

# Trammel Community Revitalization Project, Phase 1

## **Project Overview**

Trammel is a 100 year old coal camp community comprised of 35 occupied substandard single-family dwellings and 17 blighted properties. 84% of the community is LMI (Low to Moderate Income), two thirds at very low or extremely low income levels. Phase 1 of the project proposes to

- rehabilitate or substantially reconstruct 14 of the LMI properties to raise them to HUD Home Quality Standards,
- demolish and clear 13 of the blighted properties,
- restore approximately 2500 linear feet of sidewalk, and
- mitigate drainage issues at the intersection of State Routes 63 and 626 by removing four empty, obsolete underground storage tanks which obscure water flow during peak rains.

**Location:** 11001 – 11265 Dante Mountain Road, Dante (Trammel) VA

## **Project Details**

Due to budget constraints under Community Development Block Grant guidelines, the proposed project area is limited to 19 households, 13 blighted properties, and their adjacent community infrastructure issues. The project area is defined as from the northernmost property on Dante Mountain Road southward to just past the middle of Trammel where there is a visible gap between occupied lots. The plan is to address the remainder of the community in a Phase 2 application next year.

## **Housing**

Historically the homes were five room dwellings with shared outdoor privies. Indoor plumbing was added in 1990-1992. Most homes are not insulated, without updated wiring or heat, and with dilapidated roofs, walls, and floors. Almost all homes are below established HUD Home Quality Standards.

The housing issues to be addressed include

- 7 LMI homes to be rehabilitated
- 1 LMI home to be acquired and then rehabilitated for LMI benefit (resold or rented)
- 6 LMI homes to be substantially reconstructed as similar sized dwellings (e.g. 2Br/1Ba).

## **Blight**

Almost one third of all the structures in Trammel are blighted (burned out, collapsing, or on the ground) including the old company store that housed the community's post office until 2002. All blighted properties are in violation of county ordinances. These pose a serious safety risk to the community, as well as to adjacent properties since lot sizes are so small. Under the proposed project, 75% of blighted properties in Trammel would be eliminated and cleaned up.

## **Infrastructure**

Sidewalks have fallen into neglect and disrepair, in part due to the significant amount of blight. Proposed work is to clean overgrown vegetation, remove and reconstruct damaged sections, and grind uneven joints to eliminate tripping hazards.

There are three or four obsolete, empty gasoline storage tanks partially in McClure Creek at the intersection of Phillips Hollow Road and Dante Mountain Road. Proposed work is to remove the tanks and restore the streambed to mitigate flooding potential during heavy rains.

## **Ongoing Challenges**

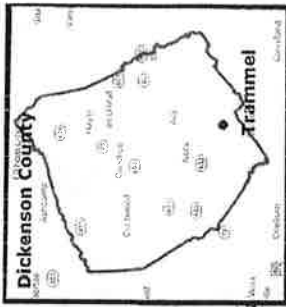
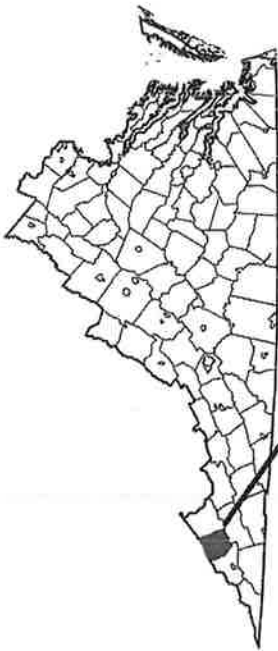
Sustaining residents' ongoing commitment to maintaining their homes and community has proven a challenge in the past. The project includes contractual agreements with all participants for the ongoing maintenance of all improvements, but this will still need to be encouraged/enforced by some kind of local/community association.

**Total Project Cost:** \$1,085,630

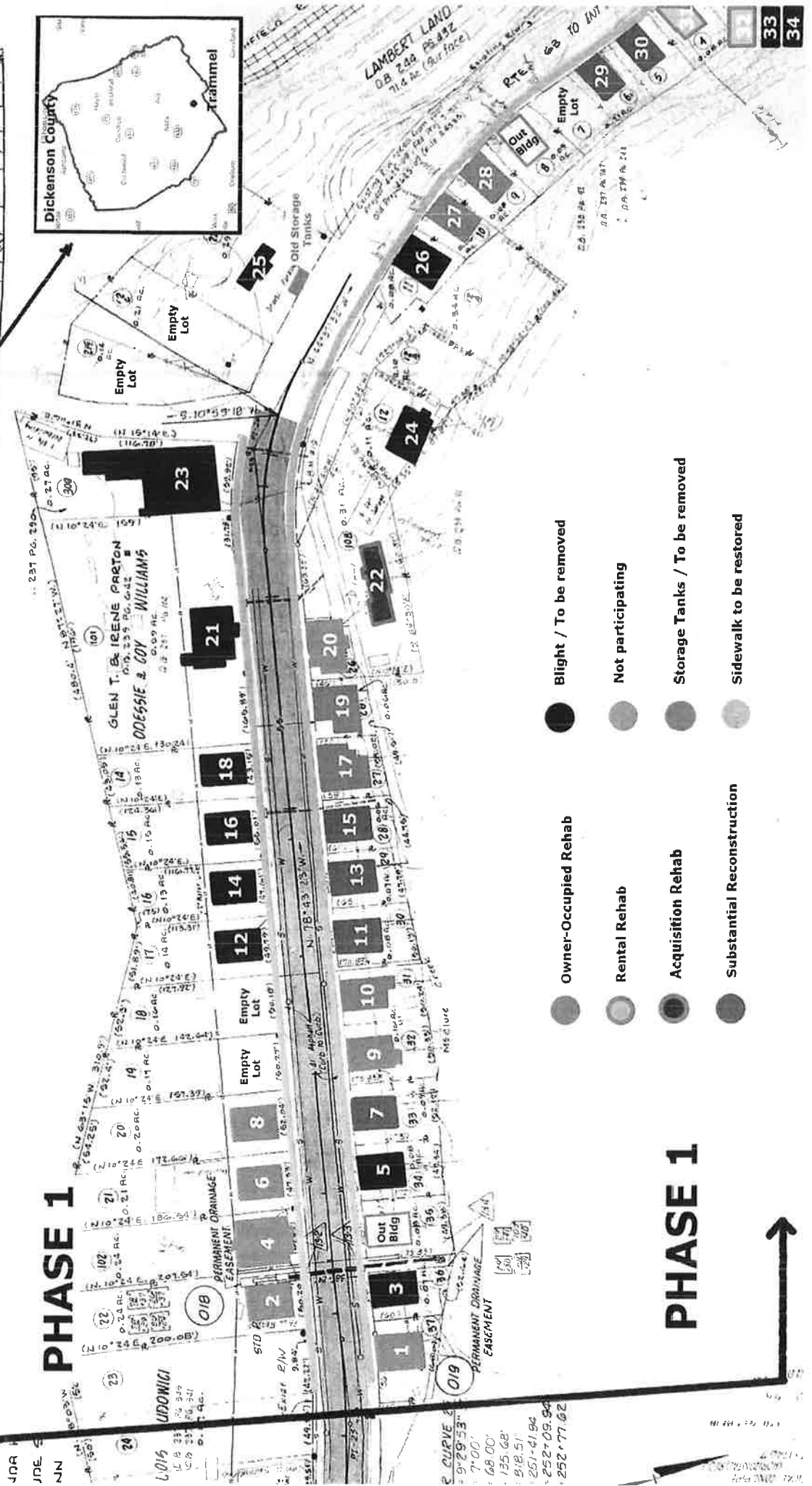
**CDBG Request:** \$1,039,330

# Trammel Community Revitalization Project

Dickenson County, VA



**PHASE 1**



- Blight / To be removed
- Not participating
- Storage Tanks / To be removed
- Sidewalk to be restored
- Owner-Occupied Rehab
- Rental Rehab
- Acquisition Rehab
- Substantial Reconstruction

**PHASE 1**

JDR  
JDE  
JN

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9°29'53"  
7°00'  
68.00'  
135.62'  
9°18.51'  
251°41.94'  
252°09.84'  
252°17.62'