

CDA for Downtown Redevelopment

Virginia Municipal League
Hampton, Virginia

Greg Wagner
October, 2010



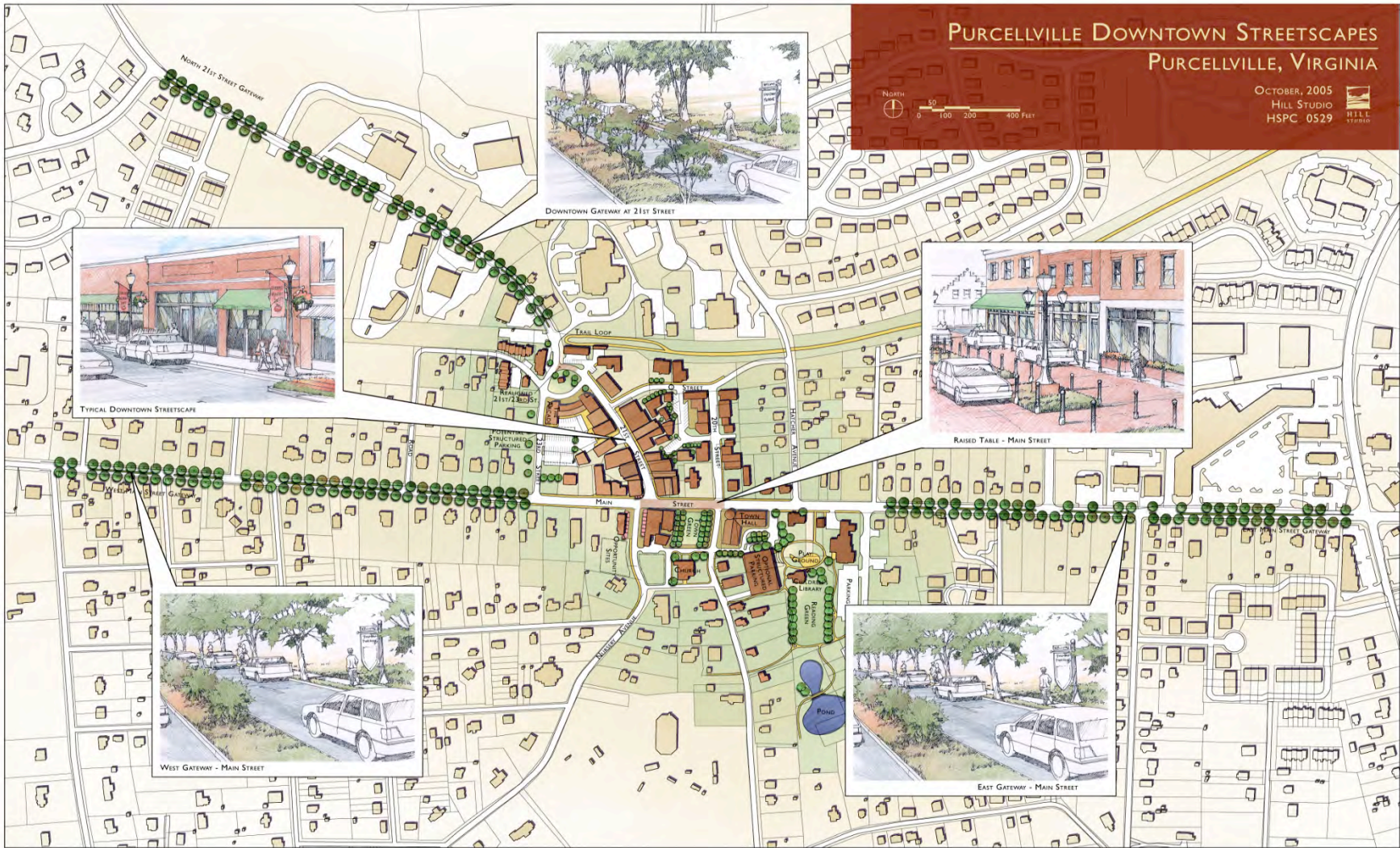
- Town of Purcellville – Loudoun County, Population - 6,945 (pop in 2000 = 3,584)
- Downtown & older Residential Areas in State & National Register Historic District
- 2005 Downtown Master Plan recommended redevelopment & streetscape plans
- Creativity & perseverance required for small town to implement ambitious plans

Downtown Plan

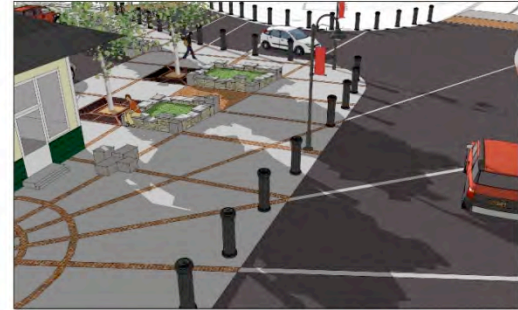


- Downtown Plan Recommended both Public and Private Investments:
- Public Investments:
 - Downtown Streetscape Improvements
Town has received multiple Transportation Enhancement Grants
 - Final Design complete on Centennial Plaza & 23rd St Sidewalk Improvements

Downtown Plan



Downtown Plan



Centennial Plaza Concept

Purcellville Streetscape Project

Concept Design

Town of Purcellville
Purcellville, Virginia

SCALE: 1" = 40'

DATE: 11 February 2009

Kirtley-Horn and Associates, Inc.

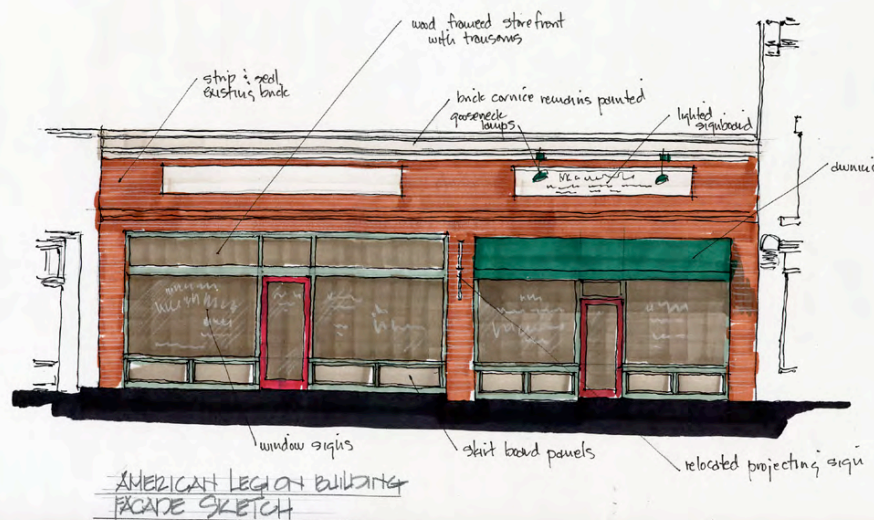
- Private Infill Development (up to 100,000 SF)



Downtown Plan

Façade Improvements

- Plan gives ideas for façade improvements
- Town established small façade improvement grant program



Downtown Plan

Downtown Parking Lot



- Existing Public Surface Lot built thru public – private partnership
- Downtown Plan noted need for potential structured parking in future to support recommended infill

Downtown Plan

Downtown Parking Lot



- Infill would include farmer's market stalls
- Downtown Plan recommended potential structured parking behind infill on existing lot
- How does a small Town afford this?

Downtown Plan

- **Town Council in 2008 enacted simple enabling ordinance amending the Town Code to permit creation of CDA's:**
- **Sec. 26-42. Power to consider petitions for creation of Community Development Authorities.**

The Town finds that the creation of community development authorities may benefit the citizens of Purcellville by strengthening the Town's economic base, increasing tax revenues and providing services that may not currently be available. The Town hereby elects to assume the power to consider petitions for the creation of community development authorities. State Code Reference: Code of Virginia of 1950, as amended, Chapter 51, Section 15.2-5152.

CDA Enabling Legislation

- Town is now awaiting petition from property owners in downtown for CDA
- If created, CDA could be used to fund public infrastructure in Downtown Plan:
 - O Street connection
 - Parking Facilities
 - Utility Upgrades

CDA By Private Sector

For More Detailed Information Contact

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**CDA for Downtown
Redevelopment**

