



Application for **COMMUNITY UNIT PLAN**

Department of Planning and Development Review
Land Use Administration Division
900 E. Broad Street, Room 511
Richmond, Virginia 23219
(804) 646-6304
<http://www.richmondgov.com/>

Application is hereby submitted for: (check one)

- preliminary plan
- preliminary plan admendment
- final plan
- final plan admenment

Project Name/Location

Project Name: Church Hill North Redevelopment Date: 09/24/2014

Property Address: 1505 & 1611 N. 31st Street Tax Map #: E0003312005 (1505 Parks)

Fee: \$4200 Total area of affected site in acres: 21.3 E0003312006 (1611 Schools)
(See page 3 for fee schedule, please make check payable to the "City of Richmond")

Zoning

Current Zoning: R-5 (Single Family Residential)

Proposed Use

(Please include a detailed description of the proposed use in the required applicant's report)

Existing Use: Old Armstrong High School

Is this property subject to any previous land use cases?

- Yes
- No

Applicant's report to be provided with submittal package.

If Yes, please list the Ordinance Number: _____

Applicant/Contact Person: Colleen Bonnicklewis Derek McDaniels

Company: The Community Builders, Inc. Northstar Development Advisors, LLC

Mailing Address: 1602 L Street, NW, Suite 401 P.O. Box 70712

City: Washington, DC 20036 Richmond, VA 23229

Telephone: (202) 552-2511 (804) 754-6224

Email: cbonnicklewis@tcbinc.org mcdnorthstar@aol.com

Property Owner: City of Richmond-Recreation & Parks (9.7 ac.) & School Board (11.6 ac.)

If Business Entity, name and title of authorized signee Chris Beschler ^{Acting} (CAO), Norman Merrifield (Dir Parks)

Mailing Address: 900 E. Broad St., Suite 201

City: Richmond State: VA Zip Code: 23219

Telephone: (804) 646-5717 Norman Merrifield Fax: ()

804 646-5205 Chris Beschler
Email: norman.merrifield@richmondgov.com; christopher.beschler@richmondgov.com

Property Owner Signature:

(The names, addresses, telephone numbers and signatures of all owners of the property are required. Please attach additional sheets as needed. If a legal representative signs for a property owner, please attach an executed power of attorney. Faxed or photocopied signatures will not be accepted.)

NOTE: Please attach the required plans, checklist, and a check for the application fee (see Filing Procedures for community unit plans)

CUP Report

"A unified vision for Armstrong site and the East End Transformation"

The proposed mixed-income community at the Old Armstrong High School site is a vital component of Richmond's East End transformation. Under the leadership of RRHA, the City of Richmond and The Community Builders this proposal joins hands with the other key initiatives in Church Hill North that are already underway. These other initiatives are shepherded by the City of Richmond, Bon Secours, The Community Builders with Storefront for Community Design, Habitat for Humanity and Virginia Commonwealth University. Several projects of public infrastructure investments are also being made.

The plan for a new mixed income community at the Armstrong site has been generated through an inclusive community based process. This plan sets the stage for the next steps of redevelopment at Creighton Court, augments the neighboring revitalization efforts for the Nine Mile Corridor, and serves as a catalyst for a new "East End Gateway" to the City. This Gateway, in the form of a future Mixed Use Center at the intersection of 31st Street and Nine Mile road, would anchor the East End of the Nine Mile Corridor and bring together Armstrong, Creighton and the surrounding neighborhoods.

The Armstrong site is approximately 21.6 acres and has an existing vacant high school and under-utilized recreational facilities. The proposed plan envisions the demolition and removal of the existing vacant school building and the introduction of a maximum of 300 new homes and 20,000 SF of Commercial/ Community facility along with new, on-site recreational open spaces and memorialization of the Old Armstrong High School. The program is based on the working Principles for an East End Transformation involving 'One for One replacement' (Creighton Court), a 'Build First' methodology to minimize relocation, and the delivery of a high quality mixed-income neighborhood.

The proposed plan respects and echoes the past history and legacy of The Armstrong High School through the creation of "Armstrong Memorial Garden". This garden will preserve a cluster of existing mature trees on the school site and announce the entry with a monument that will be specially envisioned by the City and a committee of Armstrong alumni. A healing garden for the community is also proposed.

The Central Park at the axis of V Street opens up to 31st street and accommodates several outdoor recreational activities for families and children of all ages. By Establishing and enhancing walkability within the community and

creating a central public amenity with eyes on it, this community will let people enjoy good health, safety and high quality of life. Some of the existing play areas and recreational activities at the Armstrong site would be replaced, augmented and re-sited as part of this new Central Park. This would also tie into to the larger citywide initiative with the proposed bike trail system between the recreational parks and the Mountain bike trail behind Fairfield Elementary School. A new community center is proposed on site near the Nine Mile road intersection for greater visibility from the surrounding community. Smaller neighborhood greens such as the “Crescent” and BMP elements such as rain gardens and bio swales are sprinkled throughout the neighborhood.

The new homes have individual front and rear yards with private parking pads accessed from rear lanes. This allows for a pedestrian friendly streetscape with front porches, street trees, and sidewalks that keep with the rich traditions of Richmond’s best neighborhoods. This layout also ensures adequate safety, light and air into each residence. A balanced mix of housing types (both rental and home ownership) ranges from one-story bungalows, two-story single-family detached homes, duplexes, short strings of town homes, two- and three-story stacked flats and two, three-story multifamily apartment buildings with elevators. The new homes and community center will adequately address the accessibility and visitability needs of residents. This mix of housing types will provide a variety of appropriate unit choices for each different resident group including single adults, couples, families, senior citizens and disabled residents.

Introducing new streets connecting with the existing street network (30th St, 31st St, Kuhn St, V St) knits the neighborhood together and distributes traffic with multiple entry and exit points to relieve any concerns about traffic congestion. Public safety requirements such as access for fire rescue and other emergency vehicles have been accommodated with proposed street widths, turning radii and geometries to provide circulation to and within the plan.

The architectural design process began with a canvas of existing residential neighborhoods in Richmond including Church Hill, Church Hill North, Chimborazo, Oakwood, Glenwood Park, Fairmount, Union Hill, Shockoe Bottom, Jackson Ward, Oregon Hill, the Fan District, and Monument Avenue. A variety of architectural styles found in these neighborhoods have been incorporated. They include Greek Revival, Federal Style, Italianate, Queen Anne, and Colonial Revival. Combined with the variety in type, massing, materials (brick and siding) and color, the variety of styles will create a more authentic feeling neighborhood where each resident feels like they live in a unique home. The homes will incorporate these different styles with architectural elements like covered stoops,

front porches, bay windows, decorative columns, door and window trim, and prominent cornices. Many will use the low sloping roof characteristic of the canvassed neighborhoods.

The superior quality of the new homes will blend the affordable, work force and market rate housing making them indistinguishably from each other. Such a residential character will enhance the image of the surrounding context as well. The homes facing 31st street will be a mix of the smaller scale duplexes and single-family homes, aptly responding to the existing context on the other side of this street.

The new homes at the Armstrong site set the stage for the larger East End Transformation and delivers Livability from Concept to Life by holistically addressing the Natural Systems, the Built Environment and People. Such a comprehensive solution creates a unified vision for the East End transformation and enhances the city as a whole.

CUP Standards

Old Armstrong High School Site

Maximum Residential Density – 14 du/acre

	Multifamily Apartment Building	Buildings on Bulk Lots (Together denoted as multifamily)	Single Family	Community Center
Minimum Lot Area	-	-	1600 sq. ft.	17,500 sq.ft.
Minimum Lot Area /Unit	-	1200 sq. ft.	1600 sq. ft	-
Maximum FAR	1.2	-	-	-
Minimum Yard Setback (From property line to face of building)	Front: 10 ft. Side: 7 ft. Rear: 7 ft.	Front: 10 ft. Side: 6 ft. Rear: 5 ft.	Front: 10 ft. Side: 6 ft. Rear: 5 ft.	Front: 10 ft. Side: 6 ft. Rear: 20 ft.
Maximum Lot Coverage	70%	40%	55%	25%
Overall Max Height (from average grade to top of roof)	3 Stories maximum	3 Stories maximum	Principal: 3 Stories maximum	2 Stories maximum
Off Street Parking**	.4space/du	1 space/du	2 space/du	None
Minimum dwelling Size	600 sq. ft.	600 sq. ft.	-	-

*Bulk lot areas are subject to change based on unit distribution. Please see preliminary site plan for current lot configurations

**On Street Parking will also be provided

Lot Nomenclature:

- Bulk Lot: Bulk parcels created by street and alley Right of Ways for multifamily units.
- Single Family Lot: Individual lots for single family attached and single family detached units.
- Multifamily Apartment Building Lot: Contains one multifamily apartment building and its associated surface parking.

Building Nomenclature

- Bulk Lots contain the following building types (together denoted as multifamily):
 - 2-3 story townhouses with a common party wall in between each unit
 - Two story Stacked Flat : 2 units(1 Bedroom Flat over 1 Bedroom flat)
 - Three story Stacked Flats 3-units (Two 2 Bedroom townhouses over one 2 Bedroom flat)
 - One story (3-4 Bedroom) Bungalow attached to townhouses
- Apartment Building
 - Three story apartment building with 1-2 Bedroom Units (will include space for amenities and an elevator lobby). One building will be a dedicated senior building.

- Single Family
 - Single family detached
 - Single family attached

Distance between Buildings

- Minimum Distance between Multifamily Apartment Building and Townhomes: 14 ft.
- Minimum Distance between single family detached, single family attached, multifamily (townhomes, stacked flats): 12 ft.

Open Space

- Total Open Space of total Site Area: 60%
(Calculated per open space definition Section 114-1220)

Exterior Materials

The buildings' exterior veneers will be constructed with brick and cementitious siding (James Hardie Plank and Panel are common trade names). Roofs will be asphalt shingles (3 Tab, architectural profile), potentially flat roofs at the multifamily apartment buildings, and the potential use of metal roof in limited applications.

Building Height

The building height maximum will be 3 stories. Floor-to-floor height (including structure) shall be 9'6" minimum and 14' maximum. The maximum roof pitch will be 8:12. The roof pitches will generally follow the Richmond character of shallow front to back roofs. The 8:12 roof pitch will add variety to the streetscape. The specific roof conditions for the buildings shall be provided at the stage when the building/unit design is developed.

Accessory Buildings, Porches, and Right of Ways

- Accessory buildings will only consist of detached garages for some lots. These will be alley loaded, and occasionally side loaded off of public streets (corner lots).
- Porches have a minimum depth of 6 feet
- Some units will have covered stoops
- Attached storage sheds and patios will be provided at the rear of the unit
- Right of ways consist of the following:
 - Two way street, parked both sides:
 - 56' ROW – 20' drive aisles (two 10' drive aisles) , 7' parking (both sides), 6" curb, 5'6" plant strip, 5' sidewalk
 - Two way street, parked one side:
 - 49' ROW - 20' drive aisles (two 10' drive aisles) , 7' parking (one side), 6" curb, 5'6" plant strip, 5' sidewalk
 - One way street, parked one side:
 - 49' ROW - 20' drive aisles (two 10' drive aisles) , 7' parking (one side), 6" curb, 5'6" plant strip, 5' sidewalk

- Two Way Alley:
 - 18' ROW - 15 ft. cartway

Community and Commercial Services

- Community Center
 - Management, Leasing, Maintenance, Resident Leadership offices, and small Classroom spaces are potentially anticipated
- Multifamily Apartment Building
 - Flexible Community Meeting and Multipurpose spaces