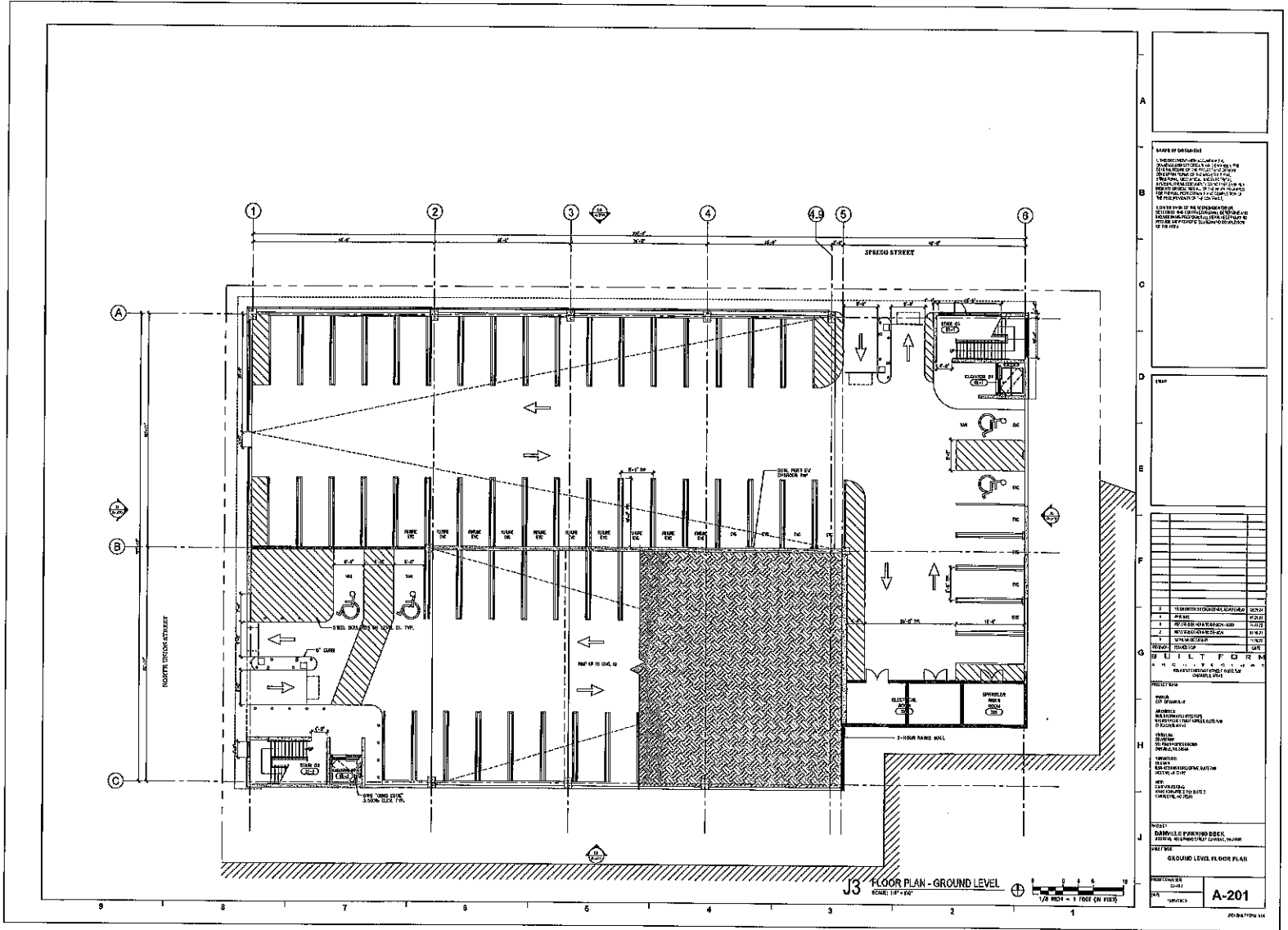
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NAME: [REDACTED]
 CITY OF NEW YORK
 ADDRESS: [REDACTED]
 NEW YORK, NEW YORK 10001
 COUNTRY: USA
 STATE: NY
 ZIP: 10001

[illegible]

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 DANVILLE PARKLAND CHURCH
 ADDRESS: 1800 DOWNS DRIVE, DANVILLE, VIRGINIA
 SHEET 002
 LEVEL 00 FLOOR PLAN

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FILE (FBI/DOJ)	

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SWIP

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68	2057-2058	2057-2058	2057-2058
69	2058-2		

2	REPRODUCTION	100
1	REPRODUCTION	100
100	REPRODUCTION	100

BUILT FOR

[illegible]

1. 姓名: 王明
 2. 性别: 男
 3. 年龄: 25
 4. 职业: 教师
 5. 籍贯: 浙江杭州
 6. 民族: 汉族
 7. 婚姻状况: 已婚
 8. 子女情况: 有一个儿子
 9. 学历: 本科
 10. 学位: 硕士
 11. 职称: 副教授
 12. 工作单位: 浙江省教育科学研究院
 13. 联系电话: 13801234567
 14. 电子邮箱: wangming@zjedu.cn
 15. 联系地址: 浙江省杭州市西湖区文三路100号

H CHURCH
DEPARTMENT
REVENUE DEPARTMENT
DARTMOUTH COLLEGE

FURNITURE
DEPARTMENT

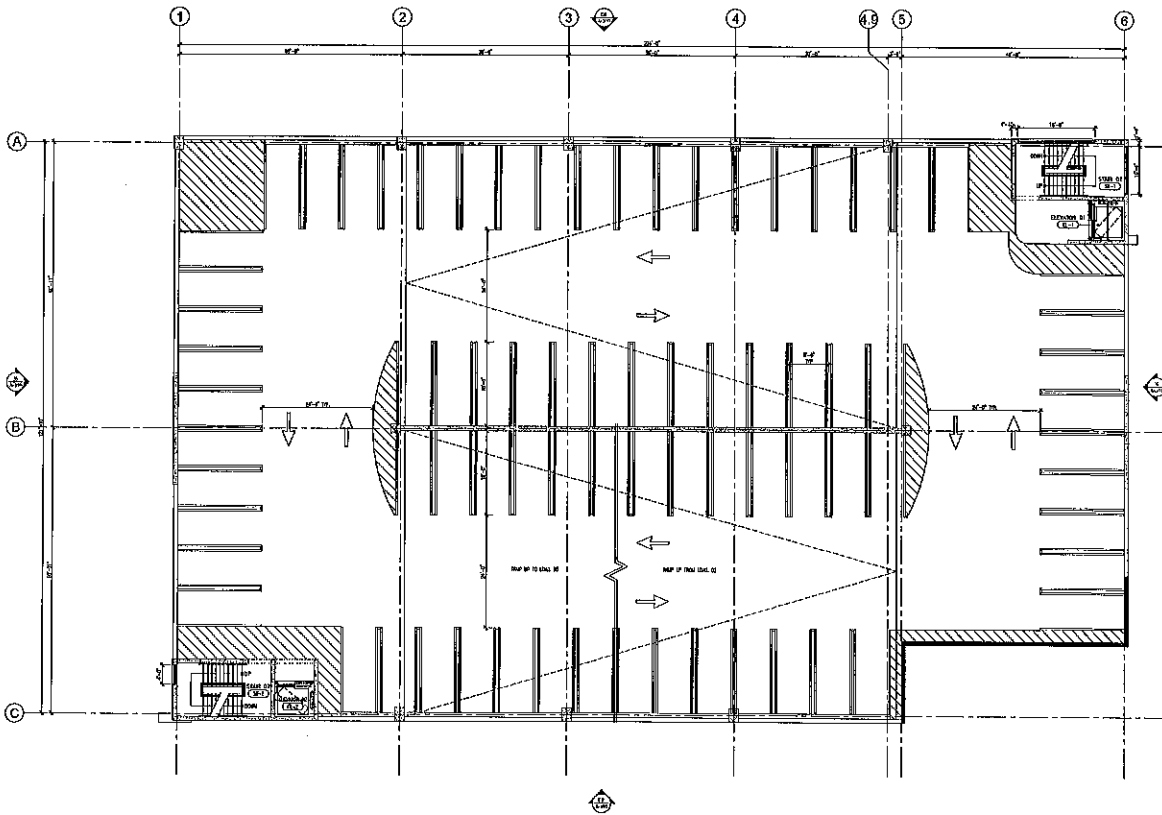
John
Gert van der
Wijk, Secretary, c/o, 1000 p
Dordrecht, 1990

FIG. 16.7

LEVEL 43 FLOOR PLAN

PROJECT NUMBER	5-01	A-203
DATE	05/05/02	

FLOOR PLAN TABLE					
LEVEL	AREA (SQ. FT.)	PERCENT OF TOTAL AREA	PERCENT OF TOTAL AREA	PERCENT OF TOTAL AREA	PERCENT OF TOTAL AREA
LEVEL 01	1,000	10.0	10.0	10.0	10.0
LEVEL 02	1,000	10.0	10.0	10.0	10.0
LEVEL 03	1,000	10.0	10.0	10.0	10.0
LEVEL 04	1,000	10.0	10.0	10.0	10.0
LEVEL 05	1,000	10.0	10.0	10.0	10.0
LEVEL 06	1,000	10.0	10.0	10.0	10.0
LEVEL 07	1,000	10.0	10.0	10.0	10.0
LEVEL 08	1,000	10.0	10.0	10.0	10.0
LEVEL 09	1,000	10.0	10.0	10.0	10.0
LEVEL 10	1,000	10.0	10.0	10.0	10.0
LEVEL 11	1,000	10.0	10.0	10.0	10.0
LEVEL 12	1,000	10.0	10.0	10.0	10.0
LEVEL 13	1,000	10.0	10.0	10.0	10.0
LEVEL 14	1,000	10.0	10.0	10.0	10.0
LEVEL 15	1,000	10.0	10.0	10.0	10.0
LEVEL 16	1,000	10.0	10.0	10.0	10.0
LEVEL 17	1,000	10.0	10.0	10.0	10.0
LEVEL 18	1,000	10.0	10.0	10.0	10.0
LEVEL 19	1,000	10.0	10.0	10.0	10.0
LEVEL 20	1,000	10.0	10.0	10.0	10.0
LEVEL 21	1,000	10.0	10.0	10.0	10.0
LEVEL 22	1,000	10.0	10.0	10.0	10.0
LEVEL 23	1,000	10.0	10.0	10.0	10.0
LEVEL 24	1,000	10.0	10.0	10.0	10.0
LEVEL 25	1,000	10.0	10.0	10.0	10.0
LEVEL 26	1,000	10.0	10.0	10.0	10.0
LEVEL 27	1,000	10.0	10.0	10.0	10.0
LEVEL 28	1,000	10.0	10.0	10.0	10.0
LEVEL 29	1,000	10.0	10.0	10.0	10.0
LEVEL 30	1,000	10.0	10.0	10.0	10.0
LEVEL 31	1,000	10.0	10.0	10.0	10.0
LEVEL 32	1,000	10.0	10.0	10.0	10.0
LEVEL 33	1,000	10.0	10.0	10.0	10.0
LEVEL 34	1,000	10.0	10.0	10.0	10.0
LEVEL 35	1,000	10.0	10.0	10.0	10.0
LEVEL 36	1,000	10.0	10.0	10.0	10.0
LEVEL 37	1,000	10.0	10.0	10.0	10.0
LEVEL 38	1,000	10.0	10.0	10.0	10.0
LEVEL 39	1,000	10.0	10.0	10.0	10.0
LEVEL 40	1,000	10.0	10.0	10.0	10.0
LEVEL 41	1,000	10.0	10.0	10.0	10.0
LEVEL 42	1,000	10.0	10.0	10.0	10.0
LEVEL 43	1,000	10.0	10.0	10.0	10.0
LEVEL 44	1,000	10.0	10.0	10.0	10.0
LEVEL 45	1,000	10.0	10.0	10.0	10.0
LEVEL 46	1,000	10.0	10.0	10.0	10.0
LEVEL 47	1,000	10.0	10.0	10.0	10.0
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LEVEL 49	1,000	10.0	10.0	10.0	10.0
LEVEL 50	1,000	10.0	10.0	10.0	10.0
LEVEL 51	1,000	10.0	10.0	10.0	10.0
LEVEL 52	1,000	10.0	10.0	10.0	10.0
LEVEL 53	1,000	10.0	10.0	10.0	10.0
LEVEL 54	1,000	10.0	10.0	10.0	10.0
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LEVEL 56	1,000	10.0	10.0	10.0	10.0
LEVEL 57	1,000	10.0	10.0	10.0	10.0
LEVEL 58	1,000	10.0	10.0	10.0	10.0
LEVEL 59	1,000	10.0	10.0	10.0	10.0
LEVEL 60	1,000	10.0	10.0	10.0	10.0
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LEVEL 90	1,000	10.0	10.0	10.0	10.0
LEVEL 91	1,000	10.0	10.0	10.0	10.0
LEVEL 92	1,000	10.0	10.0	10.0	10.0
LEVEL 93	1,000	10.0	10.0	10.0	10.0
LEVEL 94	1,000	10.0	10.0	10.0	10.0
LEVEL 95	1,000	10.0	10.0	10.0	10.0
LEVEL 96	1,000	10.0	10.0	10.0	10.0
LEVEL 97	1,000	10.0	10.0	10.0	10.0
LEVEL 98	1,000	10.0	10.0	10.0	10.0
LEVEL 99	1,000	10.0	10.0	10.0	10.0
LEVEL 100	1,000	10.0	10.0	10.0	10.0



J3 FLOOR PLAN - LEVEL 04

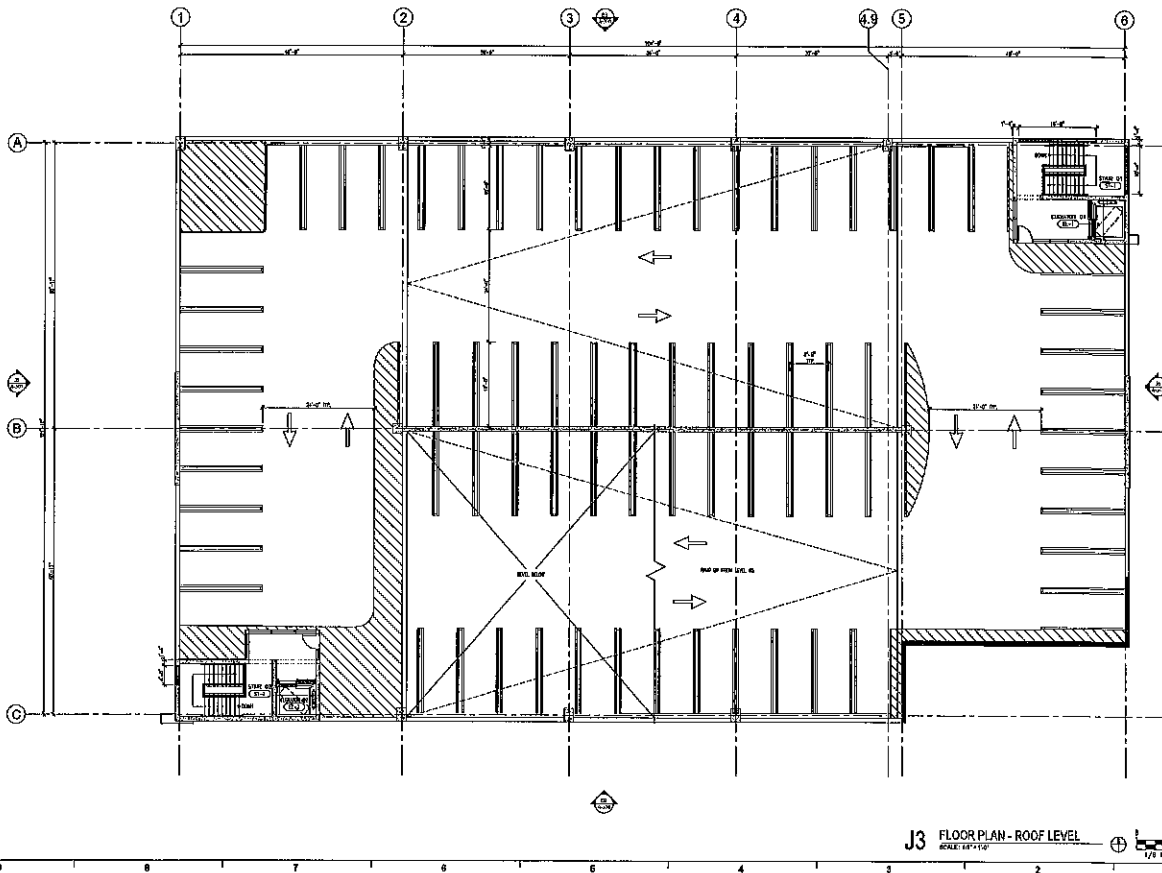


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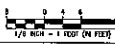
This architectural floor plan depicts a large hall with a grid of columns numbered 1 through 6. The plan includes several rooms and corridors. On the left side, there is a room labeled 'HALL' and another labeled 'HALL' with a 'STAIR' area. On the right side, there is a room labeled 'HALL' and another labeled 'HALL' with a 'STAIR' area. The central area is a large open space with a grid of columns. Arrows indicate the flow of traffic or movement within the space. The plan also shows various doors, windows, and structural elements like walls and columns.

A-205

REINFORCED CONCRETE TABLE						
LEVEL	NO. OF REINFORCING BARS	NO. OF REINFORCING BARS	NO. OF REINFORCING BARS	NO. OF REINFORCING BARS	NO. OF REINFORCING BARS	NO. OF REINFORCING BARS
LEVEL 1	1	2	3	4	5	6
LEVEL 2	1	2	3	4	5	6
LEVEL 3	1	2	3	4	5	6
LEVEL 4	1	2	3	4	5	6
LEVEL 5	1	2	3	4	5	6
LEVEL 6	1	2	3	4	5	6
TOTAL ROWS	6	12	18	24	30	36



J3 FLOOR PLAN - ROOF LEVEL



REVISIONS

NO.	DESCRIPTION	DATE
1	REVISION 1	10/10/10
2	REVISION 2	10/10/10
3	REVISION 3	10/10/10
4	REVISION 4	10/10/10
5	REVISION 5	10/10/10
6	REVISION 6	10/10/10
7	REVISION 7	10/10/10
8	REVISION 8	10/10/10
9	REVISION 9	10/10/10
10	REVISION 10	10/10/10

PROJECT INFORMATION

PROJECT: J3 FLOOR PLAN - ROOF LEVEL

DATE: 10/10/10

DESIGNER: [Name]

CHECKED: [Name]

APPROVED: [Name]

SCALE: 1/8" = 1' ON FLOOR

NOTES

1. ALL DIMENSIONS ARE IN FEET AND INCHES.

2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

3. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.

4. ALL DIMENSIONS ARE TO OUTLINE UNLESS OTHERWISE NOTED.

5. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.

6. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

7. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.

8. ALL DIMENSIONS ARE TO OUTLINE UNLESS OTHERWISE NOTED.

9. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.

10. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

Memorandum

April 2, 2024

To:	Renee Burton	Project No.:	22-403
From:	Arden Freeman		
Re:	Spring Street Parking Deck - Project Narrative for River District Design Commission		

The project is located at the corner of Spring and Union Streets and consists of the new construction of a 6-tier open parking garage building providing the City of Danville with 432 parking spaces.

Chapter 4.3 section 5 of the River District Design Guidelines generally recognizes parking garages as utilitarian by nature. Due to the site constraints and the specific spatial requirements of a parking structure, it was not feasible to internalize the ramping system of the parking structure as preferred by the River District Design Guidelines. In addition to the ramping along the building perimeter, the code requirements related to the classification of an open garage made it very difficult to incorporate a convincing "window" facade. Since Spring Street is designated a "vehicular access street" and Union Street has a variety of more historic buildings, we focused on having the new garage fit in with the existing Union Street buildings. Per the guidelines, we enhanced the pedestrian experience by using brick on the first floor of the garage and included landscaping and a feature art wall. On the stair and elevator towers, we used brick, curtain wall and signage to create a high quality appearance when viewed from afar with the adjacent existing buildings. Upon receiving the request from the City of Danville to add color to the precast concrete we decided to revisit a larger section of Union Street and are now proposing 3 different color schemes which we think will blend in with the other buildings on Union Street and still achieve some of the initial design goals.

Below is a brief description for each of the three schemes that have been submitted. This describes our evolving approach to how we have attempted to further comply with Danville River District Guidelines.

Original Submission – Our original scheme focused on the stair towers as strong vertical elements that were ideal for "way finding" and were an opportunity to introduce brick into the design. We then focused on the pedestrian experience by including an "art wall" as part of the building façade and by setting the building back from the sidewalk so that we can landscape our site similarly to the neighboring buildings.

Option 1 – After some initial feedback on the Original Scheme we decided to add more vertical elements and further integrate the design into Union Street with all its historic buildings. We started by proposing a brick that is similar to the buildings on Craghead Street which added to the variety of brick colors on Union Street. We also clad all the exterior columns in brick so that they are wider and project beyond the spandrels of the garage. These masonry columns now go all the way to the ground to help further accentuate the verticality of the building. We also added brick to all three of the exposed elevations making it the predominant material. We believe all these changes contribute to a design that will better integrate into the overall River District and Union Street in particular.

Option 2 – Similar to Option 1, but with added vertical accents on the East and West shear walls.



ORIGINAL DESIGN - N. UNION ST. VIEW

BUILT FORM, LLC

Applicant: Rivermont Danville, LLC, on behalf of The City of Danville
Address: 403 Spring Street, Danville, VA 24541
Introduction Date: March 29, 2024

RIVER DISTRICT DESIGN COMMISSION REVIEW

DANVILLE PARKING DECK



ORIGINAL DESIGN - RIVER VIEW

BUILT FORM, LLC

Applicant: Rivermont Danville, LLC, on behalf of The City of Danville
Address: 403 Spring Street, Danville, VA 24541
Introduction Date: March 29, 2024

RIVER DISTRICT DESIGN COMMISSION REVIEW

DANVILLE PARKING DECK



ORIGINAL DESIGN - SPRING ST. & N. UNION ST. VIEW

BUILT FORM, LLC

Applicant: Rivermont Danville, LLC, on behalf of The City of Danville
Address: 403 Spring Street, Danville, VA 24541
Introduction Date: March 29, 2024

RIVER DISTRICT DESIGN COMMISSION REVIEW

DANVILLE PARKING DECK



OPTION 01 - N. UNION ST. VIEW

BUILT FORM, LLC

Applicant: Rivermont Danville, LLC, on behalf of The City of Danville
Address: 403 Spring Street, Danville, VA 24541
Introduction Date: March 29, 2024

RIVER DISTRICT DESIGN COMMISSION REVIEW

DANVILLE PARKING DECK



OPTION 01 - RIVER VIEW

BUILT FORM, LLC

Applicant: Rivermont Danville, LLC, on behalf of The City of Danville
Address: 403 Spring Street, Danville, VA 24541
Introduction Date: March 29, 2024

RIVER DISTRICT DESIGN COMMISSION REVIEW

DANVILLE PARKING DECK



OPTION 01 - SPRING ST. & N. UNION ST. VIEW

BUILT FORM, LLC

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Introduction Date: March 29, 2024

RIVER DISTRICT DESIGN COMMISSION REVIEW

DANVILLE PARKING DECK



OPTION 02 - N. UNION ST. VIEW

BUILT FORM, LLC

Applicant: Rivermont Danville, LLC, on behalf of The City of Danville
Address: 403 Spring Street, Danville, VA 24541
Introduction Date: March 29, 2024

RIVER DISTRICT DESIGN COMMISSION REVIEW

DANVILLE PARKING DECK



OPTION 02 - RIVER VIEW

BUILT FORM, LLC

Applicant: Rivermont Danville, LLC, on behalf of The City of Danville
Address: 403 Spring Street, Danville, VA 24541
Introduction Date: March 29, 2024

RIVER DISTRICT DESIGN COMMISSION REVIEW

DANVILLE PARKING DECK



OPTION 02 - SPRING ST. & N. UNION ST. VIEW

BUILT FORM, LLC

Applicant: Rivermont Danville, LLC, on behalf of The City of Danville
Address: 403 Spring Street, Danville, VA 24541
Introduction Date: March 29, 2024

RIVER DISTRICT DESIGN COMMISSION REVIEW

DANVILLE PARKING DECK



STAFF REPORT

DATE: April 11, 2024
TO: River District Design Commission
FROM: Renee Burton, Division Director of Planning
RE: Certificate of Appropriateness PZ24-00143 filed by River City Fitness LLC to approve facade updates at 418 Lynn Street.

SUMMARY

River City Fitness Center, LLC is renovating 418 Lynn Street to be the home of a mini-storage facility. The proposed facade updates include restoration of fourteen (14) steel windows, replacement of a garage door, and a new twenty-five (25) square foot painted sign featuring the business name; Francisco Mini Storage.

DESIGN GUIDELINES EXCERPTS

Commercial building renovations are regulated by Section 3 of the River District Design Guidelines.

Section 3.2 Section 3 Windows

Some windows in both commercial and industrial buildings in the River District are also metal-framed. If these are present, they should be preserved rather than replaced with any other material.

Section 3.4 Commercial Buildings

Restoration of the original storefront is preferred, but proposals for restoration or renovations will be considered on an individual basis.

Commercial signs are regulated by Section 7.2 of the River District Design Guidelines.

Section 7.2 Section 2 Sign Type, Placement and Size

d. Building Mounted Flat signs: Building signs for commercial/retail buildings are to be mounted flat to the building or painted on the building and limited to 32 square feet per business (i.e.

two businesses on a longer storefront would each have a sign).

Article 10 Section O

Signage in the TW-C District states:

a. Wall signs. Wall signs shall be permitted for each establishment on the premises based on allowable square footage.

RECOMMENDATION

The Planning Staff recommends that the River District Design Commission approve PZ24-00143 for facade improvements at 418 Lynn Street.

ATTACHMENTS

1. Application
2. dominion.tuneandtoler@gmail.com_20240313_152020



City of Danville
427 Patton Street, Suite 208
Danville VA, 24541
Phone: (434) 799-5260

River District Design Commission

CERTIFICATE OF APPROPRIATENESS APPLICATION

The Danville City Council appoints the River District Design Commission (RDDC) to administer the River District Design Guidelines. The RDDC reviews building and site alterations within the District and issues a Certificate of Appropriateness (COA) if the alterations meet Design Guideline standards. Work on buildings and sites within the River District cannot begin until the RDDC issues a COA and the applicant receives all other required permits and approvals. Please reference Design Guidelines Section 1.3 for Commission information and Section 1.7 for COA procedures.

ZONING ORDINANCE RDDC APPLICATION STANDARDS

Article 3.R Section C.6: In consideration of a complete application, the Planning Director and the Review Commission may require any or all of the following information and any other materials as may be deemed necessary for its review:

- A. Statement of proposed use and user.
- B. Statement of estimated construction time.
- C. Photographs and maps relating proposed use to the surrounding property and/or the corridor on which it is located. Site plan drawings, prepared to meet the City site development plan submission requirements for a Preliminary Site Plan or
- D. Preliminary Subdivision Plat, and other exhibits showing the location of the existing and proposed building and site improvements, including:
 - (1.) Existing property boundaries, building placement and site configuration;
 - (2.) Existing topography and proposed grading;
 - (3.) Location of parking, pedestrian access, signage, exterior lighting, fencing and other site improvements; (4) Relationship to adjacent land uses;
 - (4.) Proposed site improvements, including location of parking, access, signage, exterior lighting, fencing, buildings and structures and other appurtenant elements;
 - (5.) Proposed building color and materials;
 - (6.) Relationship of building and site elements to existing and planned corridor development;
 - (7.) Relationship of parking, pedestrian facilities, and vehicular access ways to existing and planned corridor development; and
 - (8.) Other site plans and subdivision plats as may be required by Danville for development approval.
- E. Architectural drawings showing plan view and elevations of new planned construction or renovations, including drawings of original building.
- F. A landscaping and buffer plan.
- G. Designs for exterior signing, lighting and graphics, to include description of materials, colors, placement and means of physical support, lettering style and message to be placed on signs.
- H. Graphic exhibits depicting compliance with other design elements.

PLANNING DIVISION PROVIDED INFORMATION

Application #: _____ RDDC Meeting Date: _____

Date Received: _____ Received By: _____

Parcel ID: _____ Zoning District: _____

Additional Information: _____

APPLICANT PROVIDED INFORMATION

1. Please completely answer all application questions.
2. The property owner(s) or an authorized representative must sign the application.
3. A complete application along with drawings, photos, plans or sketches of your proposed improvements, including dimensions, is important for the RDDC to quickly and accurately act on your application. Please attach all additional materials.

Property Location (address/ID#): 418 LYNN street # 24105

Applicant: River City Fitness Center, LLC

Applicant's Address: 525 LYNN street suite 104 Danville VA 24541

Applicant's Phone Number: 434.548.9914

Applicant's E-mail: joshrivercityfitness@gmail.com

Proposed Improvement:

☐ Alteration ☐ Addition ☒ Rehabilitation ☐ New Construction ☐ Sign

Improvement Description:

RENOVATION OF EXISTING SPACE TO PROVIDE MINI-STORAGE
SPACES INCLUDING NEW ELECTRICAL, LIGHTING, AND
WALLS.

FACADE IMPROVEMENTS INCLUDE NEW ENTRANCE DOOR AND REHABILITATION
OF 14 EXISTING STEEL/GLASS
WINDOWS

Are you aware of the federal and state tax credits for potential reimbursement or credit of substantial rehabilitation project expenses? ☒ Yes ☐ No

Would you like more information about these programs? ☐ Yes ☒ No


Applicant Signature

Property Owner Signature
(if not applicant)

All buildings, structures, or improvements visible from a public right-of-way and in the River District must not be located, constructed, reconstructed, altered, or repaired without a Certificate of Appropriateness. The RDDC meets on the second Thursday of each month at 4:00 PM in the Municipal Building's fourth floor City Council Conference Room. Submit questions or applications to the Planning Division, Municipal Building, 427 Patton Street, Room 207, Danville, VA 24541, call us at (434)-799-5260 or e-mail us at williss@danvilleva.gov.



**River District Association
Façade Improvement Grant Program
Initial Application**

Application Date: 12/26/23

Applicant Name JOSH FRANCISCO

Business Name or Building Name River City Fitness Center

List of all Business Partners: NONE

Physical Address 418 LYNN Street

City DANVILLE State VA ZIP 24541

Mailing address (if different from business address):

Email JOE.HANWEN.CITY.FITNESS@GMAIL.COM Phone 434, 548, 9914

Type of Business MINI STORAGE

Date Business Opened tbd

Who owns the Property (if not Business Owner) Name: _____ Contact: _____

Are you interested in a free architectural rendering? (yes or no) (NO)

What will your complete façade project include? What is the expected timeline?

NEW GARAGE DOOR / WINDOW RENOVATION / ROOF PAINTING

Do you understand and adhere to all the FIG processes and procedures? (yes or no) YES

Signature [Signature]

The River District Association will follow up with you to discuss your project and other services we may be able to assist you with.

If you have any questions, contact Lashawn Farmer at the River District Association at (434) 791-0210 or email lashawn@riverdistrictassociation.com.

You may mail, email, or hand deliver this initial request.

River District Association
208 N Union Street, Suite 101/P.O. Box 853 (Mailing)
Danville, VA 24543
434-791-0210



STAFF REPORT

DATE: April 11, 2024
TO: River District Design Commission
FROM: Renee Burton, Division Director of Planning
RE: Certificate of Appropriateness PZ24-00130 filed by Atlantic Union Bank to updated signage at 628 Main Street.

SUMMARY

Atlantic Union Bank, formerly known as American National Bank, is updating the signage at their 628 Main Street location. Signage updates include refaces to their four (4) existing directional signs and three (3) existing freestanding signs.

The existing freestanding signs at the entrances on Main Street, North Ridge Street, and Spring Street measure 11.45 square feet with heights of fourteen (14) feet, twelve (12) feet, and twelve (12) feet respectively. The proposed refaces are 11 square feet in area and will use the existing poles and footings.

The proposed directional signs measure six (6) square feet with heights of approximately three (3) feet.

DESIGN GUIDELINES EXCERPTS

Commercial signs are regulated by Section 7.2 of the River District Design Guidelines.

Section 7.3 Existing Signs

Existing signs are grandfathered, but any changes to existing signs and any replacement signs must meet the guidelines.

Section 7.2 Section 2 Sign Type, Placement and Size

Freestanding Signs: Small freestanding signs of 16 square feet or less and standing no more than 8 feet high are allowed for buildings set back from the right of way. Additional square feet are allowed for sign supports.

Article 10 Section N of the Zoning Ordinance

Signage in the CB-C District is limited to one (1) freestanding sign per business with a maximum area of sixteen (16) square feet and maximum height of ten (10) feet. Directional signs are limited to one (1) per entrance with a maximum area of four (4) square feet and a maximum height of three (3) feet.

Article 10 Section J of the Zoning Ordinance

(c) A legal non-conforming sign due to size may be replaced with another sign of legal non-conforming size if said new legal non-conforming sign reduces the previous legal non-

conformance by a minimum of thirty (30) percent.

RECOMMENDATION

The Planning Staff recommends that the River District Design Commission approve PZ24-00130 filed by Atlantic National Bank as the application meets River District Design Guidelines.

ATTACHMENTS

1. Danville main COA app
2. danville main1
3. danville main2



City of Danville

427 Patton Street, Suite 208

Danville, VA, 24541

Phone: (434) 799-5260

River District Design Commission

CERTIFICATE OF APPROPRIATENESS APPLICATION

The Danville City Council appoints the River District Design Commission (RDDC) to administer the River District Design Guidelines. The RDDC reviews building and site alterations within the District and issues a Certificate of Appropriateness (COA) if the alterations meet Design Guideline standards. Work on buildings and sites within the River District cannot begin until the RDDC issues a COA and the applicant receives all other required permits and approvals. Please reference Design Guidelines Section 1.3 for Commission information and Section 1.7 for COA procedures.

ZONING ORDINANCE RDDC APPLICATION STANDARDS

Article 3.R Section C.6: In consideration of a complete application, the Planning Director and the Review Commission may require any or all of the following information and any other materials as may be deemed necessary for its review:

- A. Statement of proposed use and user.
- B. Statement of estimated construction time
- C. Photographs and maps relating proposed use to the surrounding property and/or the corridor on which it is located. Site plan drawings, prepared to meet the City site development plan submission requirements for a Preliminary Site Plan or
- D. Preliminary Subdivision Plat, and other exhibits showing the location of the existing and proposed building and site improvements, including:
 - (1.) Existing property boundaries, building placement and site configuration;
 - (2.) Existing topography and proposed grading;
 - (3.) Location of parking, pedestrian access, signage, exterior lighting, fencing and other site improvements; (4) Relationship to adjacent land uses;
 - (4.) Proposed site improvements, including location of parking, access, signage, exterior lighting, fencing, buildings and structures and other appurtenant elements;
 - (5.) Proposed building color and materials;
 - (6.) Relationship of building and site elements to existing and planned corridor development;
 - (7.) Relationship of parking, pedestrian facilities, and vehicular access ways to existing and planned corridor development; and
 - (8.) Other site plans and subdivision plats as may be required by Danville for development approval.
- E. Architectural drawings showing plan view and elevations of new planned construction or renovations, including drawings of original building.
- F. A landscaping and buffer plan.
- G. Designs for exterior signing, lighting and graphics, to include description of materials, colors, placement and means of physical support, lettering style and message to be placed on signs.
- H. Graphic exhibits depicting compliance with other design elements.

PLANNING DIVISION PROVIDED INFORMATION

Application #: RDDC Meeting Date:

Date Received: Received By:

Parcel ID: Zoning District:

Additional Information:

Applicant's Address: 15009 Boudin Lane Charlotte, NC 28278

Applicant's Phone Number: 704-641-0379

Applicant's E-mail: JAP.CPIA6.MAIL.COM

Proposed Improvement:

☐ Alteration ☐ Addition ☐ Rehabilitation ☐ New Construction ☒ Sign

Improvement Description: Replace header signs on (3) existing freestanding signs - 11 st
each per drawings attached
Replace header on (4) existing directional signs as per drawings

Are you aware of the federal and state tax credits for potential
reimbursement or credit of substantial rehabilitation project expenses?

☐ Yes ☒ No

Would you like more information about these programs?

☐ Yes ☒ No

Applicant Signature JSR

Property Owner Signature
(if not applicant) 3-6-24

All buildings, structures, or improvements visible from a public right-of-way and in the River District must not be located, constructed, reconstructed, altered, or repaired without a Certificate of Appropriateness. The RDDC meets on the second Thursday of each month at 4:00 PM in the Municipal Building's fourth floor City Council Conference Room. Submit questions or applications to the Planning Division, Municipal Building, 427 Patton Street, Room 207, Danville, VA 24541, call us at (434)-799-5260 or e-mail us at williss@danvilleva.gov.

PRESENTATION DRAWING

Customer:
AUB - Danville HQ

Job Location:
628 Main Street,
Danville, VA

Date: 3-5-24

Salesperson: DG

Drawn By: D M

Type of Signage:
Directional Signs

Scale: 1/2" = 1' - 0"

File Name:
Directional-Danville HQ

Job #: 231076



This drawing must be approved and signed by the customer before production can begin. Any changes made after the drawing has been approved will be done at the customers expense.

This drawing is the property of Superior Sign Productions and may not be shown to anyone outside of the customers own organization. Duplication or distribution of this drawing without the written permission of Superior Sign Productions is prohibited by law and will be taken very seriously.

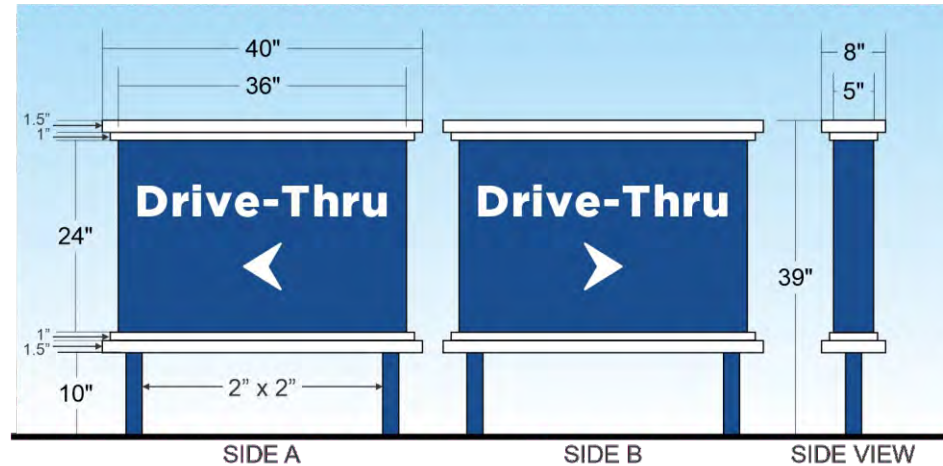
Customer Approval:

D/F Non-Illuminated Directional Sign #1
☐ WHITE (SATIN FINISH) ☒ PMS 7686 BLUE (SATIN FINISH) ☐ 3M 7725-10 WHITE


EXISTING SIDE A



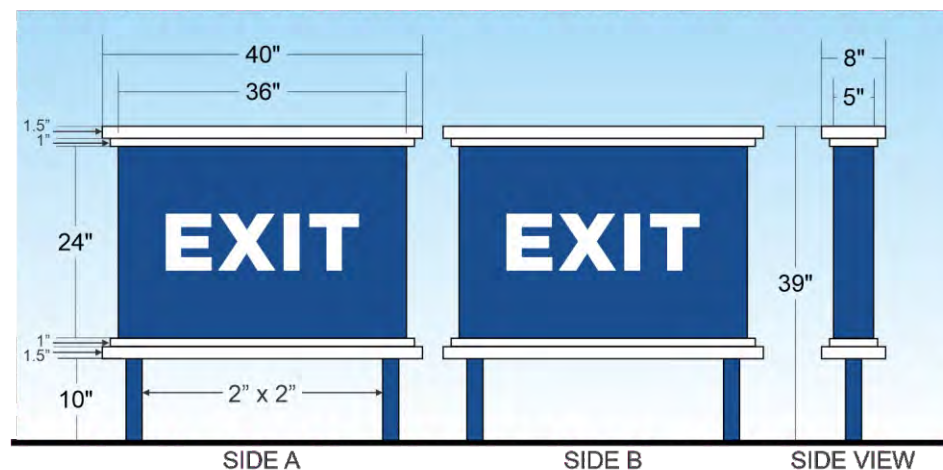
EXISTING SIDE B


D/F Non-Illuminated Directional Sign #2
☐ WHITE (SATIN FINISH) ☒ PMS 7686 BLUE (SATIN FINISH) ☐ 3M 7725-10 WHITE


EXISTING SIDE A



EXISTING SIDE B



PRESENTATION DRAWING

Customer:
AUB - Danville HQ

Job Location:
628 Main Street,
Danville, VA

Date: 3-5-24

Salesperson: DG

Drawn By: D M

Type of Signage:
Directional Signs

Scale: 1/2" = 1' - 0"

File Name:
Directional-Danville HQ

Job #: 231076



This drawing must be approved and signed by the customer before production can begin. Any changes made after the drawing has been approved will be done at the customers expense.

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Customer Approval:

D/F Non-Illuminated Directional Sign #3

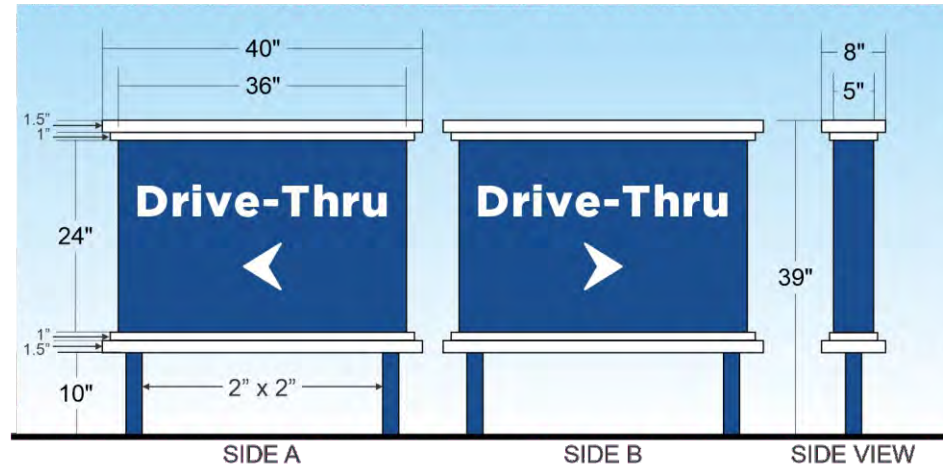
WHITE (SATIN FINISH) PMS 7686 BLUE (SATIN FINISH) 3M 7725-10 WHITE



EXISTING SIDE A



EXISTING SIDE B



D/F Non-Illuminated Directional Sign #4

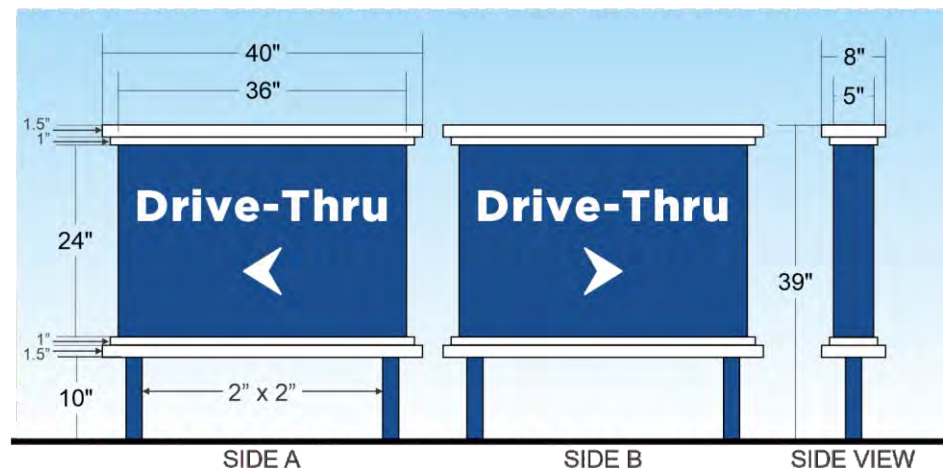
WHITE (SATIN FINISH) PMS 7686 BLUE (SATIN FINISH) 3M 7725-10 WHITE



EXISTING SIDE A



EXISTING SIDE B





EXISTING



PROPOSED

The existing 6" square tube and footing will be utilized for this sign.

3M 3630-156 VIVID GREEN

PMS 7686 BLUE (SATIN FINISH)

WHITE (SATIN FINISH)



2510 willis road, richmond, virginia 23237
phone: 804-271-5685 fax: 804-743-9250

PRESENTATION DRAWING

Customer:
AUB - Danville HQ

Job Location:
628 Main Street,
Danville, VA

Date: 3-4-24

Salesperson: DG

Drawn By: D M

Type of Signage:
Freestanding Sign-
Front

Scale: 3/8" = 1' - 0"

File Name:
Freestanding-Danville HQ

Job #: 231076



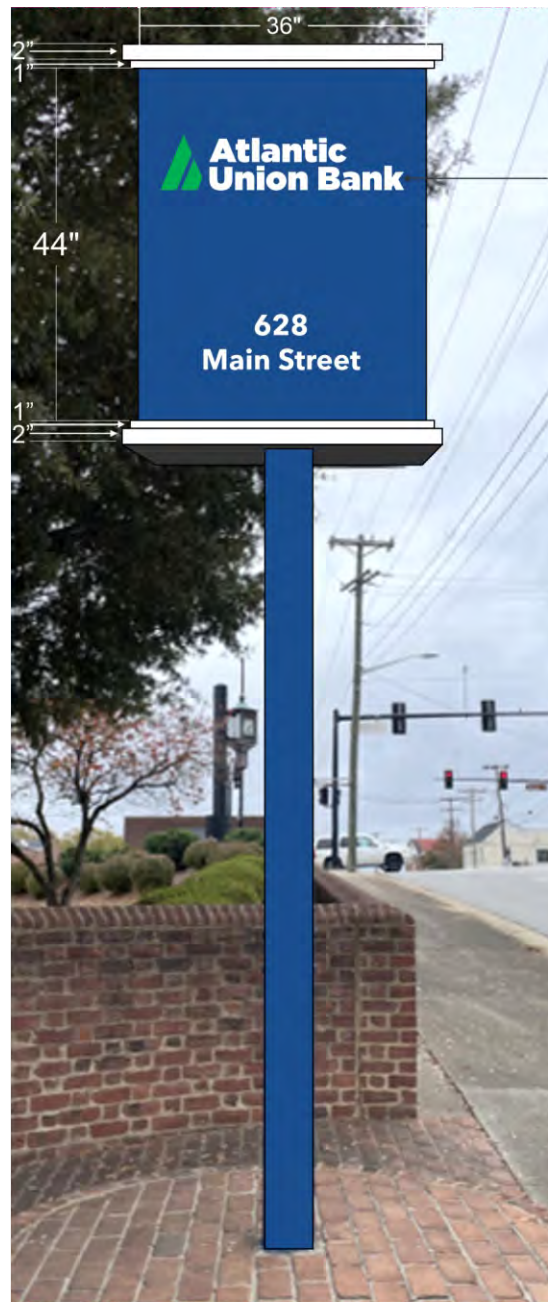
This drawing must be approved and signed by the customer before production can begin. Any changes made after the drawing has been approved will be done at the customers expense.

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Customer Approval:



EXISTING



PROPOSED

The existing 6" square tube and footing will be utilized for this sign.

11 TOTAL
SQ. FT.

3M 3630-156 VIVID GREEN

PMS 7686 BLUE (SATIN FINISH)

WHITE (SATIN FINISH)



2510 willis road, richmond, virginia 23237
phone: 804-271-5685 fax: 804-743-9250

PRESENTATION DRAWING

Customer:
AUB - Danville HQ

Job Location:
628 Main Street,
Danville, VA

Date: 3-4-24

Salesperson: DG

Drawn By: D M

Type of Signage:
Freestanding Sign-
Side

Scale: 1/2" = 1' - 0"

File Name:
Freestanding-Danville HQ

Job #: 231076



This drawing must be approved and signed by the customer before production can begin. Any changes made after the drawing has been approved will be done at the customers expense.

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Customer Approval:



EXISTING



PROPOSED

The existing 6" square tube and footing will be utilized for this sign.

**11 TOTAL
SQ. FT.**

 3M 3630-156 VIVID GREEN

 PMS 7686 BLUE (SATIN FINISH)

 WHITE (SATIN FINISH)



2510 willis road, richmond, virginia 23237
phone: 804-271-5685 fax: 804-743-9250

PRESENTATION DRAWING

Customer:
AUB - Danville HQ

Job Location:
628 Main Street,
Danville, VA

Date: 3-4-24

Salesperson: DG

Drawn By: D M

Type of Signage:
Freestanding Sign-
Rear

Scale: 1/2" = 1' - 0"

File Name:
Freestanding-Danville HQ

Job #: 231076



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Customer Approval:



STAFF REPORT

DATE: April 11, 2024
TO: River District Design Commission
FROM: Renee Burton, Division Director of Planning
RE: Certificate of Appropriateness PZ24-00155 filed by Dr. Nicholas Sturdifen to install wall sign at 308 Craghead Street.

SUMMARY

The applicant, Dr. Nicholas Sturdifen, is requesting to install two (2) window signs; one above the entrance and one to the left of the entrance at 308 Craghead Street. The sign proposed to be located above the doors measures 1.5 feet tall and six (6) feet wide. The sign proposed for the side is a reface of the existing Premier Aesthetics sign.

DESIGN GUIDELINES EXCERPTS

Section 7.2 Section 2 Sign Type, Placement and Size

j. Window Signs: Lettering applied to the windows of commercial or industrial buildings should be either at or slightly above eye level, or near the bottom of display windows ... Store window lettering should be no more than 6" tall, and should probably be no more than 4" on doors and upper floor windows, and may cover no more than 15% of the total area of a display window, and 20% of a door or double hung window.

Article 10 Section O of the Zoning Ordinance

a. Wall signs. Wall signs shall be permitted for each establishment on the premises based on allowable square footage.

RECOMMENDATION

The Planning Staff recommends that the River District Design Commission deny PZ24-00155 at 308 Craghead as the proposed sign does NOT meet River District Design Guidelines.

ATTACHMENTS

1. Application

APPLICANT PROVIDED INFORMATION

1. Please completely answer all application questions.
2. The property owner(s) or an authorized representative must sign the application.
3. A complete application along with drawings, photos, plans or sketches of your proposed improvements, including dimensions, is important for the RDDC to quickly and accurately act on your application. Please attach all additional materials.

Property Location (address/ID#): 308 Craghead St Ste 102D

Applicant: Dr. Nicholas Sturcufen Sr.

Applicant's Address: 308 Craghead St Ste. 102B (Current Office Location)

Applicant's Phone Number: 757-846-6380

Applicant's E-mail: nsturcufen@lifepushllc.com

Proposed Improvement:

☐ Alteration ☐ Addition ☐ Rehabilitation ☐ New Construction ☒ Sign

Improvement Description:

We are looking to put a sign directly over the front door entrance to the

building and the text of " Life Push, LLC, Dr. Nicholas Sturcufen, DSL,

and the office address. The sign over the door measures 6 feet wide

by 18 inches tall.

Are you aware of the federal and state tax credits for potential reimbursement or credit of substantial rehabilitation project expenses?

☒ Yes

☐ No

Would you like more information about these programs?

☐ Yes

☒ No


Applicant Signature

Piedmont Lands of VA, LLC
By: William J. Hentley Jr ^(4P#)
Property Owner Signature
(if not applicant)

All buildings, structures, or improvements visible from a public right-of-way and in the River District must not be located, constructed, reconstructed, altered, or repaired without a Certificate of Appropriateness. The RDDC meets on the second Thursday of each month at 4:00 PM in the Municipal Building's fourth floor City Council Conference Room. Submit questions or applications to the Planning Division, Municipal Building, 427 Patton Street, Room 207, Danville, VA 24541, call us at (434)-799-5260 or e-mail us at williss@danvilleva.gov.



City of Danville

427 Patton Street, Suite 208

Danville VA, 24541

Phone: (434) 799-5260

River District Design Commission

CERTIFICATE OF APPROPRIATENESS APPLICATION

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ZONING ORDINANCE RDDC APPLICATION STANDARDS

Article 3.R Section C.6: In consideration of a complete application, the Planning Director and the Review Commission may require any or all of the following information and any other materials as may be deemed necessary for its review:

- A. Statement of proposed use and user.
- B. Statement of estimated construction time.
- C. Photographs and maps relating proposed use to the surrounding property and/or the corridor on which it is located. Site plan drawings, prepared to meet the City site development plan submission requirements for a Preliminary Site Plan or
- D. Preliminary Subdivision Plat, and other exhibits showing the location of the existing and proposed building and site improvements, including:
 - (1.) Existing property boundaries, building placement and site configuration;
 - (2.) Existing topography and proposed grading;
 - (3.) Location of parking, pedestrian access, signage, exterior lighting, fencing and other site improvements; (4) Relationship to adjacent land uses;
 - (4.) Proposed site improvements, including location of parking, access, signage, exterior lighting, fencing, buildings and structures and other appurtenant elements;
 - (5.) Proposed building color and materials;
 - (6.) Relationship of building and site elements to existing and planned corridor development;
 - (7.) Relationship of parking, pedestrian facilities, and vehicular access ways to existing and planned corridor development; and
 - (8.) Other site plans and subdivision plats as may be required by Danville for development approval.
- E. Architectural drawings showing plan view and elevations of new planned construction or renovations, including drawings of original building.
- F. A landscaping and buffer plan.
- G. Designs for exterior signing, lighting and graphics, to include description of materials, colors, placement and means of physical support, lettering style and message to be placed on signs.
- H. Graphic exhibits depicting compliance with other design elements.

PLANNING DIVISION PROVIDED INFORMATION

Application #: _____ RDDC Meeting Date: _____

Date Received: _____ Received By: _____

Parcel ID: _____ Zoning District: _____

Additional Information: _____



STAFF REPORT

DATE: April 11, 2024
TO: River District Design Commission
FROM: Renee Burton, Division Director of Planning
RE: Certificate of Appropriateness PZ24-00168 filed by Belk Architecture to install monument sign at 227 Lynn Street.

SUMMARY

Belk Architecture is requesting to install a freestanding monument sign at 227 Lynn Street, located between the building and the parking lot accessed from Loyal Street. The proposed sign measures approximately sixteen (16) square feet in size, three (3) feet in height including footers, and is located six (6) feet from the right-of-way. The proposed sign is constructed of corten steel, stainless steel, and concrete. The applicant also proposes LED ground mounted spotlights to illuminate the sign.

DESIGN GUIDELINES EXCERPTS

Section 7.2 Section 2 Sign Type, Placement and Size

p. Freestanding Signs: Small freestanding signs of 16 square feet or less and standing no more than 8 feet high are allowed for buildings set back from the right of way. Additional square feet are allowed for sign supports... Freestanding signs greater than 12 square feet (not including supports) are only allowed where buildings are set back from the right of way, and in general are not encouraged within the River District. In such cases, monument signs and pylon signs are preferred over signs on poles.

Section 7.2 Section 3

Illumination for signs should be from shielded incandescent or LED lights. Halo-lit pin letters are allowed (photo below). Ground-mounted spotlights are allowed for illuminating monument or freestanding signs.

Article 10 Section N of the Zoning Ordinance

a. Business identification sign for a single occupant commercial building. One (1) freestanding sign for identification of a single business establishment shall be permitted. Such sign shall be limited in area to sixteen (16) square feet.

RECOMMENDATION

The Planning Staff recommends that the River District Design Commission approve PZ24-00168 at 227 Lynn Street as the proposed sign meets River District Design Guidelines.

ATTACHMENTS

1. RDDC Fitzgerald Sign Application Package 24-0328 (1)



River District Design Commission

CERTIFICATE OF APPROPRIATENESS APPLICATION

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ZONING ORDINANCE RDDC APPLICATION STANDARDS

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- B. Statement of estimated construction time.
- C. Photographs and maps relating proposed use to the surrounding property and/or the corridor on which it is located. Site plan drawings, prepared to meet the City site development plan submission requirements for a Preliminary Site Plan or
- D. Preliminary Subdivision Plat, and other exhibits showing the location of the existing and proposed building and site improvements, including:
 - (1.) Existing property boundaries, building placement and site configuration;
 - (2.) Existing topography and proposed grading;
 - (3.) Location of parking, pedestrian access, signage, exterior lighting, fencing and other site improvements; (4) Relationship to adjacent land uses;
 - (4.) Proposed site improvements, including location of parking, access, signage, exterior lighting, fencing, buildings and structures and other appurtenant elements;
 - (5.) Proposed building color and materials;
 - (6.) Relationship of building and site elements to existing and planned corridor development;
 - (7.) Relationship of parking, pedestrian facilities, and vehicular access ways to existing and planned corridor development; and
 - (8.) Other site plans and subdivision plats as may be required by Danville for development approval.
- E. Architectural drawings showing plan view and elevations of new planned construction or renovations, including drawings of original building.
- F. A landscaping and buffer plan.
- G. Designs for exterior signing, lighting and graphics, to include description of materials, colors, placement and means of physical support, lettering style and message to be placed on signs.
- H. Graphic exhibits depicting compliance with other design elements.

PLANNING DIVISION PROVIDED INFORMATION

Application #: _____ RDDC Meeting Date: _____

Date Received: _____ Received By: _____

Parcel ID: _____ Zoning District: _____

Additional Information: _____

APPLICANT PROVIDED INFORMATION

1. Please completely answer all application questions.
2. The property owner(s) or an authorized representative must sign the application.
3. A complete application along with drawings, photos, plans or sketches of your proposed improvements, including dimensions, is important for the RDDC to quickly and accurately act on your application. Please attach all additional materials.

Property Location (address/ID#): 227 Lynn Street (#25706)

Applicant: Andy Shull (Belk Architecture)

Applicant's Address: 735 Ninth Street, Durham, NC 27701

Applicant's Phone Number: (919) 286-2575

Applicant's E-mail: andy@belkarchitecture.net

Proposed Improvement:

☐ Alteration ☐ Addition ☐ Rehabilitation ☐ New Construction ☒ Sign

Improvement Description:

We are proposing a monumental sign to be installed at the main parking lot entrance, accessed off of Loyal Street. The sign is 8'-8" wide x 3'-0" high (16 square feet). It will be fabricated from corten steel, stainless steel, and concrete. It will be illuminated with LED ground mounted spotlights. Please refer to attached drawings for further information

Are you aware of the federal and state tax credits for potential reimbursement or credit of substantial rehabilitation project expenses?

☒ Yes

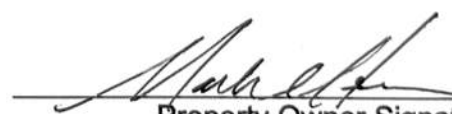
☐ No

Would you like more information about these programs?

☐ Yes

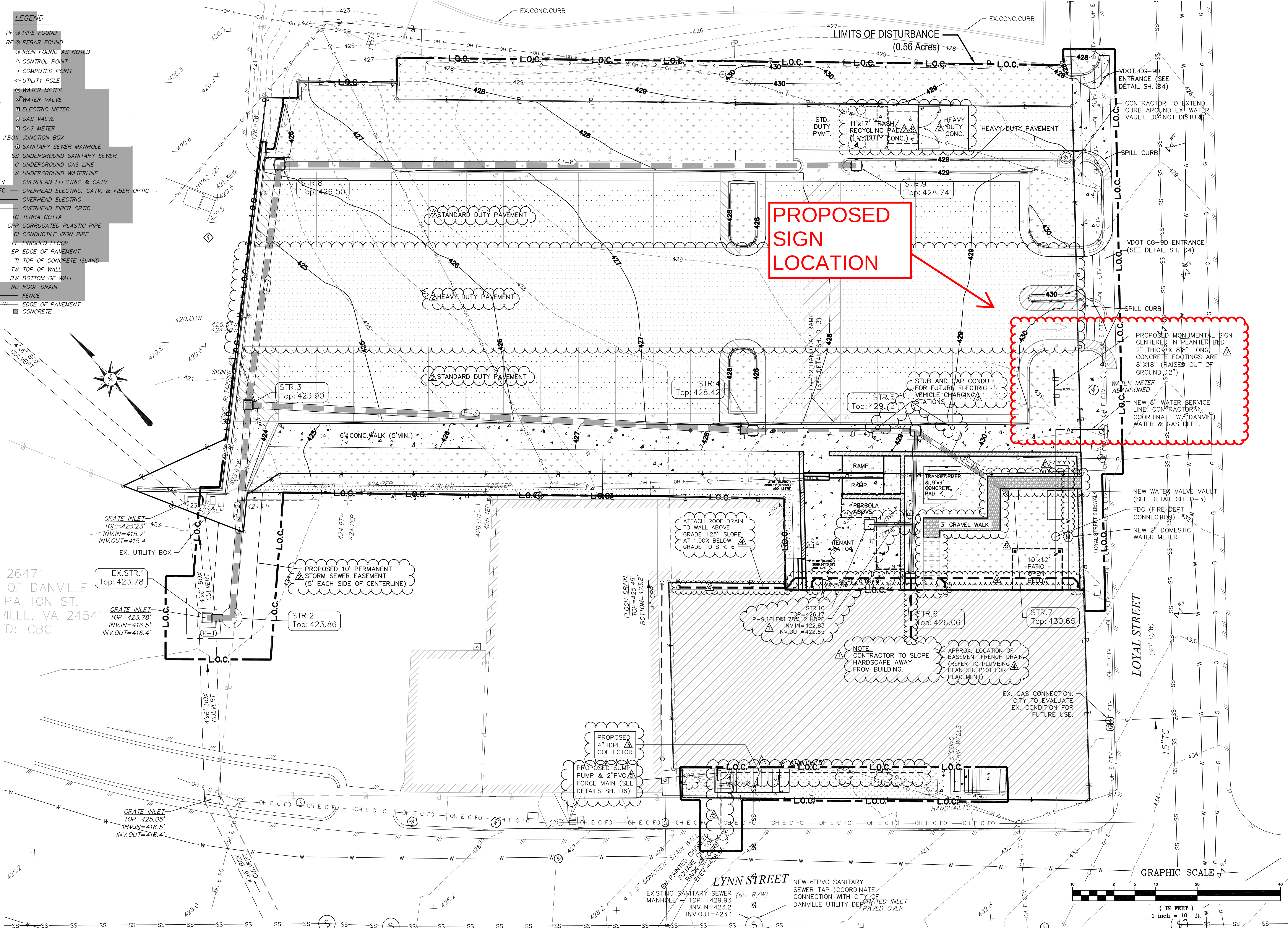
☒ No

 03/01/2024
Applicant Signature


Property Owner Signature
(if not applicant)

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- LEGEND**
- PF @ PIPE FOUND
 - RF @ REBAR FOUND
 - ⊙ IRON FOUND AS NOTED
 - △ CONTROL POINT
 - COMPUTED POINT
 - ◇ UTILITY POLE
 - ⊙ WATER METER
 - ⊙ WATER VALVE
 - ⊙ ELECTRIC METER
 - ⊙ GAS VALVE
 - ⊙ GAS METER
 - J.BOX JUNCTION BOX
 - ⊙ SANITARY SEWER MANHOLE
 - SS UNDERGROUND SANITARY SEWER
 - G UNDERGROUND GAS LINE
 - W UNDERGROUND WATERLINE
 - OH E CTV OVERHEAD ELECTRIC & CATV
 - OH E C FO OVERHEAD ELECTRIC, CATV, & FIBER OPTIC
 - OH E OVERHEAD ELECTRIC
 - OH FO OVERHEAD FIBER OPTIC
 - TC TERRA COTTA
 - CPP CORRUGATED PLASTIC PIPE
 - CI CONDUCTILE IRON PIPE
 - FF FINISHED FLOOR
 - EP EDGE OF PAVEMENT
 - TI TOP OF CONCRETE ISLAND
 - TW TOP OF WALL
 - BW BOTTOM OF WALL
 - RD ROOF DRAIN
 - X FENCE
 - /// EDGE OF PAVEMENT
 - CONCRETE



26471
OF DANVILLE
PATTON ST.
ILLE, VA 24541
ID: CBC

GRAVELLY MILLER
DANVILLE, VIRGINIA

Reynolds-Clark
DEVELOPMENT, INC.
112 South Main Street - Post Office Box 559 - Geneva, Virginia 24557
Phone: 434.656.8861 - Fax: 434.656.8965
Web: www.reynoldsclark.com

SITE PLAN

COMMONWEALTH OF VIRGINIA
GRETCHEN BLAIR CLARK
Lic. No. 036397
03/21/2024
PROFESSIONAL ENGINEER

- Revisions:
- 01/25/2023
 - 03/03/2023
 - 04/04/2023
 - 05/16/2023
 - 06/05/2023
 - 08/04/2023
 - 03/21/2024

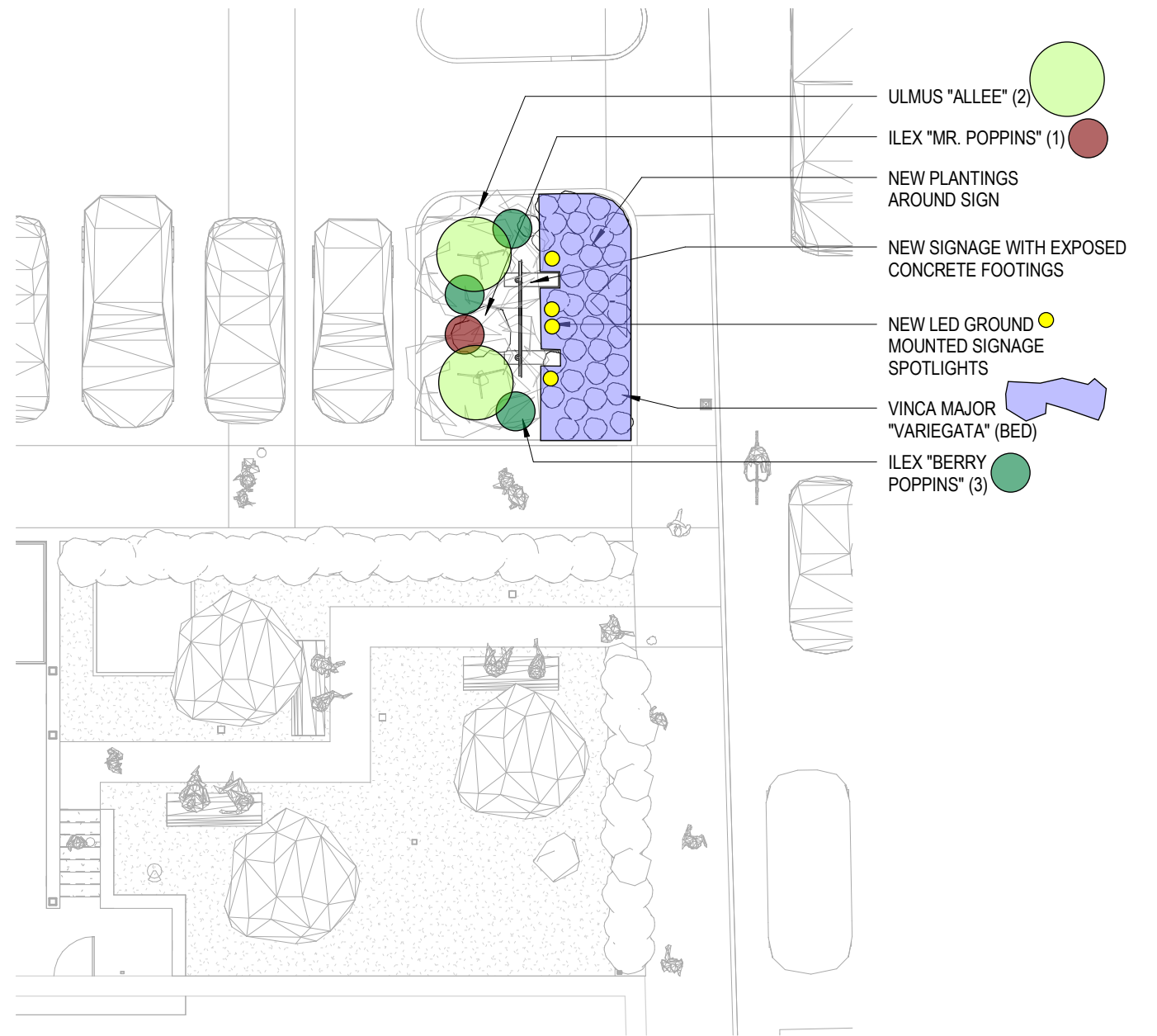
Date: 02/21/2022
Project #:
Drawn By: K.M.
Scale: 1" = 10'
Drawing Number
C4



FRONT CLOSE VIEW



BACK CLOSE VIEW



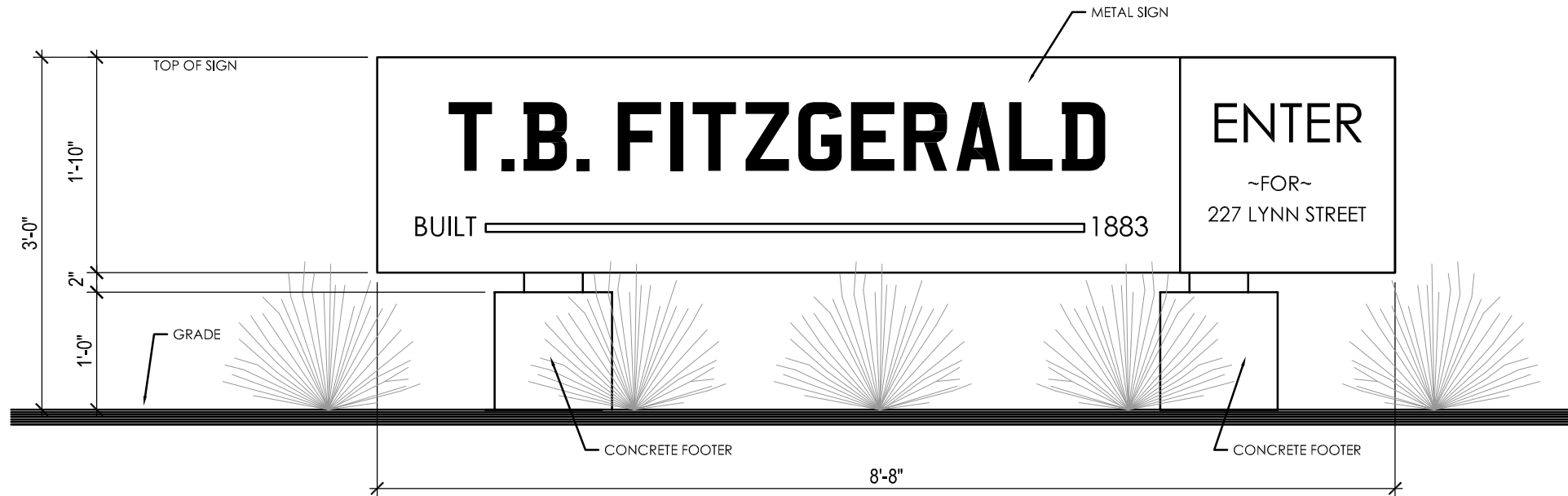
① SIGNAGE FLOOR PLAN
3/32" = 1'-0"

ENTRY SIGNAGE PLAN / ELEVATIONS

SN 01

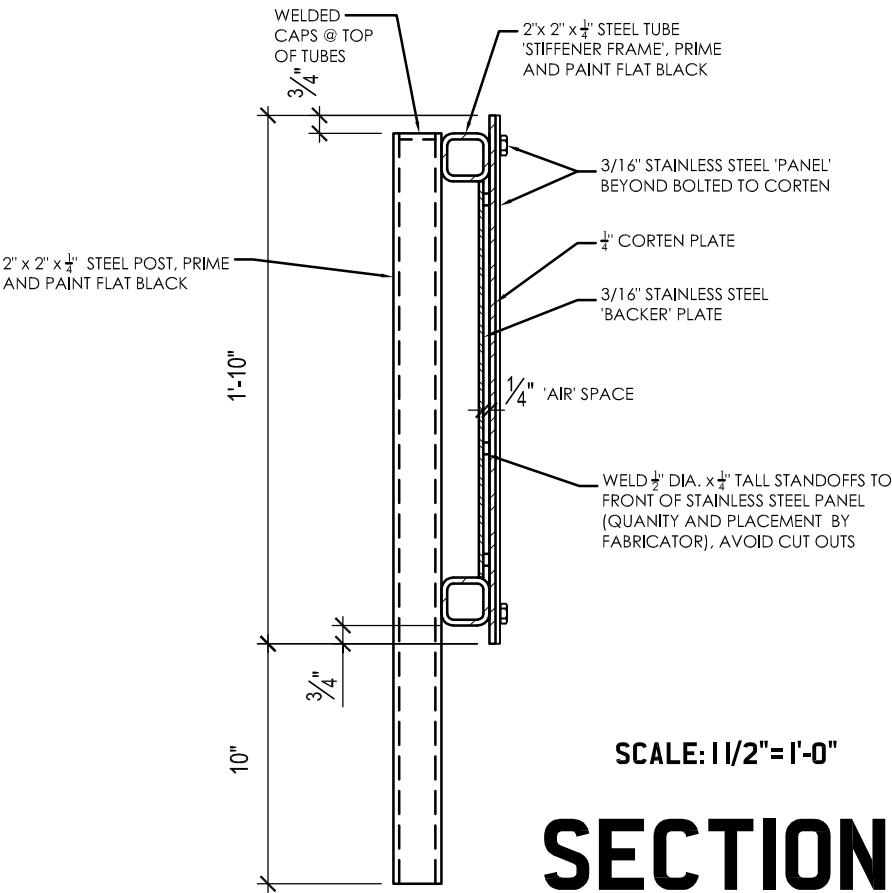
The Fitzgerald





SCALE: 3/4"= 1'-0"

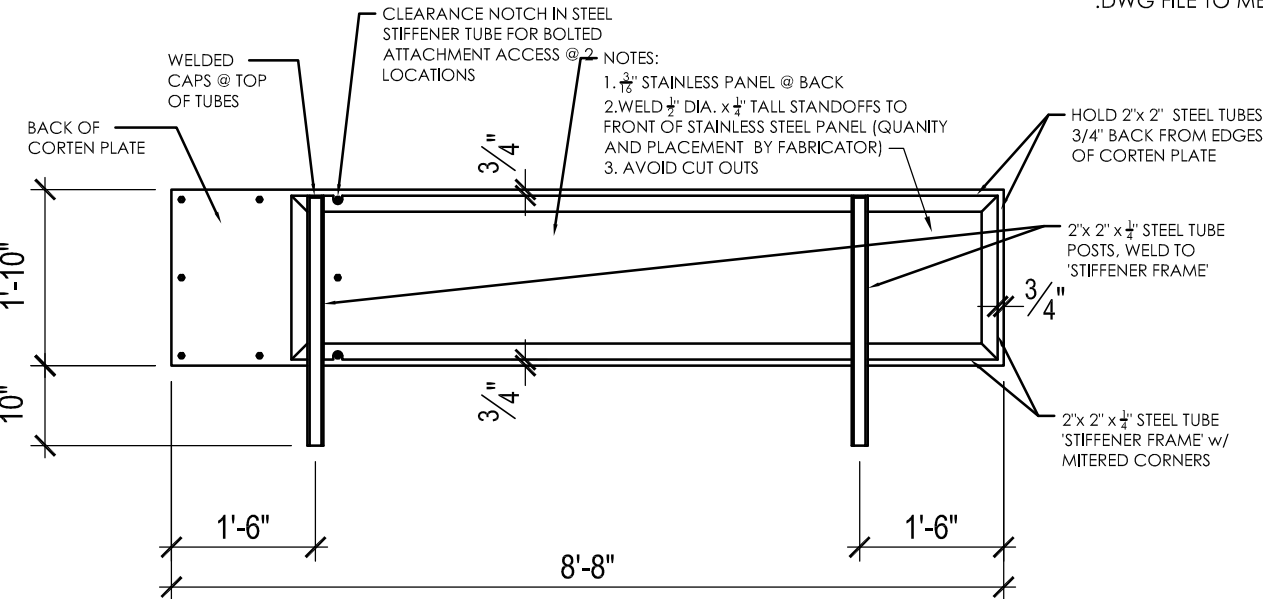
FRONT



SCALE: 1 1/2"= 1'-0"

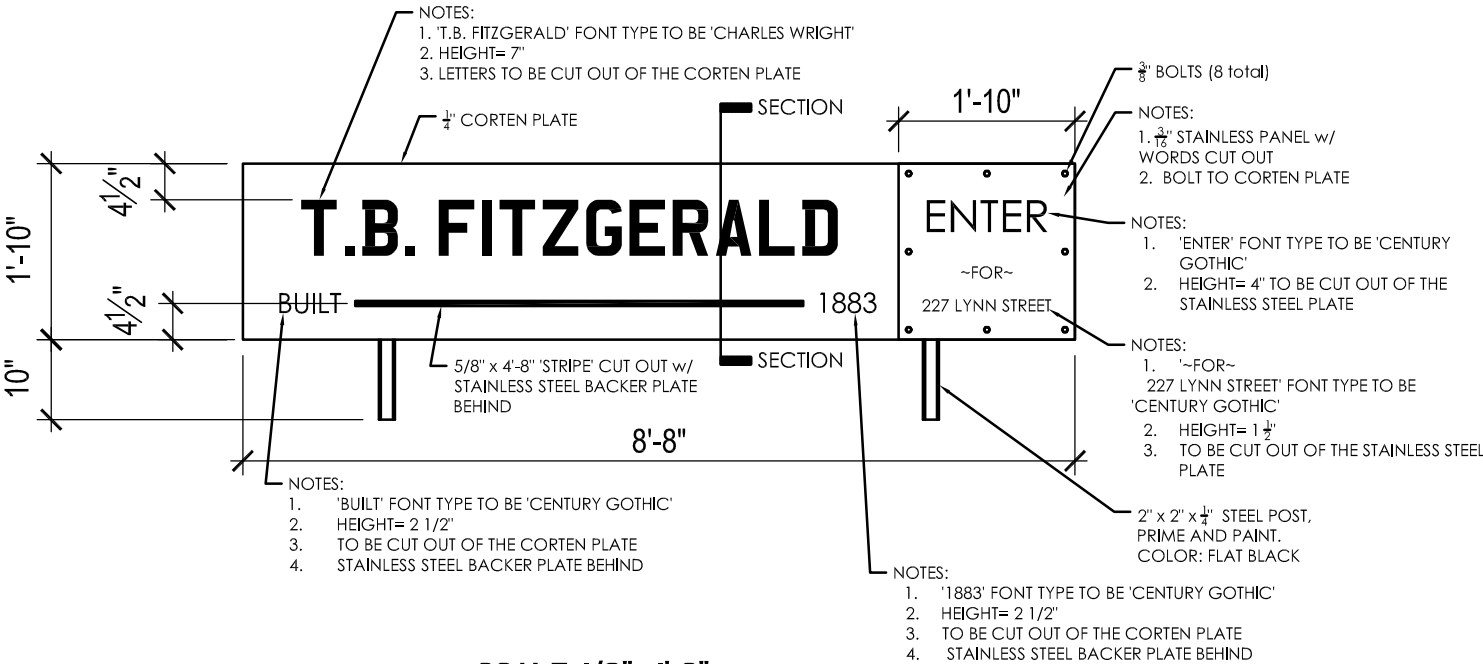
SECTION

- NOTES:
1. ALL LETTER AND NUMBER 'ISLANDS' TO BE ATTACHED BY NON-VISIBLE STANDOFF METHOD BETWEEN CORTEN AND STAINLESS STEEL SIGNAGE. FABRICATOR TO COORDINATE LOCATIONS.
 2. UPON REQUEST OF A .DWG FILE FROM BELK ARCHITECTURE FABRICATOR PLEASE CONFIRM/COORDINATE WITH BELK ARCHITECTURE THAT THE FABRICATION SOFTWARE TRANSLATES THE .DWG FILE TO MEET THE ARCHITECTS DESIGN.



SCALE: 1/2"= 1'-0"

REAR



SCALE: 1/2"= 1'-0"

FRONT

RIVER DISTRICT DESIGN COMMISSION

MEETING OF

MARCH 14, 2024

Members Present

Peyton Keesee
John Ranson
Courtney Nicholas
Adam Jones
R.J. Lackey

Members Absent

George Davis
Andrew Hessler

Staff

Cynthia Lester
Ryan Dodson
Renee Burton
Shanika Williams
Antonio Furman

ITEMS FOR PUBLIC HEARING

1. *Certificate of Appropriateness request PZ24-00076 filed by Ralph Rhyne to install wall signs at 402 Wilson Street and 312 Lynn Street.*

Mr. Jones opened the Public Hearing.

Mr. Rhyne stated. We are 501 C 3, what we do is help the poor and needy we have been doing this for years. We need something on the building to identify community service and warehouse. We went to the office, and we showed them the signs that we want to put up in two different address one is community service the other is warehouse. We literally help hundreds of folks using churches, LLCs, and social services. We also have a lot of vehicles.

Mr. Ranson stated. It's unclear from your application where the signs would be, what size they will be.

Ms. Nicholson stated. Size is at the beginning, and where is it going.

Mr. Rhyne stated. That's one of our warehouses it is on the Wilson Street side, it goes on the wall on the outside.

Mr. Ranson stated. It goes on the wall. What's the size?

Mr. Rhyne stated. It is 12 by 32.

Mr. Ranson stated. Is 32 acceptable, sounds huge?

Ms. Burton stated. Yes, this has been reviewed for sign code.

Mr. Jones stated. Is that a metal sign?

Mr. Rhyne stated. It's not metal, but durable.

Mr. Jones stated. Like acrylic or something.

Ms. Nicholas stated. Will the sign be lit at all?

Mr. Rhyne stated. No.

Mr. Jones stated. We thank you for what you're doing, seem like you have a great impact on the community.

Mr. Jones closed the Public Hearing.

Ms. Nicholas made a motion to issue a Certificate of Appropriateness request. PZ24-00076. Mr. Ranson seconded the motion. The motion was approved by a 5-0 vote.

2. Certificate of Appropriateness request PZ24-00112 filed by Richard Barrick on behalf of River City Social to install signs at 680 Lynn Street.

Mr. Jones opened the Public Hearing.

Applicant not present.

Mr. Ranson stated. Is this sign going to take the place of the existing sign?

Mr. Keesee states. This is a new part they are adding to the building.

Mr. Jones stated. To my understanding it going to be the River City Social. It going to be one on the front of the building, and a 30 inch sign off to the side protruding out to the blade side.

Ms. Burton stated. This will be the new one on the front of the circle.

Mr. Jones stated. Same color same dimension.

Mr. Jones closed the Public Hearing

Ms. Ranson made a motion to issue a Certificate of Appropriateness request. PZ24-00112. Mr. Nicholson seconded the motion. The motion was approved by a 4-1-0 vote.

3. *Certificate of Appropriateness request PZ24-00125 filed by Riverfront Real Estate to paint sign at 501 Craghead Street.*

Mr. Jones opened the Public Hearing.

Mr. Bunn stated. I'm here to answer and question you may have.

Ms. Nicholas stated. How much does this exceed the regulation design guidelines.

Ms. Burton stated. Typically, your guidelines are 32sf, would be allowed in the TWC so what they are doing is a reface because it is the same size as what is there, you are looking at 4 x 49. 196 is what you're asking for minus 32 so a 164 difference.

Mr. Ranson stated. Is it treated differently?

Ms. Nicholson stated. Will the STM come off over the door, when the awning is gone.

Mr. Bunn stated. It will probably be right in the same area that some of the attachments will be, the plan is to put a light right there to potentially keep it cool down a little more.

Ms. Nicholson stated. Anything being done next door to the signage.

Mr. Bunn stated. We looked at that not as of right now.

Mr. Jones stated. I'm assuming that's the column that will be the coordinates in the schematic.

Mr. Bunn stated. Yes.

Mr. Jones closed the Public Hearing

Ms. Nicholas made a motion to issue a Certificate of Appropriateness request PZ24-00125 but doesn't meet the guidelines. Mr. Ranson seconded the motion. The motion was approved by a 5-0 vote.

4. *Certificate of Appropriateness request PZ24-00120 filed by Rivermont Danville, LLC to construct a parking garage at 403 Spring Street.*

Mr. Jones opened the Public Hearing

Mr. Dincin stated. I'm with Capital Real Estate Solution for the parking garage on Spring Street. We have with us today the architect, who will explain some of the finer points and I am here to answer any questions you may have about the project.

Mr. K. Jones stated. I'm with the architecture forum that's working on the project. I'll start with a brief summary. The project consists of a new construction of a secure parking garage building that will provide the city of Danville with 432 parking spaces. It's located on the corner of Spring and Union Streets. Section 5 generally speaking, recognizes garages as utilitarian in nature. Based on that we have some challenges. Due to the size of the site and specific spatial requirements for parking. It was not feasible to internalize the ramping systems for the parking deck which is by the River District design guidelines. In addition to the ramping the coding environments related the classification, an open parking garage made it very difficult to incorporate a convincing window façade, which is also common preference. Since Spring Street is designated as a vehicular access street and Union Street as more of a variety of historic buildings, we focused on having a garage in the existing Union Street buildings, the guidelines will enhance the pedestrian experience by using brick on the first floor of the garage and include landscaping and a feature. On the stair elevator towers, we use fabric curtain wall and signage with vertical proportions to create a high quality of presence when viewed from afar with the adjacent existing buildings. During recent conversations with the city of Danville, they requested to add color to the precast concrete. We proposed 3 possible color options and schemes to review. Which we think will blend in the other buildings along Union Street while still achieving the design goals of the project.

The first option is taking inspiration from more historic buildings over Craghead Street. The masonry that is at the base and on the stair, towers is intended to be as close to match as possible to the brick that's over on those historic buildings. The precast concrete would be colored to best as possible match that same option to the inspiration more immediately from its adjacent neighbor, which is a combination of an old, blended brick with a painted brick on the top. You see that's intended to be inspired by or as close match to the bricks in the historic building as possible. Option two our masonry is a match to the direct adjacent neighbors with the precast through color to match the tone of the adjacent buildings on the upper portion. The third option that takes its inspiration a little bit farther down. This is more of a tan brick with a corresponding more toned colored concrete.

Mr. Ranson stated. Before we get into the color, is that an accurate representation of how tall the garage is to the building on Union Street. Do you have any ideal what's the height of that building and the garage.

Mr. K. Jones stated. I don't have the exact, but generally speaking, very accurate, because it's a six-tier garage, but you can see the adjacent building to those.

Mr. Lackey stated. You say its not feasible? What do you mean by that?

Mr. Dincin stated. Parking garages are a little bit different than other buildings. There are very specific parking stall requirements, drive aisle requirements. The floor plan we submitted there's no way to get up and down. And park at the same time without having a drive lane the way it is in the plan. There is no way to reconcile with an internalized ramp while doing that, and still being able to park on it. If it goes so steep and if it gets too steep, you're not allowed to park on it anymore, it all becomes an expressway. We are fighting, not being able to actually provide parking spaces, versus just ramping.

Mr. Lackey stated. You wouldn't be able to provide and parking spaces if you rented.

Mr. Dincin stated. Each side is a ramp to get up and down all the different levels of the garage. There is no way to internalize the ramping without being egressed on Spring Street façade.

Mr. Lackey stated. When you talk about the window façade, you say it's very difficult.

Mr. Dincin stated. There are specific criteria to being called an open parking garage where it can naturally vent itself without mechanical assistance. When you combine the fresh air requirements, to be able to forest and drive through and fall out of the Bosch plus, the requirement for the open air, there's not a lot of space left. The more we made window openings rather than continuous slots for that ventilation. We would then fall under the requirement that were needed for an open parking lot.

Ms. Lackey stated. Were the right parameters to open parking garages close to our limits.

Mr. Dincin stated. It is based on a certain percentage of open area on the exterior of the building.

Mr. Lackey stated. I don't understand that but for this site, is there a reason it can't be enclosed?

Mr. Dincin stated. Technically no. But there is a significant cost and other impact.

Mr. Keesee stated. So, it's a cost issue?

Ms. Nicholas stated. I am assuming the answer is cost, but why are you suggesting using pour concrete above the first level rather than throughout?

Mr. Dincin stated. That's the structural material for the garage. It's going to need to be there anyway to support the garage and the deck. There will be significant added costs to add more material. The precast is the actual structure.

Mr. Ranson stated. I understand that where the brick is face of the concrete there.

Mr. Dincin stated. That is a possibility. It is significant cost increase to be able to do those types of solutions.

Mr. Jones stated. So, cost is the significant part of the unbroken like mass concrete correct. What you are saying is it is a significant cost increase. The more you get into blend within their historical landscape, the more costly it is, would you say? Does it change on the ramping into the windows? Does that change with the number of spaces to park.

Mr. Dincin stated. They're providing a mechanical ventilation could impact the number of spaces we're able to provide. Because now we have some duct, some shafts and things like that to get around the belly. There would be some lost of parking to install that.

Mr. Jones stated. If it was originally 432 spaces and you got down to 400. Does those 32 spaces freed up does that allow for that space you may need. I guess the less spaces the more you have to work with.

Mr. Dincin stated. Yes.

Mr. Ranson stated. I really don't know very much about this project. Could you tell us is your product developers building this, is it a profit center.

Mr. Dincin stated. It is actually for the city of Danville.

Mr. Ranson stated. Will the City of Danville charge people to park there?

Mr. Dincin stated. I do not believe they're planning on charging at this juncture. The property is currently privately owned. The idea is that it will be a public private partnership transferred to the municipality and they will own it outright. I have not seen any definitive or any discussion of challenges. And the intent is to serve the surrounding future. Mr. Jones stated. Clearly parking is needed. The goal is just not to try and compromise or use the bare minimum materials to make it cohesive with the landscape around it. Parking is definitely needed.

Mr. Dincin stated. A couple of things to integrate into the area. To highlight is the storefront on both sides really are the street that has the storefront glass and that's specifically there to mediate part of the fabric of the community.

Ms. Nicholas stated. About how many spaces are on each level?

Ms. Burton stated. 72.

Mr. Dincin stated. There is a separate entrance on Spring because the grade changes so severe that's intended to service the new park down by the river. So, you can walk those paths, the elevators right there so people can get up and then the main entrance will be off and that sort of stuff start building up. This first floor is not wrapped at all, it is flat.

Ms. Nicholas stated. The first floor is not connected with the rest of the structure.

Mr. Dincin stated. It is connected by the elevator, also has a little taller height for vans, and handicapped vehicle.

Mr. Hackworth stated. I not here to completely speak out against the project. Like it has been said parking is needed. Danville has been flirting with the idea of a parking garage since the 1963. And the ideal of parking as any business owner downtown has gotten worse. My issue with the overall design is that it does not meet the guidelines. Section 4 of new buildings design guidelines, part 5 for parking garages, it says the parking garage should not be constructed with uninterrupted expanses of wall area. If you look at the top left photo that's on the screen right now. Outside of the recessed support column for the board packets is uninterrupted expanse of wall area, and it simply does not meet guidelines. It also says the preferred method of construction is curtain walls with window light openings and distort portions and placement. I don't have an issue with the height of the building historically, that site prior was just about 15 feet shorter than that existing building and on the opposite corner was a 5 ½ story building. So, it is proportionately correct for the downtown area. My issue is that again we are uninterrupted expansion wall area without emitting divisional windows or openings or curtain eyes area it is not to the guys and simply the gentlemen have stated that it's precast concrete and with precast concrete you can have a roof designs and outlines in that and my suggestion to you would be better if you do move forward with the project, keep in this exhibit this current design is that precast concrete should be required to have a brick or stone design in it. I would also like to point out to you that I don't know how many meetings back, you previously denied 601 Lynn Street for design issues. And I know they are here again today.

I would hate to see you pass this, if it does not meet the design guidelines. And we get an unequitable, unfair treatment of a prior applicant, you have already said to one applicant that's here again today. No, your design was not adequate, and they haven't gone to the expense of redesigning and coming up with a better plan, which is going to be more costly. I know with any project budget is concerned. But unfortunately, budget is not one of your concerns. Your concern is whether or not a structure meets the guideline, not how much money it's going to cost them. That is their problem, not yours. Again, like I reiterate the issue is it does not meet the guidelines as laid out. And you have another parking garage project that is going to become before you eventually at some point at the corner of Monument and Shelton. And this will set the precedent for those that are coming. And if you give a free pass to this one that tells every other applicant that comes before you that they deserve the same or unequitable treatment.

Ms. Long stated. This project being very prominent on the waterfront with all the development there seems it would be worth the additional investment to make it aesthetically meet the guidelines that were carefully thought out. And for any project, it seems like the city should be setting the example for future projects.

Mr. Ranson stated. After listening to Mr. Hackworth, it would be possible to provide some sort of text by using a form letter, that would not have a negative effect on the cost.

Mr. Dincin stated. It would have a smaller impact on the cost scale.

Mr. Ranson stated. I'm not sure what would be appropriated brick or stone.

Mr. Dincin stated. We haven't study that it may be possible.

Mr. Ranson stated. It looks like it would be possible all the way up at least to break up the façade.

Ms. Lipscomb stated. The guidelines you are speaking of, are they city guidelines?

Mr. Jones stated. They are the River District Historic guidelines.

Ms. Lipscomb stated. And it was published last?

Mr. Jones stated. 2013.

Ms. Lipscomb stated. I'm listening to both side and the city is growing new ideas, new changes. It will be open to maybe address the old guidelines versus the new guidelines. And if this is the first to set presidents not to shoot their ideals down.

Mr. Lackey stated. This committee didn't propagate those guidelines. That is city council.

Mr. Jones closed the Public Hearing

Mr. Lackey stated. I think everybody in this committee knows how I feel about the city, promulgating guidelines, and then try and avoid it. Nothing irritates me more on this committee than when the city comes here and say we want an excuse, while they expect private citizens to bear the burden of cost of their own guidelines. So regardless, I will not vote for this project.

Mr. Jones stated. Mr. Lackey do you feel that there will be room for conversation with a revision.

Mr. Lackey stated. Sure, if they follow the guidelines the city itself has put into place. I'm fine with that. We hear cost, I don't want the city to spend money they don't have to. If that is the case, it needs to make it active for all citizens, not just itself. So yes, if they wanted to revive the building and make it fit the guidelines, great, if they don't, I will not vote for the project.

Mr. Jones stated. Per the conversation it seemed that it was all about the budget and cost.

Mr. Lackey stated. You heard me ask the question of private developers as well. We are tasked with enforcing the guidelines or implementing and interpreting them. We sat here made other private citizens spend more money, is it incapable of being done. Or is it just expensive. And when the city has put this in for private citizens and think the city needs to play by the same rules.

Mr. Keesee stated. When something like this comes about Ms. Burton and you all review it where do you all stand. Is it up to us more or less. It didn't pass right.

Ms. Burton stated. Right, it has been reviewed, there are certain situations, we have looked at it based on the lack of windows, we can also see the safety piece of this being a larger opening. If something was to happen there, you also have the ability to escape more so than if you had windows so that is something that we take into consideration that life safety pieces as well, the reason we looked at it for the three options that you have there is the concrete itself does seem to be really huge contrast with the area. We did recommend the brick, early on talk

about doing a brick façade, and then we'll leave solid, we discuss putting in some color to break that up, muted a little bit so it would not be such a stark contrast, we did not look at the protrusion of the columns, as Mr. Ranson has spoke of, that something if that's the desire, it can be a condition placed on an approval if that's something the commission desire. But we did not discuss that. I don't know if it's been looked at all. I am not sure what that difference would be in the project itself.

Mr. Keesee stated. Looks like they are willing to change the color, willing to cast it, and then the columns, debt probably not going to meet the guidelines, that's a lot.

Mr. Jones stated. The planning staff recommended that we grant the approval, right with the condition of the walls to be colored to ensure the garage is harmony, with the adjacent properties.

Ms. Nicholas stated. We can always add additional conditions beyond that.

Mr. Jones stated. We feel strongly about our job at the end of the day. It's not about money, it's upholding the guidelines of the verbiage. That's what we're here for. At the same time, we don't want to hinder growth and development. We want to see the advancements. What are the common ground commissioners that we can work with the architect and the owners that you would deal with suitable if they come back at a later date.

Mr. Ranson stated. The price is going to be there forever. Whatever the additional cost, if its true, is going to be amortized over many years of adding something that really looks nice in that area and complies with the guidelines. I know parking decks that are brick. Wide open space, the columns are articulated, and they blend in with historic districts quite nice.

Ms. Nicholas stated. What are they going to ask what are the conditions or changes that you would want to see in order to bring it into line and not with the guidelines that he wouldn't support it.

Mr. Lackey stated. I want to see the city follow their own rules. They don't like the guidelines. It has nothing to do, the architectural development company. This is going to be a very visible project. You're going to see that as you come into the city into downtown, the guidelines are there for a reason. May not be the right spot to have a parking lot. I am not against it, but is this the right site, the right size? What I do know is it doesn't follow the guidelines.

Mr. Jones stated. Are there any guidelines we as commissioners sticking out?

The ramping system, or the concerned with the aesthetics of the exterior building.

Mr. Ranson stated. I think it would be nice if we perhaps tabled this if we are talking about following the guidelines rather than us making recommendations.

Mr. Dictin stated. One thing I want to respond to, in particular is that totally enclosing the building and mechanically treating, that will domino into a lot of safety issues, fire blasts, fire sprinklers, a lot of things. It a totally different concept. I want to get out ahead of that. What's plan for this site is an open parking garage.

Mr. Ranson stated. We are not opposed to an open parking garage. I understand what you're saying about an enclosed structure. I don't think we're suggested that at all.

Ms. Nicholas stated. I think he's responding to the fact that the guidelines or method of construction is curved, mostly blank.

Mr. Ranson stated. I think what we've discussed here hasn't been that we are necessarily saying that has to be done. We're saying we think that you can do a structure that complies with the guidelines. Because the guidelines do allow for an open garage right.

Ms. Nicholas stated. Is an open parking garage allowed by the guidelines.

Mr. Dictin stated. It says it's the preferred arrangement would be a close one, I think that gives the committee preferred. And give us the ability to say that we have built a site that will do it and still follow the guidelines.

Ms. Burton stated. If I understand it, the predominant issue would be the uninterrupted expanses of wall area. That seems to be the concern.

Mr. Lackey stated. I 'd like to understand why it's that big I know the more parking the better. It seems to dominate the building that are presently there. I don't think this committee has the ability to say no to the size I'm just curious.

Mr. Keesee stated. If they came back and did the stamp thing and did it differently, would we possibly approve it. Because we need this bad.

Ms. Nicholas stated. I think a significant portion of our job is aesthetic. I don't feel like this as presented meets the guidelines.

Ms. Burton stated. I think you have an option to postpone this if you so choose, so that the architects could look at this in a different direction potentially. Or if there's something specific as the example that Mr. Ranson has posed of just the columns projecting further and that meets the guidelines for the commission then you could offer an approval with the conditions of those are your option of course deny is an option.

Mr. Jones stated. 432 spaces with protruding columns and a brick façade does that sound more appealing.

Ms. Nicholas stated. I don't feel comfortable putting on conditions without seeing another.

Mr. Ranson made a motion to postpone Certificate of Appropriateness request PZ24-00120. Ms. Nicholas seconded the motion. The motion was approved by a 5-0 vote.

5. Certificate of Appropriateness request PZ24-00126 filed by ARRG Properties to deconstruct 601 Lynn Street and build a new 125-unit apartment.

Mr. Jones opened the Public Hearing.

Mr. Shiflett stated. Here to answer any questions, I have something to read, these are in the guidelines district, section 1.1. Section one page two, Danville growing and changing over time. The purpose of these guidelines is not to preserve historic buildings exactly as they were when built, as a sort of museum, but rather to allow them to adapt gracefully to new uses and new technologies and materials. Commission members must balance modern needs (parking lots, energy efficiency, new technology, building codes, changing uses) with historic preservation goals. I read that the proposal here is to dismantle the building that is granted beautiful buildings and its historic. Historic preservation is not in the box, we're preserving the building that is natural that those products will go along with wood and material. The brick will go on the other preserving the building just not where it is.

Mr. Ranson stated. It is recommended that you contact the department resources. And my understanding is that was not done. That would give us a new different perspective on the project.

Mr. Shiflett stated. We haven't talked in the past years, but we did talk to them, and let us know specifically that we were not allowed to cut holes in the garage.

Mr. Lackey stated. You can't cut holes in the building to keep your historic tax credit, or you can't cut holes period.

Mr. Shiflett stated. We could do whatever we wanted to as far as the tax credit.

Mr. Ranson stated. You are not getting tax credit any way.

Mr. Shiflett stated. The way the building is constructed currently, using tax credits isn't possible for the fact the way the building's laid out inside and the extra durability. We added a lot of great work. We studied and redesigned it to match them only to the existing building that was there and surrounding area.

Mr. Dunn stated. Those would be the structure of the deck.

Mr. Ranson stated. Did you say how high for them to be used.

Mr. Dunn stated. 6 ft it's very similar those 4 floors. These are preliminary, to let you know what we are planning. We have spent \$100,000 on architecture plans. We will have to come back anyway. So that these can be critiqued in more detail.

Mr. Jones stated. I will guarantee that rendering that you have here compared to the previous meeting is nice. The building that's there currently we will call it dental mold across the top, which is seems to be like a really nice focal point. Is that something that could potentially be added to the new schematics that you have there.

Ms. Burton stated. To clarify, you are not asking for approval for this design.

Mr. Shiflett stated. Correct. This is to give you all confidence in that we're doing something. We already have something planned that is reasonable. We're not putting up some concrete or brick structure now. Masonry cinderblock structure. Then we were going to do something appropriate for that space.

Ms. Burton stated. The only vote before the commission today would be demolition. Because this could. Disassemble. Because you're not voting on this particular design, they are just giving us a visual model of potentially what could be there. Just don't want to get confusion when we are making motions.

Ms. Ingram stated. I just want to reiterate what this building is. It's not in poor condition. It's a contributing building to the tobacco warehouse district, which is one of the largest and best-preserved collections of post-Civil War buildings in the South. Danville residents and visitors are very fortunate that these types of warehouses are still standing, especially when so many are lost. As you are aware in the 1960s, 1970, during urban renewal, large swaths of Danville were demolished to make way for progress and really is looking at the image on Main Street, the lower part of Main Street

from before when we know and compare it to today to get a good idea. See what has been lost. For the warehouse in question, there's actually a legacy of preservation and reuse on the ground. The Davis family purchased more than 10 warehouses in the warehouse district and reuse them for storage. That is one big reason why the River District exist today, and this is one of those on the River District is one that the entire revitalization of Danville is based on. Its why people are allowed to be proud to say that there are from Danville more nowadays. I want to add to that. Not demolishing but reusing historic buildings is more important now than ever, because of the environmental impacts of demolition. This building goes into landfills, and you have the impacts of all the new materials, the new construction. The guidelines are also free. The main thing that bothers me that balance allocation is something that has already been brought up and that is when this came before you last summer. This commission, and staff did recommend that you go to historic resources, I have a letter from Julie Langan saying no one has reached out to them. I feel that some of the recommendations that are made were not followed through by the applicant. The argument for demolition is the lack of windows prevents them from reusing the warehouse for the number one performance. Look more like a dormitory.

Ms. Long stated. The tourism director came up with the number one reason that they are attracted to Danville is the historical cities. That's why I'm here because of the charm and character, even though it on the outskirts of the River District, and it still is substantial, and it contributes greatly. The cost to rebuild the building will be so astronomical, that is a reason to preserve it because once it gone its gone. And that's history. I fear that the revenues from the salvage of this building is a factor I'm sure it a lot that is why it should stay up. They should talk with the Department of Historic Resources to try to think creatively on how they can overcome this issue with the windows. If they can't think of an appropriate use for it as it is, because nothing is wrong with the building, they can sell it. I think to tear down a perfectly good historic building and build residential units there when there's so much land that's already available very close by.

Mr. Shiflett stated. The history is what brings folks to Danville. However, housing is a shortage. I would say this is holding us back from being able to bring more folks to Danville to the River District to enjoy living down here among the historic buildings. The landfill was also talked about, again this building is being dismantled, this dismantling is not a wrecking ball coming through and wrecking it, it is taking it down piece by piece and will be costing well over a million dollars just to take the building down. Those products will go to other projects. They very little products will go to landfills.

Another issue, not just the windows and the lack of is the column placement. And to get a tax credit we were not allowed to remove those columns either because it's

considered too much material coming out. You can't lay out an apartment with column right beside your sink, and right off your shower.

Mr. Ranson stated. That is a problem in all warehouse buildings.

Mr. Shiflett stated. No, it's not a problem. These are so close together. That is the problem. Usually, they are 12 to 16 feet apart. These are 8 feet apart and 16 feet deep.

Mr. Keesee stated. What was the building original use?

Mr. Shiflett stated. Storage for tobacco and textile.

Mr. Jones closed the Public Hearing

Mr. Jones stated. Clearly this is a dilemma not only for historical purposes but for enduring constructed in 1886 and here we are 2024 debating what to do.

Mr. Ranson stated. I hate to say this, but it does seem counter productive the building has been sitting there empty with no prospects. It is a lovely building, if no one does anything with it, it will be a matter of time before it won't be any use to anything.

Mr. Lackey stated. I hate it I know these guys have done a good job downtown tearing that building down. Seems to be excessive today. I say let's put some windows in there. I hate to see that building be torn down.

Mr. Jones stated. Sonja spoke at some of the oracle, as far as it is, it's an 1886 constructed building that has some symbolic to the textile industry, and the tobacco industry kind of pulls on the heartstrings to the locals.

Mr. Lackey stated. I think we've had this question before, I can't remember the answer. Can this be appealed? this is a council issue, they made the guidelines, and they make the decision.

Ms. Burton stated. There is a 30 day appeal time.

Mr. Dodson stated. One point 1.7.6. on page four, and applicant is not satisfied decision of the commission decision can be appealed to city council procedure for appeal is set.

Mr. Lackey stated. I'm very torn with this because of the good job they've done. What they have done in this town, and the 1886 date of that building. I do think the elected officials could be.

Mr. Jones stated. Staff does not promote the demolition but recognize their strengths with the redevelopment of the structure. Our job as a commission, is to hold the integrity and fabric of the historical guidelines of the River District. That's what we are here today to do. We're not here to build 601 Lynn Street, we are here to adhere to the guidelines. A good question if it cost a million dollars to tear down the structure, what

does the million look like with windows, but at the same time, we just saw them, and they gave a great presentation on beams being so close together, you don't want a column inside of the toilet or sink. I guess if you cut windows in you have already passed the tax credit, so you are linked.

Mr. Lackey stated. I have a question about the appeal rights, I understand if we denied it, they can't reapply for the year.

Ms. Burton stated. As is but they can resubmit something different.

Mr. Lackey stated. So, there is something new with the demolition. Do we have to deny it in order for them a right to appeal it to City Council.

Ms. Burton stated. You have to make a vote either to approve or deny giving them the opportunity to appeal.

Mr. Lackey stated. That's what I was thinking we have to deny it in order to invoke their appeal rights.

Mr. Ranson stated. I think if we approve it to tear it down, they also can appeal that.

Mr. Lackey stated. Who can appeal that?

Ms. Burton stated. That is correct. A member or the community can file an appeal.

Ms. Nicholas stated. Does any one in the community have standings.

Mr. Dodson stated. Any person aggrieved by any decision review commission. Have made some such decisions within 30 days to City Council.

Mr. Lackey stated. Is a citizen agreed by that decision or only the applicant agreed by the decision.

Mr. Dodson stated. I think the historical society wanted to appeal the demolition of illegal long mill.

Mr. Jones stated. Do we have any idea how long the building has been empty?

Mr. Hackworth stated. I was volunteering with what was the precursor to the River District Association that was going on during the 2000s. It was empty then a little bit of storage, but most of the building was empty.

Mr. Jones stated. If we are not careful, I feel like the longer it sits, the longer it decreases.

Mr. Keesee stated. I guess this would go to the building owner, you're not pursuing that, obviously, because this will be a new structure. I have seen this done in other cities. Would you be opposed to gutting the building, keeping the skin and building inside the existing skin structure.

Mr. Shiflett stated. We did look at that possibility the way the building is constructed on the exterior if you cut windows into that you limit yourself because of the architecture, and the way it is laid out.

Also to answer the question the million dollars to remove the building that's not our cost. We will be signing that building to a company that does this professionally, that dismantles the building and then sells those products.

Mr. Ranson stated. So, there is over a million dollars amount of stuff and they going to sell it.

Mr. Shiflett stated. I know this is not dealing with this now but going forward. The reason people like the tobacco warehouse system are because a lot of architecturally is very appealing. There's a lot of intricate brickwork to see.

Ms. Ingram stated. I don't understand the comment to leave the exterior, and then adding windows and all that would prevent the apartment.

Mr. Shiflett stated. That is not preventing the apartment that is leaving the skin from building a new building a new structure with in that.

Mr. Ranson stated. It seems to me of residential residence bedroom above the first and second floor and a window.

Mr. Shiflett stated. Not true but requirements NFPA 13 are.

Mr. Jones stated. I the number of apartments we looking at 125 units, if we decrease that number, does it change anything within the layout?

Mr. Shiflett stated. Well, yeah, so obviously more of our money should be put in at the better off you are. I can't remember how many apartments we can fit in this building it was less than 125 but it is not substantial enough to overcome the costs. The cost is on us.

Mr. Hackworth stated. The issue for people is the outside retaining that is the historic structure, not the inside. So, if you're deconstructing everything, columns, brick everything all the way down to the ground level and keeping the skin if you split it into essentially 2 separate buildings with a central core with a central entryway building, could you not get the apartment and put your egress there.

Mr. Shiflett stated. If you have enough money doing it might seem like taking down the part of the building, punching holes, and it's cheaper than demolishing openings starting from new. And a lot of instances, that's not the case, it costs more to leave what you have there and make that work. The building, it doesn't work from that standpoint, economically, the density is still not, again the way the building is laid out, the height of the building from the bottom corner, is subgrade. About 4 feet, the height of the ceilings

Mr. Ranson stated. I would like to say that I will stipulate that the developer is a great asset to Danville, that they do everything they could to look at the building and try to make it into an apartment. I think they've done a good job, all that stuff. However, there are political and economic factors that we are not charged with dealing with we are charged with maintaining the fabric of the historic district.

Mr. Ranson made a motion to deny Certificate of Appropriateness request. PZ24-00126. Mr. Lackey seconded the motion. The motion was approved by a 4-1 vote.

APPROVAL OF MINUTES

The January 22, 2024, minutes were approved by a unanimous vote. With no further business, the meeting adjourned at 6:05 p.m.

Approved By: _____