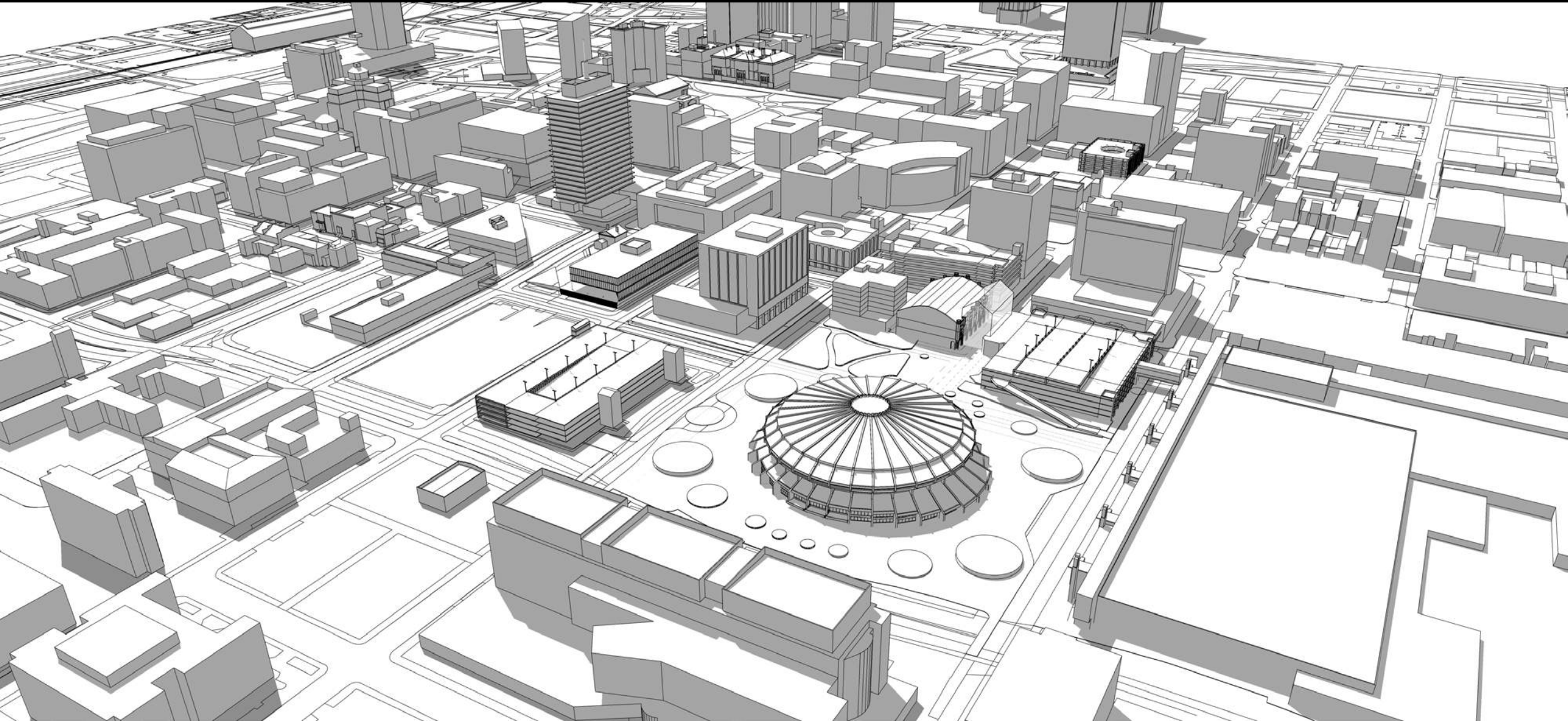
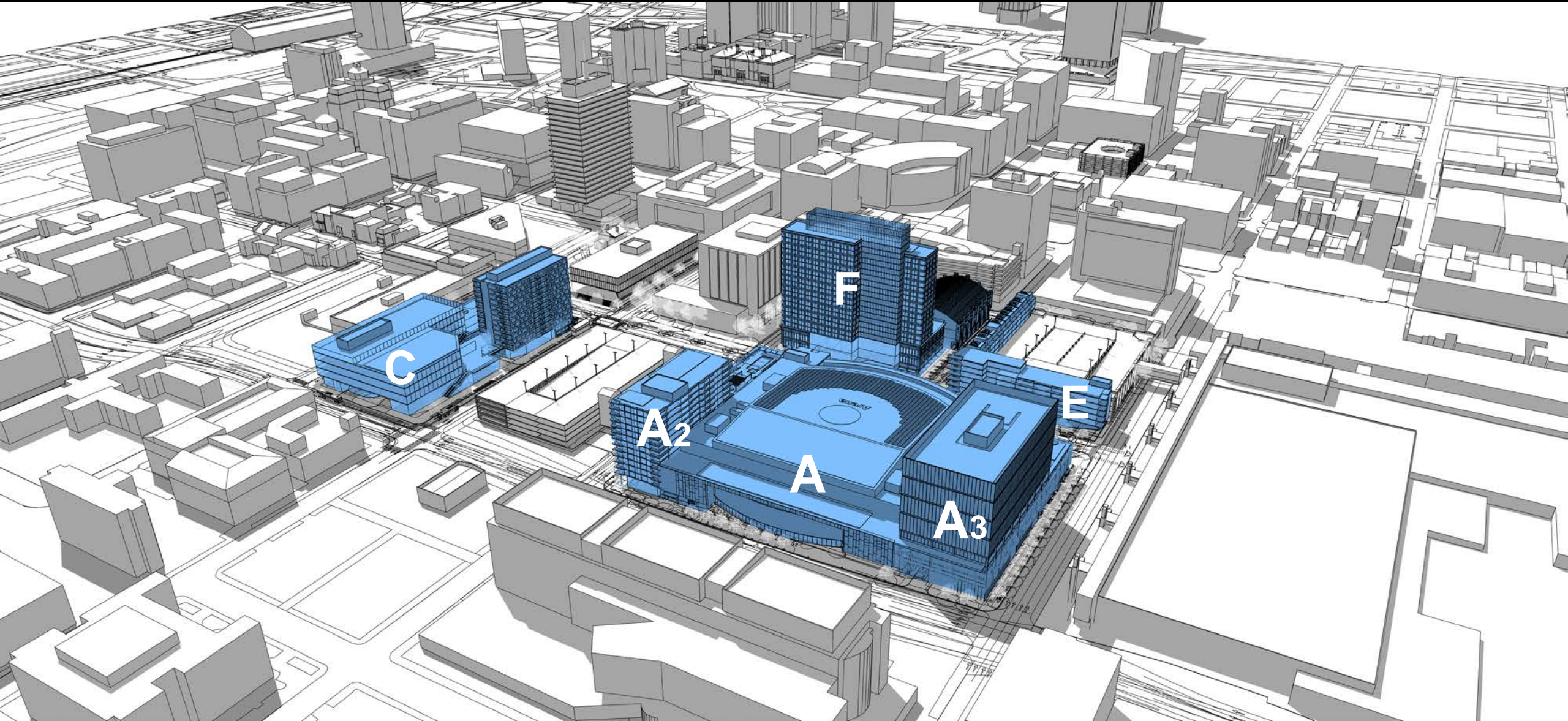


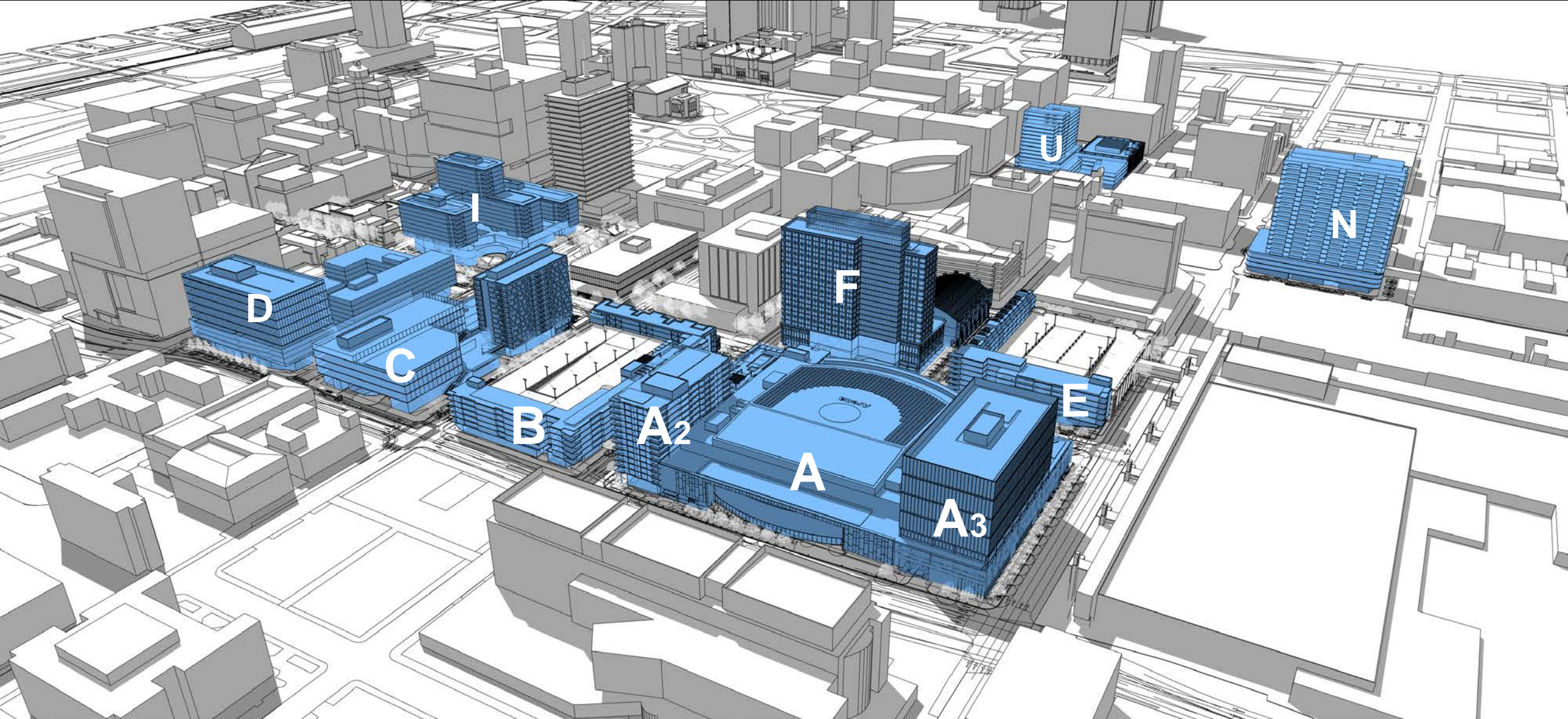
# Existing

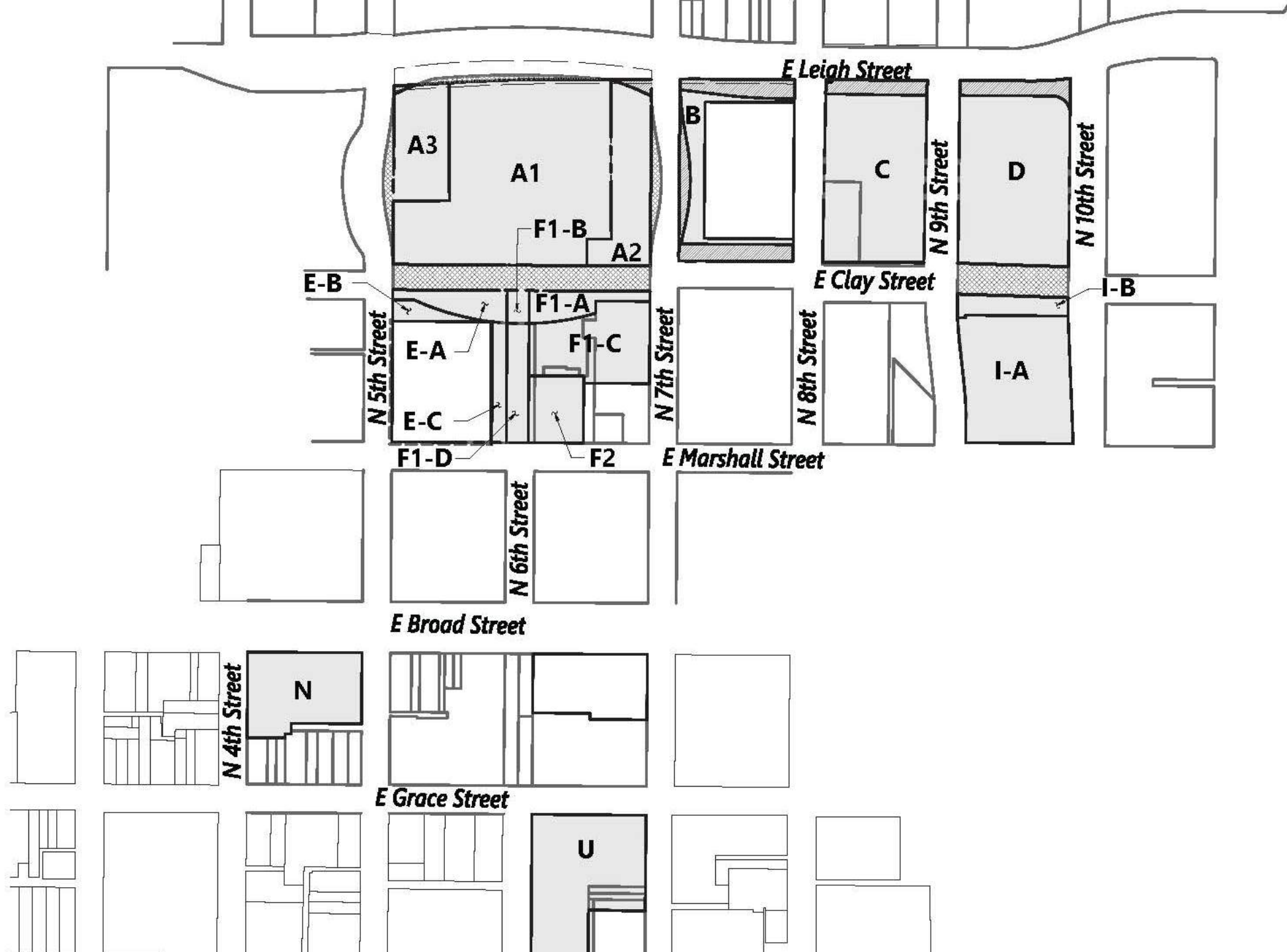


# Parcels A, C E, F



# Parcels





Pulse Corridor Plan

# Core Design Elements

## 1. Hold the Corner

active ground floors that wrap around the corner

## 2. Entrances Face the Street

## 3. Appropriate Setbacks and Stepbacks

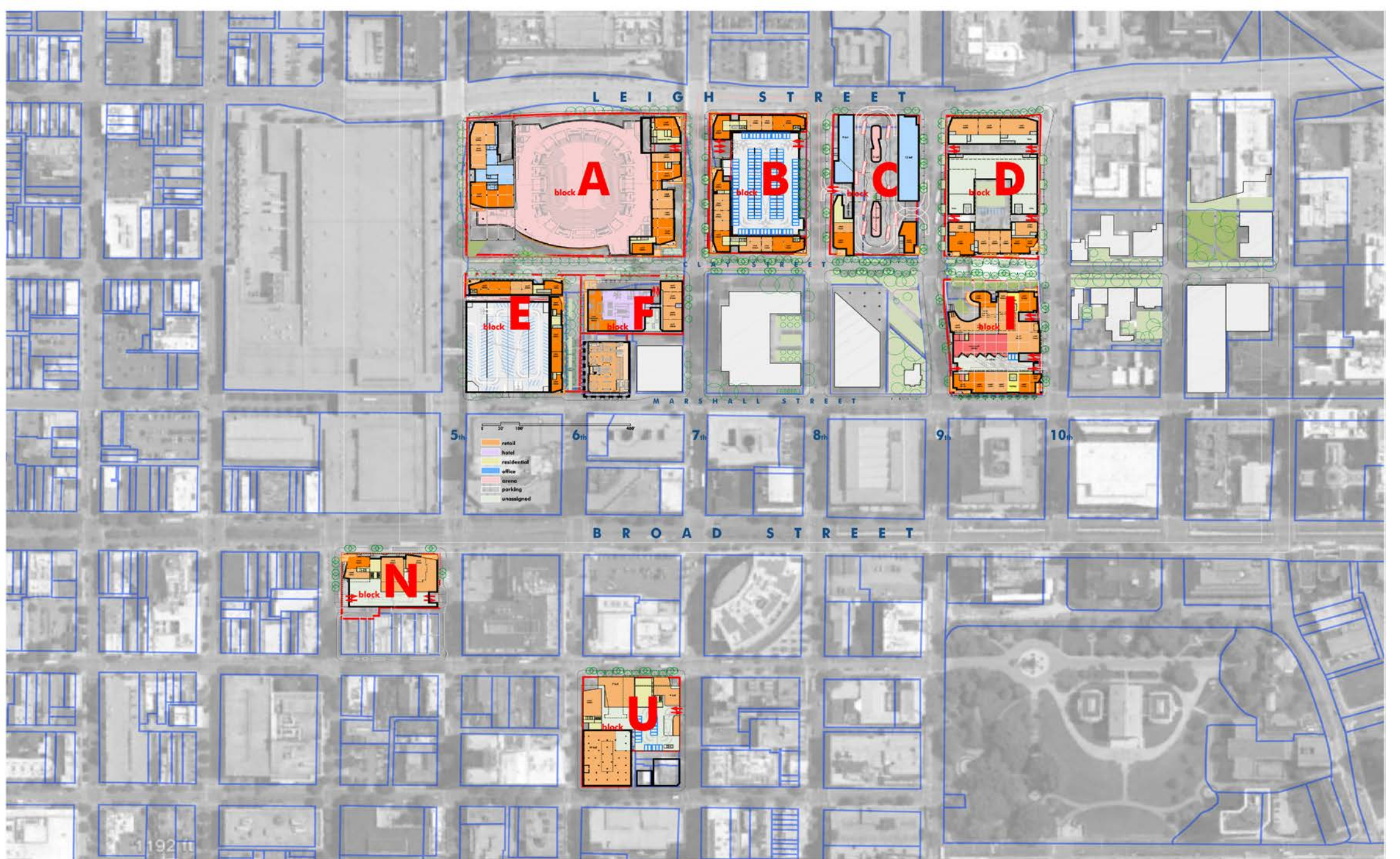
Uses are close to the Street. Stepbacks at upper stories respect existing form

## 4. Transparency

Visibility to and from the street.

**5. Façade Articulation** Facades should be broken up and made more human-scale by varying the streetwall plane

**6. Screened Parking and Services** landscaping pushed to the sidewalk to help maintain a streetwall



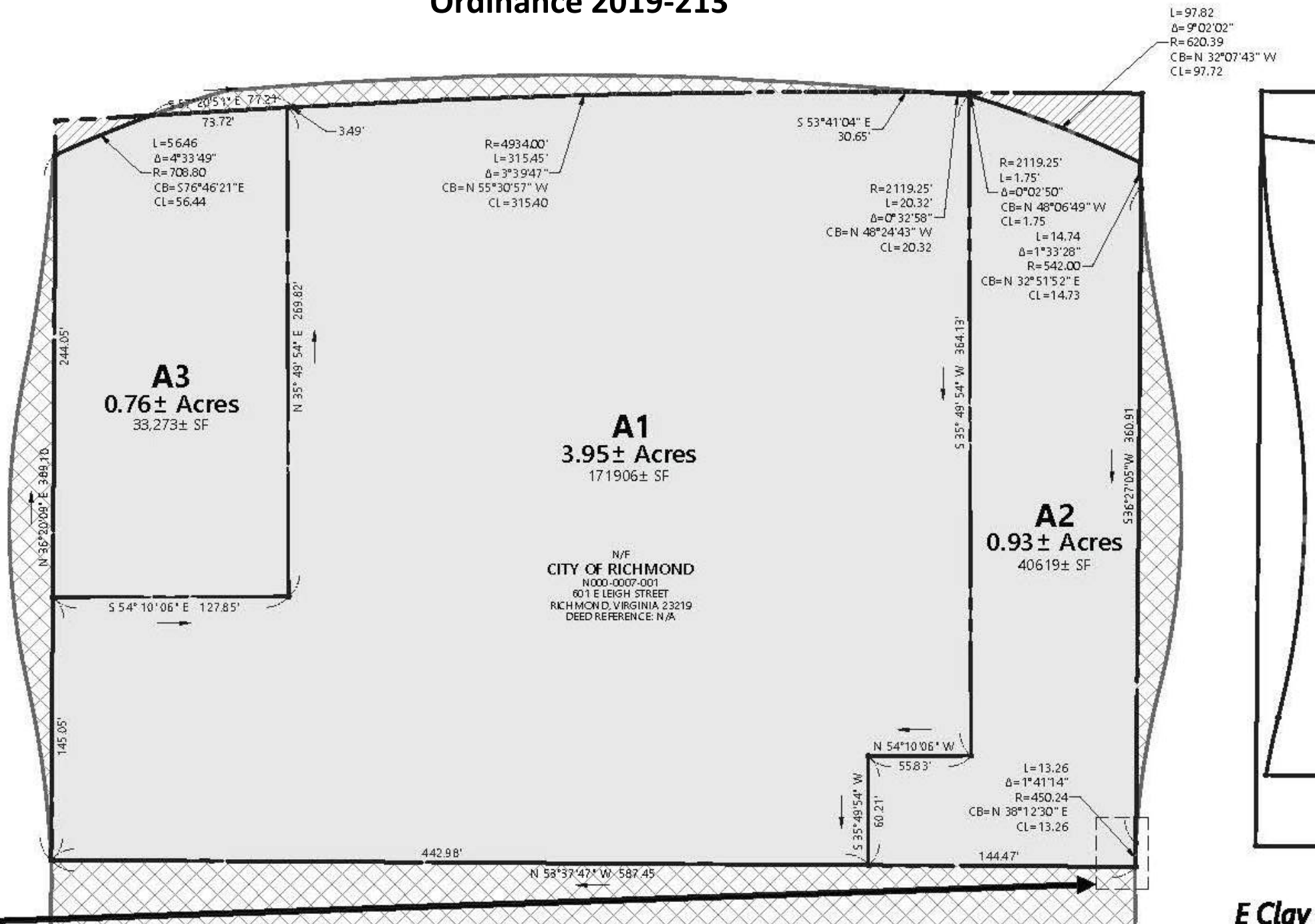






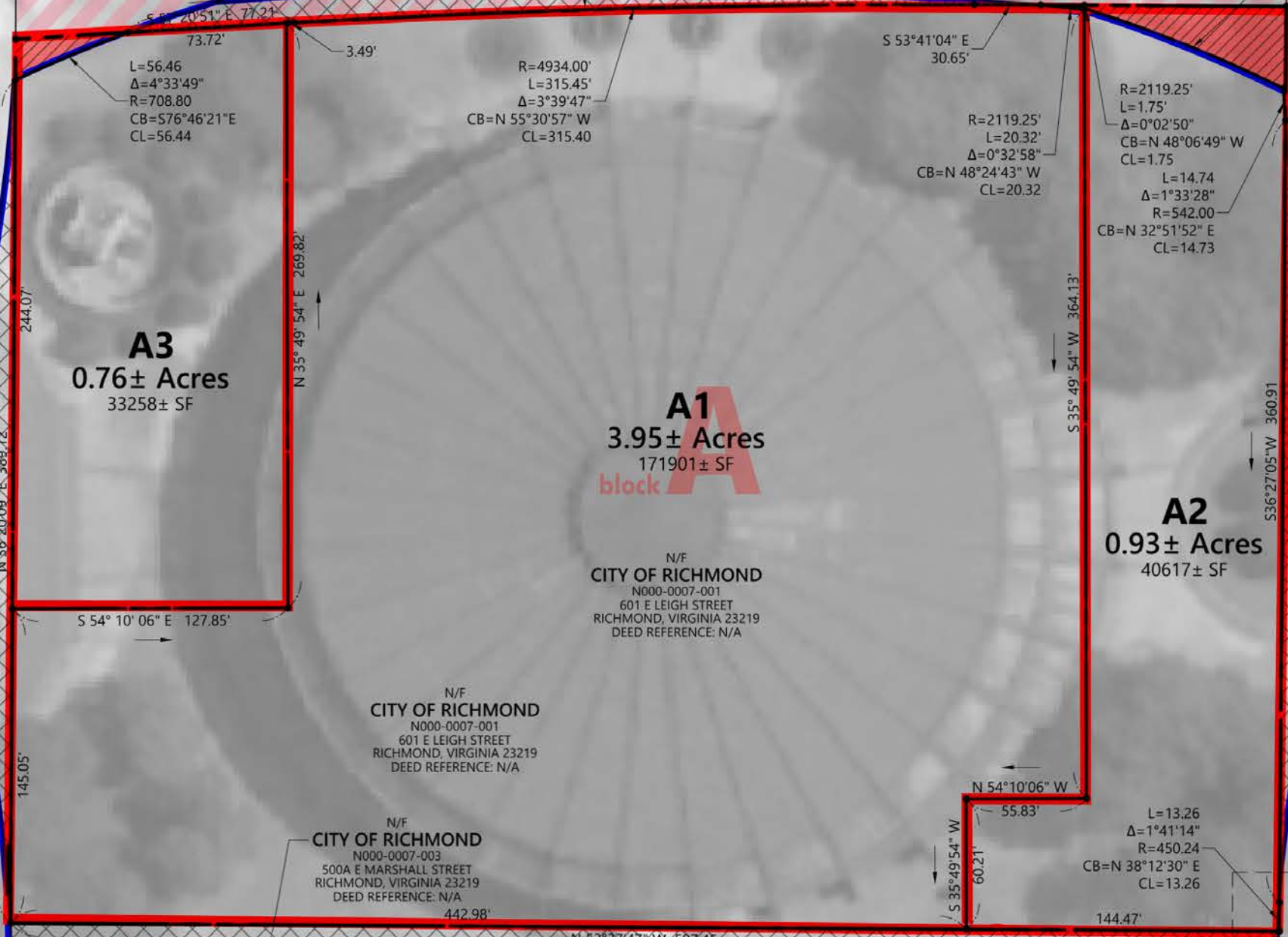


# Ordinance 2019-213



E Clay

R=620.55  
CB=N 32°07'43" W  
CL=97.72



**A3**  
0.76± Acres  
33258± SF

**A1**  
3.95± Acres  
171901± SF  
block A

**A2**  
0.93± Acres  
40617± SF

N/F  
CITY OF RICHMOND  
N000-0007-001  
601 E LEIGH STREET  
RICHMOND, VIRGINIA 23219  
DEED REFERENCE: N/A

N/F  
CITY OF RICHMOND  
N000-0007-003  
500A E MARSHALL STREET  
RICHMOND, VIRGINIA 23219  
DEED REFERENCE: N/A

N/F  
CITY OF RICHMOND  
N000-0007-001  
601 E LEIGH STREET  
RICHMOND, VIRGINIA 23219  
DEED REFERENCE: N/A

**F1-B**  
0.09± Acres

R=476.00'  
L=75.23'  
Δ=9°03'19"  
CB=S 30°4'  
CL=75.15

**0.46**  
19

R=473.16'  
L=198.18'  
Δ=23°59'53"  
CB=N 38°09'  
CL=196.73

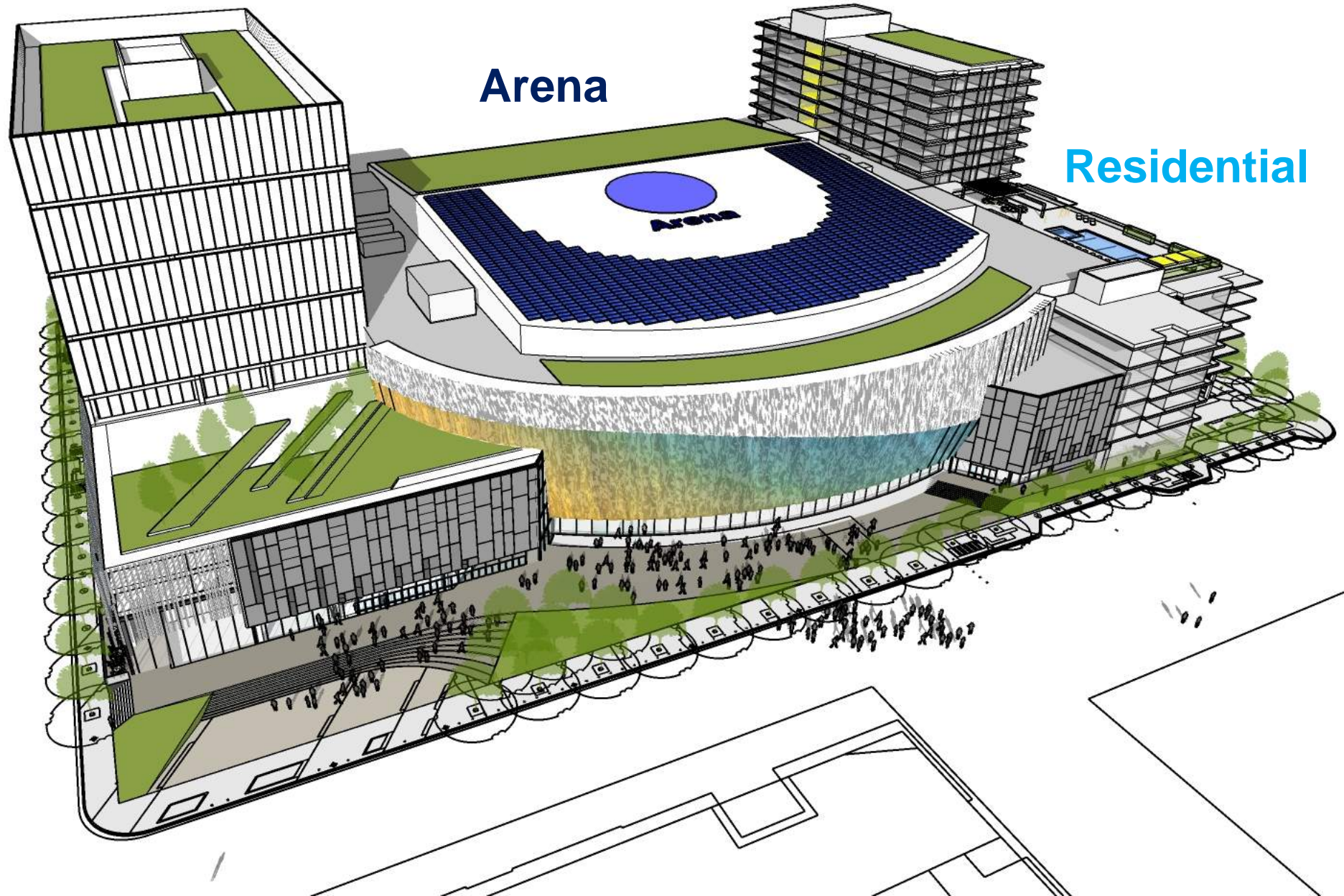
R=384.24'  
L=32.39'  
Δ=4°49'46"  
CB=S 47°44'  
CL=32.38



Office

Arena

Residential





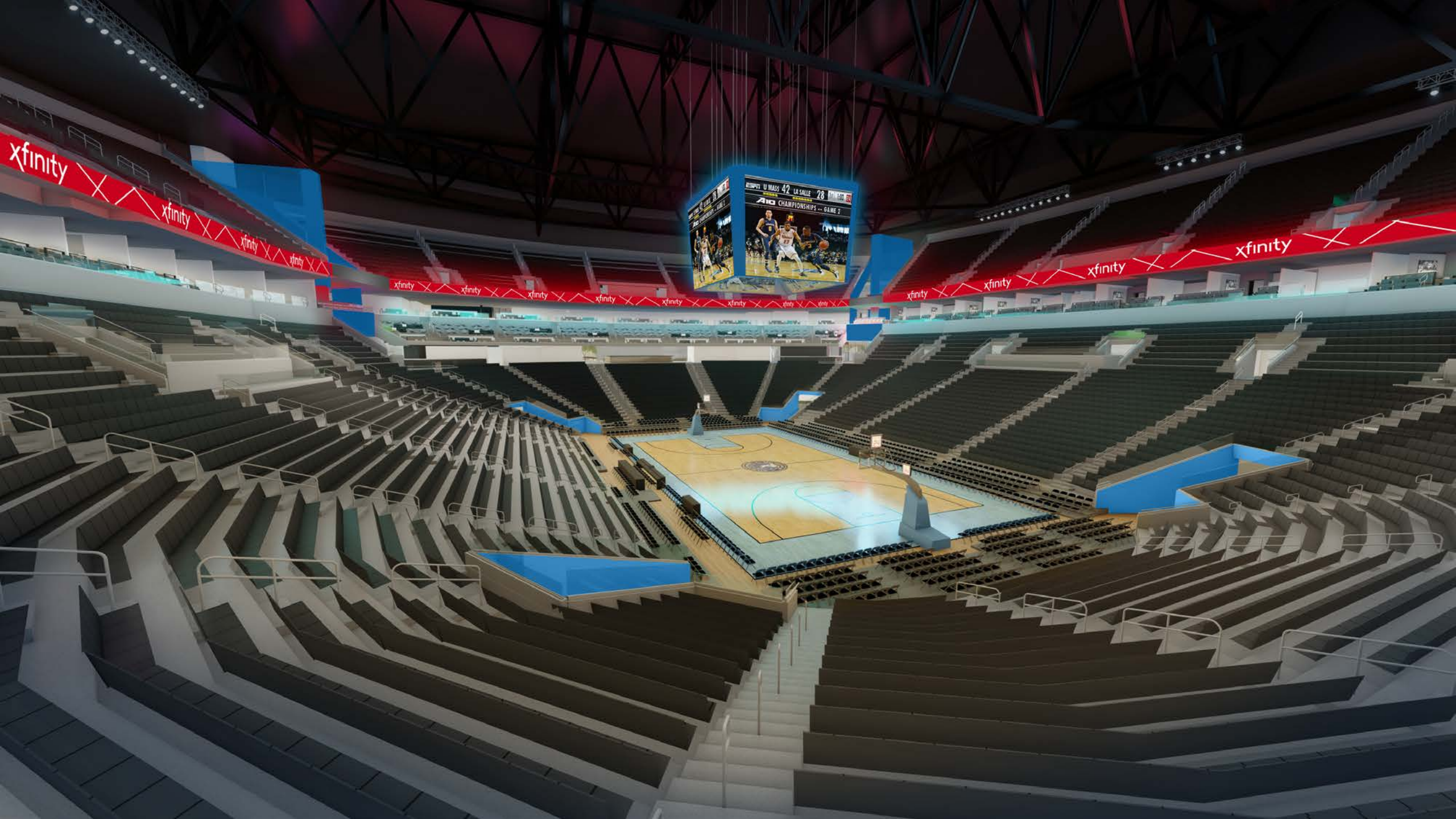
© 2018 Google

5<sup>TH</sup> & CLAY CURRENT



eBAR

5TH & CLAY PROPOSED



xfinity

xfinity

xfinity

xfinity

xfinity

xfinity

xfinity

xfinity

xfinity

xfinity

xfinity

xfinity

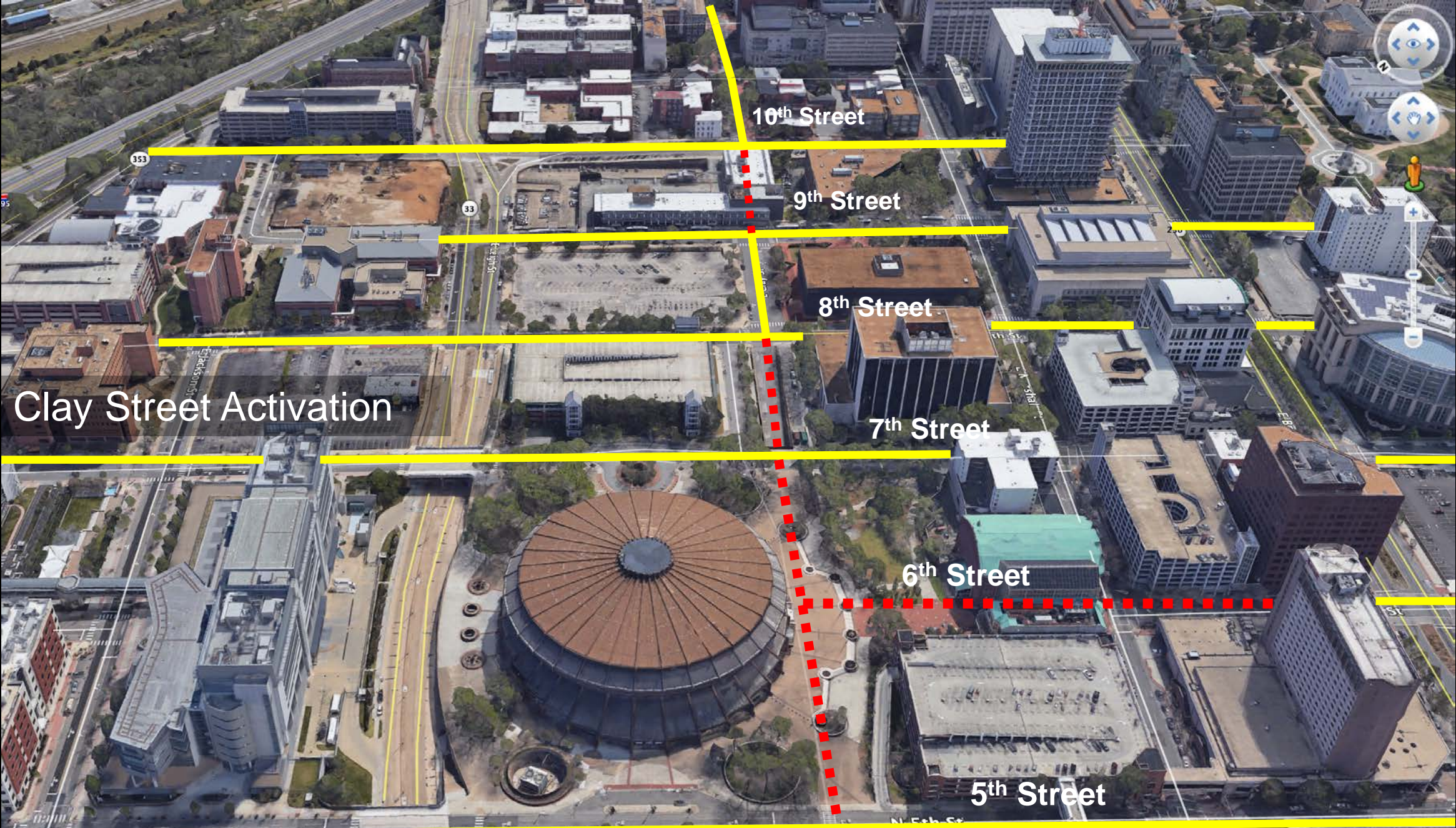
xfinity

xfinity

xfinity

ESPIT U MASS 42 LA CALLE 28  
A10 CHAMPIONSHIPS -- GAME 2





# Clay Street Activation

10th Street

9th Street

8th Street

7th Street

6th Street

5th Street





ONE  
WAY









↑ ↙

N. 8th St.  
400 500

⊘ ↘

ONE WAY  
←

STREET CLOSED TO TRAFFIC

verizon

L E I G H T S T R E E T

C L A Y S T R E E T

M A R S H A L L S T R E E T

5th

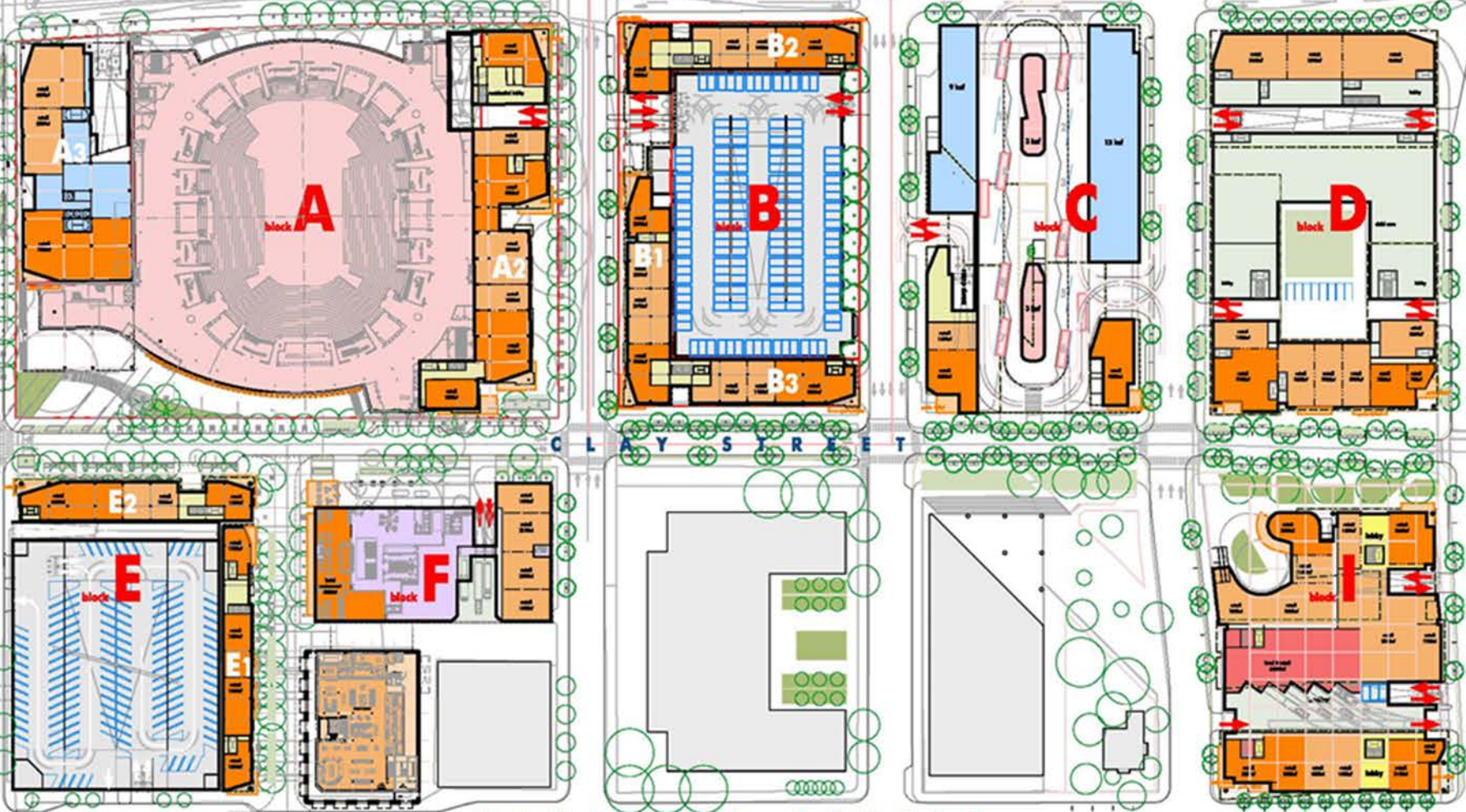
6th

7th

8th

9th

10th

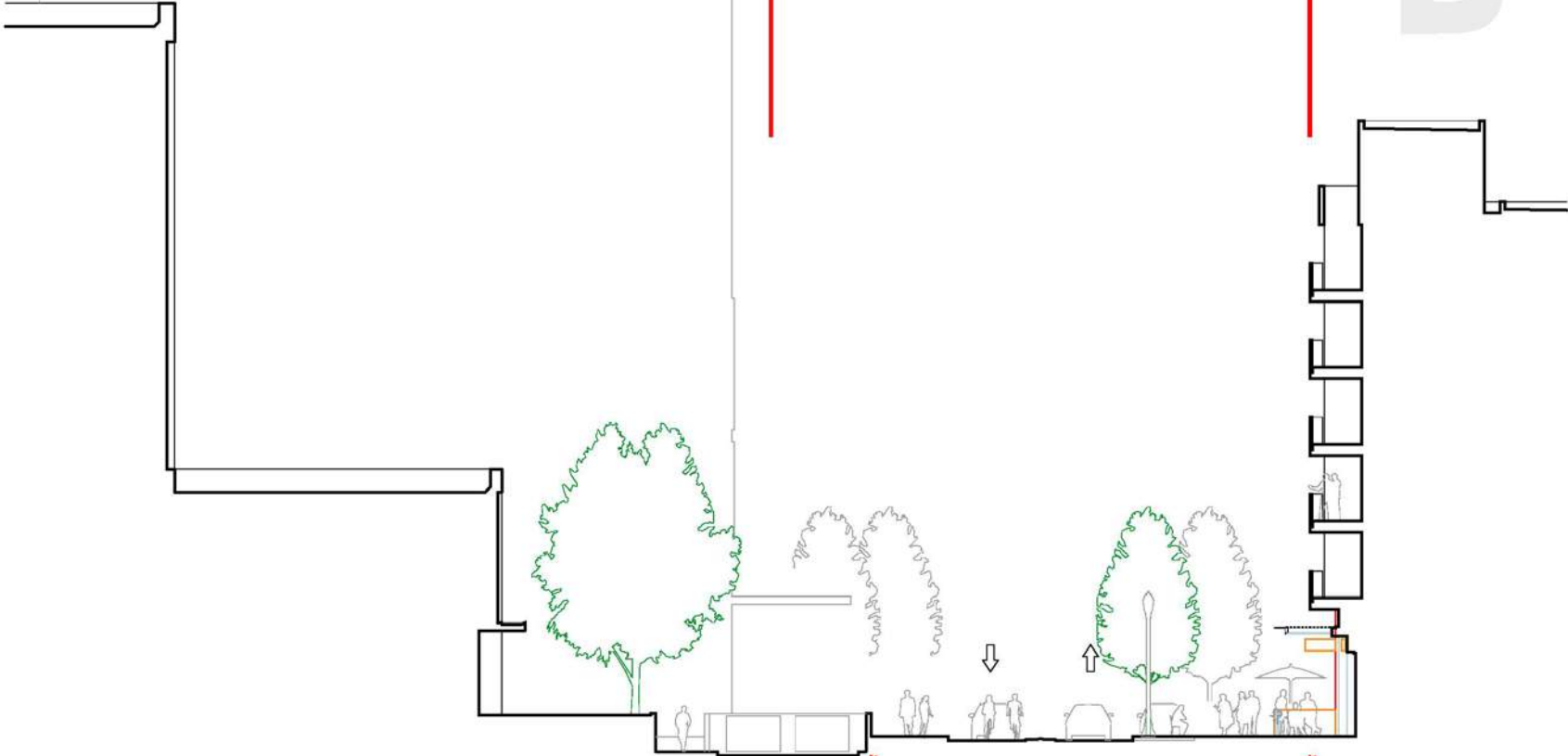


- retail
- hotel
- residential
- office

# E CLAY STREET

70'

# B



8' 2' 10' 4' 10' 8' 2' 8' 5'  
PEDESTRIAN CURB VEHICLE ELDERLY MEDIUM VEHICLE PARKING CURB PEDESTRIAN BUILDING

modified E CLAY STREET

5' 8' 2' 8' 10' 4' 10' 8' 2' 8' 5'  
BUILDING PEDESTRIAN CURB PARKING VEHICLE ELDERLY MEDIUM VEHICLE PARKING CURB PEDESTRIAN BUILDING

typical E CLAY STREET

## capital city redevelopment district

CLAY STREET SECTION STUDY  
1 January 2019







N. 8th St.  
400 500

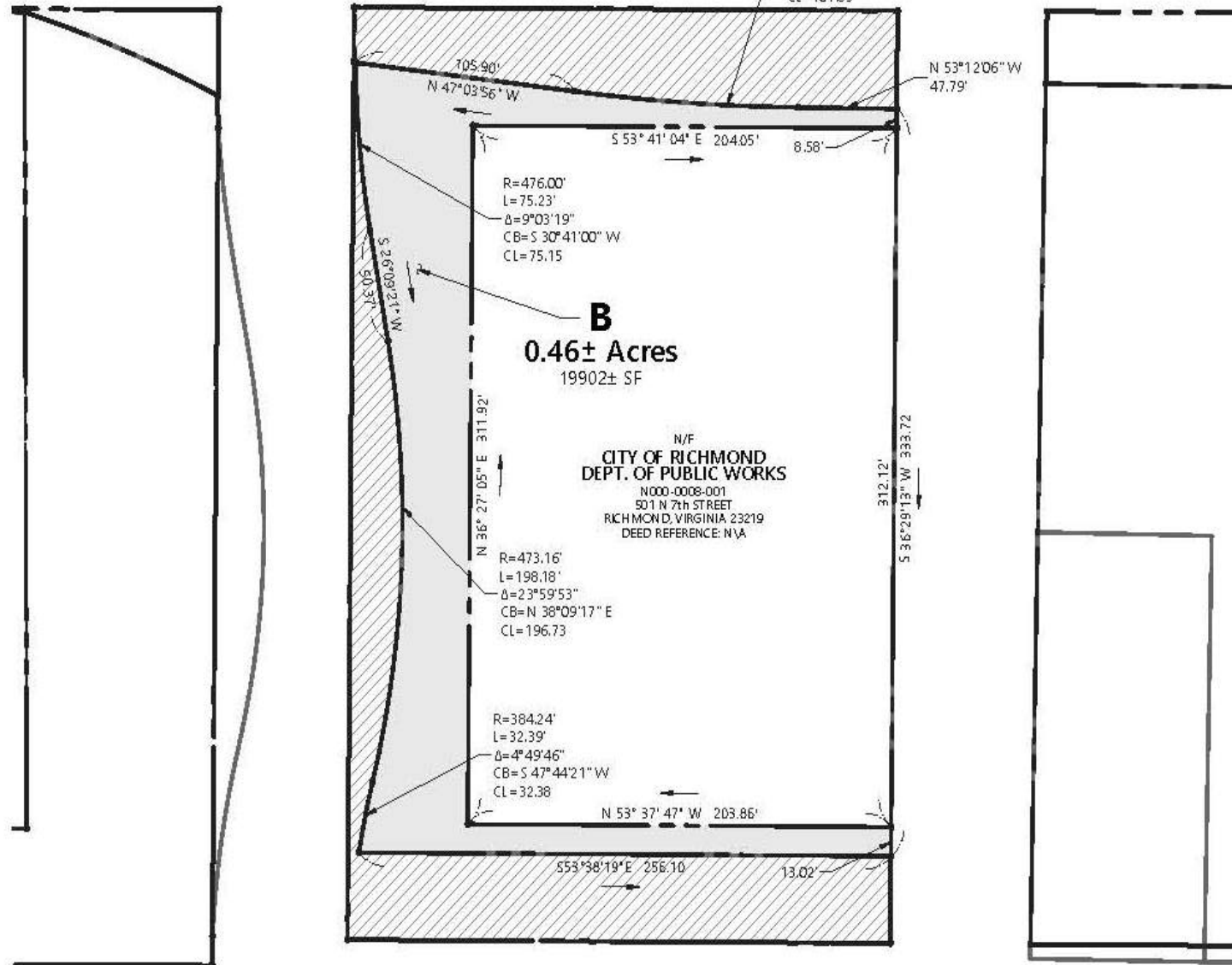
ONE WAY  
←

STREET CLOSED TO TRUCKS



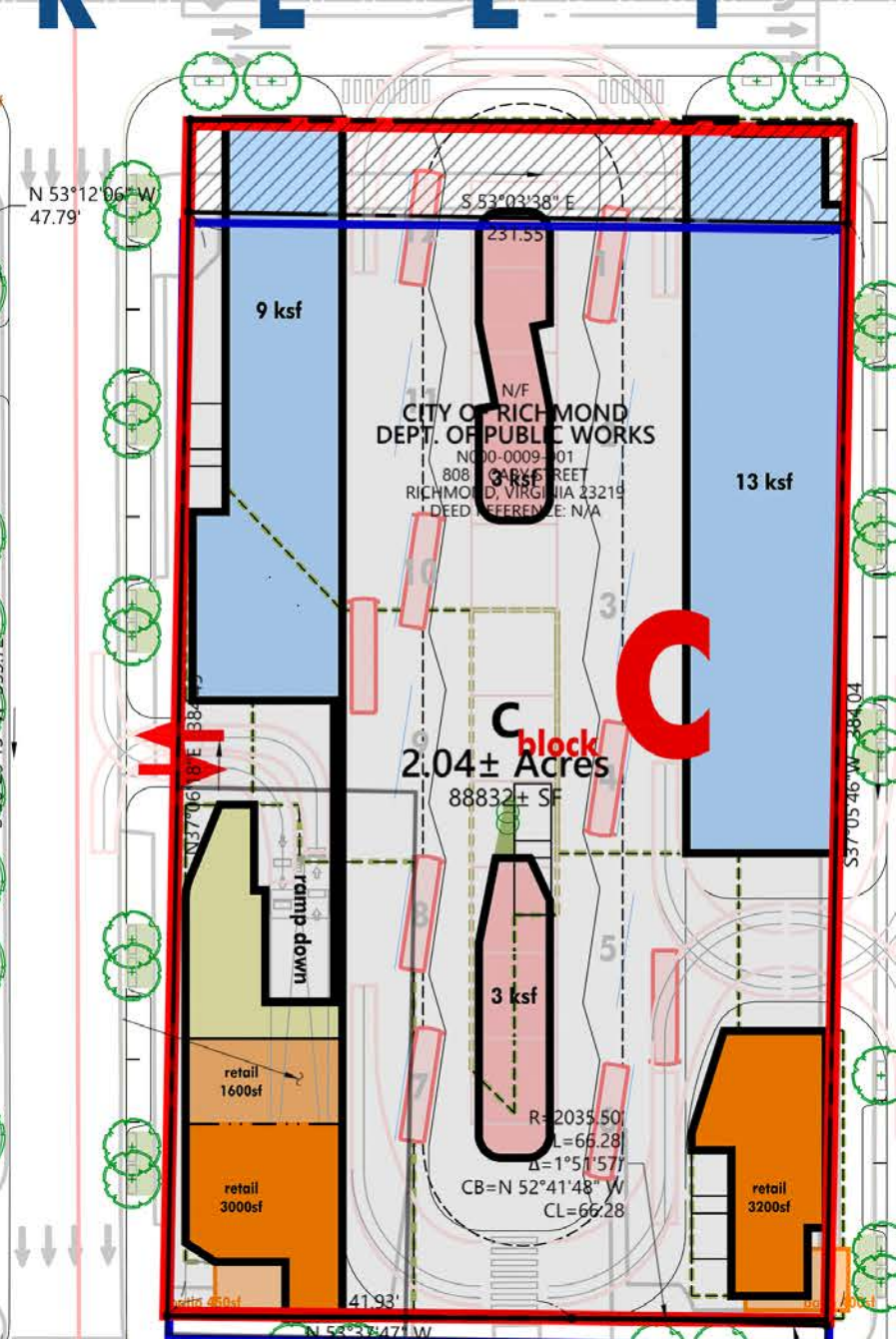
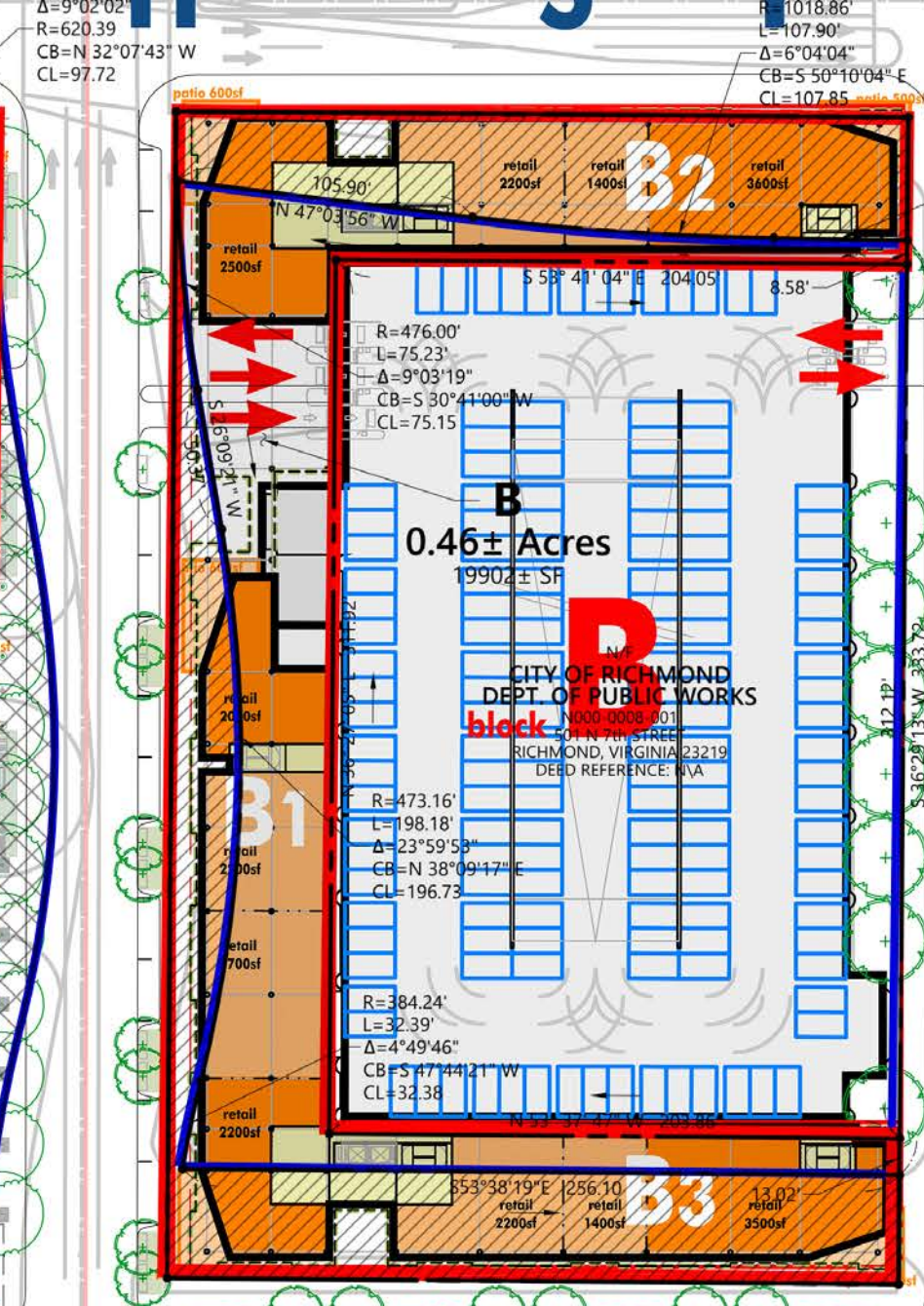
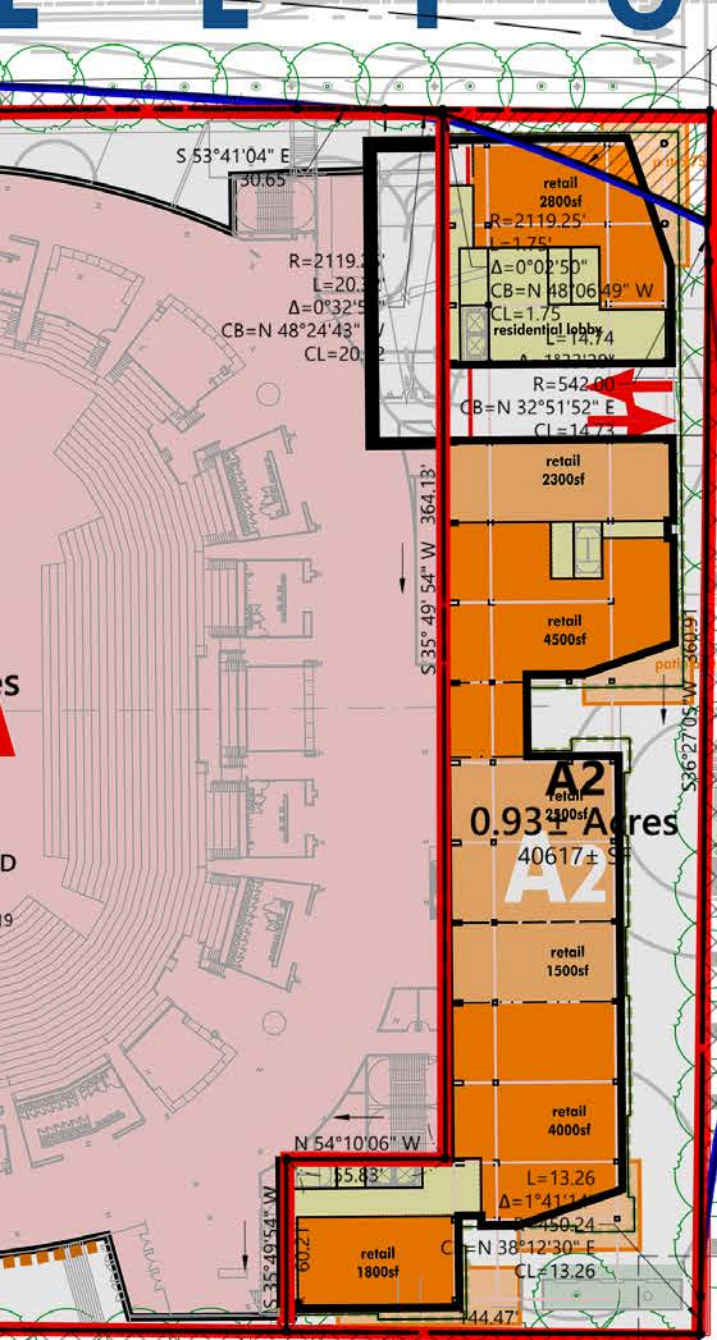
# Ordinance 2019-214

E. Leigh Street



E Clay Street





C L A Y S T R E E T

N 51°4' 23.41'



8th & CLAY CURRENT



8TH & CLAY PROPOSED

Capital City Partners LLC

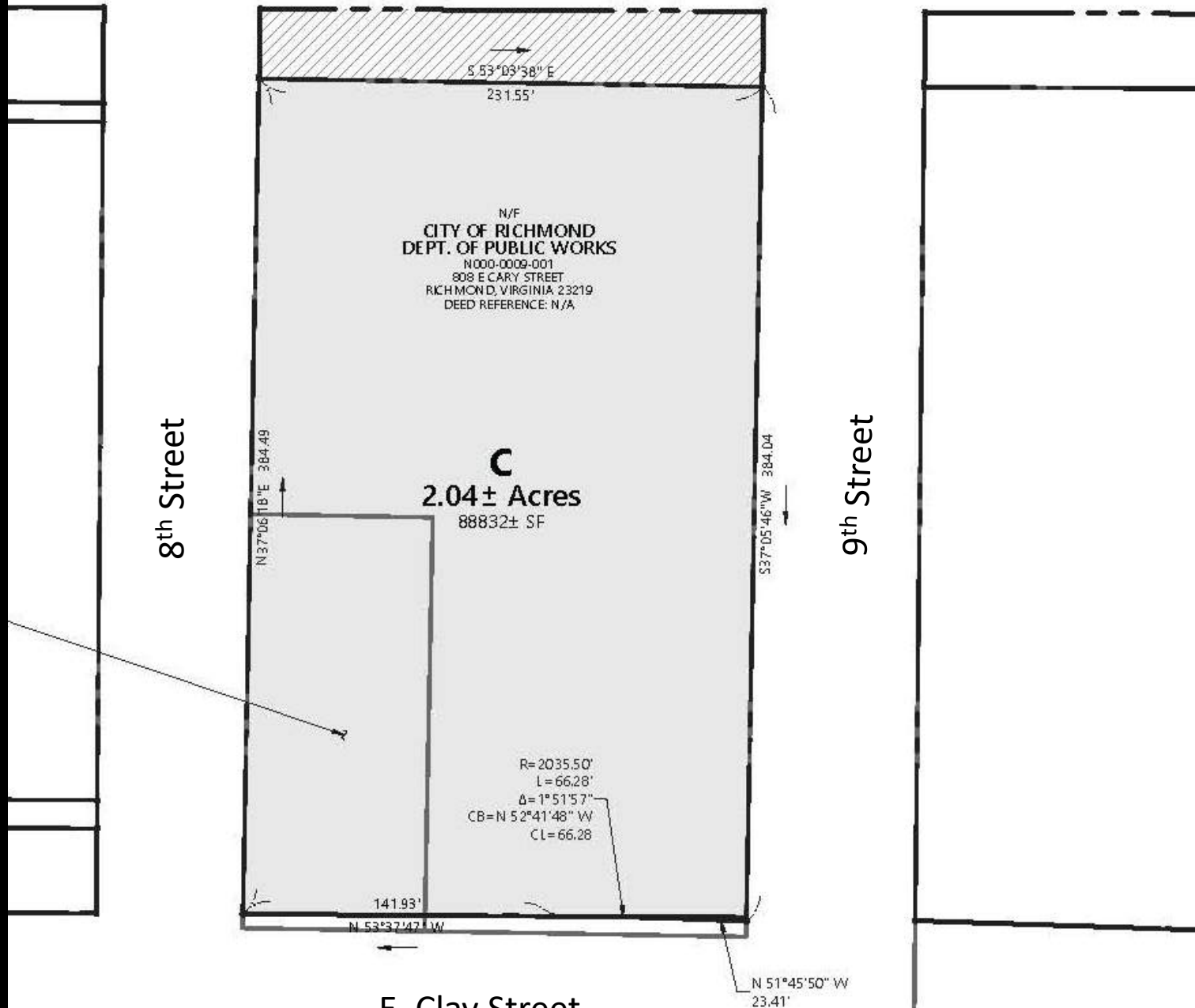


E Clay St  
800

99

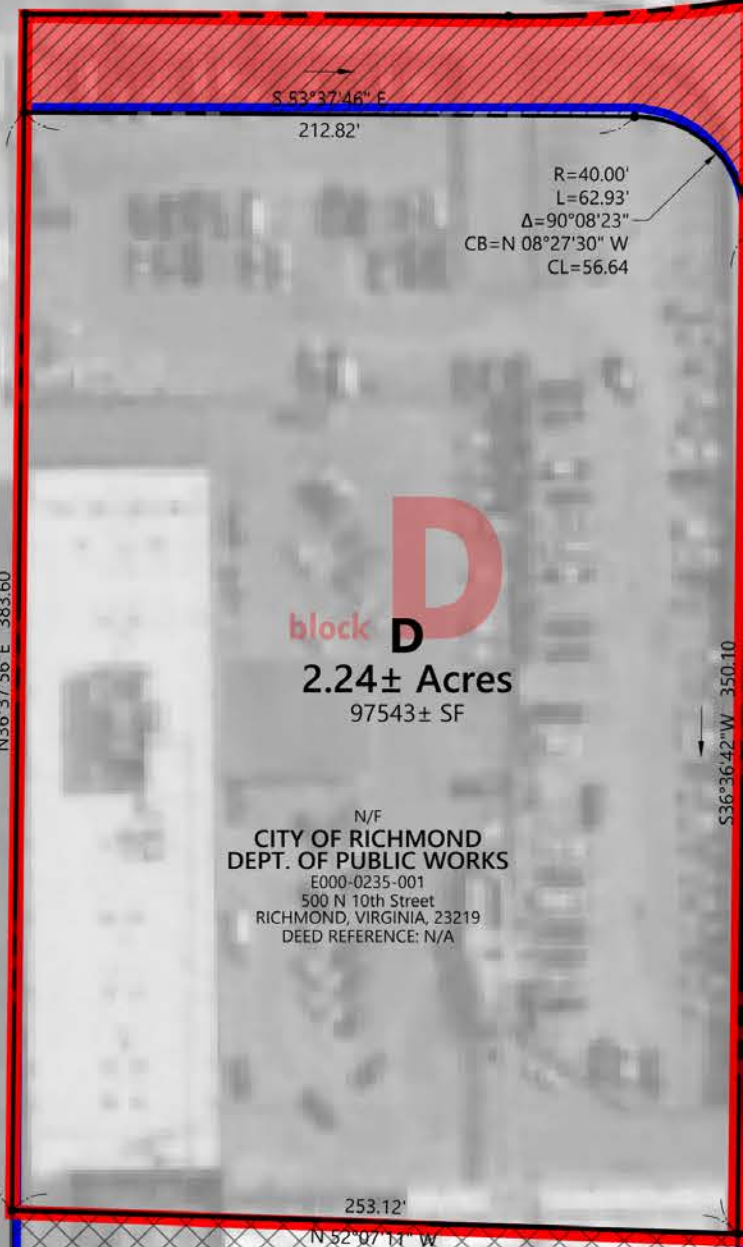
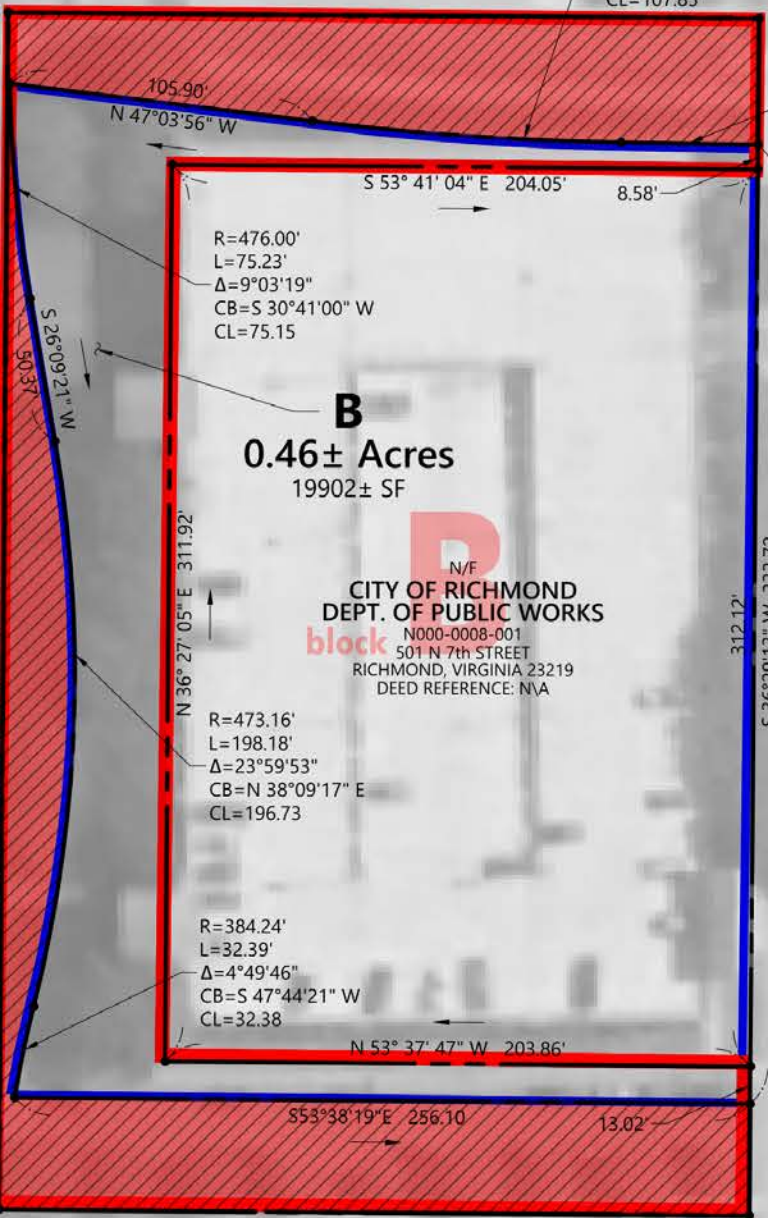




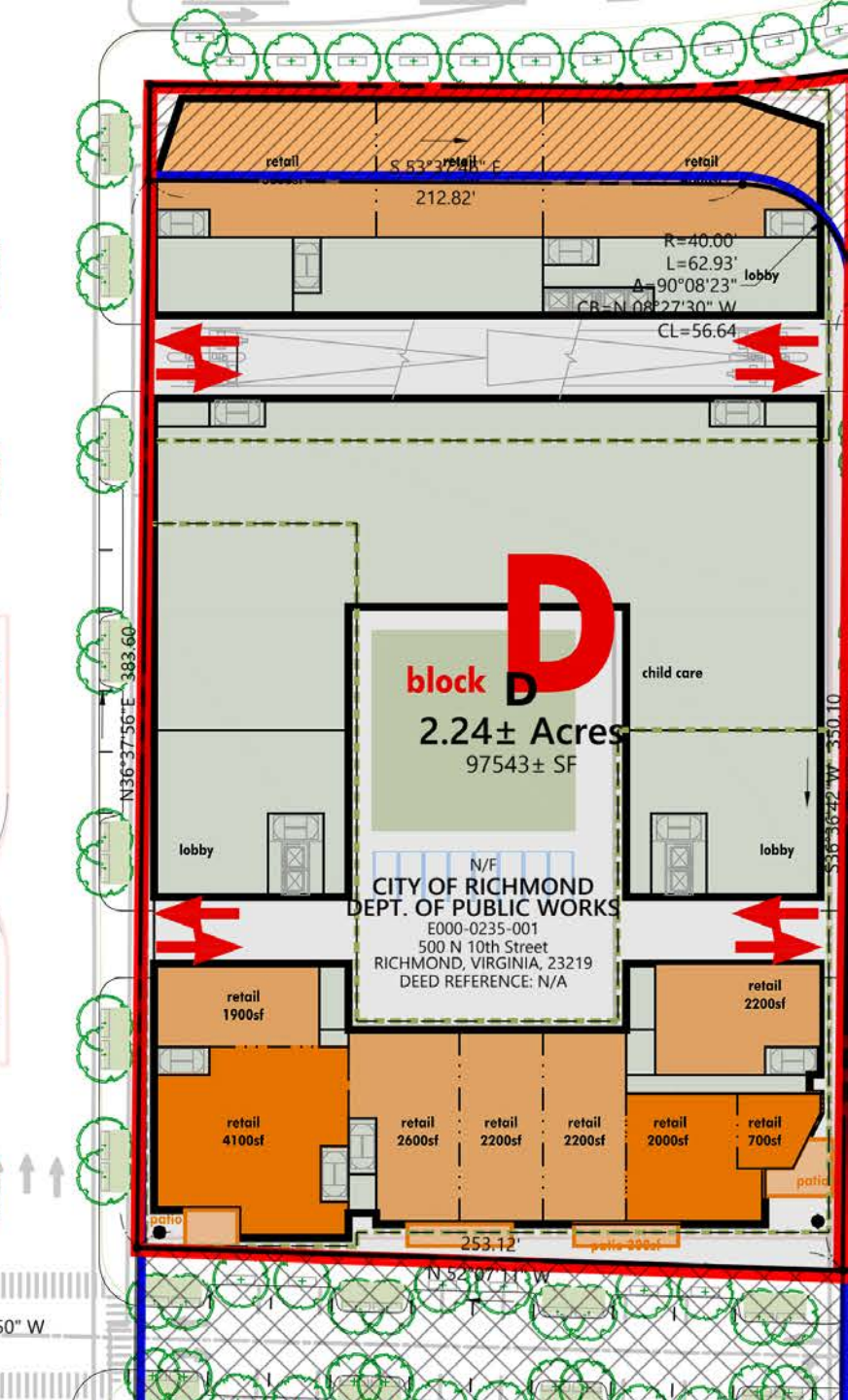
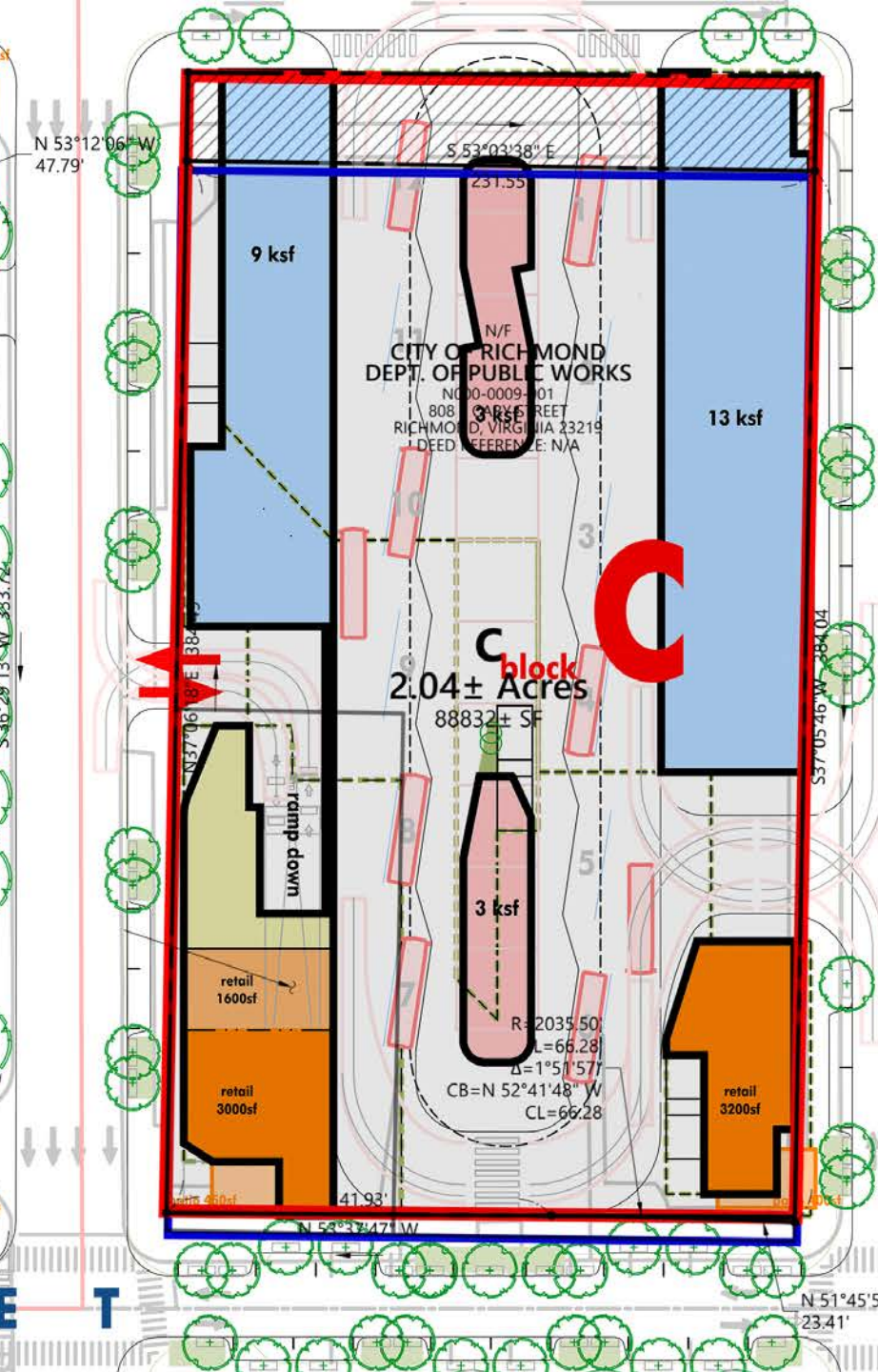
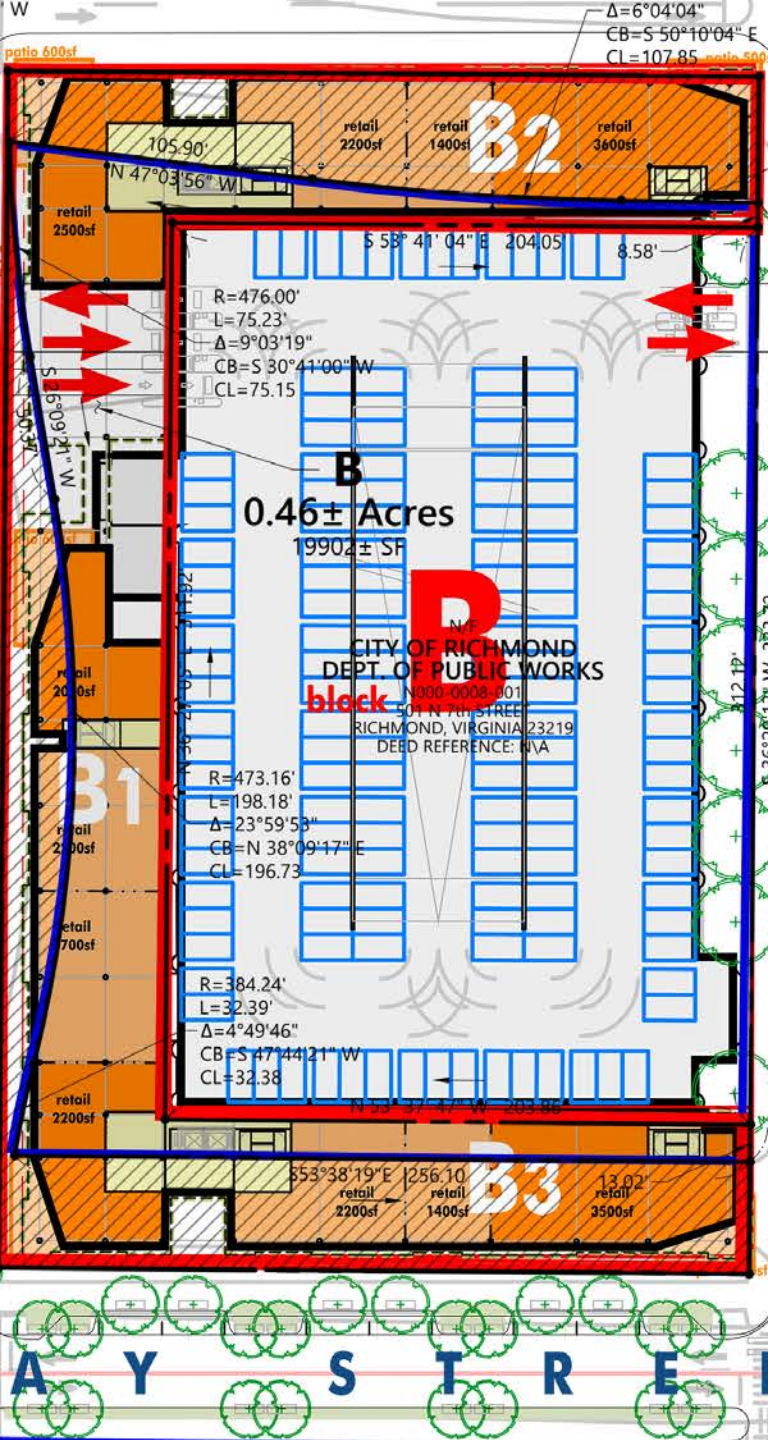


W

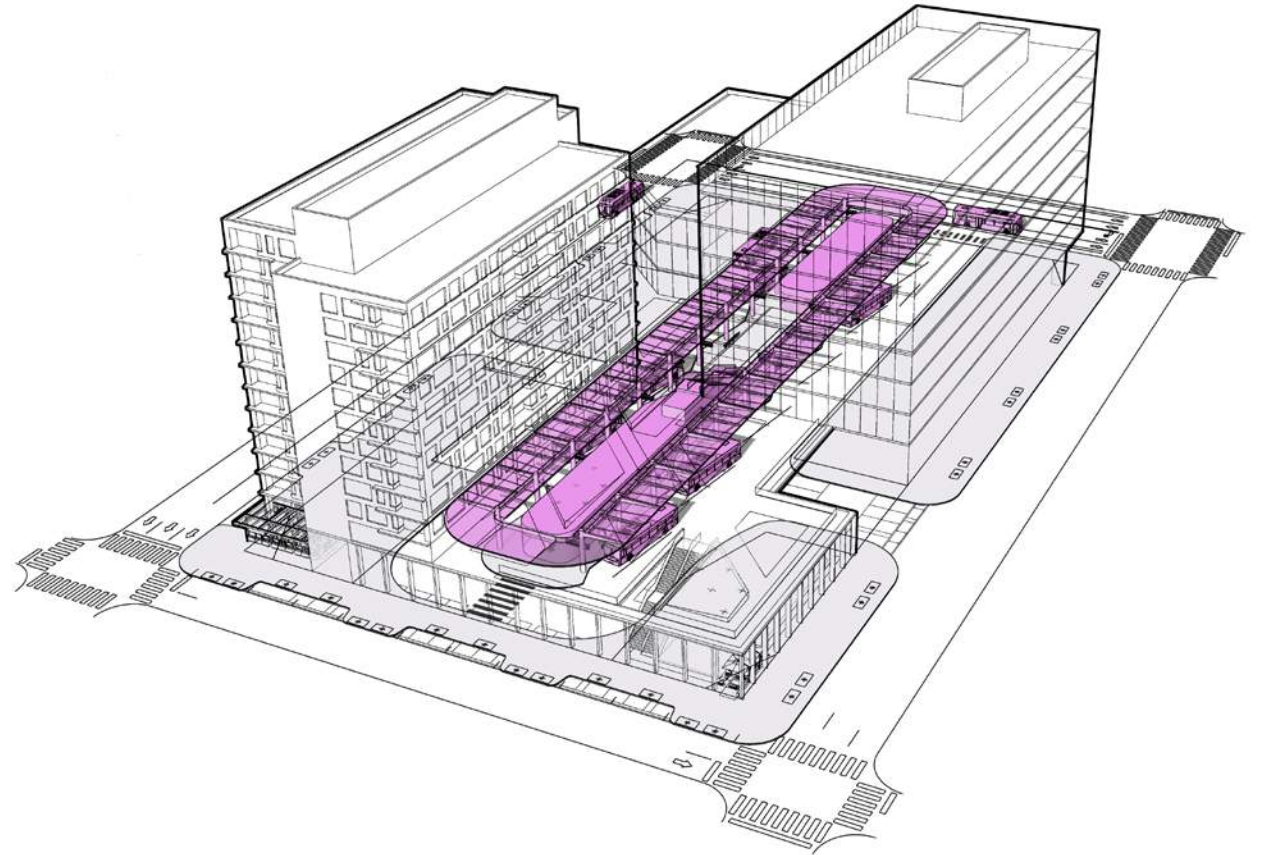
R=1018.86  
L=107.90'  
Δ=6°04'04"  
CB=S 50°10'04" E  
CL=107.85



N 51°45'50" W  
23.41'



# GRTC Transit Center





50 #27

CARY / MAIN / WHITCOMB  
#5 12:05

9

GRTC TRANSIT CENTER

CHURCH HILL  
#10 #12

8

CARY/MAIN

STAY!  
TAP!  
GO!

CHURCH HILL  
#10 #12

GRTC PROPOSED



VCU

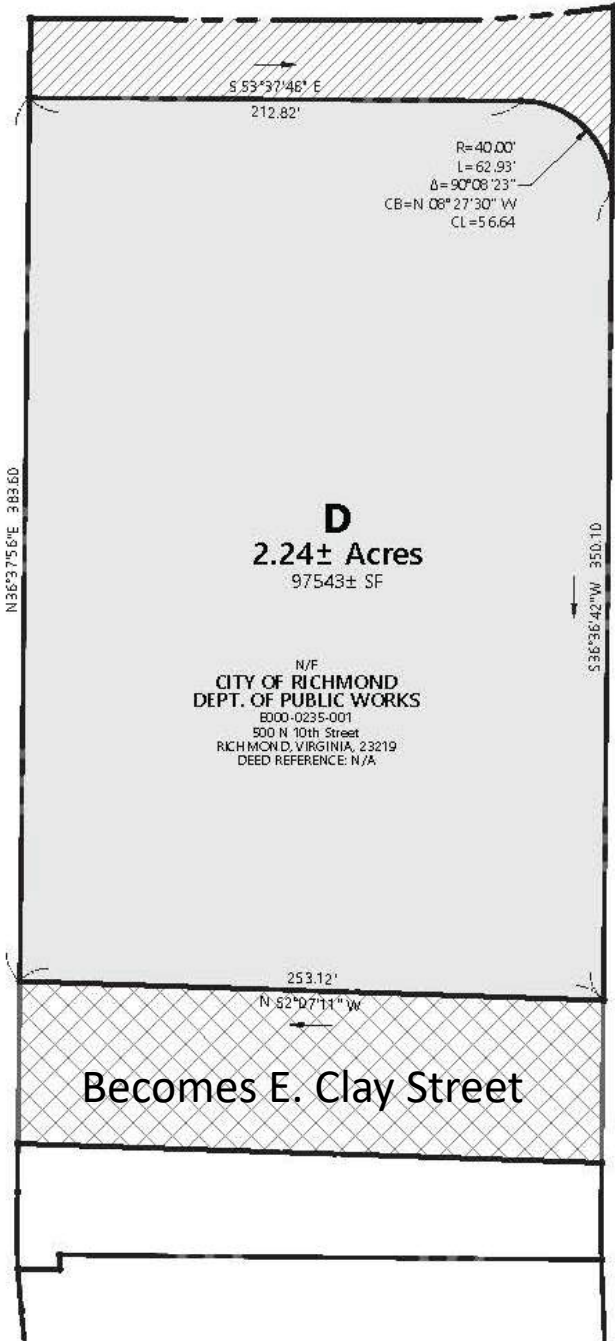


STRONG CHANGE  
PICKING  
10/11 10/12-10/14  
10/15 10/16-10/18





9th Street



**D**  
2.24± Acres  
97543± SF

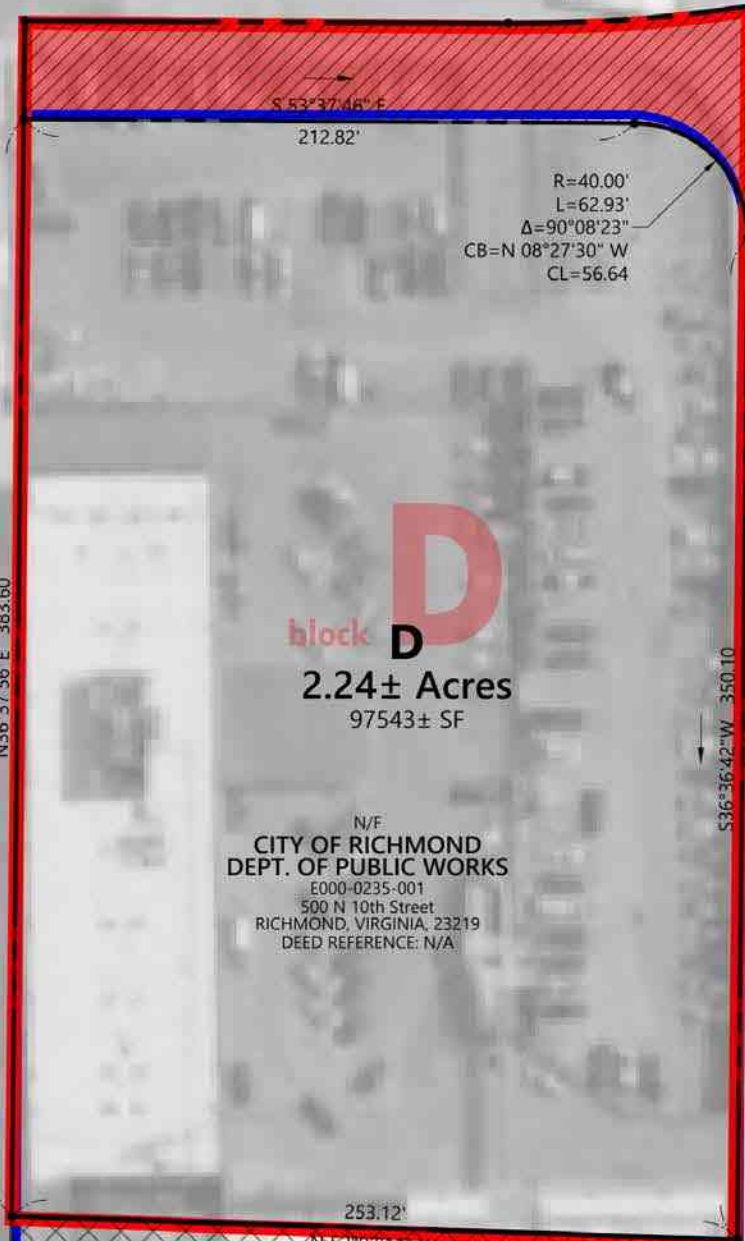
N/F  
CITY OF RICHMOND  
DEPT. OF PUBLIC WORKS  
E000-0235-001  
500 N 10th Street  
RICHMOND, VIRGINIA, 23219  
DEED REFERENCE: N/A

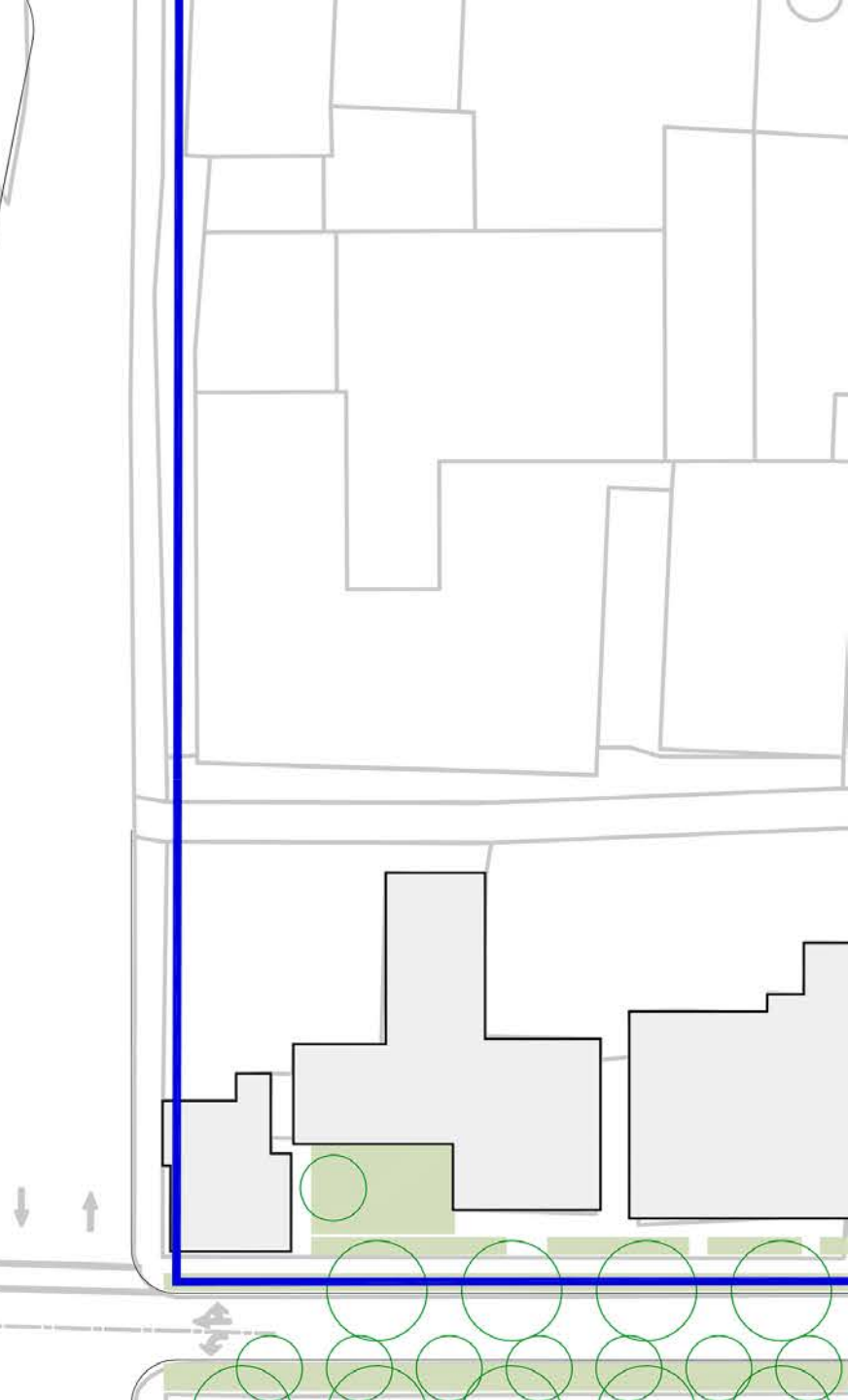
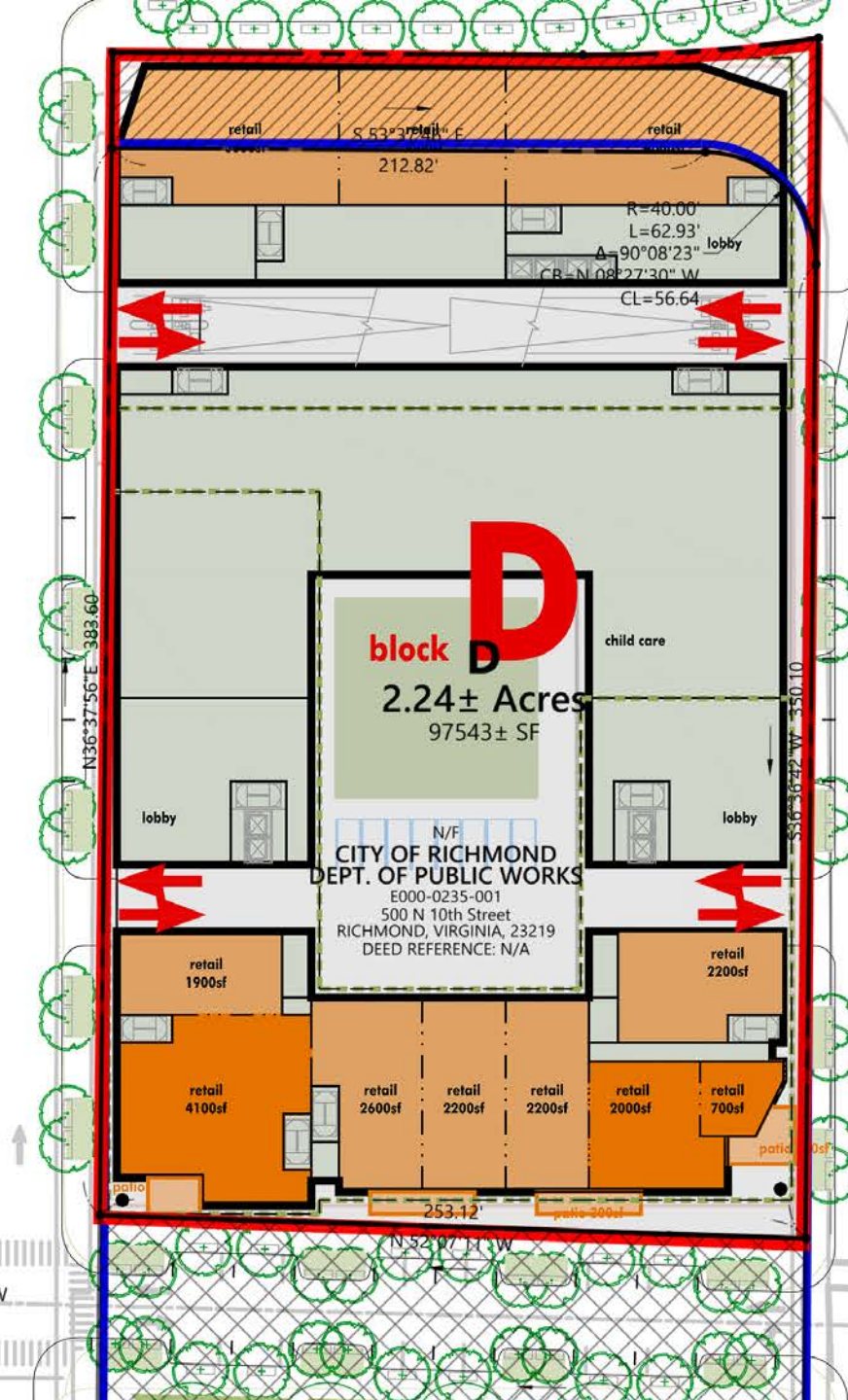
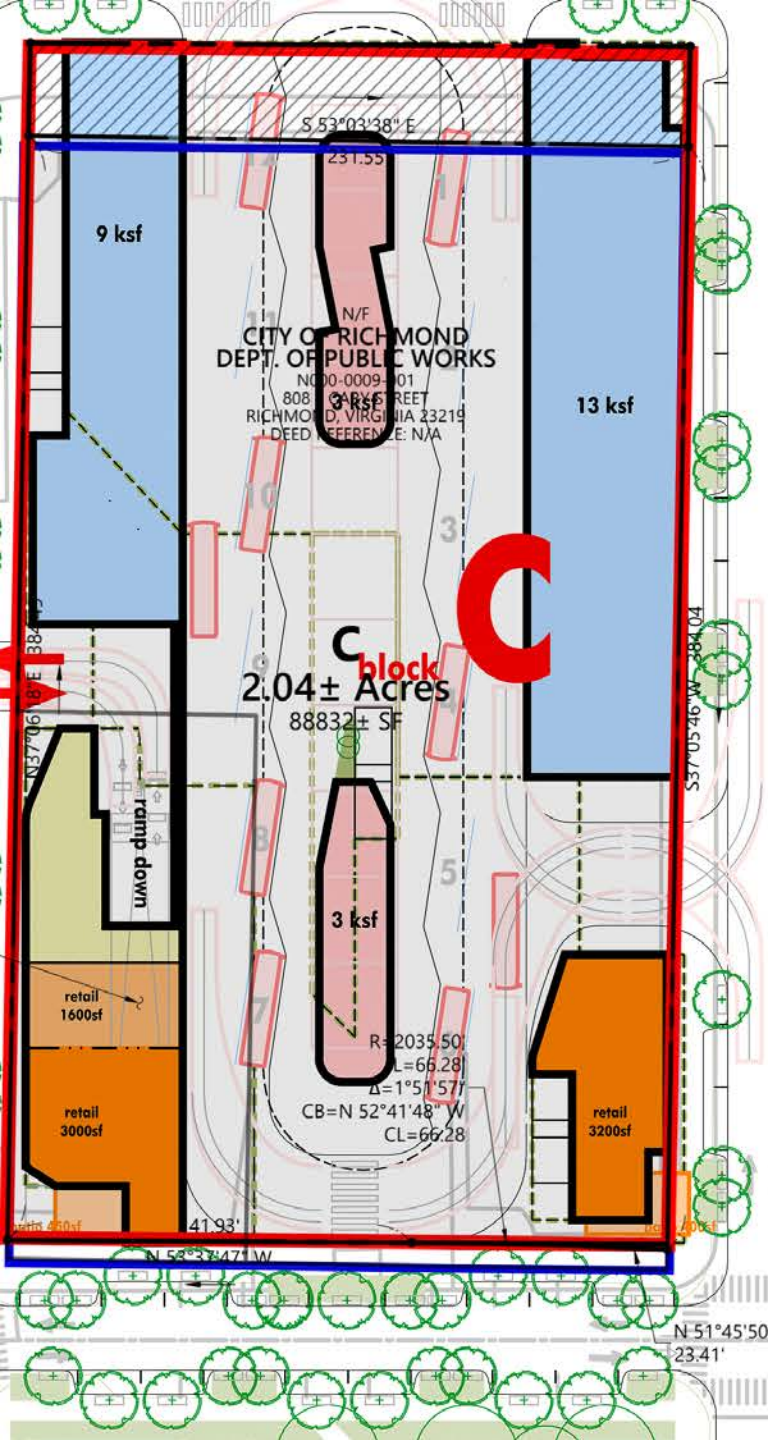
Becomes E. Clay Street

N 10th Street



$N 51^{\circ}45'50'' W$   
 23.41'





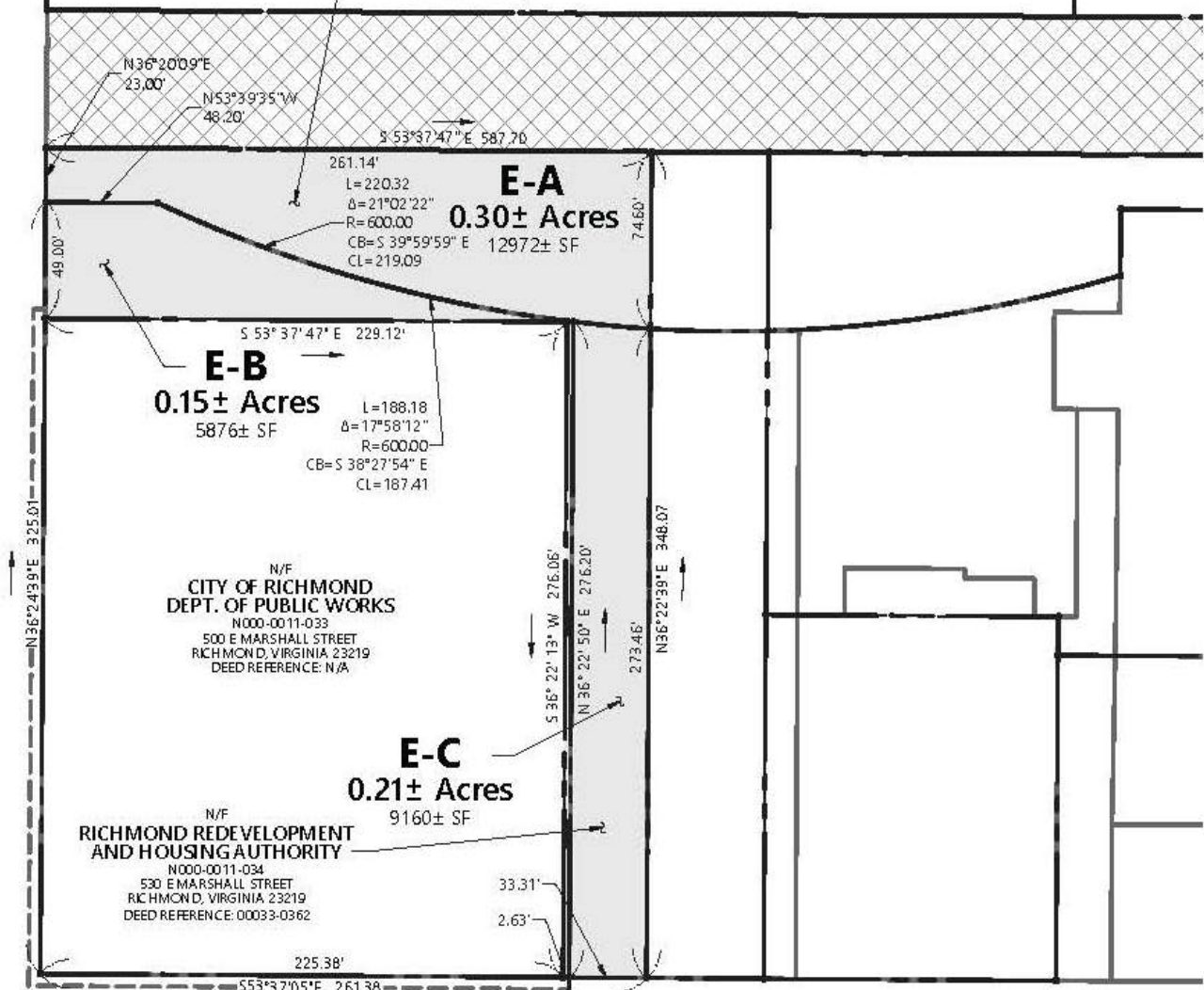




N000-0007-001  
601 E LEIGH STREET  
RICHMOND, VIRGINIA 23219  
DEED REFERENCE: N/A

N/F  
CITY OF RICHMOND  
N000-0007-003  
500A E MARSHALL STREET  
RICHMOND, VIRGINIA 23219  
DEED REFERENCE: N/A

**E Clay Street**



N/F  
CITY OF RICHMOND  
DEPT. OF PUBLIC WORKS  
N000-0011-033  
500 E MARSHALL STREET  
RICHMOND, VIRGINIA 23219  
DEED REFERENCE: N/A

N/F  
RICHMOND REDEVELOPMENT  
AND HOUSING AUTHORITY  
N000-0011-034  
530 E MARSHALL STREET  
RICHMOND, VIRGINIA 23219  
DEED REFERENCE: 00033-0362

**E Marshall Street**

N/F  
CITY OF RICHMOND  
N000-0007-003  
500A E MARSHALL STREET  
RICHMOND, VIRGINIA 23219  
DEED REFERENCE: N/A

**F1-B**  
0.09± Acres  
3801± SF

**E-A**  
0.30± Acres  
12974± SF

**F1-A**  
0.30± Acres  
12949± SF

**E-B**  
0.15± Acres  
6610± SF

**block E**

**block F**

**F1-C**  
0.99± Acres  
43242± SF

N/F  
CITY OF RICHMOND  
DEPT. OF PUBLIC WORKS  
N000-0011-033  
500 E MARSHALL STREET  
RICHMOND, VIRGINIA 23219  
DEED REFERENCE: N/A

**E-C**  
0.21± Acres  
9160± SF

**F1-D**  
0.32± Acres  
13777± SF

N/F  
RICHMOND REDEVELOPMENT  
AND HOUSING AUTHORITY  
N000-0011-034  
530 E MARSHALL STREET  
RICHMOND, VIRGINIA 23219  
DEED REFERENCE: 00033-0362

**F2**  
0.44± Acres  
19322± SF

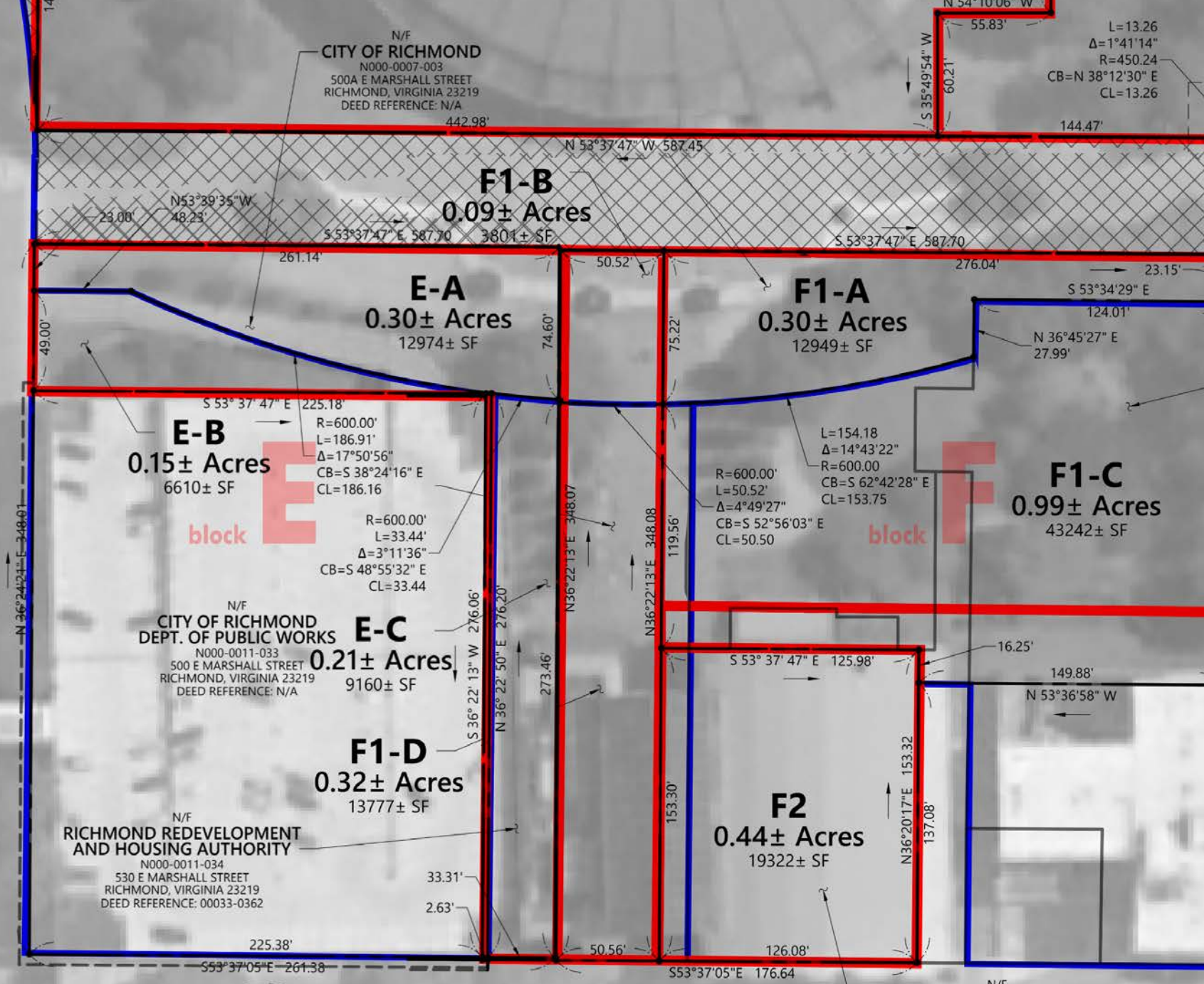
N/F  
RICHMOND REDEVELOPMENT  
AND HOUSING AUTHORITY

L=13.26  
Δ=1°41'14"  
R=450.24  
CB=N 38°12'30" E  
CL=13.26

L=154.18  
Δ=14°43'22"  
R=600.00  
CB=S 62°42'28" E  
CL=153.75

R=600.00'  
L=33.44'  
Δ=3°11'36"  
CB=S 48°55'32" E  
CL=33.44

R=600.00'  
L=50.52'  
Δ=4°49'27"  
CB=S 52°56'03" E  
CL=50.50



Greater Richmond Conve

CITY OF RICHMOND  
N000-0007-003  
508A E MARSHALL STREET  
RICHMOND, VIRGINIA 23219  
DEED REFERENCE: N/A  
442.98'

**F1-B**  
0.09± Acres  
3801± SF

5.83'  
L=13.26  
Δ=1°41'11"  
450.24'  
C=N 38°12'30" E  
CL=13.26  
60.71'  
44.47'

N53°39'35" W 48.23'  
S53°37'47" E 587.70'  
269.14'

**E-A**  
30± Acres  
2974± SF

**F1-A**  
0.30± Acres  
12949± SF

**E-B**  
0.15± Acres  
6610± SF

**block E**

R=600.00'  
L=186.91'  
Δ=17°50'56"  
CB=S 38°24'16" E  
CL=186.16

R=600.00'  
L=33.44'  
Δ=8°11'36"  
CB=S 48°55'32" E  
CL=33.44

**block F**

**F1-C**  
0.99± Acres  
43242± SF

L=154.18  
Δ=14°43'22"  
R=600.00  
CB=S 62°42'28" E  
CL=153.75

R=600.00'  
L=50.52'  
Δ=14°27'  
CB=S 52°56'03" E  
CL=50.50

N/F  
CITY OF RICHMOND  
DEPT. OF PUBLIC WORKS  
N000-0011-033  
500 E MARSHALL STREET  
RICHMOND, VIRGINIA 23219  
DEED REFERENCE: N/A

**E-C**  
0.21± Acres  
9160± SF

N/F  
RICHMOND REDEVELOPMENT  
AND HOUSING AUTHORITY  
N000-0011-034  
530 E MARSHALL STREET  
RICHMOND, VIRGINIA 23219  
DEED REFERENCE: 00033-0362

**F1-D**  
0.32± Acres  
13777± SF

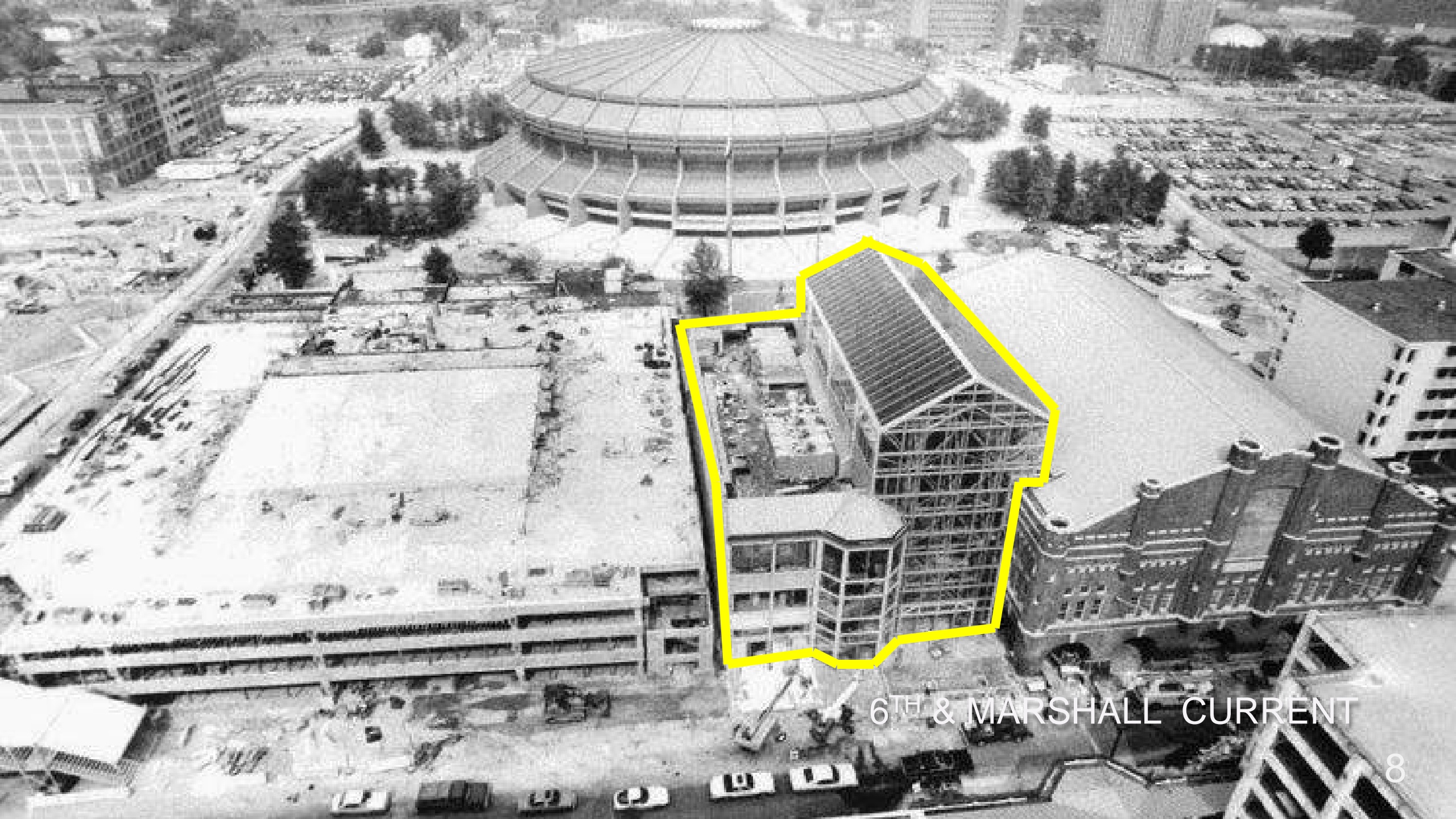
**F2**  
0.44± Acres  
19322± SF

PUBLIC MARKET

16.25'  
149.88'  
N 53°36'58" W

N/F  
RICHMOND REDEVELOPMENT  
AND HOUSING AUTHORITY





6<sup>TH</sup> & MARSHALL CURRENT



6<sup>TH</sup> STREET PROPOSED



6<sup>TH</sup> & MARSHALL PROPOSED

© Capital City

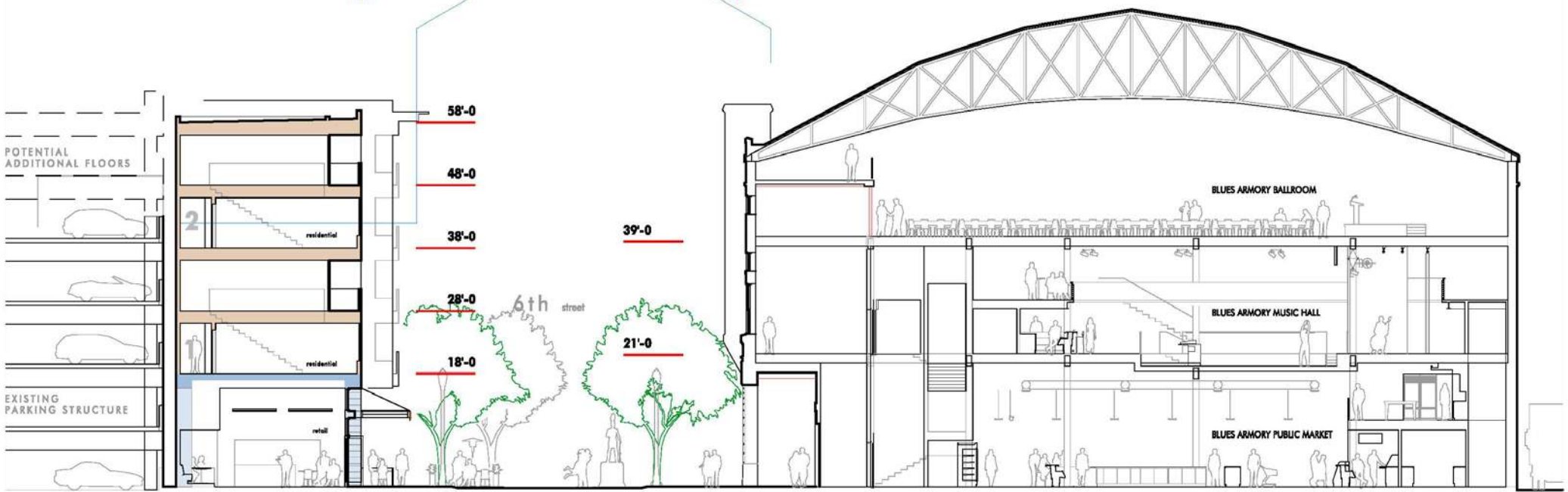
E

30'

60'

N 6TH STREET

F



capital city redevelopment district

6th STREET SECTION STUDY  
31 august 2018



**E Clay Street**

N/F  
CITY OF RICHMOND  
N000-0007-001  
601 E LEIGH STREET  
RICHMOND, VIRGINIA 23219  
DEED REFERENCE: N/A

**F1-B**  
0.09± Acres  
3801± SF

**F1-A**  
0.30± Acres  
12950± SF

N/F  
RICHMOND REDEVELOPMENT  
AND HOUSING AUTHORITY  
N000-0006-004  
406 N 7th STREET  
RICHMOND, VIRGINIA 23219

**F1-C**  
0.99± Acres  
43242± SF

N/F  
RICHMOND REDEVELOPMENT  
AND HOUSING AUTHORITY  
N000-0011-032  
550 E MARSHALL STREET  
RICHMOND, VIRGINIA 23219  
DEED REFERENCE: 00033-0362

**F1-D**  
0.32± Acres  
13777± SF

**F2**  
0.44± Acres  
19322± SF

**E Marshall Street**

S53°37'05"E 311.88'  
(TO CORNER OF MARSHALL & 5TH STREET)

N/F  
RICHMOND REDEVELOPMENT  
AND HOUSING AUTHORITY  
N000-0006-0258  
408A N 7th STREET  
RICHMOND, VIRGINIA 23219  
DEED REFERENCE: N/A

**N 6th Street**

**N 7th Street**

Council District

Block No.

N/F  
CITY OF RICHMOND  
N000-0007-003  
500A E MARSHALL STREET  
RICHMOND, VIRGINIA 23219  
DEED REFERENCE: N/A  
442.98'

N 54°10'06" W  
L=13.26  
Δ=1°41'14"  
R=450.24  
CB=N 38°12'30" E  
CL=13.26  
55.83'  
60.21'  
S 35°49'54" W  
144.47'

CL=32.38  
N 53°37'47" W 203.86'  
S 53°38'19" E 256.10  
13.02'

**F1-B**  
0.09± Acres  
3801± SF

**E-A**  
0.30± Acres  
12974± SF

**F1-A**  
0.30± Acres  
12949± SF

**E-B**  
0.15± Acres  
6610± SF

block **E**

N/F  
CITY OF RICHMOND  
DEPT. OF PUBLIC WORKS  
N000-0011-033  
500 E MARSHALL STREET  
RICHMOND, VIRGINIA 23219  
DEED REFERENCE: N/A

**E-C**  
0.21± Acres  
9160± SF

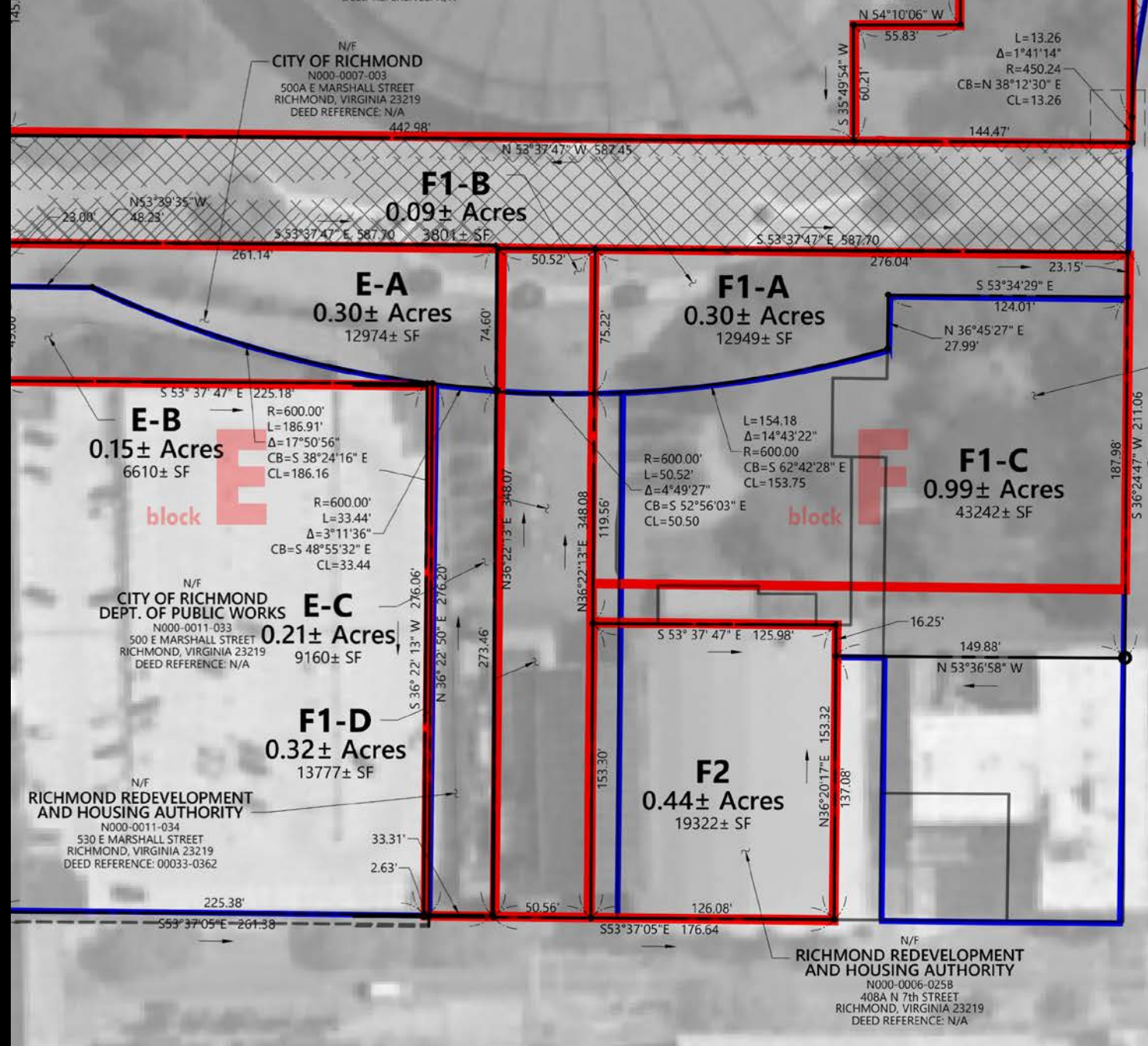
**F1-D**  
0.32± Acres  
13777± SF

N/F  
RICHMOND REDEVELOPMENT  
AND HOUSING AUTHORITY  
N000-0011-034  
530 E MARSHALL STREET  
RICHMOND, VIRGINIA 23219  
DEED REFERENCE: 00033-0362

**F2**  
0.44± Acres  
19322± SF

**F1-C**  
0.99± Acres  
43242± SF

N/F  
RICHMOND REDEVELOPMENT  
AND HOUSING AUTHORITY  
N000-0006-0258  
408A N 7th STREET  
RICHMOND, VIRGINIA 23219  
DEED REFERENCE: N/A



CITY OF RICHMOND  
N000-0007-003  
500A E MARSHALL STREET  
RICHMOND, VIRGINIA 23219  
DEED REFERENCE: N/A  
442.98'

**F1-B**  
0.09± Acres  
3804± SF

**E-A**  
0.30± Acres  
12974± SF

**F1-A**  
0.30± Acres  
12949± SF

**E-B**  
0.15± Acres  
6610± SF

**block E**

**F1-C**  
0.99± Acres  
43242± SF

**block F**

N/F  
CITY OF RICHMOND  
DEPT. OF PUBLIC WORKS  
N000-0011-033  
500 E MARSHALL STREET  
RICHMOND, VIRGINIA 23219  
DEED REFERENCE: N/A  
9160± SF

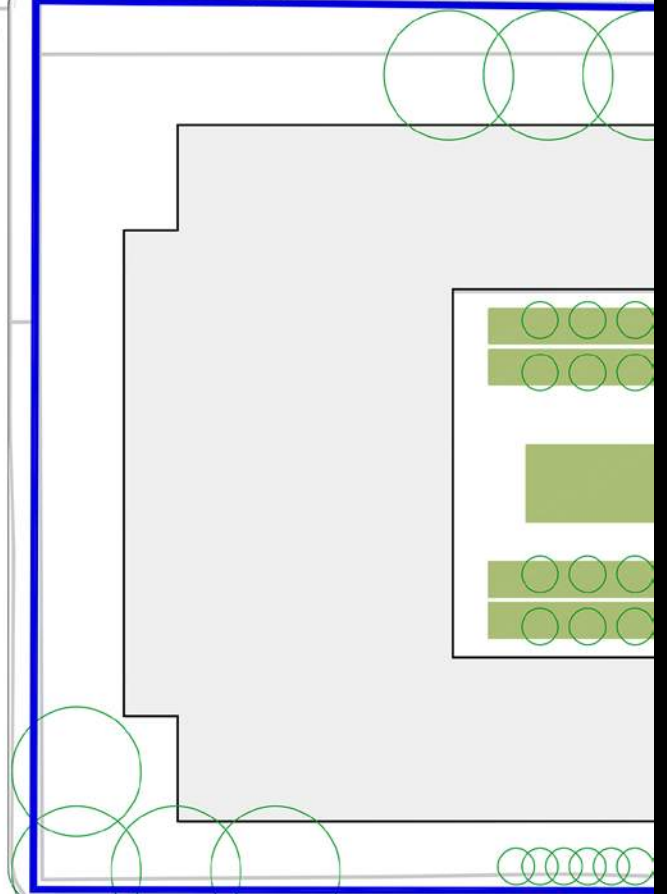
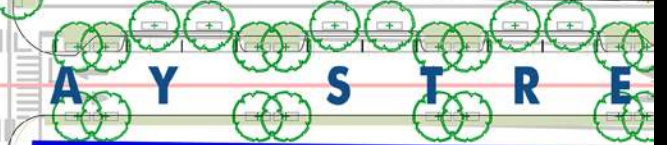
**E-C**  
0.21± Acres  
9160± SF

N/F  
RICHMOND REDEVELOPMENT  
AND HOUSING AUTHORITY  
N000-0011-034  
530 E MARSHALL STREET  
RICHMOND, VIRGINIA 23219  
DEED REFERENCE: 00033-0362  
33.31'  
2.63'

**F1-D**  
0.32± Acres  
13777± SF

**F2**  
0.44± Acres  
19322± SF

N/F  
RICHMOND REDEVELOPMENT  
AND HOUSING AUTHORITY  
N000-0006-025B  
408A N 7th STREET  
RICHMOND, VIRGINIA 23219  
DEED REFERENCE: N/A

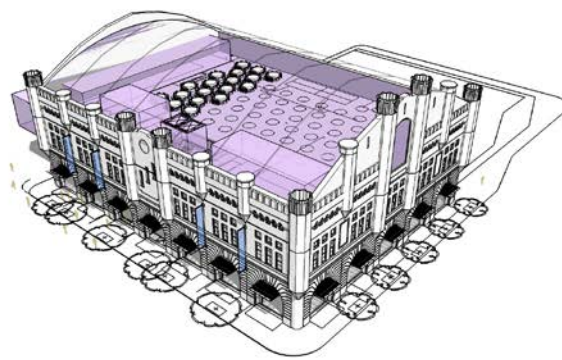




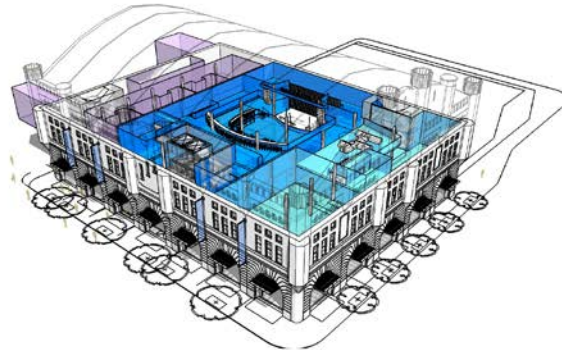
N. 6th St  
300

P  
→

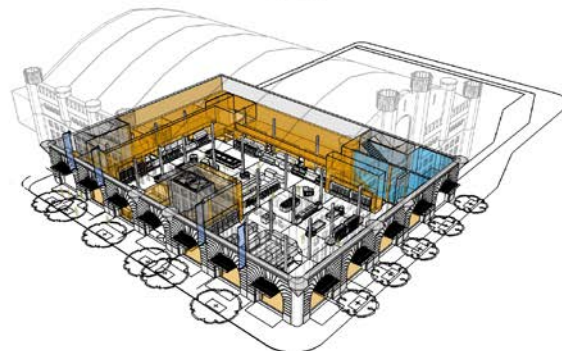




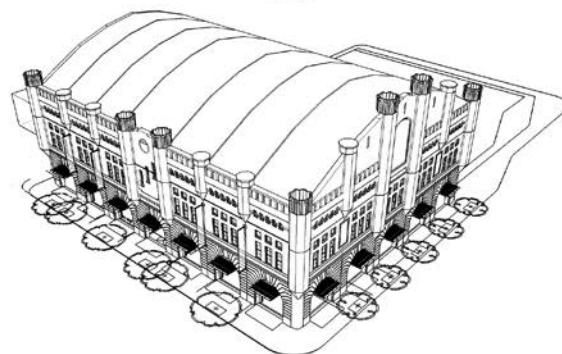
3<sup>rd</sup>



2<sup>nd</sup>



1<sup>st</sup>



Blu







welcome to  
**RICHMOND**  
*GreenBiz21*  
Feb. 16-19 2021 • Richmond, VA • Hyatt Regency

welcome to  
**RICHMOND**  
*GreenBiz21*  
Feb. 16-19 2021 • Richmond, VA • Hyatt Regency



6<sup>TH</sup> & CLAY CURRENT

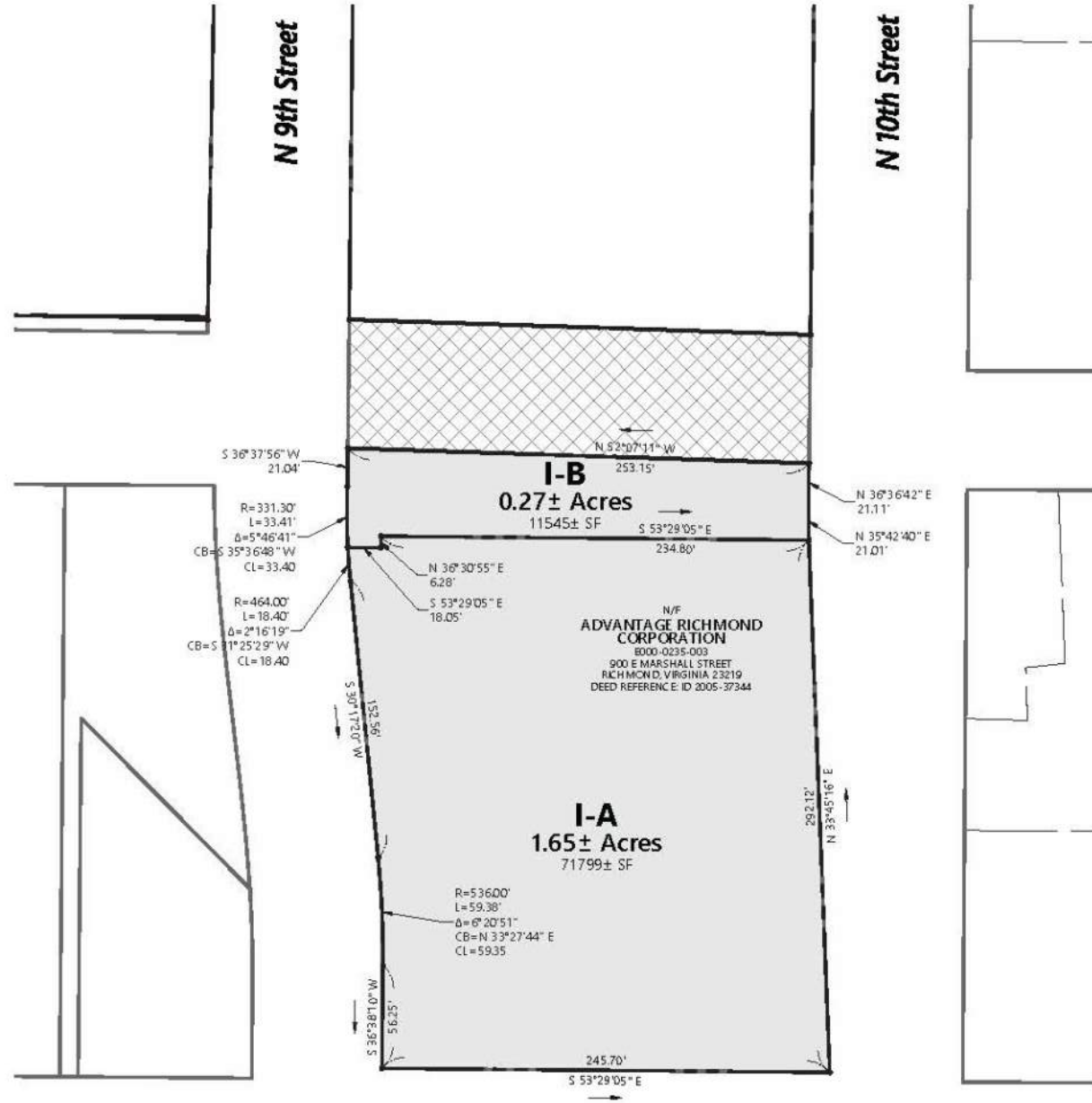


# 6<sup>TH</sup> & CLAY - CURRENT

E Clay Street

N 9th Street

N 10th Street



E Marshall Street

R=2035.50'  
L=66.28'  
Δ=1°51'57"  
CB=N 52°41'48" W  
CL=66.28

141.93'  
N 53°37'47" W

N 51°45'50" W  
23.41'

253.12'  
N 52°07'14" W

N 52°07'11" W  
253.15'

**I-B**  
0.27± Acres  
11545± SF

S 36°37'56" W  
21.04'

R=331.30'  
L=33.41'  
Δ=5°46'41"  
CB=N 35°36'48" W  
CL=33.40

R=464.00'  
L=18.40'  
Δ=2°16'19"  
CB=S 33°25'29" W  
CL=18.40

N 36°30'55" E  
6.28'  
S 53°29'05" E  
18.05'

N 36°36'42" E  
21.11'  
N 35°42'40" E  
21.01'

N/F  
**ADVANTAGE RICHMOND CORPORATION**  
E000-0235-003  
900 E MARSHALL STREET  
RICHMOND, VIRGINIA 23219  
DEED REFERENCE: ID 2005-37344

**I-A**  
1.65± Acres  
71799± SF

S 30°17'20" W  
152.56'

S 36°38'10" W  
30.23'

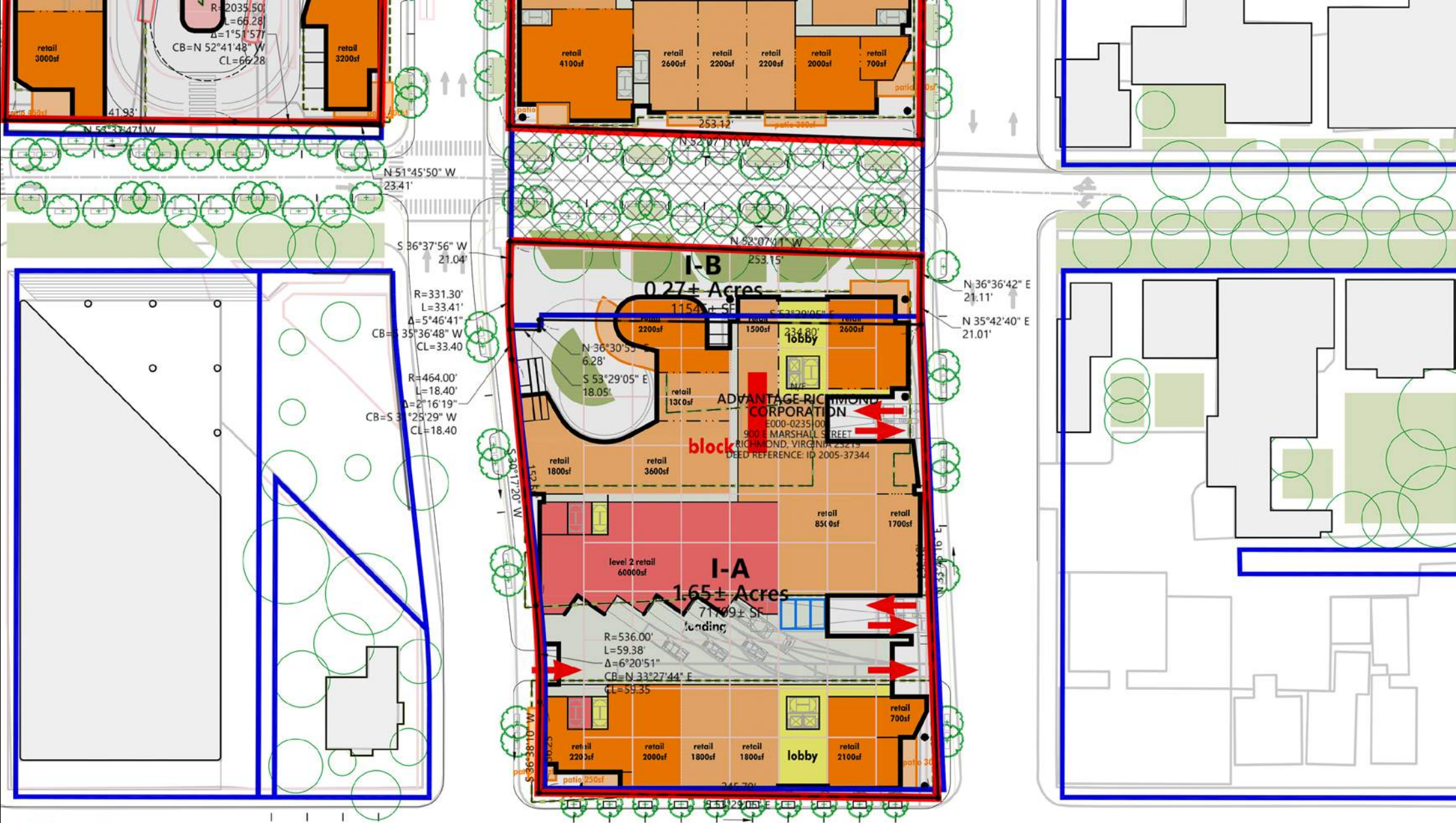
R=536.00'  
L=59.38'  
Δ=6°20'51"  
CB=N 33°27'44" E  
CL=59.35

292.12'  
N 33°45'16" E

245.70'  
S 53°29'05" E







E T

Broad Street

S 53°37'55" E

261.54'

N/F  
CITY OF RICHMOND  
DEPT. OF PUBLIC WORKS  
W000-0025-001  
401 E BROAD STREET  
RICHMOND, VIRGINIA 23219

**N**  
**1.05 ± Acres**  
45744 ± SF

162.81'  
S 36°27'04" W

4th Street

N 36°19'06" E

196.11'

5th Street

160.63'

N 53°31'40" W

86.44'

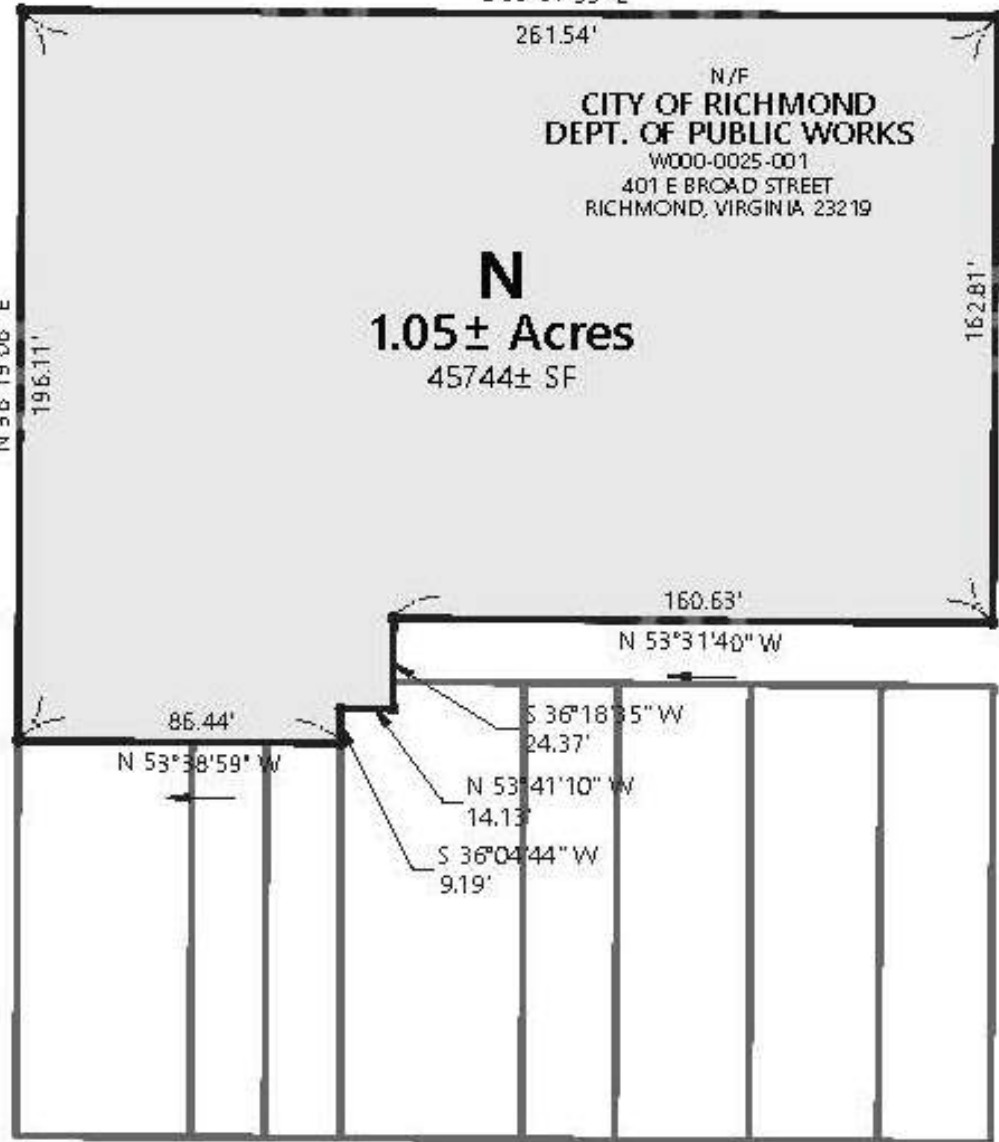
N 53°38'59" W

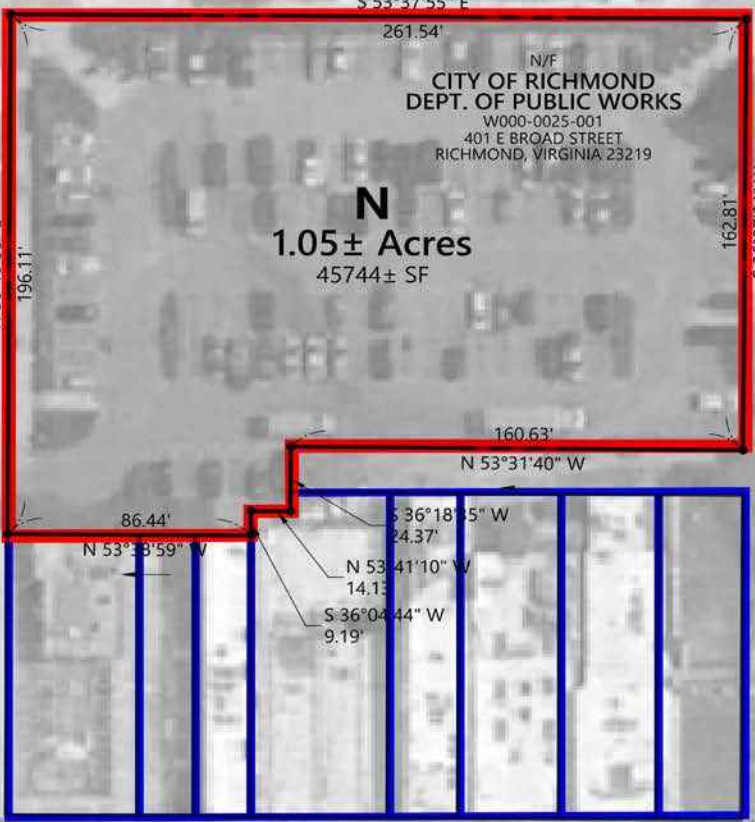
S 36°18'35" W  
24.37'

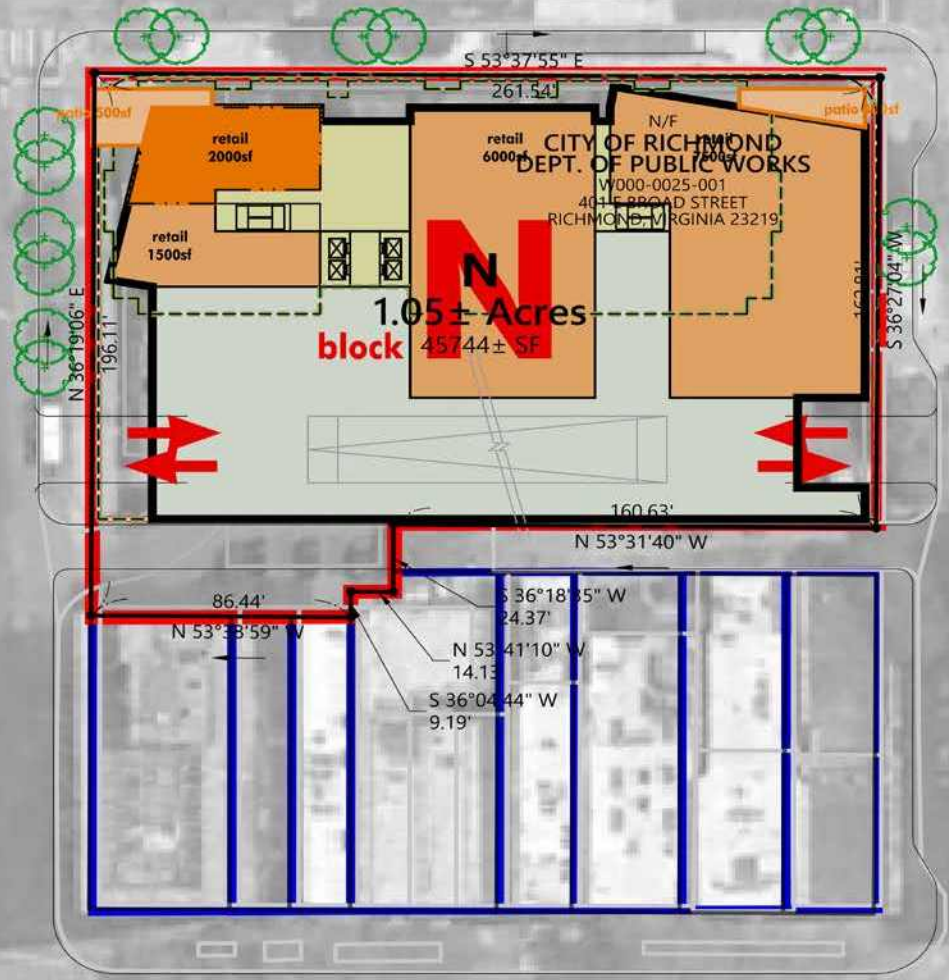
N 53°41'10" W  
14.13'

S 36°04'44" W  
9.19'

Grace Street







E. Grace Street

S 53°36'05" E

260.80'

N/F  
CITY OF RICHMOND  
DEPT. OF PUBLIC WORKS  
W000-0008-001  
609 E GRACE STREET  
RICHMOND, VIRGINIA 23219

U

1.63 ± Acres

71154 ± SF

219.10'

S 36°28'08" W

6th Street

N 36°22'48" E

327.35'

7th Street

76.71'

53.06'

N 53°37'12" W

N 53°37'11" W

N 36°29'54" E

1.01'

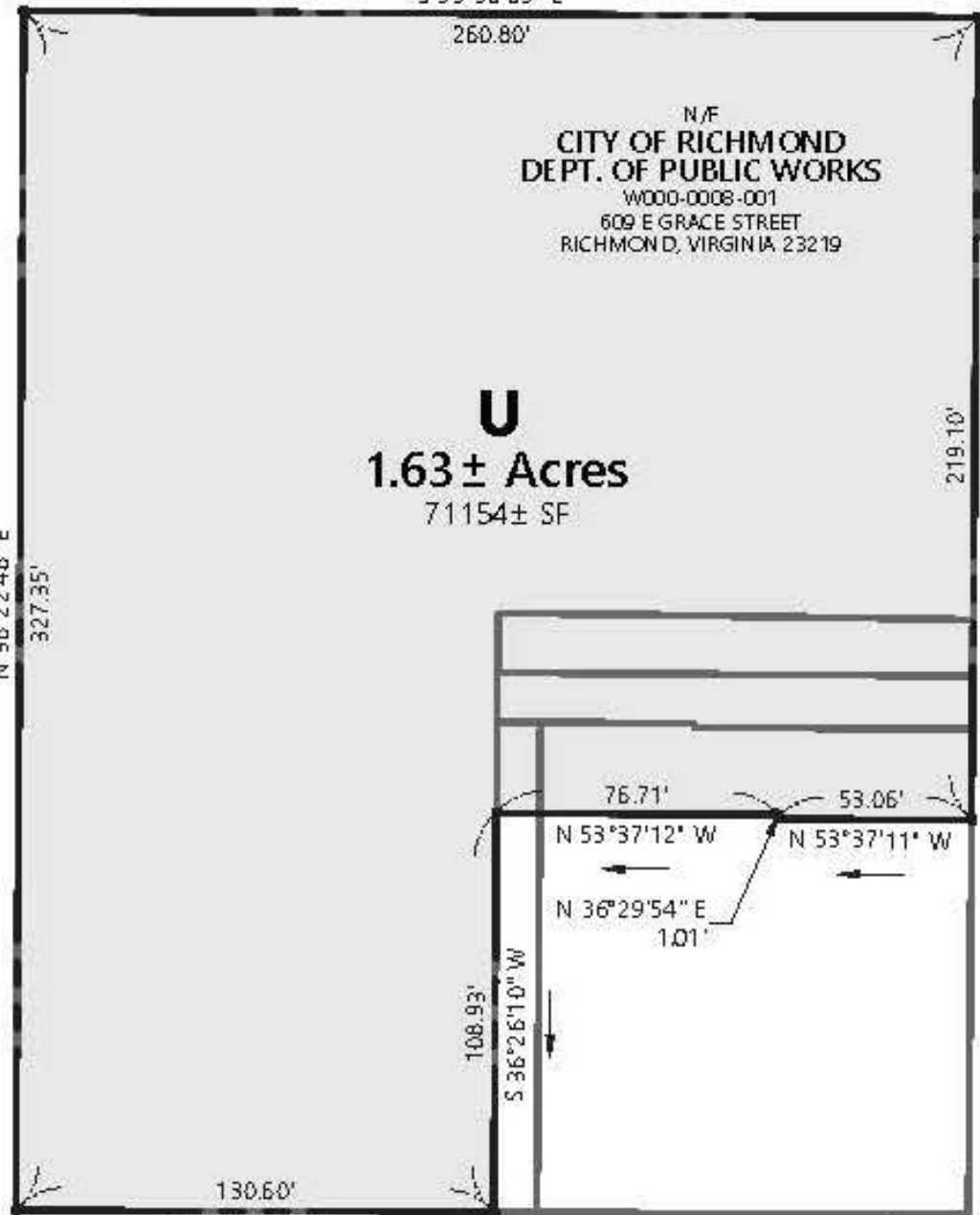
108.93'

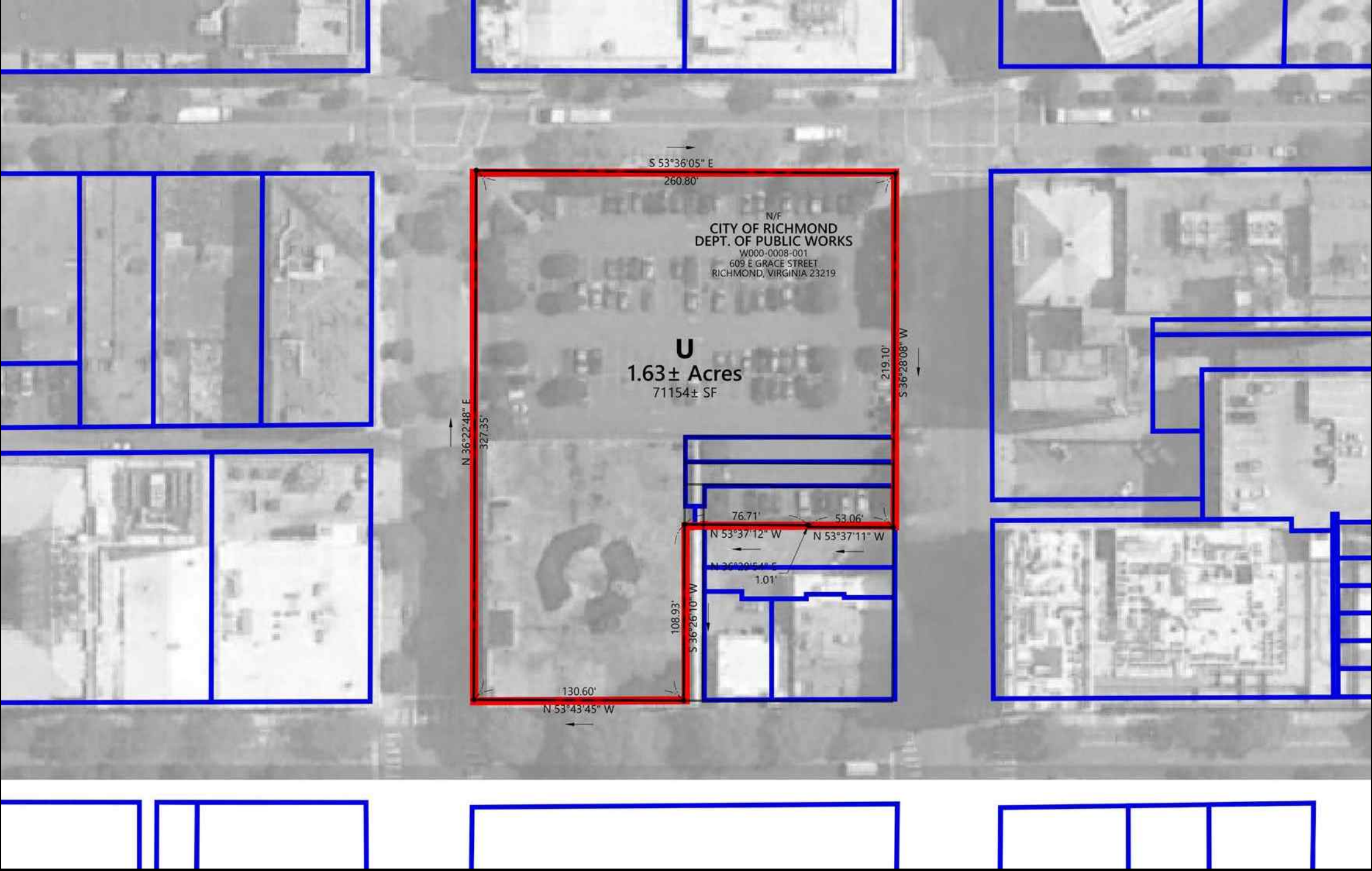
S 36°26'10" W

130.60'

N 53°43'45" W

E. Franklin Street





S 53°36'05" E  
260.80'

N/F  
CITY OF RICHMOND  
DEPT. OF PUBLIC WORKS  
W000-0008-001  
609 E GRACE STREET  
RICHMOND, VIRGINIA 23219

**U**  
1.63± Acres  
71154± SF

N 36°22'48" E  
327.35'

219.10'  
S 36°28'08" W

76.71'  
53.06'  
N 53°37'12" W  
N 53°37'11" W  
N 36°30'54" E  
1.01'  
108.93'  
S 36°26'10" W  
130.60'  
N 53°43'45" W

Greater Richmond Convention Center

L E I G H T S T R E E T

C L A Y S T R E E T

M A R S H A L L S T R E E T

5th

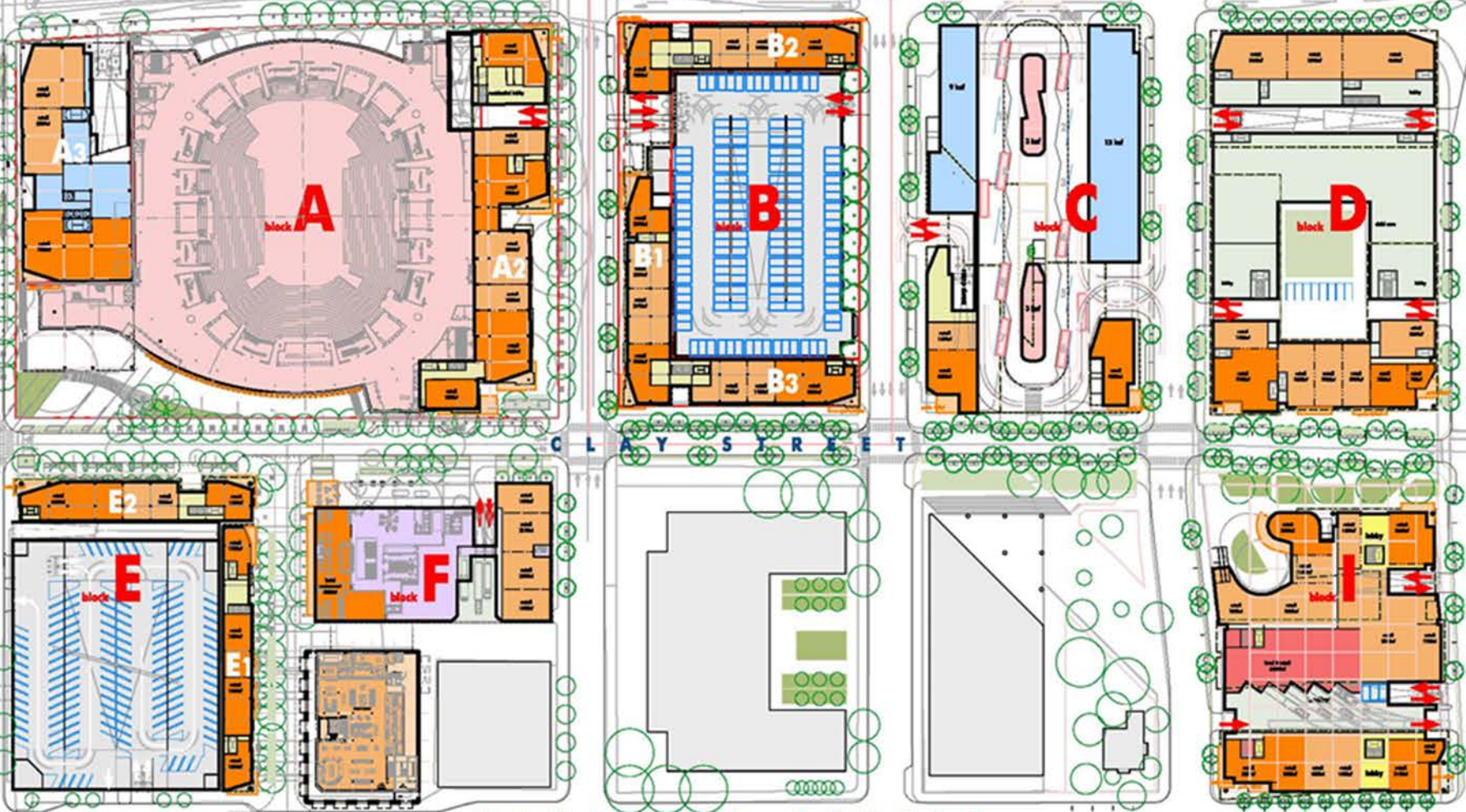
6th

7th

8th

9th

10th

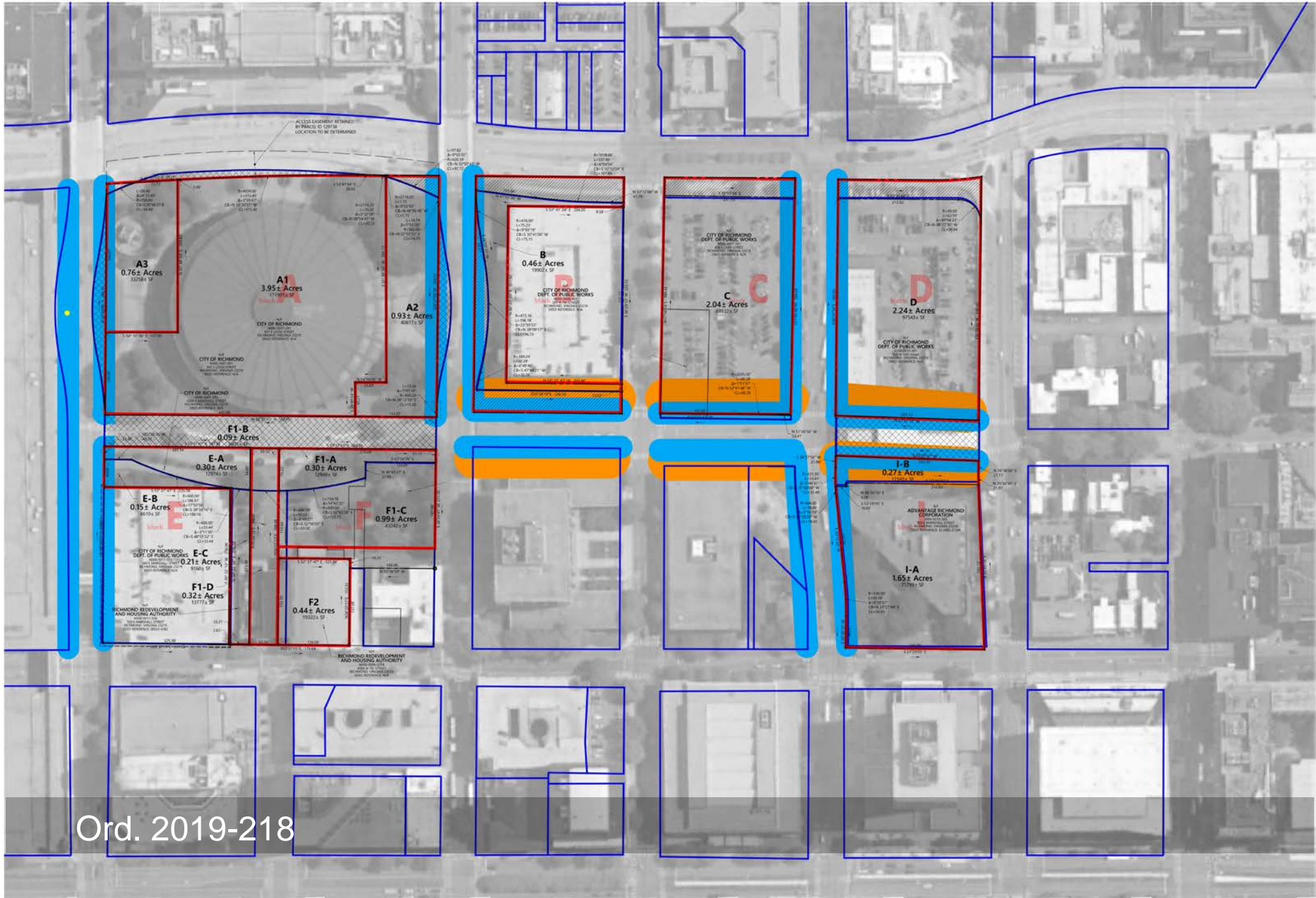


- retail
- hotel
- residential
- office

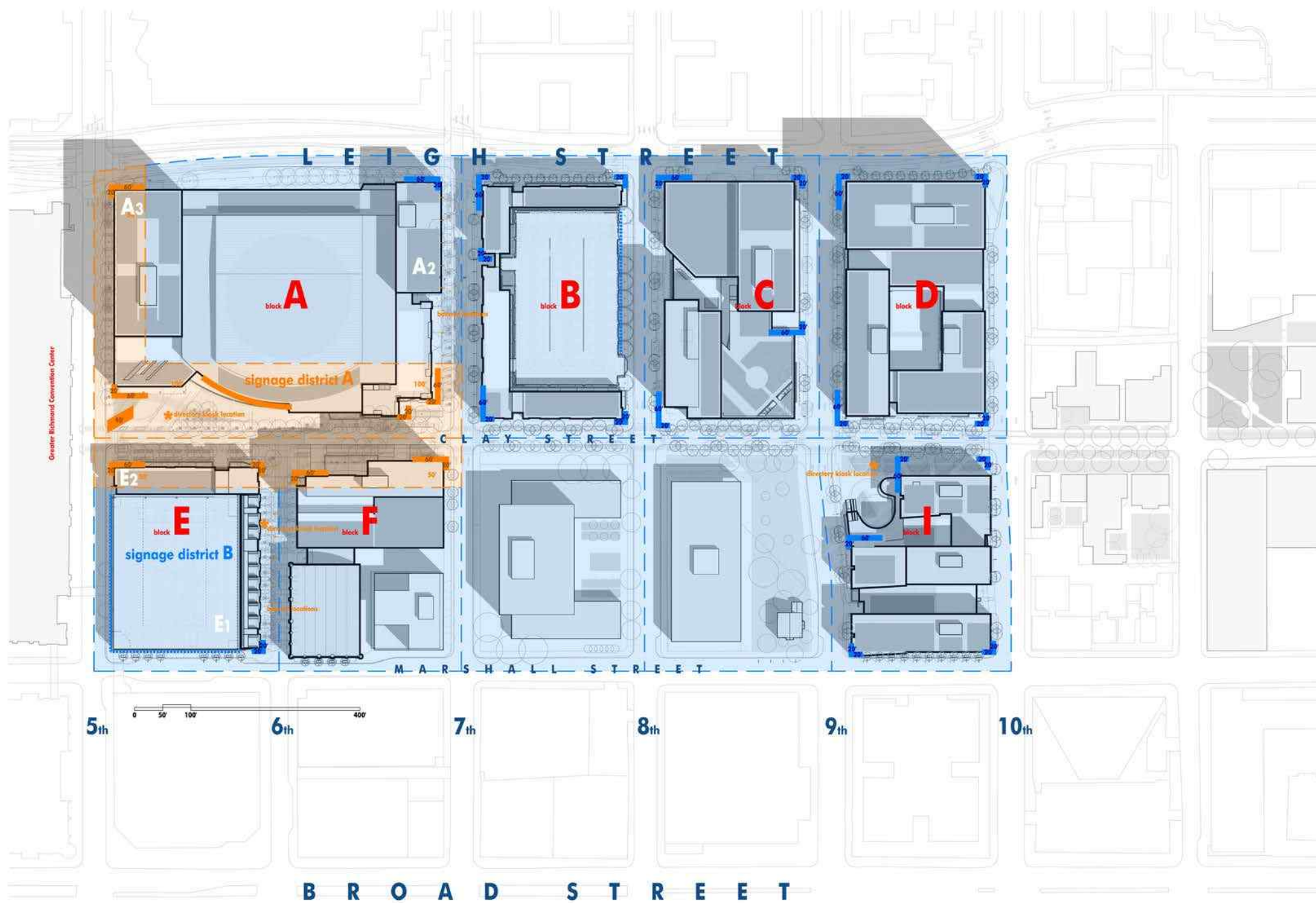


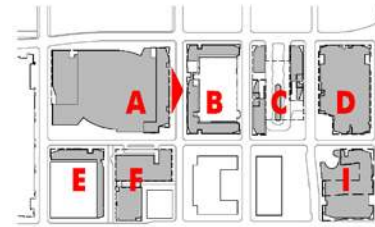
Proposed Expanded CM District





Ord. 2019-218





POTENTIAL DISTRICT SIGNAGE AREA SHOWN FOR ILLUSTRATION



B



LEIGH STREET

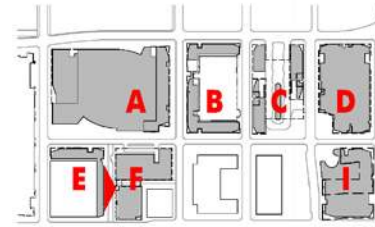
7th STREET 430'

CLAY STREET

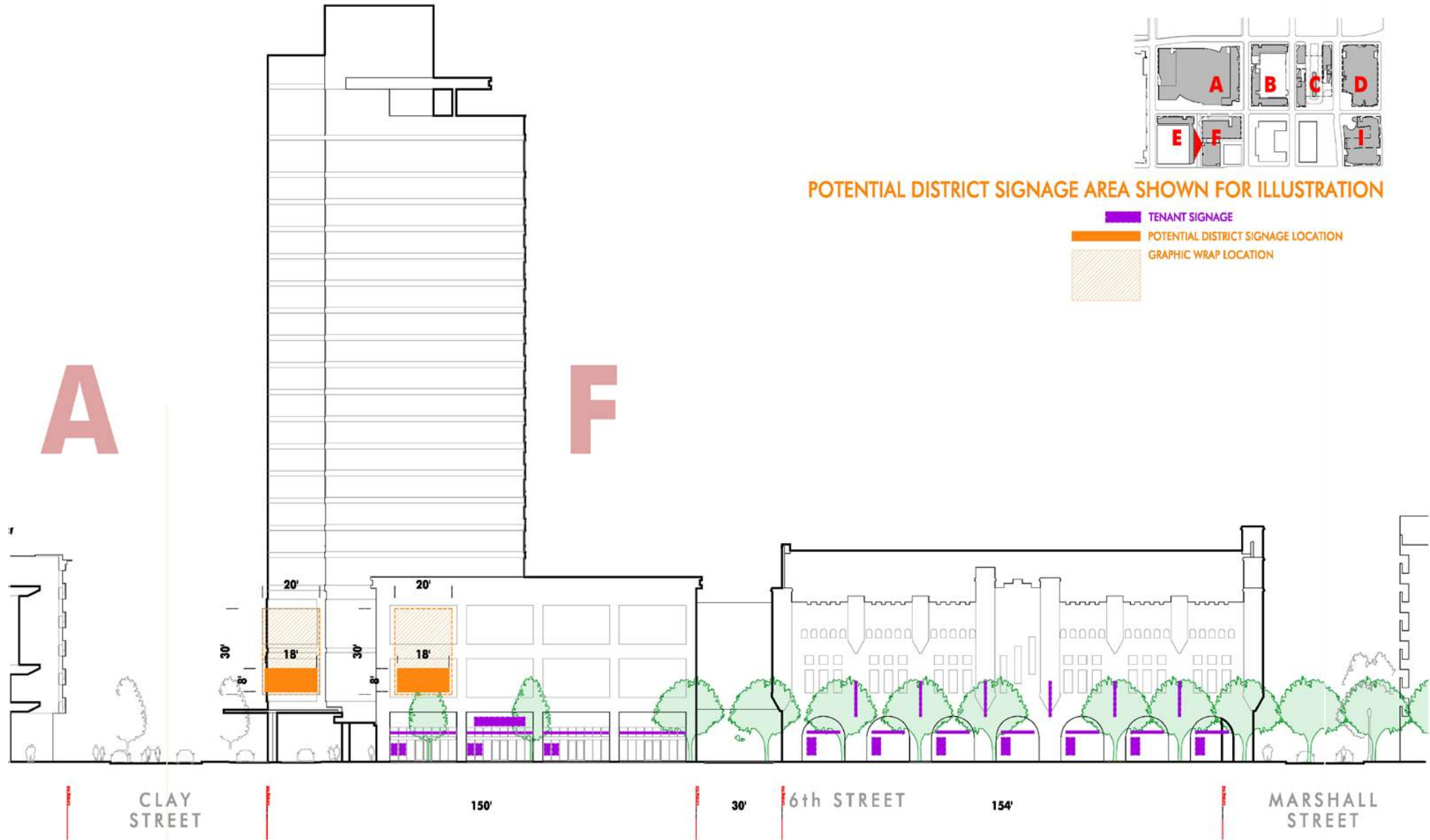
capital city redevelopment district

SIGNAGE ELEVATION  
28 october 2018





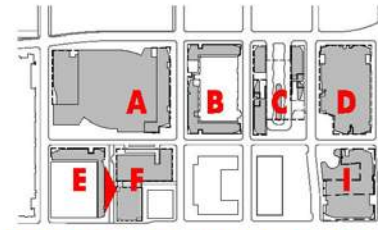
POTENTIAL DISTRICT SIGNAGE AREA SHOWN FOR ILLUSTRATION



capital city redevelopment district

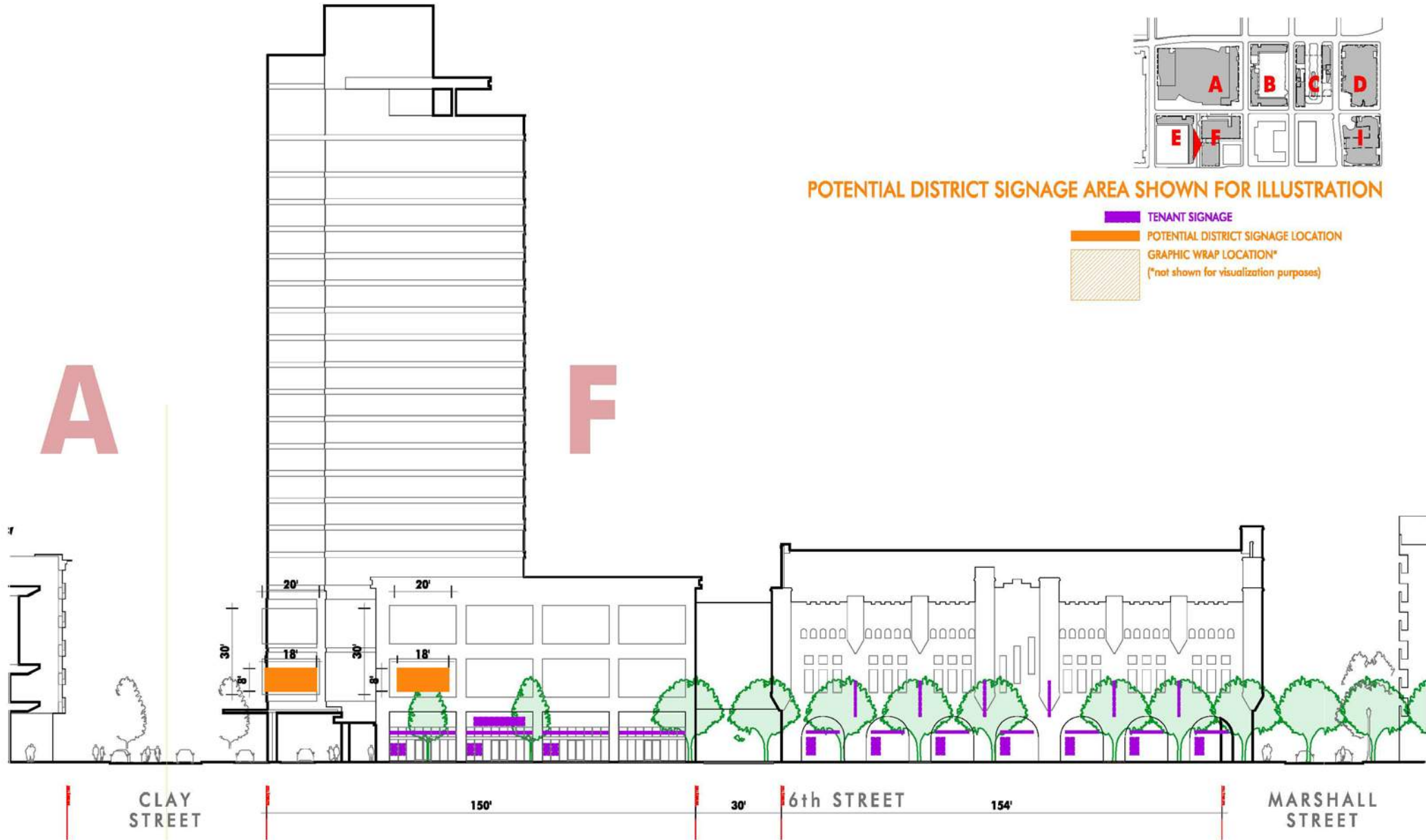
SIGNAGE ELEVATION  
28 october 2018





POTENTIAL DISTRICT SIGNAGE AREA SHOWN FOR ILLUSTRATION

- TENANT SIGNAGE
- POTENTIAL DISTRICT SIGNAGE LOCATION
- GRAPHIC WRAP LOCATION\*  
(\*not shown for visualization purposes)



capital city redevelopment district

SIGNAGE ELEVATION  
28 october 2018



# Community Benefits

- Affordable Housing
  - Minority Participation
  - Clay Street Reconstructed
  - 6<sup>th</sup> Street Constructed
  - Convention Hotel
  - Room Block Agreement
  - Jobs
  - GRTC Transit Center
  - Historic Renovations
  - Blues Armory
  - Richmond Garage
  - Demolition and Defeasance of Coliseum Debt
  - Utilities – paid for by Private Development
  - Detaining more Stormwater than required
  - LEED silver
  - No City Liability
- a check
- For bonds  
For management of arena and armory  
For maintenance of the arena or armory



410 SPACES

5th



6th

7th

620 SPACES

8th

9th

10th

**BROAD STREET**

**PULSE CONVENTION CENTER**



**PULSE GOVERNMENT CENTER**

**PULSE VCU MEDICAL CENTER**



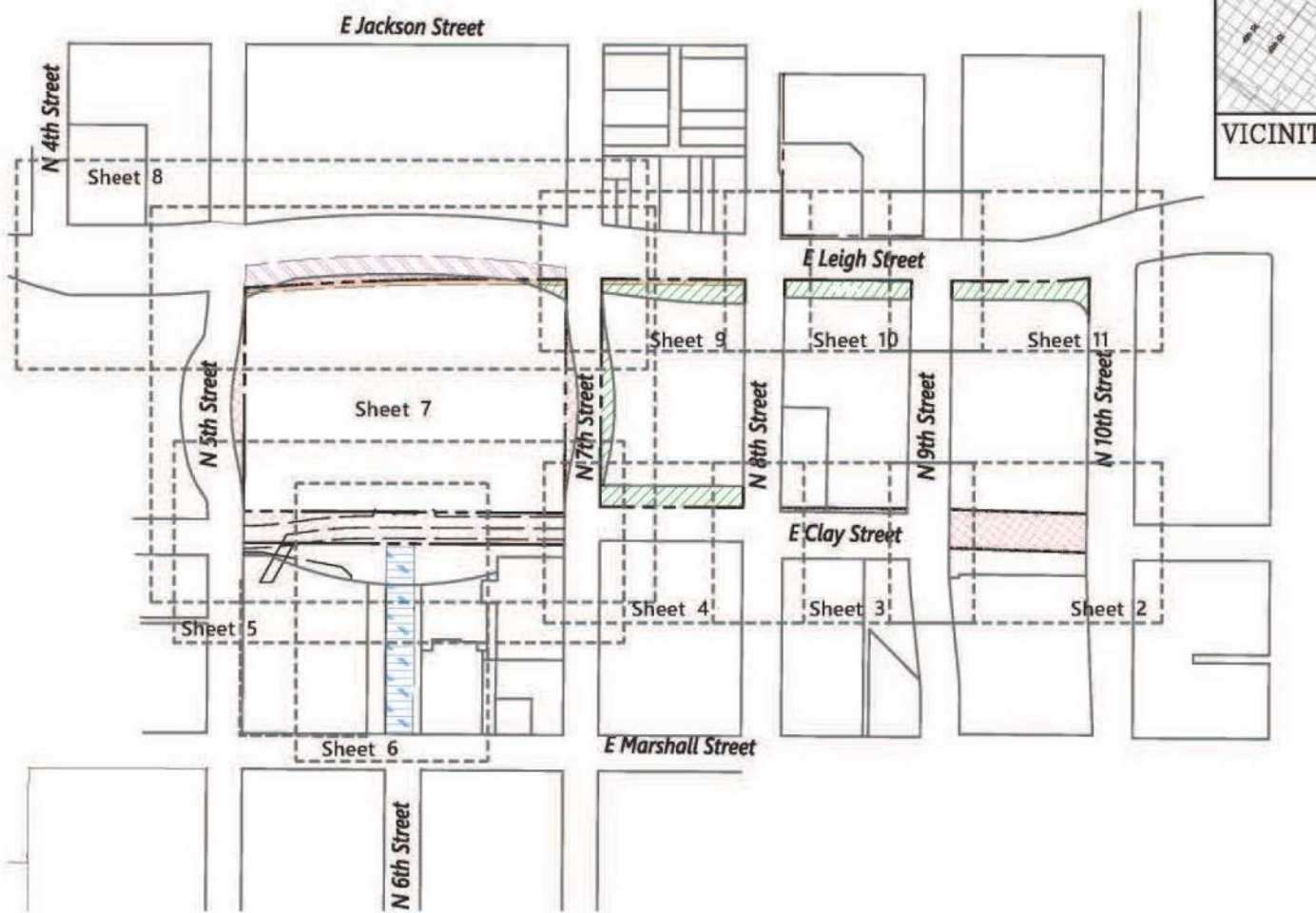
**-586** SURFACE SPACES REPLACED BY DEVELOPMENT

**4050** NEW PARKING SPACES

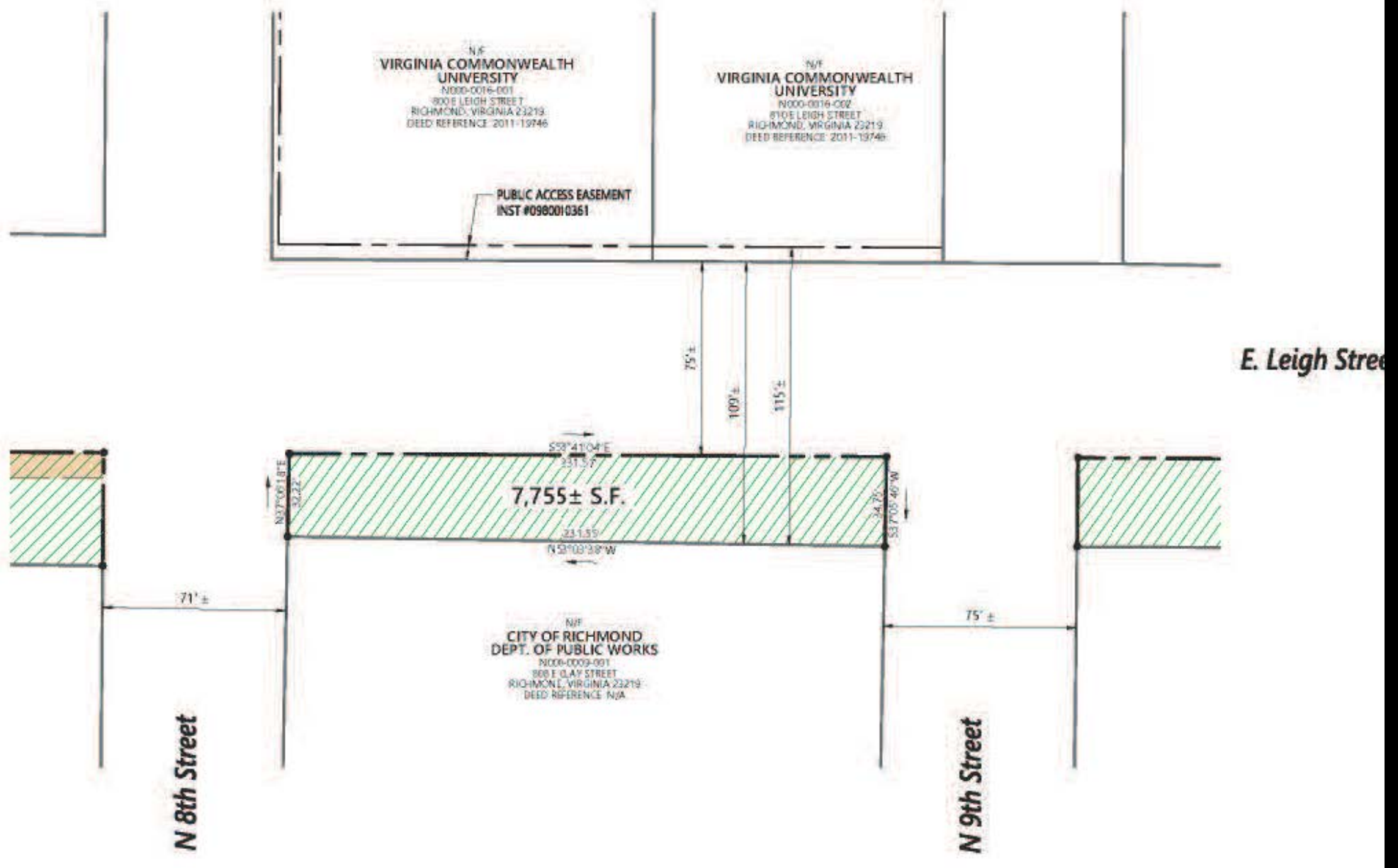
**3150** EXISTING PARKING SPACES REMAIN

### Legend

- RIGHT OF WAY CLOSURE
- RIGHT STREET ENWIDENMENT
- RIGHT OF WAY REDUCATION
- RIGHT OF WAY REDUCATION WITH FULL WIDTH ENWIDENMENT
- ACCESS TABLEMENT
- PEDESTRIAN ACCESS ENWIDENMENT







N/F  
VIRGINIA COMMONWEALTH  
UNIVERSITY  
N000-0016-001  
800 E LEIGH STREET  
RICHMOND, VIRGINIA 23219  
DEED REFERENCE 2011-19746

N/F  
VIRGINIA COMMONWEALTH  
UNIVERSITY  
N000-0016-002  
810 E LEIGH STREET  
RICHMOND, VIRGINIA 23219  
DEED REFERENCE 2011-19746

PUBLIC ACCESS EASEMENT  
INST #0980010361

E. Leigh Street

S89°41'04"E  
231.57'  
7,755± S.F.  
34.75'  
S31°03'46"W  
231.55'  
N52°03'38"W

N 8th Street

N 9th Street

N/F  
CITY OF RICHMOND  
DEPT. OF PUBLIC WORKS  
N006-0009-001  
888 E CLAY STREET  
RICHMOND, VIRGINIA 23219  
DEED REFERENCE N/A

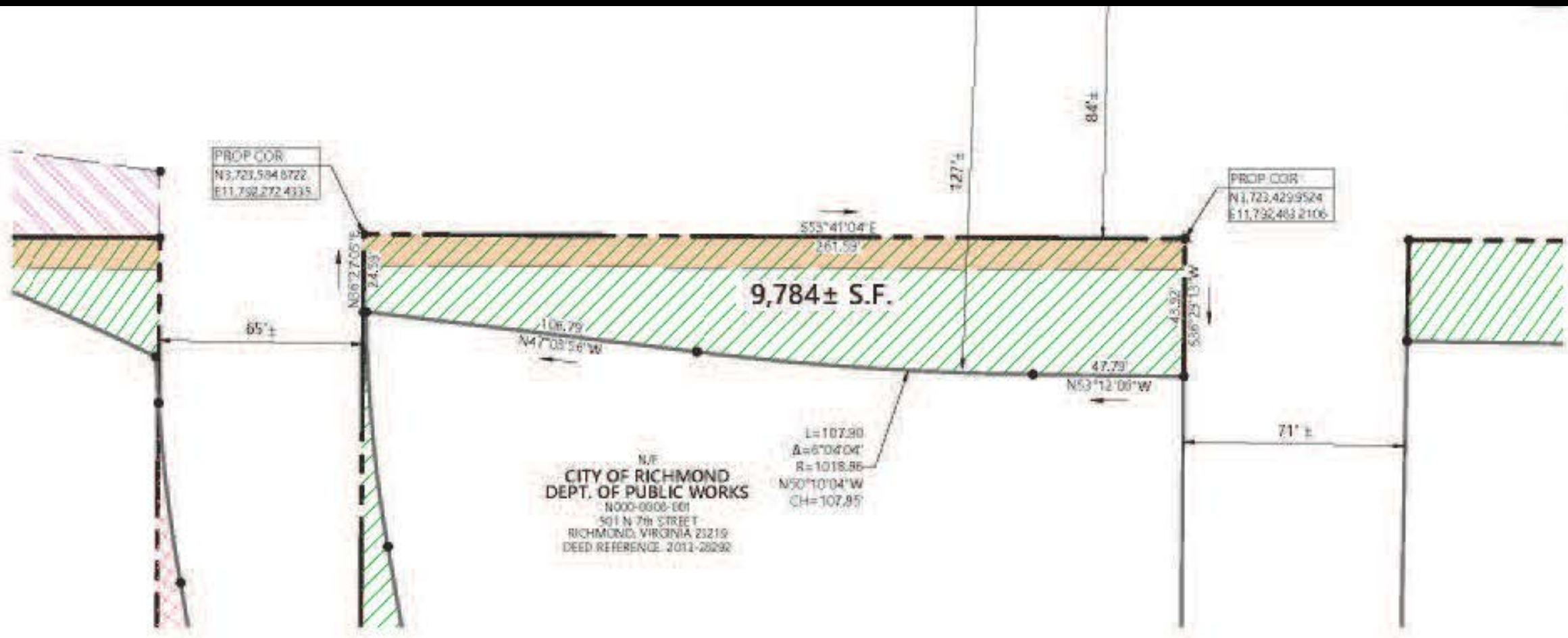
71'±

75'±

75'±

109'±

115'±



PROP COR  
 N3,723,594.8722  
 E11,792,272.4335

PROP COR  
 N3,723,429.9524  
 E11,792,483.2106

9,784± S.F.

N/F  
 CITY OF RICHMOND  
 DEPT. OF PUBLIC WORKS  
 N000-0908-001  
 501 N 7th STREET  
 RICHMOND, VIRGINIA 23219  
 DEED REFERENCE: 2013-28292

L=107.90  
 Δ=6°04'04"  
 R=1018.86  
 N50°10'04"W  
 CH=107.95

65'±

N86°27'06"W  
 24.35

106.79  
 N47°03'56"W

S53°41'04"E  
 261.59

127'±

84'±

47.79  
 N53°12'00"W

13.92  
 S86°25'13"W

71'±

N/E  
PHILLIP MORRIS USA  
N000-0013-000  
601A E JACKSON STREET  
RICHMOND, VIRGINIA 23219  
DEED REFERENCE: 2005-17887 AND 2005-17888

PROP COR  
N3,724,049.8440  
E11,791,892.894C

PROP COR  
N3,723,700.7418  
E11,792,275.8672

L=590.58  
Δ=15°49'56"  
R=2138.00  
S58°37'56"E  
CH=589.70

23,487± S.F.

6°20'08"E  
40.00

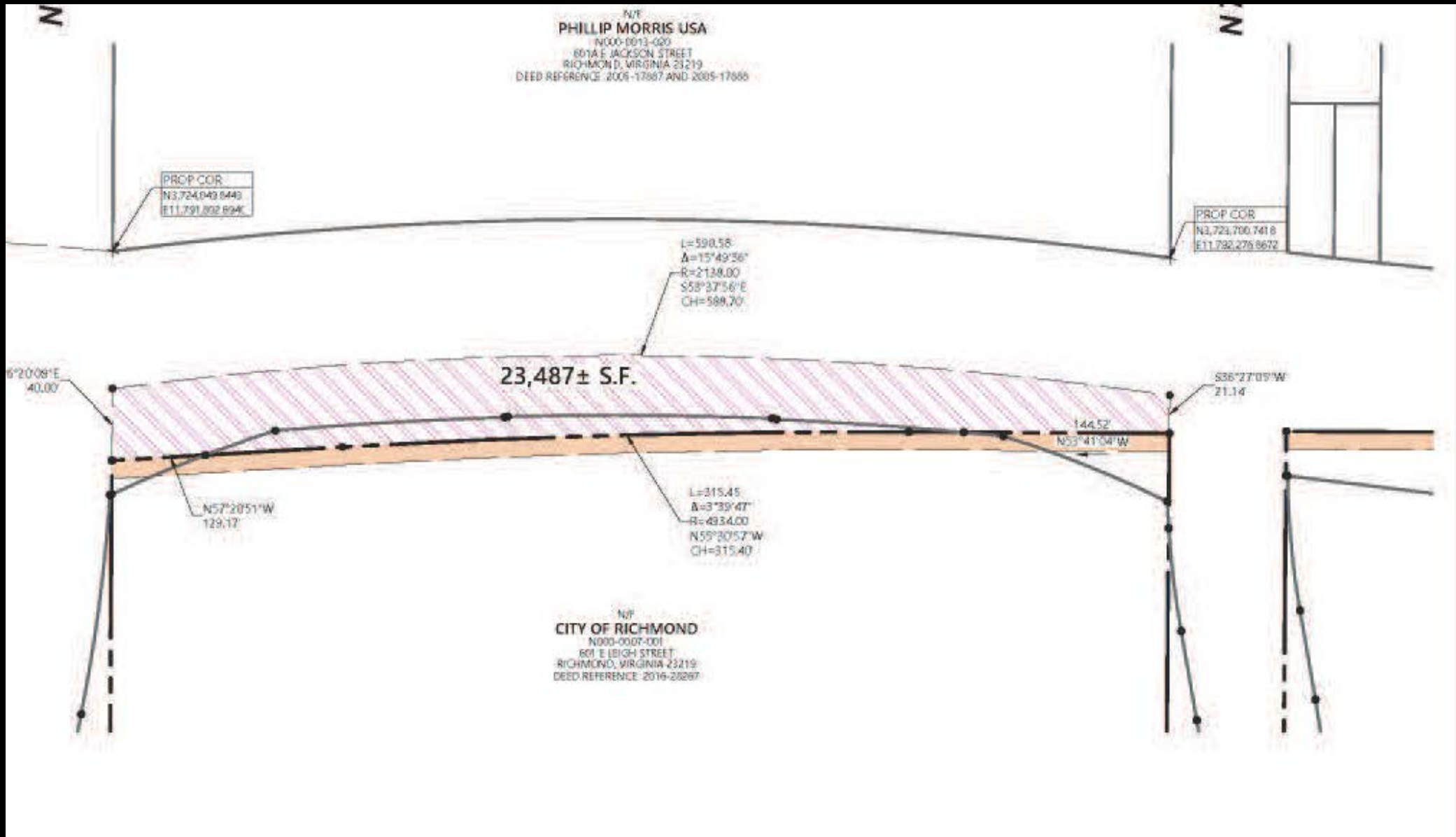
S36°27'09"W  
21.14

N57°20'51"W  
129.17

144.52  
N53°41'04"W

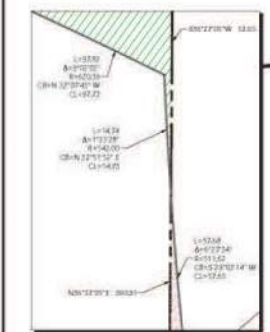
L=315.45  
Δ=3°39'47"  
R=4934.00  
N55°30'57"W  
CH=315.40

N/E  
CITY OF RICHMOND  
N000-0007-001  
601 E BIGH STREET  
RICHMOND, VIRGINIA 23219  
DEED REFERENCE: 2016-28287

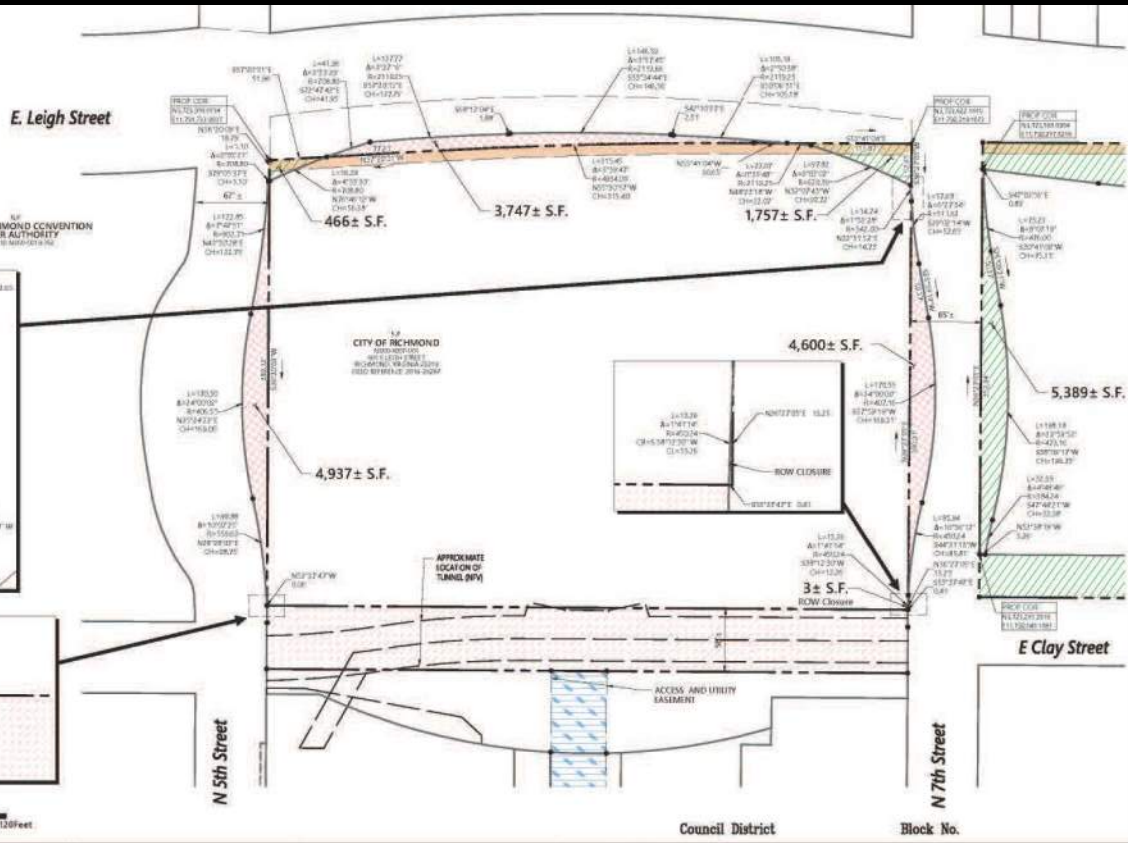


**Legend**

- RIGHT OF WAY BOUNDARY
- LEGAL STREET BOUNDARY
- RIGHT OF WAY BOUNDARY
- RIGHT OF WAY BOUNDARY WITH FILE WITHIN BOUNDARIES
- ACCESS EASEMENT
- INTERIM ACCESS EASEMENT



Saved Tuesday, July 21, 2015 7:10:12 AM HERRICK, Richard [unclear], July 21, 2015 7:14:04 AM HERRICK, Mike



**NOTES**

1. Property owners correct as of \_\_\_\_\_
2. Ordinance \_\_\_\_\_
3. Adopted \_\_\_\_\_
4. Accepted \_\_\_\_\_

**REFERENCES:**

**REVISIONS:**

**vhb**

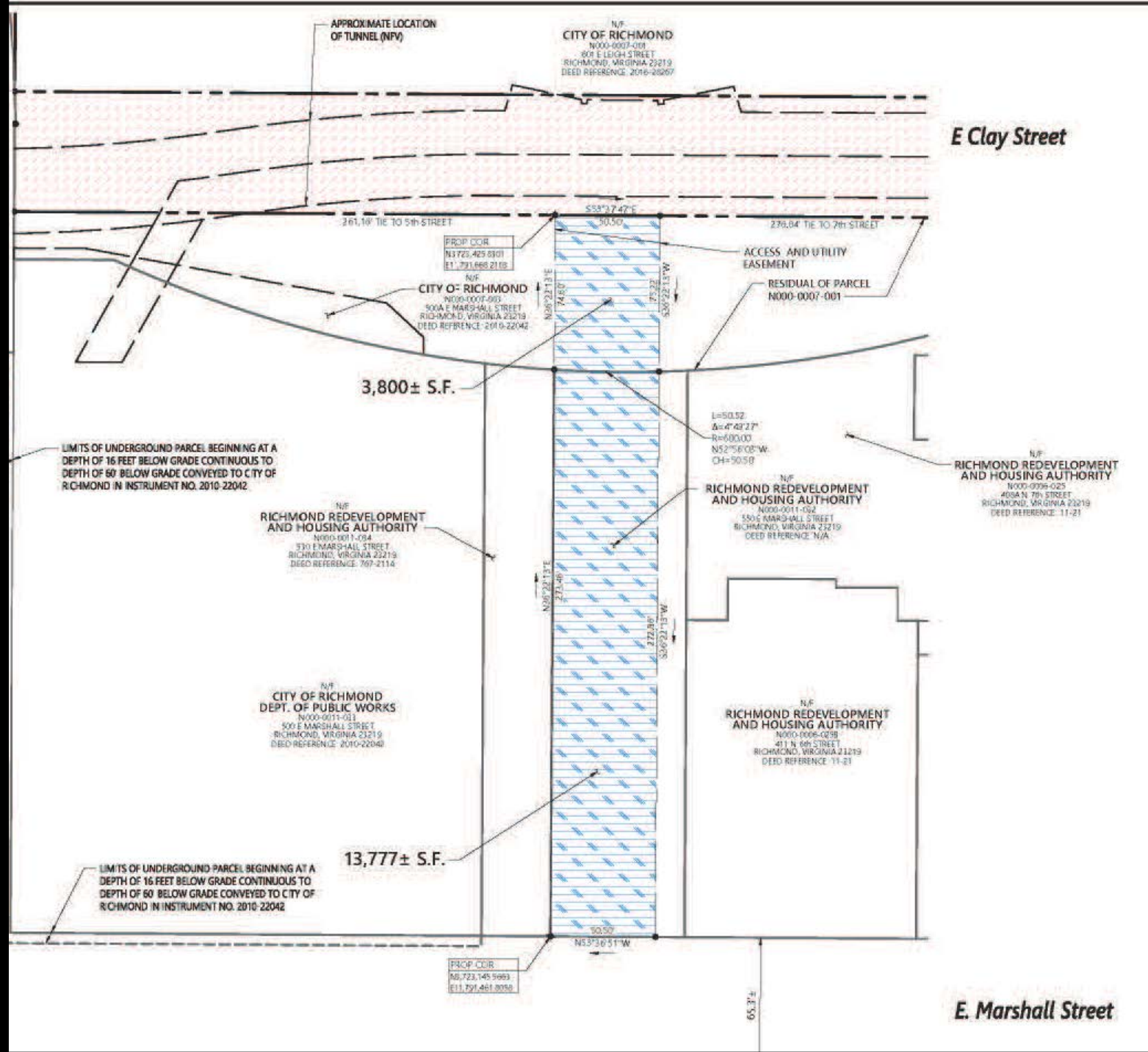
115 South 15th Street  
Suite 200  
Richmond, VA 23219  
804.542.7100

Surveys Division, Room 800 City Hall  
900 E. Broad Street, Richmond, Va. 23219

**DEPARTMENT OF PUBLIC WORKS**  
RICHMOND, VIRGINIA

**RICHMOND VIRGINIA**

Council District		Block No.	
<b>North of Broad Redevelopment Right of Way Exhibit</b>			
<b>DRAWN BY:</b>	MSB	<b>FIELD NOTE</b>	
<b>CHECKED BY:</b>	K31	<b>SCALE</b>	1"=60'
		<b>DATE</b>	July 22, 2019
		<b>PROJECT</b>	DPW DWG # N-28048
			SHEET 7 OF 11



APPROXIMATE LOCATION OF TUNNEL (NPV)

N/F  
CITY OF RICHMOND  
N000-0007-001  
801 E LEIGH STREET  
RICHMOND, VIRGINIA 23219  
DEED REFERENCE: 2016-20267

E Clay Street

261.16' TIE TO 5th STREET

S58°17'47"E  
50.50'

270.04' TIE TO 7th STREET

PROP. COR.  
N3723.425 8901  
E11.791,686 2118

ACCESS AND UTILITY EASEMENT

N/F  
CITY OF RICHMOND  
N000-0007-003  
500 E MARSHALL STREET  
RICHMOND, VIRGINIA 23219  
DEED REFERENCE: 2010-22042

RESIDUAL OF PARCEL N000-0007-001

3,800± S.F.

LIMITS OF UNDERGROUND PARCEL BEGINNING AT A DEPTH OF 16 FEET BELOW GRADE CONTINUOUS TO DEPTH OF 60' BELOW GRADE CONVEYED TO CITY OF RICHMOND IN INSTRUMENT NO. 2010-22042.

L=50.52  
Δ=4°43'27"  
R=600.00  
NS2°56'08"W  
CH=50.58

N/F  
RICHMOND REDEVELOPMENT AND HOUSING AUTHORITY  
N000-0006-025  
405A N 7th STREET  
RICHMOND, VIRGINIA 23219  
DEED REFERENCE: 11-21

N/F  
RICHMOND REDEVELOPMENT AND HOUSING AUTHORITY  
N000-0011-094  
330 E MARSHALL STREET  
RICHMOND, VIRGINIA 23219  
DEED REFERENCE: 767-2114

N/F  
RICHMOND REDEVELOPMENT AND HOUSING AUTHORITY  
N000-0011-092  
550 E MARSHALL STREET  
RICHMOND, VIRGINIA 23219  
DEED REFERENCE: N/A

N/F  
CITY OF RICHMOND DEPT. OF PUBLIC WORKS  
N000-0011-011  
500 E MARSHALL STREET  
RICHMOND, VIRGINIA 23219  
DEED REFERENCE: 2010-22042

N/F  
RICHMOND REDEVELOPMENT AND HOUSING AUTHORITY  
N000-0006-029B  
411 N 6th STREET  
RICHMOND, VIRGINIA 23219  
DEED REFERENCE: 11-21

13,777± S.F.

LIMITS OF UNDERGROUND PARCEL BEGINNING AT A DEPTH OF 16 FEET BELOW GRADE CONTINUOUS TO DEPTH OF 60' BELOW GRADE CONVEYED TO CITY OF RICHMOND IN INSTRUMENT NO. 2010-22042

PROP. COR.  
N6,723,145 5963  
E11.791,461,8058

50.50'

N53°36'51"W

F.E. 59

E. Marshall Street

SEE SHEET 7 FOR ADDITIONAL RIGHT  
OF WAY DEDICATION FOR PARCEL  
N000-0007-001

N/F  
CITY OF RICHMOND  
N000-0007-001  
801 E LEIGH STREET  
RICHMOND, VIRGINIA 23219  
DEED REFERENCE: 2016-26267

APPROXIMATE LOCATION  
OF TUNNEL (N/F)

34,078± S.F.

L=15.86  
Δ=2°01'05"  
R=450.14  
S56°21'21"W  
CH=15.86'

PROP COR  
N1,723,232.1920  
E11,791,891.1354

N36°30'09"E  
42.33'

S53°27'47"E 597.45'

S53°36'41"E  
0.39'

S36°25'34"W  
42.14'

N53°27'47"W 597.70'

N/F  
CITY OF RICHMOND  
N000-0007-003  
500A E MARSHALL STREET  
RICHMOND, VIRGINIA 23219  
DEED REFERENCE: 2010-22042

ACCESS AND UTILITY  
EASEMENT

RESIDUAL OF PARCEL  
N000-0007-001

348.07' TIE TO MARSHALL STREET

348.13' TIE TO MARSHALL STREET

LIMITS OF UNDERGROUND PARCEL BEGINNING AT A  
DEPTH OF 16 FEET BELOW GRADE CONTINUOUS TO  
DEPTH OF 30' BELOW GRADE CONVEYED TO CITY OF  
RICHMOND IN INSTRUMENT NO. 2010-22042

N/F  
CITY OF RICHMOND  
DEPT. OF PUBLIC WORKS  
N000-0011-002  
500E MARSHALL STREET  
RICHMOND, VIRGINIA 23219  
DEED REFERENCE: 2010-22042

N/F  
RICHMOND REDEVELOPMENT  
AND HOUSING AUTHORITY  
N000-0011-034  
530 E MARSHALL STREET  
RICHMOND, VIRGINIA 23219  
DEED REFERENCE: 767-2114

N/F  
RICHMOND REDEVELOPMENT  
AND HOUSING AUTHORITY  
N000-0011-032  
590 E MARSHALL STREET  
RICHMOND, VIRGINIA 23219  
DEED REFERENCE: N/A

N/F  
RICHMOND REDEVELOPMENT  
AND HOUSING AUTHORITY  
N000-0006-025  
405A N 7TH STREET  
RICHMOND, VIRGINIA 23219  
DEED REFERENCE: 11-21

N/F  
RICHMOND REDEVELOPMENT  
AND HOUSING AUTHORITY  
N000-0006-004  
405 N 7TH STREET  
RICHMOND, VIRGINIA 23219  
DEED REFERENCE: 762-1104

N 7th Street

40 80 Feet

Council District

Block No.

N/F  
CITY OF RICHMOND  
DEPT. OF PUBLIC WORKS  
N000-0008-001  
501 N 7th STREET  
RICHMOND, VIRGINIA 23219  
D.B.D. REFERENCE: 2013-28292

PROP. COR.  
N5.723.249.9631  
E11.292.025.0525

PROP. COR.  
N5.723.094.3953  
E11.792.235.4736

65'±

N35°27'05"E  
38.94

S53°38'19"E  
291.35

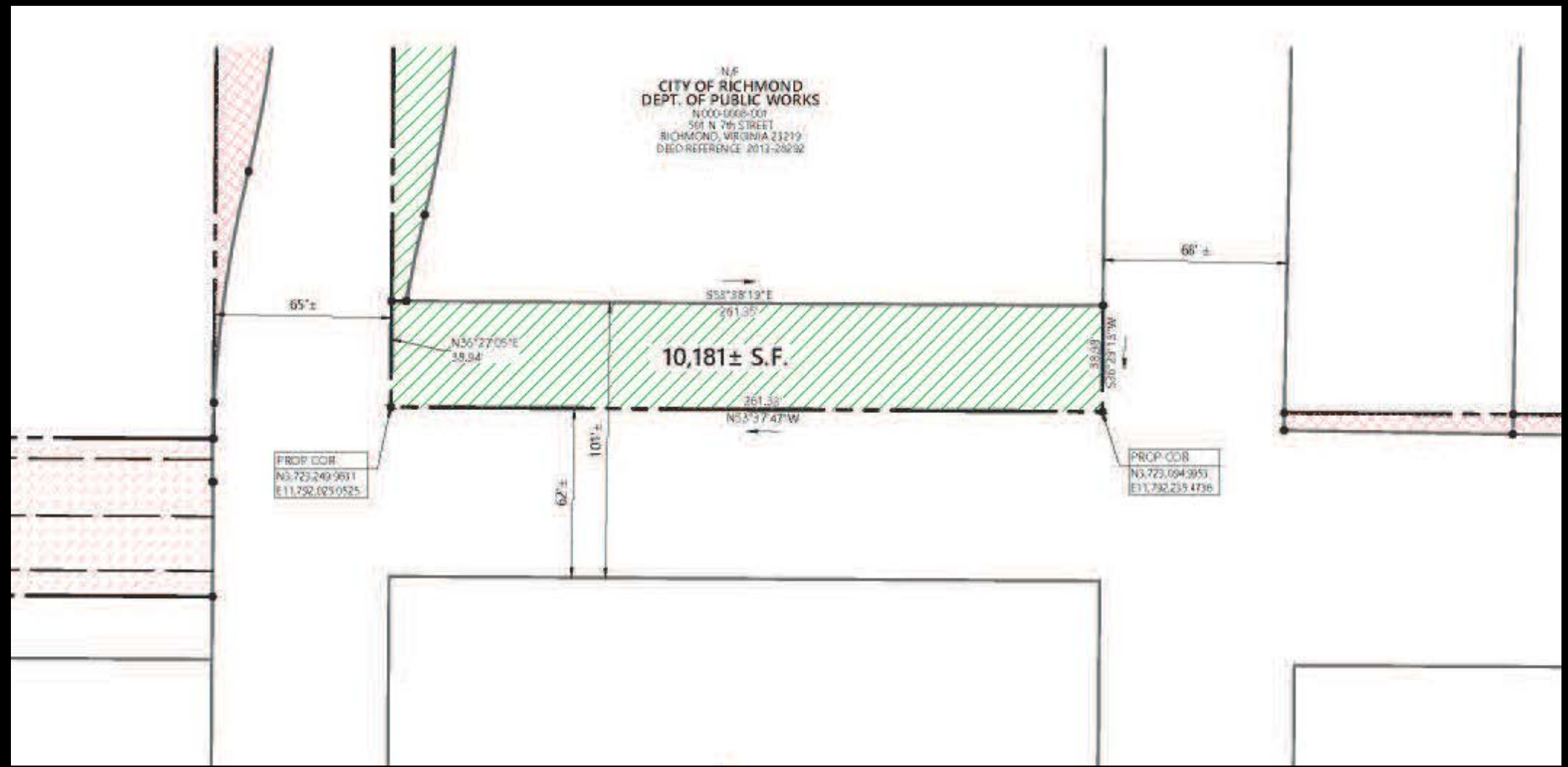
10,181± S.F.

261.38  
N53°37'47"W

38.94  
S20°23'15"W

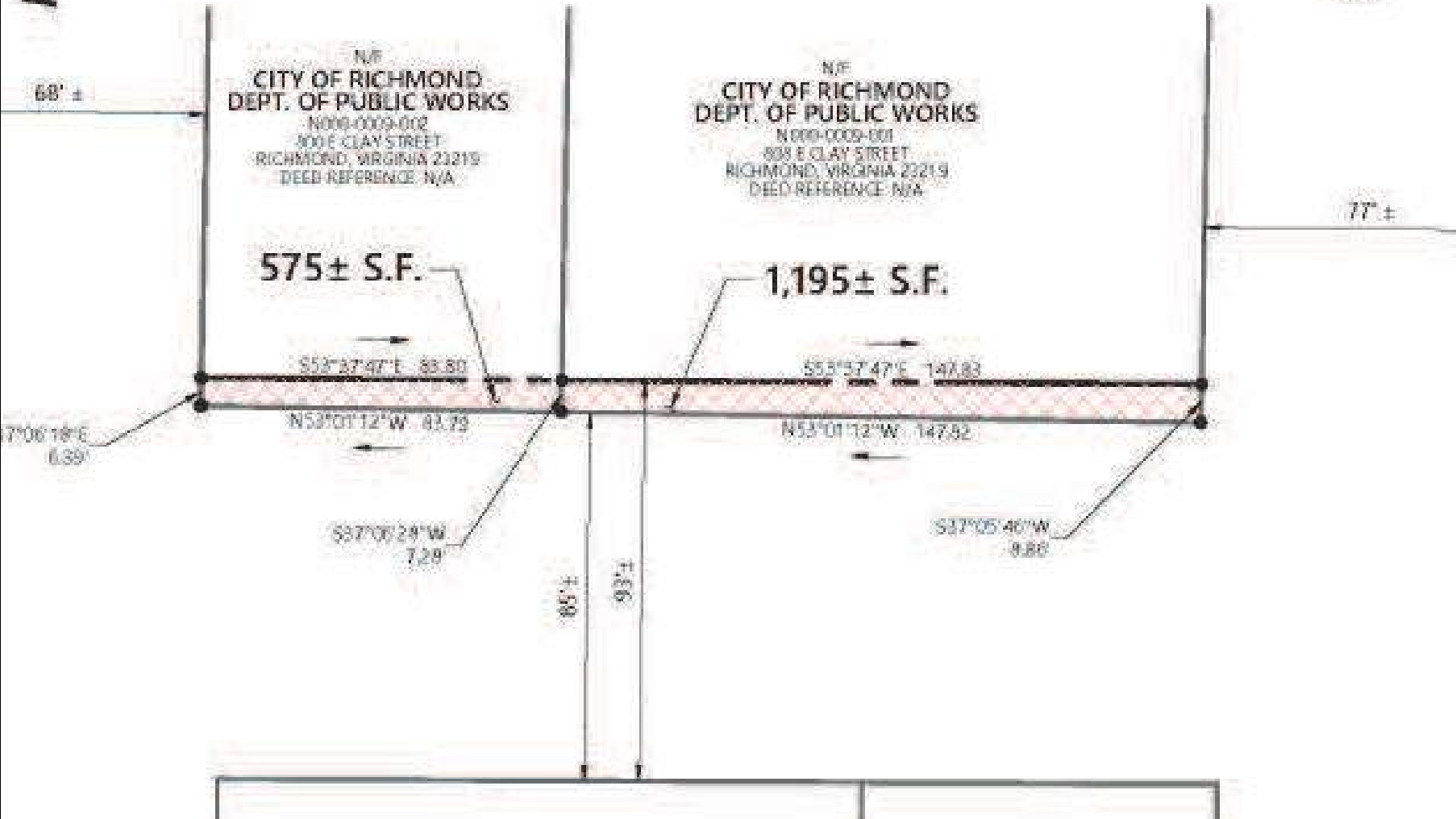
66'±

100'±  
62'±



N 8th St

N 9th St





N 9th

N 10th

N/F  
CITY OF RICHMOND  
DEPT. OF PUBLIC WORKS  
E000-0235-001  
500 N 10th Street  
RICHMOND, VIRGINIA, 23219  
DEED REFERENCE: N/A

17,845± S.F.

RESIDUAL OF PARCEL  
E000-0235-001

N/F  
ADVANTAGE RICHMOND  
CORPORATION  
E000-0235-000  
500 E MARSHALL STREET  
RICHMOND, VIRGINIA 23219  
DEED REFERENCE: JL 2003-17048

77' ±

87' ±

S52°07'11"E  
253.12

N36°17'50"E  
70.52'

70.5'±

70.52'  
S38°36'42"W

S36°37'56"W  
21.04

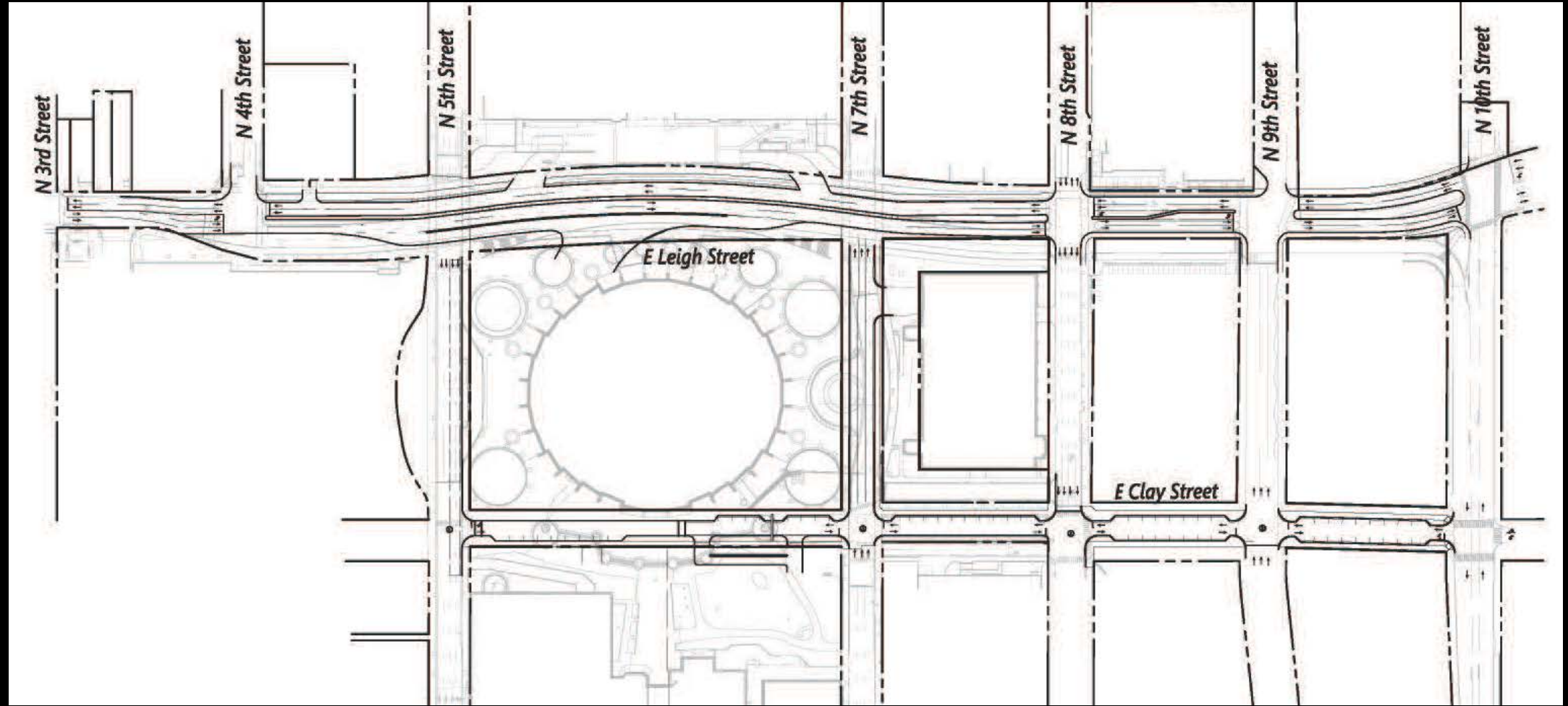
L=33.41  
Δ=5°40'41"  
R=331.20  
S35°36'48"W  
CH=33.40

47.7'±

253.15'  
N52°07'11"W

S36°38'42"W  
21.11'

S35°42'40"W  
21.07'

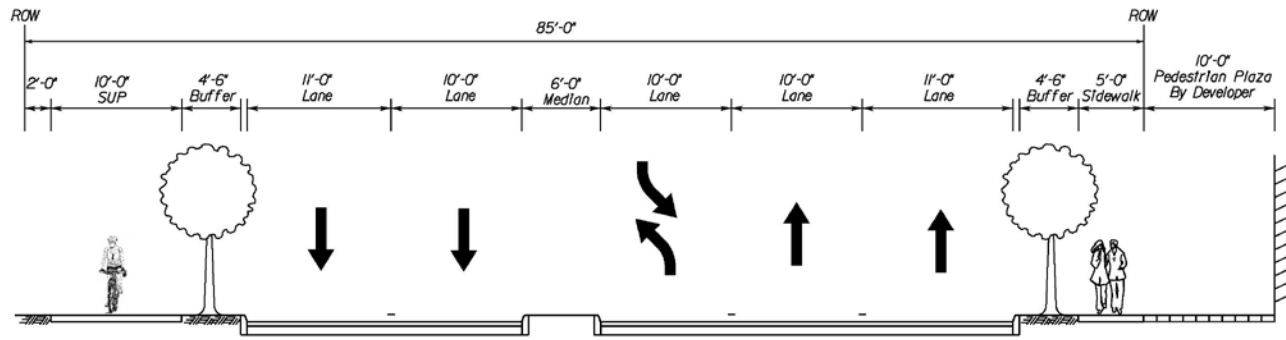
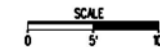




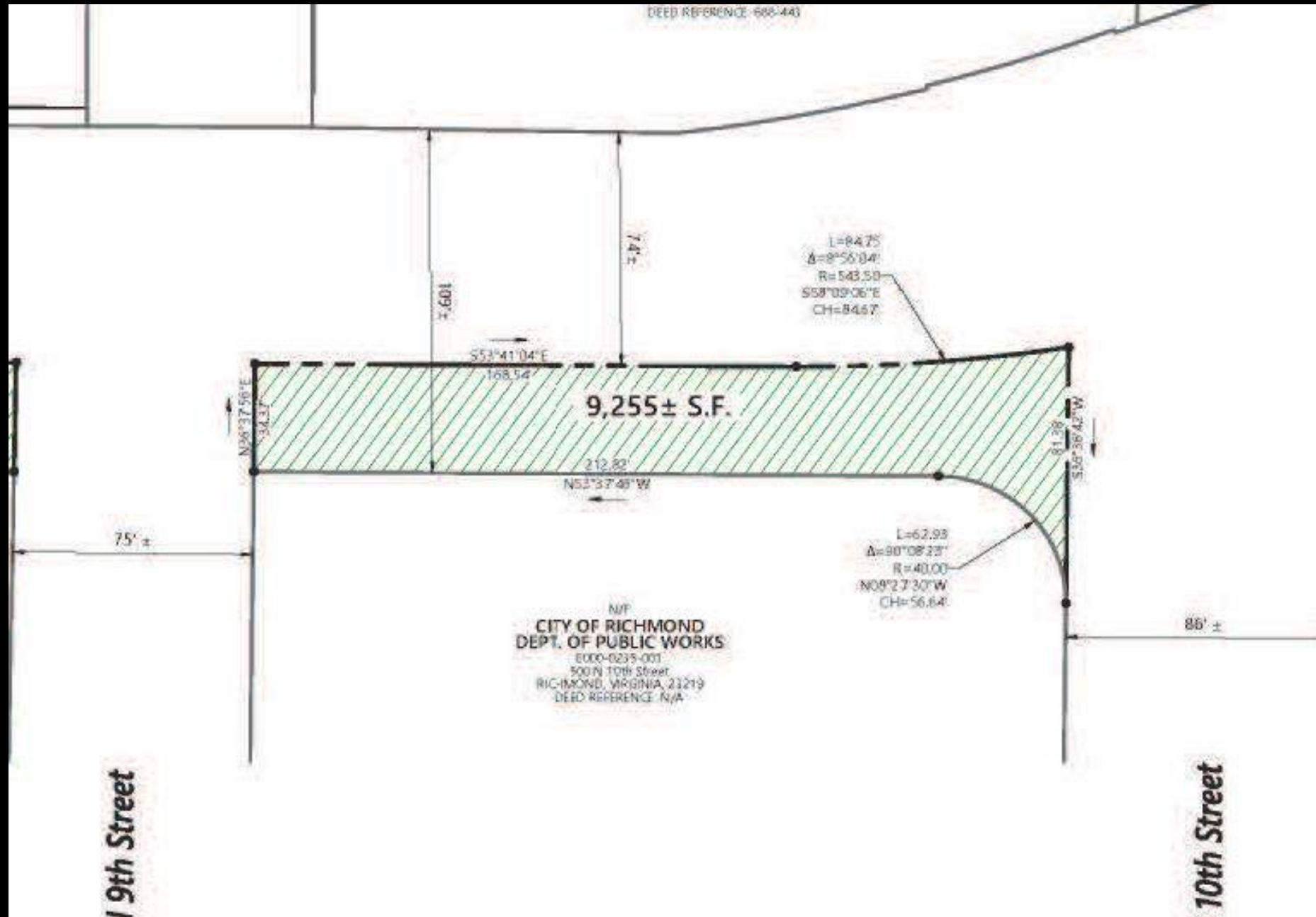
115 South 15th Street  
Suite 200  
Richmond, VA 23219  
804.343.7100

# E. Leigh Street Improvements

Richmond, Virginia



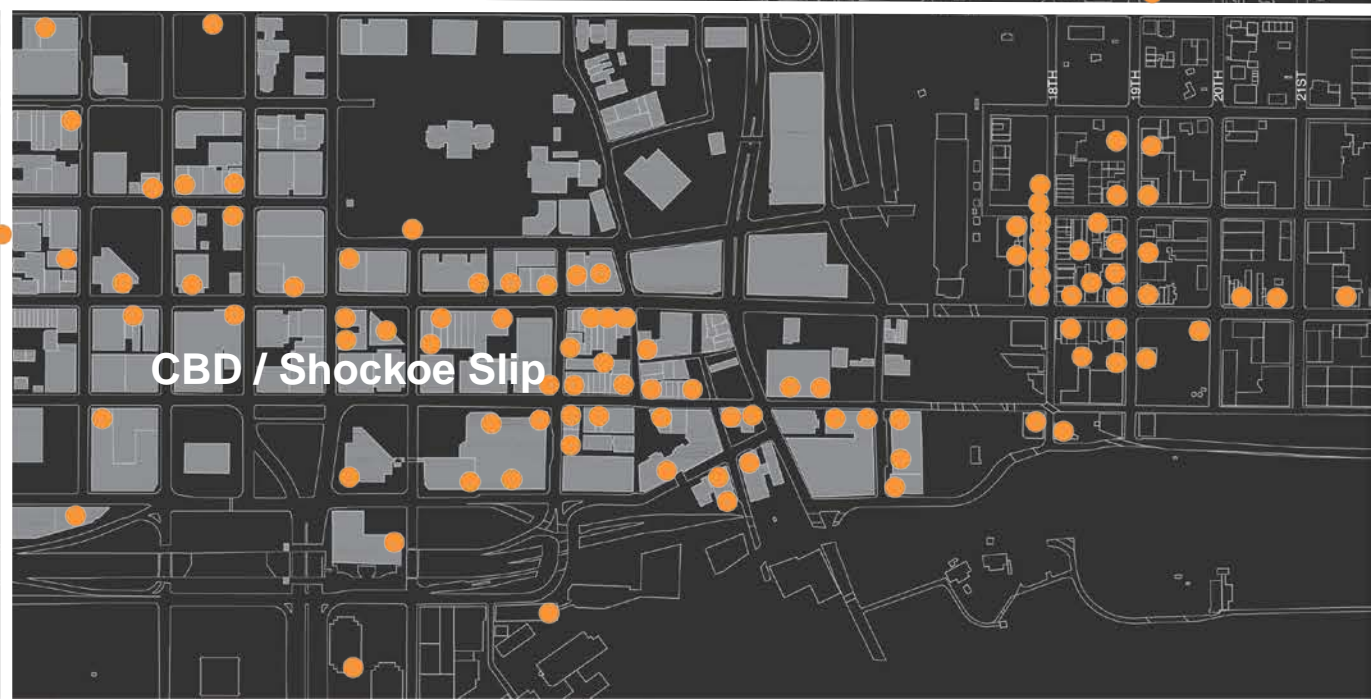
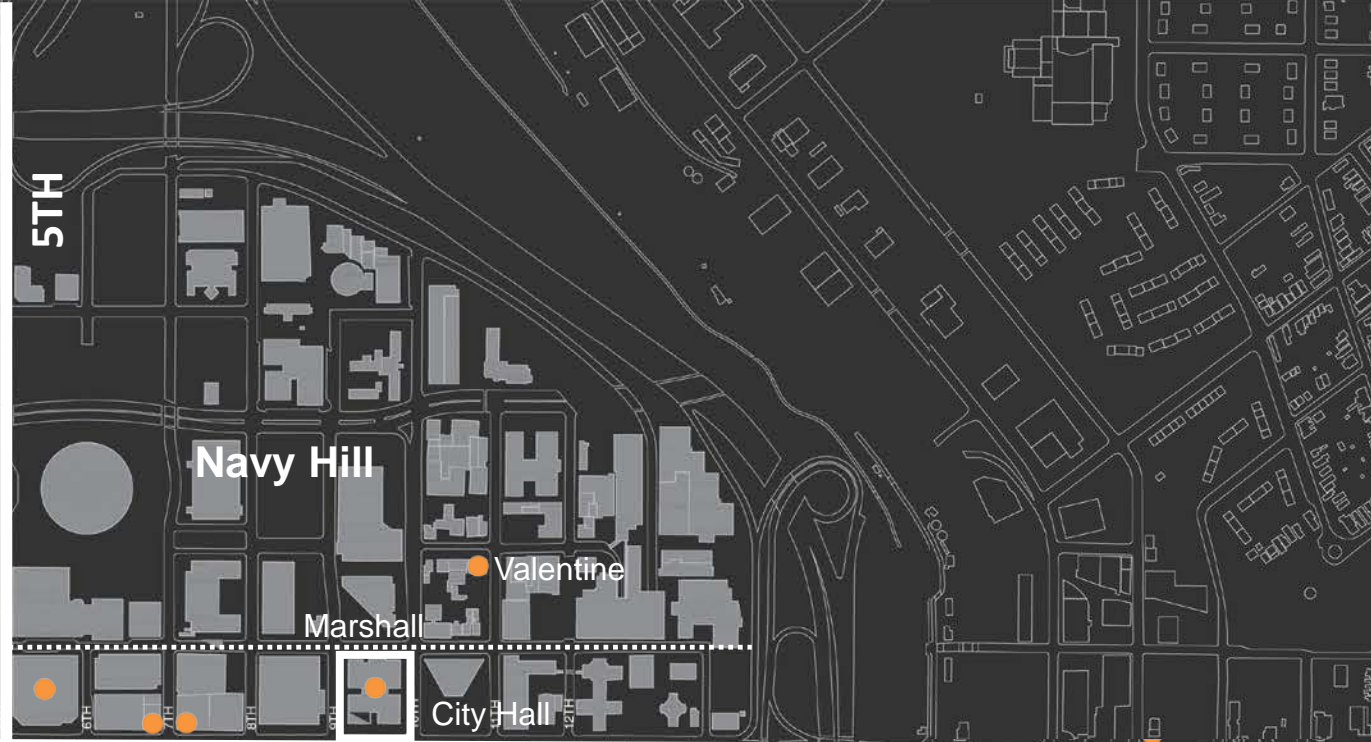
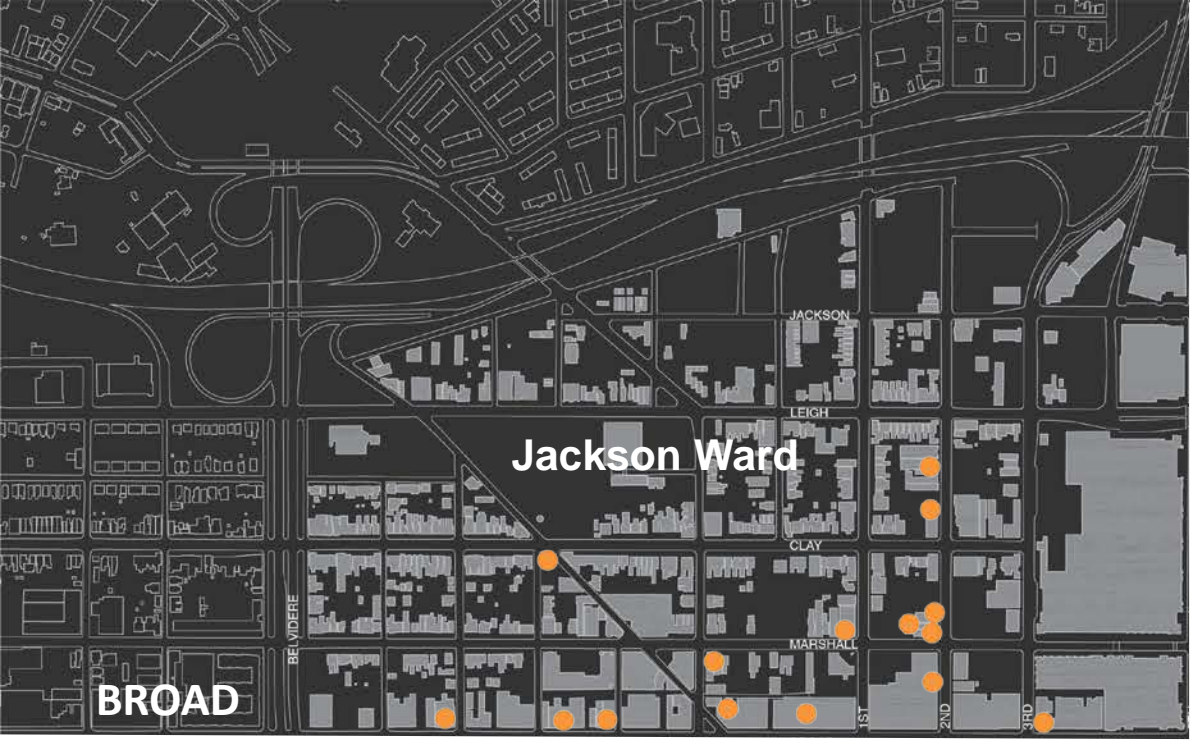
Proposed Typical Section  
E. Leigh Street

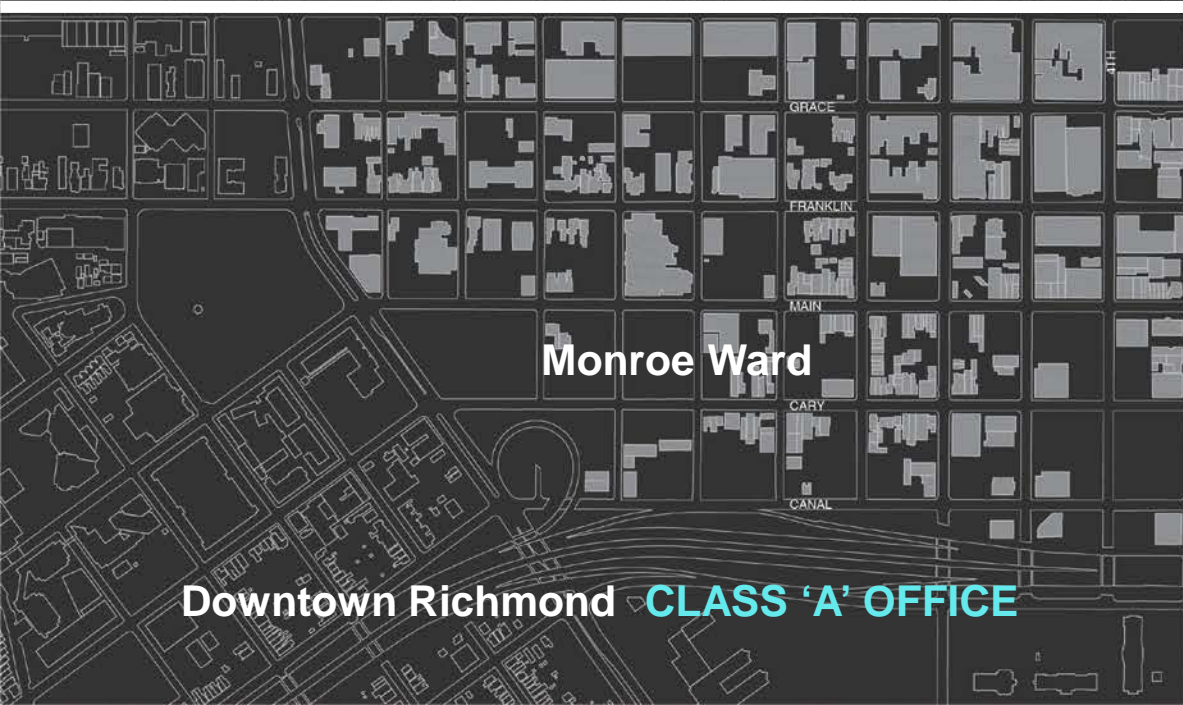
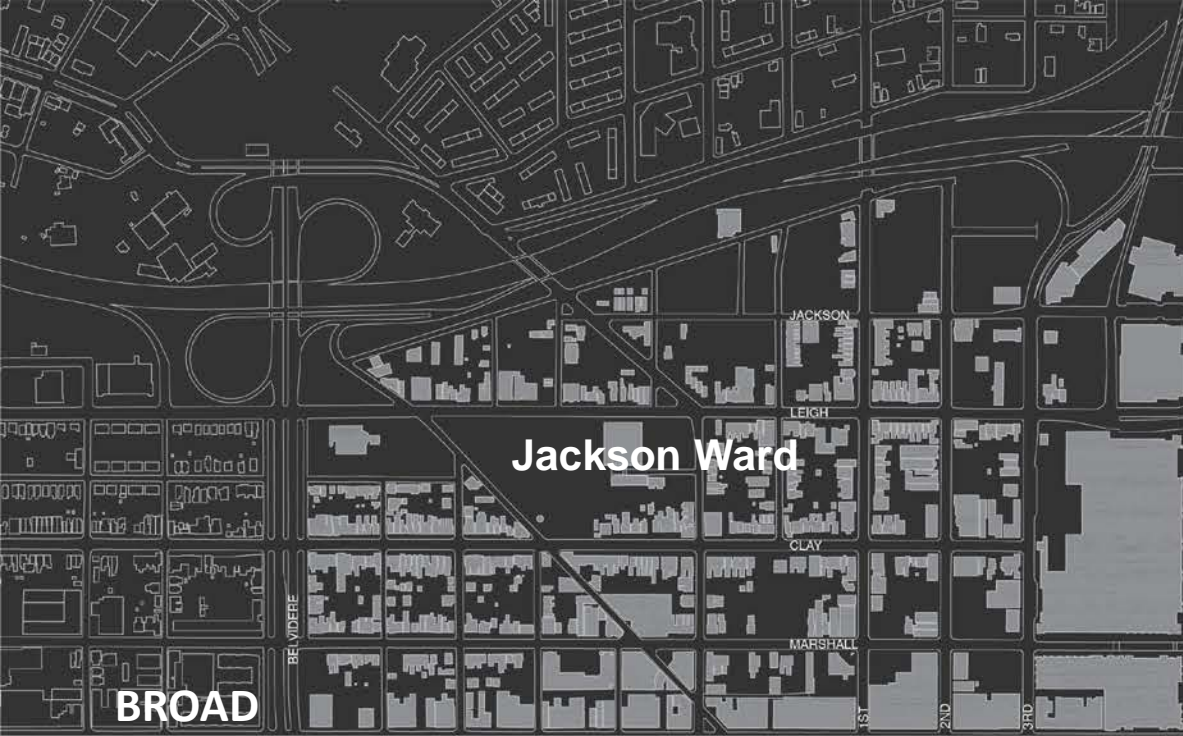


N/P  
CITY OF RICHMOND  
DEPT. OF PUBLIC WORKS  
E000-0235-001  
500 N 10th Street  
RICHMOND, VIRGINIA, 23219  
DEED REFERENCE - N/A

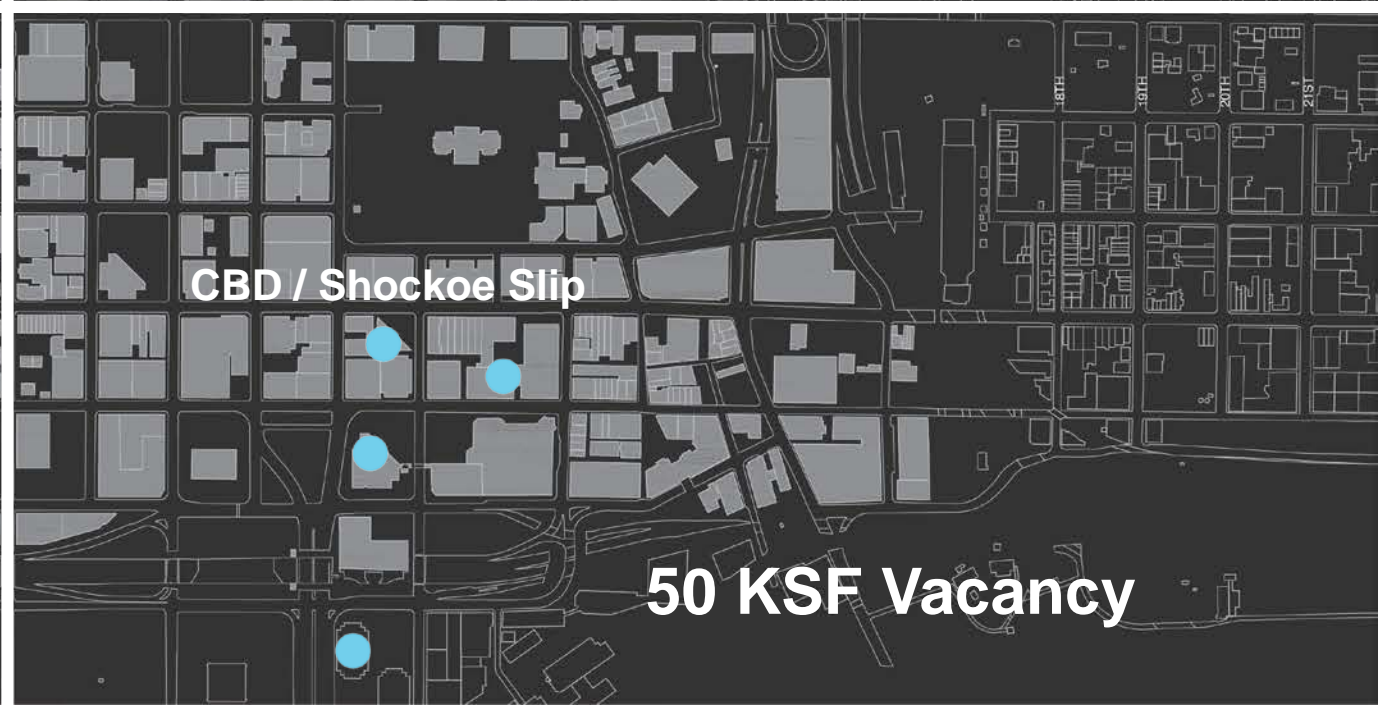
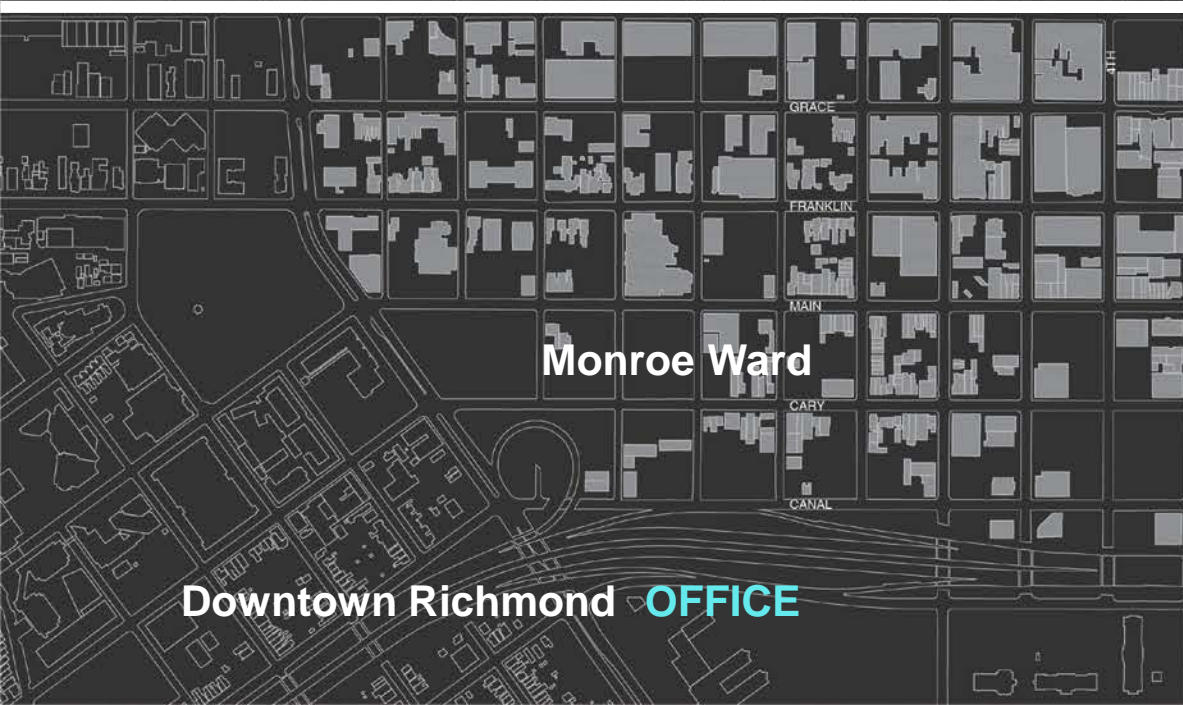
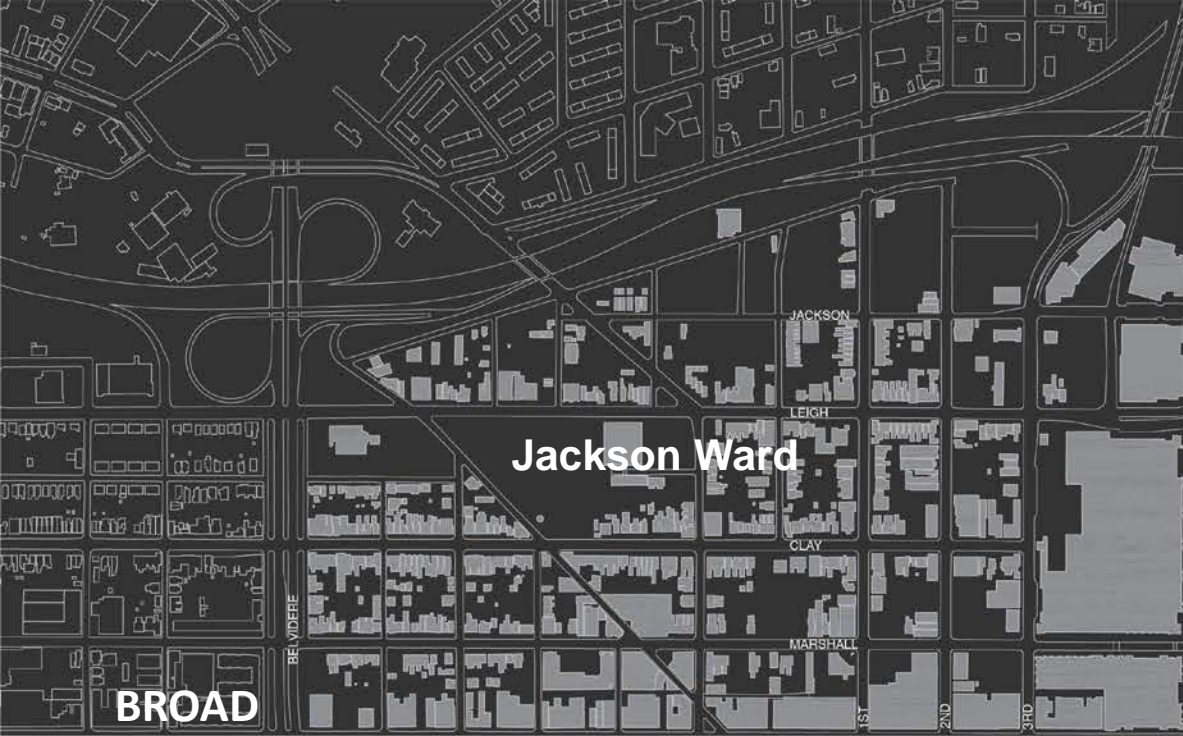
9th Street

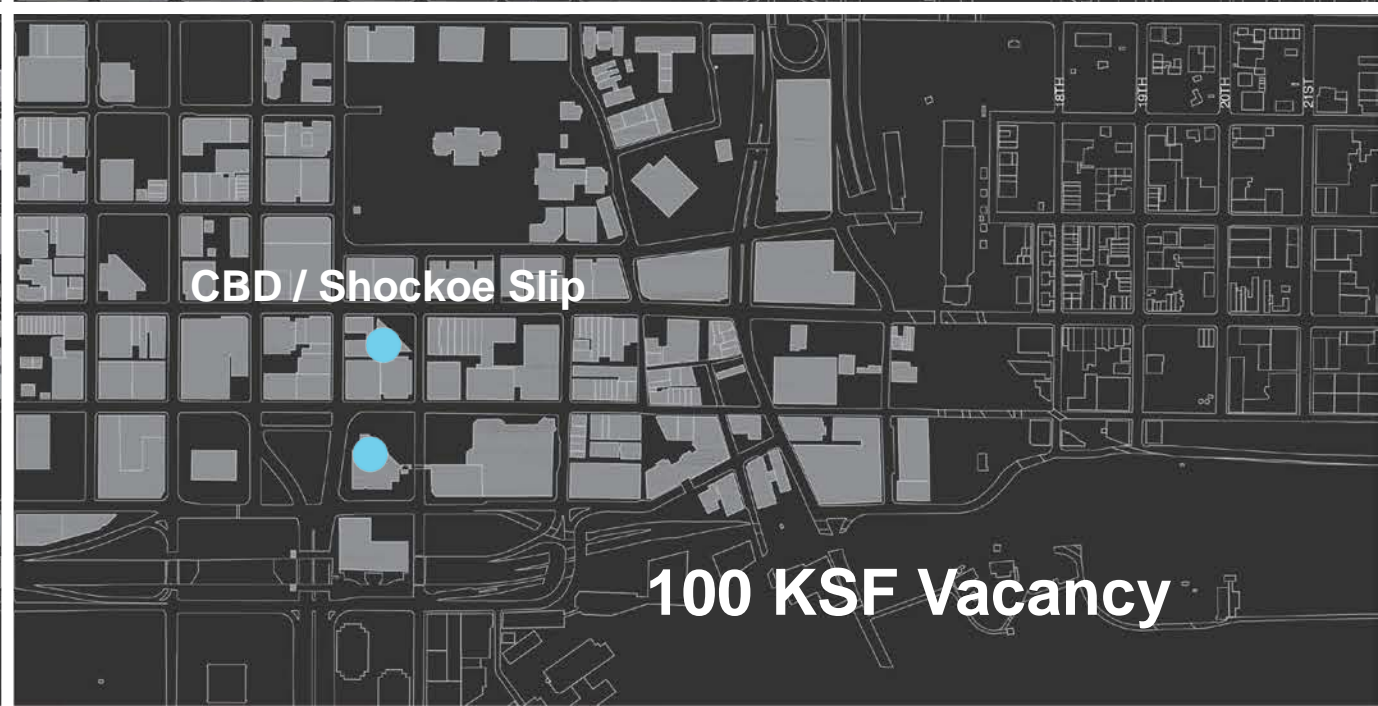
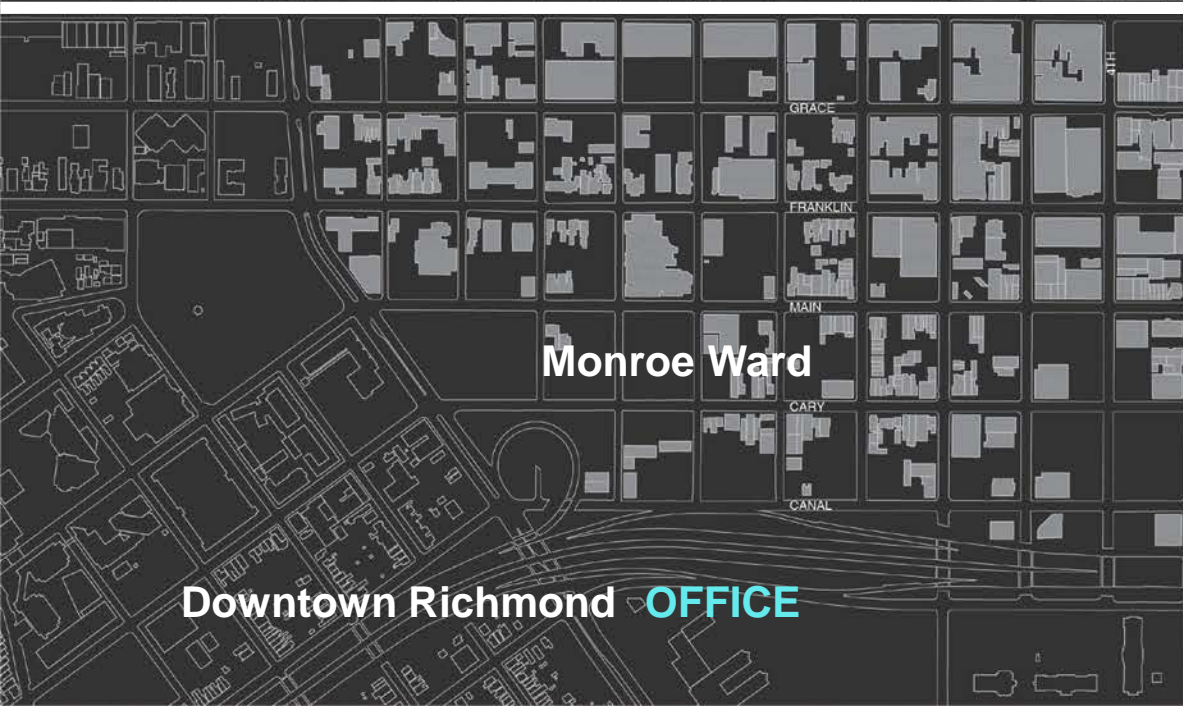
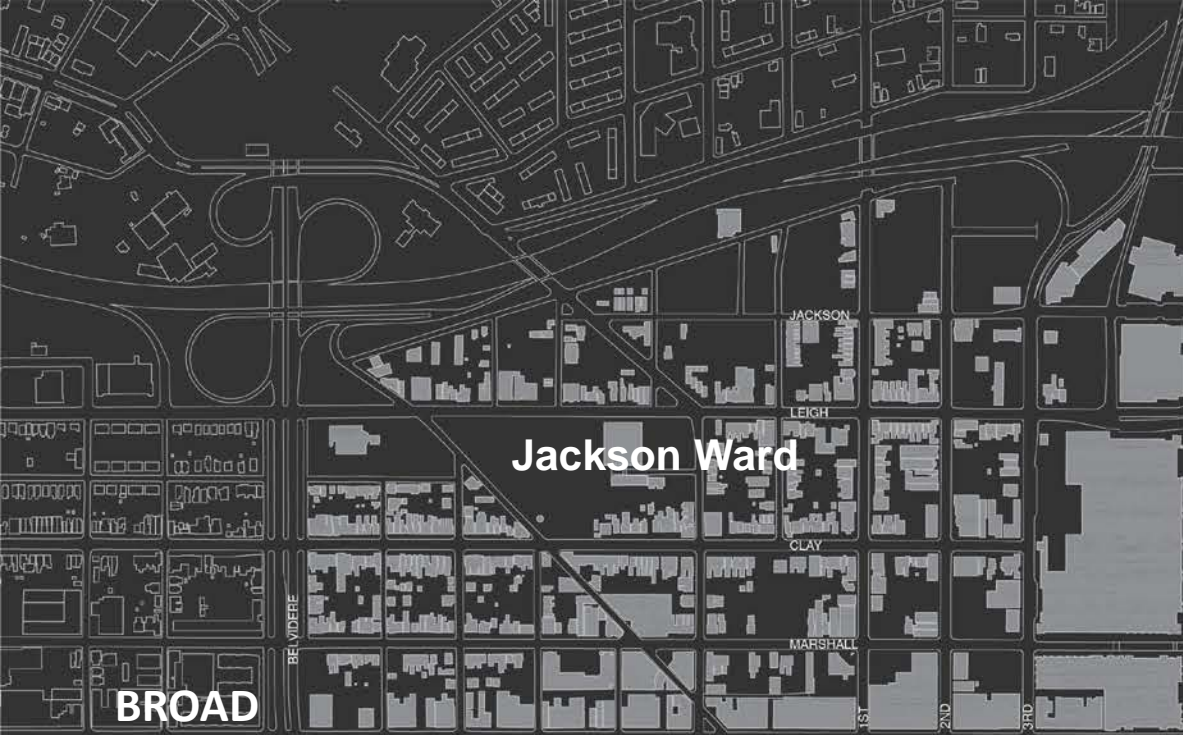
10th Street



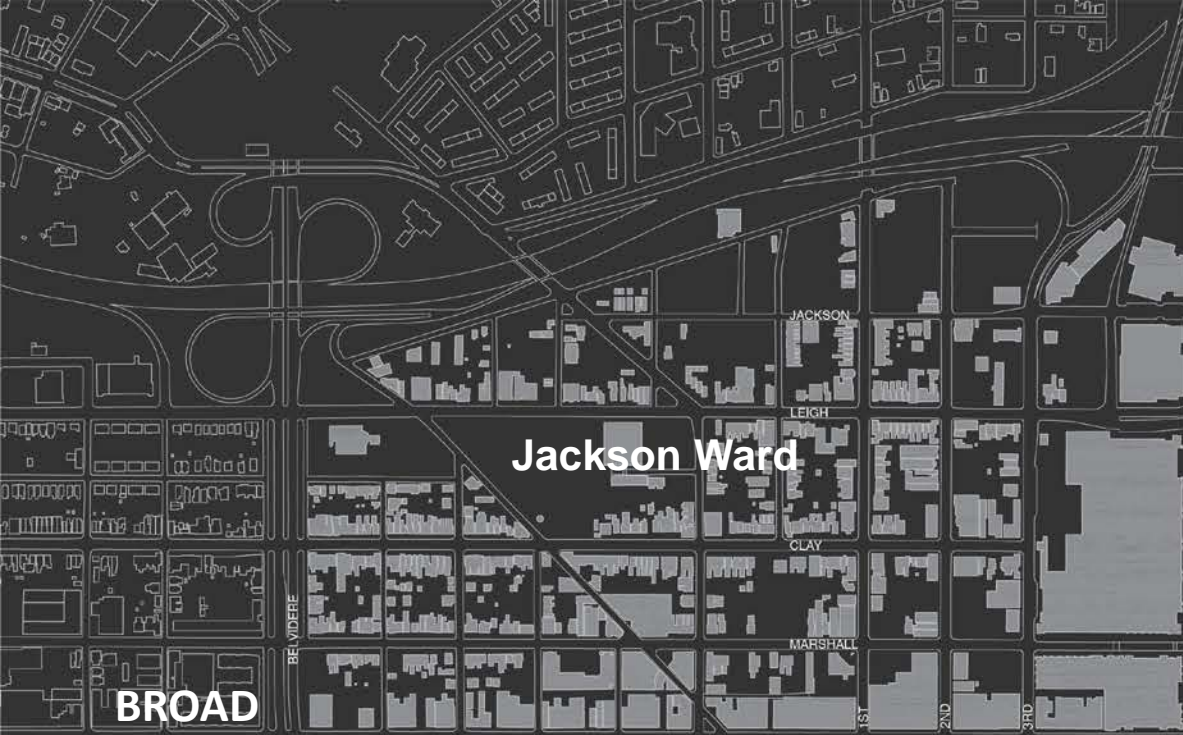


**Downtown Richmond CLASS 'A' OFFICE**





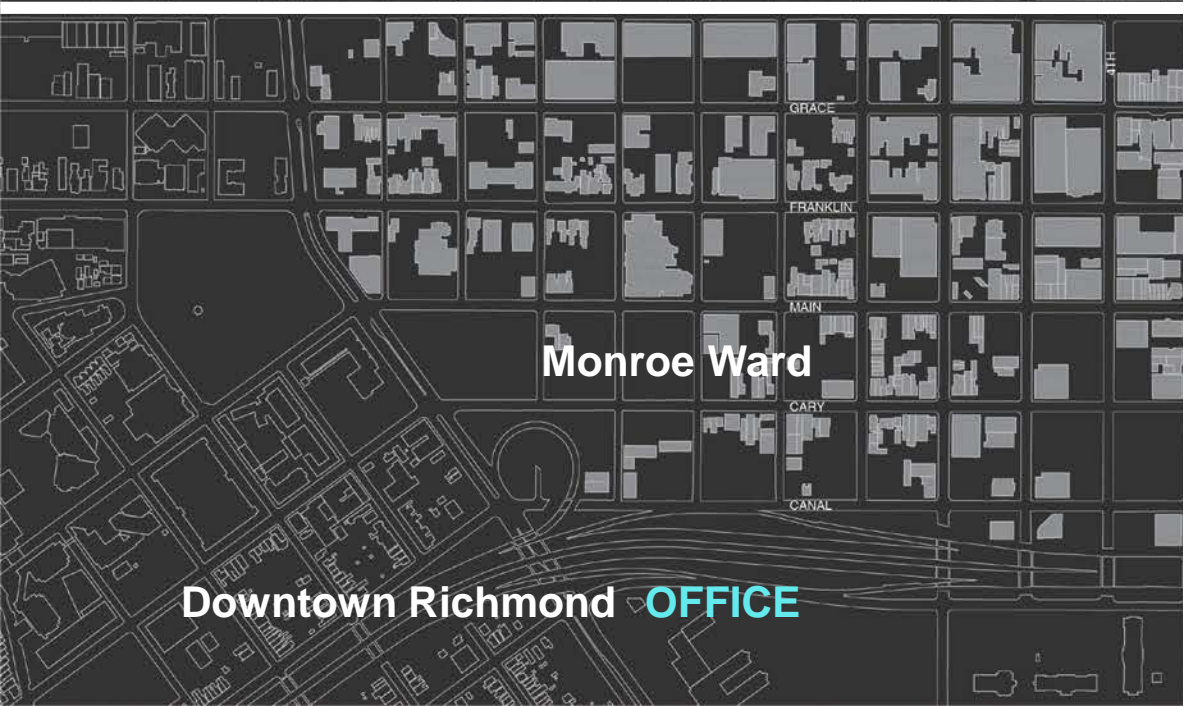




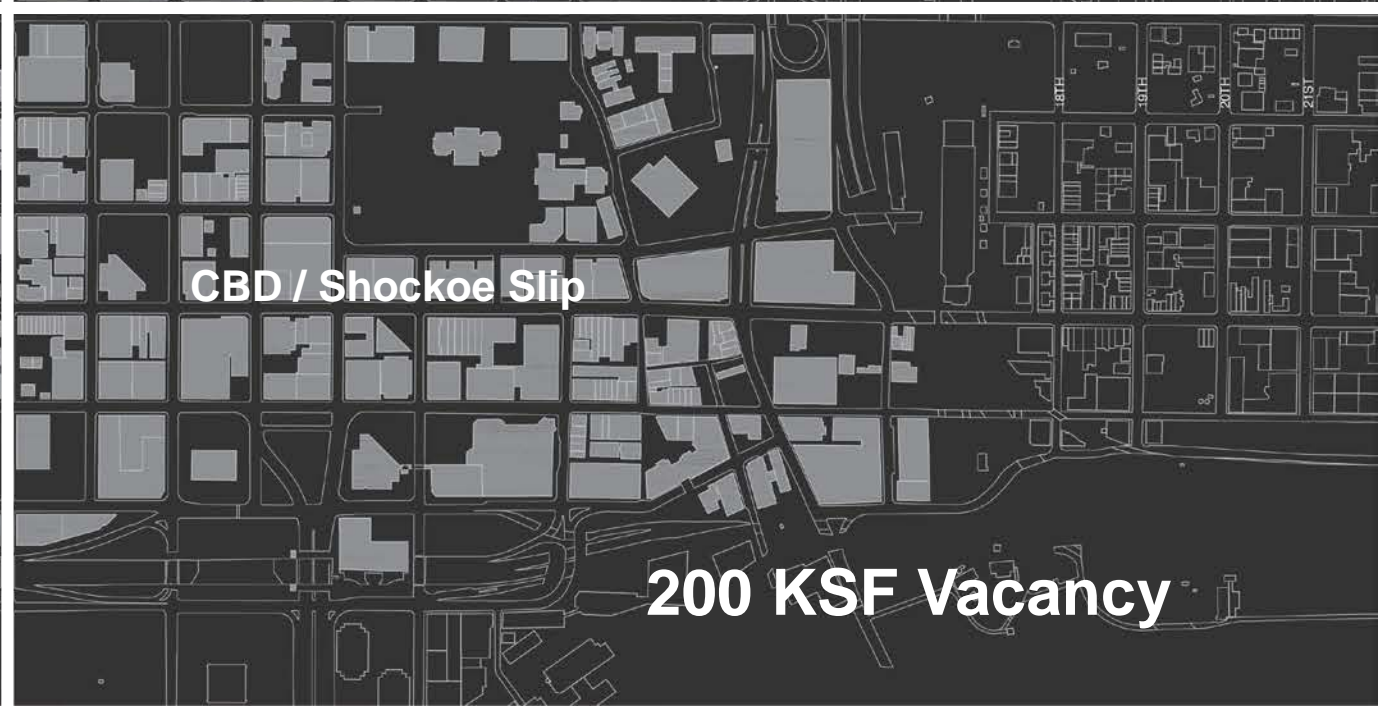
**Jackson Ward**



**Navy Hill**



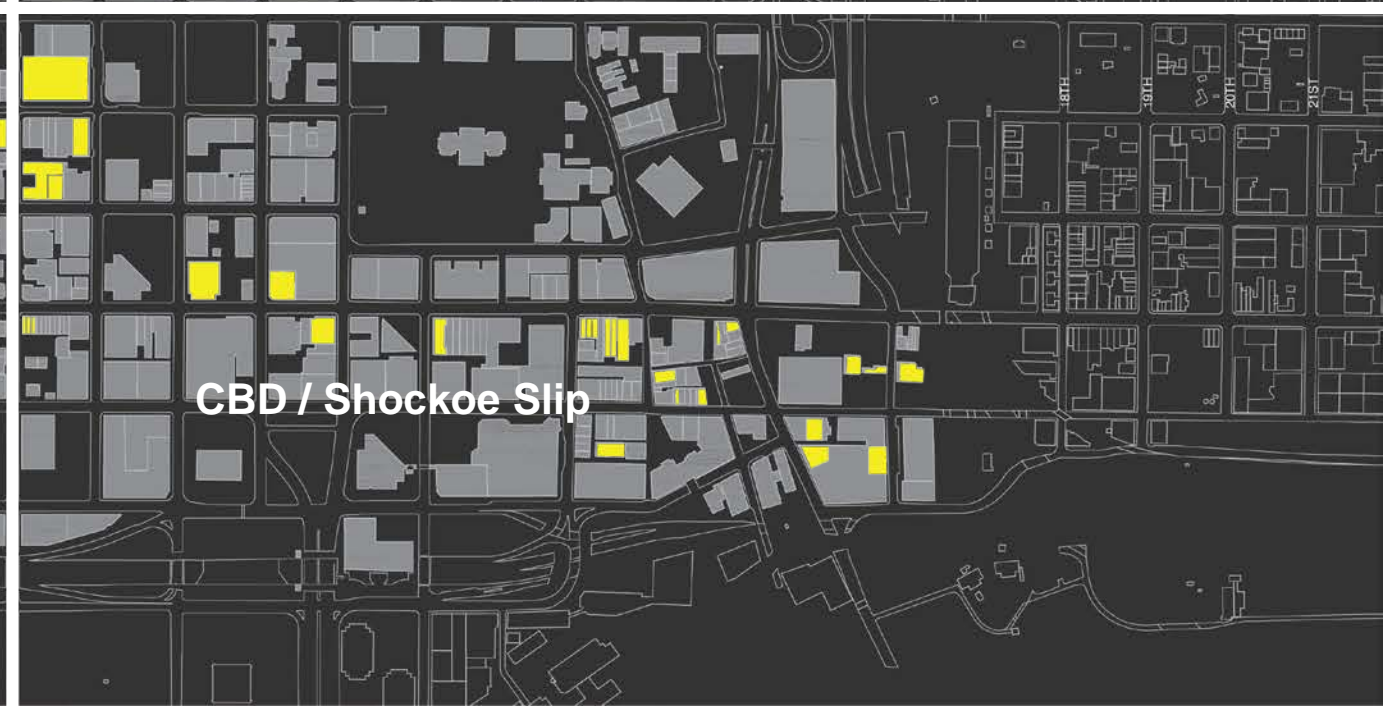
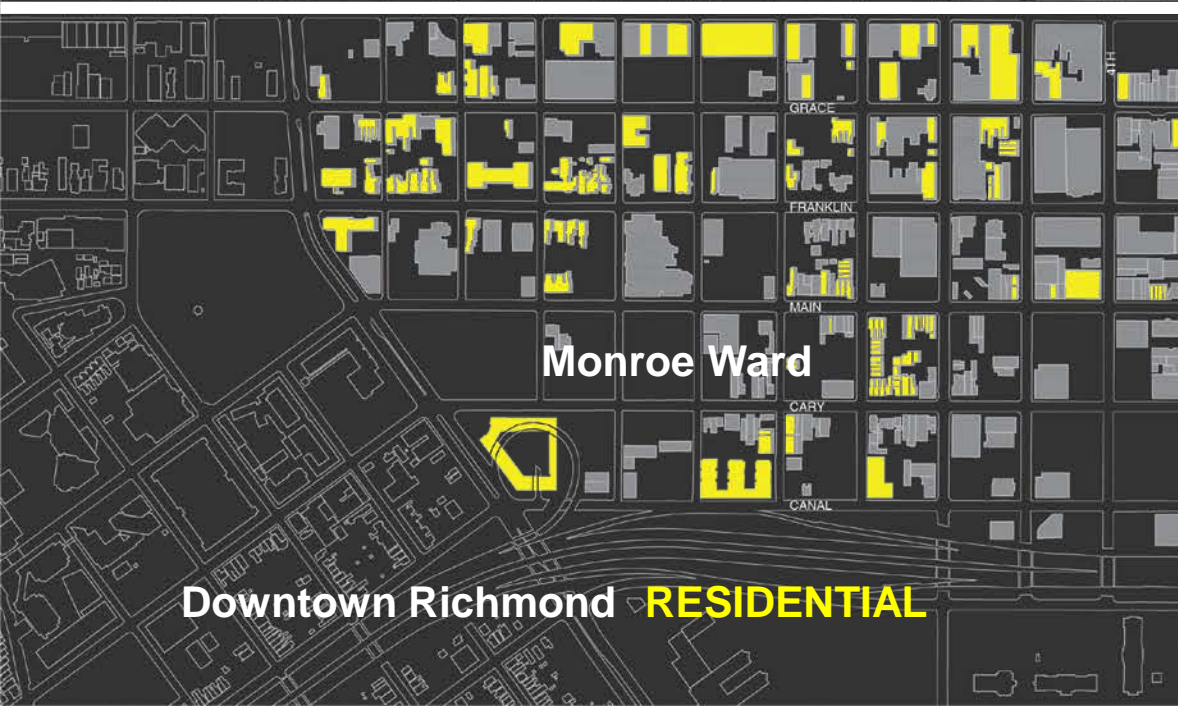
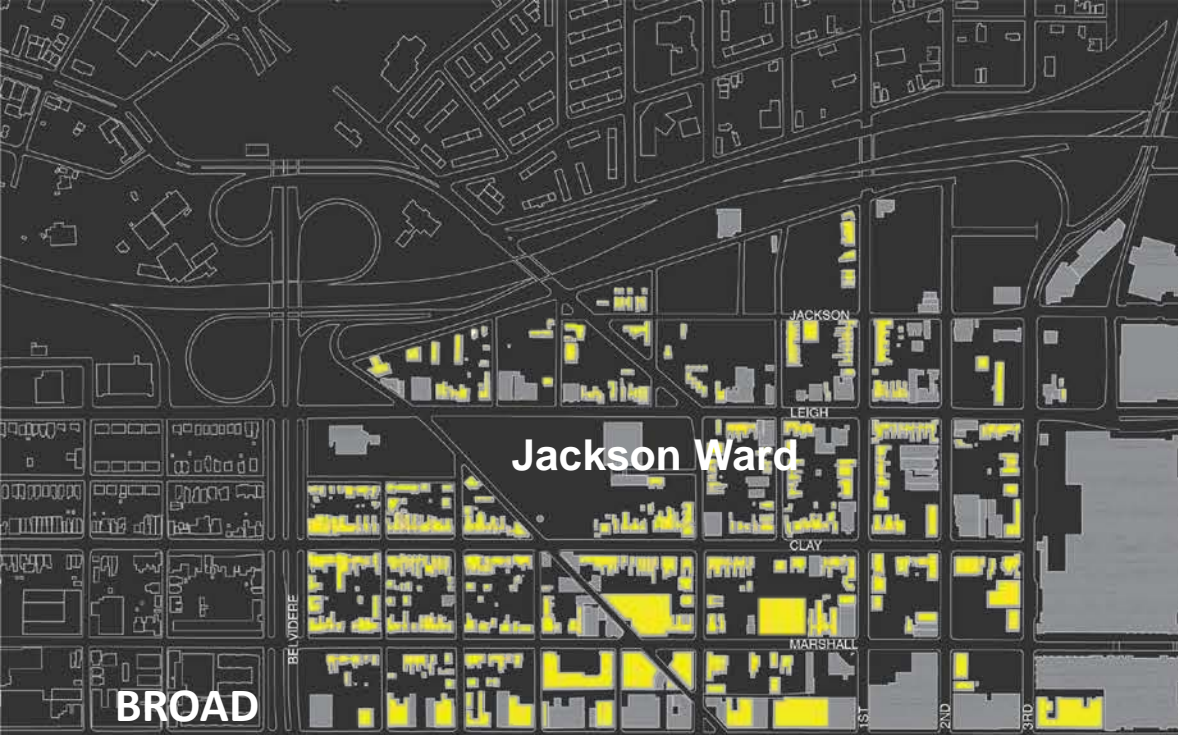
**Monroe Ward**

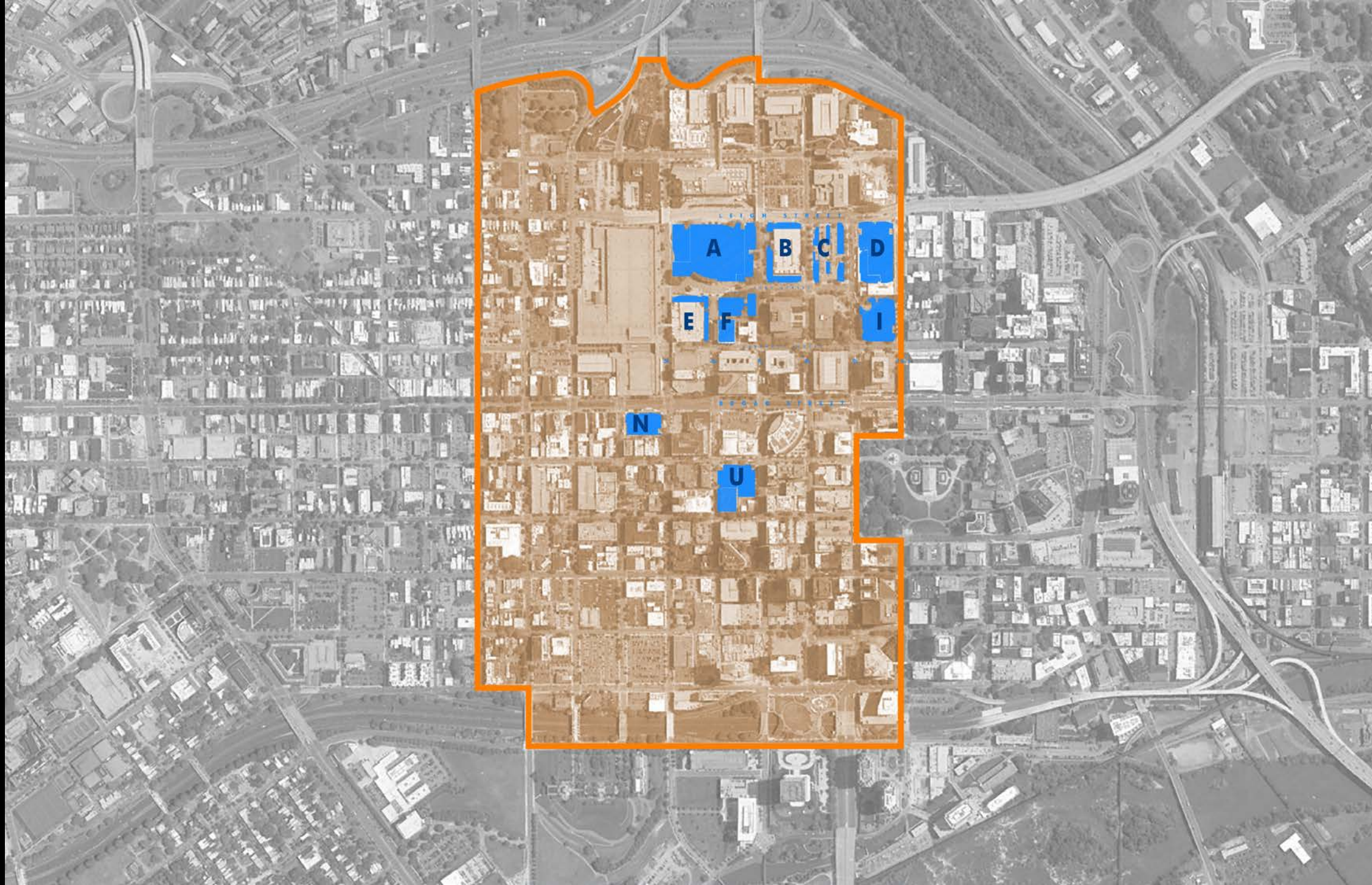


**CBD / Shockoe Slip**

**Downtown Richmond OFFICE**

**200 KSF Vacancy**





A

B

C

D

E

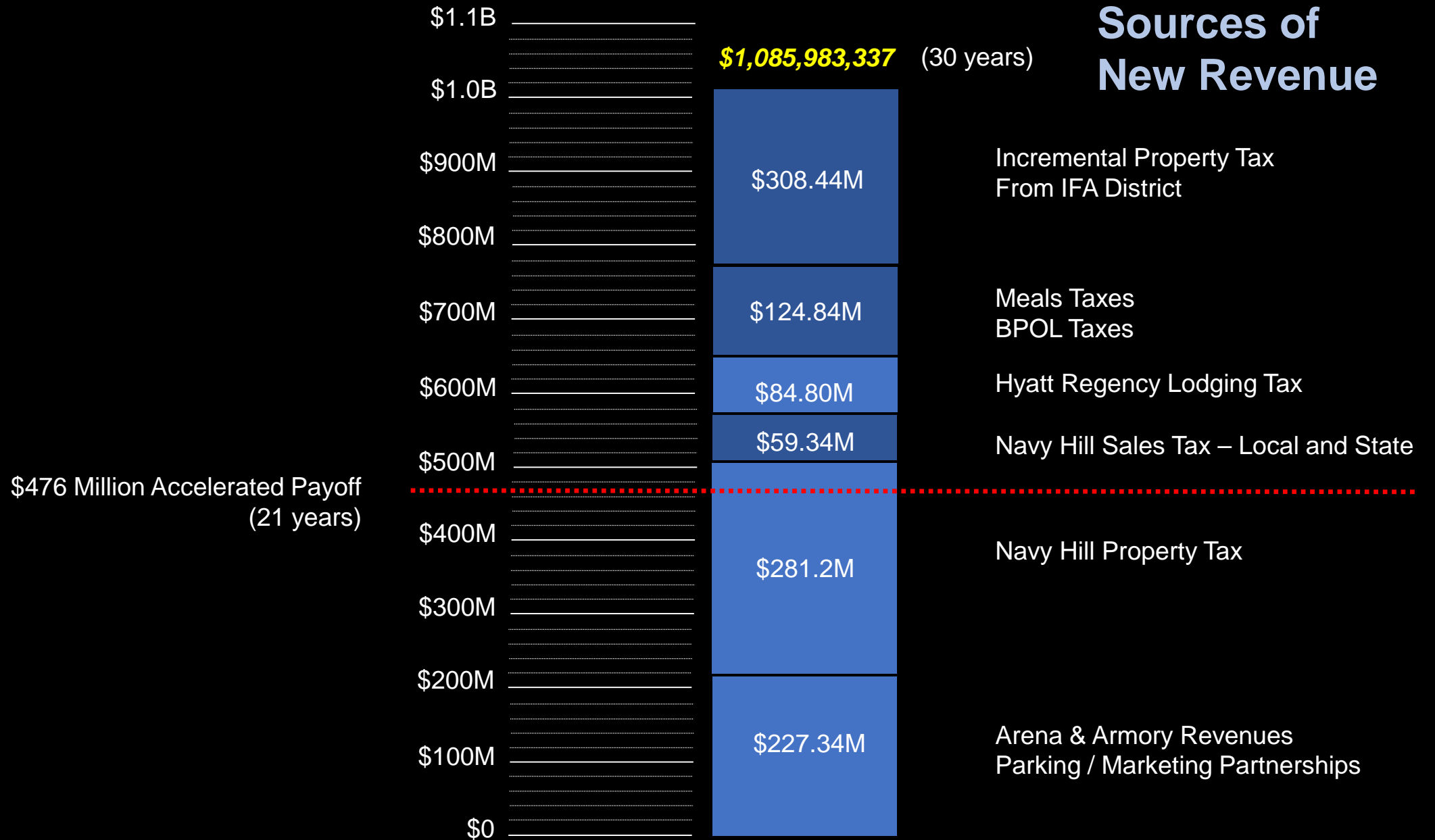
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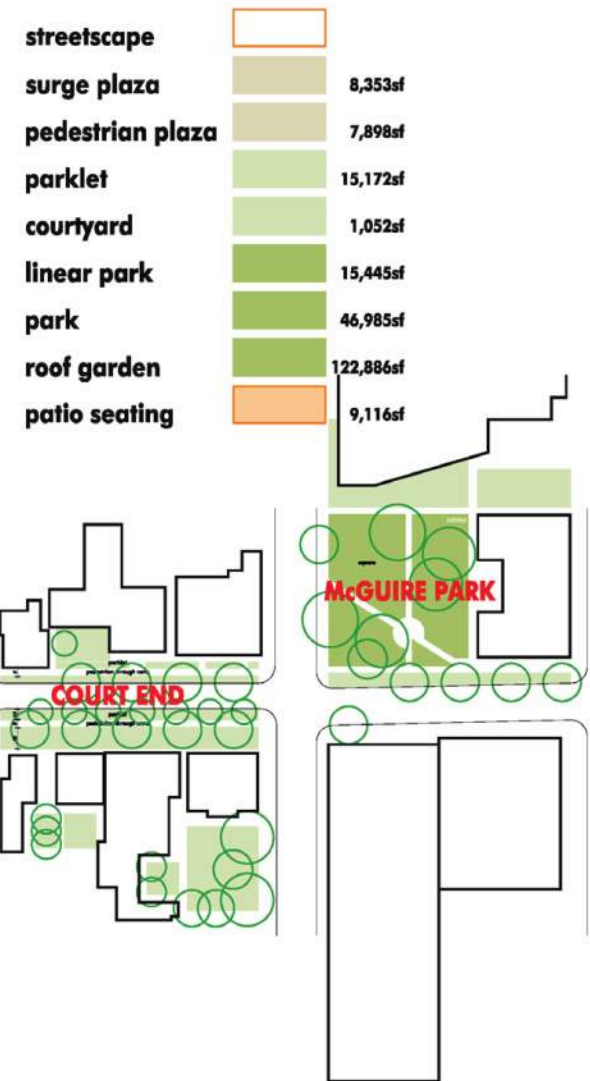
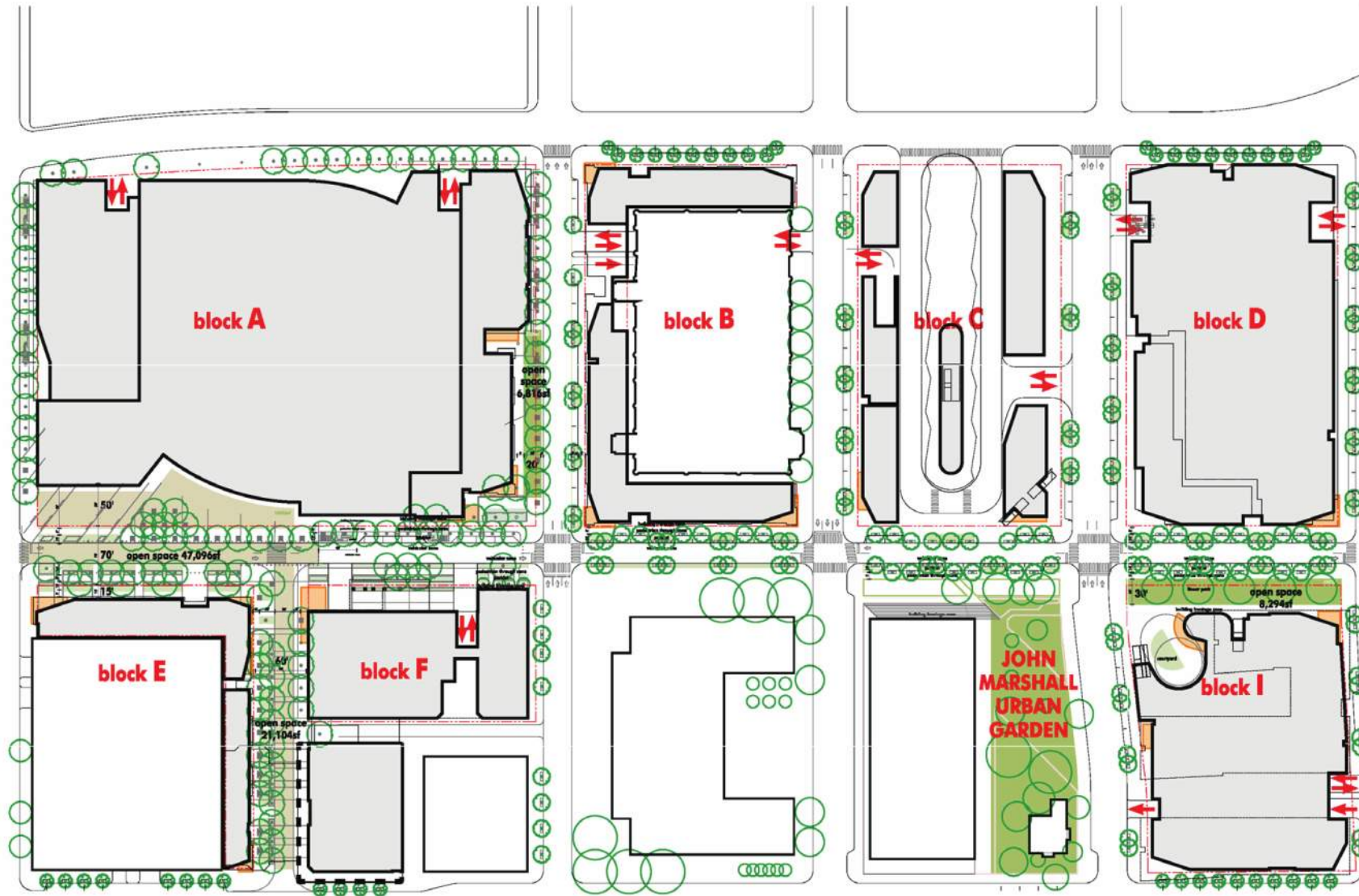
I

N

U

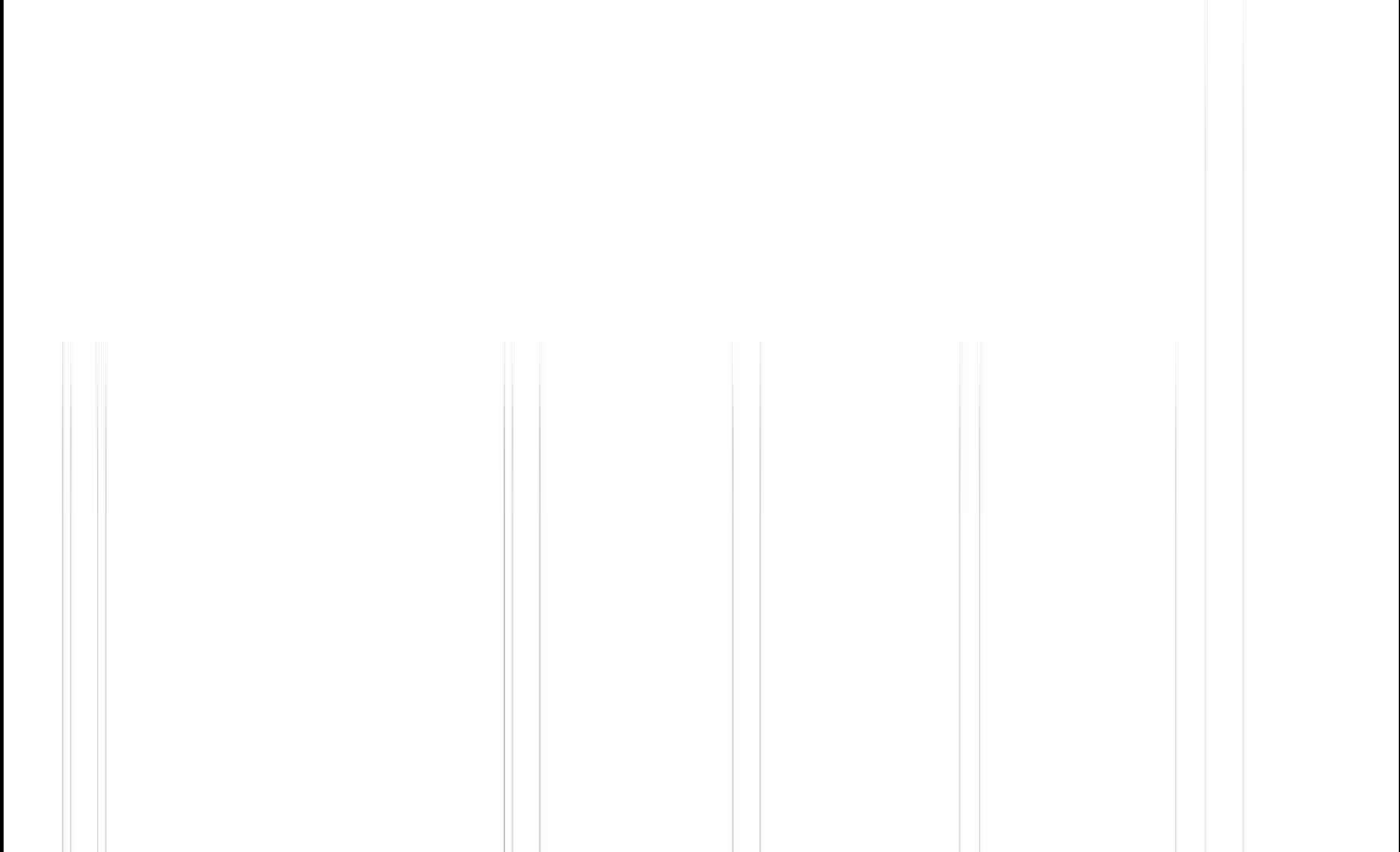
# Sources of New Revenue

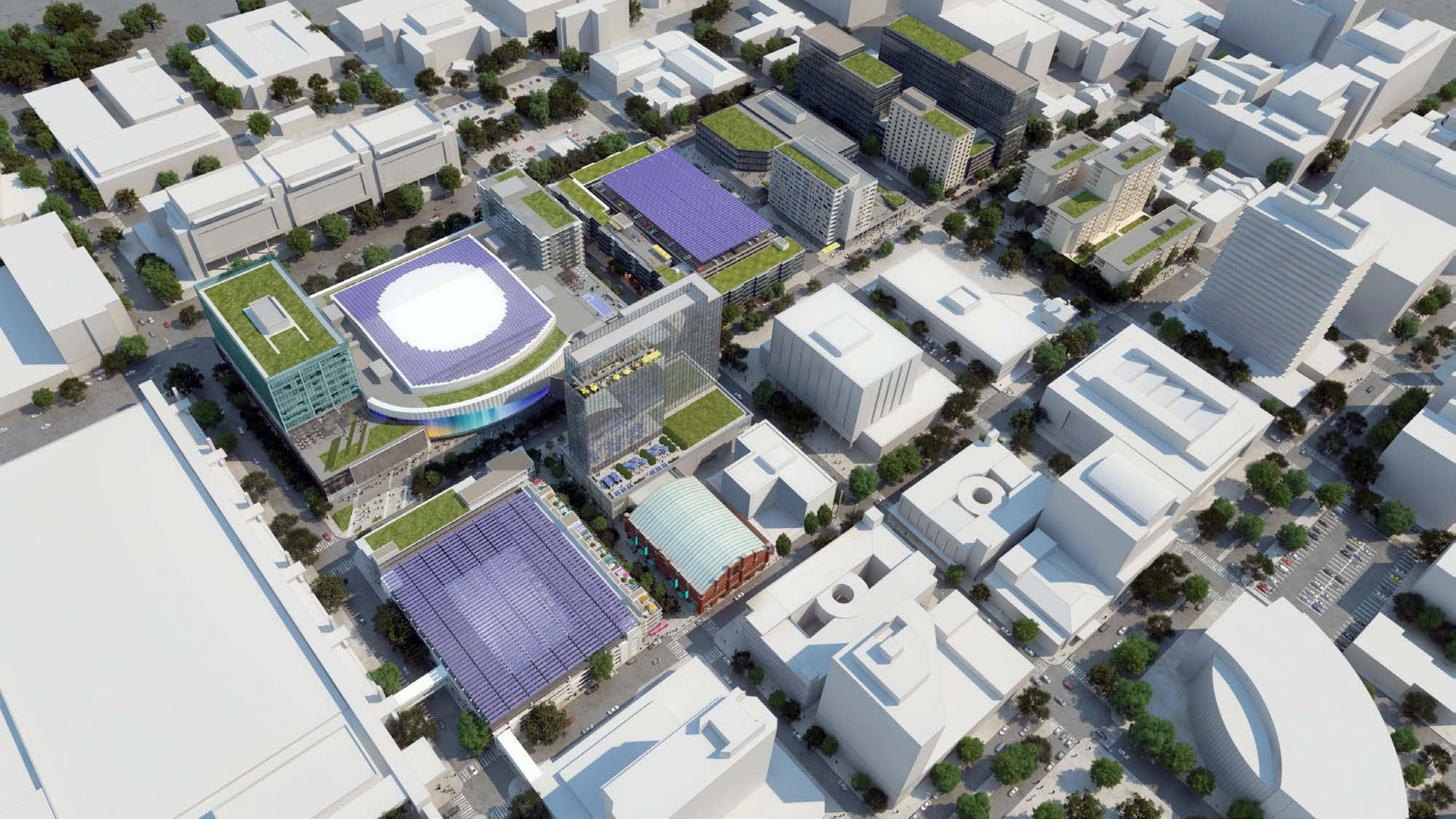




# Rooftop Agriculture









**Public Development**

**City of Richmond**

**NH Foundation**  
Non profit corporation  
**NH District Corp**  
Non profit corporation

**Capital City Partners**  
Development Managers

**Arena Development**

**Private Development**

**Capital City  
Development LLC**

**Capital City Partners**  
Development Managers

**Mixed-Use  
Developments**

**NH Foundation Board**

- Tom Farrell
- Marty Barrington
- Melody Barnes
- Pamela Royal
- Monroe Harris
- Bill Goodwin
- CT Hill

**Public Development**

**City of Richmond**

**NH Foundation**  
Non profit corporation  
**NH District Corp**  
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**Capital City Partners**  
Development Managers

**Arena Development**

**Private Development**

**Capital City  
Development LLC**

**Capital City Partners**  
Development Managers

**Mixed-Use  
Developments**

**Development**

*Combined Resources of  
Concord Eastridge, Inc  
& Future Cities, LLC*

- Susan Eastridge
- Michael Hallmark
- Sean Duncan
- Wade Eller
- Mike Haller
- Nathan Mateer
- Chee Kung
- Greg Derby
- Brian Oakley
- Alisa Thompson
- Andrew Klamon
- Maggie Hall