



Uptown Martinsville Revitalization Plan

February 2010



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Executive Summary



Architecture at Bridge & Church Streets.

Martinsville, Virginia is a small town located in the southern part of the State. Martinsville grew up around the furniture and textile industries that served it well for many decades. However, with the loss of manufacturing jobs and competition from retailers outside Uptown and the City, Martinsville began to suffer economically. The goal of this Uptown Revitalization Plan is to help recapture the original character of Martinsville and highlight the attractive architectural and physical infrastructure that still remains. This plan will also be used to support a CDBG Business District Revitalization Grant to be submitted in 2010.

The plan is divided into three parts: a general overview and analysis of Uptown; a discussion of broader planning recommendations and initiatives; and a CDBG-specific discussion of improvements to the Fayette, West Main, and Historic Henry County Courthouse areas that will be used in the preparation of the CDBG grant application. This physical improvements plan was developed to support the economic restructuring requirements of the CDBG application. LPDA followed economic restructuring guidance provided in the CLUE Group's 2007 *"Playbook"* and LISC-Virginia's *"Economic Restructuring Strategies: Uptown Martinsville"* produced in 2009 for Uptown Partners Martinsville.

The findings of this plan were based on fieldwork, a public charette, additional feedback from the community, and the economic restructuring plan. The analysis portion of this plan found that Martinsville has many attractive buildings, healthy utility infrastructure, an attractive streetscape, passionate citizens, and the potential to become a thriving downtown once again. The weaknesses—which are echoed in many of the studies and reports reviewed for this plan—include a lack of visual cues that direct people into and around Uptown, limited pedestrian connectivity, inappropriately renovated façades, and a confusing vehicular traffic pattern.

The result of the analysis was the identification of a number of major physical improvement initiatives that, if implemented, would enhance the economic and physical revitalization of Uptown. These initiatives include improvements to Fayette Street, Main Street, the Courthouse Square, the Baldwin Block, and the Furniture District. Of the major initiatives, Fayette Street and the Courthouse Square were selected for focused study as part of the CDBG Implementation Plan due to the high levels of blight and the potential for the greatest investment impact. The Fayette and Courthouse projects are estimated to cost approximately \$3.2 million and include improvements to façades, streetscape, and pedestrian and traffic enhancements.

While this plan cannot directly address the economic and financial facets of Martinsville's revitalization, it offers ways to improve the town's physical assets. The physical improvements work together to present an attractive atmosphere that both draws people in and holds their interest.

The Vision for Martinsville

The broader vision for Martinsville, as stated in the Uptown Martinsville Vision 2015 document, is for a “revitalized Uptown Martinsville that is a catalyst for an economically reinvigorated Martinsville-Henry County region, attracting people to live, shop, work, play, and learn.” The six principles behind this vision are:

- To become an entrepreneur-friendly community
- To promote higher education and artisanship to generate new income earning potential
- To promote an arts-driven “creative economy”
- To make tourism a significant economic development activity for the region
- To create new housing opportunities that will generate housing demand within Uptown
- To enhance pedestrian amenities and create recreational experiences

The vision also includes creating an Uptown that is perceived as safe, that is thriving with 24-hour activity, that is an interesting destination for both tourists and Martinsville residents and workers, and that is a place that businesses want to operate.

It is through the concerted efforts, however, of the citizens, business owners, and government of Martinsville that the elements of this vision will ultimately be implemented. Martinsville stakeholders will need to believe in this vision and adapt it as necessary in order to see real change in their community.

The Uptown Revitalization Plan supports this vision by recommending a series of physical improvement initiatives that will enhance the appearance of storefronts and streetscapes, improve pedestrian and vehicular connectivity, and make Uptown a desirable place to visit and live. In sum, the physical improvements will support economic goals in order for the City to achieve its aforementioned vision.

This report is being coordinated with several other planning studies that are currently underway or have been completed. They include:

“Uptown Vision”

City of Martinsville; Uptown Partners Martinsville; LISC-Virginia, July 2009.

“Playbook and Implementation Notes for Uptown Martinsville, Virginia”

CLUE Group, LLC for the National Trust for Historic Preservation, July 2007

“Economic Restructuring Strategies: Uptown Martinsville”

LISC-Virginia, 2009

Public Input & Comment

Public comment is an important part of determining the opportunities, constraints, and needs of any community. The City of Martinsville is blessed with numerous civic and business groups, non-profit entities, and private citizens who care deeply about revitalizing their community. LPDA held several meetings to draw out comments and ideas from these groups.

Meetings were broken into morning and evening sessions. The morning sessions were provided for community stakeholders who were part of organized groups or committees. The evening sessions were open to anyone from the public. The meetings utilized a method of feedback categorization where the groups were provided with site-related categories, asked to provide verbal comments on what they saw were Uptown's strengths and weaknesses in each category, and then were asked to prioritize the four most important comments listed from the group. The categories were: Architecture; Pedestrian Systems/Safety; Transportation; Infrastructure; and Community Spaces. Once each group listed their top priorities, all the groups reconvened and shared their findings.

What we heard from the stakeholders, many of whom owned businesses and/or property within Uptown, is that they wanted physical improvements that would make it easier for visitors to find and access Uptown. Stakeholders also wanted to create an attractive environment and a unique destination that would draw visitors in and encourage them to stay longer. Specific comments included returning two-way traffic to Main and Church Streets, creating outlying gateways that would direct visitors into Uptown, implementing pedestrian improvements such as crosswalks and signage to make it easier to walk through Uptown, and improving the appearance of storefronts and façades. In particular, enhancing the Courthouse property was mentioned on several occasions.

The evening public meetings yielded similar responses yet were more focused on making Uptown safe and attractive for the use of local residents and to enhance community pride. Specific comments included returning two-way traffic to Uptown, improving pedestrian safety through traffic calming, enhancing building and landscaping appearance and ensuring subsequent maintenance efforts, and creating event and recreation space in Uptown. The public meeting attendees also echoed the stakeholder group by saying they would like to see improvements to the Courthouse Square.

In sum, the highest priority was placed on improving and maintaining the physical appearance of Uptown's buildings and streetscape, as well as making Uptown easier to locate and navigate. This plan provides recommendations in later chapters for making these desires a reality.

Public Comment Highlights

- Return streets to two-way
- Improve pedestrian safety and connectivity
- Enhance wayfinding to and within Uptown
- Improve the appearance of storefronts and façades
- Improve Courthouse Square appearance and circulation



Public charette and comment session held by LPDA.

Existing Conditions & Site Analysis



Architecture on E. Church Street.



Building façades on Main Street.



Façade on Jones Street.

Key Opportunities

- Good views
- Wide sidewalks
- Healthy street trees
- Pre-existing public spaces
- New lights and furnishings
- Many buildings need only minor improvements to enhance appearance

The first phase of this project was to inventory the streets and buildings that comprise Uptown Martinsville. The project team conducted a pedestrian survey of the project area, took photographs, and made notes for the purpose of creating a baseline of information and understanding the physical character of the area.

Overview

Martinsville, Virginia is a City of approximately 14,000 people located in southern Virginia at the heart of Henry County. It is approximately 50 miles south of Roanoke and 190 miles southwest of Richmond.

For much of the 20th century, Martinsville was a thriving industrial center that produced tobacco, furniture, textiles, and synthetic fabrics. However, the advent of global manufacturing practices found many manufacturers pulling out of Martinsville in the 1990s which severely affected the local economy.

Although the City's economy suffered from the loss of jobs, the physical infrastructure of utilities and buildings remains intact. The utilities are currently oversized having been designed to handle water and waste demands at a factory-scale. The building stock is in generally good condition, most structures needing only cosmetic repairs.

Architectural Investigations

The Uptown area of Martinsville is the historic heart of the City, and is home to a wide variety of architectural styles that make up the National Register of Historic Places-listed historic district. Uptown contains many examples of notable institutional buildings, but is dominated by two- to three-story mixed-use buildings, the majority of which date to the second quarter of the twentieth century. Architectural styles include Romanesque Revival, Classical Revival, Commercial, International, and Art Deco; many of these are evident in well-preserved buildings and elements. Martinsville's economic boom in the 1960's and 1970's resulted in alterations to many of the district's commercial buildings, especially at the street level; many of these buildings retain their original character on the upper floors.

Today, a number of factors contribute to the physical blight that afflicts the commercial building façades in the Uptown area, and negatively impacts the economic vitality of the district. Many buildings need only minor maintenance or painting. Others need some minor repairs in addition to maintenance and painting work. A small number need more substantial renovations in order to contribute to a thriving commercial district. These three levels of improvements were identified in a façade survey and are illustrated on the Façade Condition Analysis Map located at the end of this chapter. While most buildings need only minor maintenance and beautification, the appearance of these façades has a large impact on the perception that people have of Uptown.

One additional factor that influences the liveliness of the commercial

façades in Uptown is the large number of buildings whose storefronts have been altered and closed in, with smaller windows or no windows at all replacing large display windows. This creates an image similar to that of a vacant building, and can in itself be considered a blighting influence. These buildings were also identified in the façade analysis.

Site Investigations

A pedestrian and driving survey of the study area found that the core of Uptown Martinsville, also considered the business district, was in much greater need of physical improvements than the surrounding neighborhoods and newer commercial areas. More specifically, Fayette and West Main Streets were most blighted in the form of vacant lots and buildings and lack of curb appeal and pedestrian connectivity. Refer to the Site Analysis Map located at the end of this chapter.

Pedestrian Movement

When walking through Uptown, it is difficult to travel north/south between streets. For example, unless a pedestrian proceeds to the next nearest cross street—which is typically a good distance away—they must walk through an alley or parking lot to travel between Church and Main Streets. The sidewalks deteriorate at the western end of both Church and Main making walking uncomfortable and hazardous. The pedestrian survey found that few of the crosswalk lights actually changed to signal that it was safe to cross the street.

In a broader sense, few pedestrian connections were obvious between surrounding neighborhoods or across Commonwealth Boulevard or Market Street. Gateways, signage, crosswalks, and landscaping at certain locations could improve the likelihood that Martinsville residents would walk or bike from their homes or workplaces to Uptown. Specifically, pedestrian connections could be enhanced between Uptown and the Commonwealth Centre, Virginia Museum of Natural History, Fayette neighborhood, and residential areas to the south.

On a smaller scale, it was noted that open tree pits and oddly-placed planters made walking difficult on some sidewalks. Pedestrians were forced to walk in the tree pit or to skirt the edge of a planter to continue forward.

Vehicular Movement

Driving to and through Uptown Martinsville can be challenging. Uptown is difficult to find for someone who is unfamiliar with the area. Existing visual cues are more apt to direct a driver to bypass Uptown than head toward it. Once Uptown is located, the Clay Street “entrance” and one-way traffic pattern is confusing and inefficient.

On the positive side, parking is plentiful at present although this may change if more people come to Uptown. Loading, however, is accomplished primarily on-street which causes some car and truck conflicts.

Liberty Street is the de facto “rear entrance” to Uptown and its layout and lack of signage do not assist drivers in navigating through the area.

Key Constraints

- One-way streets
- Lack of wayfinding signage
- Difficult to locate Uptown
- Some storefronts blocked with unattractive façades
- Pedestrian connectivity is lacking



Typical crosswalk in Uptown with crossing signal.



Poor sidewalk condition on Church Street.



Beginning of one-way traffic at Church and Clay Streets.



Potential pedestrian passageway between Main and Church Streets.



Open tree pit that restricts pedestrian travel.



Tree pit and planter that restrict pedestrian travel and ADA accessibility.



Public mural at the Farmers' Market.



Plaza in front of Courthouse .

Community Spaces

Martinsville contains a number of unique and useful community spaces, as well as sites that could become great community spaces. The Big Chair Plaza, Dick and Willie Passage trailhead, Uptown Martinsville Farmers' Market, and Courthouse plaza are all lovely community gathering spaces. These spaces, however, could be improved with additional paving, landscaping, and other site amenities.

New community spaces could be created on a site as large as the Baldwin Block or as small as a street or alley that becomes a pedestrian passage. For example, Walnut Street might be turned into a pedestrian-only street after business hours and on weekends.

What was clearly lacking within Uptown was open, green space such as a park or picnic area. The majority of existing or potential spaces are paved. Even the conversion of a vacant lot into a grassy space with picnic tables or raised garden beds would add to the enjoyment and use of Uptown.

In conjunction with creating new community spaces, efforts should be made to position gathering and recreation areas to take advantage of the excellent views afforded when looking north. At present, views of the distant hills are visible only when peeking through buildings or standing in vacant or little-used lots.

In sum, Uptown has a wealth of community spaces that could become even better with certain physical improvements and the potential exists to create additional space for gathering and recreation.

Signage and Landscaping

Lack of directional and wayfinding signage is a big disservice to Uptown. As noted earlier, the standard traffic signs divert traffic around Uptown rather than toward it. Once in Uptown, there are no pedestrian-scale signs highlighting attractions or destinations. The existing public parking signs are difficult to see from the road and are located in the parking lot rather than before it so as to alert drivers to upcoming parking opportunities. The existing gateway signs near Commonwealth Blvd. and Market Street are too small to be noticed from a car.

Another aesthetic item of note is that many of the landscaped areas throughout Uptown are poorly maintained. Curb-side plantings contain weeds and dying shrubs. Street trees are exceptionally healthy but often block storefronts, which limits visibility to customers. Pruning and proper placement of trees will rectify this.

Infrastructure & Utilities

The infrastructure information presented in this narrative is based on physical observation, background research, discussions with City of Martinsville staff, and review of City of Martinsville mapping. Utilities, both public and private, within the project boundary appear to be adequate to serve the current and future needs of the Uptown area. Streets and

sidewalks are generally in good condition and no major repairs are anticipated to be necessary prior to any physical improvement work that would be performed as a result of the master planning efforts.

Water System

The current water system is owned by the City and maintained by its Water Resources Department. The primary water source for the City is the 175 acre, 1.3 billion gallon capacity “Beaver Creek Reservoir.” This reservoir is located approximately 2 miles north of the City near Patrick Henry Community College. Pump stations are also located on Leatherwood Creek and Little Beaver Creek to provide supplementary water sources if required. These water sources are treated at the 10 million gallon/day (MGD) water treatment facility located within the city limits and then pumped to the City’s pipe network.

Water system mapping dated 1982 is available from the City and is understood to be the most current mapping available. Per this mapping, a 16” cast iron main enters the project area along the north side of Church St., continues through the “Furniture District” and ties into an existing 4” line at the intersection of Church and Moss Streets. An additional 16” line branches off this main and runs north along the west side of Lester Street to Commonwealth Blvd. where it intersects with a 12” main to the west. This 12” main continues west along Commonwealth and south along Market Street serving the currently undeveloped “Baldwin Block.” A 12” line also runs from the intersection of Commonwealth and Liberty St., south to the Courthouse Square adjacent to the New College Institute. The remainder of the Uptown area water coverage is provided by a network of 4”, 6”, and 8” waterlines looped at nearly every street intersection.

Per conversations on-site with the City Projects Engineer, there are currently no known issues with capacity, fire flow, and/or major maintenance problems on the existing lines and there were no known capacity issues even at the area historical peak population. No capital improvement projects are planned for the water system in the foreseeable future and it is not anticipated that any major improvements will be required as a result of the Uptown redevelopment.

Wastewater System

The current wastewater system is owned by the City and maintained by its Water Resources Department. An 8 MGD treatment plant exists to the south of the City along the Smith River.

Sanitary sewer mapping dated 2001 is available from the City and is understood to be the most current mapping available. Gravity sewer is prevalent in the Uptown project area with the highest point located on Church Street, midway between the intersections of Church, Broad, and Bridge Streets. The majority of the system within the Uptown project area is either a 6” or an 8” line. A 12” line exists to the north of the Courthouse Square along Liberty and Franklin Streets.



Outdoor seating on Church Street.



Parking bump-out along Church Street.



Market Street south of Uptown.



Vacant lot on Fayette Street.



Residential neighborhood within larger project boundary.

Per conversations on-site with the City Projects Engineer, there are currently no known issues with sewer capacity and no sanitary sewer capital improvement projects are planned for the foreseeable future. No sewer upgrades would be anticipated as necessary for any infill development. New development at the Baldwin Block area would need to be evaluated for capacity at the time of development as this area is served by a 6" sewer line which may or may not be adequate depending on the intended use of the area.

Streets/Hardscape/Stormwater

A cursory visual review of the streets and hardscape within the project area was performed. In general, asphalt within the rights-of-way appears to be in good condition with little to no settling present. There are areas of patching present due to utility maintenance, but nothing that would not be expected in a given municipality. Sidewalks, curb and gutter, and stormwater inlets appear to be in good condition with age appropriate wear. Per the City Projects Engineer, no major stormwater issues/problems exist along the uptown streets. Most roof drains either tie into the storm sewer or are piped to the gutter pan. On some of the older structures, roof drains are currently daylighted to the sidewalk. It is recommended that these drains be tie to the gutter pan as well (at a minimum) as part of any streetscape improvements in the area of those particular buildings.



Roof drain emptying onto a sidewalk.

It is understood that the City of Martinsville is investigating improving traffic flow by eliminating the one-way nature of Church and W. Main Street and returning both streets to two-way traffic flow. The current roadway widths would accommodate such a change and only minimal street repair would be required to remove the island at Church and Clay Streets that currently channels traffic to a one-way flow.

Electric

The City of Martinsville currently buys power from American Municipal Power of Ohio and generates additional power during a peak demand from a hydroelectric dam on the Smith River prior to distribution across the City. In the Uptown project area, primarily overhead power lines exist with the exception of the Church Street and W. Main Street areas which are served mostly underground. Franklin Street, in front of the New College Institute is also served underground. Three-phase power is available throughout the Uptown area.

Street lighting is also provided by the City. There is an on-going initiative within the city to replace the older street lights with a new ornamental design. It is anticipated that any street lights replaced as a result of any physical improvements to the Uptown area would conform to that initiative.

Economic Restructuring Overview

The CDBG Business District Revitalization grant requires the preparation of an Economic Restructuring Plan that will guide the use of grant funds. The restructuring plan identifies “the means by which the locality can implement economic improvement strategies that will help ensure the long-term sustainability of the community, particularly the downtown business district.” While this report does not go into economic restructuring concepts, the physical improvements included are intended to support restructuring strategies, many of which are listed below.

Key Economic Strengths:

- Furniture industry heritage
- New College Institute
- Farmers’ Market
- Committed government, citizens, and other agencies
- Historic buildings

The Uptown Revitalization Plan supports the strategies by advocating for a City center that is physically attractive and easy to access and navigate. The strategies discuss attracting people to Uptown, keeping them there as long as possible, and enticing residents to live in Uptown. In order to fully achieve these goals, Uptown must be visually-pleasing, considered safe for pedestrians, and not troublesome to drive to and through. Recommendations for façade improvements, blight removal, and pedestrian and traffic enhancements made in this plan all support economic restructuring goals.

When considering economic restructuring opportunities for Uptown, the following three documents should be reviewed: *Retail Market Analysis for Uptown Martinsville, Virginia* by the CLUE Group, LLC; *Playbook and Implementation Notes for Uptown Martinsville, Virginia* by the CLUE Group, LLC; and the *Uptown Restructuring Strategies: Uptown Martinsville* by LISC-Virginia.

The *Retail Market Analysis* conducted an independent analysis of Uptown’s retail condition and its major retail opportunities in order to make recommendations for developing a targeted retail and marketing strategy specifically for Uptown.

The *Playbook* built upon the findings of the retail analysis to create implementation strategies such as timelines, funding sources, and action plans.

The *Restructuring Strategies*, along with the retail analysis and *Playbook*, begin to form the basis for the economic restructuring plan required for the CDBG grant. These strategies are listed below.

Build on the Tradition of the Furniture Industry

- Attract tourists by leveraging the cultural legacy in furniture making represented by artisanship and The Big Chair.
- Attract home furnishings shoppers from a regional scale to shop in retail outlet in the central business district.
- Develop a craft furniture building industry utilizing the skilled labor force in the area

Capitalize on the location and growth of New College Institute.

- Leverage the influx of night students and teachers into customers for restaurants, shops and events in Uptown.
- Create quality new development and redevelopment in Uptown to facilitate demand for increased and large classroom space.
- Link New College space needs to parallel regional demand for daytime meeting/conference space for government and regional meetings.

Attract and support niche retailers and unique, high quality restaurants.

- Support entrepreneurial businesses and restaurants in Uptown. Improve the quality and variety of stores and dining.
- Complement larger furniture retailers with smaller scale home décor and specialty businesses.
- Recruit specialty food, grocery and personal shopping businesses.

Make Uptown a regional center for visual and performing arts.

- Build on the synergy of the visual arts in Uptown galleries and events.
- Support, expand and create better/mutually supportive, spaces for Studio 107, the Southern VA. Artisan Center, TheatreWorks and other emerging arts initiatives.
- Create gathering spaces that invite quality indoor and outdoor theatre and musical experiences.

Integrate Uptown into the regional trail network.

- Create active living opportunities for Uptown and neighboring residents.
- Refine and market the historic walking tour in Uptown
- Attract tourists from regional attractions through the regional trail system with complementary businesses located in Uptown, such as biking/hiking shops, and unique dining & retail options.
- Create links to Philpot, Smith River and Fairy Stone.

Create housing opportunities that bring a 24-hour life and diversity.

- Attract residents to live in Uptown —students, professors, artists.
- Attract residents into Uptown interested in a more urban life-style—empty nesters and young professionals.

Key Economic Weaknesses:

- High vacancy rate
- Limited store hours
- One-way streets
- Limited retail business mix
- Weak on-line retail presence

**Bullets points were adapted from the Retail Market Analysis, CLUE Group, 2007.*

Uptown Revitalization Plan

Introduction

This chapter focuses on understanding the potential and recommended improvements to the greater Uptown area. For the purposes of this project, “Uptown” is defined by Commonwealth Boulevard, Market Street, Oakdale Street, East Church Street, and Clay Street. Refer to the diagram below.

The Uptown Revitalization Plan laid out in the next several pages discusses the idea of major initiatives that would benefit the physical and economic well-being of Uptown and Martinsville as a whole. The initiatives describe physical improvements such as ideal locations for infill, development, anchor sites, and gateways that are intended to beautify, diversify, and draw people into Uptown. A Concept Plan graphically illustrates the major initiatives and is located at the end of this chapter.

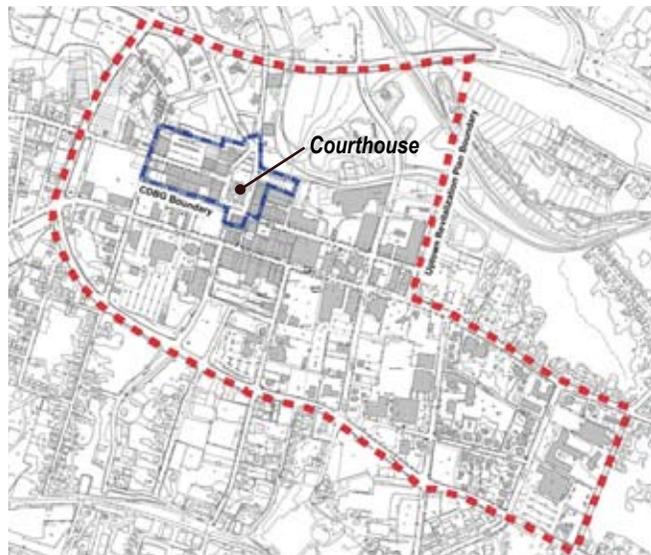
The three main goals of the Uptown Revitalization Plan are to 1) create destinations that people want to visit, live in, or do businesses in; 2) connect existing and new destinations through pedestrian and vehicular routes; and 3) keep people at these destinations. When we talk about keeping people at destinations, we mean creating places where people want to live, such as second-story housing above businesses in Uptown; places where people want to work or set up a long-term business; and places where people want to stop and spend money.

The Uptown Revitalization Plan also contains a discussion of implementation strategies for putting the initiatives into motion. It is not reasonable to expect that all the initiatives can be implemented at once or even in the short-term. However, now that the initiatives are identified, the plan provides recommendations for how to think about beginning these projects in terms of priorities, funding sources, and the roles of existing agencies and organizations.

The next chapter of this plan discusses how some of the major initiatives can be distilled into implementable projects in support of a CDBG grant application.

Revitalization Plan Goals

- Create Destinations
- Connect Destinations
- Keep People at Destinations



Project Area Boundaries. Revitalization Area in Red and CDBG Area in Blue.

Major Initiatives

As described earlier, the Uptown Revitalization Plan includes a discussion of major initiatives that could assist the City in improving the economic and physical health of Uptown. Each initiative listed below is described in terms of general efforts involved and then supported with bulleted lists of design strategies and goals required to fully implement the initiative. The letters next to certain initiatives correspond with their locations on the Concept Plan located at the end of this chapter.

It should be noted that all possible initiatives are listed in this document; not all may be selected for implementation until additional feasibility studies are undertaken. All the initiatives could be implemented but it will be up to the City and stakeholders to determine what will work best. Prioritization will be a key strategy in the implementation process.

Major Initiatives

Fayette Street - A

This initiative involves the revitalization of Fayette Street. Multiple tasks must move forward in unison. Revitalization of this area will require partnerships between land owners, private developers, investors, and the City. Repair and redevelopment of blighted properties will be key to this effort. Streetscape enhancements, such as updated lighting, improved sidewalks, and curb ramps, and façade improvements will be beneficial. Identification of and recruitment of businesses to infill key vacancies will need to proceed in concert with the physical improvements. Refer to the next chapter on CDBG implementation for a detailed discussion of this initiative.

Design Goals

- Enhance streetscape appearance
- Increase pedestrian comfort
- Create link between “Downtown” and “Uptown” Fayette Street
- Create functional and enticing entrance to Fayette corridor
- Enhance connections with Courthouse Square
- Provide functional use for old Farmers’ Market parking lot

Key Design Objectives

- Improve and renovate blighted building façades
- Enhance building storefronts, signs, and window displays
- Stabilize and redevelop vacant parcels near Moss Street
- Replace outdated street lights with newer models
- Provide pedestrian and visual connections with Courthouse Square
- Construct anchor buildings with interesting architecture at the Fayette/Moss intersection

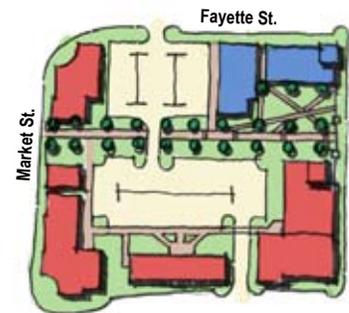
- Strengthen and define the streetscape with paving and landscaping to be more visually attractive. Downplay loading/utilitarian areas.
- Provide attractive and encouraging gateways and architecture at the intersection of Market and Moss Streets
- Program the Fayette Street parking lot for weekend or evening community events or an additional market space to sell arts and crafts, antiques, handmade furniture, or other non-food items so as not to compete with (but to support) the existing Farmers' Market.
- Increase sidewalk "walkability" through installation of tree gates, removal of obstacles, and enhancement of pedestrian crosswalks

The Baldwin Block - B

This initiative involves infilling the Baldwin block between Fayette and Church Streets. The Baldwin block, as well as surrounding properties, offers the opportunity to satisfy larger more popular economic markets for shopping, dining, and entertainment destinations. This will require a coordinated effort where key opportunities are identified and validated, willing partners are recruited, and community commitments are made. Revitalization of this area may require partnerships between institutions, private developers, investors, and the City. Identification of market-supported uses as well as willing partners with viable projects will be key. Infilling this property should create an anchor for the Uptown area while making visual and physical connections to the neighborhoods adjacent to it. The site should facilitate community activities while providing viable business, office, institutional, and residential uses that create round-the-clock activity and bring people into the Uptown area. One large use could occupy the site or several smaller uses depending on how those uses accomplish the community's goals. In addition, numerous community members and stakeholders identified the site as an excellent place for a park.



Concept A for the Baldwin Block. (With music venue)



Concept B for the Baldwin Block. (No music venue)



Conceptual Rendering of Baldwin Block

Design Goals

- Create a visually-attractive Uptown anchor to draw visitors/customers
- Create uses and architecture that serve unions between Uptown and adjacent neighborhoods
- Design and construct “gateway” architecture
- Create public space for multiple uses

Key Design Objectives

- Finalize a master plan for the property
- Prepare design guidelines or update existing guidelines to incorporate contemporary architecture
- Design attractive architecture that is compatible with the existing Uptown character yet visually interesting and unique
- Provide visual terminus at the end of Main Street through the use of architecture, art/sculpture, or landscaping
- Provide parking that can be used during off-business hours for events
- Create perimeter and internal green space that connects the Baldwin block to adjacent properties
- Make Fayette and Church Streets gateway corridors that use appropriately-scaled architectural features, art, landscaping, and pavement designs to encourage patrons to walk to into Uptown

Bridge Street Block Redevelopment or Infill - C



Concept for the Bridge Street Block.

This initiative involves infilling and redeveloping the Bridge Street block between Main and Church Streets. Options could include the creation of a public space for events or infilling the block with an appropriate building uses. Redevelopment of this block will require partnerships between private developers, investors, and the City. The Identification of a market supported uses as well as willing partners with viable projects will be key.

The infill of this property should create an increase and activity and synergy for the Uptown area while making physical connections to Courthouse Square. Building infill should be 4 or 5 stories of multiple uses, such as residential, office, and retail. The building must be in scale with adjacent buildings. Appropriate architectural detail will need to harmonize with adjacent buildings and the intent of the City of Martinsville Architectural Review Board’s Historic District Architectural Design Guidelines. The building architecture should not “copy” a historic period or structure. The focus should be on the scale of the building and how it interacts with the street and pedestrians. The ground floor should accommodate multiple retail tenants and the corners of the building should relate to the street with identifiable architecture and entry features. The Bridge and Main Street corner should relate to the Courthouse Square area and the first floor façades of the building should exhibit pedestrian scale features and should be articulated in such a way that relates to pedestrians and provides

visible display space. The falling grade of the site creates an opportunity for one or two floors of parking. Proposals should include provisions for structured parking under the building although care should be taken to preserve on-street and adjacent retail parking.

If building infill is not possible, the block should be redeveloped as a public space used for events, festivals, and other activities. The space should be highly-programmed and should serve multiple functions, including parking during business hours. The edges of this space need to connect to and relate strongly to the Courthouse Square and adjacent architecture.

Design Goals

- Provide attractive infill with appropriate scale, detail, and use

Key Design Objectives

- Finalize a master plan for the property
- Prepare design guidelines or update existing guidelines to incorporate new architecture
- Provide architectural designs that relate to the street frontage, accommodate pedestrian-scale activities, and are compatible with the aesthetic and scale of existing buildings
- Provide appropriate street and building lighting
- Provide pedestrian-oriented sidewalks with alfresco dining opportunities and retail/signage display space
- Provide visible entrances that relate to adjacent street corners at Main and Court Streets
- Create streetscape connections to the Courthouse Square area that facilitate pedestrian movements

Courthouse Square Revitalization - D

The Courthouse area provides a tremendous opportunity to create a signature community space and identifiable city center that serves Uptown on many levels. The area should serve as a community focal point, way finding point, event space, and gateway. The Courthouse and the spaces



Conceptual Rendering of Courthouse Square Plaza



Concept for the Courthouse Square.

around it can also serve adjacent businesses by creating borrowed views, activity, and by providing open space for impromptu dining and passive activities. The Courthouse vantage point—the highest location in Uptown—makes it a natural community focal point. All other destinations should relate to this point in Uptown. More specific recommendations for the Courthouse Square are located in the CDBG Implementation chapter.

Design Goals

- Create a major gateway/wayfinding point for visitors
- Create community gathering/focal point
- Celebrate the history of Uptown, Martinsville, and Henry County
- Preserve and enhance the Courthouse through economically sustainable uses

Key Design Objectives

- Renovate the interior of the Courthouse for multiple tenants
- Add an historically- and context-sensitive annex that accommodates more modern leasable space, bathrooms, and an elevator
- Create a public gathering space to the north of the Courthouse that attracts residents and visitors
- Remove angled parking from the south side of the Courthouse
- Enhance the visibility of the square by adding a paved plaza to the south that serves multiple functions
- Provide direct access to adjacent sidewalk corners through the use of curb ramps and crosswalks
- Provide an attractive and well-lighted streetscape on Franklin and Jones Streets to increase comfort and safety
- Ensure sufficient parking for visitors, NCI students, and Uptown employees and business owners through the installation of additional on-street parking
- Secure funding sources for continued rehabilitation of the Courthouse

Main Street Improvements - E

Main Street lacks the charm and vitality of a typical downtown corridor. A sense of identity needs to be re-instilled. This should occur through an appropriate mix of businesses and well-design storefronts and streetscapes. Character and charm should be returned through custom streetscape elements such as interpretive sculpture, street art, signage, and benches. Coordination with historic walking tours, public art installations, interactive sculpture, and destination retail and dining opportunities will encourage patron visitation and browsing. Wayfinding signage and parking availability need to be enhanced in order to ensure patrons' experience is convenient. On-street and side-loading spaces will need to be accommodated to ensure the ultimate functionality of the business corridor.

Design Goals

- Attract people to Main Street
- Create a positive and memorable experience
- Create a safe and vibrant streetscape environment

Key Design Objectives

- Change traffic pattern to two-way traffic
- Create gateways with enhanced pavers, lighting, landscape, and signage at Clay, Lester, Bridge, and Moss Streets
- Remove parking bump-outs where additional parking is useful
- Create unique building façades by returning them to their historic appearance or updating them to be contemporary yet compatible
- Designate on-street parking/loading zone spaces for early-morning or evening hours
- Enhance the streetscape with multiple pavement types, public art, and interpretive elements
- Replace outdated lighting with new Martinsville fixtures
- Remove visually-obstructive street trees or prune limbs
- Reconfigure street tree locations to be located strategically between building façades
- Widen sidewalks between Bridge and Moss Streets and add grates to tree pits

Furniture District Improvements - F

This initiative involves several businesses and buildings along Church and Main Streets between Broad and Ellsworth and Lester Streets that specialize in furniture manufacture or sales. Although market analysis shows the furniture market is fairly saturated, it may be possible for this district and its products to be regionally and nationally known through careful product development, advertisement, and the special amenities of its location. The area has the potential to become a major gateway, retail, and entertainment destination for the Uptown area. Its specialization in furniture and its connections to local heritage create the possibility for an anchor district for the east end of Uptown. Synergy with support and ancillary businesses will be critical. Restaurants, accessory stores, art stores, entertainment attractions, and other businesses can serve to support this district and enrich the visitor experience.

Design Goals

- Create a destination retail zone for Uptown with convenient access to parking, amenities, and shops
- Provide connections from this district to other Uptown areas through streetscape corridors and pedestrian passages
- Create a safe and vibrant streetscape environment



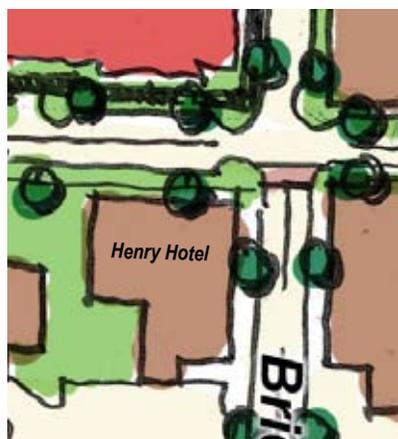
Concept for the Furniture District Improvements.



Conceptual Rendering of the Furniture District

Key Objectives

- Create a better-defined, signed public parking lot or garage behind the Big Chair Plaza (see left side of concept above)(refer to Initiative K - Parking Improvements for additional parking discussion)
- Change traffic pattern to two-way traffic on Church Street.
- Ensure that wayfinding signage directs people to the district
- Remove parking bump-outs where additional parking/loading is needed
- Leave bump-outs where they enhance and protect midblock crossings or intersection crossings, such as at the Big Chair Plaza.
- Designate parking/loading zone spaces for early-morning or evening hours. Identify curb cuts and pull-in loading at sides of buildings and alleys where possible
- Enhance Church Street with interesting pavement types and patterns, public art, and interpretive elements
- Replace outdated lighting
- Remove or prune trees that obstruct building façades or signs
- Reconfigure street tree locations to be located strategically between building façades
- Create unique building façades by returning them to their historic appearance or updating them to be contemporary yet compatible



Concept for the Henry Hotel.

The Henry Hotel - G

This four-story former hotel serves as a visible piece of gateway architecture. Although the residential use is currently being phased out, the first and second floors continue to house a restaurant and insurance office. The building’s prominent location and adjacency to area businesses, parking, and the furniture district create opportunities for a variety of uses and tenants. This includes retail and restaurant patrons on the first floor, office space on the first and second floors, and market-rate housing

on the remaining floors. Low-income and affordable housing can also be incorporated.

Design Goals

- Ensure the ground floor physically relates to the street
- Make the building attractive to both investors and tenants

Key Design Objectives

- Improve Broad and Church Street façades through by cleaning masonry, installing awnings, and other renovations
- Extend the Broad Street stoop and steps to enhance entrance appearance and prominence
- Create al fresco dining opportunities for potential ground-floor restaurants and cafes.
- Create attractive storefront displays and lighting design to attract visitors

Green Spaces, Community Spaces and Pedestrian Connections - H

Public spaces such as promenades, plazas, pocket parks, and streetscapes are critical to the vitality of any successful city. A well-connected and safe system of public spaces can provide the framework for commerce. These types of spaces encourage walking, window shopping, browsing, dining, and a number of other incidental activities that create visitor trips, enhance the visitor experience, and contribute to sales. A well-developed system of public spaces can serve as an attraction for an out-of-town day trip. Uptown Martinsville has a tremendous opportunity to connect to and capitalize on several destination type green spaces; this includes the Dick & Willie Passage Trail, Wilson Park, and Courthouse Square. Small pocket parks and pedestrian passages enhance and connect the system of public spaces and provide a complete pedestrian experience. Opportunities exist for new signature parks or spaces that serve multiple functions such as performances or gatherings.

Design Goals

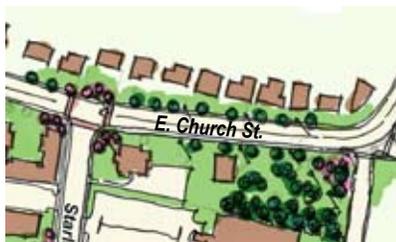
- Enhance walkability through Uptown
- Create a system of multifunctional public spaces
- Create connections to destinations and destination green spaces

Key Design Objectives

- Create a pedestrian connection to Wilson Park from Uptown
- Complete the Dick & Willie Passage trail and trailhead improvements and provide signage that directs people to and from the trailhead
- Make improvements to the Courthouse Square (see earlier discussion)
- Improve pedestrian connectivity on Franklin Street between the Commonwealth Building and Uptown
- Create a pedestrian passage between Bridge and Walnut Streets

- Include a park as part of redevelopment plans for the Baldwin block
- Consider the front lawn of City Hall a public space and maintain it as such with attractive landscaping and seating areas
- Enhance the use of Big Chair Plaza by adding human-scale seating areas and additional landscaping.
- Consider making Walnut Street a pedestrian mall during weekends through the use of removable bollards, signs, and unique paving.

Gateways and Wayfinding Enhancements -I



Concept for the E. Church Street entrance gateway corridor.



Concept for the Bridge and Market Streets gateway.

It is difficult and seemingly inconvenient to navigate into the Uptown. Road signs effectively divert traffic around Uptown and focus visibility on standard commercial corridors. Businesses and services around the perimeter of Uptown appear to be doing well. Because of the proximity to this larger market of visitors and patrons, it is imperative that Uptown is easy to find and becomes a natural stop in the local transportation network. In essence, all roads should lead to Uptown. Gateway improvements need to be implemented with a more holistic approach in mind. They may involve more than just landscape and signs. Gateway improvements to key corridors and intersections may involve infrastructure improvements—such as road realignments, roundabouts, intersection re-striping, utility removal or relocation; building façade enhancement; blight removal; and lighting upgrades. Signage should be sophisticated, coordinated, highly legible, and easily identifiable. Vehicular corridors should be unified with consistent material styles, paving patterns, and spacing of lights, banners, and street trees. Each decision point, such as an intersection, should be identified with a change in landscape type and signage, however small, that reassures the driver of the direction of their destination.

Design Goals

- Attract visitors to Uptown
- Facilitate identification, location, and navigation to and through Uptown

Key Design Objectives

- Establish a gateway corridor on Church St. between Oakdale and Starling Streets
- Establish a gateway corridor on Liberty St. between Commonwealth and Franklin and Jones Streets
- Create gateways into Uptown on Market Street at its intersection with W. Church St., Bridge St., and Ellsworth St.
- Create secondary gateways at Liberty and Franklin Streets; W. Church and Moss Streets; and E. Church and Clay Streets
- Ensure each gateway contains prominent identification and directional signage that is visible during day and night
- Consider using roundabouts as attractive gateway features and for to mitigate traffic flow



Conceptual Rendering of the
Starling/Church St. Gateway

Traffic Enhancements - J

Convenient access and circulation around any city is critical to its success. If designed improperly, transportation systems can impede community vitality and serve as a primary contributor to economic failure. For example, Uptown currently manages traffic through primarily one-way street flow. Ultimately, there are trade-offs between one-way and two-way traffic. While one-way traffic facilitates the flow and rate of traffic, it can impede access. Two-way traffic facilitates access but in busier city centers it can impede flow. Uptown does not currently have the latter problem. In the future it is hoped that better flow will be desired due to volume. At that time, City planners can look at the feasibility of one-way traffic. Changes to the traffic pattern will need to consider other infrastructure improvements such as loading zones, the removal or relocation of parking bump-outs, and traffic signal operation.

Design Goals

- Facilitate navigation through Uptown for visitors and residents

Key Design Objectives

- Change traffic pattern to two-way on Church, Main, and Bridge Streets
- Remove parking bump-outs where necessary to facilitate two-way traffic flow
- Add additional loading zone spaces signed for specific early-morning and evening hours.

Parking Improvements - K

Currently there appears to be enough parking in Uptown. In aggregate there are many parking lots and parallel parking spaces dispersed around the Uptown area. The problem is that much of the parking is not well identified to the visitor, is perceived as unsafe at night, or is not strategically located near desired destinations. Careful identification and management of public parking in coordination with redevelopment initiatives will prove

very important as Uptown improves and building occupations increase. As tenants occupy buildings parking will be at a premium and will need to be managed carefully. Other strategies and options will need to be planned for, including structured parking and paid parking.

Parking garages will meet the expected demand for parking spaces once more businesses locate to Uptown. As shown in the matrix below, Uptown currently has enough spaces to meet demand, primarily due to the high building vacancy rate. However, if all available building space were occupied, there would be a shortfall of more than 2,000 spaces. As shown in the concept plan for the Furniture District, a parking garage could reduce this shortfall in a relatively small amount of space. At a three-story height with rooftop parking, the garage shown in the concept would create approximately 360 parking spaces.

Current/Future Parking Needs

	CURRENT	FUTURE
# Existing Spaces	3,271	3,271
Occupied Bldg. SF	659,197 SF	1,329,907 SF
Shortfall/Surplus	+634 spaces	-2,049 spaces
<i>*Assumes a parking rate of 1 space/250 SF of building space</i>		

Structured parking developed as part of a new building on Bridge Street would likely accommodate a mix of uses. The building may include hotel rooms, apartments, office space, and ground floor retail. Each of these uses has separate parking quantity requirements and hours of use. This makes sharing parking with other intensive uses such as evening events or NCI classes possible. For example, the portion of parking dedicated to day time retail and offices uses could be made available to NCI students after business hours.

A quick analysis of the available building space and grades reveals that two levels of parking is feasible. One level accessible from the side alley and another level accessible from Bridge or Main Street. Two levels of parking would generate an inside area of 220' by 220' or approximately 96,800 square feet of total floor area. This would yield about 181 parking spaces per floor or a gross total of 362 spaces using 55 foot standard bay widths. This would yield a net of approximately 340-350 spaces after handicapped parking and mechanical equipment. This amount of parking would support approximately 87,500 square feet of leasable square footage at a ratio of 1 space per 250 square feet. The Bridge street lot currently accommodates a total 138 spaces. It is reasonable to assume that a little less than half of the leasable square footage of the new building would be dedicated to retail and office spaces. This would yield 100 to 160 spaces available for evening classes, events and other activities. In conclusion the Bridge Street block could be redeveloped with no net loss of evening parking.

Furthermore, many NCI students do not like to use the parking lot on Depot Street due to low light levels and access issues. With improvements to lighting and access to this lot, students would be encouraged to use all

64 available spaces. The addition of trailhead parking for the D&W Trail will at least another 80 spaces, providing a total of 144 spaces available for evening use. This doubles what is available at the Bridge Street lot. The Future growth of NCI will likely include the development of new building space and the subsequent construction parking to accommodate the additional class room and meeting space.

Design Goals

- Encourage visitation and ease of access through a system of well defined, well signed public parking lots and on-street parking opportunities strategically located in destination areas around Uptown
- Review the need for parking garages as the Uptown area gains more businesses and residents

Key Design Objectives

- Designate public parking spaces and hourly spots to ensure prime parking is reserved for visitors. Ensure that employee and resident parking is also available and plentiful
- Create public parking lots at the Big Chair plaza; Courthouse Square parking lot; Fayette parking lot; future Baldwin Block; and Main Street parking lots
- Install parking signs that identify public, hourly, resident, and employee parking and that are consistent with the overall signage design throughout Uptown
- Construct parking garages when feasible in centralized locations that will serve the greatest number of Uptown residents, employees, and visitors
- Design garages to be attractive in design and fit with the character of the surrounding buildings

General Infill & Redevelopment - L

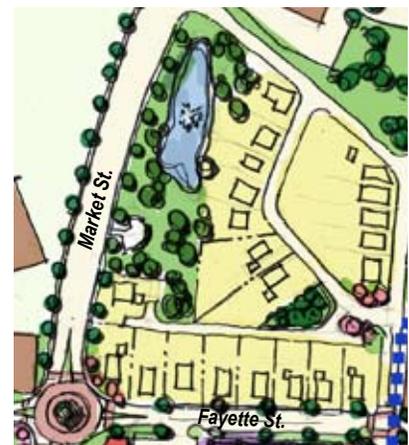
Several vacant, partially-developed, or blighted properties exist within Uptown that detract from the quality of the area yet provide substantial opportunity to enhance Uptown’s character, commerce, and livability. This section summarizes infill and redevelopment opportunities while the remainder of the chapter focuses on specific recommendations.

Each property or cluster of properties provides its own unique character and lends itself to certain opportunities based on location, infrastructure, topography, and proximity to other land uses. While these properties are identified throughout this report, it will ultimately be the responsibility of the Economic Restructuring Plan to determine the best uses for the vacant and blighted buildings.

There are, however, some items to offer for consideration. The forthcoming Housing Market Analysis will identify potential housing markets, price points, and housing needs for Uptown. In general, there is a national market for price-point-driven housing; typically fee-simple housing



Concept for the Moss, Market, and Church Block.



Concept for the Moss, Market, and Church Block.



Concept for the Lester and Commonwealth Centre Block.



Concept for the Franklin Street Corridor.

products priced under \$200,000. Mixed-use, higher density developments are gaining momentum in place of high-end single-family homes or condominiums. Infill and redevelopment scenarios may want to consider marketing to retired people, families, and work-force housing particularly in conjunction with new or improved amenities such as the Courthouse Square district, D&W trailhead, Baldwin Block, or other future endeavors that enhance quality of life. Housing products may include smaller single-family homes, townhomes, and apartments. Discussions with real estate agents and developers will be particularly helpful to determine what type of redevelopment and infill is most practical.

The Concept Plan included at the end of this chapter illustrates potential uses for vacant sites. Single-family residential, townhomes, and other residential properties are shown in yellow and orange and are located to make use of available open and redevelopable spaces near Uptown's borders. Mixed-use development—which includes a mix of residential, retail, office, and commercial uses—are shown in red. Mixed-use development has the opportunity to introduce multiple land uses and interesting architecture into a site or group of sites, such as the Baldwin Block or along Jones Street. Mixed-use development both attracts visitors and serves the local community by providing opportunities for shopping, dining, and living.

Educational and recreation components within the concept plan are shown in blue and purple, respectively. Educational infill is primarily dependent on NCI's expansion plans, although another education-related entity could also take advantage of infill opportunities. The major proposed recreational infill is a new amphitheater located within the Baldwin Block. This amphitheater could draw people from all over the region and potentially from the Martinsville Speedway crowd.

Moss, Market, & Church Block Redevelopment - M

This block is situated on a major entrance corridor. Current uses fragment the property and do not seem to realize its full potential to support economic redevelopment efforts. This area could potentially support higher-density housing; detached and attached single family residential and townhomes; or office and classroom buildings that support NCI's future growth plans. Supporting commercial development—containing higher quality businesses and attractive architecture—should anchor the Market and Church Street intersection. This development would be marketed based on its proximity to Uptown and surrounding amenities.

Moss, Market, & Fayette Block Redevelopment - N

This block is situated on a major entrance corridor. Current uses include various retail and commercial properties that do not relate to the Fayette corridor. With future residential infill and the redevelopment of the Baldwin Block to accommodate events, office space, and other uses, the Fayette Street frontage will be situated to more appropriately take advantage of the increased activity and amenities. This area could potentially support higher density housing; detached and attached single

family residential; townhomes; or neighborhood commercial depending on feasible development scenarios and opportunities.

Lester & Commonwealth Block Redevelopment - O

This site, bounded by Lester, Commonwealth, Franklin, and Depot, is located within an easy walk of many Uptown amenities. It is currently underutilized and relatively undeveloped. The current land uses, which appear to be light industrial and utilities, may be better served elsewhere in Martinsville. This property could potentially support higher density housing; detached and attached single family residential; and townhomes. This development could be marketed based on its proximity to Uptown and surrounding amenities such as parks, the Dick & Willie Passage trailhead, and Courthouse Square. Improving the Franklin Street corridor, as discussed next, would also improve the marketability of this site.

Franklin Street Corridor - P

This corridor is located adjacent to the Dick & Willie Passage trailhead and serves as a major transportation connection to the Commonwealth Centre—located on the north side of Commonwealth Blvd.—and active retail centers outside of Uptown. This corridor could potentially contain infill commercial and services that support increased adjacent residential development as well as cater to trail-related markets. This may include infill buildings for running and biking supplies, neighborhood grocers, banks, general stores, and restaurants.

Creating a safe pedestrian connection along the bridge over Commonwealth Blvd. will also enhance this corridor. Once a pedestrian route is created and identified, it will entice Commonwealth Centre employees to walk to Uptown for food and services. Depending on the future use of the Commonwealth Centre site, this could be a mutually-beneficial arrangement by allowing pedestrians to travel both ways over Commonwealth Blvd.

Building and Façade Improvements

The appearance of the commercial façades in Uptown has a large impact on the economic vitality of the area. Façade improvements to those buildings identified in the façade analysis—detailed in the next chapter and in Appendix A—as being blighted should be addressed as a major initiative and can be tackled with the aid of programs already in place, such as the national Main Street program.

One prime example of a façade in need of assistance is the former Department of Social Services building located at 20 E. Church Street. The gray stucco exterior and oddly isolated entrance detracts greatly from the historic character of the surrounding businesses. A new façade might include a brick exterior with street-level windows and a more inviting entrance that is directly visible from the street. In keeping with other façade recommendations, awnings are appropriate here.

Implementation Strategies

The major initiatives outlined in the previous section provide the baseline information for potential improvements to Uptown. In order to move forward, however, steps must be taken to actually implement the projects. A project must be selected, funds must be accumulated, and then the project must be completed in order to show progress and garner the support and confidence of the community and future funding sources. This section discusses utilizing a demonstration project to garner interest, possible phasing sequences for the remaining initiatives, and the roles of key groups and organizations that might aid in implementing the major initiatives.

Project Priorities

Instead of creating a time-based phasing plan, the City should think in terms of project and community priorities. Given that the major initiatives present a broad and diverse group of undertakings, it is recommended that the City prioritize its efforts in order to achieve the highest possible success rate.

Priorities should be based on community feedback—expressed through the public and stakeholder meetings and surveys; available and potential funding sources; and likelihood of success at any given time in the political and economic climate in which project implementation is being considered. Priority should also be given to projects that provide the greatest amount of return on an investment. For example, façade improvements should take precedence over the creation of green spaces. This is because rehabilitated façades will achieve more goals early in the revitalization process—in terms of economic revitalization, owner involvement, beautification, and improved building maintenance—than implementing green space.

The City should also consider the possibility that major initiatives may need to be broken into smaller, more easily-achievable pieces in order to conform to current funding opportunities. For example, instead of attempting to implement all of the Main Street improvements at once, it may only be possible to install signage or improve a small group of façades.

Priority Recommendations

By analyzing existing conditions, accumulating public feedback, and through discussions with stakeholders, the following projects are recommended as initial priorities. These projects were selected as first priorities because they will be included as part of the impending CDBG grant and/or they will quickly improve pedestrian and vehicular mobility through Uptown. The following projects also support economic goals by drawing people into Uptown and making it easier for them to shop, live, or work in the area. They are presented in no particular order.

- Fayette Street façade improvements and site blight mitigation
- Fayette Street physical improvements (e.g. streetscape and crosswalks)
- Courthouse Square improvements (e.g. plaza, parking, and terrace)

- Gateways on Market and Church Streets (see cost information below)
- Pedestrian improvements (e.g. crosswalks, signals, and passages)
- Wayfinding signage throughout Uptown (e.g. pedestrian/vehicular signage that points to public parking, the Courthouse, the Farmers' Market, and other locations of interest)

Demonstration Projects

The recommended method of kicking off implementation of the major initiatives is to undertake a demonstration project. A demonstration project is a focused and achievable undertaking that can be completed on a relatively short timeline to show progress and accomplishment to the community and funding sources.

For Uptown, the first recommended demonstration project involves making improvements to the Fayette Street corridor between Moss and Jones Streets. Fayette Street has the highest incidence of blight within the project area and likely would receive the most economic benefit from physical improvements in terms of increased interest in businesses and housing opportunities. The public would also see the greatest physical change in this area.

The Fayette Street corridor, along with improvements to the Courthouse Square area, is also part of the CDBG application study area. The CDBG-specific improvements and tasks are discussed in greater detail in the next section.

Other demonstration projects should be located in diverse parts of Uptown and could include the following:

- Gateway at Starling and Church Streets
- Gateway at Liberty St. and Commonwealth Blvd.
- Improvements to the Dick & Willie Passage trailhead
- Pedestrian improvements (sidewalks, signage, landscaping) along West Church and Moss Streets
- Converting a portion of the parking lot between the Globman's and Embarq buildings into a pedestrian passage between Main and Church Streets.
- Converting one-way streets to two-way
- Installing wayfinding signage
- Redesigning the Courthouse Square parking/plaza

Key Groups & Organizations

The City of Martinsville is lucky to have a number of concerned and passionate City staff, citizens, and organizations that want to improve economic and physical conditions within Uptown. Ultimately, it will be the coordinated efforts of these people that will make the revitalization of Uptown a successful endeavor. Below is a list of just a few groups whose efforts will impact revitalization efforts.

City of Martinsville Staff

City staff will lead planning and grant application efforts. Because many of the major initiatives involve both public and private participation, the City will act as a liaison between funding sources and private citizens. The City will also likely be the entity that organizes public meetings and keeps the public informed of implementation progress.

Citizens and Business-Owners of Martinsville

The citizens and business-owners of Martinsville, particularly those who live, work, or own property within Uptown, must stay involved in revitalization efforts. They should attend public meetings, voice their opinions and become part of the solution for rebuilding Uptown.

Martinsville Uptown Revitalization Association (MURA)

MURA is an association of citizens and business-owners who are working to revitalize Uptown through the formation of four committees tasked with organization, economic restructuring, design and promotion. Their goal is as follows:

“By the promotion of a variety of special programs - design assistance, special events and economic development activities - Martinsville Uptown will continue to lead the way to improvement of the business climate and continued economic growth.”

Martinsville-Henry County Economic Development Corporation (EDC)

The EDC is a nonprofit, public/private economic development organization committed to making Martinsville-Henry County, Virginia a prosperous region. Their mission “is to create new job opportunities and expand the tax base for the area; support and develop local industry; and market Martinsville-Henry County globally as an exceptional place to live, work and play.”

The EDC can assist the goals of this revitalization plan by offering economic advice and assistance to both the City and small business owners.

Phoenix Community Development Corporation (CDC)

The CDC, to be established in January 2010, will be able to buy and develop buildings using grants and other funding. The CDC will take on projects with greater financial risk and potentially smaller monetary returns, but that will ultimately prove beneficial to the community. The CDC is being formed with assistance from the Virginia chapter of Local Initiatives Support Corporation (LISC).

Harvest Foundation

According to their website, the Harvest Foundation “...was established in 2002 from the sale of Memorial Hospital and is committed to honoring the legacy of the hospital by being good stewards of the foundation’s assets and

by using these assets to produce resources for the citizens of Martinsville and Henry County. The Harvest Foundation seeks to inspire, invest in, partner with and support community initiatives in health, education, and community vitality. Our goal is to support Martinsville and Henry County as a place where everyone has the opportunity to live, work, and play.”

The Harvest Foundation is interested in providing financial support to Martinsville in the form of grants and in the areas of health, education and community vitality.

Cost Estimates

Cost estimates for select gateways are included at the end of this section in order to provide a general idea of the funding requirements for these features. The primary gateways into Uptown lie outside the CDBG project area and therefore cannot be funded through the CDBG grant. CDBG-area costs, including costs for façade and site improvements within the project boundary, are shown in the next chapter.

The gateways are grouped into eastern and western gateways and then into sub-categories by individual gateway location. It is recommended that these gateways be implemented before others shown on the concept to provide the highest initial impact per dollar spent. Because these are master-plan level costs, the estimates should be revisited at the time of implementation. These estimates do not include costs for utility relocation, survey, or permitting.

Funding Sources

Funding is always a primary concern during any implementation effort. Without sufficient dollars in place, even the best-planned project cannot succeed. The major initiatives laid out earlier will all likely require multiple funding sources. This section outlines potential funding sources and how they might be applied to the major initiatives. The funding sources discussed below relate solely to physical improvements; economic development funding and incentives should be investigated in conjunction with these sources. Specific cost estimation information is available in the CDBG Implementation Plan chapter in this report.

Potential Funding Sources

City In-Kind Efforts

The City of Martinsville has noted that they do not have a Capital Improvements budget but can offer in-kind services instead. These in-kind services include construction labor and project administration.

Private Foundations and Donors

Private foundations and donors such as the Harvest Foundation are often able to commit larger amounts of funds at a single time than the City thus providing necessary impetus to kick-start a project. Private donations are best used for large-scale projects such as buildings, although funds could be

set aside and doled out as needed. However, smaller grant amounts could be used to assist individual business owners to improve their façades.

Federal Grants

Federal grants such as TEA-21 funds are useful for transportation-related projects such as streetscape improvements, traffic-enhancements, and trail construction. Federal funds often come with additional requirements such as permits, funding restrictions, and an added layer of review but provide a solid base for funding a project.

State Grants

State grants are often available for recreation-related projects, physical improvements such as façade and streetscape work, and economic restructuring. In fact, this report is being prepared as part of an application requirement for a CDBG Business District Revitalization Grant through the Department of Housing and Community Development (DHCD).

State agencies that typically offer or administer grants include the Department of Recreation and Conservation (DCR) which offers park, trail, and conservation grants; the Virginia Department of Transportation (VDOT) who administers TEA-21 grants and has their own Recreation Access Fund for trail construction; and DHCD who offers grants for community-based economic and physical improvements.

Tax Credits

Federal and State Rehabilitation Tax Credits are offered through both the Federal and State government for improvements to historic properties. Historic properties are those considered to be at least 50 years old from the current year.

The Federal government offers an amount equal to 20% of a total rehabilitation bill applied to the applicant's tax liability. At least \$5,000 worth of work must be completed at one time and the building must be an income-producing property such as a business or rental housing. This program is run by the National Park Service.

The State of Virginia's Department of Historic Resources offers a similar program where property owners who complete a certified rehabilitation of a significant historic building can receive an income tax credit on 25% of their eligible expenses. These buildings do not need to be income-producing and can be owner-occupied.

Loans

The National Trust Loan Fund (NTLF) specializes in pre-development, acquisition, mini-permanent, bridge and rehabilitation loans for residential, commercial and public use projects. Eligible borrowers include not-for-profit organizations, revitalization organizations or real estate developers working in designated Main Street communities, local, state or regional governments, and for profit developers of older and/or historic buildings. Currently, NTLF is not considering unsolicited requests for financial

assistance. However, they are available to provide technical assistance for historic preservation organization or real estate development project.

The Harvest Foundation or CDC may also be a good sources for loans or micro-loans as incentives for business-owners to improve their façades, to draw new businesses to Uptown, or to provide assistance to landlords wishing to turn upper-story space into affordable housing.

Volunteer Services

Local social and service organizations are excellent sources of labor for small projects such as landscaping and installing signs. The Boy Scouts, Girl Scouts, Rotary Club and social lodges, and students trying to meet community service requirements should be tapped to handle small tasks.

Sponsorships & Partnerships

Sponsorships and partnerships with local, regional, or national businesses could prove useful in spurring economic growth and physical improvements. Securing funding agreements with Patrick Henry Community College, Martinsville Speedway, New College Institute, Henry County, local garden clubs, and perhaps national corporations could provide funds for larger projects such as new buildings, parks, and performance spaces in exchange for naming and advertising rights.

Fundraisers

Fundraising campaigns can be undertaken for small projects such as signage, park landscaping, and the Courthouse plaza.

Fundraising can mean both a direct request for dollars from private donors and community members or an exchange of dollars for a prize or memento. For example, the City can sell engraved bricks to complete the proposed Courthouse plaza improvements or offer bench dedications to those who contribute to new site furnishings. Other examples include non-profit organizations holding raffles or silent auctions to secure park funding or new wayfinding or interpretive signage.

Martinsville Uptown Revitalization Plan

Martinsville, Virginia

Estimate of Probable Cost - OVERALL GATEWAY IMPROVEMENTS

2/26/2010

Prepared By: Land Planning and Design Associates Inc. Charlottesville, VA

Cost Summary

TOTAL

Overall Physical Improvement Estimate

Eastern Gateway

A	Starling Gateway	\$	240,095.00
B	Clay Street Gateway	\$	88,700.00

Western Gateway

A	Commonwealth Gateway	\$	149,100.00
B	Fayette Gateway	\$	598,075.00
C	Church Gateway	\$	545,975.00

TOTAL \$ 1,621,945.00

Martinsville Uptown Revitalization Plan

Martinsville, Virginia

Estimate of Probable Cost - Eastern Gateway Improvements

2/26/2010

Prepared By: Land Planning and Design Associates Inc. Charlottesville, VA

A	Starling Gateway	QTY.	UNIT	UNIT PRICE	TOTAL
	Pavement Demo (to install crosswalk pavers)	133	SY	\$45.00	\$ 5,985.00
	Crosswalk (vehicular unit pavers)(Starling & Church Street)	1,200	SF	\$30.00	\$ 36,000.00
	Curb ramps	4	EA	\$800.00	\$ 3,200.00
	Street lights (100' on center both sides)	32	EA	\$3,500.00	\$ 112,000.00
	Banners (every other street light)	16	EA	\$500.00	\$ 8,000.00
	Street trees (50' on center)	65	EA	\$450.00	\$ 29,160.00
	Monument sign (brick monument sign, flagpoles, uplighting)	1	LS	\$15,000.00	\$ 15,000.00
	Landscaping (Shrubs, perennials, bed prep, mulching)	1	LS	\$10,000.00	\$ 10,000.00
	Ornamental trees	20	EA	\$350.00	\$ 7,000.00
	Evergreen trees	25	EA	\$250.00	\$ 6,250.00
	Electrical work (wiring, conduit)	1	LS	\$7,500.00	\$ 7,500.00
				TOTAL	\$ 240,095.00

B	Clay Street Gateway	QTY.	UNIT	UNIT PRICE	TOTAL
	Pavement Demo (to install crosswalk pavers)	150	SY	\$45.00	\$ 6,750.00
	Crosswalk (vehicular unit pavers)(Starling & Church Street)	1,200	SF	\$30.00	\$ 36,000.00
	Curb ramps	7	EA	\$800.00	\$ 5,600.00
	Street lights (100' on center both sides)	6	EA	\$3,500.00	\$ 21,000.00
	Banners (every other street light)	3	EA	\$500.00	\$ 1,500.00
	Street trees (50' on center)	6	EA	\$450.00	\$ 2,700.00
	Monument sign (3'x6' brick)	1	LS	\$2,500.00	\$ 2,500.00
	Landscaping (Shrubs, perennials, bed prep, mulching)	1	LS	\$2,000.00	\$ 2,000.00
	Ornamental trees	9	EA	\$350.00	\$ 3,150.00
	Electrical work (wiring, conduit)	1	LS	\$7,500.00	\$ 7,500.00
				TOTAL	\$ 88,700.00

OVERALL TOTAL: \$ 328,795.00

Martinsville Uptown Revitalization Plan
Martinsville, Virginia
Estimate of Probable Cost - Western Gateway Improvements

2/26/2010

Prepared By: Land Planning and Design Associates Inc. Charlottesville, VA

A	Commonwealth Gateway	QTY.	UNIT	UNIT PRICE	TOTAL
	Pavement Demo (to install crosswalk pavers)	400	SY	\$45.00	\$ 18,000.00
	Street lights (100' on center both sides)	15	EA	\$3,500.00	\$ 52,500.00
	Banners (every other street light)	7	EA	\$500.00	\$ 3,500.00
	Street trees (50' on center)	23	EA	\$450.00	\$ 10,350.00
	Monument sign (brick monument sign, uplighting)	2	LS	\$7,500.00	\$ 15,000.00
	Landscaping (Shrubs, perennials, bed prep, mulching)	1	LS	\$10,000.00	\$ 10,000.00
	Ornamental trees	20	EA	\$350.00	\$ 7,000.00
	Evergreen trees	10	EA	\$250.00	\$ 2,500.00
	Electrical work (wiring, conduit)	1	LS	\$7,500.00	\$ 7,500.00
	New curb	650	LF	\$35.00	\$ 22,750.00
TOTAL					\$ 149,100.00
B	Fayette Gateway	QTY.	UNIT	UNIT PRICE	TOTAL
	Pavement Demo (to install crosswalk pavers)	225	SY	\$45.00	\$ 10,125.00
	Crosswalk (vehicular unit pavers)(Starling & Church Street)	2,000	SF	\$30.00	\$ 60,000.00
	Curb ramps	8	EA	\$800.00	\$ 6,400.00
	Street lights (100' on center both sides)	30	EA	\$3,500.00	\$ 105,000.00
	Banners (every other street light)	15	EA	\$500.00	\$ 7,500.00
	Street trees (50' on center)	50	EA	\$450.00	\$ 22,500.00
	Monument sign (brick monument sign, uplighting)	1	LS	\$7,500.00	\$ 7,500.00
	Landscaping (Shrubs, perennials, bed prep, mulching)	1	LS	\$10,000.00	\$ 10,000.00
	Ornamental trees	13	EA	\$350.00	\$ 4,550.00
	Evergreen trees	8	EA	\$250.00	\$ 2,000.00
	Electrical work (wiring, conduit)	1	LS	\$7,500.00	\$ 7,500.00
	Roundabout (demo ex, paving, curbing complete)	1	LS	\$350,000.00	\$ 350,000.00
	Seeding	1	LS	\$5,000.00	\$ 5,000.00
TOTAL					\$ 598,075.00
C	Church Gateway	QTY.	UNIT	UNIT PRICE	TOTAL
	Pavement Demo (to install crosswalk pavers)	225	SY	\$45.00	\$ 10,125.00
	Crosswalk (vehicular unit pavers)(Starling & Church Street)	2,000	SF	\$30.00	\$ 60,000.00
	Curb ramps	8	EA	\$800.00	\$ 6,400.00
	Street lights (100' on center both sides)	18	EA	\$3,500.00	\$ 63,000.00
	Banners (every other street light)	9	EA	\$500.00	\$ 4,500.00
	Street trees (50' on center)	35	EA	\$450.00	\$ 15,750.00
	Monument sign (brick monument sign, uplighting)	1	LS	\$7,500.00	\$ 7,500.00
	Landscaping (Shrubs, perennials, bed prep, mulching)	1	LS	\$10,000.00	\$ 10,000.00
	Ornamental trees	12	EA	\$350.00	\$ 4,200.00
	Evergreen trees	8	EA	\$250.00	\$ 2,000.00
	Electrical work (wiring, conduit)	1	LS	\$7,500.00	\$ 7,500.00
	Roundabout	1	LS	\$350,000.00	\$ 350,000.00
	Seeding	1	LS	\$5,000.00	\$ 5,000.00
TOTAL					\$ 545,975.00
OVERALL TOTAL:					\$ 1,293,150.00

CDBG Implementation Plan

Introduction

The City of Martinsville will be applying for a Community Development Block Grant (CDBG) Business District Revitalization (BDR) grant in 2010. The BDR grant assists in the revitalization of a downtown or other commercial district through the distribution of State funds. The grant application requires the preparation of an Economic Restructuring Plan, discussed earlier in this report, and an assessment of and plan for mitigating physical and economic blight. This Uptown Revitalization Plan also fulfills the physical blight requirement for the grant application by evaluating architectural and exterior blight conditions and providing recommendations and cost implications for their removal. The physical improvements described in this report support the economic restructuring strategies set forth in other documents.

This section of the report focuses on the CDBG-related physical improvement projects that will work in conjunction with economic restructuring strategies. Whereas the previous section discussed broader planning initiatives for the entire Uptown area, this section will discuss only the blight mitigation, physical improvements, and cost estimates related to the CDBG project boundary. The boundary contains Fayette Street, the northern edge of West Main Street, and the Courthouse Square area.

As a whole, any economic and physical improvements must also support the national CDBG goals of benefiting low- and moderate-income persons and eliminating slum and blight. CDBG grant applications that are highly-ranked include projects that will “provide important job or business opportunities which will be specifically targeted for LMI persons, and projects which will alleviate nearly all identified blighting elements and create a measurably improved environment for business activities.” It should also be noted that any CDBG funds must be spent on projects located within the designated CDBG grant boundary.

The CDBG project boundary was defined as such due to the high amount of blight and need for economic and physical improvements in the Fayette Street and Courthouse Area. In essence, these two areas would see the greatest benefit and return on investments than other locations. Improvements to Fayette Street would have a greater effect on low-to-moderate income residents than other locations within Uptown. Improvements to the Courthouse Square would provide a physical anchor to Uptown and draw residents, businesses, and visitors thus benefitting economic improvement goals.

Blight Mitigation and Façade Improvements

Blight Mitigation

Martinsville, in reality, has very few properties that are considered serious blight problems. The majority of buildings require only cosmetic or minor structural repair. The larger problem is the high number of vacancies which ultimately affects the economic stability of the City. This section, however, addresses physical improvements needed to lift specific buildings out of blighted status. Refer to the Blight Map located at the end of this section.

According to Section 36-3 of the Code of Virginia, blight can be defined in the following way:

“Blighted property” means any individual commercial, industrial, or residential structure or improvement that endangers the public’s health, safety, or welfare because the structure or improvement upon the property is dilapidated, deteriorated, or violates minimum health and safety standards, or any structure or improvement previously designated as blighted pursuant to § 36-49.1:1, under the process for determination of “spot blight.”

In this manner, blight can be considered something as simple as peeling paint or as complicated as a caved-in roof. Many of the buildings within Uptown fall under the former category and require simple repairs and rehabilitation.

Façade Assessments and Improvements

Façade improvements can range in scope from minor maintenance issues to major renovations. The majority of buildings in Uptown need only minor cosmetic and maintenance improvements. Three levels of improvements were identified in the analysis phase of the planning:

1. Maintenance, paint and awnings needed
2. Maintenance, paint, and awnings needed; minor repairs needed
3. Major renovations needed

The façade analysis that identified the blighting factors in Uptown shows that the greatest concentration of façade improvement needs exist around the Courthouse Square—along Franklin, Jones, and West Main Streets—and along Fayette Street east of Moss Street. These buildings are listed on the following pages with recommended improvements; estimated costs are included later in this chapter. Three buildings were chosen as examples of possible façade improvement work and are included with a written scope of work in this chapter. Refer to the façade improvement illustrations located at the end of this section.

Frazier Associates of Staunton, VA performed the blight analysis and façade assessment and improvement recommendations. The 30 façades identified as blighted within the CDBG project area, and for which cost estimates were completed, are shown below while the all blighted façades located within the larger project area are included in Appendix A.

Blighted Properties

Many buildings classified as blighted only require minor repairs. The following images pinpoint these buildings and highlight the required repairs.



32 Franklin St.
Remove sign hardware; clean masonry; awning.



36 Franklin St.
Demo metal cladding; repoint masonry; paint wall; repair flashing.



38 Franklin St.
New transom; clean masonry; awning.



40 Franklin St.
Remove sign; clean masonry; paint wall.



42 Franklin St.
Clean masonry; awning.



44-46 Franklin St.
Clean masonry; paint trim.



37 Jones St.
Clean masonry; awning; sign band.



45 Jones St.
Remove cladding; repair windows; paint wall; awning; improve storefront.



107 Jones St.
Awning.



29 W. Main St.
Paint wall; awning; new sign.



30 W. Main St. Lot
Remove canopy; repair windows; clean masonry; improve landscaping.



36-40 W. Main St.
Repair windows; repoint masonry; paint walls; awning.



68 W. Main St. Lot
Install landscaping/paving and railings.



68 W. Main St.
Paint walls; new roof shingles.



2 E. Main St.
Remove cladding; new windows; repoint masonry; paint wall; awning.



4 E. Main St.
Clean masonry.



6 E. Main St.
Clean masonry.



10 E. Main St.
Clean masonry; side awning.



66 Fayette St.
Remove sign & sign band; clean masonry; paint trim.



28 Fayette St.
Repoint masonry; awning.



26 Fayette St.
Repair cornice; clean masonry; awning.



67 Fayette St.
Install landscaping/paving and railings.



61 Fayette St.
Remove canopy; paint wall; awning.



41 Fayette St.
Improve vacant lot.



27 Fayette St.
Repair gutter flashing; repair bulkhead; repair storefront windows; paint trim & walls.



12-20 Fayette St.
Repair cornice; paint trim & walls.

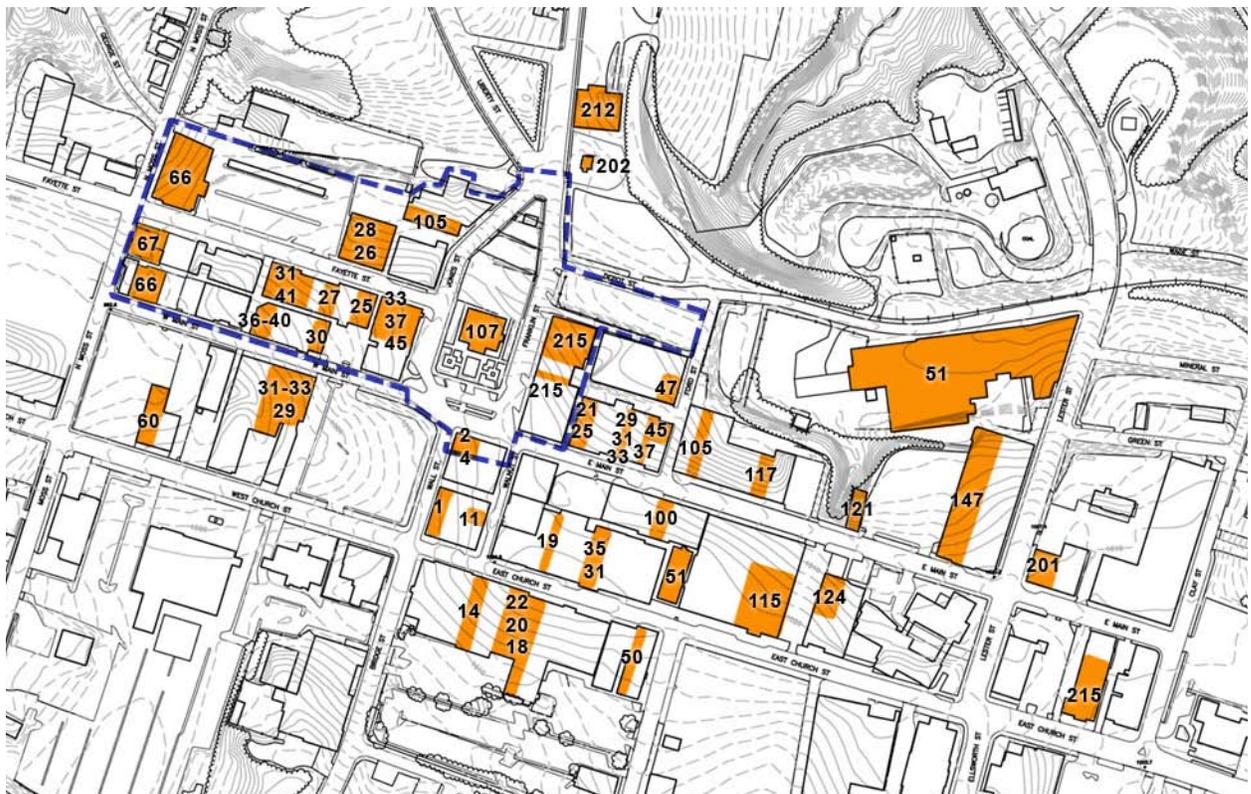
Vacant Buildings and Infill Opportunities

One issue in Uptown Martinsville that is perhaps larger than its physical appearance is the number of vacant buildings and empty lots. Vacancies and empty lots harm economic prospects by reducing the number of people who come into downtown (for lack of places to go) and deterring those who do visit from returning (due to unsightly appearances and safety concerns).

At a minimum, empty lots should be maintained by removing weeds and trash as often as possible. A short-term option for Uptown is to sponsor **community gardens** in an empty space or **community clean-up days** for empty lots until a permanent use can be found. In the long-term, lots that will not be built upon could be turned into **pocket parks**.

Both the interior and exterior of vacant buildings should be maintained by the owner until a new tenant can be located or the building is sold. If possible, Martinsville should consider creating a program that could levy fines for property owners who don't maintain their buildings or lots. In turn, incentives could be offered to owners who maintain their properties and/or quickly find new tenants.

The graphic below illustrates fully- or partially-vacant properties within Uptown Martinsville. Vacancy listings were provided by the City.



Uptown Martinsville Vacancy Map.



Brick pavers at edge of sidewalks.



Curb ramp with landscaping.



Tree grates.



Wayfinding signage.



Pervious concrete with open tree pits to filter pollutants and run-off.

Site Improvements

In addition to architectural blight mitigation and façade improvements, specific recommendations can be made for enhancing the CDBG’s streetscape appearance. The following text discusses site-related physical improvements that aid in blight mitigation and support economic restructuring goals. Cost estimates for most improvements are located at the end of this section. The City will make the final decision about which components of this plan are eventually implemented.

Fayette Street Improvements

Fayette Street lacks a visually-interesting and attractive streetscape character. Although improving the storefronts and façades will certainly help enliven the street, additional changes will be beneficial.

Brick pavers added to the edge of existing sidewalks will go a long way toward creating visual interest. Brick pavers at the curb ramps will also add interest and a level of sophistication.

Crosswalks should be added between each curb ramp at intersections, mid-block crossings, and across driveways. More specifically, crosswalks should be installed at the Moss/Fayette intersection, at Fayette Street midblock to allow people to cross to and from the Farmers’ Market, and at the Fayette/Jones intersection. Adding crosswalks at driveways will help enhance awareness that vehicles need to share this space with pedestrians.

The addition of curb ramps at all intersections and pedestrian crossings will increase connectivity, not only for people in wheelchairs, but for parents with strollers and people with walkers and other mobility problems. Curb ramps could be standard concrete or, if funds are available, constructed out of brick.

Adding tree grates over the open tree pits will serve several purposes, including protecting the soil from compaction; preventing people from having to walk over the tree pits to remain side-by-side; and creating visual interest with attractive and unique grate designs.

This plan reinforces the City’s plan to switch out the older light post styles with contemporary lighting to match the rest of the Uptown area.

Wayfinding signage will be key throughout Uptown, but Fayette Street would be an ideal place to implement a new signage strategy. If the City has not already done so, they should consider hiring a consultant to creating a signage palette to be used in Uptown. The palette might include unique street signs, directional signs for vehicle traffic, pedestrian-oriented signs at street corners, “public parking” signs, and other signs to assist people in finding and navigating through Uptown. All the signs should be consistent in appearance to “brand” Uptown.

Vehicular directional signs should be located at the Moss/Fayette and Fayette/Jones intersections. Pedestrian directional signs should be located at Jones and Fayette Streets and at the pocket park. Public parking signs

should be installed at the Farmers' Market parking lot and should be visible from the street.

Site furnishings, such as benches, trash cans, and bike racks, should also present a coordinated appearance. The existing Martinsville bench is a great example of branding Uptown and should be used consistently. Additional benches on Fayette Street would invite people to stay longer.

Installing a secondary gateway intersection at Fayette and Moss Streets will help identify Fayette Street as a special place. The gateway should consist of brick crosswalks, attractive landscaping on all four corners, a vehicular-oriented sign to welcome people to Uptown, curb ramps, and lighting.

The City should consider locating an antiques or arts and crafts market on Fayette Street; specifically in the large parking space. If held in conjunction with the Farmers' Market, it will bring much-needed foot traffic and customers to Fayette Street.

Public feedback noted the difficulty pedestrians had in trying to move north/south through Uptown. A pedestrian passage would assist in creating connectivity. A pedestrian passage could be created through any existing alley, side street, or parking lot as long as pedestrian and vehicular conflicts are minimized. For example, a passage could be implemented between 21 and 25 Fayette Street or east of 51 Fayette Street and adjacent to the currently vacant lot. Work would include installing brick pavers to denote the pedestrian walking route, lighting, and potentially landscaping or local artwork for aesthetic purposes.

A pocket park—temporary or permanent—might be installed at the vacant lot at 41 Fayette Street. Although small, the lot is approximately .07 acres, this vacant lot could fulfill another common public desire: a park or open space within Uptown. An omission in Uptown is the lack of green space or casual seating space. The Courthouse Square begins to fulfill this need but is too formal and “historic” to serve as a casual open space.

The pocket park at 41 Fayette is large enough for a grassy area, paved area, a few picnic tables, some landscaping, and even public art. Alternatives include installing community gardens or an improved parking area until the site can be developed with a new building. Either option would vastly improve the street's appearance and enable local residents to take ownership over the lot and limit criminal activities and vandalism.

Courthouse Square Improvements

In addition to the standard installation of brick crosswalks and lighting to improve the general streetscape appearance, this plan recommends that the land to both the north and south of the Courthouse be improved. To the south, a new plaza might be created by removing the existing parking and extending the current plaza southward. New bricks, landscaped areas, seating, and signage would help to make the Courthouse Square even more of an anchor and great public space.

Wayfinding signage should be featured prominently on the new southern



Gateway landscaping.



Pedestrian passage.



Pocket park with community gardens.



Pocket park in empty lot.



Terraced performance space.



Outdoor amphitheater.



Roundabout as gateway.



Fully-paved intersection with crosswalks.

plaza so that visitors can easily locate Uptown businesses, attractions, and public spaces. A sign kiosk could serve double-duty as a wayfinding device and announcement board.

To the north of the Courthouse, the vacant land could be terraced to serve as a combination park and performance space. Along with landscaping and seating, terracing will require retaining walls and steps to help take up the steep grade. The performance space could consist of something as simple as a wood deck or concrete platform or as involved as a covered stage.

A roundabout at the intersection of Liberty, Jones, and Franklin Streets would serve as both a gateway and traffic enhancement. Roundabouts are visually unique and proven to be safer methods of handling traffic volume without stoplights than typical 4-way intersections.

Crosswalks should be added at the Jones/W. Main and Franklin/W. Main intersections to enhance both safety and aesthetics. Curb ramps should be installed at the same time.

The angled parking on Franklin and Jones may remain, but parallel parking should be added on Jones Street north of the Courthouse. To accommodate even more vehicles, the parking lot at Depot Street may be improved through the installation of retaining walls, landscaping, and additional lighting to enhance safety and appearance.

An annex to the Courthouse may increase the building's utility and appeal to tenants and investors. The existing Courthouse could be rehabilitated in an historically-appropriate manner while the new addition could be constructed using contemporary—yet compatible—methods. The annex should be constructed to take advantage of great views to the north.

CDBG Project Cost Estimates

The cost and funding information on the following pages was included in order to assist the City with their grant application. The estimates include specific cost data for façade and site improvements only for the CDBG project area. The actual elements that will be included in the grant application may need to be altered or reduced in order to meet the maximum application award amount of \$700,000, particularly if no other funding sources are available.

Cost estimates were based on the Concept Plan shown in the Uptown Revitalization Plan of this report. Both the Fayette Street and Courthouse Square projects included costs for individual elements such as earthwork, buildings, benches, and lighting. The costs were developed using 2009 dollars and may fluctuate depending on material and labor costs at the actual time of installation. Costs were based on recent prices for completed projects in the region, VDOT bid tabulations, and RS Means cost data.

Each project cost includes general number for mobilization, earthwork, erosion and sediment control, and permitting that must be done for each project. Therefore, the project costs cannot simply be added together to achieve a total project cost.

In addition to cost estimates for Fayette Street and the Courthouse Square, the plan also includes two funding matrices. The Funding Source matrix takes the funding sources outlined in the Uptown Revitalization Plan and applies them to the CDBG projects. This matrix gives an overview of which funding source might be most appropriate for each sub-project of the CDBG grant.

The second matrix is called the Funding Capacity Matrix. This matrix again breaks the CDBG grant boundary into sub-projects and applies the maximum amount of funding that may be available from a funding source. At a glance, one can tell which funding source could provide how much money and then what type of shortfall or excess is remaining. It should be noted that the funding source amounts are conceptual at this point and are used only for budgetary and funding request purposes; with the exception of City in-kind dollars, no funding commitments have been acquired. The City should adjust the matrix as needed throughout the revitalization process.

Because these matrices were developed using conceptual dollars and/or dollar amounts listed by granting agencies in 2009, the actual amount of funding available at the time of project implementation must be double-checked.

Although the matrices were developed only for the CDBG projects, the same format might be applied to each of the major initiatives outlined earlier.

	Potential Funding Sources																
	Capital Improvements Budget	City Capital In-Kind Budget (amount varies)	Private Foundations	Harvest Foundation	State Grants	CDBG Funds	IS-TEA Funds (\$700,000 max)	Federal Grants & Sources	Rehabilitation Tax Credits (20% of total rehab cost as tax credit)	State Rehabilitation Tax Credits (25% of total rehab cost as tax credit)	National Trust Loan Fund	Other Sources	Proffers	Volunteer Labor	Fundraisers	Sponsorships/Partnerships	
Fayette Street																	Probable Cost
Façade Improvements		X		X		X			X	X				X			\$79,374.00
Streetscape Improvements		X		X		X	X								X		\$126,000.00
Gateway Creation		X		X		X	X									X	\$24,850.00
Structures (Fayette Market)		X														X	\$50,000.00
Pedestrian Walkway		X		X		X	X							X	X		\$42,300.00
Parking/Loading Area		X		X		X								X	X	X	\$54,800.00
Courthouse Square																	Probable Cost
Façade Improvements		X		X		X			X	X				X			\$200,063.00
Streetscape Improvements		X		X		X	X								X		\$65,500.00
Roundabout		X		X		X	X										\$350,000.00
Parking Lot at Depot St.		X		X		X	X									X	\$75,000.00
Courthouse Annex Bldg.		X		X												X	\$1,000,000.00
Courthouse Plaza		X		X		X	X							X			\$140,250.00
Courthouse Terrace		X		X		X										X	\$128,200.00

*Approximate costs are for budgeting purposes only. Costs in this column do not include associated costs such as mobilization, erosion and sediment control, permitting, and contingencies. Refer to the cost estimates in this report for complete costs per phase.

Façade Improvements			
Funding Source	Max. Amount	Applies to	Comments
CDBG Funds	\$139,719.00	Façade Improvements within CDBG Boundary	Must remove all blight
Owner Match	\$139,719.00	Façade Improvements within CDBG Boundary	Owner match may vary
TOTAL FUNDING	\$279,437.00		
TOTAL COST	\$279,437.00		
SHORTFALL	\$0.00		
Fayette St.			
Funding Source	Max. Amount	Applies to	Comments
City In-Kind	\$98,000.00	Streetscape	
Harvest Foundation	\$150,000.00	Structure, Pedestrian Walkway, Streetscape	
CDBG Funds	\$195,330.00	Streetscape & Gateway	
TEA-21	\$80,000.00	Streetscape	
Fundraisers	\$10,000.00	Site Furnishings	
TOTAL FUNDING	\$533,330.00		
TOTAL COST	\$549,384.00		
SHORTFALL	(\$16,054.00)		
Courthouse Square & Trailhead Connection			
Funding Source	Max. Amount	Applies to	Comments
City In-Kind	\$66,500.00	Streetscape, Plaza	
Harvest Foundation	\$1,000,000.00	Courthouse Annex	
CDBG Funds	\$260,405.00	Streetscape	
TEA-21	\$400,000.00	Streetscape, Roundabout	
Sponsorships	\$300,000.00	Parking Lot, Terrace	NCI, Henry County, Speedway.
Fundraisers	\$10,000.00	Plaza	
TOTAL FUNDING	\$2,036,905.00		
TOTAL COST	\$2,348,874.00		
SHORTFALL	(\$311,969.00)		

*Funding source numbers are conceptual only, will vary by agency and year, and should be verified upon application for funding. City In-Kind and CDBG Funds have been calculated based on actual available funding and grant requests.

Martinsville Uptown Revitalization Plan

Martinsville, Virginia

Estimate of Probable Cost - OVERALL

2/26/2010

Prepared By: Land Planning and Design Associates Inc. Charlottesville, VA

Cost Summary

TOTAL

Overall Physical Improvement Estimate

Façade Improvements

\$ 279,437.00

Site Improvements

\$ 2,898,258.00

TOTAL **\$ 3,177,695.00**

Martinsville Uptown Revitalization Plan

Martinsville, Virginia

Estimate of Probable Cost - Façade Improvements

2/26/2010

Prepared By: Frazier Associates; Staunton, VA

Blighted Buildings By Street	QTY.	UNIT	UNIT PRICE	TOTAL
Fayette Street	1	LS	N/A	\$ 79,374.00
Walnut Street	1	LS	N/A	\$ 23,221.00
Franklin Street	1	LS	N/A	\$ 32,550.00
Jones Street	1	LS	N/A	\$ 29,521.00
East & West Main Street	1	LS	N/A	\$ 114,771.00
TOTAL				\$ 279,437.00

Martinsville Uptown Revitalization Plan

Martinsville, Virginia

Estimate of Probable Cost - Fayette Street

2/26/2010

Prepared By: Land Planning and Design Associates Inc. Charlottesville, VA

1	General Conditions	QTY.	UNIT	UNIT PRICE	TOTAL
	Temporary Traffic Measures	1	LS	\$7,500.00	\$ 7,500.00
	Erosion & Sediment Control	1	LS	\$5,000.00	\$ 5,000.00
	Utility Work (miscellaneous)	1	LS	\$7,500.00	\$ 7,500.00
	Survey	1	LS	\$5,000.00	\$ 5,000.00
SUBTOTAL					\$ 25,000.00
2	Streetscape Improvements	QTY.	UNIT	UNIT PRICE	TOTAL
	Sidewalk Concrete Demo (to install sidewalk pavers)	640	SY	\$5.00	\$ 3,200.00
	Sidewalk unit pavers	5,750	SF	\$15.00	\$ 86,250.00
	Crosswalk (vehicular unit pavers)(Fayette and Moss)	1	LS	\$35,000.00	\$ 35,000.00
	Crosswalk (vehicular unit pavers)(Fayette and Jones)	1	LS	\$20,000.00	\$ 20,000.00
	Crosswalk (vehicular unit pavers)(Mid-block Fayette)	1	LS	\$8,000.00	\$ 8,000.00
	Curb ramps (Brick Surface)	19	EA	\$1,000.00	\$ 19,000.00
	Lighting	10	EA	\$3,500.00	\$ 35,000.00
	Wayfinding signs	4	EA	\$2,000.00	\$ 8,000.00
	Benches	4	EA	\$1,200.00	\$ 4,800.00
SUBTOTAL					\$ 219,250.00
3	Gateway at Fayette and Moss	QTY.	UNIT	UNIT PRICE	TOTAL
	Wayfinding Sign	1	LS	\$2,000.00	\$ 2,000.00
	Unit pavers (pedestrian grade)	800	SF	\$15.00	\$ 12,000.00
	Stone Wall (4 Ft. High)	72	FF	\$50.00	\$ 3,600.00
	Brick Seat Wall (2 Ft. High)	70	FF	\$40.00	\$ 2,800.00
	Fencing (Decorative Aluminum)	70	LF	\$35.00	\$ 2,450.00
	Lighting (ornamental on wall)	1	LS	\$2,000.00	\$ 2,000.00
SUBTOTAL					\$ 24,850.00
4	Structures	QTY.	UNIT	UNIT PRICE	TOTAL
	Fayette Street Market shelter	1	LS	\$50,000.00	\$ 50,000.00
SUBTOTAL					\$ 50,000.00
5	Pedestrian Walkway (Fayette to Main)	QTY.	UNIT	UNIT PRICE	TOTAL
	Unit paving	1,740	SF	\$ 15.00	\$ 26,100.00
	Lighting	4	EA	\$ 3,500.00	\$ 14,000.00
	Signage	2	EA	\$500.00	\$ 1,000.00
	Planters	4	EA	\$300.00	\$ 1,200.00
SUBTOTAL					\$ 42,300.00
6	Parking/Loading Area	QTY.	UNIT	UNIT PRICE	TOTAL
	Asphalt paving (asphalt and sub-base)	1	LS	\$ 13,800.00	\$ 13,800.00
	Lighting	3	LS	\$3,500.00	\$ 10,500.00
	Landscaping (trees, shrubs, seeding, mulch)	1	LS	\$3,000.00	\$ 3,000.00
	Retaining walls	400	FF	\$50.00	\$ 20,000.00
	Earthwork (imported fill)	500	CY	\$15.00	\$ 7,500.00
SUBTOTAL					\$ 54,800.00
SUBTOTAL ALL WORK:					\$ 416,200.00
7	General Conditions Costs	TOTAL			
	Permits, Mobilization, General Requirements (10% Construction Costs)	\$41,620.00			
	Design and Engineering Fees (12% Construction Costs)	\$49,944.00			
	Contingency (10% Construction Costs)	\$41,620.00			
SUBTOTAL					\$133,184.00
OVERALL TOTAL:					\$ 549,384.00

Martinsville Uptown Revitalization Plan
Martinsville, Virginia
Estimate of Probable Cost - Courthouse Square

2/26/2010

Prepared By: Land Planning and Design Associates Inc. Charlottesville, VA

	QTY.	UNIT	UNIT PRICE	TOTAL
1 General Conditions				
Temporary Traffic Measures	1	LS	\$10,000.00	\$ 10,000.00
Erosion & Sediment Control Survey	1	LS	\$3,000.00	\$ 3,000.00
	1	LS	\$7,500.00	\$ 7,500.00
			SUBTOTAL	\$ 20,500.00
2 Streetscape Improvements				
Crosswalk (vehicular unit pavers)(Jones & Main)	1	LS	\$23,000.00	\$ 23,000.00
Crosswalk (vehicular unit pavers)(Franklin & Main)	1	LS	\$18,000.00	\$ 18,000.00
Crosswalk (vehicular unit pavers)(Wall St.)	1	LS	\$7,500.00	\$ 7,500.00
Curb ramps	17	EA	\$1,000.00	\$ 17,000.00
			SUBTOTAL	\$ 65,500.00
3 Traffic & Parking Improvements				
Roundabout at Liberty & Jones Sts.	1	LS	\$350,000.00	\$ 350,000.00
Parking Lot at Franklin/Depot (asphalt, curb & gutter, wheel stops, signs)	1	LS	\$75,000.00	\$ 75,000.00
			SUBTOTAL	\$ 425,000.00
4 Courthouse Annex				
Annex Building	1	LS	\$1,000,000.00	\$ 1,000,000.00
			SUBTOTAL	\$ 1,000,000.00
5 Courthouse Plaza				
Demolition (remove asphalt, curb, gutter, and haul)	1	LS	\$ 2,500.00	\$ 2,500.00
Caps for stone walls (granite or bluestone)	90	LF	\$ 50.00	\$ 4,500.00
Earthwork (imported fill)	100	CY	\$ 15.00	\$ 1,500.00
Unit pavers (brick pedestrian)	5,000	SF	\$15.00	\$ 75,000.00
Concrete sidewalks	1,850	SF	\$6.00	\$ 11,100.00
Concrete curb and gutter	400	LF	\$25.00	\$ 10,000.00
Signage (Wayfinding)	2	EA	\$500.00	\$ 1,000.00
Signage (Interpretive)	1	EA	\$750.00	\$ 750.00
Lighting	4	EA	\$3,500.00	\$ 14,000.00
Benches	2	EA	\$1,200.00	\$ 2,400.00
Trash Receptacles	1	EA	\$1,000.00	\$ 1,000.00
Landscaping (trees, shrubs, seeding, mulch)	1	LS	\$7,500.00	\$ 7,500.00
Electrical (outdoor receptacles, vaults, conduit, etc.)	4	EA	\$1,000.00	\$ 4,000.00
Sculptural element	1	LS	\$5,000.00	\$ 5,000.00
			SUBTOTAL	\$ 140,250.00
6 North Terrace Performance Area				
Earthwork	2,200	CY	\$15.00	\$ 33,000.00
Retaining Walls (2 terrace walls, brick)	620	FF	\$50.00	\$ 31,000.00
Steps (15 risers, brick with footing)	1	LS	\$7,500.00	\$ 7,500.00
Concrete sidewalk	3,150	SF	\$6.00	\$ 18,900.00
Lighting	6	EA	\$3,500.00	\$ 21,000.00
Benches	4	EA	\$1,200.00	\$ 4,800.00
Trash Receptacles	2	EA	\$1,000.00	\$ 2,000.00
Landscaping (trees, shrubs, seeding, mulch)	1	LS	\$10,000.00	\$ 10,000.00
			SUBTOTAL	\$ 128,200.00
SUBTOTAL ALL WORK:				\$ 1,779,450.00
7 General Conditions Costs				
Permits, Mobilization, General Requirements (10% Construction Costs)				\$177,945.00
Design and Engineering Fees (12% Construction Costs)				\$213,534.00
Contingency (10% Construction Costs)				\$177,945.00
			SUBTOTAL	\$569,424.00
OVERALL TOTAL:				\$ 2,348,874.00

Martinsville Façade Assessment
Martinsville, VA - WALNUT STREET
Estimate of Probable Cost - Blight Mitigation/Facades

Walnut	ITEM	NOTE	UNIT PRICE	UNIT	QUANTITY	COST	GEN COND	LOW	HIGH
13 Walnut									
	Demo and removal								
	Guttter								
	Carpentry Repair								
	cornice								
	Window Repair								
	Masonry Cleaning	xxx - front and side	\$1.80	sf	500	\$900.00			
	Masonry repointing	xxx	\$15.00	sf	80	\$1,200.00			
	Paint								
	Trim								
	Wall								
	Roof								
	Awning	xxx	\$80.00	lf	20	\$1,600.00			
	Sign								
	Other								
	TOTAL					\$3,700.00	\$370.00	\$4,070.00	\$5,087.50
4 Walnut									
	Demo and removal								
	Guttter								
	Carpentry Repair								
	cornice								
	Window Repair								
	Masonry Cleaning								
	Masonry repointing								
	Paint								
	Trim								
	Wall	xxx - side elevation	\$2.00	sf	1750	\$3,500.00			
	Roof								
	Awning								
	Sign								
	Other	parging repair	\$4.50	sf	400	\$1,800.00			
	TOTAL					\$5,300.00	\$530.00	\$5,830.00	\$7,287.50
20-24 Walnut									
	Demo and removal								
	Guttter								
	Carpentry Repair								
	cornice								
	Window Repair								
	Masonry Cleaning	xxx	\$1.80	sf	660	\$1,188.00			
	Masonry repointing								
	Paint								
	Trim								
	Wall	xxx - side	\$2.00	sf	1750	\$3,500.00			
	Roof								
	Awning	xxx	\$80.00	lf	40	\$3,200.00			
	Sign								
	Other								
	TOTAL					\$7,888.00	\$788.80	\$8,676.80	\$10,846.00

\$18,576.80 **\$23,221.00**

Martinsville Façade Assessment
Martinsville, VA - FRANKLIN STREET
Estimate of Probable Cost - Blight Mitigation/Facades

Franklin	ITEM	NOTE	UNIT PRICE	UNIT	QUANTITY	COST	GEN COND	LOW	HIGH
44-46 Franklin 	Demo and removal								
	Guttter								
	Carpentry Repair								
	cornice								
	Window Repair								
	Masonry Cleaning	xxx	\$1.80	sf	300	\$540.00			
	Masonry repointing								
	Paint								
	Trim	xxx	\$4.00	sf	150	\$600.00			
	Wall								
	Roof								
	Awning								
	Sign								
	Other								
	TOTAL					\$1,140.00	\$114.00	\$1,254.00	\$1,567.50
42 Franklin 	Demo and removal								
	Guttter								
	Carpentry Repair								
	cornice								
	Window Repair								
	Masonry Cleaning	xxx	\$2.50	sf	150	\$375.00			
	Masonry repointing								
	Paint								
	Trim								
	Wall								
	Roof								
	Awning	xxx	\$80.00	lf	18	\$1,440.00			
	Sign								
	Other								
	TOTAL					\$1,815.00	\$181.50	\$1,996.50	\$2,495.63
40 Franklin 	Demo and removal	xxx - sign	\$800.00	ls	1	\$800.00			
	Guttter								
	Carpentry Repair								
	cornice								
	Window Repair								
	Masonry Cleaning	xxx	\$2.50	sf	100	\$250.00			
	Masonry repointing								
	Paint								
	Trim								
	Wall	xxx	\$2.00	sf	300	\$600.00			
	Roof								
	Awning		\$80.00	lf	20	\$1,600.00			
	Sign								
	Other								
	TOTAL					\$3,250.00	\$325.00	\$3,575.00	\$4,468.75
38 Franklin 	Demo and removal								
	Guttter								
	Carpentry Repair								
	cornice								
	Window Repair	xxx - new transom	\$1,500.00	ls	1	\$1,500.00			
	Masonry Cleaning	xxx	\$2.50	sf	200	\$500.00			
	Masonry repointing								
	Paint								
	Trim								
	Wall								
	Roof								
	Awning	xxx	\$80.00	lf	20	\$1,600.00			
	Sign								
	Other								
	TOTAL					\$3,600.00	\$360.00	\$3,960.00	\$4,950.00

36 Franklin									
	Demo and removal	xxx - metal cladding	\$1,500.00	ls	1	\$1,500.00			
	Guttter								
	Carpentry Repair								
	cornice		\$140.00	lf	20	\$2,800.00			
	Window Repair								
	Masonry Cleaning								
	Masonry repointing	xxx	\$15.00	sf	300	\$4,500.00			
	Paint								
	Trim								
	Wall	xxx	\$2.00	sf	300	\$600.00			
	Roof								
	Awning								
	Sign								
	Other	flashing	\$300.00	ls	1	\$300.00			
	TOTAL					\$9,700.00	\$970.00	\$10,670.00	\$13,337.50
32 Franklin									
	Demo and removal	xxx - misc sign hardwa	\$400.00	ls	1	\$400.00			
	Guttter								
	Carpentry Repair								
	cornice								
	Window Repair								
	Masonry Cleaning	xxx	\$1.80	sf	760	\$1,368.00			
	Masonry repointing								
	Paint								
	Trim								
	Wall								
	Roof								
	Awning	xxx	\$80.00	lf	30	\$2,400.00			
	Sign								
	Other								
	TOTAL					\$4,168.00	\$416.80	\$4,584.80	\$5,731.00

\$26,040.30 **\$32,550.38**

Martinsville Façade Assessment
Martinsville, VA - JONES STREET
Estimate of Probable Cost - Blight Mitigation/Facades

Jones	ITEM	NOTE	UNIT PRICE	UNIT	QUANTITY	COST	GEN COND	LOW	HIGH
37 Jones									
	Demo and removal								
	Guttter								
	Carpentry Repair								
	cornice								
	Window Repair								
	Masonry Cleaning	xxx	\$1.80	sf	550	\$990.00			
	Masonry repointing								
	Paint								
	Trim								
	Wall								
	Roof								
	Awning	xxx	\$80.00	lf	35	\$2,800.00			
	Sign	xxx - sign band	\$25.00	sf	105	\$2,625.00			
	Other								
		TOTAL					\$6,415.00	\$641.50	\$7,056.50
45 Jones									
	Demo and removal	xxx - cladding	\$2,000.00	ls	1	\$2,000.00			
	Guttter								
	Carpentry Repair								
	cornice								
	Window Repair	xxx	\$2,500.00	allowance	1	\$2,500.00			
	Masonry Cleaning								
	Masonry repointing								
	Paint								
	Trim								
	Wall	xxx	\$2.00	sf	2000	\$4,000.00			
	Roof								
	Awning	xxx	\$80.00	lf	22	\$1,760.00			
	Sign								
	Other	storefront	\$5,500.00	allowance	1	\$5,500.00			
		TOTAL					\$15,760.00	\$0.00	\$15,760.00
107 Jones									
	Demo and removal								
	Guttter								
	Carpentry Repair								
	cornice								
	Window Repair								
	Masonry Cleaning								
	Masonry repointing								
	Paint								
	Trim								
	Wall								
	Roof								
	Awning	xxx	\$80.00	lf	10	\$800.00			
	Sign								
	Other								
		TOTAL					\$800.00	\$0.00	\$800.00

\$23,616.50 **\$29,520.63**

Martinsville Façade Assessment
Martinsville, VA - W. MAIN STREET
Estimate of Probable Cost - Blight Mitigation/Facades

W Main	ITEM	NOTE	UNIT PRICE	UNIT	QUANTITY	COST	GEN COND	LOW	HIGH
29 W Main									
	Demo and removal	sign	\$200.00	ls	1	\$200.00			
	Guttter								
	Carpentry Repair								
	cornice								
	Window Repair								
	Masonry Cleaning								
	Masonry repointing								
	Paint								
	Trim								
	Wall	xxx	\$2.50	sf	1100	\$2,750.00			
	Roof								
	Awning	xxx	\$80.00	lf	36	\$2,880.00			
	Sign	xxx	\$1,000.00	ls	1	\$1,000.00			
	TOTAL					\$6,830.00	\$683.00	\$7,513.00	\$9,391.25
Vacant lot at 30									
	Demo and removal	xxx - canopy & misc	\$800.00	ls	1	\$800.00			
	Guttter								
	Carpentry Repair								
	cornice								
	Window Repair	xxx	\$250.00	ea	6	\$1,500.00			
	Masonry Cleaning	xxx	\$1.80	sf	1680	\$3,024.00			
	Masonry repointing								
	Paint								
	Trim								
	Wall								
	Roof								
	Awning								
	Sign								
	Other	site - landscaping etc	\$2,000.00	ls	1	\$2,000.00			
	TOTAL					\$7,324.00	\$732.40	\$8,056.40	\$10,070.50
36-40W Main									
	Demo and removal								
	Guttter								
	Carpentry Repair								
	cornice								
	Window Repair	xxx	\$200.00	ea	5	\$1,000.00			
	Masonry Cleaning								
	Masonry repointing	xxx	\$15.00	sf	100	\$1,500.00			
	Paint								
	Trim								
	Wall	xxx	\$2.50	sf	300	\$750.00			
	Roof								
	Awning	xxx	\$80.00	lf	40	\$3,200.00			
	Sign								
	TOTAL					\$6,450.00	\$645.00	\$7,095.00	\$8,868.75
Vacant lot at 68									
	Demo and removal								
	Guttter								
	Carpentry Repair								
	cornice								
	Window Repair								
	Masonry Cleaning								
	Masonry repointing								
	Paint								
	Trim								
	Wall								
	Roof								
	Awning								
	Sign								
	Other	demo, cleanup, railings	\$1.50	sf	9800	\$14,700.00			
	TOTAL					\$14,700.00	\$1,470.00	\$16,170.00	\$20,212.50
68 W Main									
	Demo and removal								
	Guttter								
	Carpentry Repair								
	cornice								
	Window Repair								
	Masonry Cleaning								
	Masonry repointing								
	Paint								
	Trim								
	Wall	xxx - front and sides	\$2.00	sf	1550	\$3,100.00			
	Roof	xxx - new shingles	\$7.00	sf	120	\$840.00			
	Awning								
	TOTAL					\$3,940.00	\$394.00	\$4,334.00	\$5,417.50

\$43,168.40 \$53,960.50

Martinsville Façade Assessment
Martinsville, VA - E. MAIN STREET
Estimate of Probable Cost - Blight Mitigation/Facades

E Main	ITEM	NOTE	UNIT PRICE	UNIT	QUANTITY	COST	GEN COND	LOW	HIGH
2 E Main									
	Demo and removal	cladding	\$15,000.00	ls	1	\$15,000.00			
	Guttter								
	Carpentry Repair	cornice							
	Window Repair	xxx - new windows	\$650.00	ea	11	\$7,150.00			
	Masonry Cleaning								
	Masonry repointing	xxx - repair	\$9.50	sf	3360	\$31,920.00			
	Paint								
	Trim								
	Wall	xxx	\$2.50	sf	3360	\$8,400.00			
	Roof								
	Awning	xxx	\$60.00	lf	30	\$1,800.00			
	Sign								
	Other								
		TOTAL					\$64,270.00	\$6,427.00	\$70,697.00
4 E Main									
	Demo and removal								
	Guttter								
	Carpentry Repair	cornice							
	Window Repair								
	Masonry Cleaning	xxx	\$1.80	sf	900	\$1,620.00			
	Masonry repointing								
	Paint								
	Trim								
	Wall								
	Roof								
	Awning								
	Sign								
	Other								
		TOTAL					\$1,620.00	\$162.00	\$1,782.00
6 E Main - rear									
	Demo and removal								
	Guttter								
	Carpentry Repair	cornice							
	Window Repair								
	Masonry Cleaning	xxx	\$1.80	sf	1200	\$2,160.00			
	Masonry repointing								
	Paint								
	Trim								
	Wall								
	Roof								
	Awning								
	Sign								
	Other								
		TOTAL					\$2,160.00	\$216.00	\$2,376.00
? Main - side									
	Demo and removal								
	Guttter								
	Carpentry Repair	cornice							
	Window Repair								
	Masonry Cleaning								
	Masonry repointing								
	Paint								
	Trim								
	Wall	xxx - side elevation	\$2.00	sf	2700	\$5,400.00			
	Roof								
	Awning								
	Sign								
	Other								
		TOTAL					\$5,400.00	\$540.00	\$5,940.00
10 E Main - side & rear									
	Demo and removal								
	Guttter								
	Carpentry Repair	cornice							
	Window Repair								
	Masonry Cleaning	xxx	\$1.80	sf	4500	\$8,100.00			
	Masonry repointing								
	Paint								
	Trim								
	Wall								
	Roof								
	Awning	xxx - side	\$80.00	lf	24	\$1,920.00			
	Sign								
	Other								
		TOTAL					\$10,020.00	\$1,002.00	\$11,022.00
								\$0.00	\$114,771.25

Martinsville Façade Assessment
Martinsville, VA - FAYETTE STREET
Estimate of Probable Cost - Blight Mitigation/Facades

Fayette	ITEM	NOTE	UNIT PRICE	UNIT	QUANTITY	COST	GEN COND	LOW	HIGH
66 Fayette									
	Demo and removal	perpendicular sign, sign band	\$500.00	ls	1	\$500.00			
	Guttter								
	Carpentry Repair								
	cornice								
	Window Repair								
	Masonry Cleaning	xxx	\$1.80	sf	1600	\$2,880.00			
	Masonry repointing								
	Paint								
	Trim	xxx	\$4.00	sf	200	\$800.00			
	Wall								
	Roof								
	Awning								
	Sign								
	Other	xxx - repair	\$1,000.00	ls	1	\$1,000.00			
	TOTAL					\$5,180.00	\$518.00	\$5,698.00	\$7,122.50
28 Fayette									
	Demo and removal								
	Guttter								
	Carpentry Repair								
	cornice								
	Window Repair								
	Masonry Cleaning								
	Masonry repointing	xxx	\$15.00	sf	20	\$300.00			
	Paint								
	Trim								
	Wall								
	Roof								
	Awning	xxx	\$80.00	lf	20	\$1,600.00			
	Sign								
	Other								
	TOTAL					\$1,900.00	\$190.00	\$2,090.00	\$2,612.50
26 Fayette									
	Demo and removal								
	Guttter								
	Carpentry Repair								
	cornice	xxx	\$65.00	lf	70	\$4,550.00			
	Window Repair								
	Masonry Cleaning	xxx	\$1.80	sf	1680	\$3,024.00			
	Masonry repointing								
	Paint								
	Trim								
	Wall								
	Roof								
	Awning	xxx	\$80.00	lf	70	\$5,600.00			
	Sign								
	Other								
	TOTAL					\$13,174.00	\$1,317.40	\$14,491.40	\$18,114.25
67 Fayette									
	Demo and removal								
	Guttter								
	Carpentry Repair								
	cornice								
	Window Repair								
	Masonry Cleaning								
	Masonry repointing								
	Paint								
	Trim								
	Wall								
	Roof								
	Awning								
	Sign								
	Other	demo, cleanup, railings	\$1.50	sf	8200	\$12,300.00			
	TOTAL					\$12,300.00	\$1,230.00	\$13,530.00	\$16,912.50

61 Fayette									
	Demo and removal	xxx - canopy	\$500.00	ls	1	\$500.00			
	Guttter								
	Carpentry Repair	cornice							
	Window Repair								
	Masonry Cleaning								
	Masonry repointing								
	Paint								
	Trim								
	Wall	xxx	\$2.50	sf	1625	\$4,062.50			
	Roof								
	Awning	xxx	\$80.00	lf	28	\$2,240.00			
	Sign								
	Other								
	TOTAL					\$6,802.50	\$680.25	\$7,482.75	\$9,353.44
41 Fayette									
	Demo and removal								
	Guttter								
	Carpentry Repair	cornice							
	Window Repair								
	Masonry Cleaning								
	Masonry repointing								
	Paint								
	Trim								
	Wall								
	Roof								
	Awning								
	Sign								
	Other	site cleanup	\$0.50	sf	4900	\$2,450.00			
	TOTAL					\$2,450.00	\$245.00	\$2,695.00	\$3,368.75
27 Fayette									
	Demo and removal								
	Guttter	xxx - flashing	\$1.50	lf	80	\$120.00			
	Carpentry Repair	xxx - bulkhead	\$40.00	lf	80	\$3,200.00			
	Window Repair	xxx - storefront	\$12.00	sf	120	\$1,440.00			
	Masonry Cleaning								
	Masonry repointing								
	Paint								
	Trim	xxx	\$4.00	sf	240	\$960.00			
	Wall	xxx - side elevation	\$2.00	sf	1300	\$2,600.00			
	Roof								
	Awning								
	Sign								
	Other								
	TOTAL					\$8,320.00	\$832.00	\$9,152.00	\$11,440.00
12-20 Fayette									
	Demo and removal								
	Guttter								
	Carpentry Repair	cornice	\$30.00	lf	30	\$900.00			
	Window Repair								
	Masonry Cleaning								
	Masonry repointing								
	Paint								
	Trim	xxx	\$4.00	sf	250	\$1,000.00			
	Wall	xxx also side wall	\$1.50	sf	3800	\$5,700.00			
	Roof								
	Awning								
	Sign								
	Other								
	TOTAL					\$7,600.00	\$760.00	\$8,360.00	\$10,450.00

\$63,499.15 **\$79,373.94**

Appendix A

Project-Wide Blight Identification

Martinsville Façade Assessment
 Martinsville, Va
 Estimate of Probable Cost - Blight Mitigation/Facades

10/20/2009

Broad	ITEM	NOTE	UNIT PRICE	UNIT	QUANTITY	COST	GEN COND	LOW	HIGH
? Broad									
	Demo and removal								
	Gutter								
	Carpentry Repair								
	cornice								
	Window Repair								
	Masonry Cleaning								
	Masonry repointing								
	Paint								
	Trim	xxx							
	Wall	xxx							
	Roof								
	Awning								
	Sign								
	Other								
		TOTAL					\$0.00	\$0.00	\$0.00
? Broad									
	Demo and removal								
	Gutter								
	Carpentry Repair								
	cornice								
	Window Repair								
	Masonry Cleaning								
	Masonry repointing								
	Paint								
	Trim								
	Wall								
	Roof								
	Awning								
	Sign								
	Other								
		TOTAL					\$0.00	\$0.00	\$0.00

\$0.00	\$0.00
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Martinsville Façade Assessment

Martinsville, Va

Estimate of Probable Cost - Blight Mitigation/Facades

10/20/2009

Clay	ITEM	NOTE	UNIT PRICE	UNIT	QUANTITY	COST	GEN COND	LOW	HIGH
	Demo and removal								
	Gutter								
	Carpentry Repair								
	cornice								
	Window Repair								
	Masonry Cleaning								
	Masonry repointing								
	Paint								
	Trim								
	Wall								
	Roof								
	Awning								
	Sign								
	Other								
	TOTAL					\$0.00	\$0.00	\$0.00	\$0.00

\$0.00	\$0.00
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Martinsville Façade Assessment

Martinsville, Va

Estimate of Probable Cost - Blight Mitigation/Facades

10/20/2009

Lester	ITEM	NOTE	UNIT PRICE	UNIT	QUANTITY	COST	GEN COND	LOW	HIGH
	Demo and removal								
	Gutter								
	Carpentry Repair								
	cornice								
	Window Repair								
	Masonry Cleaning								
	Masonry repointing								
	Paint								
	Trim								
	Wall								
	Roof								
	Awning								
	Sign								
	Other								
	TOTAL					\$0.00	\$0.00	\$0.00	\$0.00

\$0.00	\$0.00
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Martinsville Façade Assessment
 Martinsville, Va
 Estimate of Probable Cost - Blight Mitigation/Facades

10/20/2009

Ford	ITEM	NOTE	UNIT PRICE	UNIT	QUANTITY	COST	GEN COND	LOW	HIGH
49 Ford									
	Demo and removal								
	Guttter	flashing							
	Carpentry Repair								
	cornice								
	Window Repair	upper floor							
	Masonry Cleaning	xxx							
	Masonry repointing								
	Paint								
	Trim	xxx							
	Wall								
	Roof								
	Awning								
	Sign								
	Other	new door							
	TOTAL					\$0.00	\$0.00	\$0.00	\$0.00

\$0.00	\$0.00
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Martinsville Façade Assessment
 Martinsville, Va
 Estimate of Probable Cost - Blight Mitigation/Facades

10/20/2009

Walnut	ITEM	NOTE	UNIT PRICE	UNIT	QUANTITY	COST	GEN COND	LOW	HIGH
13 Walnut									
	Demo and removal								
	Guttter								
	Carpentry Repair								
	cornice								
	Window Repair								
	Masonry Cleaning	xxx - front and side	\$1.80	sf	500	\$900.00			
	Masonry repointing	xxx	\$15.00	sf	80	\$1,200.00			
	Paint								
	Trim								
	Wall								
	Roof								
	Awning	xxx	\$80.00	lf	20	\$1,600.00			
	Sign								
	Other								
	TOTAL					\$3,700.00	\$370.00	\$4,070.00	\$5,087.50
4 Walnut									
	Demo and removal								
	Guttter								
	Carpentry Repair								
	cornice								
	Window Repair								
	Masonry Cleaning								
	Masonry repointing								
	Paint								
	Trim								
	Wall	xxx - side elevation	\$2.00	sf	1750	\$3,500.00			
	Roof								
	Awning								
	Sign								
	Other	parging repair	\$4.50	sf	400	\$1,800.00			
	TOTAL					\$5,300.00	\$530.00	\$5,830.00	\$7,287.50
20-24 Walnut									
	Demo and removal								
	Guttter								
	Carpentry Repair								
	cornice								
	Window Repair								
	Masonry Cleaning	xxx	\$1.80	sf	660	\$1,188.00			
	Masonry repointing								
	Paint								
	Trim								
	Wall	xxx - side	\$2.00	sf	1750	\$3,500.00			
	Roof								
	Awning	xxx	\$80.00	lf	40	\$3,200.00			
	Sign								
	Other								
	TOTAL					\$7,888.00	\$788.80	\$8,676.80	\$10,846.00

\$18,576.80 **\$23,221.00**

Martinsville Façade Assessment
 Martinsville, Va
 Estimate of Probable Cost - Blight Mitigation/Facades

10/20/2009

Franklin	ITEM	NOTE	UNIT PRICE	UNIT	QUANTITY	COST	GEN COND	LOW	HIGH
44-46 Franklin	Demo and removal								
	Guttter								
	Carpentry Repair								
	cornice								
	Window Repair								
	Masonry Cleaning	xxx	\$1.80	sf	300	\$540.00			
	Masonry repointing								
	Paint								
	Trim	xxx	\$4.00	sf	150	\$600.00			
	Wall								
	Roof								
	Awning								
	Sign								
	Other								
		TOTAL					\$1,140.00	\$114.00	\$1,254.00
42 Franklin	Demo and removal								
	Guttter								
	Carpentry Repair								
	cornice								
	Window Repair								
	Masonry Cleaning	xxx	\$2.50	sf	150	\$375.00			
	Masonry repointing								
	Paint								
	Trim								
	Wall								
	Roof								
	Awning	xxx	\$80.00	lf	18	\$1,440.00			
	Sign								
	Other								
		TOTAL					\$1,815.00	\$181.50	\$1,996.50
40 Franklin	Demo and removal	xxx - sign	\$800.00	ls	1	\$800.00			
	Guttter								
	Carpentry Repair								
	cornice								
	Window Repair								
	Masonry Cleaning	xxx	\$2.50	sf	100	\$250.00			
	Masonry repointing								
	Paint								
	Trim								
	Wall	xxx	\$2.00	sf	300	\$600.00			
	Roof								
	Awning		\$80.00	lf	20	\$1,600.00			
	Sign								
	Other								
		TOTAL					\$3,250.00	\$325.00	\$3,575.00

38 Franklin 	Demo and removal								
	Guttter								
	Carpentry Repair								
	cornice								
	Window Repair	xxx - new transom	\$1,500.00	ls	1	\$1,500.00			
	Masonry Cleaning	xxx	\$2.50	sf	200	\$500.00			
	Masonry repointing								
	Paint								
	Trim								
	Wall								
	Roof								
	Awning	xxx	\$80.00	lf	20	\$1,600.00			
	Sign								
	Other								
TOTAL						\$3,600.00	\$360.00	\$3,960.00	\$4,950.00
36 Franklin 	Demo and removal	xxx - metal cladding	\$1,500.00	ls	1	\$1,500.00			
	Guttter								
	Carpentry Repair								
	cornice		\$140.00	lf	20	\$2,800.00			
	Window Repair								
	Masonry Cleaning								
	Masonry repointing	xxx	\$15.00	sf	300	\$4,500.00			
	Paint								
	Trim								
	Wall	xxx	\$2.00	sf	300	\$600.00			
	Roof								
	Awning								
	Sign								
	Other	flashing	\$300.00	ls	1	\$300.00			
TOTAL						\$9,700.00	\$970.00	\$10,670.00	\$13,337.50
32 Franklin 	Demo and removal	xxx - misc sign hardwa	\$400.00	ls	1	\$400.00			
	Guttter								
	Carpentry Repair								
	cornice								
	Window Repair								
	Masonry Cleaning	xxx	\$1.80	sf	760	\$1,368.00			
	Masonry repointing								
	Paint								
	Trim								
	Wall								
	Roof								
	Awning	xxx	\$80.00	lf	30	\$2,400.00			
	Sign								
	Other								
TOTAL						\$4,168.00	\$416.80	\$4,584.80	\$5,731.00

\$26,040.30	\$32,550.38
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Martinsville Façade Assessment
 Martinsville, Va
 Estimate of Probable Cost - Blight Mitigation/Facades

10/20/2009

Jones	ITEM	NOTE	UNIT PRICE	UNIT	QUANTITY	COST	GEN COND	LOW	HIGH
37 Jones									
	Demo and removal								
	Guttter								
	Carpentry Repair								
	cornice								
	Window Repair								
	Masonry Cleaning	xxx	\$1.80	sf	550	\$990.00			
	Masonry repointing								
	Paint								
	Trim								
	Wall								
	Roof								
	Awning	xxx	\$80.00	lf	35	\$2,800.00			
	Sign	xxx - sign band	\$25.00	sf	105	\$2,625.00			
	Other								
	TOTAL					\$6,415.00	\$641.50	\$7,056.50	\$8,820.63
45 Jones									
	Demo and removal	xxx - cladding	\$2,000.00	ls	1	\$2,000.00			
	Guttter								
	Carpentry Repair								
	cornice								
	Window Repair	xxx	\$2,500.00	allowance	1	\$2,500.00			
	Masonry Cleaning								
	Masonry repointing								
	Paint								
	Trim								
	Wall	xxx	\$2.00	sf	2000	\$4,000.00			
	Roof								
	Awning	xxx	\$80.00	lf	22	\$1,760.00			
	Sign								
	Other	storefront	\$5,500.00	allowance	1	\$5,500.00			
	TOTAL					\$15,760.00	\$0.00	\$15,760.00	\$19,700.00
107 Jones									
	Demo and removal								
	Guttter								
	Carpentry Repair								
	cornice								
	Window Repair								
	Masonry Cleaning								
	Masonry repointing								
	Paint								
	Trim								
	Wall								
	Roof								
	Awning	xxx	\$80.00	lf	10	\$800.00			
	Sign								
	Other								
	TOTAL					\$800.00	\$0.00	\$800.00	\$1,000.00

\$23,616.50 **\$29,520.63**

Martinsville Façade Assessment
 Martinsville, Va
 Estimate of Probable Cost - Blight Mitigation/Facades

10/20/2009

Bridge	ITEM	NOTE	UNIT PRICE	UNIT	QUANTITY	COST	GEN COND	LOW	HIGH	
24 Bridge 	Demo and removal									
	Guttter									
	Carpentry Repair									
	cornice									
	Window Repair									
	Masonry Cleaning	xxx								
	Masonry repointing									
	Paint									
	Trim									
	Wall									
	Roof									
	Awning									
	Sign									
	Other									
	TOTAL						\$0.00	\$0.00	\$0.00	\$0.00
	26 Bridge 	Demo and removal								
		Guttter								
Carpentry Repair										
cornice										
Window Repair										
Masonry Cleaning										
Masonry repointing										
Paint										
Trim										
Wall		xxx								
Roof										
Awning										
Sign										
Other										
TOTAL							\$0.00	\$0.00	\$0.00	\$0.00
30 Bridge  		Demo and removal	xxx - shingles, shutters							
		Guttter								
	Carpentry Repair									
	cornice									
	Window Repair									
	Masonry Cleaning									
	Masonry repointing									
	Paint									
	Trim									
	Wall	xx - wall front and side								
	Roof	xx - new shingles								
	Awning									
	Sign									
	Other									
	TOTAL						\$0.00	\$0.00	\$0.00	\$0.00

\$0.00	\$0.00
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Martinsville Façade Assessment

Martinsville, Va

Estimate of Probable Cost - Blight Mitigation/Facades

10/20/2009

Moss	ITEM	NOTE	UNIT PRICE	UNIT	QUANTITY	COST	GEN COND	LOW	HIGH
	Demo and removal								
	Gutter								
	Carpentry Repair								
	cornice								
	Window Repair								
	Masonry Cleaning								
	Masonry repointing								
	Paint								
	Trim								
	Wall								
	Roof								
	Awning								
	Sign								
	Other								
	TOTAL					\$0.00	\$0.00	\$0.00	\$0.00

\$0.00	\$0.00
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Martinsville Façade Assessment
 Martinsville, Va
 Estimate of Probable Cost - Blight Mitigation/Facades

10/20/2009

E Main	ITEM	NOTE	UNIT PRICE	UNIT	QUANTITY	COST	GEN COND	LOW	HIGH	
2 E Main 	Demo and removal	cladding	\$15,000.00	ls	1	\$15,000.00				
	Gutter									
	Carpentry Repair	cornice								
	Window Repair	xxx - new windows	\$650.00	ea	11	\$7,150.00				
	Masonry Cleaning									
	Masonry repointing	xxx - repair	\$9.50	sf	3360	\$31,920.00				
	Paint									
	Trim									
	Wall	xxx	\$2.50	sf	3360	\$8,400.00				
	Roof									
	Awning	xxx	\$60.00	lf	30	\$1,800.00				
	Sign									
	Other									
		TOTAL					\$64,270.00	\$6,427.00	\$70,697.00	\$88,371.25
	4 E Main 	Demo and removal								
Gutter										
Carpentry Repair		cornice								
Window Repair										
Masonry Cleaning		xxx	\$1.80	sf	900	\$1,620.00				
Masonry repointing										
Paint										
Trim										
Wall										
Roof										
Awning										
Sign										
Other										
		TOTAL					\$1,620.00	\$162.00	\$1,782.00	\$2,227.50
6 E Main - rear 		Demo and removal								
	Gutter									
	Carpentry Repair	cornice								
	Window Repair									
	Masonry Cleaning	xxx	\$1.80	sf	1200	\$2,160.00				
	Masonry repointing									
	Paint									
	Trim									
	Wall									
	Roof									
	Awning									
	Sign									
	Other									
		TOTAL					\$2,160.00	\$216.00	\$2,376.00	\$2,970.00
	10 E Main - side & rear 	Demo and removal								
Gutter										
Carpentry Repair		cornice								
Window Repair										
Masonry Cleaning		xxx	\$1.80	sf	4500	\$8,100.00				
Masonry repointing										
Paint										
Trim										
Wall										
Roof										
Awning		xxx - side	\$80.00	lf	24	\$1,920.00				
Sign										
Other										
		TOTAL					\$10,020.00	\$1,002.00	\$11,022.00	\$13,777.50
? Main - side 		Demo and removal								
	Gutter									
	Carpentry Repair	cornice								
	Window Repair									
	Masonry Cleaning									
	Masonry repointing									
	Paint									
	Trim									
	Wall	xxx - side elevation	\$2.00	sf	2700	\$5,400.00				
	Roof									
	Awning									
	Sign									
	Other									
		TOTAL					\$5,400.00	\$540.00	\$5,940.00	\$7,425.00

Martinsville Façade Assessment
 Martinsville, Va
 Estimate of Probable Cost - Blight Mitigation/Facades

10/20/2009

W Main	ITEM	NOTE	UNIT PRICE	UNIT	QUANTITY	COST	GEN COND	LOW	HIGH
29 W Main									
	Demo and removal	sign	\$200.00	ls	1	\$200.00			
	Gutter								
	Carpentry Repair								
	cornice								
	Window Repair								
	Masonry Cleaning								
	Masonry repointing								
	Paint								
	Trim								
	Wall	xxx	\$2.50	sf	1100	\$2,750.00			
	Roof								
	Awning	xxx	\$80.00	lf	36	\$2,880.00			
	Sign	xxx	\$1,000.00	ls	1	\$1,000.00			
	Other								
	TOTAL					\$6,830.00	\$683.00	\$7,513.00	\$9,391.25
Vacant lot at 30									
	Demo and removal	xxx - canopy & misc	\$800.00	ls	1	\$800.00			
	Gutter								
	Carpentry Repair								
	cornice								
	Window Repair	xxx	\$250.00	ea	6	\$1,500.00			
	Masonry Cleaning	xxx	\$1.80	sf	1680	\$3,024.00			
	Masonry repointing								
	Paint								
	Trim								
	Wall								
	Roof								
	Awning								
	Sign								
	Other	site - landscaping etc	\$2,000.00	ls	1	\$2,000.00			
	TOTAL					\$7,324.00	\$732.40	\$8,056.40	\$10,070.50
36-40W Main									
	Demo and removal								
	Gutter								
	Carpentry Repair								
	cornice								
	Window Repair	xxx	\$200.00	ea	5	\$1,000.00			
	Masonry Cleaning								
	Masonry repointing	xxx	\$15.00	sf	100	\$1,500.00			
	Paint								
	Trim								
	Wall	xxx	\$2.50	sf	300	\$750.00			
	Roof								
	Awning	xxx	\$80.00	lf	40	\$3,200.00			
	Sign								
	Other								
	TOTAL					\$6,450.00	\$645.00	\$7,095.00	\$8,868.75
Vacant lot at 68									
	Demo and removal								
	Gutter								
	Carpentry Repair								
	cornice								
	Window Repair								
	Masonry Cleaning								
	Masonry repointing								
	Paint								
	Trim								
	Wall								
	Roof								
	Awning								
	Sign								
	Other	demo, cleanup, railings	\$1.50	sf	9800	\$14,700.00			
	TOTAL					\$14,700.00	\$1,470.00	\$16,170.00	\$20,212.50
68 W Main									
	Demo and removal								
	Gutter								
	Carpentry Repair								
	cornice								
	Window Repair								
	Masonry Cleaning								
	Masonry repointing								
	Paint								
	Trim								
	Wall	xxx - front and sides	\$2.00	sf	1550	\$3,100.00			
	Roof	xxx - new shingles	\$7.00	sf	120	\$840.00			
	Awning								
	Sign								
	Other								
	TOTAL					\$3,940.00	\$394.00	\$4,334.00	\$5,417.50

\$43,168.40 \$53,960.50

Martinsville Façade Assessment
 Martinsville, Va
 Estimate of Probable Cost - Blight Mitigation/Facades

10/20/2009

Fayette	ITEM	NOTE	UNIT PRICE	UNIT	QUANTITY	COST	GEN COND	LOW	HIGH
66 Fayette	Demo and removal	perpendicular sign, sign band	\$500.00	ls	1	\$500.00			
	Guttter								
	Carpentry Repair								
	cornice								
	Window Repair								
	Masonry Cleaning	xxx	\$1.80	sf	1600	\$2,880.00			
	Masonry repointing								
	Paint								
	Trim	xxx	\$4.00	sf	200	\$800.00			
	Wall								
	Roof								
	Awning								
	Sign								
	Other	xxx - repair	\$1,000.00	ls	1	\$1,000.00			
		TOTAL					\$5,180.00	\$518.00	\$5,698.00
28 Fayette	Demo and removal								
	Guttter								
	Carpentry Repair								
	cornice								
	Window Repair								
	Masonry Cleaning								
	Masonry repointing	xxx	\$15.00	sf	20	\$300.00			
	Paint								
	Trim								
	Wall								
	Roof								
	Awning	xxx	\$80.00	lf	20	\$1,600.00			
	Sign								
	Other								
		TOTAL					\$1,900.00	\$190.00	\$2,090.00
26 Fayette	Demo and removal								
	Guttter								
	Carpentry Repair								
	cornice	xxx	\$65.00	lf	70	\$4,550.00			
	Window Repair								
	Masonry Cleaning	xxx	\$1.80	sf	1680	\$3,024.00			
	Masonry repointing								
	Paint								
	Trim								
	Wall								
	Roof								
	Awning	xxx	\$80.00	lf	70	\$5,600.00			
	Sign								
	Other								
		TOTAL					\$13,174.00	\$1,317.40	\$14,491.40
67 Fayette	Demo and removal								
 	Guttter								
	Carpentry Repair								
	cornice								
	Window Repair								
	Masonry Cleaning								
	Masonry repointing								
	Paint								
	Trim								
	Wall								
	Roof								
	Awning								
	Sign								
	Other	demo, cleanup, railings	\$1.50	sf	8200	\$12,300.00			
		TOTAL					\$12,300.00	\$1,230.00	\$13,530.00

41 Fayette									
	Demo and removal								
	Guttter								
	Carpentry Repair								
	cornice								
	Window Repair								
	Masonry Cleaning								
	Masonry repointing								
	Paint								
	Trim								
	Wall								
	Roof								
	Awning								
	Sign								
Other	site cleanup	\$0.50	sf	4900	\$2,450.00				
	TOTAL				\$2,450.00	\$245.00	\$2,695.00	\$3,368.75	
27 Fayette									
 	Demo and removal								
	Guttter	xxx - flashing	\$1.50	lf	80	\$120.00			
	Carpentry Repair	xxx - bulkhead	\$40.00	lf	80	\$3,200.00			
	cornice								
	Window Repair	xxx - storefront	\$12.00	sf	120	\$1,440.00			
	Masonry Cleaning								
	Masonry repointing								
	Paint								
	Trim	xxx	\$4.00	sf	240	\$960.00			
	Wall	xxx - side elevation	\$2.00	sf	1300	\$2,600.00			
	Roof								
	Awning								
	Sign								
Other									
	TOTAL				\$8,320.00	\$832.00	\$9,152.00	\$11,440.00	
12-20 Fayette									
	Demo and removal								
	Guttter								
	Carpentry Repair								
	cornice	xxx repair	\$30.00	lf	30	\$900.00			
	Window Repair								
	Masonry Cleaning								
	Masonry repointing								
	Paint								
	Trim	xxx	\$4.00	sf	250	\$1,000.00			
	Wall	xxx also side wall	\$1.50	sf	3800	\$5,700.00			
	Roof								
	Awning								
	Sign								
Other									
	TOTAL				\$7,600.00	\$760.00	\$8,360.00	\$10,450.00	

\$63,499.15 **\$79,373.94**

Martinsville Façade Assessment
 Martinsville, Va
 Estimate of Probable Cost - Blight Mitigation/Facades

10/20/2009

CHURCH ST.	ITEM	NOTE	UNIT PRICE	UNIT	QUANTITY	COST	GEN COND	LOW	HIGH
7 E. Church	Demo and removal								
	Guttter								
	Carpentry Repair								
	cornice								
	Window Repair								
	Masonry Cleaning								
	Masonry repointing								
	Paint								
	Trim								
	Wall								
	Roof								
	Awning								
	Sign								
	Other								
		TOTAL					\$0.00	\$0.00	\$0.00
25-27 E. Church	Demo and removal								
	Guttter								
	Carpentry Repair								
	cornice								
	Window Repair								
	Masonry Cleaning								
	Masonry repointing								
	Paint	xxx							
	Trim								
	Wall								
	Roof								
	Awning	xxx							
	Sign								
	Other								
		TOTAL					\$0.00	\$0.00	\$0.00
51 E. Church	Demo and removal								
	Guttter								
	Carpentry Repair								
	cornice								
	Window Repair								
	Masonry Cleaning								
	Masonry repointing								
	Paint								
	Trim	xxx							
	Wall								
	Roof								
	Awning								
	Sign								
	Other								
		TOTAL					\$0.00	\$0.00	\$0.00
2 E. Church	Demo and removal								
	Guttter								
	Carpentry Repair								
	cornice								
	Window Repair								
	Masonry Cleaning	xxx							
	Masonry repointing								
	Paint								
	Trim								
	Wall								
	Roof								
	Awning								
	Sign								
	Other								
		TOTAL					\$0.00	\$0.00	\$0.00
18 E. Church	Demo and removal	xxx storefront							
	Guttter								
	Carpentry Repair								
	cornice								
	Window Repair								
	Masonry Cleaning								
	Masonry repointing								
	Paint								
	Trim								
	Wall	xxx							
	Roof								
	Awning								
	Sign								
	Other	new storefront							
		TOTAL					\$0.00	\$0.00	\$0.00

22 E. Church 	Demo and removal									
	Guttter									
	Carpentry Repair									
	cornice									
	Window Repair									
	Masonry Cleaning									
	Masonry repointing									
	Paint									
	Trim									
	Wall	rear/side wall								
	Roof									
	Awning									
	Sign									
	Other									
	TOTAL						\$0.00	\$0.00	\$0.00	\$0.00
34 E. Church 	Demo and removal									
	Guttter									
	Carpentry Repair									
	cornice									
	Window Repair									
	Masonry Cleaning									
	Masonry repointing									
	Paint									
	Trim									
	Wall									
	Roof									
	Awning	xxx								
	Sign									
	Other									
	TOTAL						\$0.00	\$0.00	\$0.00	\$0.00
54 E. Church 	Demo and removal									
	Guttter									
	Carpentry Repair									
	cornice									
	Window Repair									
	Masonry Cleaning	xxx								
	Masonry repointing									
	Paint									
	Trim									
	Wall									
	Roof									
	Awning	xxx?								
	Sign									
	Other									
	TOTAL						\$0.00	\$0.00	\$0.00	\$0.00
217 E. Church 	Demo and removal	xxx?								
	Guttter									
	Carpentry Repair									
	cornice									
	Window Repair									
	Masonry Cleaning									
	Masonry repointing									
	Paint									
	Trim									
	Wall	xxx								
	Roof									
	Awning									
	Sign									
	Other	other????								
	TOTAL						\$0.00	\$0.00	\$0.00	\$0.00
219 E. Church 	Demo and removal									
	Guttter									
	Carpentry Repair									
	cornice									
	Window Repair									
	Masonry Cleaning									
	Masonry repointing									
	Paint	xxx paint and parging								
	Trim									
	Wall									
	Roof	xxx								
	Awning									
	Sign									
	Other									
	TOTAL						\$0.00	\$0.00	\$0.00	\$0.00
									\$0.00	\$0.00