



**City Of Richmond, Virginia
Office of the City Clerk**

Request to Withdraw Legislation

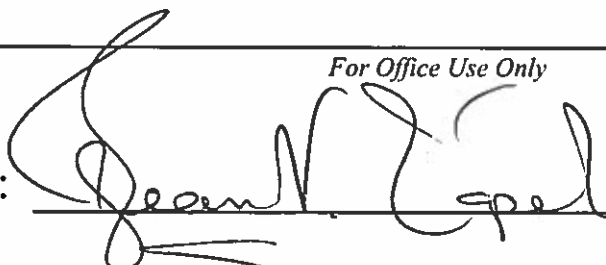
Paper Number: Ord. 2017-132

Chief Patron: Mayor Levar Stoney (By Request)

Introduction Date: June 26, 2017

Chief Patron Signature: 

For Office Use Only

Attestation: 

Effective Date: Sept. 11, 2017

INTRODUCED: June 26, 2017

AN ORDINANCE No. 2017-132

To authorize the special use of the property known as 3200 West Broad Street for the purpose of a mixed-use development with up to 210 dwelling units, commercial space, and up to 325 structured parking spaces, upon certain terms and conditions.

Patron – Mayor Stoney (By Request)

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: JULY 24 2017 AT 6 P.M.

WHEREAS, the owner of the property known as 3200 West Broad Street, which is situated in a B-3 General Business District and a M-1 Light Industrial District, desires to use such property for the purpose of a mixed-use development that includes a residential use component, which use, among other things, is not currently allowed by section 30-452.1 of the Code of the City of Richmond (2015), as amended; and

WHEREAS, in accordance with section 17.11 of the Charter of the City of Richmond (2010), as amended, it has been made to appear that, if granted subject to the terms and conditions set forth in this ordinance, the special use granted by this ordinance will not be detrimental to the safety, health, morals and general welfare of the community involved, will not tend to create

AYES: _____ NOES: _____ ABSTAIN: _____

ADOPTED: _____ REJECTED: _____ STRICKEN: _____

congestion in streets, roads, alleys and other public ways and places in the area involved, will not create hazards from fire, panic or other dangers, will not tend to overcrowding of land and cause an undue concentration of population, will not adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements, and will not interfere with adequate light and air; and

WHEREAS, (i) the City Planning Commission has conducted a public hearing to investigate the circumstances and conditions upon which the Council is empowered to authorize such use, (ii) the City Planning Commission has reported to the Council the results of such public hearing and investigation and its recommendations with respect thereto, and (iii) the Council has conducted a public hearing on this ordinance at which the person in interest and all other persons have had an opportunity to be heard;

NOW, THEREFORE,

THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. **Finding.** Pursuant to section 30-1050.1 of the Code of the City of Richmond (2015), as amended, the Council hereby finds that the special use set forth in and subject to the terms and conditions of this ordinance will not (i) be detrimental to the safety, health, morals and general welfare of the community involved, (ii) tend to create congestion in streets, roads, alleys and other public ways and places in the area involved, (iii) create hazards from fire, panic or other dangers, (iv) tend to overcrowding of land and cause an undue concentration of population, (v) adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements, or (vi) interfere with adequate light and air.

§ 2. **Grant of Special Use Permit.**

(a) Subject to the terms and conditions set forth in this ordinance, the property known as 3200 West Broad Street and identified as Tax Parcel No. N000-1711/002 in the 2017 records of the City Assessor, being more particularly shown on a survey entitled “ALTA/NSPS Land Title Survey Showing 2.300 Acres of Land Lying on the North Line of West Broad Street,” prepared by Timmons Group, and dated July 22, 2016, a copy of which is attached to and made a part of this ordinance, hereinafter referred to as “the Property,” is hereby permitted to be used for the purpose of a mixed-use development, hereinafter referred to as “the Special Use,” substantially as shown on the plans entitled “Better Housing Coalition, 3200 West Broad, 3200 W. Broad St., Richmond, VA,” prepared by Baskervill, and dated April 7, 2017, hereinafter referred to as “the Plans,” copies of which are attached to and made a part of this ordinance.

(b) The adoption of this ordinance shall constitute the issuance of a special use permit for the Property. The special use permit shall inure to the benefit of the owner or owners of the fee simple title to the Property as of the date on which this ordinance is adopted and their successors in fee simple title, all of which are hereinafter referred to as “the Owner.” The conditions contained in this ordinance shall be binding on the Owner.

§ 3. **Special Terms and Conditions.** This special use permit is conditioned on the following special terms and conditions:

(a) The use of the Property shall be a mixed-use development consisting of up to 210 dwelling units, commercial space, and up to 325 structured parking spaces, substantially as shown on the Plans.

(b) Commercial uses permitted on the Property shall be governed by the regulations applicable to the B-6 Mixed-Use Business District. In addition to uses permitted in the B-6 Mixed-

Use Business District, breweries producing not more than 50,000 barrels of beer per year shall be permitted.

(c) The second story of the building fronting on West Broad Street may be used for commercial uses permitted by this ordinance or as dwelling units, provided that the maximum number of dwelling units on the Property shall not exceed 210.

(d) One off-street parking space shall be required for each dwelling unit. Parking for the commercial uses shall be governed by the provisions of Chapter 30, Article VII, Division 2 of the Code of the City of Richmond (2015), as amended, applicable to the B-6 Mixed-Use Business District, provided that in no case shall more than one off-street parking space be required for every 500 square feet of floor area devoted to non-dwelling uses. Any parking spaces located within the parking garage that are not needed to meet the parking requirements of the Property may be leased by others.

(e) Ten short-term and 50 long-term bicycle parking spaces shall be provided for the Special Use of the Property.

(f) A streetscape, landscaping, and lighting plan shall be approved by the Director of Planning and Development Review prior to the issuance of any building permits for the dwelling units. The Owner shall make such improvements to the public right-of-way, which improvements may be completed in one or more phases as approved by the Director of Public Works.

(g) Signage for the Property shall comply with the sign regulations applicable to the B-6 Mixed-Use Business District.

(h) All mechanical equipment serving the Property shall be located or screened so as not to be visible from any public right-of-way.

(i) All building materials shall be substantially as shown on the Plans unless otherwise approved by the Director of Planning and Development Review prior to the issuance of a building permit for the Property.

§ 4. **Supplemental Terms and Conditions.** This special use permit is conditioned on the following supplemental terms and conditions:

(a) All required final grading and drainage plans, together with all easements made necessary by such plans, must be approved by the Director of Public Utilities prior to the issuance of the building permit.

(b) Storm or surface water shall not be allowed to accumulate on the land. The Owner, at its sole cost and expense, shall provide and maintain at all times adequate facilities for the drainage of storm or surface water from the Property so as not to adversely affect or damage any other property or public streets and the use thereof.

(c) Facilities for the collection of refuse shall be provided in accordance with the requirements of the Director of Public Works. Such facilities shall be located or screened so as not to be visible from adjacent properties and public streets.

(d) Any encroachments existing, proposed on the Plans or contemplated in the future shall require separate authorization and shall be subject to the applicable provisions of the Code of the City of Richmond (2015), as amended, and all future amendments to such laws.

(e) In all other respects, the use of the Property shall be in accordance with the applicable underlying zoning regulations.

§ 5. **General Terms and Conditions.** This special use permit is conditioned on the following general terms and conditions:

(a) No permit implementing this special use permit shall be approved until satisfactory evidence has been presented to the Zoning Administrator that any delinquent real estate taxes applicable to the Property have been paid.

(b) The Owner shall be bound by, shall observe and shall comply with all other laws, ordinances, rules and regulations applicable to the Property, except as otherwise expressly provided in this ordinance.

(c) Words and phrases used in this ordinance shall be interpreted to have the meanings ascribed to them by section 30-1220 of the Code of the City of Richmond (2015), as amended, unless the context clearly indicates that a different meaning is intended.

(d) Notwithstanding any other provision of law, this special use permit is being approved due, in part, to the mitigating effects of each and every condition attached hereto; consequently, if any portion of this ordinance is determined to be invalid for any reason by a final, non-appealable order of any Virginia or federal court of competent jurisdiction, the invalidity shall cause the entire ordinance to be void and of no further effect from the effective date of such order.

(e) The privileges granted by this ordinance may be revoked pursuant to the provisions of sections 30-1050.7 through 30-1050.11 of the Code of the City of Richmond (2015), as amended, and all future amendments to such laws. Failure to comply with the terms and conditions of this ordinance shall constitute a violation of section 30-1080 of the Code of the City of Richmond (2015), as amended, and all future amendments to such law, or any other applicable laws or regulations.

(f) When the privileges granted by this ordinance terminate and the special use permit granted hereby becomes null and void, whether as a result of the Owner relinquishing this special use permit in a writing addressed to the Director of Planning and Development Review or

otherwise, use of the Property shall be governed thereafter by the zoning regulations prescribed for the district in which the Property is then situated.

§ 6. **Implementation.** The Commissioner of Buildings is authorized to issue a building permit substantially in accordance with the Plans for the Special Use subject to the terms and conditions set forth in this ordinance. An application for the building permit shall be made within 730 calendar days following the date on which this ordinance becomes effective. If either the application for the building permit is not made within the time period stated in the previous sentence or the building permit terminates under any provision of the Virginia Statewide Building Code, this ordinance and the special use permit granted hereby shall terminate and become null and void.

§ 7. **Effective Date.** This ordinance shall be in force and effect upon adoption.



City of Richmond

900 East Broad Street
2nd Floor of City Hall
Richmond, VA 23219
www.richmondgov.com

Item Request

File Number: PRE. 2017.155

RECEIVED

MAY 04 2017

OFFICE OF CITY ATTORNEY

O & R REQUEST

4-6448

APR 13 2017

O & R Request

Office of the
Chief Administrative Officer

DATE: April 13, 2017

EDITION: 1

TO: The Honorable Members of City Council

THROUGH: The Honorable Levar M. Stoney, Mayor (by request)
(This in no way reflects a recommendation on behalf of the Mayor.)

7/8 5/4/17

THROUGH: Selena Cuffee Glenn, Chief Administrative Officer *SLG*

THROUGH: *[Signature]* Peter L. Downey, Deputy Chief Administrative Officer for Economic Development & Planning *[Signature]*

FROM: Mark A. Olinger, Director, Department of Planning & Development Review *[Signature]*

RE: Special use permit for a mixed-use development with up to 210 dwelling units at 3200 West Broad Street

ORD. OR RES. No. _____

PURPOSE: To authorize the special use of the property known as 3200 West Broad Street for the purpose of permitting a mixed-use development with up to 210 dwelling units, upon certain terms and conditions.

REASON: The applicant is proposing a six-story mixed-use, mixed-income development that will contain up to 210 dwelling units, 44,000 square feet of commercial uses and approximately 325 structured parking spaces. The property is currently located in the B-3 General Commercial and M-1 Light Industrial zoning districts. The M-1 district does not permit the proposed residential use of the property, which is the primary reason a special use permit is required.

RECOMMENDATION: In accordance with the requirements of the City Charter and the Zoning Ordinance, the City Planning Commission will review this request and make a recommendation to City Council. This item will be scheduled for consideration by the Commission at its June 5, 2017, meeting. A letter outlining the Commission's recommendation will be forwarded to City Council following that meeting.

BACKGROUND: The proposed development is located in the Scott's Addition neighborhood on West Broad Street, directly adjacent to the proposed Pulse Bus Rapid Transit system scheduled to be completed this year. The property is comprised of 3.5 acres and encompasses the entire block bound by West Broad Street, MacTavish Avenue, West Marshall Street and Highpoint Avenue. The property is currently improved with a 1960's hotel with 147 rooms and parking structure operated under the Quality Inn franchise. The existing hotel building will be incorporated into the newly constructed development while the existing parking structure will be demolished to make way for a mixed-use development fronting on West Marshall Street and the side streets.

The development will include both the adaptive reuse of the existing hotel structure for up to 100 dwelling units and commercial uses and the new construction of up to 110 dwelling units, structured parking and commercial uses. The conversion of the existing hotel will include an addition to the ground floor to bring the façade to the sidewalk and additions to the second through six floors to bring portion of the building to the street wall and provide additional light to the proposed units. The unit mix proposed includes one-, two- and three-bedroom units, with several of the units on the top level and all the units on the ground level being loft style units.

The ground floor of the building fronting on West Broad Street and at the corner of Highpoint and West Marshall Streets is proposed to be used for commercial uses permitted in the B-6 Mixed-Use Business Zoning District and uses accessory to the residential, including a community room and leasing office. Additionally, the second floor of the building fronting on West Broad Street may be used for commercial uses or dwelling units.

A new 5-story parking deck with approximately 325 structured parking spaces will be constructed between the existing building and the new building with one entrance off McTavish Street and a service entrance off West Marshall Street. This will reduce the number of curb cuts around the site from eight to two. The parking structure will be in the center of the block, lined with active uses and completely screened from the streets. In addition to the on-site structured parking, there are approximately 90 on-street parking spaces found in the block surrounding the development. There will be 50 long-term covered bicycle parking spaces located within the building and 10 short-term bicycle racks available for visitors. Located on block from the property is the Cleveland Station serving the Pulse Bus Rapid Transit system, making this project multi-modal.

The project will provide green and amenity space for use by the residents and will include a community rooftop deck constructed on the top floor of the parking deck with landscaped green space and may include a pool. A leasing office and community room for the residents will be located on the ground level.

The City's 2001 Master Plan recommends General Commercial land uses for the property. This designation calls for a broad range of office, retail, general commercial, wholesale and service uses, typically located along major transportation corridors and serving large portions of the City, the region or the traveling public. The Master Plan also designates this portion of Broad Street as an Image Corridor and recommends the promotion of land uses that evoke high-quality and attractive images for the City by making the street the primary element in the urban fabric and requiring new development to reinforce the street with pedestrian related activity. The proposed mixed-use development is pedestrian oriented and will meet these Master Plan recommendations by greatly improving the image of this portion of Broad Street with the new building façade, sidewalk and street tree improvements and the closing of six curb cuts.

The draft Pulse Corridor Plan designates this property for Corridor Mixed-Use development, which is supportive of the proposal. The design of the building meets the principles for development form found in the Plan. This proposal is also supported by the Plan in that it will provide housing opportunity for a mix of income levels.

FISCAL IMPACT / COST: The Department of Planning and Development Review does not anticipate any impact to the City's budget for this or future fiscal years.

FISCAL IMPLICATIONS: Staff time for processing the request; preparation of draft ordinance; and publishing, mailing and posting of public notices.

BUDGET AMENDMENT NECESSARY: No.

REVENUE TO CITY: \$2,400 application fee

DESIRED EFFECTIVE DATE: Upon adoption

REQUESTED INTRODUCTION DATE: May 8, 2017

CITY COUNCIL PUBLIC HEARING DATE: June 12, 2017

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: None.

CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES: City Planning Commission, June 5, 2017

AFFECTED AGENCIES: Office of Chief Administrative Officer
Law Department (for review of draft ordinance)
City Assessor (for preparation of mailing labels for public notice)

RELATIONSHIP TO EXISTING ORD. OR RES.: None

REQUIRED CHANGES TO WORK PROGRAM(S): None

ATTACHMENTS: Application Form, Applicant's Report, Draft Ordinance, Plans, Map

STAFF: Jonathan Brown, Senior Planner
Land Use Administration (Room 511) 646-5734

PDR O&R No. 17-06



Application for **SPECIAL USE PERMIT**

Department of Planning and Development Review
Land Use Administration Division
900 E. Broad Street, Room 511
Richmond, Virginia 23219
(804) 646 6304

Application is hereby submitted for: (check one)

- special use permit, new
- special use permit, plan amendment
- special use permit, text only amendment

Project Name/Location

Property Address: 3200 West Broad Street Date: March 7, 2017
 Tax Map #: N0001711002 Fee: \$2400
 Total area of affected site in acres: 3.5072

(See page 6 for fee schedule, please make check payable to the "City of Richmond")

Zoning

Current Zoning: B-3 and M-1

Existing Use: Hotel and parking deck

Proposed Use

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

Mixed-use with up to 210 dwelling units
 Existing Use: Hotel and parking deck

Is this property subject to any previous land use cases?

Yes No
 If Yes, please list the Ordinance Number: BZA 014-2002

Applicant/Contact Person: Lory Markham

Company: Markham Planning
 Mailing Address: 2314 West Main Street
 City: Richmond State: VA Zip Code: 23220
 Telephone: (804) 248-2561 Fax: ()
 Email: lory@markhamplanning.com

Property Owner: Pineapple Acquisitions LLC

If Business Entity, name and title of authorized signee: Greta Harris

(The person or persons executing or attesting the execution of this Application on behalf of the Company certifies that he or she has or have been duly authorized and empowered to so execute or attest)

Mailing Address: 13 West Broad Street
 City: Richmond State: VA Zip Code: 23220
 Telephone: (804) 644-0546 x102 Fax: ()
 Email: l.wcatree@betterplanning.com

Property Owner Signature: [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 special use permits)



April 6, 2017

Mr. Mark Olinger, Director
Department of Planning & Development Review
900 East Broad Street, Suite 511
Richmond, VA 23219
Mark.Olinger@richmondgov.com

RE: Applicant's Report for Special Use Permit Application at 3200 West Broad Street

Dear Mr. Olinger,

Please accept this letter as the Applicant's Report for the Special Use Permit (SUP) application for a mixed-use development at 3200 West Broad Street. With this application, the Better Housing Coalition is petitioning the City Council for a six-story mixed-use, mixed-income development that will contain up to 210 dwelling units, 44,000 square feet of commercial uses and approximately 325 structured parking spaces.

Site

The proposed development is located in the Scott's Addition neighborhood on West Broad Street, directly adjacent to the proposed Pulse Bus Rapid Transit system scheduled to be completed this year. The property is comprised of 2.3 acres and encompasses the entire block bound by West Broad Street, MacTavish Avenue, West Marshall Street and Highpoint Avenue. The property is currently improved with a 1960's hotel with 147 rooms and parking structure operated under the Quality Inn franchise. The existing hotel building will be incorporated into the newly constructed development while the existing parking structure will be demolished to make way for a much-improved development fronting on West Marshall Street and the side streets.

Proposal

The development will include both the adaptive reuse of the existing hotel structure for up to 100 dwelling units and commercial uses and the new construction of up to 110 dwelling units, structured parking and commercial uses. The conversion of the existing hotel will include an addition to the ground floor to bring the façade to the sidewalk and additions to the second through six floors to bring portion of the building to the street wall and provide additional light to the proposed units. The unit mix proposed includes one-, two- and three-bedroom units, with several of the units on the top level and all of the units on the ground level being loft style units.

The ground floor of the building fronting on West Broad Street and at the corner of Highpoint and West Marshall Streets is proposed to be used for commercial uses and uses accessory to the residential, including a community room and leasing office. Additionally, the second floor of the building fronting on West Broad Street may be used for commercial uses.

A new 5 story parking deck with approximately 325 structured parking spaces will be constructed between the existing building and the new building with one entrance off McTavish Street and a service entrance off West Marshall Street. This will reduce the number of curb cuts around the site from eight to two. The parking structure will be in the center of the block, lined with active uses and completely screened from the streets. In addition to the on-site structured parking, there are approximately 90 on-street parking spaces found in the block surrounding the development. There will be 50 long-term covered bicycle parking spaces located within the building and 10 short-term bicycle racks available for visitors. Located on block from the property is the Cleveland Station serving the Pulse Bus Rapid Transit system, making this project truly multi-modal.

The project will provide green and amenity space for use by the residents and will include a community rooftop deck constructed on the top floor of the parking deck with landscaped green space and may include a pool. A leasing office and community room for the residents will be located on the ground level.

In addition to being mixed-use, the development will be mixed-income, providing market-rate apartments alongside apartments targeting those families making 60% of the area median income (AMI).

Zoning and Ordinance Conditions

The property is currently located in the B-3 General Commercial and M-1 Light Industrial zoning districts. The M-1 district does not permit the proposed residential use of the property, which is the primary reason a SUP is required.

We request that the maximum number of dwelling units be limited to 210. The actual number of dwelling units developed may be less than 210 but in no case, will it be more. The plans show that the second floor of the existing building West Broad Street may be used for commercial uses, most probably office use, or be converted to residential use with the same floor plan as the floors above. We would like to include this as an option in the SUP ordinance in the event there is not a tenant available to occupy the second floor. Additionally, while it is the intent to have a day nursery use at the corner of West Marshall Street and Highpoint Avenue, we would like the option of converting that space to other commercial uses in the future.

We request that the SUP ordinance authorize uses consistent with the City's B-6 Mixed-Use Business district on the first and second floors of the existing building on West Broad Street and at the corner of West Marshall Street and Highpoint Avenue. We would also request the option to allow for a small-scale brewery in the commercial spaces.

We request that the ordinance require one off-street parking space per dwelling unit, 10 short-term bicycle parking racks and 50 long-term bicycle parking spaces. Given the proximity of the proposal to the Pulse Corridor and the availability of on-street parking spaces, we request that the SUP ordinance

require one parking space per 500 square feet of floor area devoted to non-dwelling uses and that these spaces may be shared with the dwelling uses. Should additional spaces be available in the parking structure, we request that they be able to be leased on a daily or monthly basis.

The landscaping of the interior courtyard and pedestrian allée are still being developed along with the site lighting. We request that the ordinance include a condition that the landscaping and lighting plan be approved by the Director of Planning & Development Review prior to the issuance of any building permits for the project.

Master Plan

The City's 2001 Master Plan recommends General Commercial land uses for the property. This designation calls for a broad range of office, retail, general commercial, wholesale and service uses, typically located along major transportation corridors and serving large portions of the City, the region or the traveling public. The Master Plan also designates this portion of Broad Street as an Image Corridor and recommends the promotion of land uses that evoke high-quality and attractive images for the City by making the street the primary element in the urban fabric and requiring new development to reinforce the street with pedestrian related activity. The proposed mixed-use development is pedestrian oriented and will meet these Master Plan recommendations by greatly improve the image of this portion of Broad Street with the new building façade, sidewalk and street tree improvements and the closing of six curb cuts.

The Master Plan does not establish an appropriate residential density for the General Commercial land use designation nor does the existing zoning districts. The proposed density of up to 210 dwelling units equates to a maximum residential density of 91 units per acre, which is less than has been approved for nearby mixed-use developments in the Scott's Addition neighborhood. The draft Pulse Corridor Plan designates this property for Corridor Mixed-Use development, which is supportive of the proposal. The design of the building meets the five principals for development form found in the Plan. This proposal is also supported by the Plan in that it will provide housing opportunity for a mix of income levels.

City Charter Conditions

This development is a unique and catalytic investment opportunity in an increasingly attractive neighborhood flooded by young professionals, new and expanding businesses, and luxury loft apartments. A dynamic mix of breweries, restaurants, offices, and cultural entertainment has grown this former warehouse district into a prime destination within the city and region.

This proposal is at a prime multi-modal transportation nexus, providing direct access to major interstates, public transportation, and city bicycle networks. Along with the growing job openings within the neighborhood, this also gives opportunity to connect with major job centers, from Downtown Richmond, to Willow Lawn, and Short Pump. This project will serve as a major catalyst for Better Housing Coalition's Transit-oriented Mixed-income Communities model, working within and alongside the City of Richmond's Community Wealth Building strategy to expand affordable housing and connect residents with meaningful employment opportunities.

We trust that you will agree with us that this exciting new transit-oriented development meets the City Charter criteria for the granting of SUPs as the project will not (i) be detrimental to the safety, health, morals and general welfare of the community involved; (ii) tend to create congestion in streets, roads, alleys and other public ways and places in the area involved; (iii) create hazards from fire, panic or other dangers; (iv) tend to overcrowding of land and cause an undue concentration of population; (v) adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements; or (vi) interfere with adequate light and air.

Thank you for your consideration of this application. Please feel free to contact me at lory@markhamplanning.com or (804) 248-2561 if you have any questions or require additional materials to process the application.

Very Truly Yours,

A handwritten signature in black ink, appearing to read 'Lory Markham', written in a cursive style.

Lory Markham

Enclosures

cc: The Honorable Kim Gray
Matthew Ebinger, Secretary to the City Planning Commission

BETTER HOUSING COALITION

3200 WEST BROAD

3200 W. BROAD ST.
RICHMOND, VA

Baskervill

P.O. BOX 438, RICHMOND, VA 23219-0438

OWNER
BETTER HOUSING
COALITION

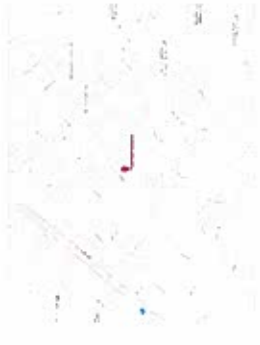


PROJECT
2.160234

3200 W. BROAD ST.
RICHMOND, VA

1 VICINITY MAP

NOT TO SCALE



OWNER / CLIENT
BETTER HOUSING COALITION
23 W BROAD ST., #100
RICHMOND, VA 23241
(804) 644-0546
CONTACT JOHN BOLTON

ARCHITECT
BASKERVILL
101 S 15TH ST., SUITE 200 (23219)
P.O. BOX 400
RICHMOND, VA 23218-0400
PHONE: (804) 343-1010
FAX: (804) 343-0909
CONTACT BURT PINNOCK

LANDSCAPE ARCHITECT
TILLAGE STUDIO
3409 CARLTON STREET
RICHMOND, VA 23230-4301
PHONE: (804) 283-0082
CONTACT: STACEY FARINHOLT

CIVIL ENGINEER
TIMMONS GROUP
1001 BOULDERS PARKWAY #300
RICHMOND, VA 23225
PHONE: (804) 200-6500
CONTACT: SHAWN SMITH

STRUCTURAL ENGINEER
RTB ENGINEERING
10982 ROBINSON RD #A
ASHLAND, VA 23005
PHONE: (804) 550-8307
CONTACT: BOYD BROWN

DRAWING INDEX

NO.	DESCRIPTION	DATE	BY	CHKD
1	CONTRACT			
2	PERMITS			
3	FOUNDATION			
4	FLOOR SLABS			
5	WALLS			
6	ROOFS			
7	MECHANICAL			
8	ELECTRICAL			
9	PLUMBING			
10	FINISHES			
11	EXTERIOR			
12	LANDSCAPE			
13	GENERAL NOTES			
14	SECTIONAL DRAWINGS			
15	DETAILS			
16	CONSTRUCTION			
17	PERMITS			
18	FINAL			

CODE DATA

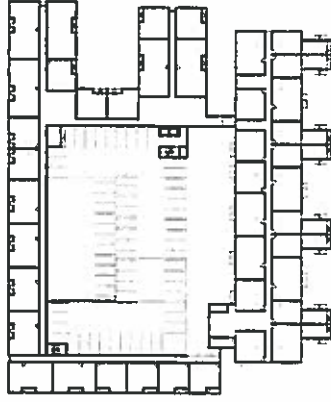
SECTION	DESCRIPTION	DATE	BY	CHKD
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3	WALLS			
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16	FINAL			



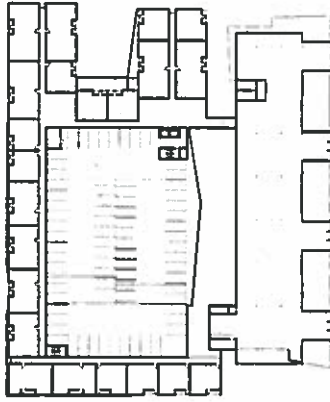
SPECIAL USE
PERMIT - 0407/17

TITLE SHEET

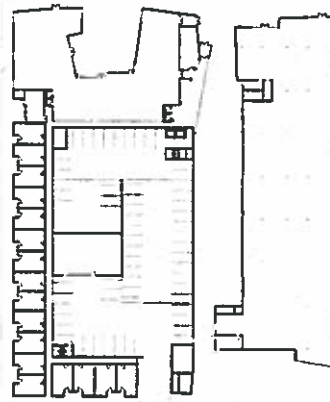
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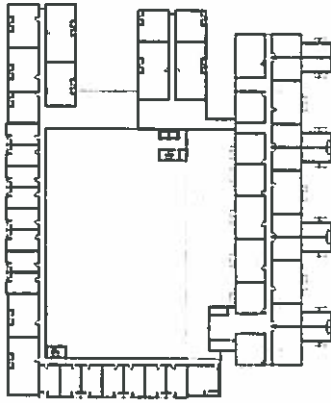
LEVEL 1 FLOOR



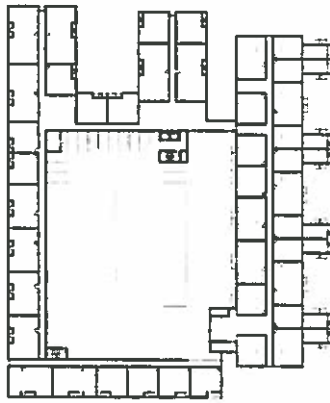
LEVEL 2 FLOOR



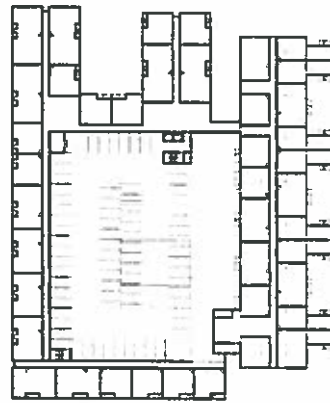
LEVEL 3 FLOOR



LEVEL 4 FLOOR



LEVEL 5 FLOOR



LEVEL 6 FLOOR

- UNIT LEGEND**
- 1 BEDROOM
 - 2 BEDROOM
 - 3 BEDROOM
 - LOFT

UNIT COUNTS:

LEVEL	UNIT TYPE	APPROXIMATE COUNT	COUNT
LEVEL 1	1 BEDROOM	10	10
	2 BEDROOM	10	10
	3 BEDROOM	10	10
LEVEL 2	1 BEDROOM	10	10
	2 BEDROOM	10	10
	3 BEDROOM	10	10
LEVEL 3	1 BEDROOM	10	10
	2 BEDROOM	10	10
	3 BEDROOM	10	10
LEVEL 4	1 BEDROOM	10	10
	2 BEDROOM	10	10
	3 BEDROOM	10	10
LEVEL 5	1 BEDROOM	10	10
	2 BEDROOM	10	10
	3 BEDROOM	10	10
LEVEL 6	1 BEDROOM	10	10
	2 BEDROOM	10	10
	3 BEDROOM	10	10

Baskerville

3200 W. BROAD ST. RICHMOND, VA 23298

BETTER HOUSING COALITION



PROJECT
2:160234

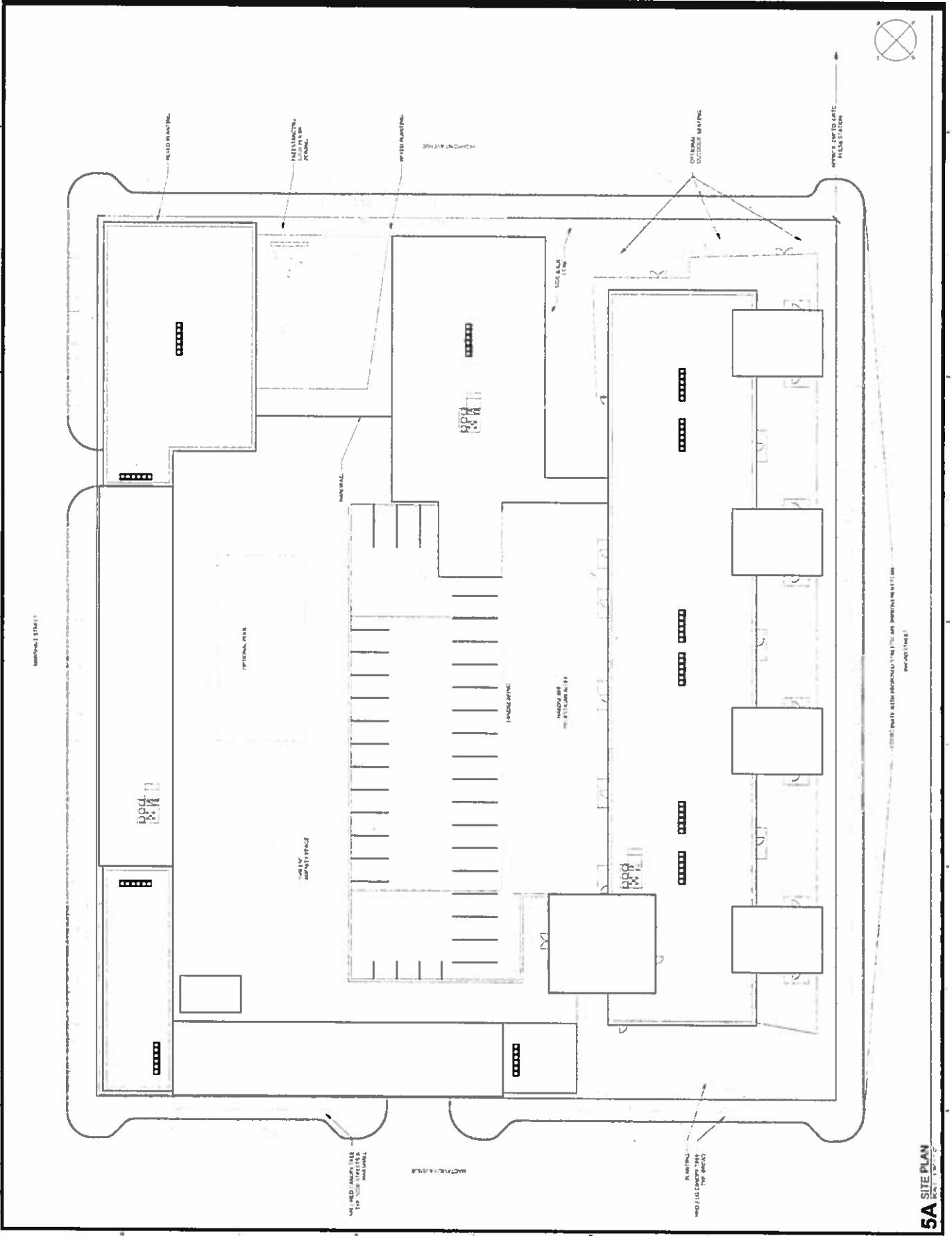
3200 W. BROAD ST.
RICHMOND, VA

NOT FOR CONSTRUCTION

SPECIAL USE
PERMIT - 0407117

SITE PLAN

A101



5A SITE PLAN

Baskerville

P.O. BOX 100000, RICHMOND, VA 23210-0000

**BETTER HOUSING
COALITION**



PROJECT # 2.150234

3200 W. BROAD ST.
RICHMOND, VA



**SPECIAL USE
PERMIT - 0407/17**

**BASEMENT LEVEL
PLAN**

A110



5A BASEMENT LEVEL PLAN
SCALE: 1/8" = 1'-0"

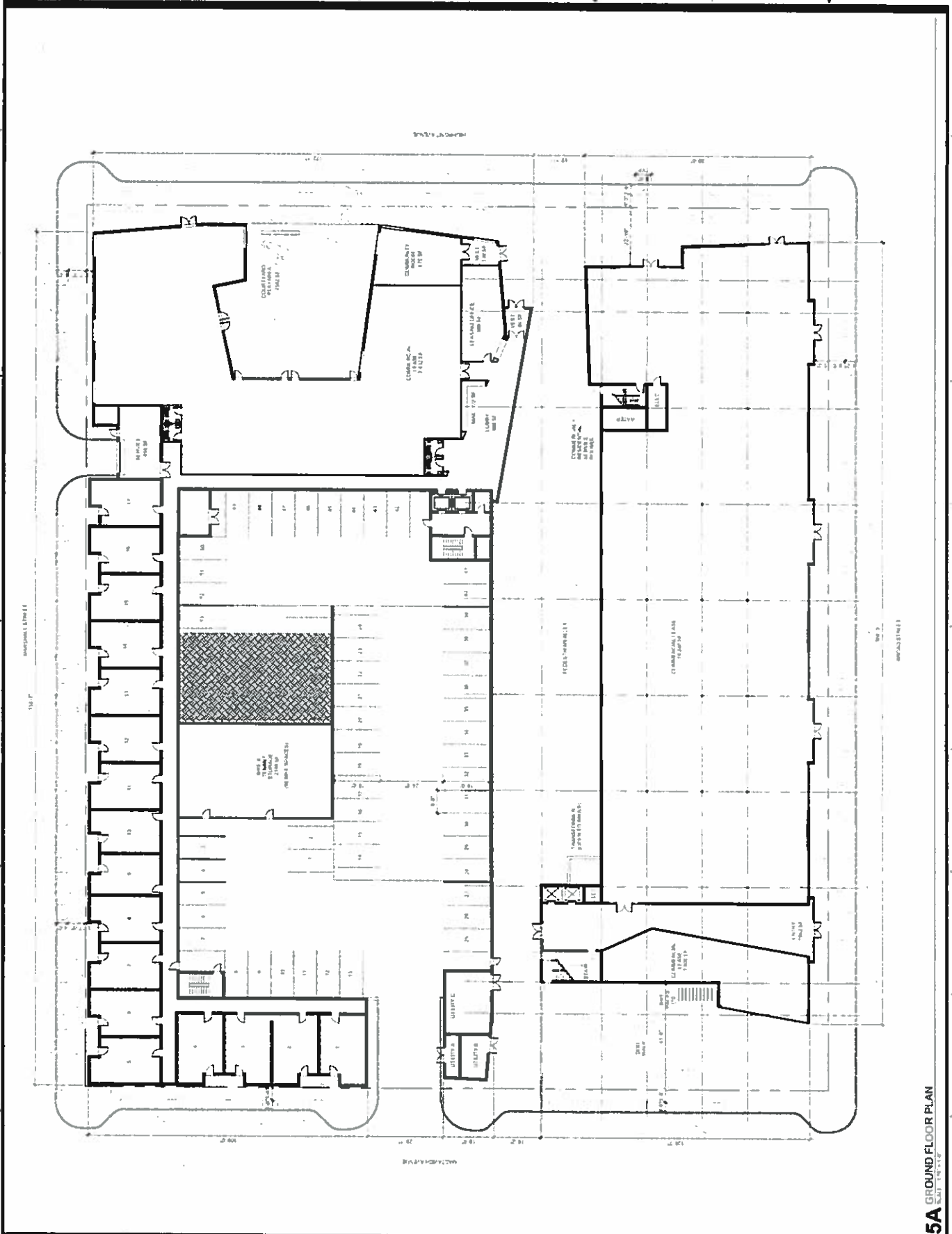


NOT FOR CONSTRUCTION

SPECIAL USE PERMIT - 0407117

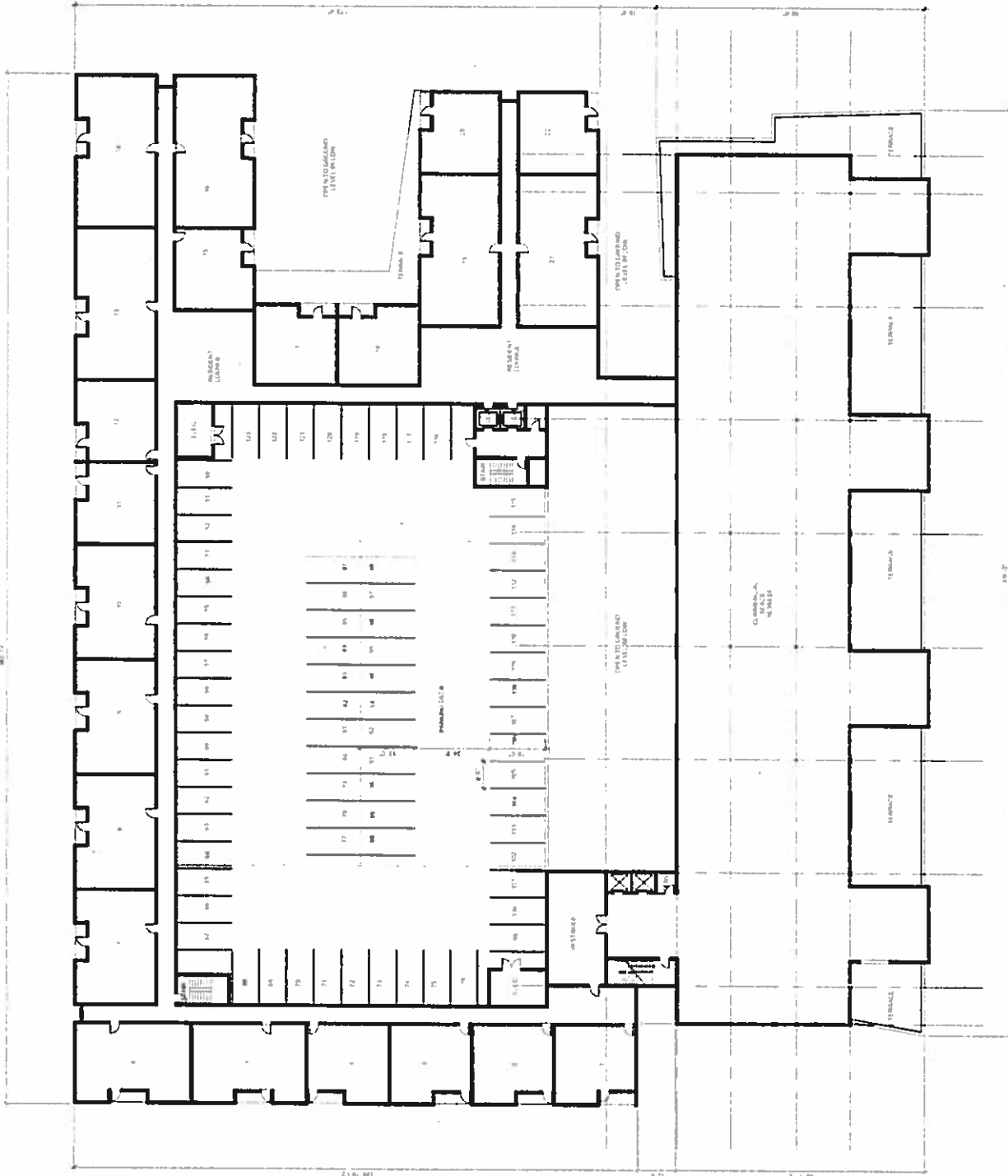
GROUND FLOOR PL

A111



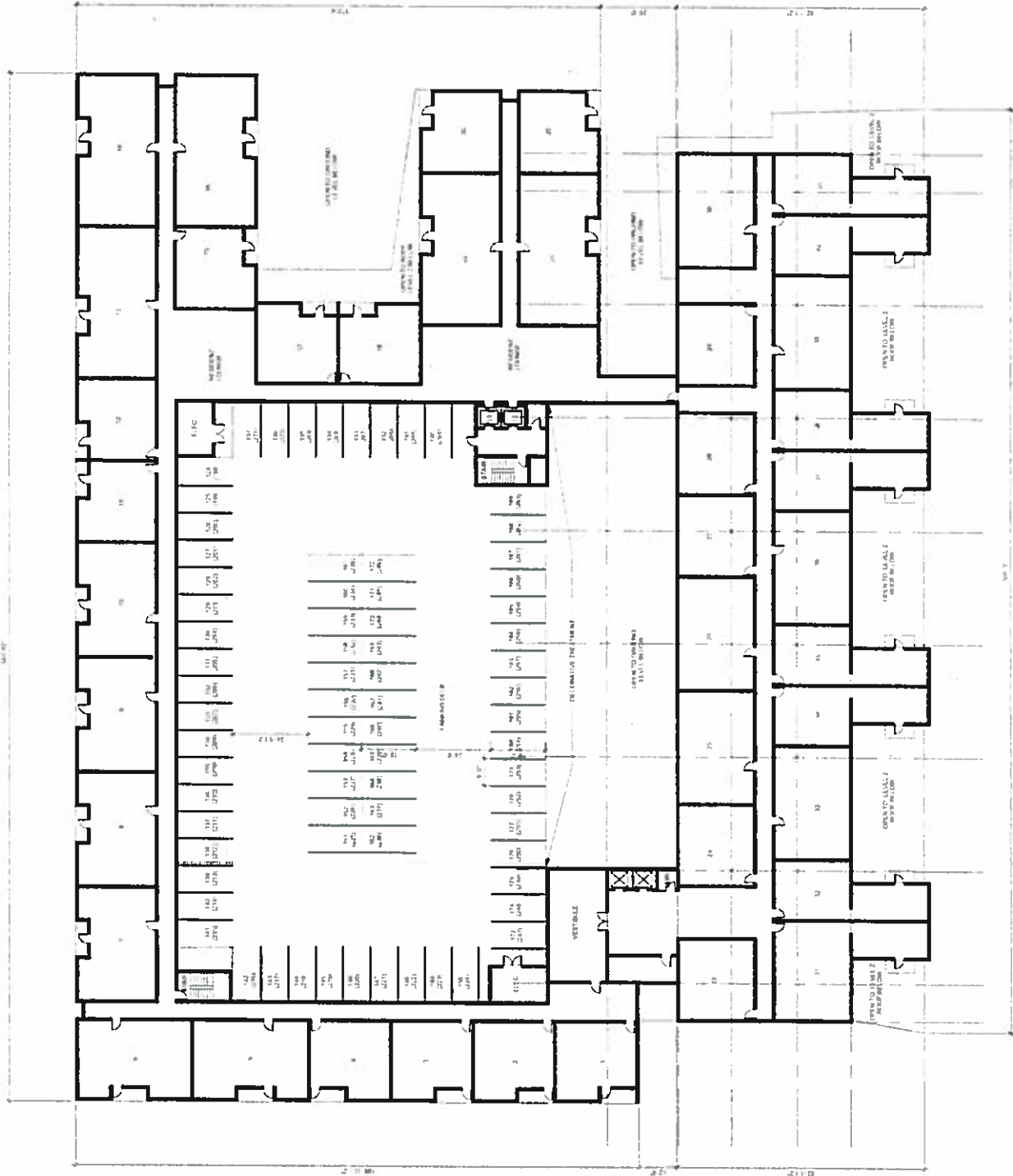
5A GROUND FLOOR PLAN

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5A 2ND LEVEL PLAN
SCALE: 1/8" = 1'-0"

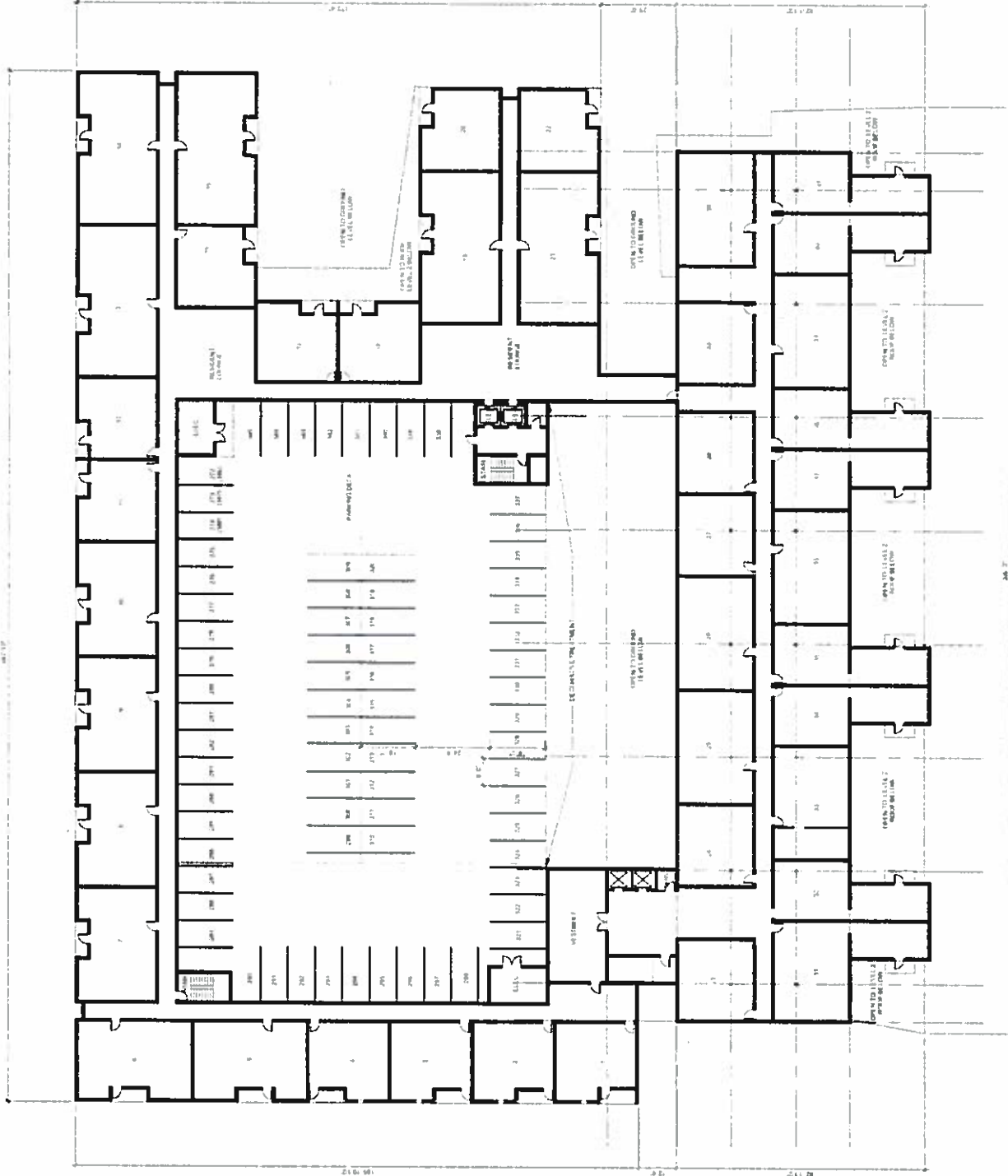
Architectural Drawing: 2/21/17, 2:00 PM, Project: 2.180234, Drawing: 5A-2, Scale: 1/8" = 1'-0", Author: Baskervill

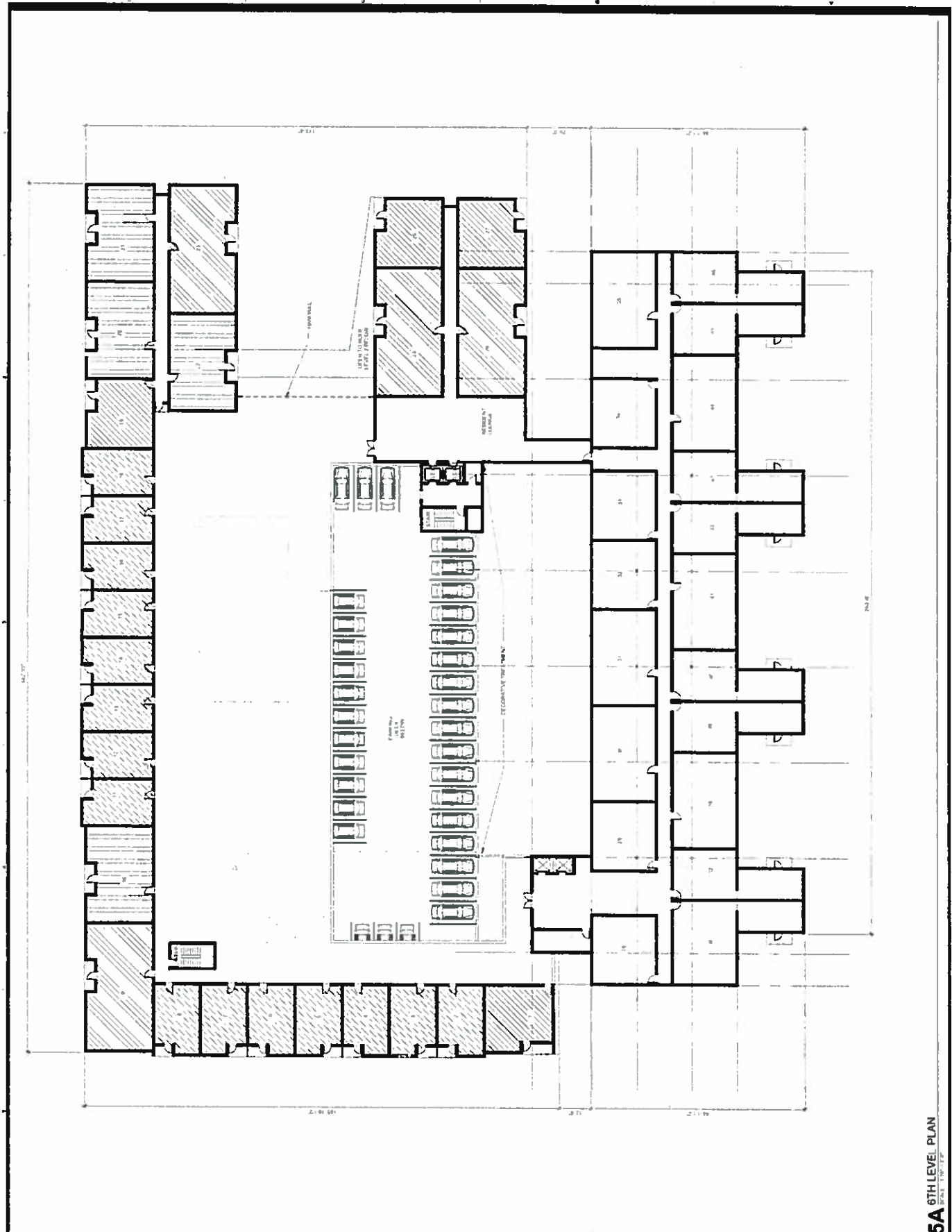


5A THIRD AND FORTH FLOOR PLAN, TYP



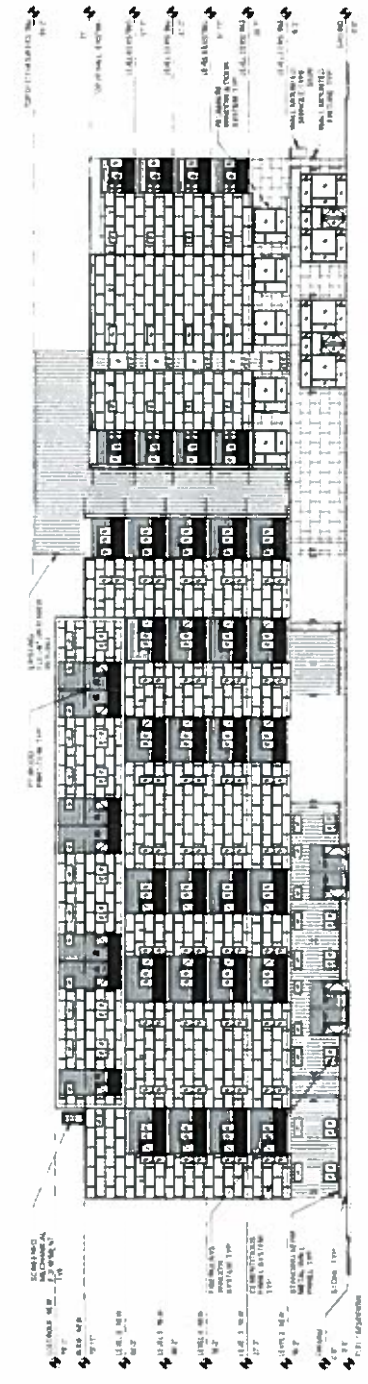
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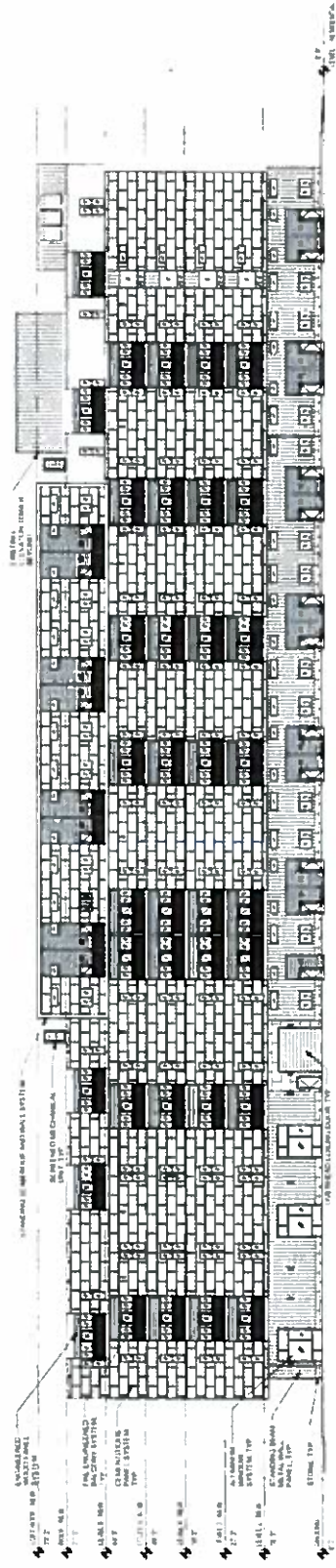


5A 6TH LEVEL PLAN
SCALE: 1/8" = 1'-0"

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5B WEST ELEVATION (MACTAVISH AVE)



5A NORTH ELEVATION (MARSHALL ST.)

