

INTRODUCED: September 13, 2021

AN ORDINANCE No. 2021-254

To authorize the special use of the properties known as 2012 East Broad Street, 2018 East Broad Street, and 304 North 21st Street for the purpose of (i) a mixed-use building containing commercial space and up to ten dwelling units and (ii) up to eight single-family attached dwellings, upon certain terms and conditions.

Patron – Mayor Stoney (By Request)

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: OCT 11 2021 AT 6 P.M.

WHEREAS, the owner of the properties known as 2012 East Broad Street, 2018 East Broad Street, and 304 North 21st Street, which are situated in a M-1 Light Industrial District, desires to use such property for the purpose of (i) a mixed-use building containing commercial space and up to ten dwelling units and (ii) up to eight single-family attached dwellings, which use, among other things, is not currently allowed by sections 30-452.1, concerning permitted principal and accessory uses, 30-454.2(2), concerning yards, 30-710.1(2), concerning number of parking spaces required for single-family attached dwellings, and 30-710.1(4), concerning number of parking spaces required for multifamily dwellings, of the Code of the City of Richmond (2020), as amended; and

AYES: 9 NOES: 0 ABSTAIN: _____

ADOPTED: OCT 11 2021 REJECTED: _____ STRICKEN: _____

WHEREAS, in accordance with section 17.11 of the Charter of the City of Richmond (2020), 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 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 (2020), 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 properties known as 2012 East Broad Street, 2018 East Broad Street, and 304 North 21st Street and identified as Tax Parcel Nos. E000-0188/013, E000-0188/011, and E000-0188/008, respectively, in the 2021 records of the City Assessor, being more particularly shown on a survey entitled “Topographic Survey Showing Existing Improvements to #2012 & #2018 East Broad Street and #304 N. 21st Street, City of Richmond, Virginia,” prepared by Shadrach & Associates LLC, and dated February 15, 2018, 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 (i) a mixed-use building containing commercial space and up to ten dwelling units and (ii) up to eight single-family attached dwellings, hereinafter referred to as “the Special Use,” substantially as shown on the plans entitled “2018 East Broad Street, Richmond, VA,” prepared by HG Design Studio, dated April 30, 2021, and last revised July 6, 2021, and entitled “N 21st & E Broad, Crescent Development,” prepared by 510 Architects, and dated April 30, 2021, hereinafter referred to, collectively, 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 Special Use of the Property shall be as (i) a mixed-use building containing commercial space and up to ten dwelling units, and (ii) up to eight single-family attached dwellings, substantially as shown on the Plans. However, if the commercial space in the mixed-use building is used for commercial purposes, principal uses permitted on corner lots in the R-63 district pursuant to section 30-419.3 of the Code of the City of Richmond (2020), as amended, shall also be permitted in such commercial space and up to no more than nine dwelling units shall be permitted in the mixed-use building.

(b) No fewer than 17 parking spaces shall be provided on the Property, substantially as shown on the Plans.

(c) The height of the Special Use shall not exceed three stories, substantially as shown on the Plans.

(d) All building materials, elevations, and site improvements shall be substantially as shown on the Plans.

(e) All mechanical equipment, including heating, ventilation, and air conditioning units, serving the Property shall be located or screened so as not to be visible from any public right-of-way.

(f) Bicycle parking for no fewer than eight bicycle parking spaces shall be provided on the Property, substantially as shown on the Plans.

(g) Signs for the Special Use shall be limited to (i) signs permitted pursuant to sections 30-507.1(2) and 30-507.1(3) of the Code of the City of Richmond (2020), as amended, and (ii) signs permitted in all districts, pursuant to section 30-505 of the Code of the City of Richmond (2020), as amended.

(h) Prior to the issuance of any certificate of occupancy for the Special Use, the subdivision of up to nine residential lots, and one lot for a mixed-use building, substantially as shown on the Plans, shall be accomplished by obtaining subdivision approvals from the City and recording the appropriate plats and deeds among the land records of the Clerk of the Circuit Court of the City of Richmond.

§ 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 (2020), as amended, and all future amendments to such laws.

(e) The Owner shall make improvements within the right-of-way, including the installation of two new street trees along West Broad Street, substantially as shown on the Plans, which improvements may be completed in one or more phases as approved by the Director of Public Works. All improvements and work within the public right-of-way shall be (i) completed in accordance with the requirements of the Director of Public Works, (ii) considered completed only upon written confirmation by the Director of Public Works that such improvements and work are in accordance with such requirements, and (iii) transferred to the City, following the written confirmation by the Director of Public Works, pursuant to a transfer of interest document approved as to form by the City Attorney and accepted by the Chief Administrative Officer or the designee thereof on behalf of the City. The Chief Administrative Officer or the designee thereof, for and on behalf of the City, is hereby authorized to accept, in the manner for which this subsection provides, all improvements and work required by and meeting the requirements of this subsection. The final certificate of occupancy shall not be issued for the Property until all requirements of this subsection are fully satisfied.

(f) 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 (2020), 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 (2020), 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 (2020), as amended, and all future amendments to such law, or any other applicable laws or regulations.

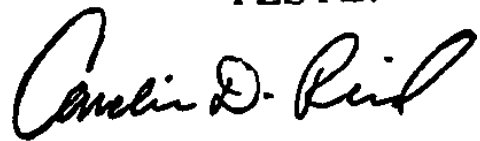
(f) When the privileges granted by this ordinance terminate and the special use permit granted hereby becomes null and void, whether as a result of the Owner relinquishing this special use permit in a writing addressed to the Director of Planning and Development Review or

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.

**A TRUE COPY:
TESTE:**

A handwritten signature in black ink, appearing to read "Carolin D. Reil". The signature is written in a cursive style with a large initial 'C'.

City Clerk

City of Richmond

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

Item Request File Number: PRE.2021.745

O & R Request

DATE: August 12, 2021

EDITION: 1

TO: The Honorable Members of City Council

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



THROUGH: J.E. Lincoln Saunders, Acting Chief Administrative Officer



THROUGH: Sharon L. Ebert, Deputy Chief Administrative Officer for Economic Development and Planning



FROM: Kevin J. Vonck, Acting Director, Department of Planning and Development Review



RE: To authorize the special use of the properties known as 2012 and 2018 East Broad Street and 304 North 21st Street for the purpose of up to ten multifamily dwelling units and up to eight single-family attached dwellings, upon certain terms and conditions.

ORD. OR RES. No. ____

PURPOSE: To authorize the special use of the properties known as 2012 and 2018 East Broad Street and 304 North 21st Street for the purpose of up to ten multifamily dwelling units and up to eight single-family attached dwellings, upon certain terms and conditions.

REASON: The applicant is requesting a Special Use Permit for the purpose of residential uses within an M-1 Light Industrial Zoning District. The proposed use, among other things, does not meet the requirements of sections 30-452.1, 30-454.2(2), 30-710.1(2), 30-710.1(4), and 30-710.13a regarding permitted principal uses, side-yard setbacks, off-street parking for single-family attached, off-street parking for multi-family, and perimeter buffers, respectively, of the Code of the City of Richmond (2020). A Special Use Permit is therefore 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 October 4, 2021, meeting.

BACKGROUND: The property is located in the Church Hill neighborhood on the northwest corner of North 21st and East Broad Streets. The property is currently improved with a 6,200 sq. ft. commercial building, constructed in 1900, situated on a 10,044 sq. ft. (.23 acre) parcel of land.

The City's Richmond 300 Master Plan designates a future land use for the subject property as Community Mixed Use which is defined as "Key gateways featuring prominent destinations, such as retail, sports venues, and large employers, as well as housing and open space. Located at the convergence of several modes of transportation, including Pulse BRT or other planned transit improvements."

Primary Uses: Retail/office/personal service, multi-family residential, cultural, and open space.
Secondary Uses: Institutional and government.

The current zoning for these properties is M-1 Light Industrial. The properties are situated within a range of small zones such as B-5 Central Business, B-6 Mixed-Use, R-63 Multifamily Urban Residential, and R-8 Urban Residential zoning districts. The density of the proposed new residential units would be 40 units per acre.

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: September 13, 2021

CITY COUNCIL PUBLIC HEARING DATE: October 11, 2021

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: None

CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES: City Planning Commission
October 4, 2021

AFFECTED AGENCIES: Office of Chief Administrative Officer
Law Department (for review of draft ordinance)

RELATIONSHIP TO EXISTING ORD. OR RES.: None

REQUIRED CHANGES TO WORK PROGRAM(S): None

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

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



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
<http://www.richmondgov.com/>

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: 2012, 2018 E Broad St & 304 N 21st St Date: February 25, 2021
Tax Map #: E0000188013, E0000188011, E0000188008 Fee: \$2,400
Total area of affected site in acres: 0.44 AC

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

Zoning

Current Zoning: M-1 Light Industrial
Existing Use: Vacant (formerly vehicle service)

Proposed Use

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

10 Multifamily Dwellings (with option for commercial) and 8 Single-Family Attached
Existing Use: Vacant (formerly vehicle service)

Is this property subject to any previous land use cases?

Yes No If Yes, please list the Ordinance Number: _____

Applicant/Contact Person: Lory Markham

Company: Markham Planning LLC
Mailing Address: 23 West Broad Street #304
City: Richmond State: VA Zip Code: 23220
Telephone: (804) 248-2561 Fax: ()
Email: lory@markhamplanning.com

Property Owner: 2018 East Broad LLC

If Business Entity, name and title of authorized signee: Zac Frederick

(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: 600 Ridge Top Rd
City: Richmond State: VA Zip Code: 23229
Telephone: () Fax: ()
Email: _____

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 special use permits)



March 4, 2021

Kevin Vonck, Acting Director
Department of Planning & Development Review
900 East Broad Street, Suite 511
Richmond, VA 23219
kevin.vonck@richmondgov.com

Re: SUP for 2012, 2018 E Broad St & 304 N 21st St

Dear Mr. Vonck,

Please accept this letter as the Applicant's Report for the request to a Special Use Permit for the following properties currently located in the M-1 Light Industrial District:

Address	Tax Parcel ID	Acreage	Existing Zoning	Ownership
2012 E Broad St	E0000188013	0.056	M-1	2018 EAST BROAD LLC
2018 E Broad St	E0000188011	0.149	M-1	2018 EAST BROAD LLC
304 N 21 st St	E0000188008	0.231	M-1	2018 EAST BROAD LLC

With this application the property owner and developer, 2018 East Broad LLC, is petitioning City Council for a SUP to allow for the construction of 8 new single-family attached homes and renovation of an existing industrial building for 10 multifamily dwellings (with the option for one of these units to be for commercial uses).

Property

The subject properties consist of three lots located at the northwest intersection of E Broad St and N 21th St in the Church Hill Neighborhood. The properties are also located in the Shockoe Valley City Old and Historic District. The lots combine for a total area of 0.44 acres and are currently improved with two connected buildings. The building located at 2018 E Broad St is a 1,068 SF single-story brick building. The building located at 304 N 21st is a one-story historic warehouse constructed in 1900 with 6,238 SF of floor area. Currently, the buildings are vacant, but were formerly used for vehicle services.

New Light Baptist Church is located on the adjacent property to the west. Directly across the street is a mixed-use building with commercial uses and 76 multifamily units. Other nearby properties are a mix of single-family attached and detached dwellings, and formerly industrial buildings that have been renovated for multifamily use through rezonings or SUP's.

Current Zoning and Intent

The properties are currently zoned M-1 Light Industrial, which allows for a variety of uses including retail, commercial, office, and industrial uses. However, no dwelling uses are permitted. This area is also designated by the City of Richmond as the Shockoe Valley City Old and Historic District, and developments in this area are subject to approval from the Commission of Architectural Review.

The owner proposes to renovate the existing structure into 10 multifamily dwellings (with the option for one of these units to be for commercial uses). Also proposed is the construction of 8 single-family attached dwellings that would front along N 21st St and at the corner of E Broad St. Because this property is located in the Shockoe Valley City Old and Historic District, the owner submitted conceptual plans and received a Certificate of Appropriateness from the CAR on February 23, 2021. The plans submitted as part of this SUP request is consistent with those approved by the CAR.

Richmond 300 Master Plan

The Richmond 300 Master Plan recommends the property for Destination Mixed-Use. Higher-density, transit-oriented developments are encouraged on vacant or underutilized sites. New development should be urban in form, may be of larger scale than existing context, and, where relevant, should pay special attention to the historic character of the existing context. Primary uses include retail/office/personal service, multi-family residential, cultural, and open space.

The proposal is an exciting opportunity to create new multifamily housing while rehabilitating an underutilized but historic building for a use that fits with the City's vision for growth in the neighborhood. In addition, the proposed attached townhomes add variety to available housing stock with a design that supports Richmond 300 recommendations for highly-walkable, urban environment for the area.

City Charter Conditions

Given the recommendations in the City's Richmond 300 Master Plan, we trust that you will agree with us that this proposed Special Use Permits 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 be 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". The signature is fluid and cursive, with the first letter of each name being capitalized and prominent.

Lory Markham

Enclosure: application form, fee payment, existing survey, conceptual plans

cc: Matthew Ebinger, Secretary to the City Planning Commission
The Honorable Cynthia I. Newbille, 7th Council District



5701 grove avenue richmond virginia 23226
 804.740.7500 www.1hg.net
 land planning | civil engineering
 landscape architecture

2018 EAST BROAD STREET

RICHMOND, VA

REVISIONS:

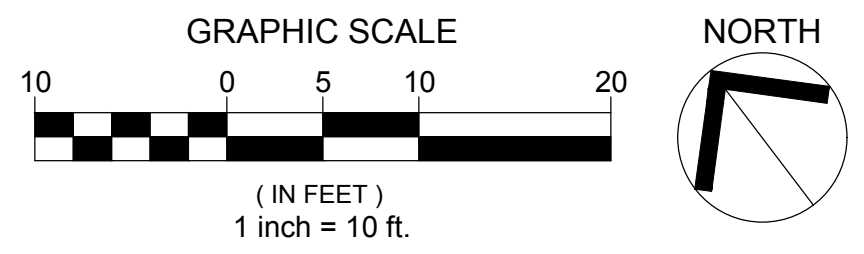
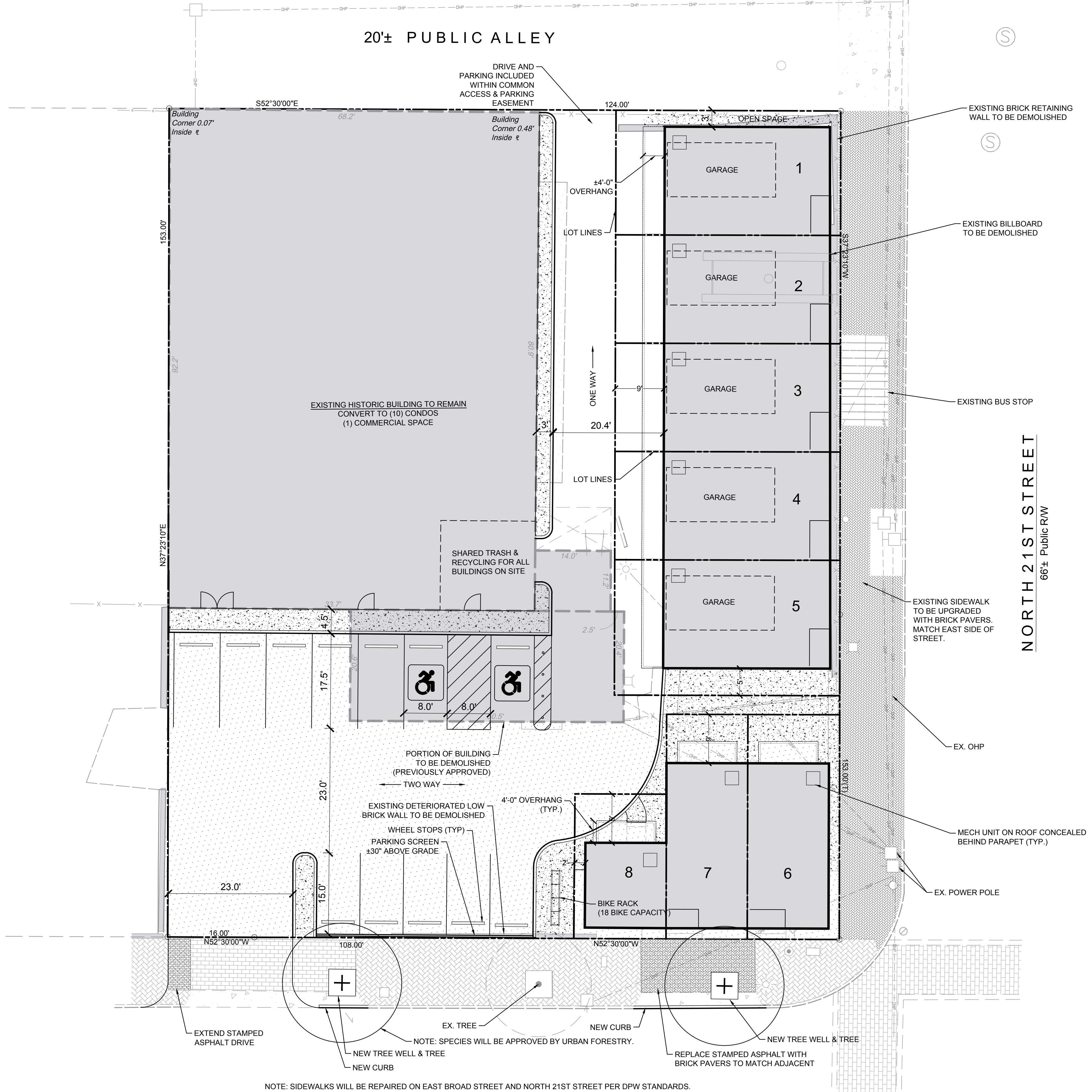
1	CITY SUP COMMENTS	06/11/2021
2	CITY SUP COMMENTS	07/06/2021

No.	Description	Date
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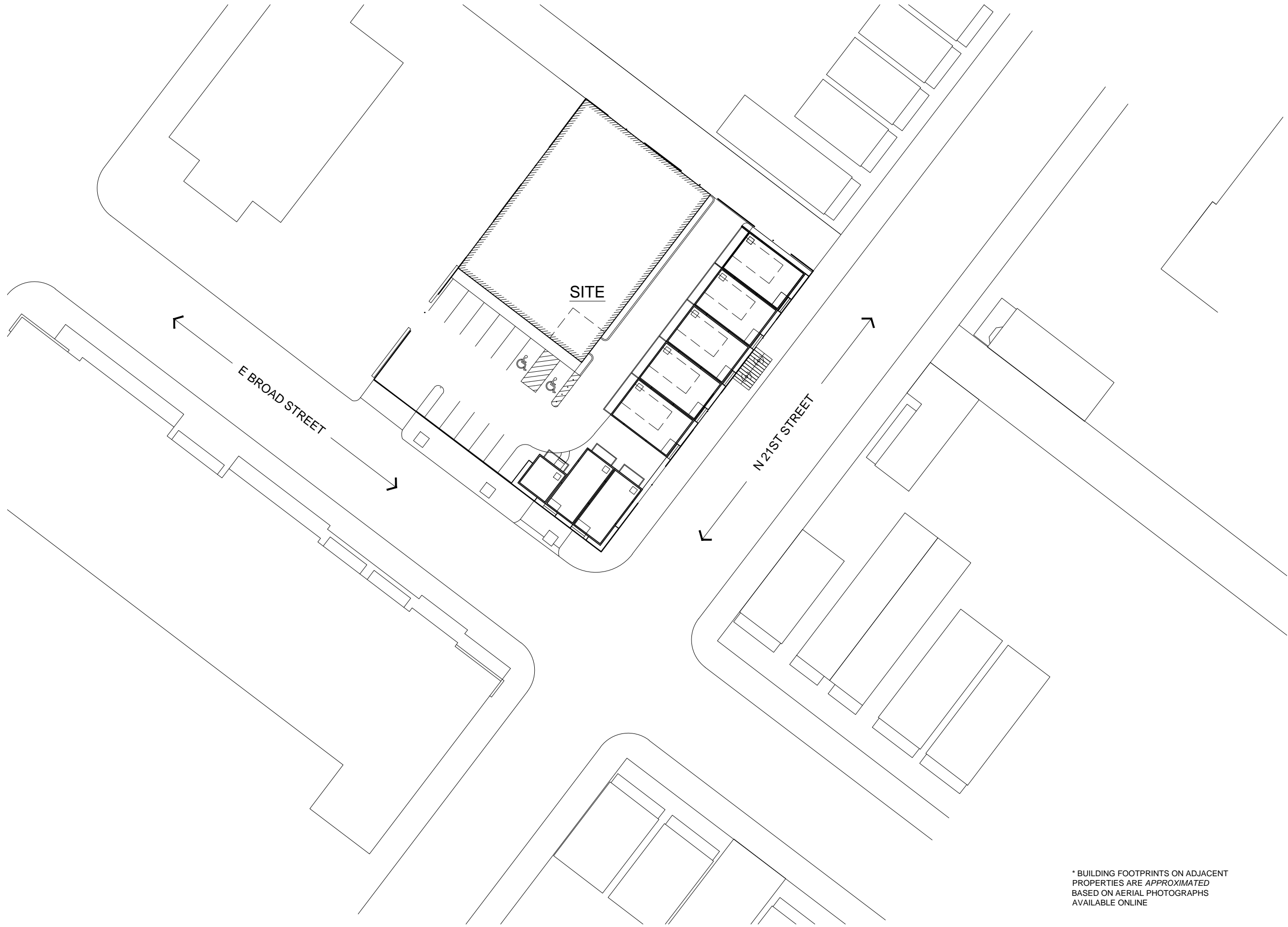
SUP SITE PLAN

Designed By: ELG
 Drawn By: GGL
 Checked By: ELG
 QA/QC By: ELG
 Date: 4-30-2021
 Project Number:
 Sheet Number:

C3.01



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* BUILDING FOOTPRINTS ON ADJACENT PROPERTIES ARE APPROXIMATED BASED ON AERIAL PHOTOGRAPHS AVAILABLE ONLINE



CONTEXTUAL SITE PLAN

1" = 40'-0"

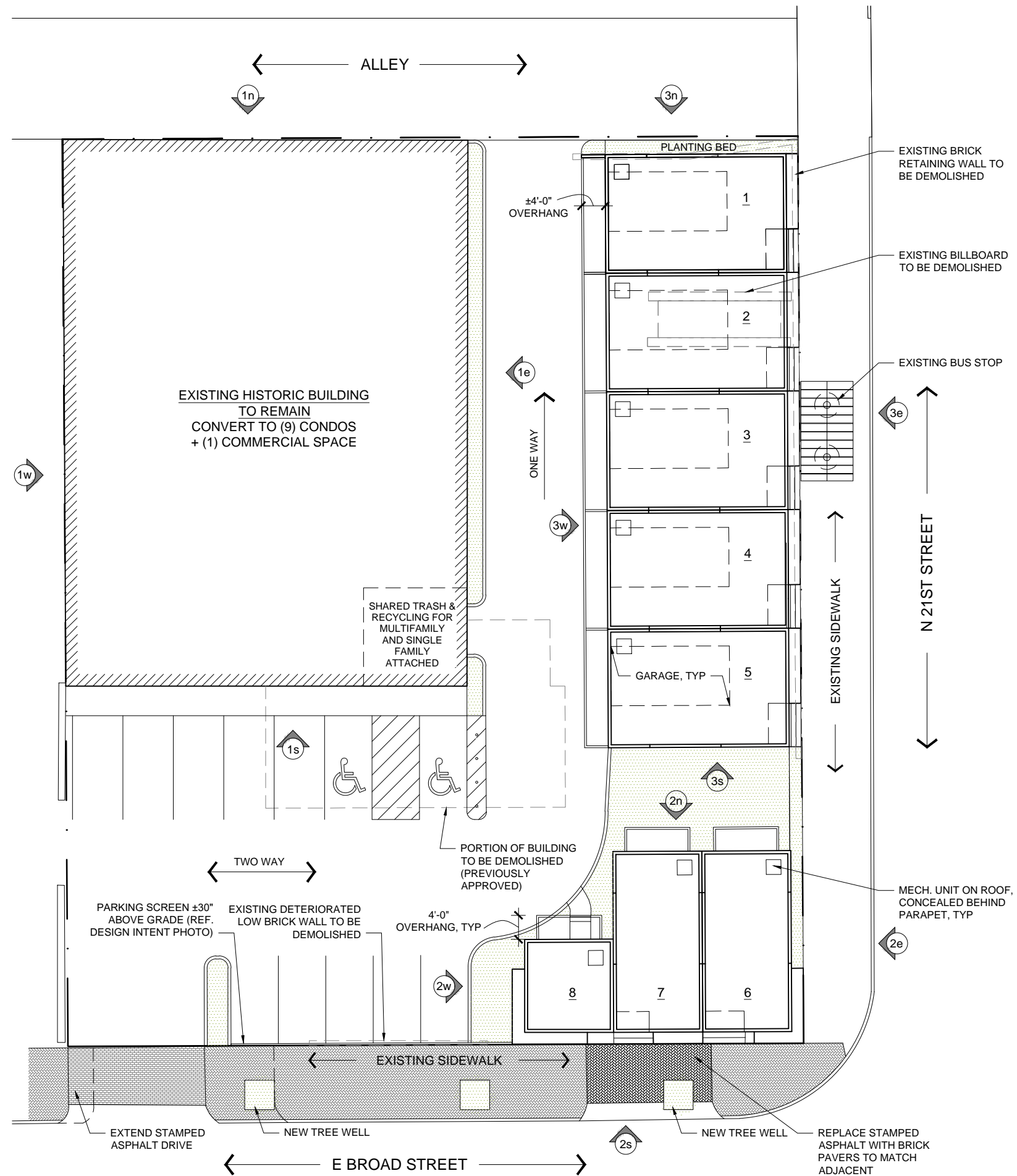
CITY OF RICHMOND CAR SUBMISSION | 04.30.2021

N 21ST & E BROAD | CRESCENT DEVELOPMENT





DESIGN INTENT - PARKING SCREEN (REFERENCED FOR STYLE, HEIGHT TO BE +/-30")



CITY OF RICHMOND CAR SUBMISSION | 04.30.2021
N 21ST & E BROAD | CRESCENT DEVELOPMENT

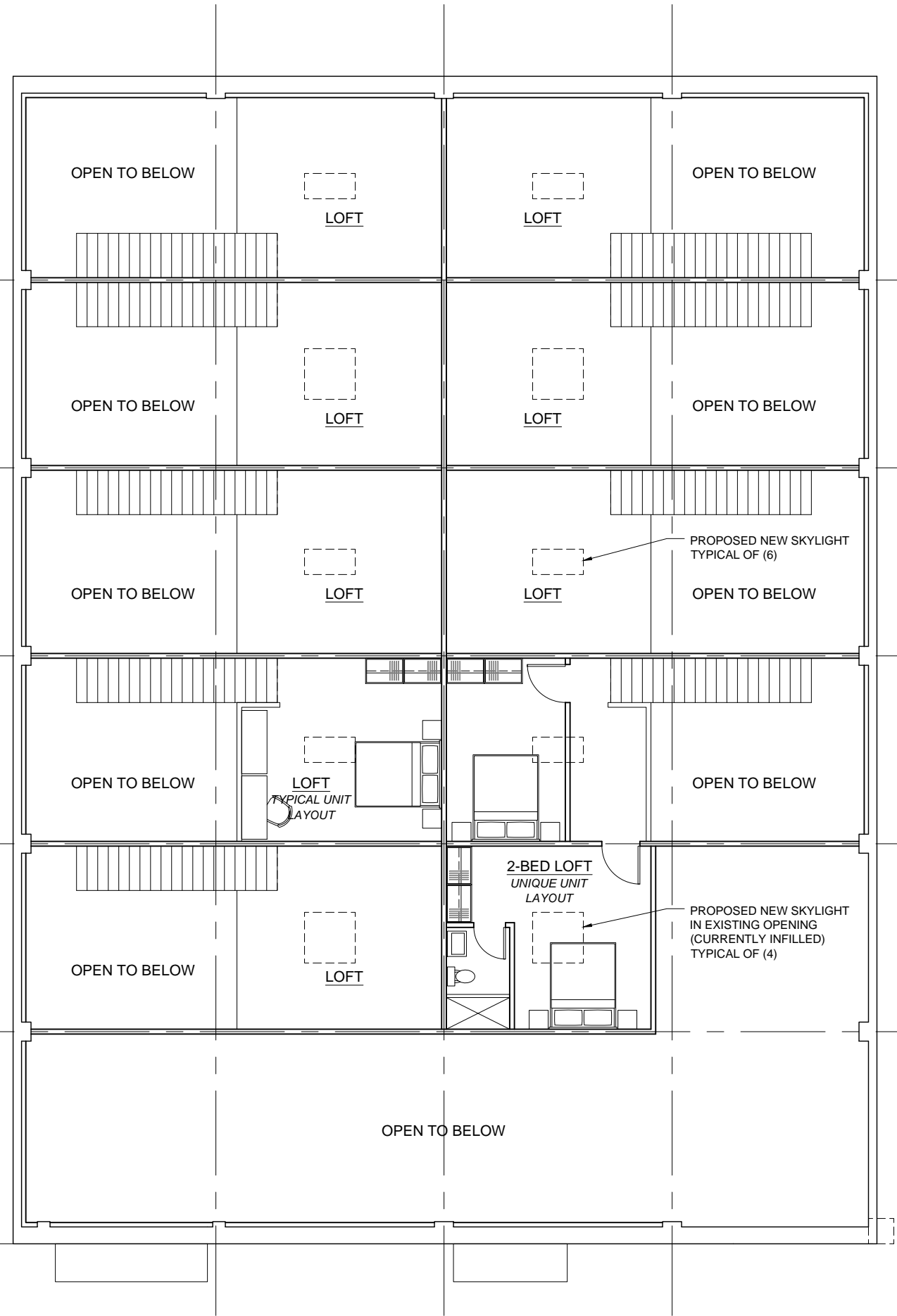
ARCHITECTURAL SITE PLAN
1" = 20'-0"

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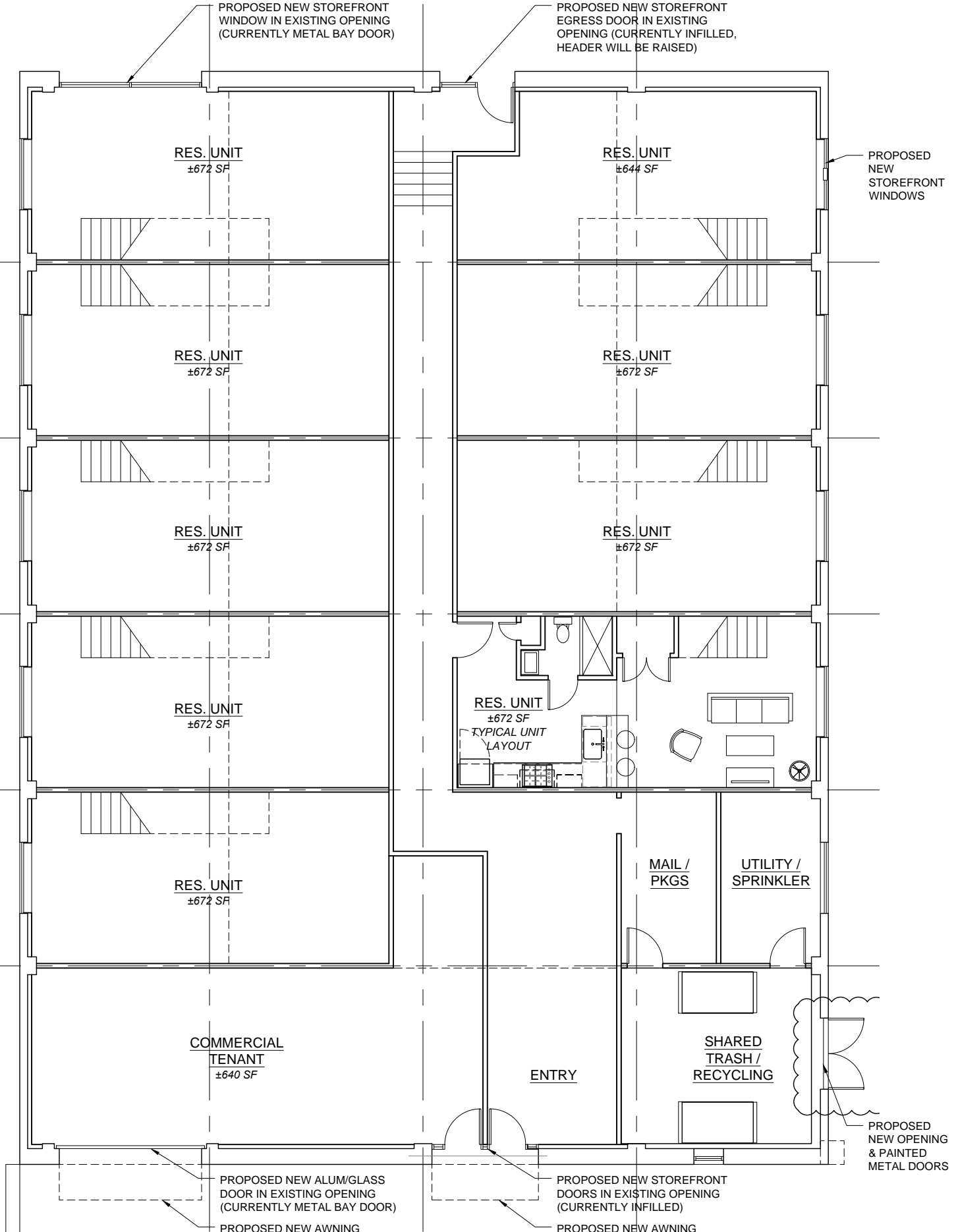


3/32" = 1'-0"

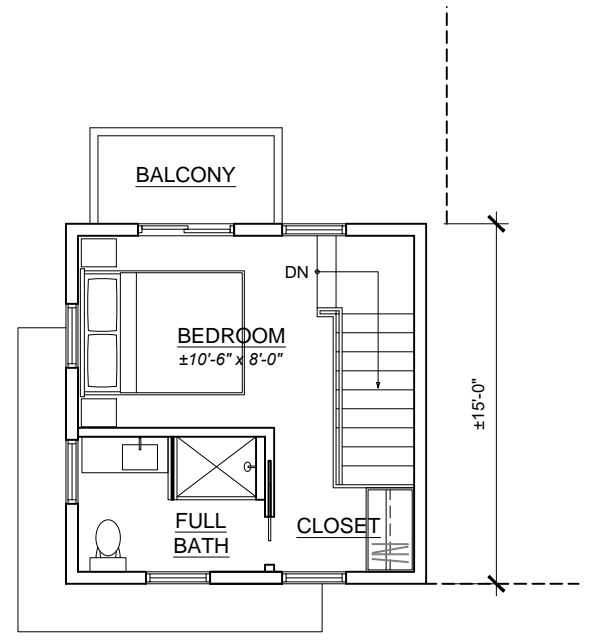
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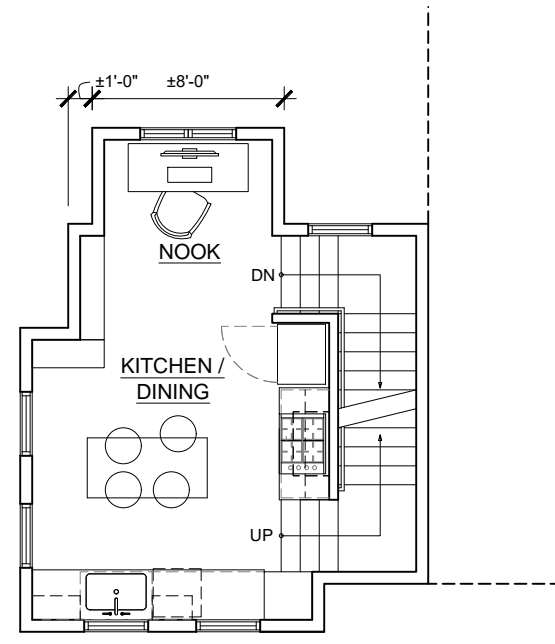
LEVEL 2



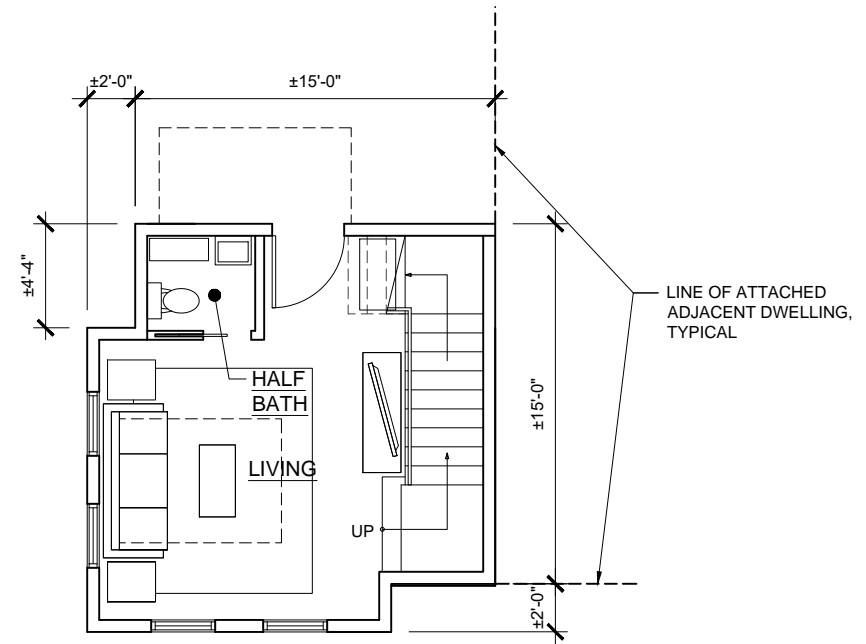
LEVEL 1



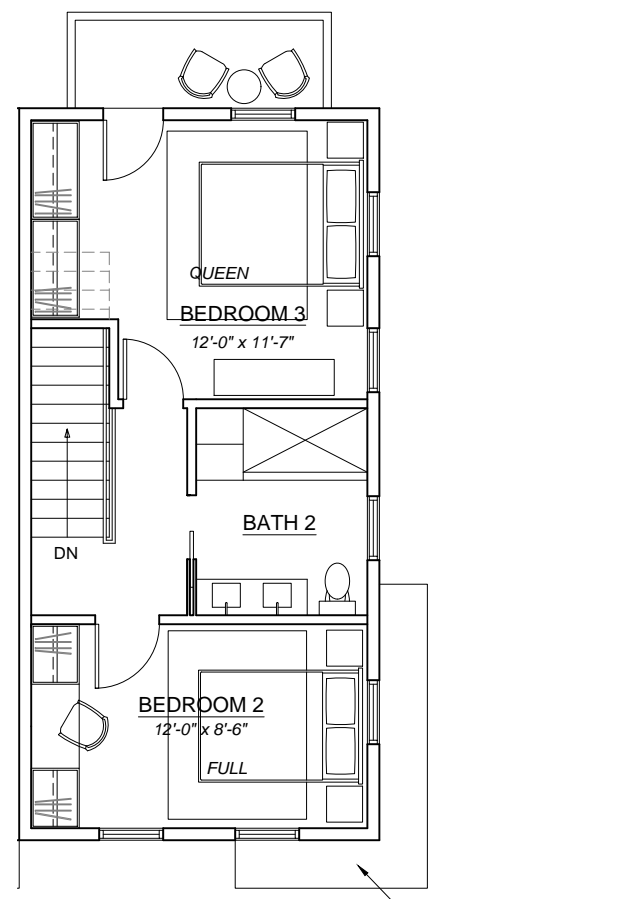
LEVEL 3
 UNIT 8
 ±225 sf + balcony



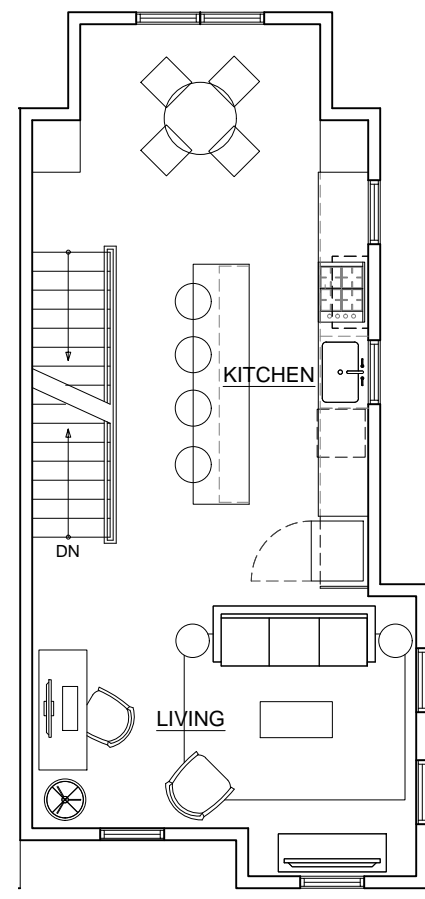
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 UNIT 8
 ±304 sf



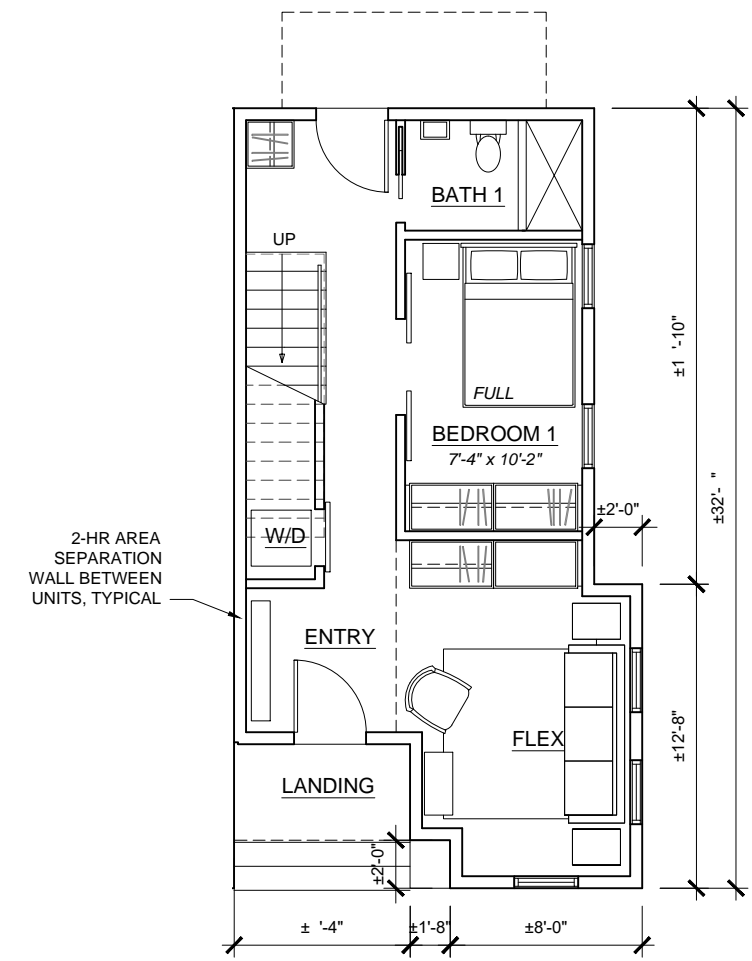
LEVEL 1
 UNIT 8
 ±272 sf



LEVEL 3
 UNIT 6 (7 SIMILAR)
 ±458 sf

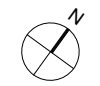


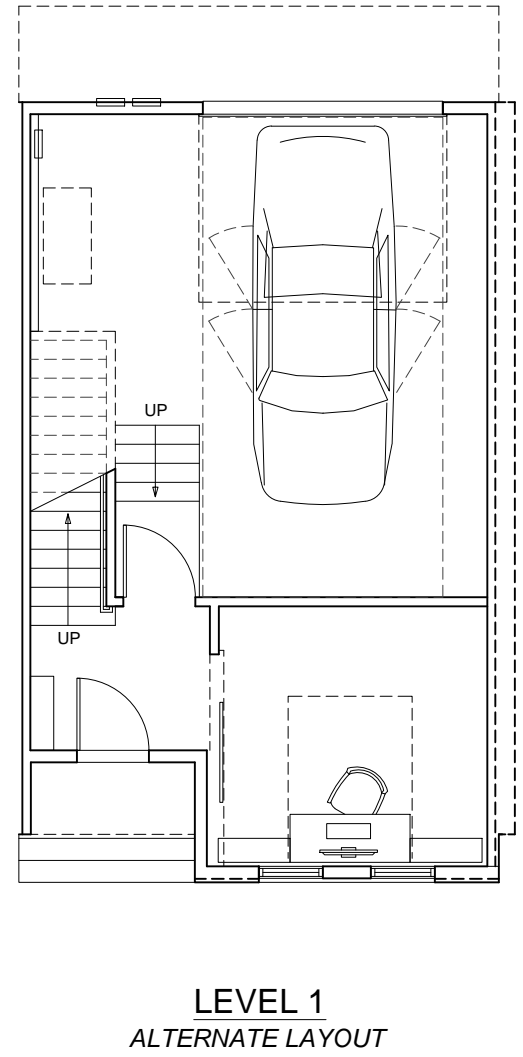
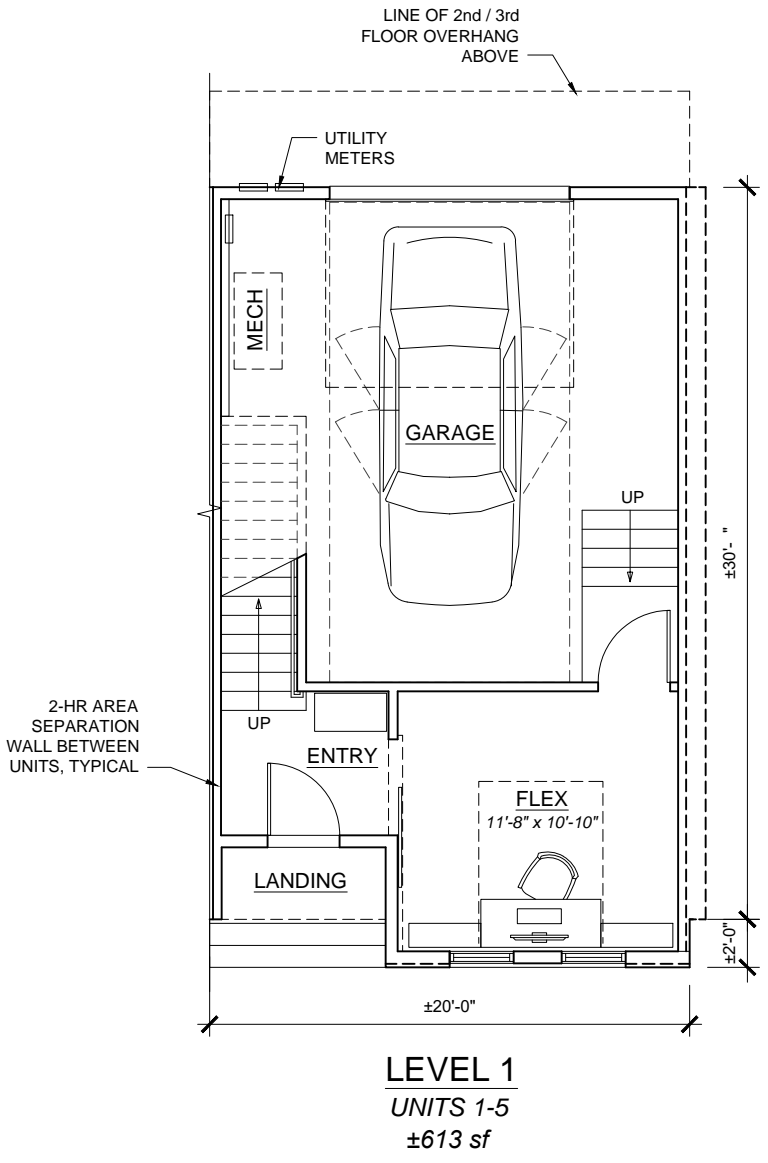
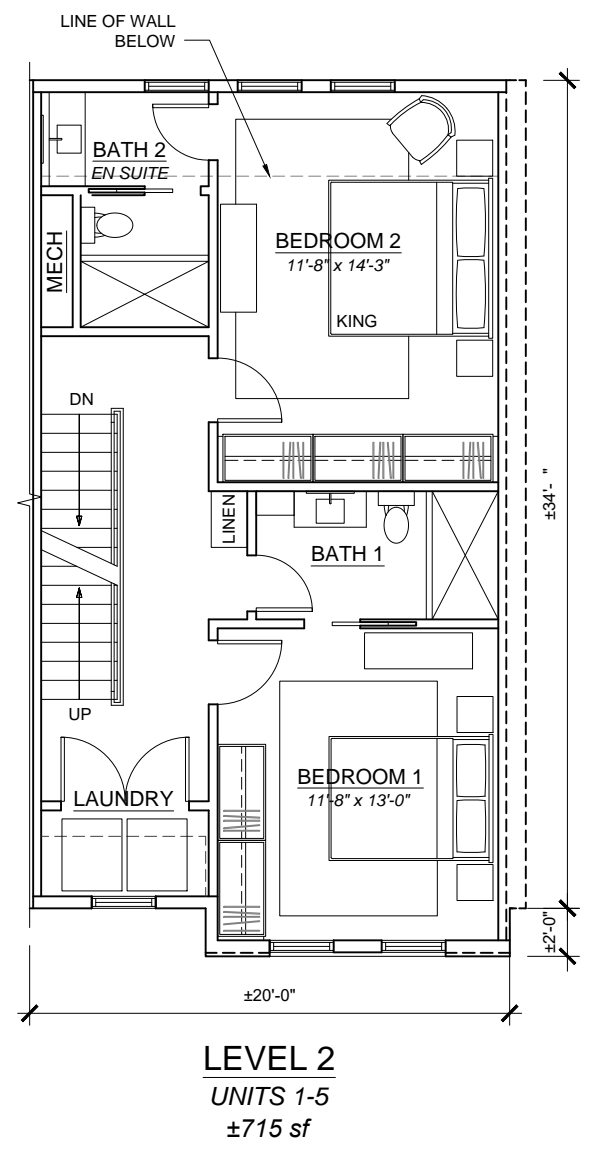
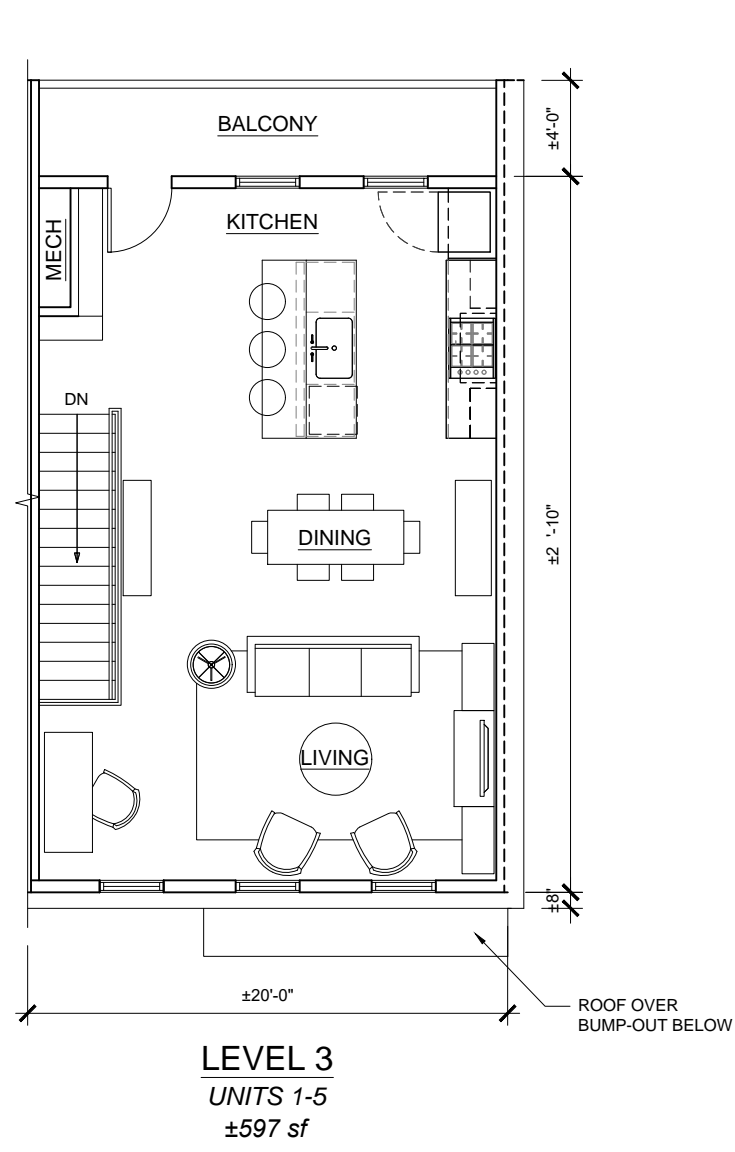
LEVEL 2
 UNIT 6 (7 SIMILAR)
 ±495 sf



LEVEL 1
 UNIT 6 (7 SIMILAR)
 ±466 sf

← E BROAD STREET →





← N 21st STREET →





EXAMPLE STOREFRONT DOOR



PRECEDENT - METAL AWNING AMERICAN TOBACCO BUILDING

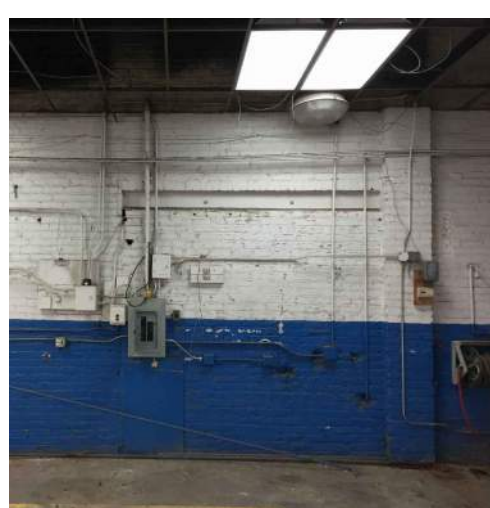
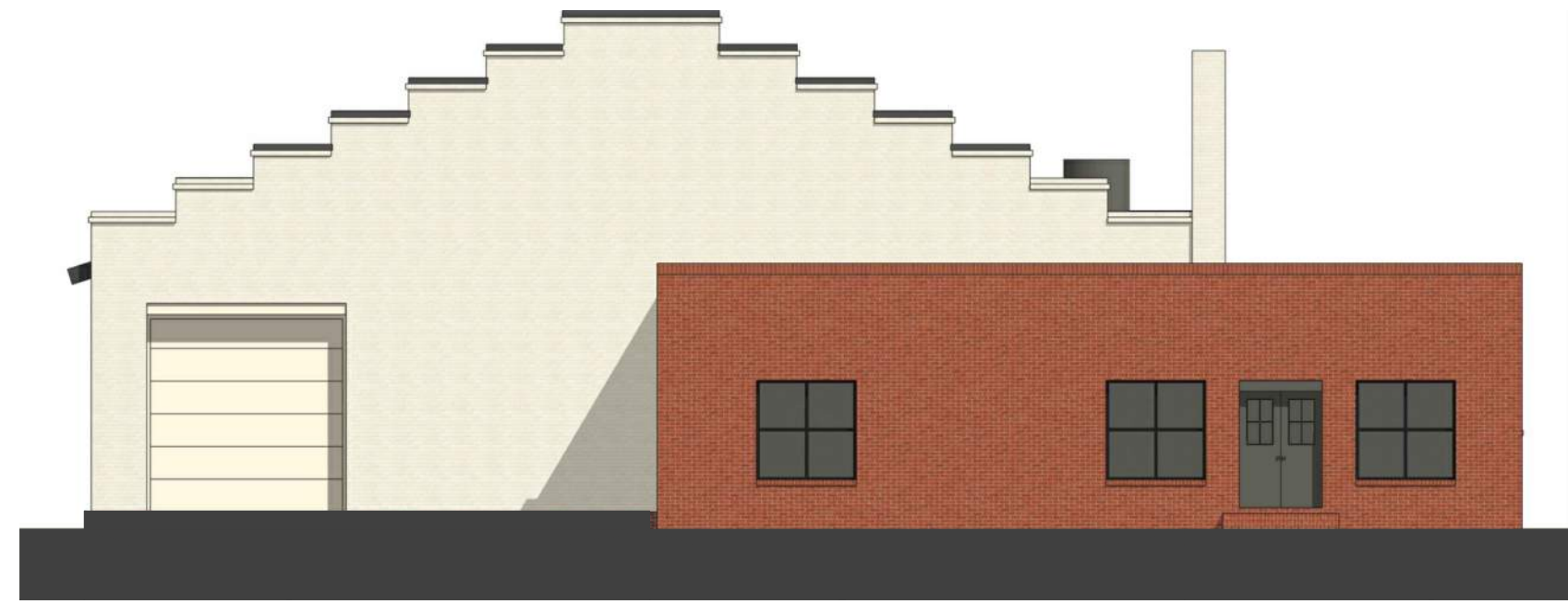


PHOTO S2

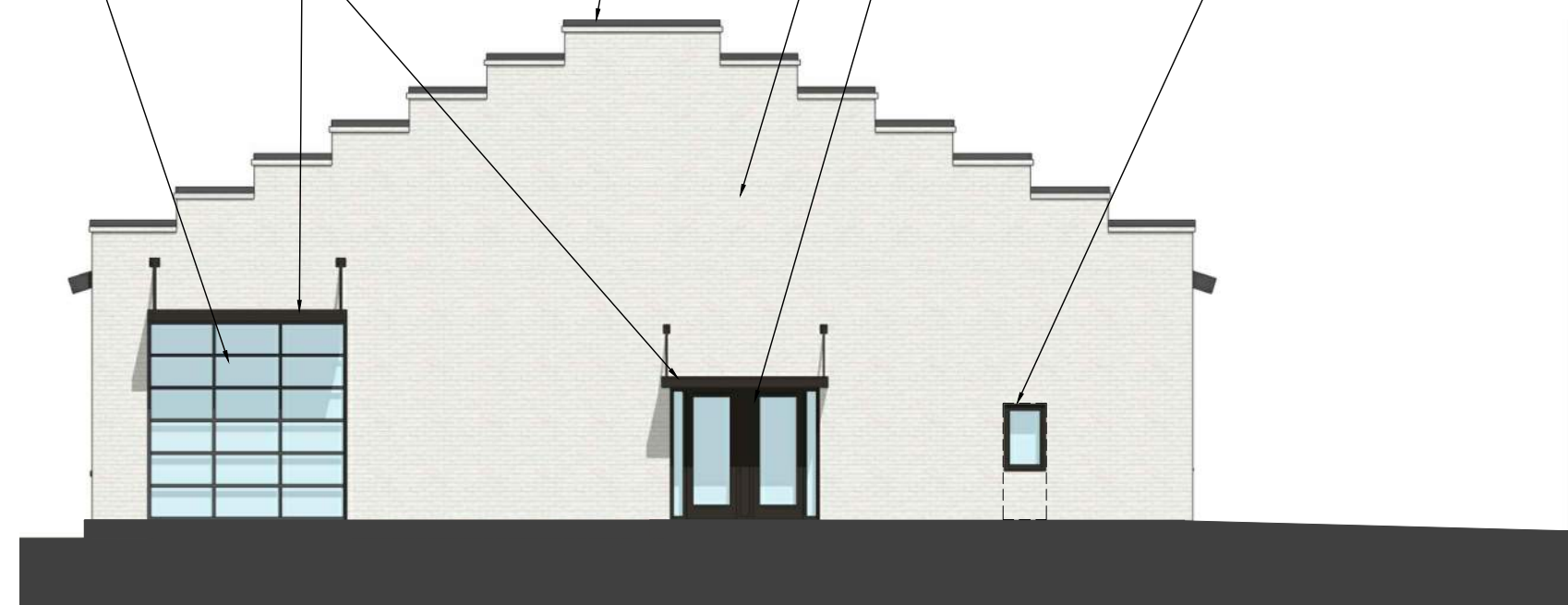


PHOTO S1



EXISTING SOUTH ELEVATION (FACING E BROAD ST)

- NEW ALUM/GLASS BAY DOOR AT EXISTING BAY DOOR OPENING
- METAL AWNING (REF. PRECEDENT PHOTO)
- REPAIR / REPLACE METAL COPING (ADD AS REQUIRED TO MAINTAIN BRICK PARAPET, TYP)
- REPAINT WHITE BRICK
- EXISTING INFILLED OPENING (REF. PHOTO S2) INFILL WITH STOREFRONT (REF. EXAMPLE STOREFRONT PHOTO)
- EXISTING DOOR OPENING (REF. PHOTO S1) INFILL WITH WINDOW AND MATCHING BRICK BELOW



PROPOSED SOUTH ELEVATION (FACING E BROAD ST) 1s



EXISTING EAST ELEVATION



EXAMPLE METAL DOOR TO BE PAINTED TRICORN BLACK

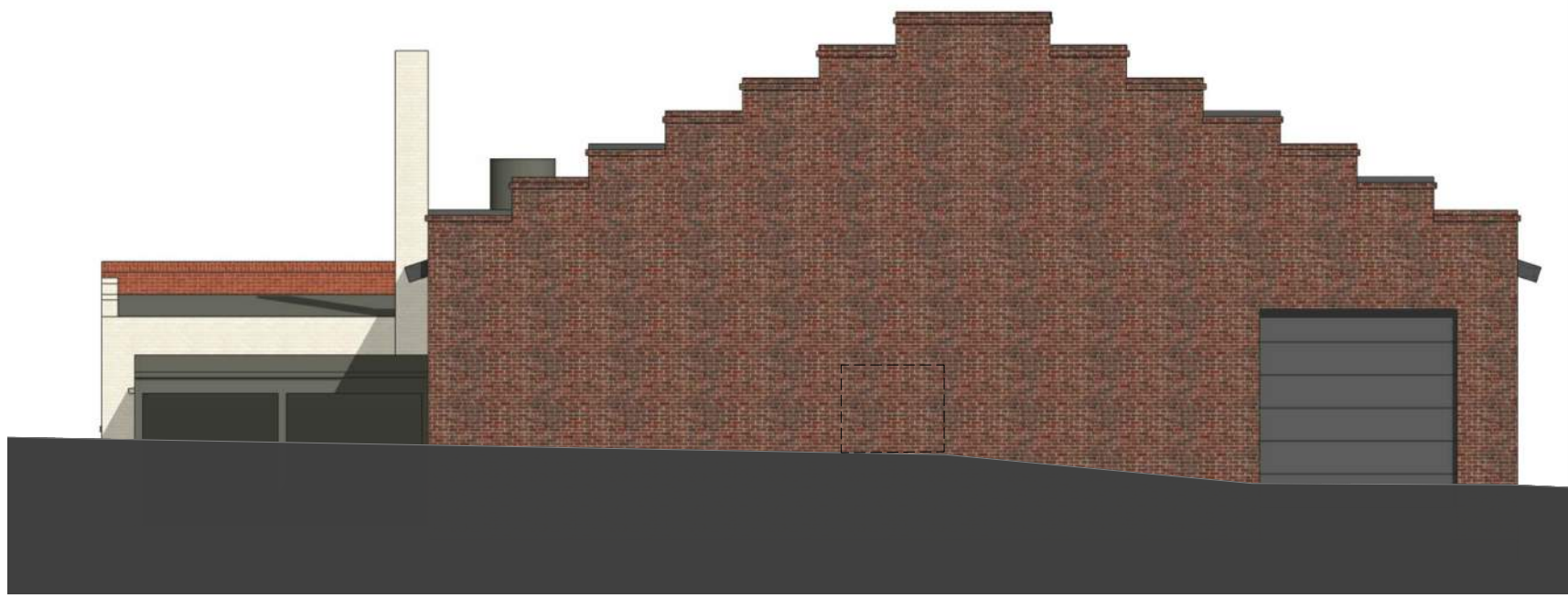
- PROPOSED NEW OPENING WITH METAL DOORS, PAINTED (REF. EXAMPLE METAL DOOR PHOTO)
- EXISTING INFILLED SKYLIGHT (REF. PHOTO E1) INFILL WITH NEW SKYLIGHT, TYP OF (2) THIS ELEVATION
- PROPOSED NEW SKYLIGHT, TYP OF (3) THIS ELEVATION
- EXISTING WINDOWS TO BE REPAIRED AND REPAINTED, GLAZING REPLACED AS REQUIRED, TYP
- REPLACE DARK ASPHALT SHINGLE ROOF WITH SIMILAR, REPLACE GUTTER WITH SIMILAR PROFILE
- NEW STOREFRONT WINDOWS WITH METAL DIVIDER IN NEW OPENING



PROPOSED EAST ELEVATION 1e



PHOTO E1



EXISTING NORTH ELEVATION (FACING PUBLIC ALLEY)



PHOTO N1



PROPOSED NORTH ELEVATION (FACING PUBLIC ALLEY) 1n



EXISTING WEST ELEVATION



PROPOSED WEST ELEVATION **1w**

EXISTING GARAGE BUILDING #1 | WEST ELEVATIONS

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N 21ST & E BROAD | CRESCENT DEVELOPMENT

$\frac{3}{32}'' = 1'-0''$



EXTERIOR FINISH LEGEND



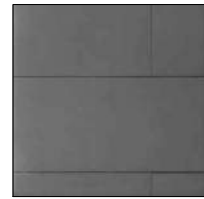
BRICK-1
RED BRICK
SIMILAR TO EXISTING BUILDING
TO REMAIN ON PROPERTY,
SIDE & REAR FACADES



BRICK-2
PAINTED BRICK (WHITE)
MATCH EXISTING BUILDING
TO REMAIN ON PROPERTY,
FRONT FACADE



FIBER-CEMENT LAP SIDING
±4" EXPOSURE, SMOOTH
FINISH IN LIGHT, NEUTRAL
COLOR - SELECTION TBD
HARDIE PLANK OR SIMILAR



FIBER-CEMENT PANEL
SMOOTH FINISH IN MEDIUM,
NEUTRAL COLOR -
SELECTION TBD
HARDIE PANEL OR SIMILAR



METAL GUARD
HORIZONTAL INFILL, DARK
BRONZE OR BLACK FINISH

GENERAL NOTE: HEIGHT VARIES WITH
SIDEWALK. HEIGHTS PROVIDED ARE
RELATIVE HEIGHT OF FIRST FLOOR LEVEL
TO TOP OF PARAPET. PROPOSED FIRST
FLOOR LEVEL IS PROPOSED TO BE
APPROXIMATELY 4" ABOVE SIDEWALK,
MAXIMUM, AT LOCATION OF ENTRY DOOR



GROUPING #2 | SOUTH ELEVATION (FACING E BROAD ST) 2s



GROUPING #2 | WEST ELEVATION 2w



GROUPING #2 | NORTH ELEVATION 2n

GROUPING #2 | EAST ELEVATION (FACING N 21ST ST) 2e



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N 21ST & E BROAD | CRESCENT DEVELOPMENT

E BROAD ST GROUPING #2 | ELEVATIONS

3/32" = 1'-0"

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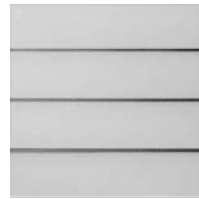
EXTERIOR FINISH LEGEND



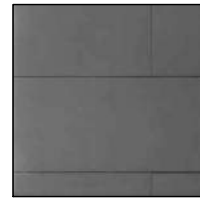
BRICK-1
RED BRICK
SIMILAR TO EXISTING BUILDING
TO REMAIN ON PROPERTY,
SIDE & REAR FACADES



BRICK-2
PAINTED BRICK (WHITE)
MATCH EXISTING BUILDING
TO REMAIN ON PROPERTY,
FRONT FACADE



FIBER-CEMENT LAP SIDING
±8" EXPOSURE, SMOOTH
FINISH IN LIGHT, NEUTRAL
COLOR - SELECTION TBD
HARDIE PLANK OR SIMILAR

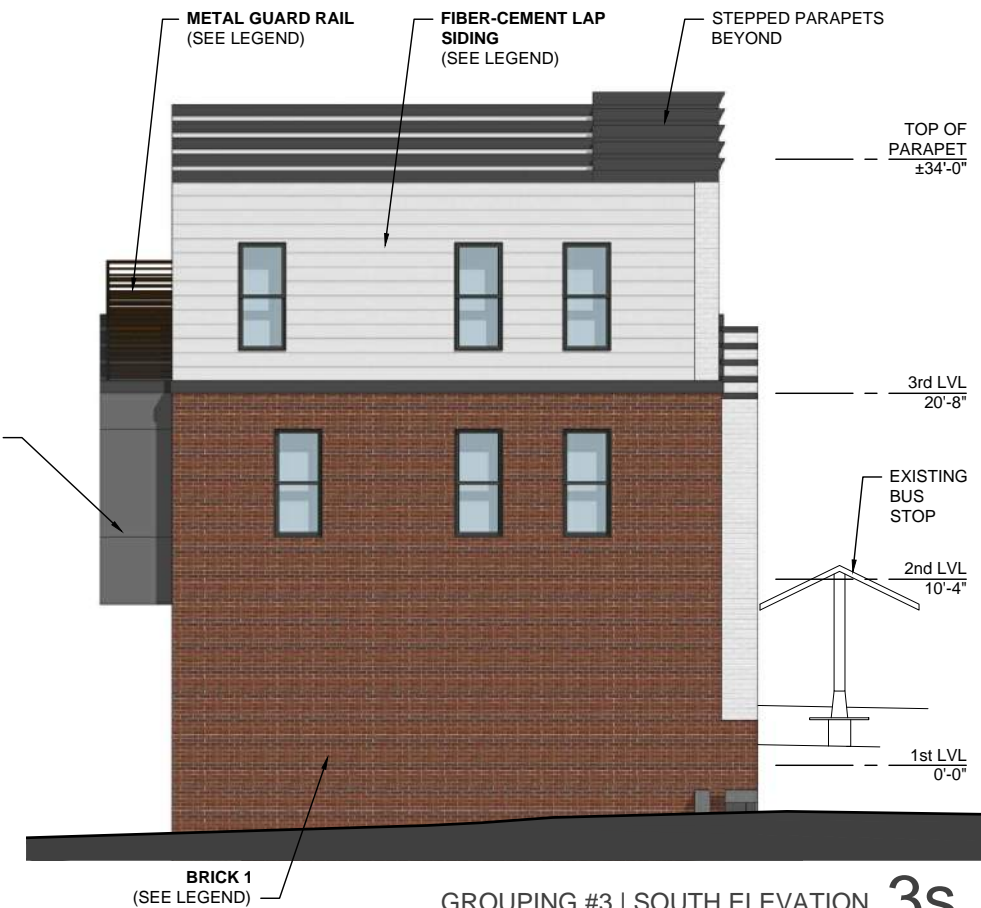


FIBER-CEMENT PANEL
SMOOTH FINISH IN DARK,
NEUTRAL COLOR -
SELECTION TBD
HARDIE PANEL OR SIMILAR



METAL GUARD
HORIZONTAL INFILL, DARK
BRONZE OR BLACK FINISH

GENERAL NOTE: HEIGHT VARIES WITH
SIDEWALK. HEIGHTS PROVIDED ARE
RELATIVE HEIGHT OF FIRST FLOOR LEVEL
TO TOP OF PARAPET. PROPOSED FIRST
FLOOR LEVEL IS PROPOSED TO BE
APPROXIMATELY 4" ABOVE SIDEWALK,
MAXIMUM, AT LOCATION OF ENTRY DOOR



GROUPING #3 | SOUTH ELEVATION **3s**



GROUPING #3 | EAST ELEVATION (FACING N 21ST ST) **3e**



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N 21ST & E BROAD | CRESCENT DEVELOPMENT

N 21ST ST GROUPING #3 | EAST & SOUTH ELEVATIONS

3/32" = 1'-0"

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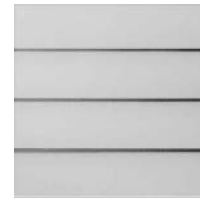
EXTERIOR FINISH LEGEND



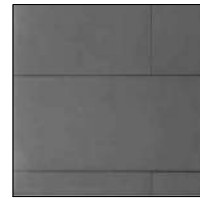
BRICK-1
RED BRICK
SIMILAR TO EXISTING BUILDING
TO REMAIN ON PROPERTY,
SIDE & REAR FACADES



BRICK-2
PAINTED BRICK (WHITE)
MATCH EXISTING BUILDING
TO REMAIN ON PROPERTY,
FRONT FACADE



FIBER-CEMENT LAP SIDING
±8" EXPOSURE, SMOOTH
FINISH IN LIGHT, NEUTRAL
COLOR - SELECTION TBD
HARDIE PLANK OR SIMILAR

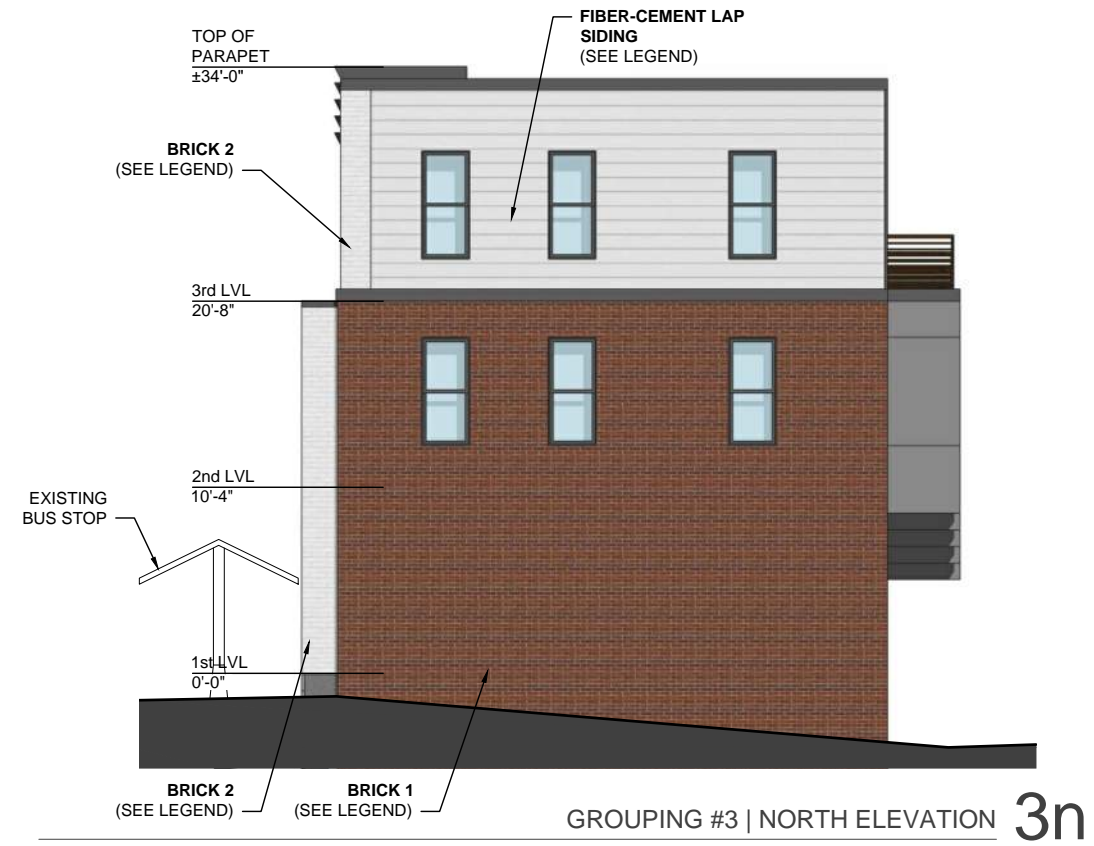


FIBER-CEMENT PANEL
SMOOTH FINISH IN DARK,
NEUTRAL COLOR -
SELECTION TBD
HARDIE PANEL OR SIMILAR



METAL GUARD
HORIZONTAL INFILL, DARK
BRONZE OR BLACK FINISH

GENERAL NOTE: HEIGHT VARIES WITH
SIDEWALK. HEIGHTS PROVIDED ARE
RELATIVE HEIGHT OF FIRST FLOOR LEVEL
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MAXIMUM, AT LOCATION OF ENTRY DOOR



SEE GROUPING #2 ELEVATIONS

GROUPING #3 | WEST ELEVATION (FACING PRIVATE ALLEY) 3w



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N 21ST & E BROAD | CRESCENT DEVELOPMENT

N 21ST ST GROUPING #3 | WEST & NORTH ELEVATIONS

3/32" = 1'-0"



AERIAL VIEW

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N 21ST & E BROAD | CRESCENT DEVELOPMENT



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CORNER VIEW
FROM THE E BROAD ST & N 21st STREET INTERSECTION
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N 21ST & E BROAD | CRESCENT DEVELOPMENT



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NORTH VIEW BETWEEN PROPOSED
& EXISTING BUILDINGS FROM ALLEY OFF N 21st STREET

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N 21ST & E BROAD | CRESCENT DEVELOPMENT



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SOUTHEAST VIEW FROM N 21st STREET

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N 21ST & E BROAD | CRESCENT DEVELOPMENT



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SOUTHWEST OVERALL VIEW FROM E BROAD STREET

N 21ST & E BROAD | CRESCENT DEVELOPMENT



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SOUTHEAST PERSPECTIVE VIEW FROM N 21st STREET

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N 21ST & E BROAD | CRESCENT DEVELOPMENT



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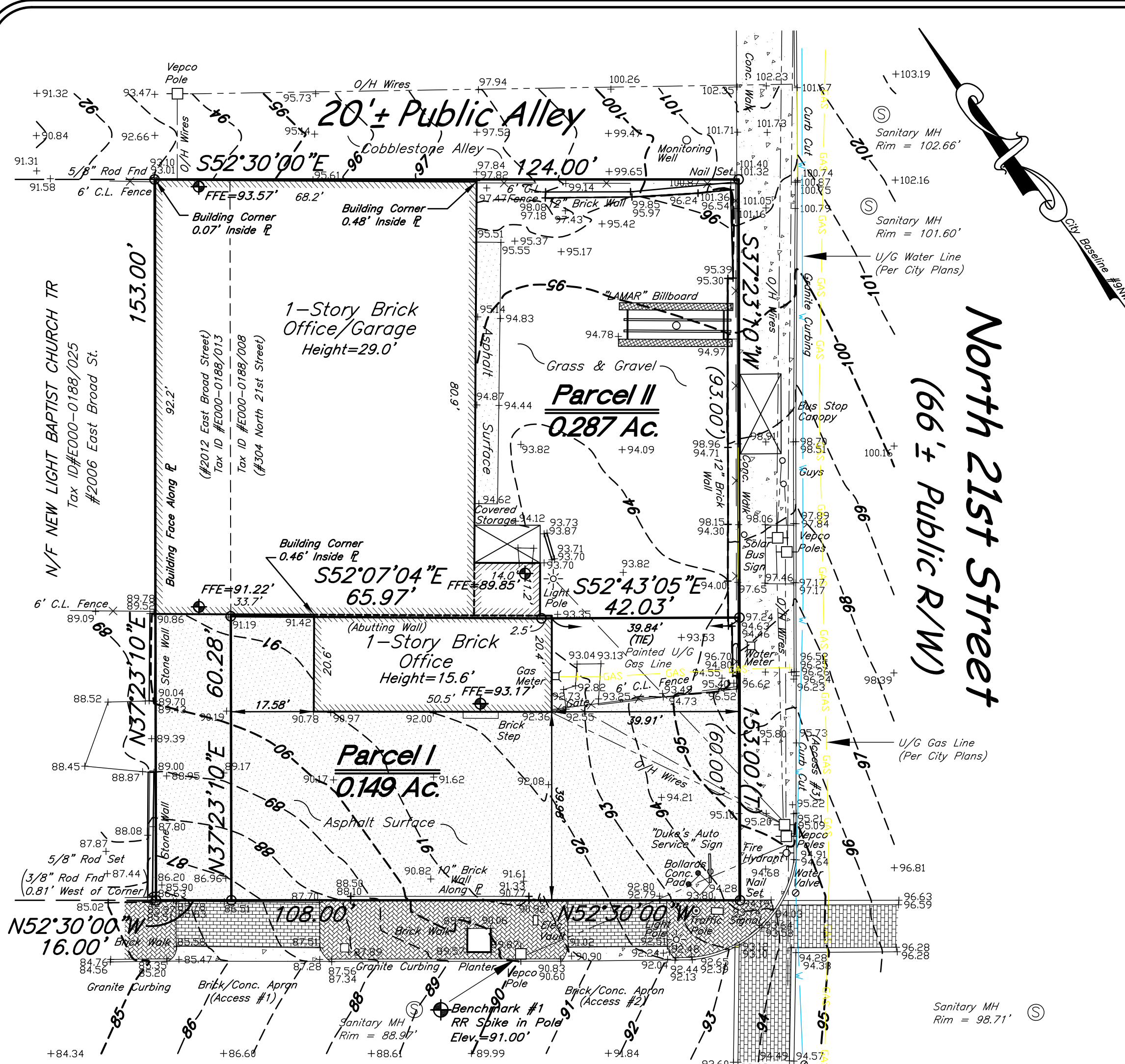


CITY OF RICHMOND CAR SUBMISSION | 04.30.2021

N 21ST & E BROAD | CRESCENT DEVELOPMENT

CONTEXTUAL PERSPECTIVE VIEWS

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Zoning
 Current Zoning: M-1 (Light Industrial)

Setbacks:
 Minimum Lot Size: None Required
 Maximum Height: 45 Feet

Yard Setbacks:
 Front/Street: None Required
 Side: None Required, 25 Feet if abutting or across an alley from a R or RO District
 Rear: None Required, 25 Feet if abutting or across an alley from a R or RO District

Legal Description

PARCEL I:
 THAT certain lot or Land in the City of Richmond, Virginia, situated at the northwestern corner of 21st and Broad Streets, fronting one hundred and eight feet (108') on the northern line of Broad Street, and sixty feet (60') on the western line of 21st Street, the western line of said property being parallel to 21st Street, and running back sixty and twenty-eight hundredths feet (60.28') and the northern lines of said property beginning at a point on the western line of 21st Street sixty feet (60') north of the northern line of Broad Street; thence running in a westerly direction forty-two and three one-hundredths feet (42.03') to a point which point is fifty-nine and eighty-four one hundredths feet (59.84) north of the northern line of Broad Street, thence continuing in a westerly direction sixty five and ninety-seven one hundredths feet (65.97') to a point which point is sixty and twenty-eight one-hundredths feet (60.28') north of the northern line of Broad Street, and one hundred and eight feet (108') west of the western line of 21st Street.

PARCEL II:
 ALL that certain lot, piece or parcel of land situated in the City of Richmond, Virginia, more particularly bounded and described as follows:
 BEGINNING at a point on the Northern line of Broad Street, a distance of one hundred eight and no one hundredths (108.00) feet West of the Western line of Twenty-first Street; thence in a Northerly direction along a line parallel with the Western line of Twenty-first Street, sixty and twenty-eight one hundredths (60.28) feet; thence eastwardly sixty-five and ninety-seven one hundredths (65.97) feet to a point which is fifty-nine and eighty-four one hundredths (59.84) feet North of the Northern line of Broad Street; thence in an eastwardly direction forty-two and three one hundredths (42.03) feet to the Western line of Twenty-first Street, which point is sixty and no one hundredths (60.00) feet North of the Northwest corner of Twenty-first and Broad Streets; thence Northwardly along the Western line of Twenty-first Street ninety-three and no one hundredths (93.00) feet to the southern line of a twenty and no one hundredths (20.00) foot alley; thence in a westerly direction along said southern line of said 20 foot alley one hundred twenty-four and no one hundredths (124.00) feet; thence in a southerly direction and parallel to the western line of Twenty-first Street one hundred fifty-three and no one hundredths (153.00) feet to the Northern line of Broad Street; thence along the Northern line of Broad Street in an easterly direction sixteen and no one hundredths (16.00) feet to the point of beginning.

BEING the same real estate conveyed unto Douglas G. Harris, by Deed from Edward E. Eck, dated October 11, 2002, recorded October 21, 2002, as Instrument Number 02-033036, in the Clerk's Office, Circuit Court, City of Richmond, Virginia.

ALSO BEING the same property described in Title Commitment issued by Safe Harbor Title Company, Commitment No. SHTC16-1357.

Legend

⊕ Fire Hydrant	□ Vepco Pole
♿ Handicap Parking Spaces	⊞ Vepco Transformer
# Painted Parking Space Number	⊞ Misc Frame Sign
⊞ Water Meter	⊞ Handi-cap Parking Sign
⊞ Water Valve	⊞ Irrigation Valve
⊞ Lamp Post (Metal Post w/light)	⊞ Yard Inlet (Drainage)
⊞ Drainage Manhole	⊞ Sanitary Cleanout
⊞ Sanitary Manhole	⊞ Concrete Surface
⊞ Cable T.V. Pedestal	⊞ RCP Reinforced Concrete Pipe
⊞ C&P Telephone Pedestal	⊞ CMP Corrugated Metal Pipe
⊞ Gas Test	⊞ D.I. Drainage Inlet
⊞ Gas Valve	⊞ F.F.E. Finish Floor Elevation
	⊞ P.O.B. Point of Beginning

Scale 1" = 1000'

East Broad Street
 (66' ± Public R/W)

- General Notes**
- This survey plat represents a current and accurate field transit survey of the premises shown hereon.
Date of last physical survey: February 9, 2018.
 - This survey was made with the benefit of a Title Report issued by Safe Harbor Title Company, dated effective as of December 28, 2016 (Commitment No. SHTC16-1357)
 - All streets shown hereon are public.
 - The legal description does form a mathematically closed figure with no gaps, gores or overlaps.
 - Observed utilities and U/G Utilities per City Plans are plotted and shown hereon. Miss Utility will not mark utilities on private property for survey purposes.
 - Property has direct access from E. Broad Street & N. 21st Street at curb cuts shown hereon.
 - Vertical Datum based upon City of Richmond Benchmark #224 (Converted NAVD '88).

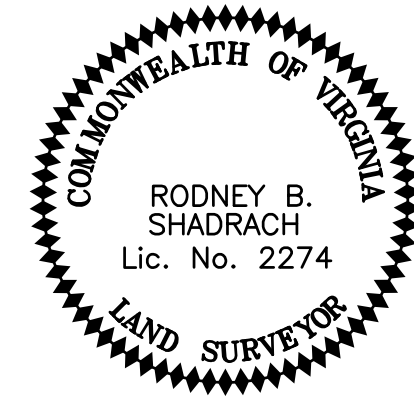
Flood Certification

I have examined the Flood Insurance Rate Map for the City of Richmond, Virginia, Community Panel No. 510129-0041-E, (Panel 41 of 100), effective date July 16, 2014, and hereby certify to the best of my professional knowledge and belief that the property is not located in a Special Flood Hazard Area, but is located in Zone (X) as determined by National Flood Insurance Program, Federal Emergency Management Agency, Department of Housing and Urban Development.

- LEGAL REFERENCES:**
- PARCEL I:**
 2018 East Broad, LLC
 Instrument #2017-7693
 Tax ID #E000-0188/011
 #2018 East Broad Street
- PARCEL II:**
 2018 East Broad, LLC
 Instrument #2017-7693
 Tax ID #E000-0188/008
 #304 N. 21st Street
- 2018 East Broad, LLC
 Instrument #2017-7693
 Tax ID #E000-0188/013
 #2012 East Broad Street

This topographic survey was completed under the direct and responsible charge of, Rodney B. Shadrach, from an actual Ground or Airborne survey made under my supervision; that the imagery and/or original data was obtained on February 9, 2018; and that this plat, map, or digital geospatial data including metadata meets minimum accuracy standards unless otherwise noted.

I hereby certify that this boundary survey, to the best of my professional knowledge and belief, is correct and complies with the minimum procedures and standards established by the Virginia State Board of Architects, Professional Engineers, Land Surveyors, and Certified Landscape Architects.



TOPOGRAPHIC SURVEY
 SHOWING EXISTING IMPROVEMENTS
 TO #2012 & #2018 EAST BROAD STREET
 AND #304 N. 21ST STREET
 CITY OF RICHMOND, VIRGINIA
 DATE: FEBRUARY 15, 2018

20 0 20 40 60
 Scale: 1" = 20'

Shadrach & Associates LLC
 LAND SURVEYING
 430 Southlake Blvd., Suite 10-B • Richmond, Virginia 23236
 Phone: (804)379-9300 • rod@shadrachsurveys.com