

# “Blight” Ideas and Opportunities

## Case Studies:

- **Auto Recyclers**  
**Buena Vista, VA**
- **The Mill at South River**  
**Waynesboro, VA**

# “Blight” Ideas and Opportunities



“Before”

Auto Recyclers - Buena Vista, VA

# “Blight” Ideas and Opportunities



“Before”

Auto Recyclers - Buena Vista, VA

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Auto Recyclers - Buena Vista, VA

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Auto Recyclers - Buena Vista, VA

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“Before”

Auto Recyclers - Buena Vista, VA

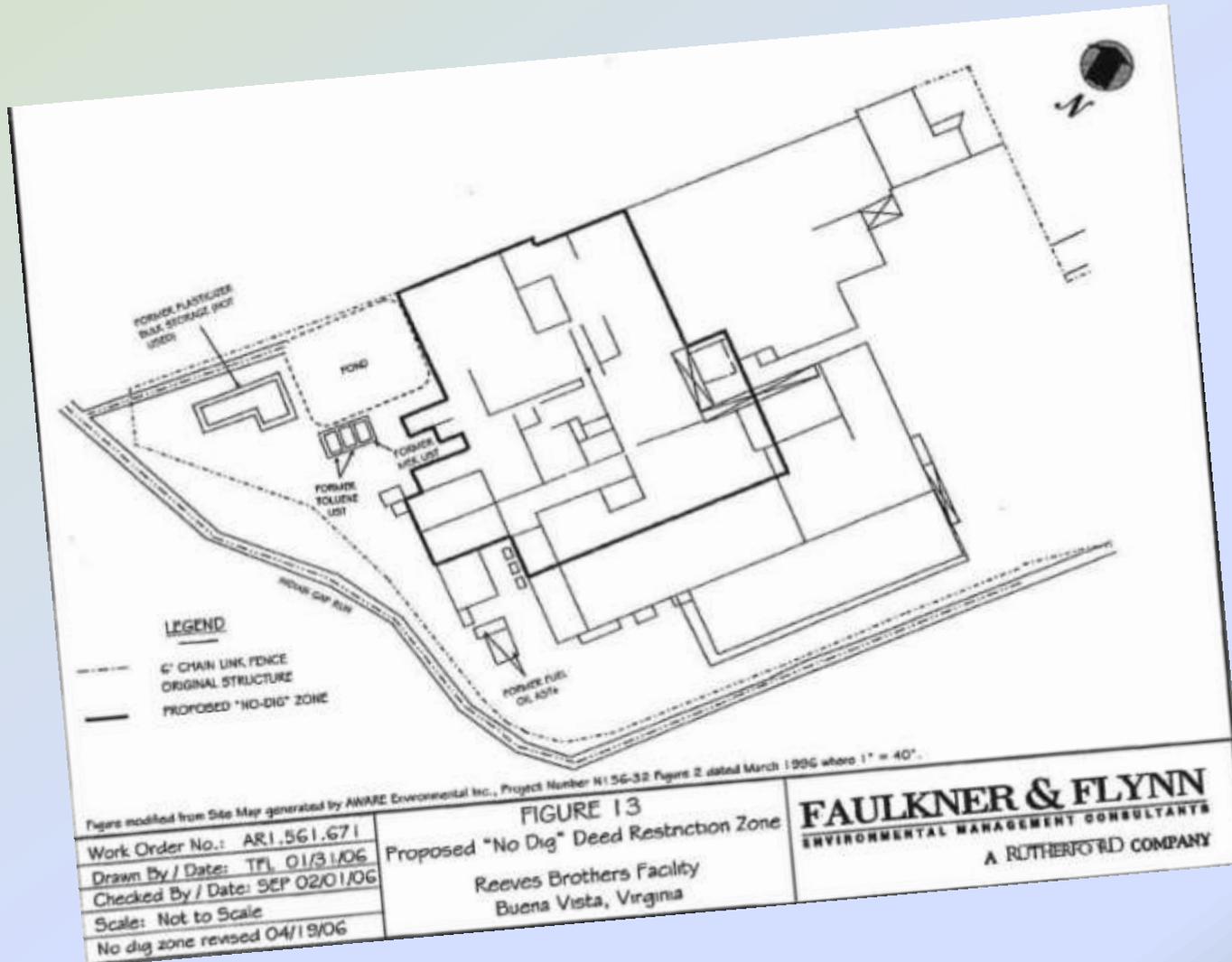
# “Blight” Ideas and Opportunities



“Before”

Auto Recyclers - Buena Vista, VA

# “Blight” Ideas and Opportunities





# “Blight” Ideas and Opportunities



“Before”

Auto Recyclers - Buena Vista, VA

# “Blight” Ideas and Opportunities



“After”

Auto Recyclers - Buena Vista, VA

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“After”

Auto Recyclers - Buena Vista, VA

# “Blight” Ideas and Opportunities

An Unlikely Inheritance  
An Unwanted Inheritance?

# “Blight” Ideas and Opportunities



South River Complex - Waynesboro, VA

# “Blight” Ideas and Opportunities



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“Before”

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South River Complex - Waynesboro, VA

# PRESERVING THE PAST FOR WAYNESBORO'S FUTURE



REDEVELOPMENT TEAM

**SOUTH RIVER, INC.,**  
BEVERLEY B. SHOEMAKER, PRESIDENT  
SHARON PLEMMONS, PROPERTY MANAGER  
(540) 943-4896

**BRYAN AND COLEMAN**  
ATTORNEYS AT LAW



South River Complex - Waynesboro, VA

# The Mill at South River

Site Transition



**THOR**  
INC.  
General Contractors



**parker**  
DESIGN GROUP

**GENTRY LOCKE**  
RAKES & MOORE<sup>LLP</sup>  
Attorneys

# The Mill at South River

Main Entrance



**THOR**  
INC.  
General Contractors



**parker**  
DESIGN GROUP

**GENTRY LOCKE**  
RAKES & MOORE<sup>LLP</sup>  
Attorneys

# The Mill at South River

## Sawtooth Building



**THOR**  
INC.  
General Contractors



**parker**  
DESIGN GROUP

**GENTRY LOCKE**  
RAKES & MOORE<sup>LLP</sup>  
Attorneys

# The Mill at South River

Plant 1



**THOR**  
INC.  
General Contractors



**parker**  
DESIGN GROUP

**GENTRY LOCKE**  
RAKES & MOORE<sup>LLP</sup>  
Attorneys

# The Mill at South River

## Plant 1 Interior



**THOR**  
INC.  
General Contractors



**parker**  
DESIGN GROUP

**GENTRY LOCKE**  
RAKES & MOORE<sup>LLP</sup>  
Attorneys

# The Mill at South River

## Boiler House Entrance



**THOR**  
INC.  
General Contractors

INTERACTIVE-DESIGN

**parker**  
DESIGN GROUP

**GENTRY LOCKE**  
RAKES & MOORE<sup>LLP</sup>  
Attorneys

# “Blight” Ideas and Opportunities

Construction Begins  
June, 2010

South River Complex  
Waynesboro, VA



# “Blight” Ideas and Opportunities



Grading begins



South River Complex - Waynesboro, VA



# “Blight” Ideas and Opportunities



Grading begins



South River Complex - Waynesboro, VA



# “Blight” Ideas and Opportunities



Grading begins



South River Complex - Waynesboro, VA



# “Blight” Ideas and Opportunities



North basin and clarifier removed, berm removed



South River Complex - Waynesboro, VA



# “Blight” Ideas and Opportunities



South Basin



South River Complex - Waynesboro, VA



# “Blight” Ideas and Opportunities



South Basin –  
removed



South River Complex - Waynesboro, VA



# “Blight” Ideas and Opportunities



South Basin –  
removed



South River Complex - Waynesboro, VA



# “Blight” Ideas and Opportunities



Greenway  
Trail along  
river



South River Complex - Waynesboro, VA



# “Blight” Ideas and Opportunities



Greenway  
Trail along  
river



South River Complex - Waynesboro, VA

