

INTRODUCED: January 12, 2026

AN ORDINANCE No. 2026-033

To amend and reordain Ordinance No. 2024-036, adopted Feb. 26, 2024, which authorized the special use of the properties known as 2900 Rady Street and 2733 5th Avenue for the purpose of up to 83 permanent supportive housing units, upon certain terms and conditions, to modify certain terms and conditions. (6th District)

Patron – Mayor Avula (By Request)

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: FEB 9 2026 AT 6 P.M.

THE CITY OF RICHMOND HEREBY ORDAINS:

I. That Ordinance No. 2024-036, adopted February 26, 2024, be and is hereby amended and reordained as follows:

WHEREAS, the owner of the properties known as 2900 Rady Street and 2733 5th Avenue, which are situated in a I Institutional District, desires to use such property for the purpose of up to 83 permanent supportive housing units, which use, among other things, is not currently allowed by section 30-432.1 of the Code of the City of Richmond (2020), as amended; and

WHEREAS, in accordance with section 17.11 of the Charter of the City of Richmond

AYES: _____ NOES: _____ ABSTAIN: _____

ADOPTED: _____ REJECTED: _____ STRICKEN: _____

(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 amendatory ordinance, the properties known as 2900 Rady Street and 2733 5th Avenue and identified as Tax Parcel [No.] Nos. N000-0927/002 and [N000-0719/0004] N000-0719/004, respectively, in the [2024] 2026 records of the City Assessor, being more particularly shown on a survey entitled “ALTA/NSPS Land Title Survey of 2 Parcels of Land Totaling 1.723 Acres Owned by Richmond Behavioral Health Authority,” prepared by Timmons Group, and dated November 8, 2023, a copy of which is attached to and made a part of this amendatory ordinance, hereinafter referred to as “the Property,” is hereby permitted to be used for the purpose of up to 83 permanent supportive housing units, hereinafter referred to as “the Special Use,” substantially as shown on the plans entitled “2900 Rady Street, North District – City of Richmond – Virginia,” prepared by Timmons Group, dated September 15, 2023, and last revised December 15, 2023, and the plans entitled “2900 Rady Street Richmond, Virginia,” prepared by Arnold Design Studio, and dated December 15, 2023, [and] hereinafter referred to, collectively, as “the Plans,” copies of which are attached to and made a part of [this ordinance] Ordinance No. 2024-036, adopted February 26, 2024.

(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 up to 83 permanent supportive housing units, substantially as shown on the Plans. Amenity spaces, including a ground-level outdoor amenity space labeled “Outdoor Amenity Space,” and ground-level indoor amenity space labeled “Community Room” and “Bike Storage,” substantially as shown on the Plans, shall be provided. All other uses permitted in the I Institutional District, pursuant to section 30-432.1 of the Code of the City of Richmond (2020), as amended, shall also be permitted.
- (b) No more than 30 off-street parking spaces shall be provided for the Special Use, substantially as shown on the Plans.
- (c) No fewer than four short-term bicycle spaces shall be provided on the Property, substantially as shown on the Plans.
- (d) The height of the Special Use shall not exceed four stories, substantially as shown on the Plans.
- (e) Signs on the Property shall be limited to signs permitted in all districts pursuant to section 30-505 of the Code of the City of Richmond (2020), as amended, signs permitted in the I Institutional District, pursuant to section 30-511 of the Code of the City of Richmond (2020), as amended, and signs substantially as shown on the Plans. Internally illuminated signs and roof-mounted signs shall not be permitted.
- (f) All building elevations and site improvements, including landscaping, shall be substantially as shown on the Plans. Brick, brick veneer, stone, stone veneer, masonry, vinyl, fiber cement, and engineered wood shall be permitted building siding materials. Vinyl siding shall have a minimum wall thickness of 0.044 inches, as evidenced by the manufacturer’s printed literature.

(g) All mechanical equipment, including, but not limited to, transformers, serving the Property shall be located or screened so as not to be visible from any public right-of-way.

(h) Subject to provisions of Chapter 30, Article VI, Division 15 of the Code of the City of Richmond (2020), as amended, all required supplemental materials that pertain to the permanent supportive housing use shall be submitted at the time of application for a certificate of zoning compliance.

(i) Ornamental vegetation shall be installed between the face of the building and the Rady Street public right-of-way frontage, which vegetation shall be comprised of a total of five trees not less than 2.5" in caliper. The final location of the forgoing ornamental vegetation shall be coordinated with the City's urban forestry reviewer and shown on a final landscape plan prior to issuance of a certificate of occupancy.

§ 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 a sidewalk along 5th Avenue and Rady Street, substantially as shown on the Plans, which improvements may be ~~complete~~ completed in ~~on~~ 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 requirement of the Director of Public Works, (ii) considered completed only upon written confirmation by the Director of Public Works or the designee ~~thereof~~ thereof 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 or the designee thereof, 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 amendatory ordinance. An application for the building permit shall be made within [730] 1,096 calendar days following the date on which this amendatory 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.

II. This amendatory ordinance shall be in force and effect upon adoption.

City of Richmond

Intracity Correspondence

O&R Transmittal

DATE: November 6, 2025

TO: The Honorable Members of City Council

THROUGH: The Honorable Dr. Danny Avula, Mayor (by request)

(This in no way reflects a recommendation on behalf of the Mayor)

THROUGH: Odie Donald II, Chief Administrative Officer

THROUGH: Sharon L. Ebert, DCAO for Economic Development and Planning

FROM: Kevin J. Vonck, Director of Planning & Development Review

RE: To amend and reordain Ordinance No. 2024-036, adopted Feb. 26, 2024, which authorized the special use of the properties known as 2900 Rady Street and 2733 5th Avenue for the purpose of up to 83 permanent supportive housing units, upon certain terms and conditions, to modify certain terms and conditions.

ORD. OR RES. No. _____

PURPOSE: The applicant is requesting to amend Special Use Permit ordinance 2023-262, approved by City Council on February 26, 2024 to allow for an additional twenty-four (24) months before building permits must be filed with the City. A Special Use Permit amendment is therefore required.

BACKGROUND: The properties are in the Highland Park Southern Tip neighborhood situated between Rady Street and 5th Avenue. The properties are currently vacant totaling 75,014 (1.7 acres). The City's Richmond 300 Master Plan designates a future land use for the subject property as Residential, which is defined as "Neighborhood consisting primarily of single-family houses on large- or medium-sized lots more homogeneous in nature."

Intensity: Buildings are generally one to three stories. Lot sizes generally range up to 5,000 to 20,000+ sq. ft. Residential density of 2 to 10 housing units per acre. Primary Uses: Single-family houses, accessory dwelling units, and open space. Secondary Uses: Duplexes and small multi-family buildings (typically 3-10 units), institutional, and cultural. Secondary uses may be found along major streets". The property is located in an I-Institutional District which is surrounded by zones including: M-1 to the south, R-6 to the west, M-2, I, and R-6 to the east, and U-B and R-6 to the north. The site is located off a portion of Rady Street, which is identified as a Major Residential Street. 2900 Rady Street is located in the Six Points Neighborhood Node, which envisions enlivening the area as a community center with more neighborhood services and residential uses, better connectivity to and around the area, and more placemaking and public art amenities that focus on the history and cultural assets of the area. The Six Points Node recommends future development between 2 and 4 stories and be sensitive to the surrounding residential neighborhood which exists in close proximity.

COMMUNITY ENGAGEMENT: Highland Park Quality of Life Association was notified of the application; additional community notification will take place after introduction.

STRATEGIC INITIATIVES AND OTHER GOVERNMENTAL: Richmond 300 Master Plan

FISCAL IMPACT: \$1,800 application fee.

DESIRED EFFECTIVE DATE: Upon adoption

REQUESTED INTRODUCTION DATE: January 12, 2026

CITY COUNCIL PUBLIC HEARING DATE: February 9, 2026

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: Planning Commission, February 3, 2026

AFFECTED AGENCIES: Office of Chief Administrative Officer

Law Department (for review of draft ordinance)

RELATIONSHIP TO EXISTING ORD. OR RES.: None

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

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

WILLIAMS MULLEN

Direct Dial: 804.420.6615

October 29, 2025

Via Electronic Submission

City of Richmond Department of Planning and Development Review
City Hall, 900 East Broad Street, Room 511
Richmond, Virginia 23219

Re: Special Use Permit Amendment Application (SUP 2024-036), 2900 Rady Street and 2825 5th Avenue, respectively known as City Parcel Id. Nos. N0000927002 and N0000719004 (together, the “Property”)

Ladies and Gentlemen:

This firm is counsel to SupportWorks Housing (the “Applicant”), on whose behalf we submit a request to amend the existing special use permit, SUP 2024-036, approved by City Council on February 26, 2024, to allow an extension of the validity of the approved special use for 83 multi-family units of supportive housing. Section 6 of the approved SUP requires an application for the building permit to be made within 730 calendar days of adoption. Due to ongoing challenges involving the financing of supportive and deeply affordable housing, including at the federal level with Housing and Urban Development (HUD) and other factors beyond the Applicant’s control, we request an amendment of the approved ordinance to provide an additional twenty-four (24) months to obtain building permits. No other changes are being requested to be amended with this application. This letter shall serve as the Applicant’s Report.

Accordingly, we respectfully request that the Department of Planning and Development Review forward the Application with its recommendation for approval to the City Planning Commission and City Council, respectively, for public hearing.

Thank you for your consideration of this matter. Please feel free to contact the undersigned at 804.420.6615 or [REDACTED], at any time if you have any questions or require additional materials.

Sincerely,

/s/

T. Preston Lloyd, Jr.

Cc: Mr. Kevin J. Vonck, PhD., Director, Dept. of Planning and Development Review (via email)
The Hon. Ellen Robertson, 6th District Councilperson, City Council (via email)

SPECIAL LIMITED POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, that VIRGINIA SUPPORTIVE HOUSING, a Virginia non-stock corporation (the "Applicant") and the RICHMOND BEHAVIORAL HEALTH AUTHORITY, an independent public authority duly organized and existing under Virginia law (the "Owner"), have each made, constituted and appointed, and by these presents does make, constitute and appoint T. PRESTON LLOYD, JR., of WILLIAMS MULLEN, their true and lawful attorney-in-fact ("Attorney"), to act as its true and lawful attorney-in-fact in its name, place and stead with such full power and authority it would have, if acting on its own behalf to file all such applications and supporting documentation to the Department of Planning and Development Review of the City of Richmond, Virginia (the "City"), as may be necessary or convenient in connection with the application for special use permit by such jurisdiction filed on behalf of Applicant concerning real property owned by the Owners and commonly known by the addresses 2900 Rady Street and 2825 5th Avenue, located in the City of Richmond, Virginia, being shown on the tax map of the City as Tax Parcel IDs N0000927002 and N0000719004 (the "Application"). The said Attorney is also authorized and directed to sign, seal, acknowledge and deliver all such documentation and consents as required for the Application and to do, execute and perform all and every other act or acts, thing or things in law needful and necessary to be done as required for the Application, as fully as the Owners or Applicant might or could do if acting on its own behalf.

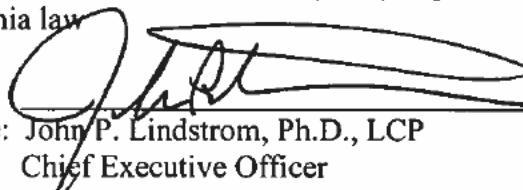
The undersigned hereby confirms all lawful acts done by its Attorney pursuant to this Special Limited Power of Attorney. The undersigned further declares that as against the Applicant, Owners or persons claiming thereunder, everything which the Applicant's and Owners' Attorney shall do pursuant to this Special Limited Power of Attorney shall be valid and binding in favor of any person or entity claiming the benefit hereof who has not received actual written notice that this Special Limited Power of Attorney has been revoked.

This authorization shall expire two (2) years from the day it is signed, or until it is otherwise rescinded or modified.

[SIGNATURE PAGE FOLLOWS]

OWNER:

RICHMOND BEHAVIORAL HEALTH AUTHORITY,
an independent public authority duly organized and existing under
Virginia law

By: 

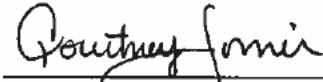
(SEAL)

Name: John P. Lindstrom, Ph.D., LCP
Its: Chief Executive Officer

COMMONWEALTH OF VIRGINIA,

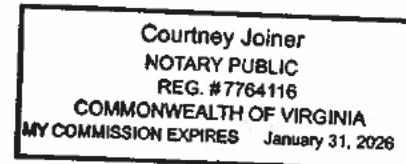
CITY/COUNTY OF Hampton, to-wit:

The foregoing instrument was acknowledged before me in my jurisdiction aforesaid by
John P. Lindstrom, in his/her capacity as Chief Executive Officer of the Richmond Behavioral
Health Authority, a government authority, on its behalf, this 3 day of
October, 2023, who is personally known to me or has submitted government-issued
identification.



Courtney Joiner
Notary Public

Registration No.: 7764116.
My commission expires: 1-31-2026.



NOTES:

1.) OWNERS OF RECORD:

PARCEL I:
RICHMOND BEHAVIORAL HEALTH AUTHORITY
INST. #150021654
PARCEL ID: N0000927002
2900 RADY ST.

PARCEL II:
RICHMOND BEHAVIORAL HEALTH AUTHORITY
INST. #150021654
PARCEL ID: N0000927004
2733 5TH AVE.

PARCEL I AREA: 39,447 SQ. FT. OR 0.906 AC.
PARCEL II AREA: 35,606 SQ. FT. OR 0.817 AC.
TOTAL AREA SURVEYED: 75,053 SQ. FT. OR 1.723 AC.

2.) THIS PLAT IS BASED ON A CURRENT TIMMONS GROUP FIELD SURVEY. FIELDWORK WAS PERFORMED THE WEEKS OF OCTOBER 23 & 30.

3.) THIS PLAT WAS PREPARED WITH THE BENEFIT OF A TITLE BINDER, PREPARED BY STEWART TITLE GUARANTY COMPANY, COMMITMENT NO. 00109-10090, WITH AN EFFECTIVE DATE OF SEPTEMBER 19, 2023.

4.) BASED ON GRAPHIC DETERMINATION THIS PROPERTY IS IN ZONE "X" AS SHOWN ON F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL #5101290033D, LAST REVISED APRIL 2, 2009.

5.) ZONING: I (INSTITUTIONAL) PER RICHMOND GIS. NO ZONING REPORT PROVIDED.

6.) NO EXISTING BUILDINGS WERE OBSERVED AT THE TIME OF THE FIELD SURVEY.

7.) SUBSTANTIAL FEATURES DURING THE FIELD SURVEY ARE SHOWN HEREON.

8.) NO PARKING SPACES WERE OBSERVED ON THE SUBJECT PARCELS AT THE TIME OF THE FIELD SURVEY.

9.) NO DIVISION OR PARTY WALLS WERE OBSERVED ON THE SUBJECT PARCELS AT THE TIME OF THE FIELD SURVEY.

LEGAL DESCRIPTION PER (TITLE COMMITMENT):**PARCEL I 2900 RADY STREET:**

ALL THAT CERTAIN PIECES OR PARCELS OF LAND LOCATED IN THE CITY OF RICHMOND, VIRGINIA KNOWN AS 2900 RADY STREET, ASSIGNED PARCEL ID NO. N000-0927/002 BY THE CITY OF RICHMOND AND SHOWN AS PARCELS I AND II ON A PLAT MADE BY AUSTIN BROCKENBROUGH & ASSOCIATES, DATED SEPTEMBER 14, 1972, RECORDED IN THE CLERK'S OFFICE, CIRCUIT COURT, CITY OF RICHMOND, DIVISION I, VIRGINIA IN PLAT BOOK 24, PAGE 88 AND THAT CERTAIN PARCEL OF LAND ACQUIRED BY VIRTUE OF THE CLOSING OF A PORTION OF DETROIT AVENUE LOCATED BETWEEN THE AFORESAID PARCELS I AND II BY THE CITY OF RICHMOND, VIRGINIA AS ORDINANCE NO. 78-237-221.

PARCEL II 2733 5TH AVENUE:

ALL THAT CERTAIN PIECE OR PARCEL OF LAND LOCATED IN THE CITY OF RICHMOND, VIRGINIA, CURRENTLY KNOWN AS 2733 5TH AVENUE (FORMERLY KNOWN AS 2825 5TH AVENUE), ASSIGNED PARCEL ID NO. N000-0719/004 BY THE CITY OF RICHMOND, AS SHOWN ON A PLAT ENTITLED "0.187 ACRES LOCATED ON THE EASTERN LINE OF 5TH AVENUE & ON THE WESTERN LINE OF RADY STREET, RICHMOND, VIRGINIA", MADE BY A.G. HAROCOPOS & ASSOCIATES, P.C., DATED JULY 18, 1977, RECORDED IN THE CLERK'S OFFICE, CIRCUIT COURT, CITY OF RICHMOND, DIVISION I, VIRGINIA IN DEED BOOK 725, PAGE 1029, REFERENCE TO WHICH IS MADE FOR A MORE PARTICULAR DESCRIPTION.

BEING A PORTION OF THE SAME REAL ESTATE CONVEYED TO RICHMOND BEHAVIORAL HEALTH AUTHORITY, AN INDEPENDENT PUBLIC AUTHORITY ORGANIZED AND EXISTING UNDER VIRGINIA LAW, BY DEED FROM RUBICON, INC., A VIRGINIA NON-PROFIT NON-STOCK CORPORATION, DATED NOVEMBER 9, 2015, RECORDED NOVEMBER 10, 2015 IN THE CLERK'S OFFICE, CIRCUIT COURT, CITY OF RICHMOND, VIRGINIA AS INSTRUMENT NO. 150021654.

SCHEDULE B PART II EXCEPTIONS PER TITLE COMMITMENT:

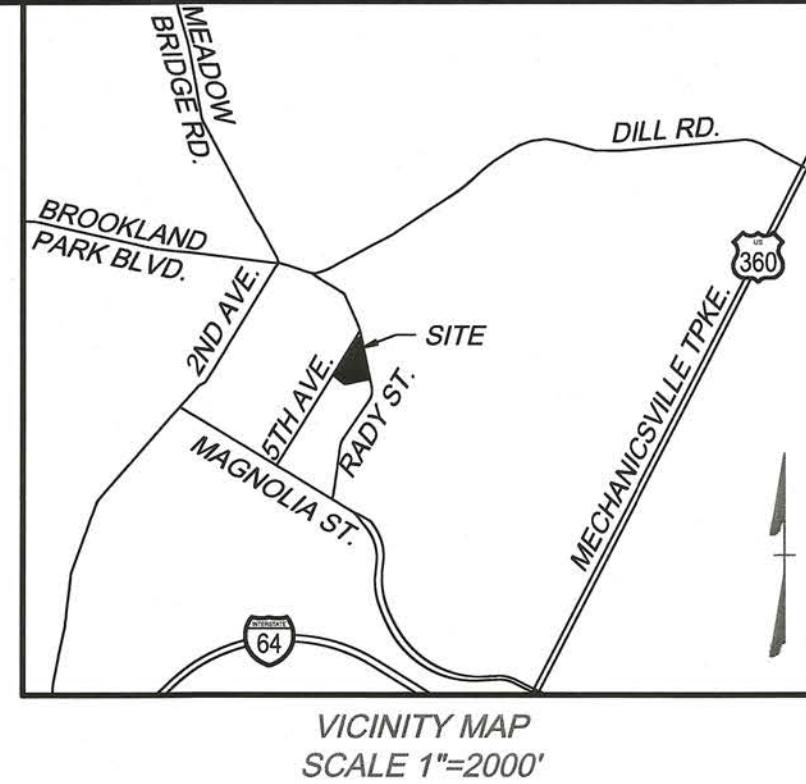
EXCEPTIONS 1-9 ARE NOT SURVEY MATTERS

NO ADDITIONAL EXCEPTIONS.

PARCEL I - 2900 RADY STREET DESCRIPTION (SURVEYED):

BEGINNING AT AN IRON ROD FOUND, SAID IRON ROD BEING AT THE NORTHEASTERN MOST POINT OF THE SUBJECT PROPERTY AND ALSO BEING THE SOUTHEASTERN INTERSECTION OF 5TH AVENUE(UNIMPROVED) AND RADY STREET AND LABELED "P.O.B. I" HEREON.

THENCE, S 11°44'18" E, 313.19 FEET TO AN IRON ROD FOUND;
THENCE, N 86°34'04" W, 28.93 FEET TO AN IRON ROD SET;
THENCE, N 82°34'04" W, 220.43 FEET TO AN IRON ROD SET;
THENCE, N 31°07'57" E, 312.63 FEET TO AN IRON ROD SET;
THENCE, N 68°18'56" E, 23.79 FEET TO A AN IRON ROD FOUND AND THE TRUE AND ACTUAL POINT OF BEGINNING;
SAID PARCEL CONTAINING 39,447 SQUARE FEET OR 0.906 ACRES OF LAND, MORE OR LESS.

**PARCEL II - 2733 5TH AVENUE DESCRIPTION (SURVEYED):**

COMMENCING AT AN IRON ROD FOUND, SAID IRON ROD BEING AT THE SOUTHEASTERN INTERSECTION OF 5TH AVENUE(UNIMPROVED) AND RADY STREET LABELED "P.O.C. II" HEREON.

THENCE, S 11°44'18" E, 313.19 FEET TO AN IRON ROD FOUND AND THE TRUE AND ACTUAL POINT OF BEGINNING LABELED "P.O.B. II" HEREON;
THENCE, S 11°36'04" E, 7.00 FEET TO AN IRON ROD SET;
THENCE, S 51°25'15" W, 280.34 FEET TO AN IRON ROD SET;
THENCE, N 31°08'16" E, 15.00 FEET TO AN IRON ROD SET;
THENCE, N 58°51'44" W, 135.00 FEET TO AN IRON ROD SET;
THENCE, N 31°07'57" E, 151.03 FEET TO AN IRON ROD SET;
THENCE, S 82°34'04" E, 220.43 FEET TO AN IRON ROD SET;
THENCE, S 86°34'04" E, 28.93 FEET TO AN IRON ROD FOUND AND THE TRUE AND ACTUAL POINT OF BEGINNING;

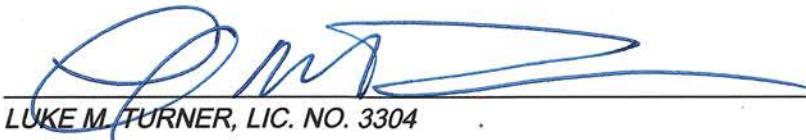
SAID PARCEL CONTAINING 35,606 SQUARE FEET OR 0.817 ACRES OF LAND, MORE OR LESS.

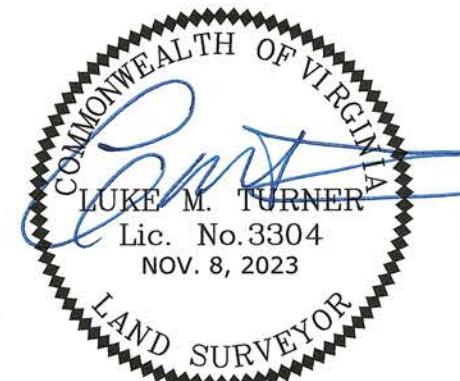
SURVEYOR'S CERTIFICATION:

TO: RICHMOND BEHAVIORAL HEALTH AUTHORITY
STEWART TITLE GUARANTY COMPANY
<<LENDER PLACEHOLDER>>

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 6(A), 6(B), 7(A), 8, 9, 10, AND 13 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON NOVEMBER 2, 2023.

DATE OF PLAT OR MAP: NOVEMBER 8, 2023


LUKE M. TURNER, LIC. NO. 3304



ALTA/NSPS LAND TITLE SURVEY
OF 2 PARCELS OF LAND
TOTALING 1.723 ACRES
OWNED BY

RICHMOND BEHAVIORAL
HEALTH AUTHORITY

CITY OF RICHMOND, VIRGINIA	SCALE: AS SHOWN
DATE: NOV. 8, 2023	SHEET 1 OF 2
SHEET 1 OF 2	J.N.:59397.002
DRAWN BY: ZV, RS	CHECK BY: L.M.T.

TIMMONS GROUP

YOUR VISION ACHIEVED THROUGH OURS.
1001 Boulders Parkway, Suite 500 | Richmond, VA 23225
TEL: 804.200.8550 FAX: 804.560.1016 www.timmons.com

THIS DRAWING PREPARED AT THE
CORPORATE OFFICE
1001 Boulders Parkway, Suite 500 | Richmond, VA 23225
TEL: 804.200.8550 FAX: 804.560.1016 www.timmons.com

Site Development | Residential | Infrastructure | Technology

TIMMONS GROUP

LEGEND

- * **LIGHT POLE**
- ◎ **BOLLARD**
- ◎ **SANITARY MANHOLE**
- ◎ **SANITARY CLEANOUT**
- ◎ **STORM MANHOLE**
- **UTILITY POLE**
- < **GUY ANCHOR**
- ▀ **UTILITY VAULT**
- ▀ **COMMUNICATIONS VAULT**
- FO **FIBER OPTIC MARKER**
- ▀ **WATER VAULT**
- * **WATER VALVE**
- **IRON ROD FOUND**
- ◎ **IRON PIPE FOUND**
- **STONE FOUND**
- **IRON ROD SET**

LINE TABLE		
LINE	BEARING	LENGTH
L1	N86°34'04"W	28.93'
L2	N68°18'56"E	23.79'
L3	S11°36'04"E	7.00'
L4	N31°08'16"E	15.00'

Site Development	Residential	Infrastructure	Technology
YOUR VISION ACHIEVED THROUGH OURS.	THIS DRAWING PREPARED AT THE CORPORATE OFFICE 1001 Boulders Parkway, Suite 300 Richmond, VA 23225 TEL 804.200.6500 FAX 804.560.1016 www.timmons.com		

Y:\901\59397.002-2900_Rady_St\DWG\59397.002V-XPALTA.dwg | Plotted on 11/14/2023 11:34 AM | by Zachary Viney

LEGEND

- * LIGHT POLE
- BOLLARD
- SANITARY MANHOLE
- SANITARY CLEANOUT
- STORM MANHOLE
- UTILITY POLE
- < GUY ANCHOR
- ☒ UTILITY VAULT
- ☒ COMMUNICATIONS VA
- ☒ FIBER OPTIC MARKER
- ☒ WATER VAULT
- WATER VALVE
- IRON ROD FOUND
- IRON PIPE FOUND
- STONE FOUND
- IRON ROD SET

LINE TABLE

LINE	BEARING	LENGTH
L1	N86°34'04"W	28.93'
L2	N68°18'56"E	23.79'
L3	S11°36'04"E	7.00'
L4	N31°08'16"E	15.00'

NEIGHBORHOOD ONE PROPERTIES, LLC
INST. #230006861
PARCEL ID: N0000923008
1518 CUSTER ST.

CLEAN LIVIN, LLC
INST. #210008206
PARCEL ID: N0000923001
2906 5TH AVE.

DETROIT AVE.
50' RW
(UNIMPROVED)
CITY BASELINE ZONE
CLOSED BY
ORDINANCE NO. 78-237-221

5TH AVE.
±60' RW
(IMPROVED)
CITY BASELINE ZONE

5TH AVE.
±60' RW
(UNIMPROVED)
CITY BASELINE ZONE

DETROIT AVE.
50' RW
(UNIMPROVED)
CITY BASELINE ZONE
CLOSED BY
ORDINANCE NO. 78-237-221

"PARCEL I"
RICHMOND BEHAVIORAL
HEALTH AUTHORITY
INST. #150021654
P.B. 24, PG. 88
ORDINANCE NO. 78-237-221
PARCEL ID: N0000927002
2900 RADY ST.
39,447 SQ. FT. OR 0.906 AC.

"PARCEL II"
RICHMOND BEHAVIORAL
HEALTH AUTHORITY
INST. #150021654
D.B. 725, PG. 1027 (PLAT)
PARCEL ID: N0000719004
2733 5TH AVE.
35,606 SQ. FT. OR 0.817 AC.

RICHARD HOUSETON
INST. #070040136
D.B. 726, PG. 1457 (PLAT)
PARCEL ID: N0000719002
2810 RADY ST.

NEIGHBORHOOD ONE PROPERTIES, LLC
INST. #230006861
PARCEL ID: N0000923008
1518 CUSTER ST.

CHUNNS CORVE CONSTRUCTION, LLC
INST. #170004966
PARCEL ID: N0000814003
1517 CUSTER ST.

LYS DEVON-BAKER
INST. #200009603
PARCEL ID: N0000719001
2823 5TH AVE.

RICHMOND BEHAVIORAL HEALTH AUTHORITY
INST. #150021654
PARCEL ID: N0000927004
1617 FRONT ST.

MAGNOLIA DEVELOPMENT, LLC
INST. #100021116
PARCEL ID # N0000720017
2811 RADY ST.

SCALE 1"=30'

DETAIL SCALE: 1"=10'

COMMONWEALTH OF VIRGINIA
LUKE M. TURNER
Lic. No. 3304
NOV. 8, 2023

LAND SURVEYOR

**ALTA/NSPS LAND TITLE SURVEY
OF 2 PARCELS OF LAND
TOTALING 1.723 ACRES
OWNED BY
RICHMOND BEHAVIORAL
HEALTH AUTHORITY**

CITY OF RICHMOND, VIRGINIA

DATE: NOV. 8, 2023	SCALE: 1"=30'
SHEET 2 OF 2	J.N.:59397.0
DRAWN BY: ZV, RS	CHECK BY: L.J.



FD LETTERHEAD

The submitted plans for your commercial or multi-family project are under review with Fire & Emergency Services. Applications which only require conceptual plans will be reviewed to the appropriate level of detail for this stage of development planning.

Per the Department of Planning & Development Review, Final Subdivision Plat site plan and Building Permit architectural plan reviews require 100% construction drawings. When applicable, the following sheets should be noted in the Table of Contents of the plan set. Any symbols, fire lines, hydrants, etc. pertaining to our review should be in noted in red.

- Site Layout
- Utility Layout
- First Floor Plan – [SEE PRELIMINARY PLAN](#)
- Life Safety Plan – [SEE PRELIMINARY PLAN](#)
- Roof Plan – [SEE PRELIMINARY PLAN](#)
- Elevation Drawings – [SEE PRELIMINARY PLAN](#)

Please respond to the checklist items below **and include the corresponding sheet number when asked to provide locations** to expedite our review process. Further discussion may be necessary to provide approval from this department on your application's plans.

We reserve the right to change or amend our decisions should new evidence be discovered, site conditions change during the review period, or revisions on subsequent submissions for this application modify previously approved items which fall within our scope of review.

We look forward to working with you to design a safe project for our city's residents and visitors.

Office of the Fire Marshal
City of Richmond Fire Department
1904 N Hamilton St.
Richmond, VA 23230

Project Address: 2900 Rady Street
Project Number: SUP-137013-2023



FD LETTERHEAD

FIRE & EMERGENCY PLAN REVIEW CHECKLIST

Project Summary

1. Is this new construction or a rehabilitation project? **NEW CONSTRUCTION**
2. What is the height of the building(s)? How many stories? **4 STORIES – HEIGHT 48'-0"**
3. Is there an accessory parking garage or parking garage levels? **NO**
4. Are any levels below street level or below grade? **NO**

Building Occupant Egress

5. Provide locations of roof access points on the plans. **SEE PRELIMINARY ROOF PLAN FOR PULL DOWN STAIR / ROOF ACCESS HATCH LOCATION**
6. If there is a basement or floors below street level, provide locations for egress on the plans. **N/A**
7. For projects with 6 stories or more, stairways must be noted with compass directions (North, South, etc.) and the inside of stairwells must note each floor number. **N/A**
8. If a fire escape is part of the structure, it must be inspected by a design engineer and necessary repairs or replacements must be made before a Certificate of Occupancy can be issued. **N/A**

Suppression Systems

9. A temporary standpipe is required on site during construction. Its operative should be on the finished floor below the next floor being constructed. Provide the location on the plans. **SEE PRELIMINARY FIRST FLOOR PLAN FOR LOCATION**
10. Alarm panel box. This must be in the first-floor lobby area on the street address side of the building. Provide location on the plans. **SEE PRELIMINARY FIRST FLOOR PLAN FOR LOCATION**
11. Knox-Box® Rapid Entry System. One is required on any new construction or renovated enclosed multi-story building. Provide the location on the plans. **SEE PRELIMINARY FIRST FLOOR PLAN FOR LOCATION**
12. Fire pump(s). Provide the location on the plans. **UNKNOWN UNTIL TIME OF PERMIT APPLICATION**
13. Command Center. This needs to be clearly marked outside of the door. Provide the location on the plans. **N/A**
14. Sprinkler shut off valve. Provide the location on the plans. **SEE PRELIMINARY FIRST FLOOR PLAN FOR SPRINKLER ROOM LOCATION**
15. Sprinkler connections. Provide the FDC location on the plans – in red ink please. **SEE PRELIMINARY FIRST FLOOR PLAN**

Hydrants & Fire Department Connections

16. More than one hydrant may be required to support the project. How many existing hydrants are near the project? How many are proposed? Provide the locations on the plans. **THE PROJECT HAS TWO EXISTING HYDRANTS AND ONE PROPOSED HYDRANT. SEE PRELIMINARY FIRST FLOOR PLAN FOR LOCATION**
17. The dedicated hydrant should be public. Special circumstances may allow for a private hydrant if an ISO Class 1 Rating can be maintained and the Department of Public Utilities approves of it. A private hydrant must also be maintained in accordance with NFPA 291 and the current Virginia Statewide Fire Prevention Code. **THE DEDICATED HYDRANT IS PUBLIC**
18. The FDC for each building. Provide the location on the plans. Signage is required around it (i.e. FDC Connection, No Parking) and curbing before it must be painted yellow. We highly recommend a Knox FDC secure system to safeguard the sprinkler system. **SEE PRELIMINARY FIRST FLOOR PLAN FOR LOCATION**
19. The FDC should be at least 50 feet from its dedicated hydrant, but no more than 100 feet. **THE FDC IS BETWEEN 50 FEET AND 100 FEET OF ITS DEDICATED HYDRANT**

Emergency Vehicle Access to Site

20. New construction projects require at least (2) two roads for emergency vehicles to access the site and shall comply with Chapter 5 of Statewide Virginia Fire Prevention Code Fire Service Features. **THIS PROJECT HAS AT LEAST TWO ROADS FOR EMERGENCY ACCESS TO THE SITE**
21. Proposed or improved road surfaces used for emergency access must be able to support a minimum weight of 75,000 lbs. **THE PROPOSED DRIVEWAY WILL SUPPORT THE MINIMUM WEIGHT OF 75,000 LBS**
22. Proposed or improved road surfaces used for emergency access must be at least 20 feet in width. In some cases, 27 feet may be required. **THE PROPOSED DRIVEWAY WILL MEET THE MINIMUM WIDTH OF 20 FEET**
23. Curb cuts into and around the site for emergency access must support a fire apparatus turning radii of 36' inside and 52' outside. **NOTED**



FD LETTERHEAD

24. New construction projects may require *access to all sides of the building* for emergency vehicles. **ACCESS IS POSSIBLE ON ALL SIDES OF THE BUILDING.**

Environmental Concerns

25. Are you aware of any underground storage tanks (USTs) or above ground storage tanks (ASTs) which currently hold, or may have at one time held, flammable or combustible substances? If any are discovered during land disturbance, excavation, or construction activities, they must be immediately reported to the Fire Marshal's Office. A permit is required before removal or abandonment. All documents pertaining environment reports shall be forwarded to the Fire Marshal's Office. **NONE KNOWN AT THIS TIME**

26. Are you aware of any environmental concerns that need to be mitigated before construction, i.e. leaks, spills, etc.? **NONE KNOWN AT THIS TIME**

27. Will this project involve any rock blasting? A rock blasting permit shall be obtained from the Fire Marshal's Office. **UNKNOWN AT THIS TIME**