AN ORDINANCE No. 2024-036

To authorize 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.

Patron – Mayor Stoney (By Request)

Approved as to form and legality by the City Attorney

PUBLIC HEARING: FEB 26 2024 AT 6 P.M.

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 (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

AYES:	8	NOES:	0	ABSTAIN:	
				•	
ADOPTED:	FEB 26 2024	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 (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 2900 Rady Street and 2733 5th Avenue and identified as Tax Parcel No. N000-0927/002 and N000-0719/0004, respectively, in the 2024 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 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, 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.
- (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 "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 in on 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 therof that such improvements and work are in accordance with such requirements, (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 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.

andi D. Kint

A TRUE COPY:

APPROVED AS TO FORM:

ty Attorney's Office





City of Richmond

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

Master

File Number: Admin-2023-2100

File ID:	Admin-2023-2100	Type:	Request for Ordinance or	Status:	Regular Agenda
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Resolution

Version: 1 Reference: In Control: City Clerk Waiting

Room

Department: Cost: File Created: 12/28/2023

Subject: Final Action:

Title:

Internal Notes:

Code Sections: Agenda Date: 01/22/2024

Indexes: Agenda Number:

Patron(s): Enactment Date:

Attachments: Admin-2023-2100 - Application Documents.pdf, Enactment Number:

Scanned SUP - 2900 Rady Street.pdf

Contact: Introduction Date:

Related Files:

Approval History

Version	Seq#	Action Date	Approver	Action	Due Date	
1	1	12/29/2023	Jonathan Brown	Approve	1/2/2024	
1	2	12/29/2023	Kris Daniel-Thiem - FYI	Notified - FYI		
1	3	12/29/2023	Kevin Vonck	Approve	1/5/2024	
1	4	12/29/2023	Alecia Blackwell - FYI	Notified - FYI		
1	5	12/29/2023	Sharon Ebert - FYI	Notified - FYI		
1	6	12/29/2023	Caitlin Sedano - FYI	Notified - FYI		
1	7	1/4/2024	Jeff Gray	Approve	1/2/2024	
1	8	1/5/2024	Lincoln Saunders	Approve	1/8/2024	
1	9	1/18/2024	Mayor Stoney	Approve	1/9/2024	

History of Legislative File

Ver-	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return	Result:
sion:						Date:	

Text of Legislative File Admin-2023-2100

City of Richmond

Intracity Correspondence

O&R Transmittal

DATE: December 13, 2023

TO: The Honorable Members of City Council

THROUGH: The Honorable Levar M. Stoney, Mayor (by request)

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

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

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

RE: To authorize the special use of the property 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.

ORD. OR RES. No.

PURPOSE: The applicant is requesting a Special Use Permit to authorize 83 permanent supportive housing units, which use, among other things, is not currently allowed by section 30-432.1., concerning permitted principal uses, of the Code of the City of Richmond (2020), as amended. A Special Use Permit 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 75,014.35 (1.722 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" (p. 54).

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: The Highland Park Plaza Civic Association, North Highland Parking Civic Association, and the Upper Reservoir Civic Association were notified of the application; additional community notification will take place after introduction.

STRATEGIC INITATIVES AND OTHER GOVERNMENTAL: None

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

DESIRED EFFECTIVE DATE: Upon adoption

REQUESTED INTRODUCTION DATE: January 22, 2024

CITY COUNCIL PUBLIC HEARING DATE: February 26, 2024

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: None

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, Plans, Map

STAFF: Jonathan Brown, Senior Planner - Land Use Administration 804-646-5734

James Dealaman, Planner Associate - Land Use Administration 804-646-0455



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: Tax Map #: Fee: Total area of affected site in acres: (See page 6 for fee schedule, please make check payable to the "City of Richmond") Zoning Current Zoning:_____ Existing Use: **Proposed Use** (Please include a detailed description of the proposed use in the required applicant's report) Existing Use: Is this property subject to any previous land use cases? Yes If **Yes**, please list the Ordinance Number: Applicant/Contact Person: Company: Mailing Address: Email: If Business Entity, name and title of authorized signee: _____ (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: ____
 City:
 ______ Zip Code:

 Telephone:
 ______ Fax:
 Property Owner Signature:_ T. Preston Lloyd, Jr., Acting Under Special Power of Attorney 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)

WILLIAMS MULLEN

Direct Dial: 804.420.6615 plloyd@williamsmullen.com

September 29, 2023

<u>Via Electronic Submission</u>
City of Richmond Department of Planning and Development Review
City Hall, 900 East Broad Street, Room 511
Richmond, Virginia 23219

Re: Special Use Permit Application, 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 Virginia Supportive Housing (the "Applicant"), on whose behalf we submit the enclosed the materials referenced on Exhibit A (collectively, the "Application") to request approval of the special use permit of the captioned Property located in the City of Richmond (the "City") pursuant to § 30-1050.1 et seq. of the Code of the City (the "Code"). The Applicant is under agreement to acquire the Property from its current owner, the Richmond Behavioral Health Authority (RBHA), and desires to construct up to 83 units of permanent supportive housing with accompanying services, as further described herein. This letter will serve as the Applicant's Report.

Location

The subject Property is composed of two adjoining parcels totaling 1.72 acres, more or less, located on Rady Street in the City's Highland Park Southern Tip neighborhood, to the southeast of Six Points and across Rady Street from the Educational Development Center and RBHA's North Campus.

Current Use

The parcels comprising the Property are presently vacant with no improvements. The Property is currently designated I-Institutional District on the Zoning Map of the City, and is subject to a Master Plan as outlined in the Zoning Confirmation Letter dated March 29, 2006, a copy of which is on file with the Department of Planning and Development Review. Neighboring parcels to the west and south are designated as R-6 Residential District, while property to the southeast is designated M-1 Light Industrial zoning and parcels to the north and east, across Rady Street, are designated I-Institutional district.

The one-acre parcel immediately to the west, at 2906 5th Avenue, is designated R-6 Single-Family Attached Residential District, provided that pursuant to Ordinance No. 2022-227, City Council approved a special-use permit ("SUP") to allow for a 52-unit multifamily project on the site.

Proposed Use

This Application seeks a special use permit of the Property to authorize the construction of a building comprised of up to 83 permanent supportive housing units and ancillary uses customary to permanent supportive housing (e.g. the provision of social services), and approximately 30 off-street parking spaces, as authorized in the I-Institutional District and subject to the corresponding applicable zoning regulations except as provided herein.

The proposed development is in conformance with I-Institutional District with the following requested exceptions:

- 1. Multifamily and permanent supportive housing use per Sec. 30-432.1;
- 2. Master Plan requirements per § 30-432.3, § 30-432.4, and § 30-432.5;
- 3. Yard requirements per § 30-432.7;
- 4. Lot coverage requirements per § 30-432.8; and
- 5. Height requirements per § 30-432.9.

The existing institutional zoning allows for single-family detached dwellings as a principal use, but applicant wishes to develop the property at a higher density so that it can serve more individuals in need of permanent supportive housing. Because permanent supportive housing is not a principal permitted use in the I-Institutional district, a special use permit to allow the use is required.

Notwithstanding any contrary provision of the City Code, the Property shall be developed subject to the following additional conditions:

- 1. <u>Development Plan.</u> The Property shall be developed in general conformance with the attached Exhibit A.2, entitled "2900 Rady Street" dated September 15, 2023 prepared by Timmons Group (the "Concept Plan") and Exhibit A.3 entitled "2900 Rady Street" dated September 15, 2023 prepared by Arnold Design Studio (the "Conceptual Elevations"). In connection with review and approval of the Plan of Development, the Director of Planning and Development Review shall be authorized to approve changes in the location and extent of features of the proposed development of the Property, provided that such changes are in general conformance with the Concept Plan and Conceptual Elevations.
 - 2. Height. The height of any structure on the Property shall not exceed four (4) stories.
- 3. <u>Density.</u> No greater than eighty (83) dwelling units shall be permitted on the Property.

4. <u>Minimum multifamily unit size.</u> Multifamily buildings shall not be subject to any minimum floor area for each dwelling unit.

Conformance with PSH Supplemental Regulations

The proposed project complies with the additional supplemental regulations applicable to permanent supportive housing, as follows:

Provisions of Sec. 30-692.2	Compliance
(a)(1) A property with permanent supportive	The Property is located approximately 350 feet
housing use shall be located no more than	from a GRTC Transit stop at the corner of
2,640 feet from a public transit stop.	Brookland Park Boulevard and Fourth
	Avenue.
(a)(2) A property with permanent supportive	To the best of the Applicant's knowledge, no
housing use shall be located no less than 1,320	certificate of zoning compliance has been
feet from any property with an emergency	issued by the City authorizing emergency
housing, transitional housing, or permanent	housing, transitional housing, or permanent
supportive housing use.	supportive housing use within 1,320 feet of
	the Property.
(a)(3) A property providing permanent	The Applicant proposes a special use permit to
supportive housing use through a building, or	allow permanent supportive housing.
portion thereof, shall only be located in a R-	
73 Multi-family Residential District, RO-2	
Residential-Office District, I Institutional	
District, B-1 Neighborhood Business District,	
B-2 Community Business District, B-3	
General Business District, B-4 Central	
Business District, OS Office-Service District,	
RP Research Park District, or M-1 Light	
Industrial District as permitted in this	
Chapter, and subject to all other provisions of	
such zoning district.	

Conformance with Master Plan

The Property is located at the border of the Six Points Neighborhood Node and is designated as "Residential" on the Future Land Use Map of the City's Richmond 300 Master Plan (the "Master Plan"). The proposed use is consistent with the Master Plan's vision for this area.

The Master Plan calls for "a more enlivened 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." Moreover, new

development "should be *between 2 and 4 stories and be sensitive to the surrounding residential neighborhood* which exists in close proximity." With up to 83 units of permanent supportive housing, the proposed project would bring new residential uses to the neighborhood. The proposed height of up to four stories will not overwhelm nearby single-family residential uses as the building is oriented towards Rady Street and is consistent with two- and three-story buildings located across Rady Street. The main entrance to the project will be from Rady Street with a secondary emergency access only entrance from 5th Avenue. By activating the street front along Rady Street and incorporating a high-quality design, the proposed residential building will provide as an attractive gateway to Six Points.

This Application is consistent with several other features in the Master Plan, which are outlined in the table below (emphasis added to excerpted text in the left column):

Master Plan Features	Elements of Project
Chapter 5: Inclusive Housing, Goal 14,	This project would significantly aid the City
Objective 14.2: Ensure that homelessness is	in approving over a quarter (close to 28
rare, brief, and one-time	percent) of its stated goal of 300 new units of
	permanent supportive housing by 2024.
a. Create a minimum of 300 units of	Additionally, the applicant, Virginia
permanent supportive housing to house	Supportive Housing, is specifically named in
persons with special needs by 2024 <i>in</i>	the Master Plan as a key partner in meeting
partnership with Virginia Supportive	this goal. The RBHA's willingness to transfer
Housing and other local housing	the parcels for this project reflects increasing
organizations.	public recognition that housing, when paired
	with critical social services, can help serve the
	needs of some of our community's most
	vulnerable residents so that homelessness is
	"rare, brief, and one-time."
Development Style for Residential	The proposed height of the project is
Designation on the Future Land Use Map:	consistent with existing buildings in the
Houses on medium-sized and large-sized lots	vicinity. This project fits in with the scale of a
in a largely auto-dependent environment.	three-story building at the Educational
Homes are setback from the street. Future	Development Center and a two-story RBHA
developments continue and/or introduce a	building, located along Rady Street. Although
gridded street pattern to increase connectivity.	parcels to the west and south are mostly
Future single-family housing, accessory	single-family homes, the Master Plan
dwelling units, duplexes, and small multi-	anticipates denser residential development in
family buildings are built to a scale and	the Six Points Neighborhood Node. In 2022,
design that is consistent with existing	City Council approved a Special Use Permit
buildings.	for a 52-unit multi-family development
	immediately to the west of the Property. This
	Project would be comparable in height and

	intensity (described in more detail below) to the 2906 5 th Avenue SUP.
Intensity of Residential Designation on the Future Land Use Map: Buildings are generally <i>one to three stories</i> . Lot sizes generally range up to 5,000 to 20,000+ sq. ft. Residential density of 2 to 10 housing units per acre.	While this project exceeds the Future Land Use Map's recommended height of generally a maximum of three stories, it fulfills another objective in the Master Plan — the creation of permanent supportive housing — and it is similar in height to the SUP that City Council approved in 2022.
Secondary Uses of Residential Designation on the Future Land Use Map: Duplexes and small multi-family buildings (typically 3-10 units), institutional, and cultural. Secondary uses may be found along major streets (see Street Typologies Map).	This Property is located along Rady Street, which the Master Plan identifies as a Major Residential Street. Thus, the multi-family permanent supportive housing use is appropriate for this location.
buoot Typologios map).	While this project exceeds the Future Land Use Map's projected density of 3-10 units per acre, it fulfills another objective in the Master Plan — the creation of permanent supportive housing — and it is similar in density to the SUP that City Council approved in 2022. The proposed project has a <i>lower</i> density than the SUP approved for 2906 5 th Avenue, which authorized an approximate density of 52 units per acre. This project, with up to 83 units on 1.72 acres, has a density of approximately 48 units per acre. The proposed project is consistent with the approved density of the neighboring development and the residential uses envisioned for the Six Points Neighborhood Node.

Based on the foregoing, the proposed special use permit of the Property is consistent with the recommendations of the City's Richmond 300 Master Plan. 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 <u>plloyd@williamsmullen.com</u>, at any time if you have any questions or require additional materials.

Sincerely,

/s/

T. Preston Lloyd, Jr.

Enclosures

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)

EXHIBIT A Enclosures

The following application materials are enclosed:

- 1. Special Use Permit Application form;
- 2. Plan entitled "2900 Rady Street" dated September 15, 2023, prepared by Timmons Group (the "Conceptual Plan");
- 3. Elevations entitled "2900 Rady Street" dated September 15, 2023, prepared by Arnold Design Studio (the "Conceptual Elevations");
- 4. Zoning Confirmation Letter dated March 29, 2006
- 5. Special Land Use Power of Attorney by the Property owners.

VSH Rady Street REZ - Applicant's Report(102952703.5)

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.

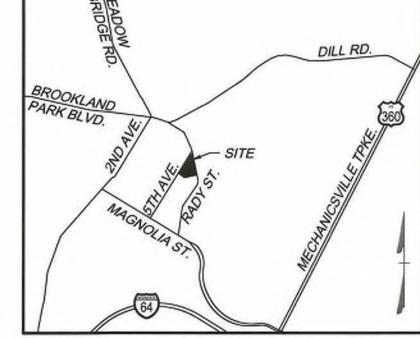
SURVEYOR'S CERTIFICATION:

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 MATURNER, LIC. NO. 3304

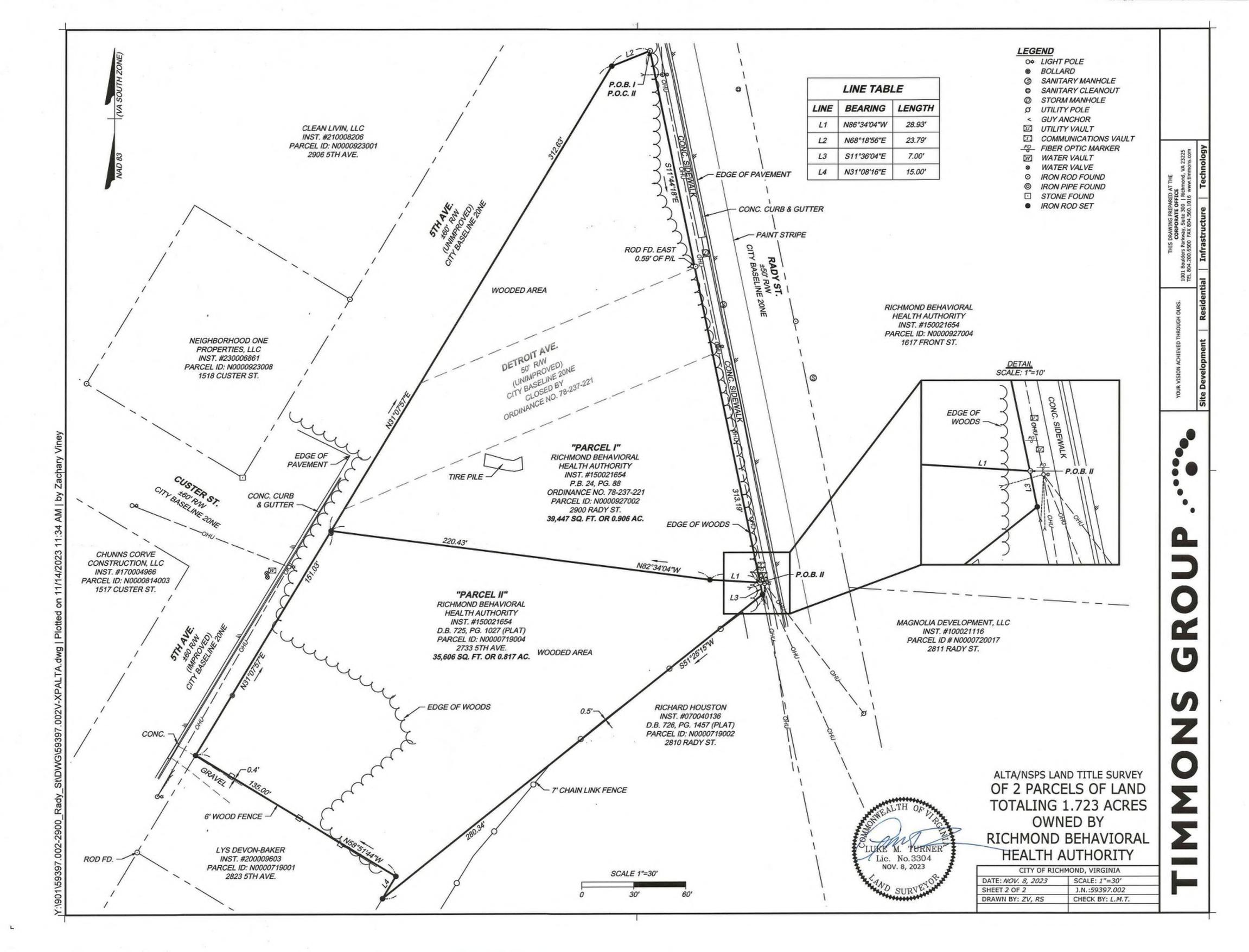


VICINITY MAP SCALE 1"=2000"

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

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

Lic. No.3304 NOV. 8, 2023

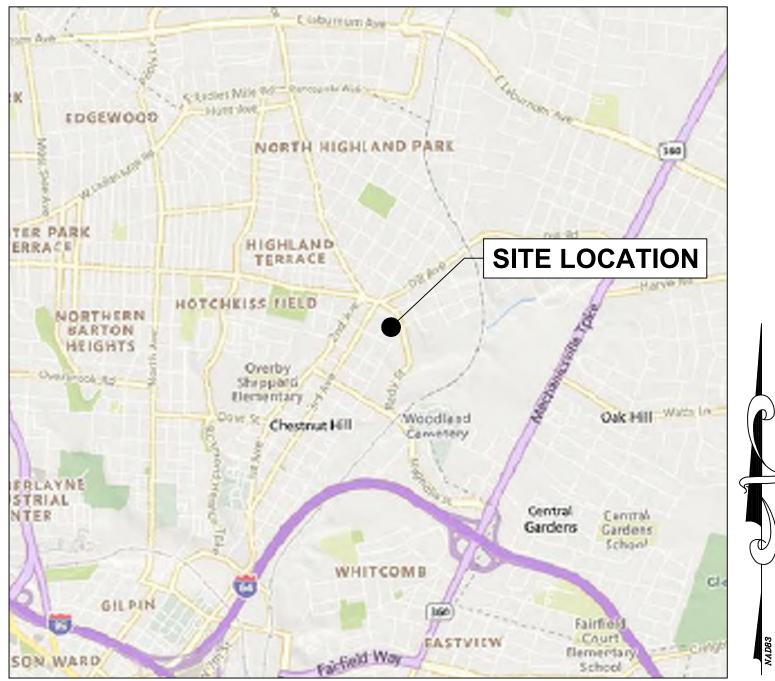


2900 RADY STREET

2900 RADY STREET RICHMOND, VIRGINIA

SHEET INDEX

SHEET ID	SHEET TITLE
C0.00	COVER
C1.00	OVERALL KEY PLAN
C1.10	EXISTING CONDITIONS PLAN
C2.00	DEMOLITION PLAN
C4.00	SITE LAYOUT PLAN
C4.10	SITE NOTES & DETAILS
C5.00	GRADING & DRAINAGE PLAN
C5.10	STORMWATER NOTES & DETAIL
C7.00	UTILITY PLAN
C7.10	UTILITY NOTES & DETAILS
C7.11	UTILITY NOTES & DETAILS
L4.00	LANDSCAPE PLAN
L5.00	LANDSAPE NOTES & DETAILS



VICINITY MAP SCALE: 1'' = 2,000'

SPECIAL USE PERMIT (SUP) SUBMITTAL

FIRST SUBMITTAL DATE: 09/15/2023

ARCHITECT

ARNOLD DESIGN STUDIO 930 Cambria Street, NE Christiansburg, VA 24073 CONTACT: Colin Arnold, AIA, LEED AP TELEPHONE: 540.239.2671 EMAIL: carnold@arnolddesignstudio.com OWNER/DEVELOPER

VIRGINIA SUPPORTIVE HOUSING 8002 Discovery Drive., Suite 201 Richmond, VA 23229 CONTACT: Elizabeth Nice TELEPHONE: 804.788.6825 EMAIL: enice evirginia supportive housing.org

LANDSCAPE ARCHITECT

TIMMONS GROUP 2300 N Street NW, Suite 410B Washington, DC 20037 CONTACT: Bryan McKnight, PLA TELEPHONE: 202.919.2242 EMAIL: bryan.mcknightetimmons.com

PROJECT SUMMARY

ADDRESS: 2900 RADY STREET & 2733 5TH AVENUE PARCEL ID's: N0000927002 - 2900 RADY ST N0000719004 - 2733 5TH AVE I - (INSTITUTIONAL) SITE ACREAGE: 1.72 ACRES (75,014 SQ. FT.)

DISTRICT: **EXISTING USE:** VACANT

PROPOSED USE: MULTIFAMILY RESIDENTIAL APARTMENTS (83 UNITS)

BUILDING HEIGHT & TOTAL GROSS FLOOR AREA: 4 STORIES, ±52,000 SQ. FT.

UNIT SCHEDULE: 83 UNITS (REFER TO ARCH. PLANS FOR FURTHER INFORMATION)

BICYCLE REQUIREMENTS: SHORT TERM: (2 SPACE/50 UNITS) X (83 UNITS) = 3 TOTAL SHORT TERM SPACES = 4 SPACES

¹BASED ON CITY OF RICHMOND ZONING ORDINANCE **Sec. 30-730.2:(1)**

TOTAL LONG TERM SPACES = 21 SPACES

30 OFF-STREET SPACES (INCLUDING 4 HC ACCESSIBLE SPACES & 1 HC PARKING SPACE DESIGN:

EXISTING CONDITIONS

REQUIRED PERMITS:

BUILDING COVERAGE: PROPOSED BUILDING FOOTPRINT AREA = 0.33 AC (14,519 S.F.)

CIVIL ENGINEER

TIMMONS GROUP 1001 Boulders Pkwy., Suite 300 Richmond, VA 23225 CONTACT: Chris Nelson, PE TELEPHONE: 804.200.6475 EMAIL: chris.nelsonetimmons.com **SUP SUBMITTAL NOT FOR** CONSTRUCTION

PLAN DATE: 12/15/2023

2ND SUP SUBMITTAL 3RD SUP SUBMITTAL

11/10/2023

M.YOUNG DESIGNED BY C. NELSON

CHECKED BY A. WEHUNT SCALE

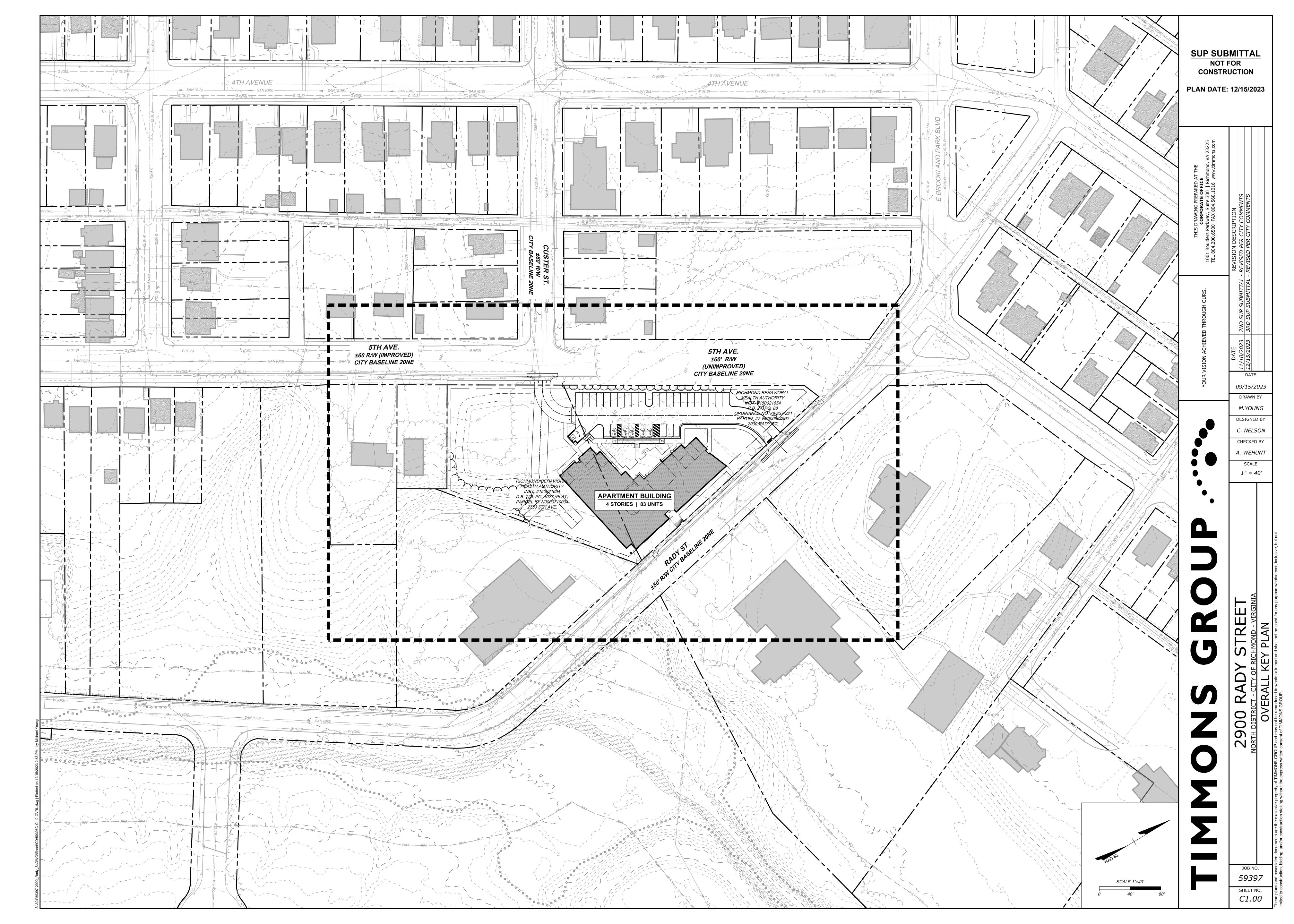
1'' = 2,000'

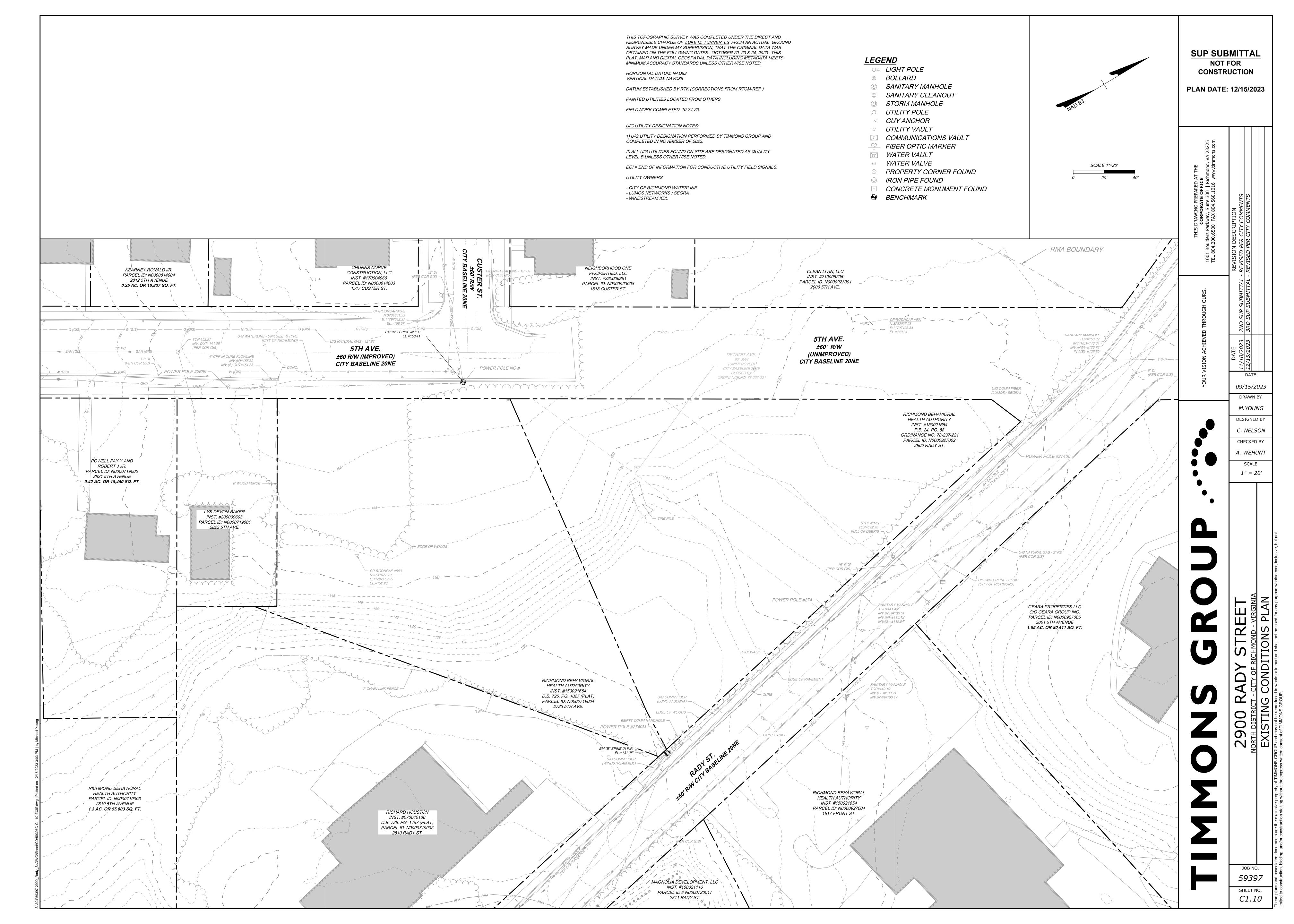
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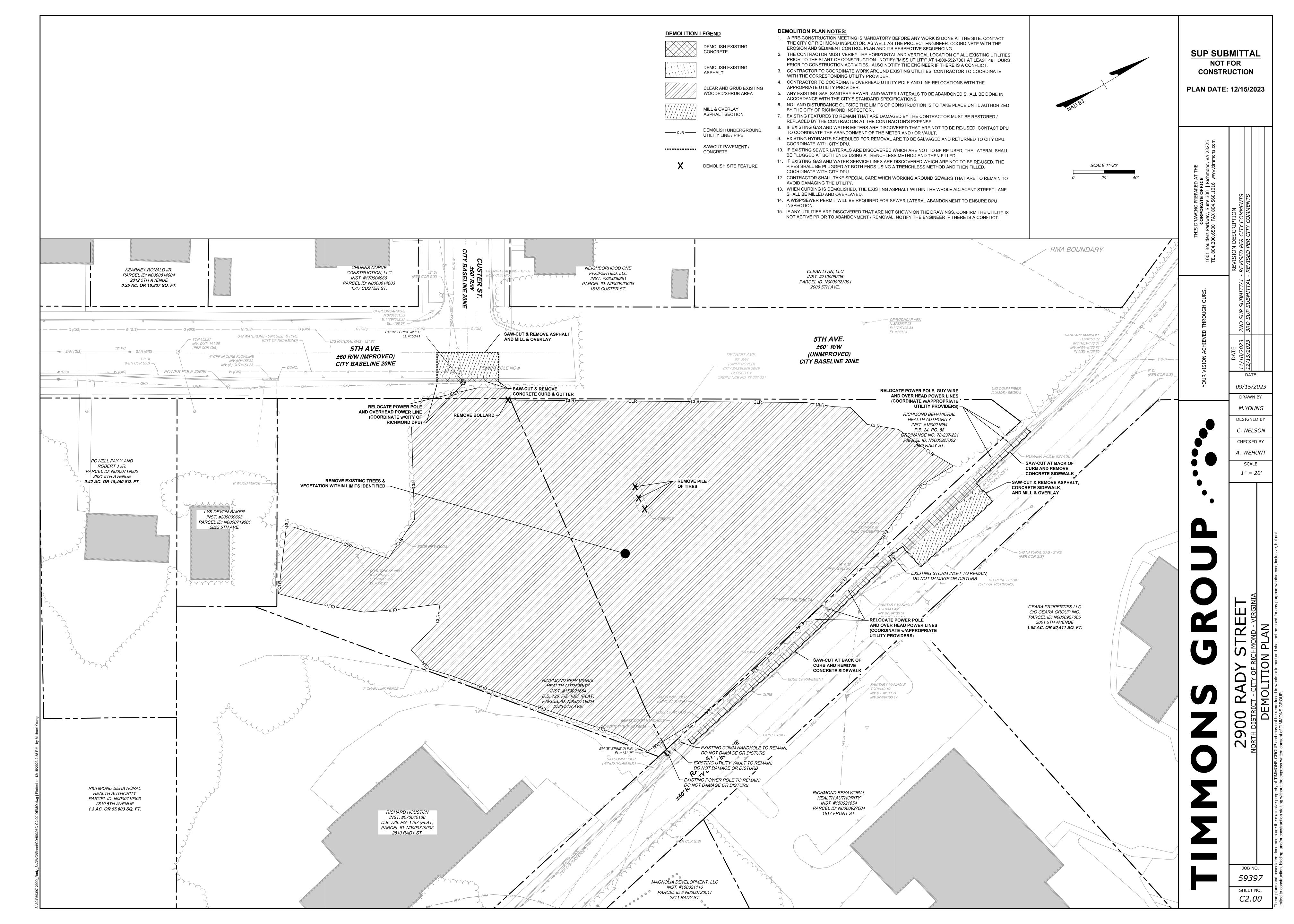
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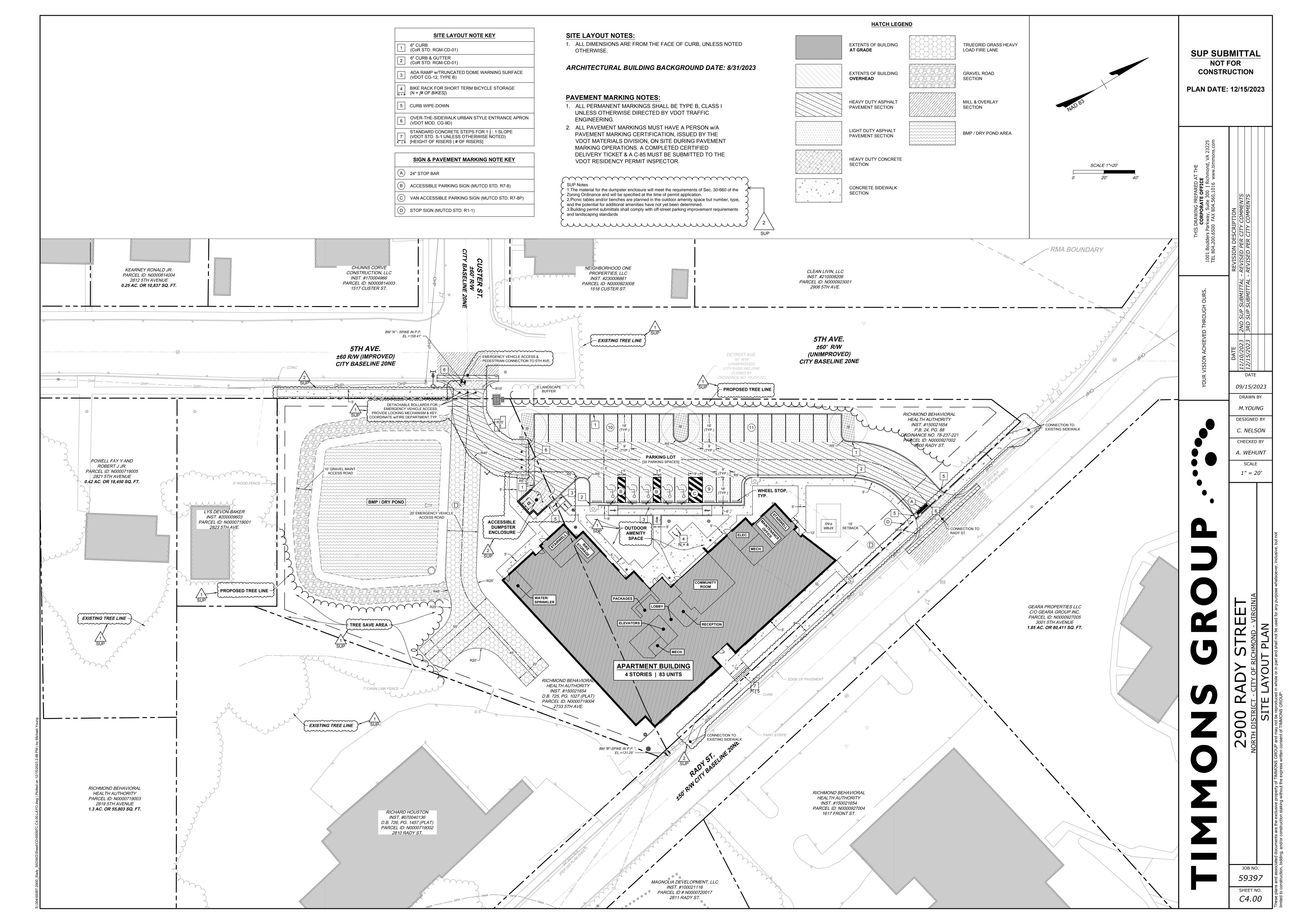
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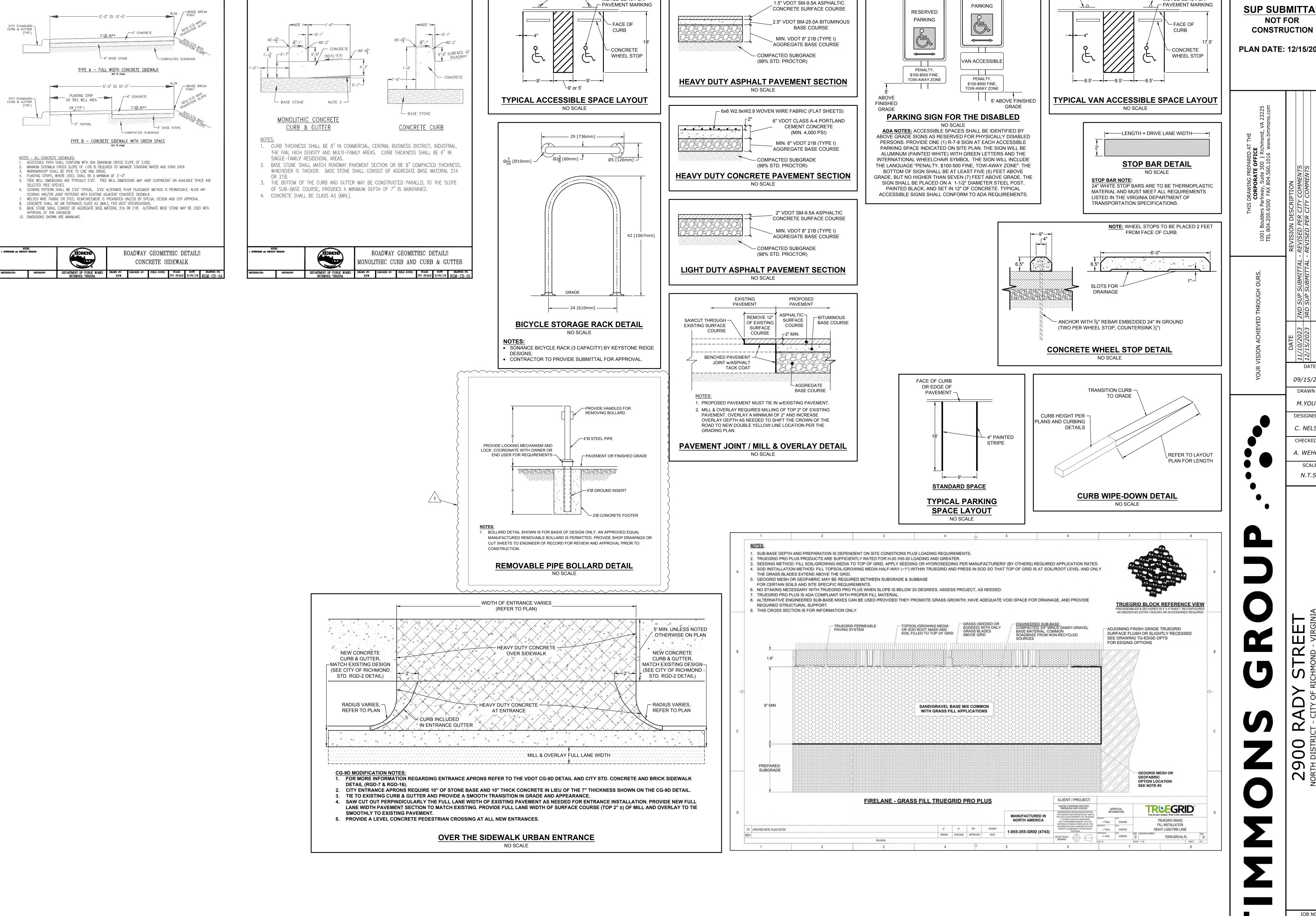
C0.00











PAINTED ACCESSIBLE

SYMBOL. REFER TO

MUTCD 3B.19 FOR

RESERVED PARKING SIGN (R7-8)

(NO ARROWS ON SIGN)

PAVEMENT SECTIONS

SUP SUBMITTAL NOT FOR

RESERVED PARKING SIGN (R7-8) -

(NO ARROWS ON SIGN)

VAN ACCESSIBLE SIGN (R7-8a)

RESERVED

PAINTED ACCESSIBLE

SYMBOL. REFER TO

MUTCD 3B.19 FOR

PLAN DATE: 12/15/2023

REVISION DESCRIPTION
REVISED PER CITY COMMENTS
REVISED PER CITY COMMENTS 2ND SUP SUBMITTAL 3RD SUP SUBMITTAL

11/10/2023 09/15/2023

DRAWN BY *M.YOUNG* C. NELSON CHECKED BY

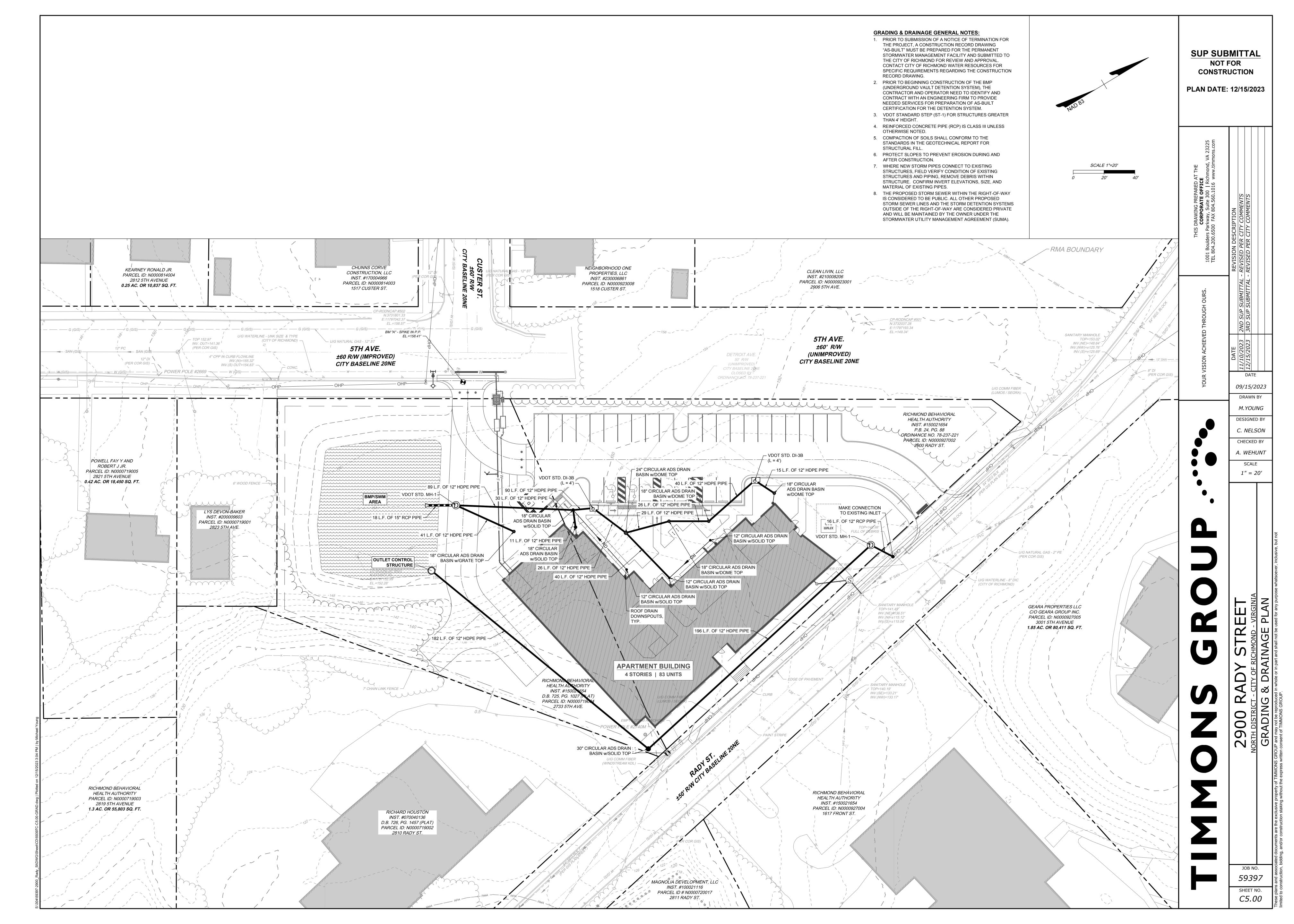
DESIGNED BY A. WEHUNT SCALE

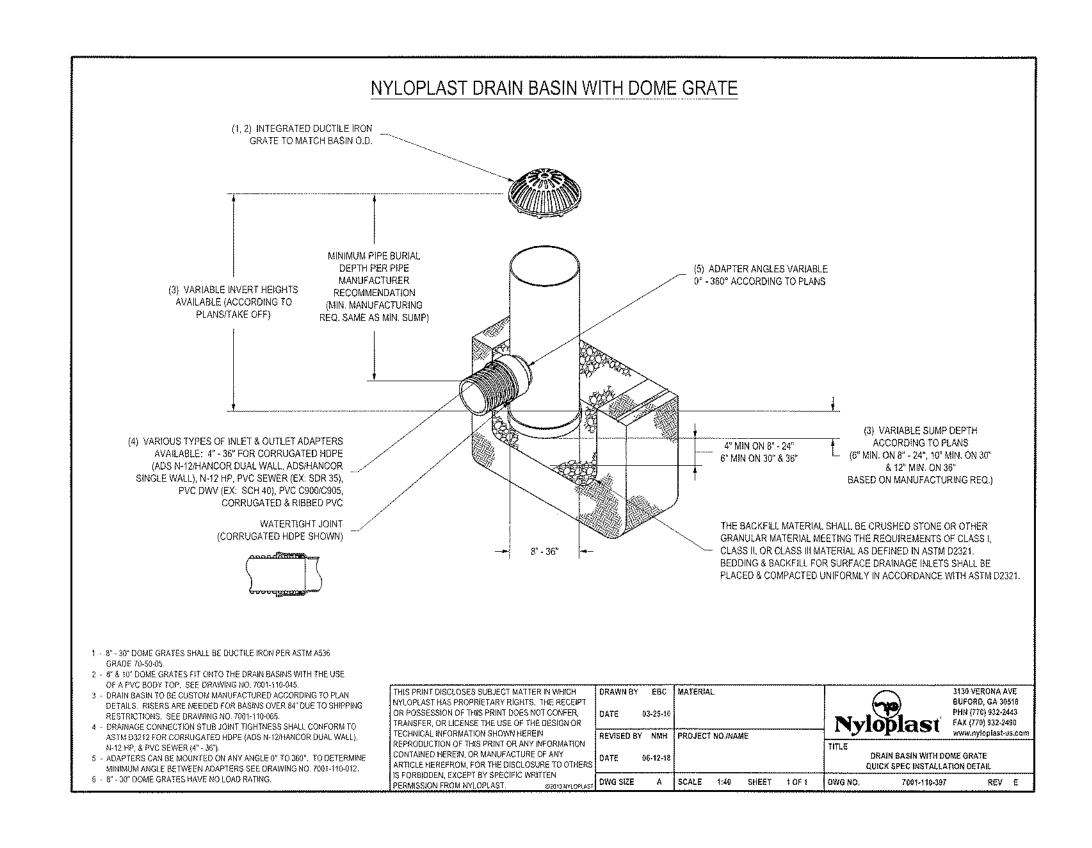
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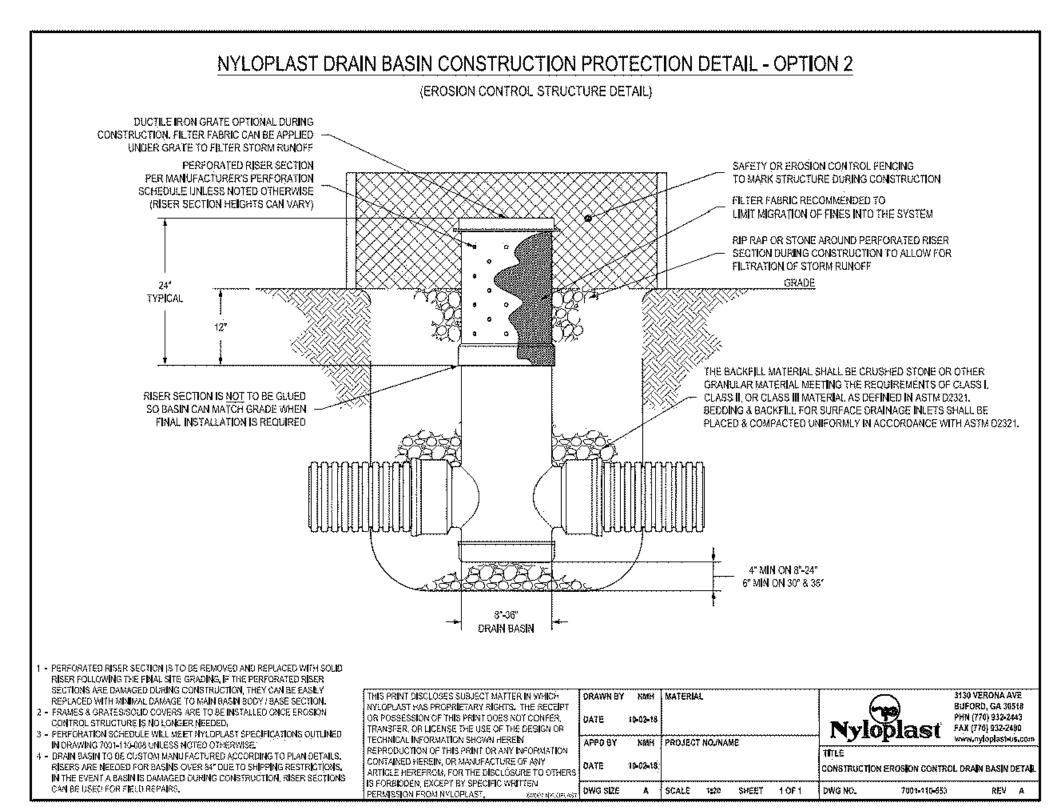
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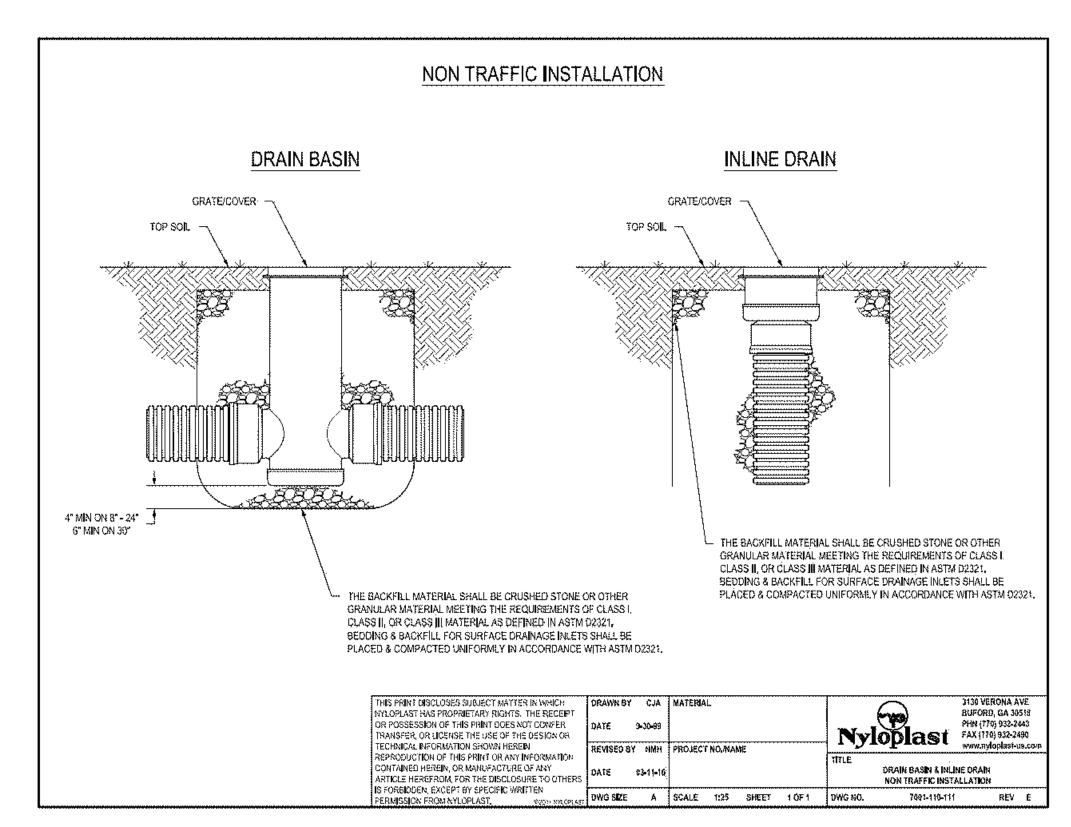
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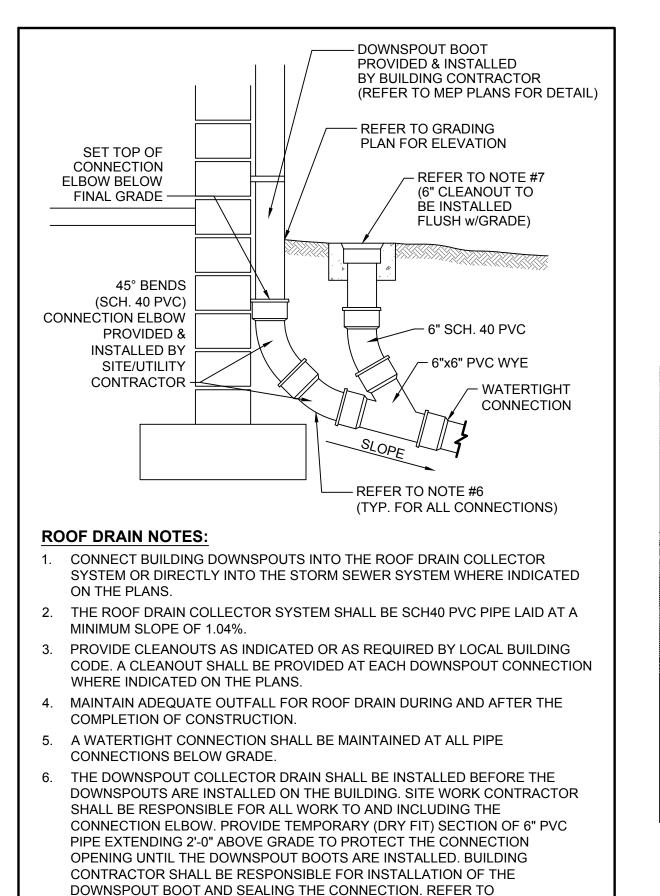
59397 SHEET NO. C4.10











ARCHITECTURAL DRAWINGS FOR EXACT LOCATIONS OF DOWNSPOUTS ON

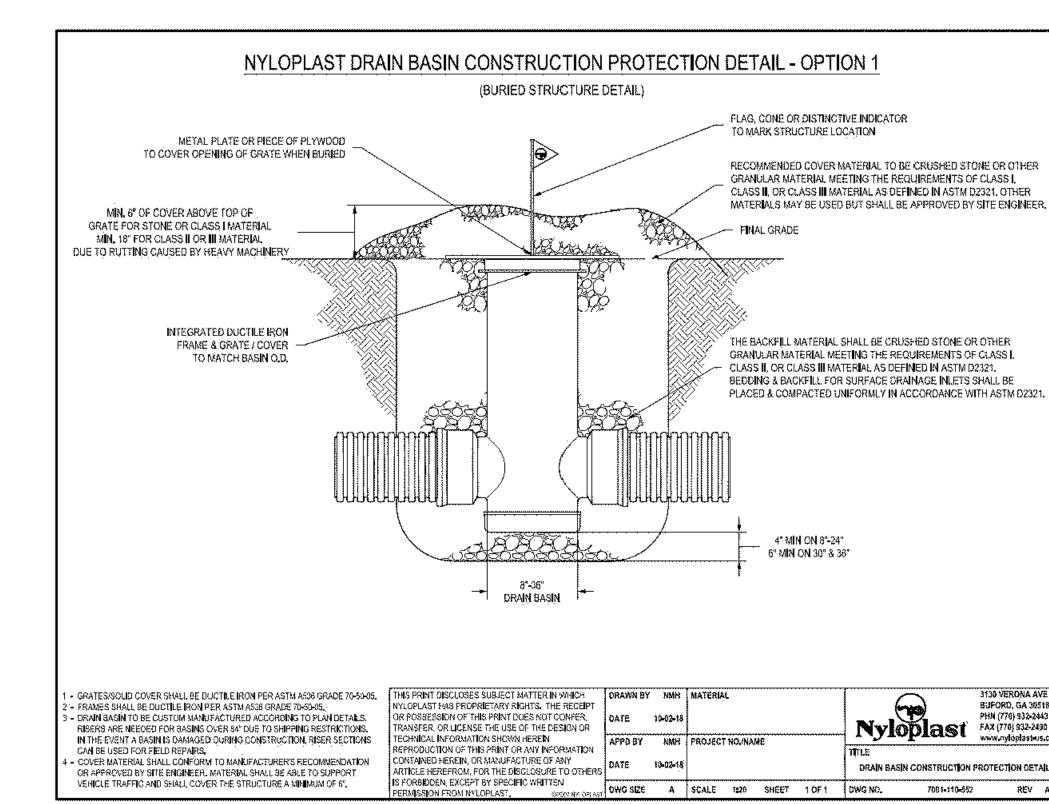
BRASS CLEANOUT TOP WITH 12"x12"x6" CONCRETE COLLAR IF LOCATED IN

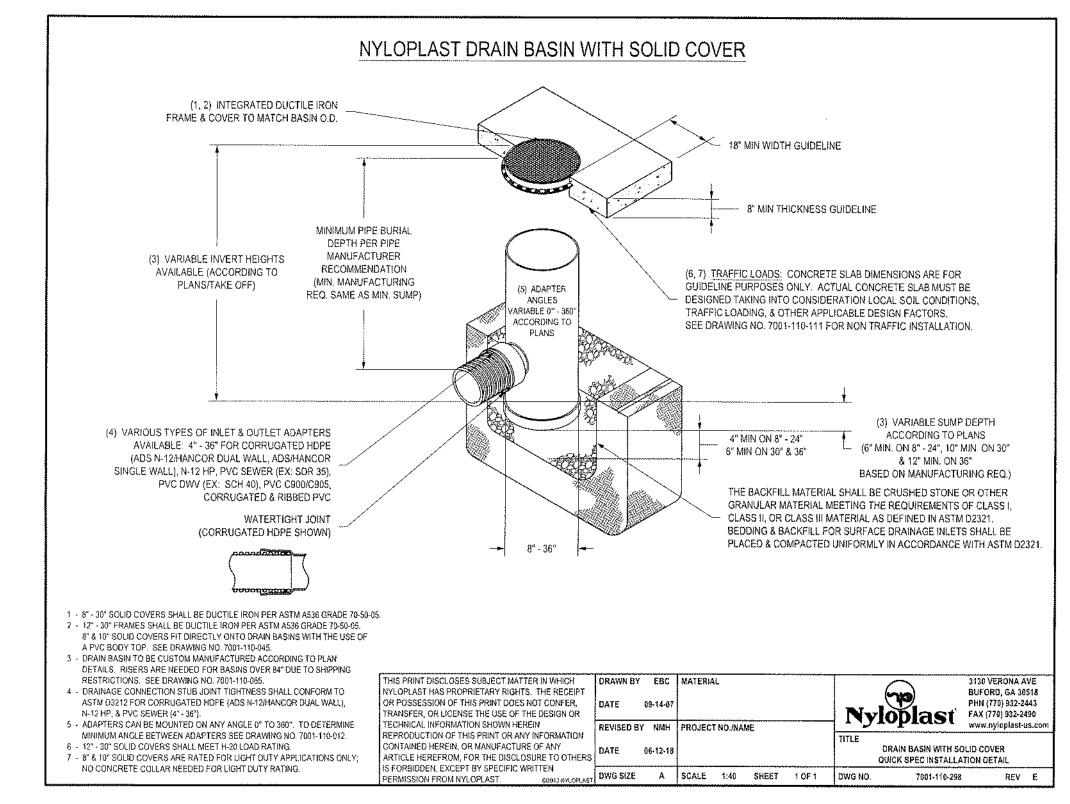
ROOF DRAIN COLLECTOR DETAIL

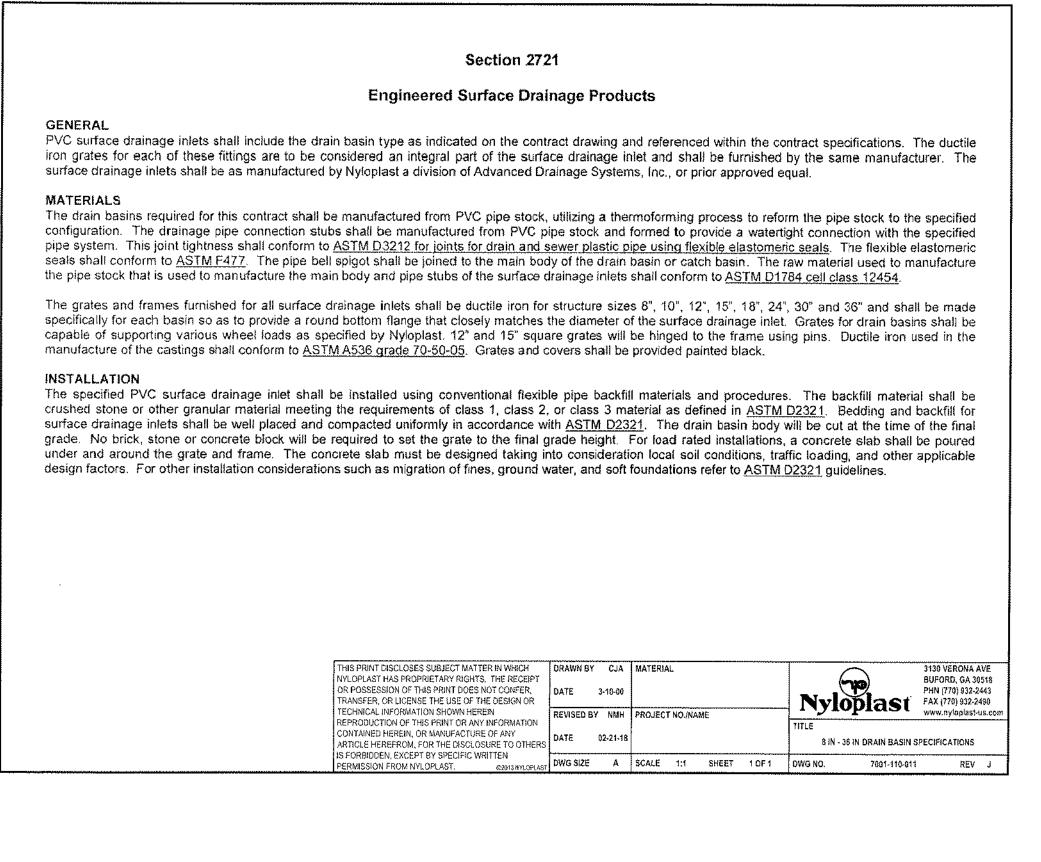
NO SCALE

BUILDING EXTERIOR WALLS.

PAVED AREA.







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PLAN DATE: 12/15/2023

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2ND SUP SUBMITTAL 3RD SUP SUBMITTAL

11/10/2023 12/15/2023

09/15/2023 DRAWN BY *M.YOUNG* DESIGNED BY C. NELSON CHECKED BY

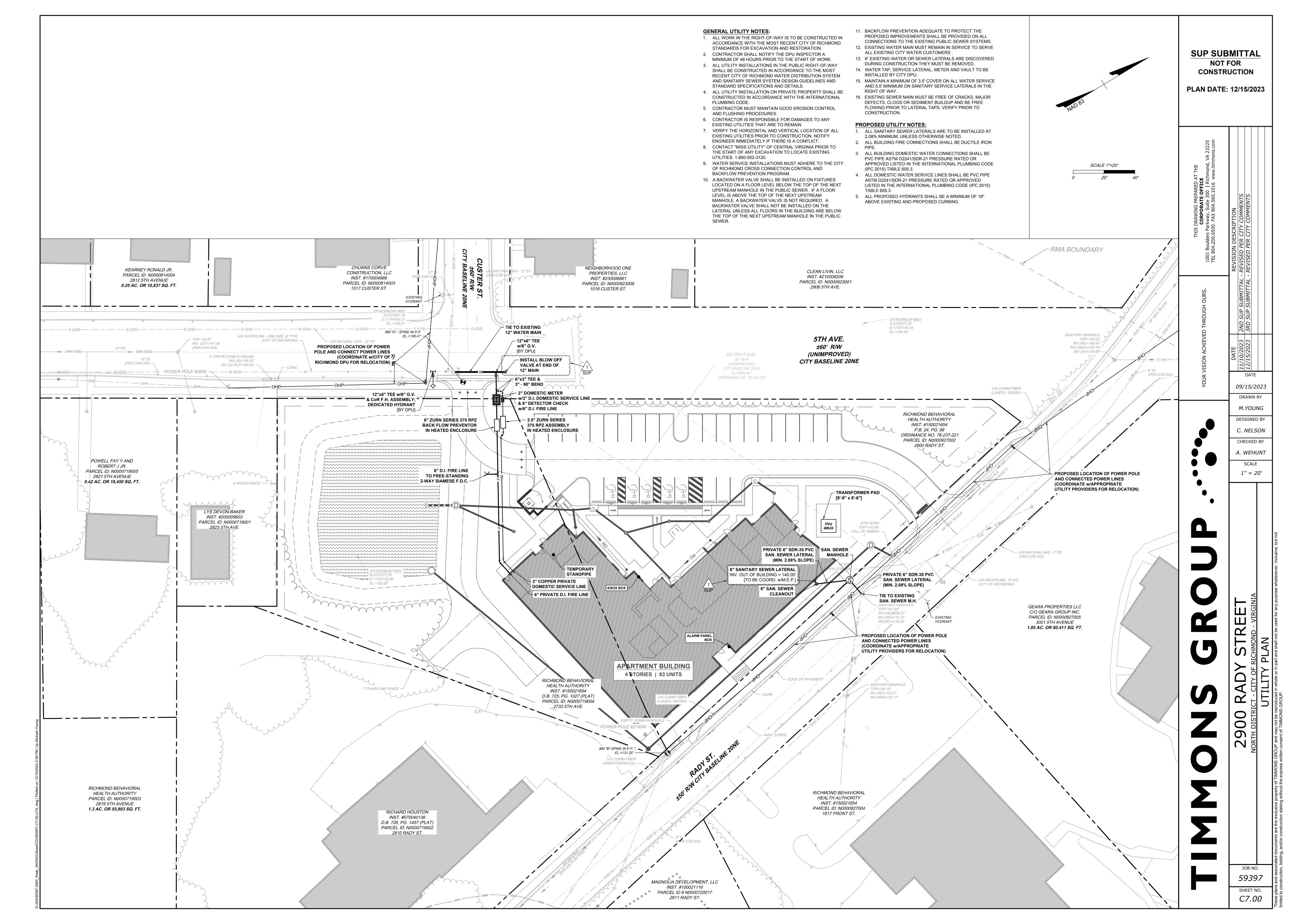
A. WEHUNT SCALE

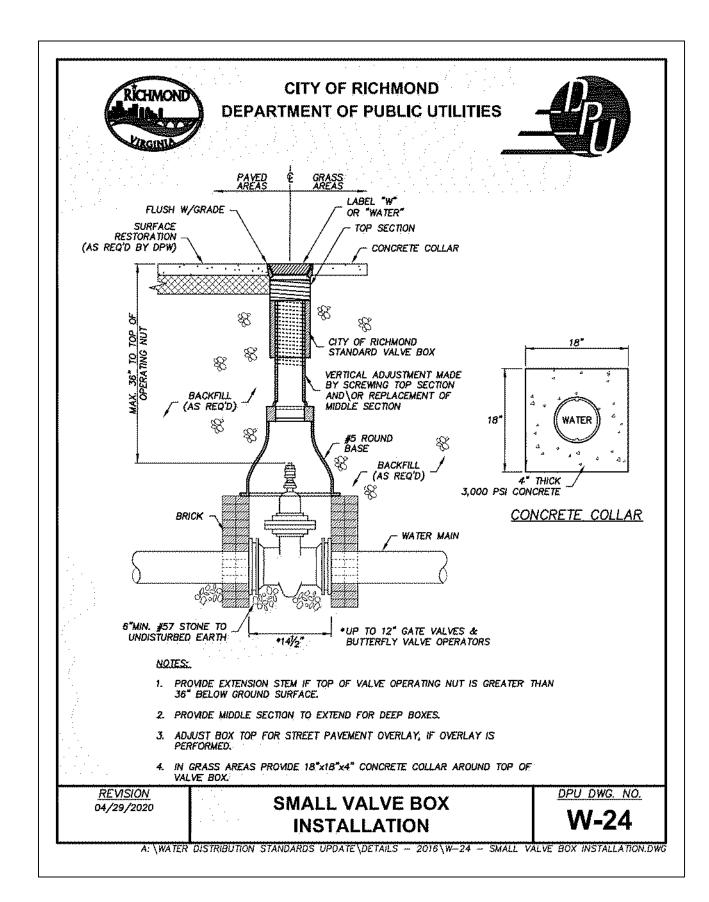
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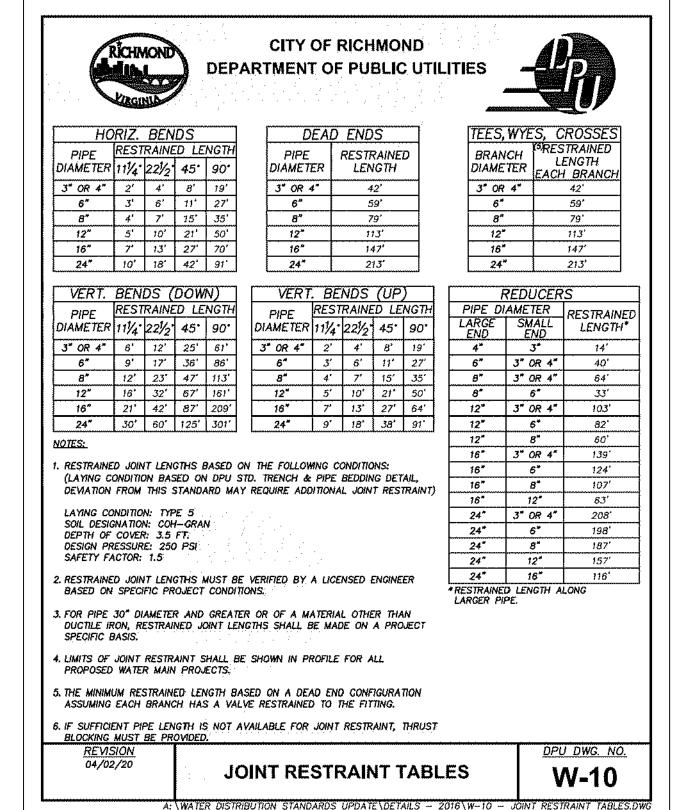
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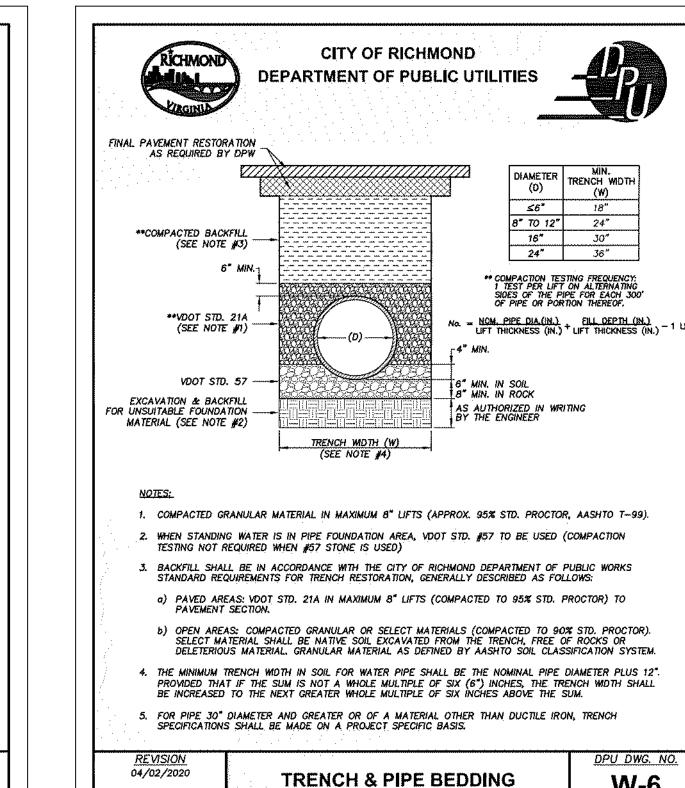
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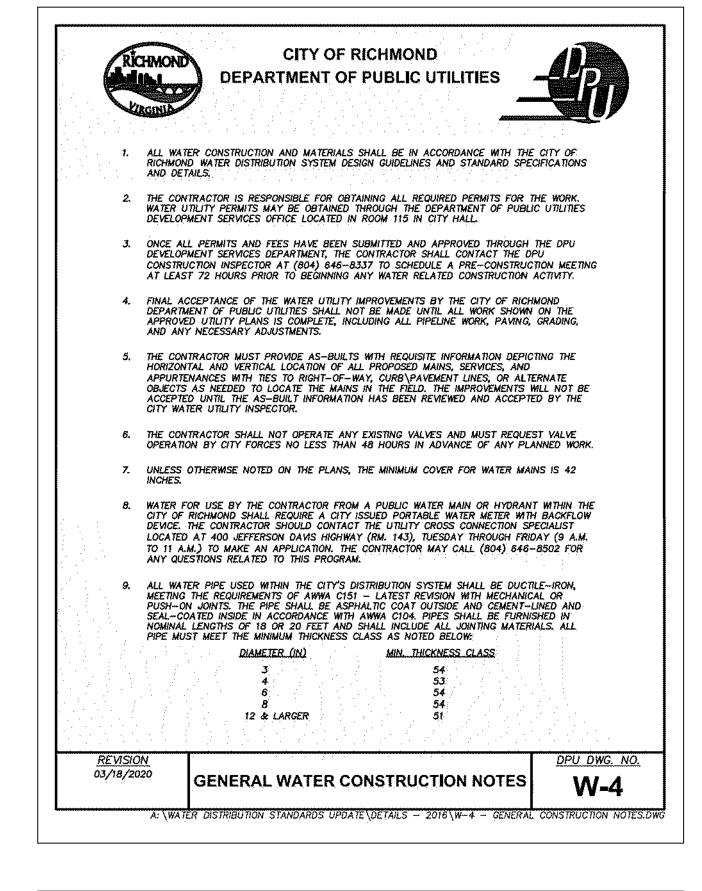
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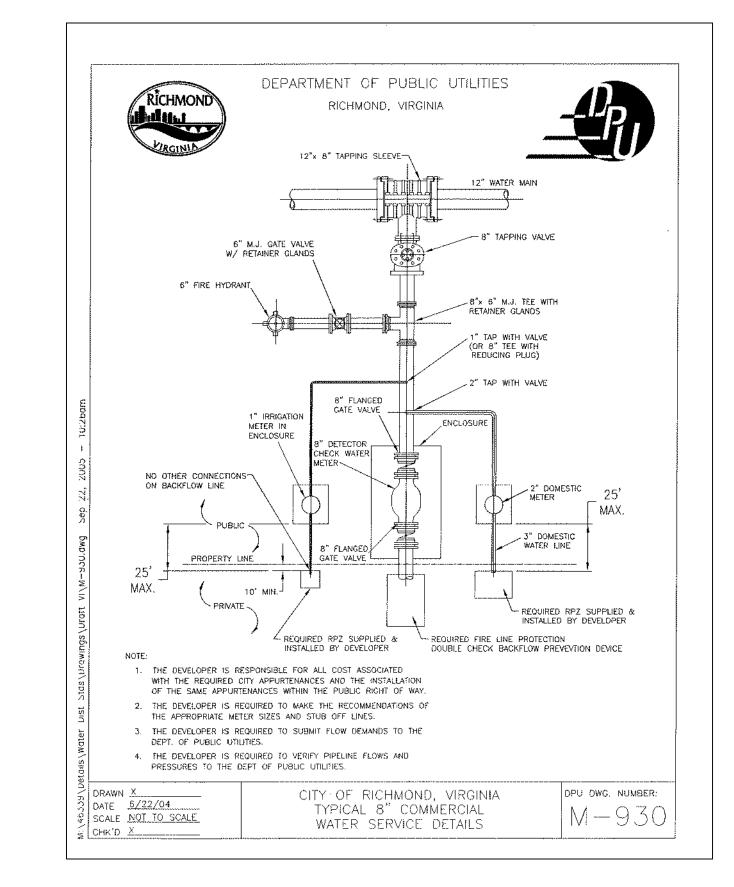


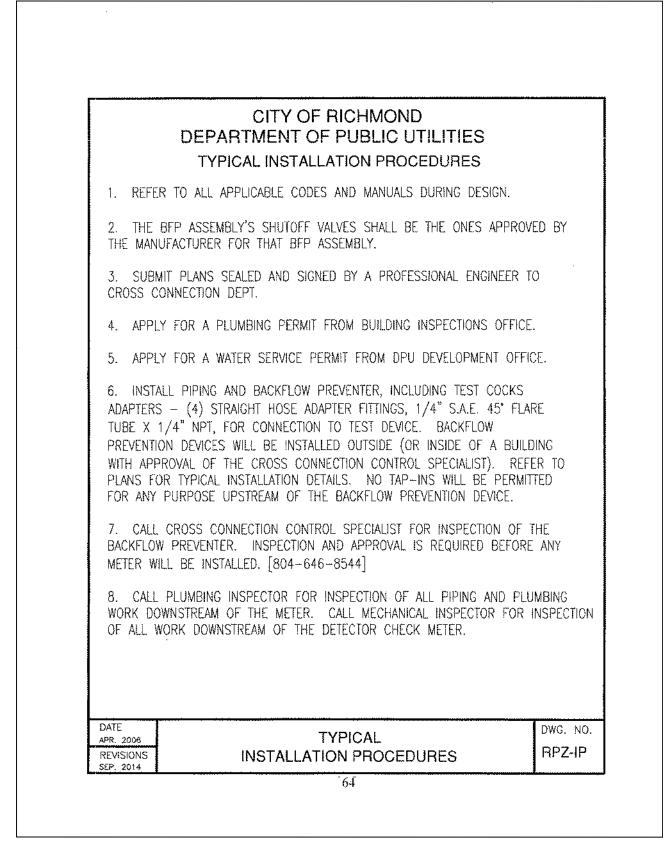


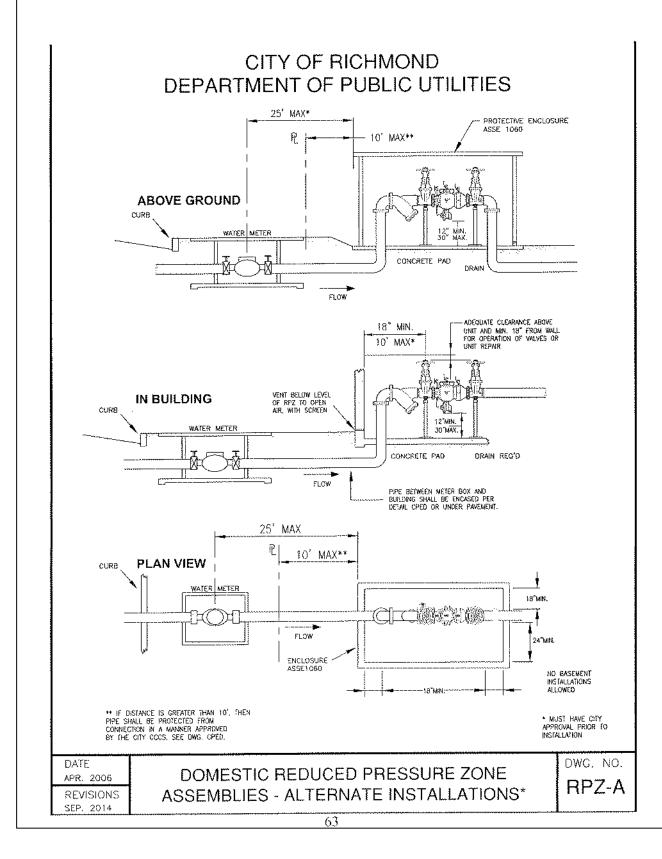


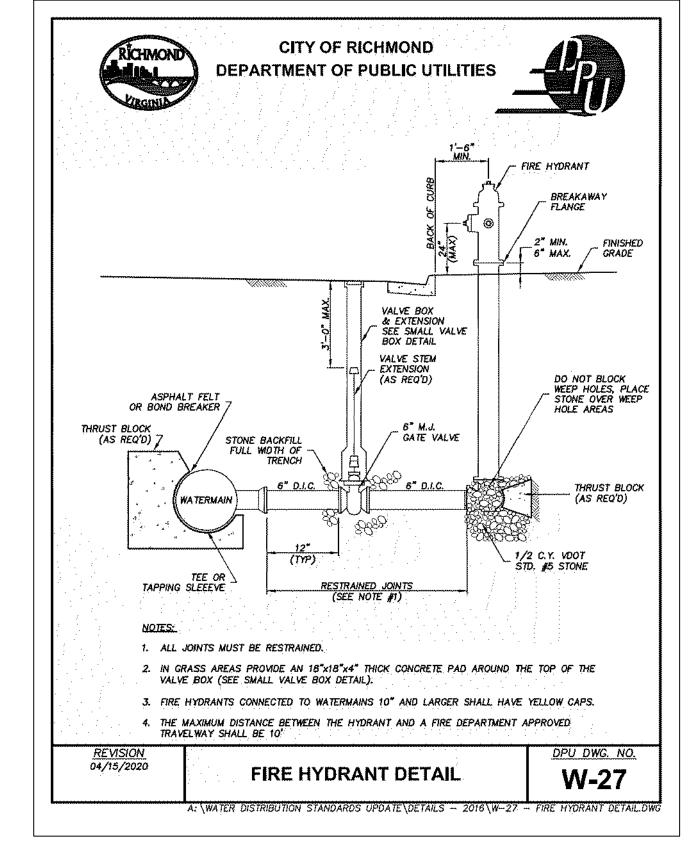


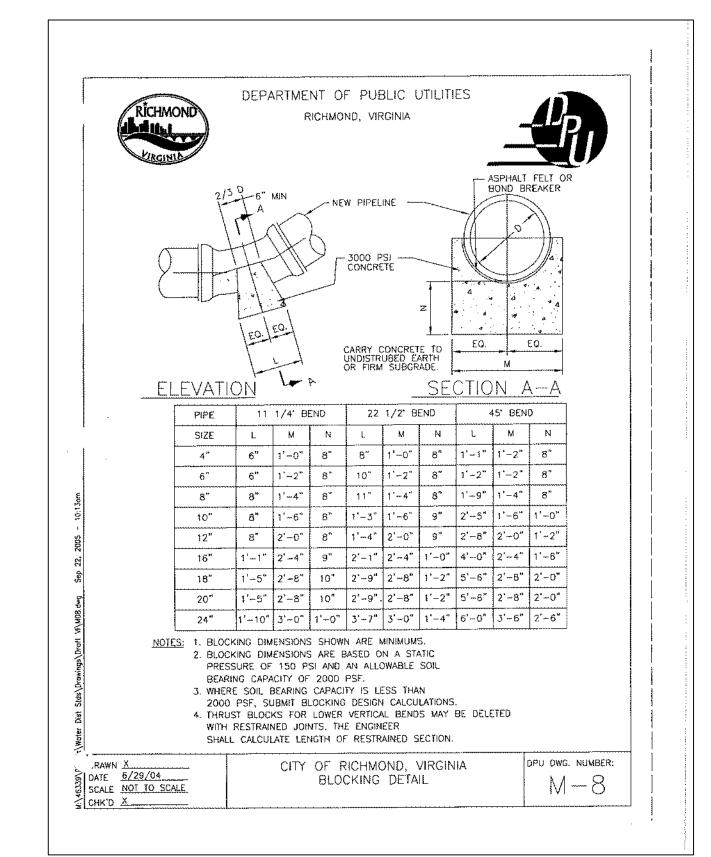


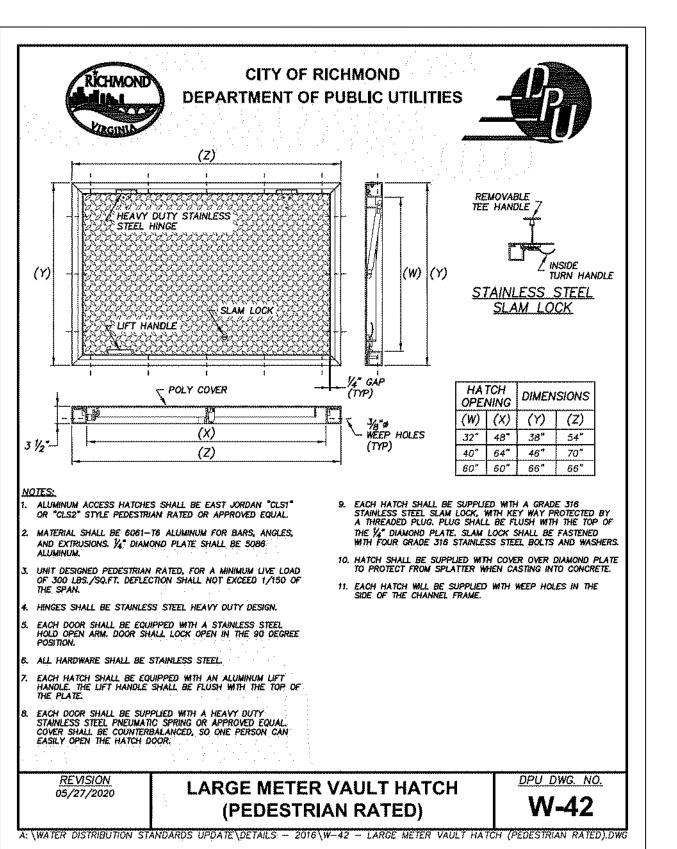


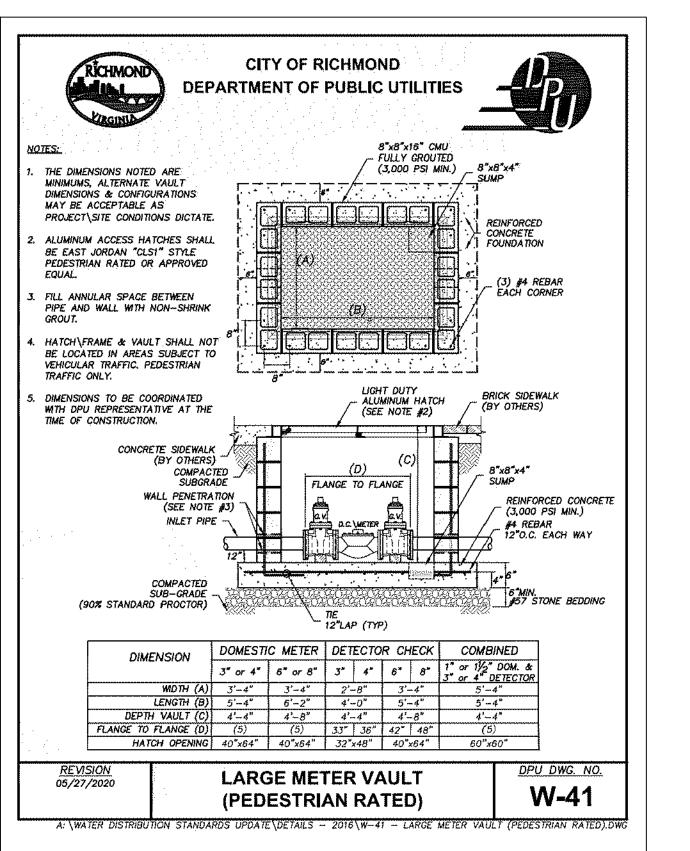


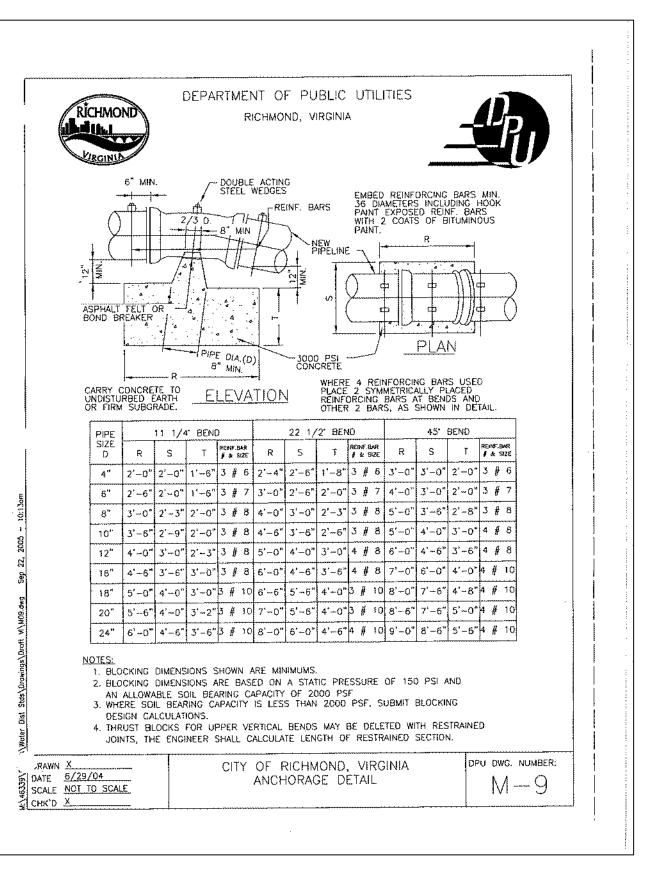












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SUP SUBMITTAL

NOT FOR

CONSTRUCTION

PLAN DATE: 12/15/2023

PTION COMMENTS

PER

VISED

2ND SUP SUBMITTAL 3RD SUP SUBMITTAL

11/10/2023

DATE

09/15/2023

DRAWN BY

M.YOUNG

DESIGNED BY

C. NELSON

CHECKED BY

A. WEHUNT

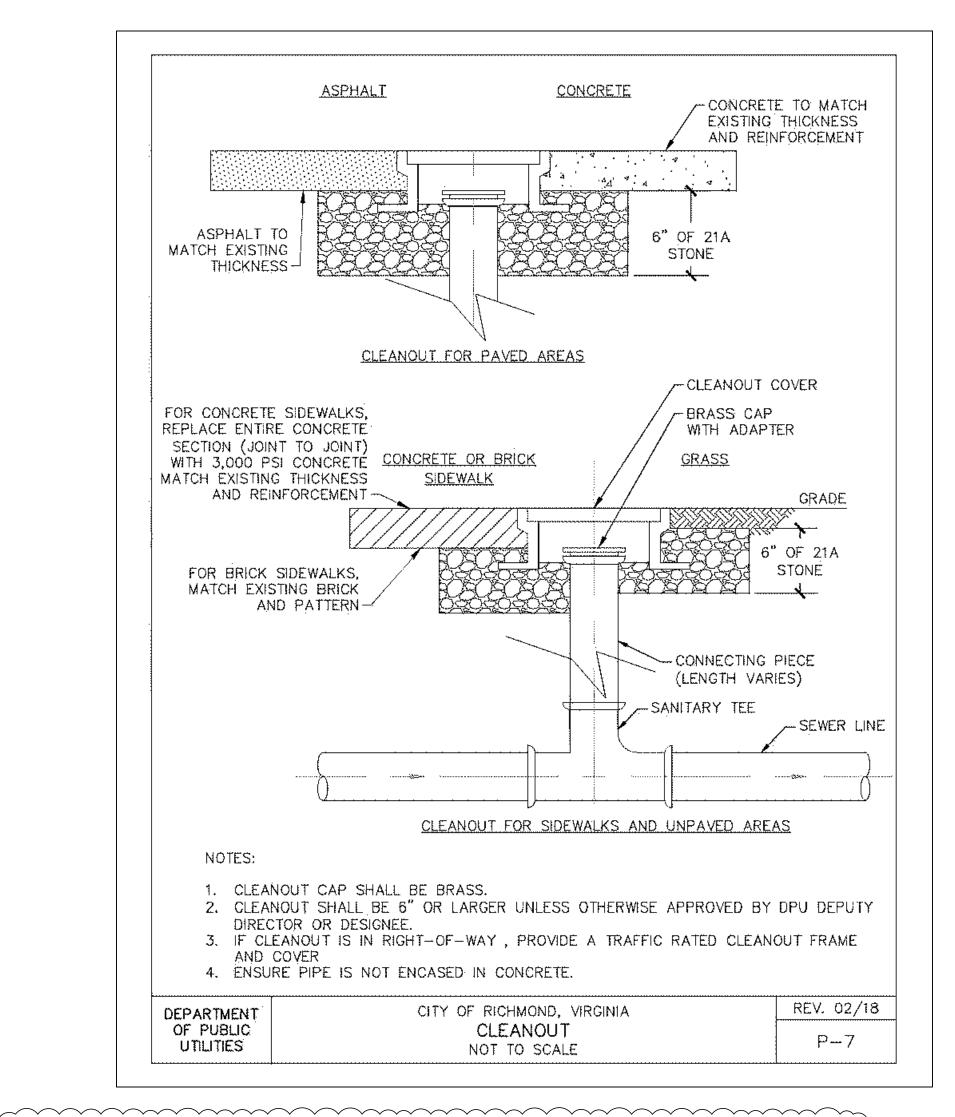
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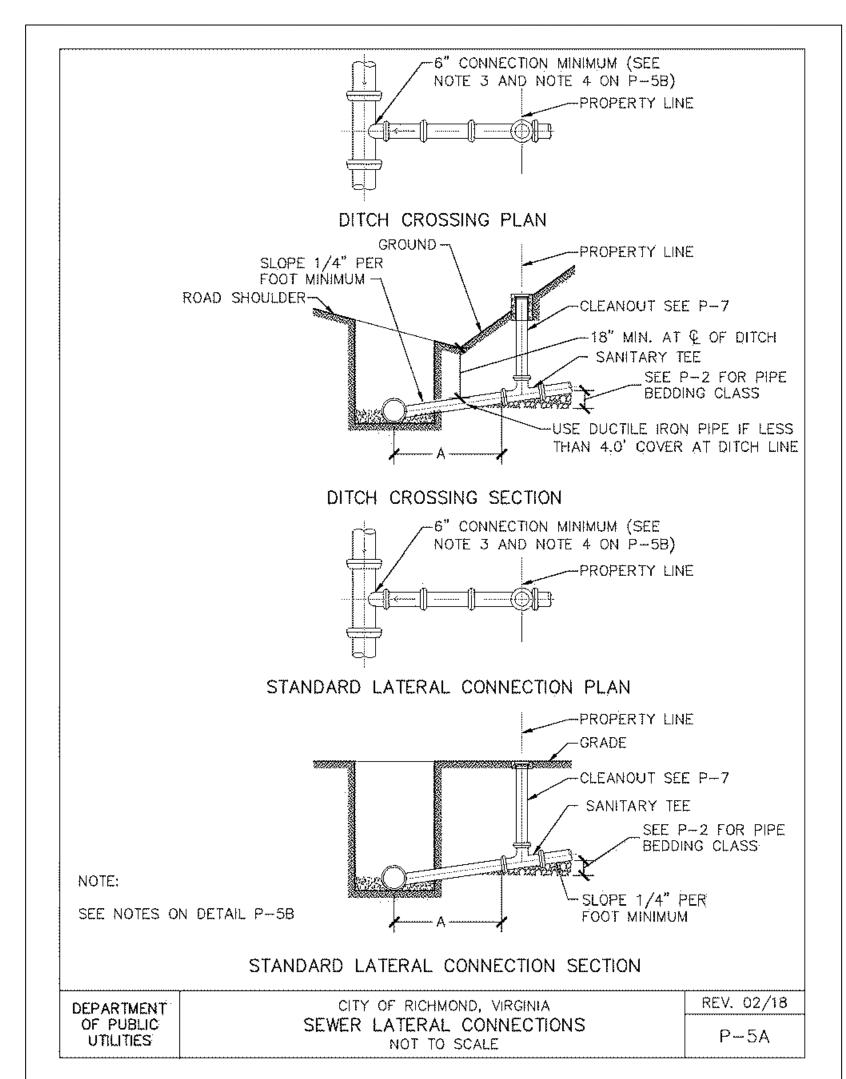
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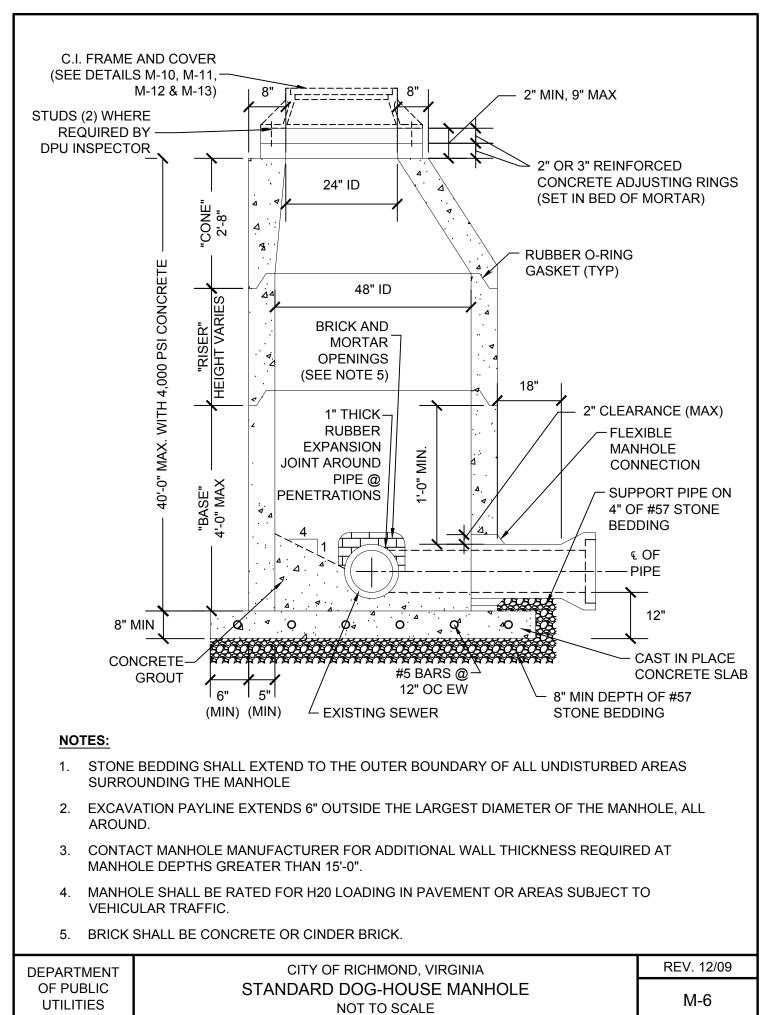
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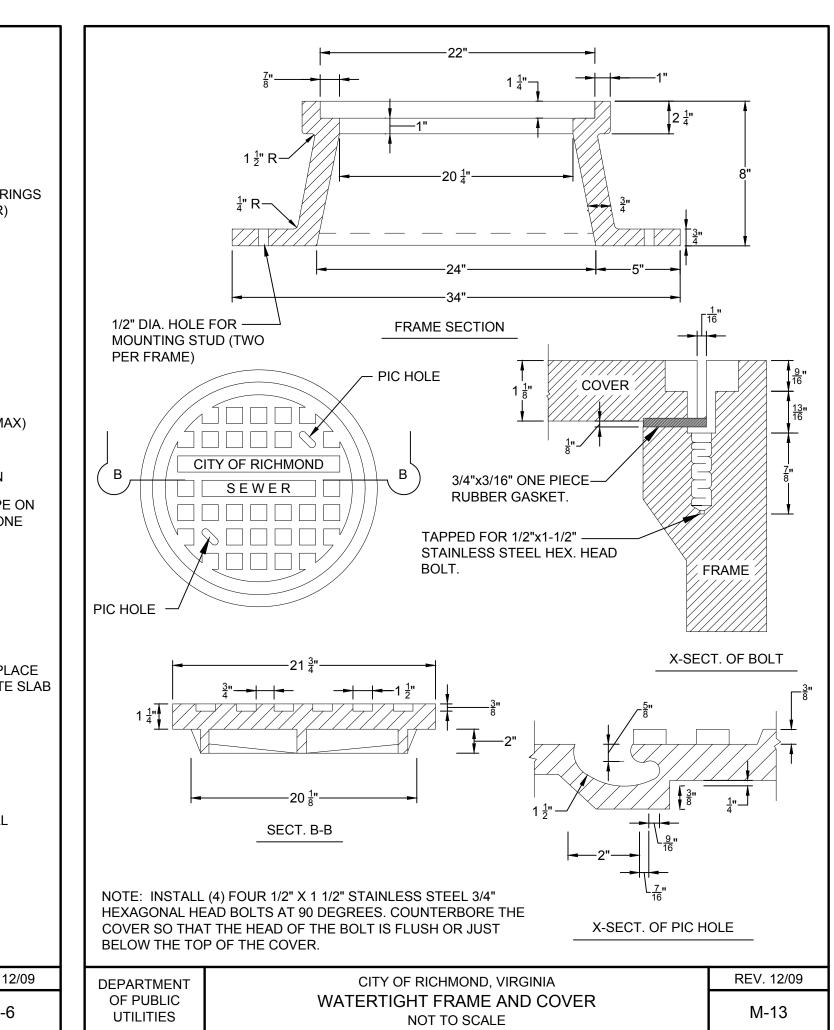
> JOB NO. 59397

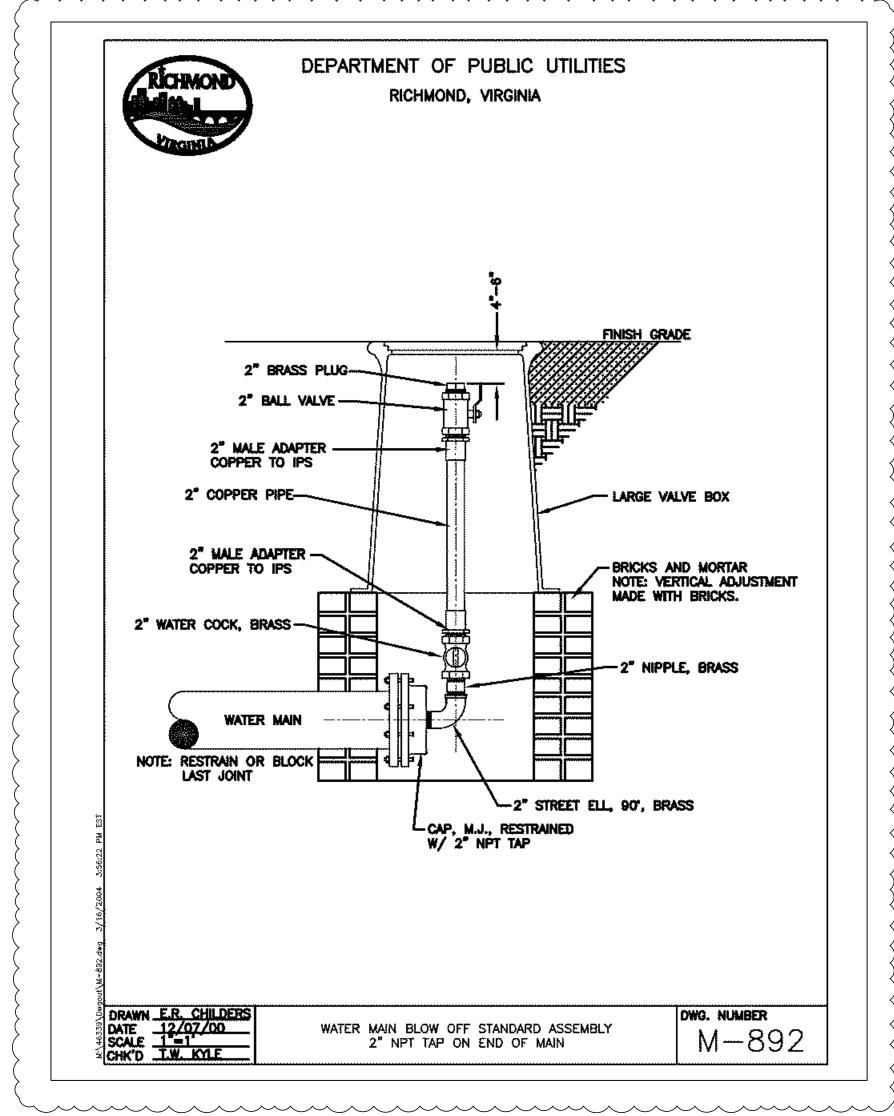
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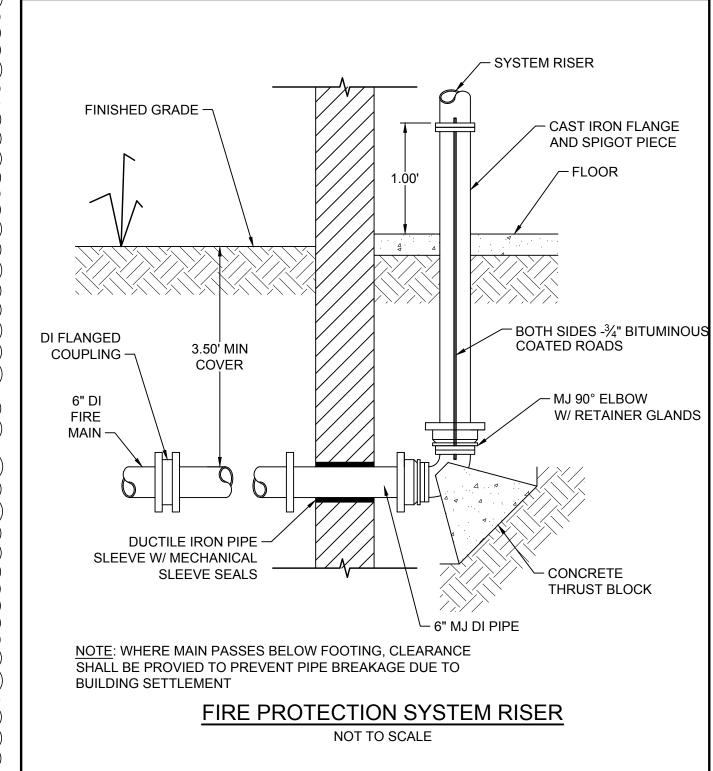


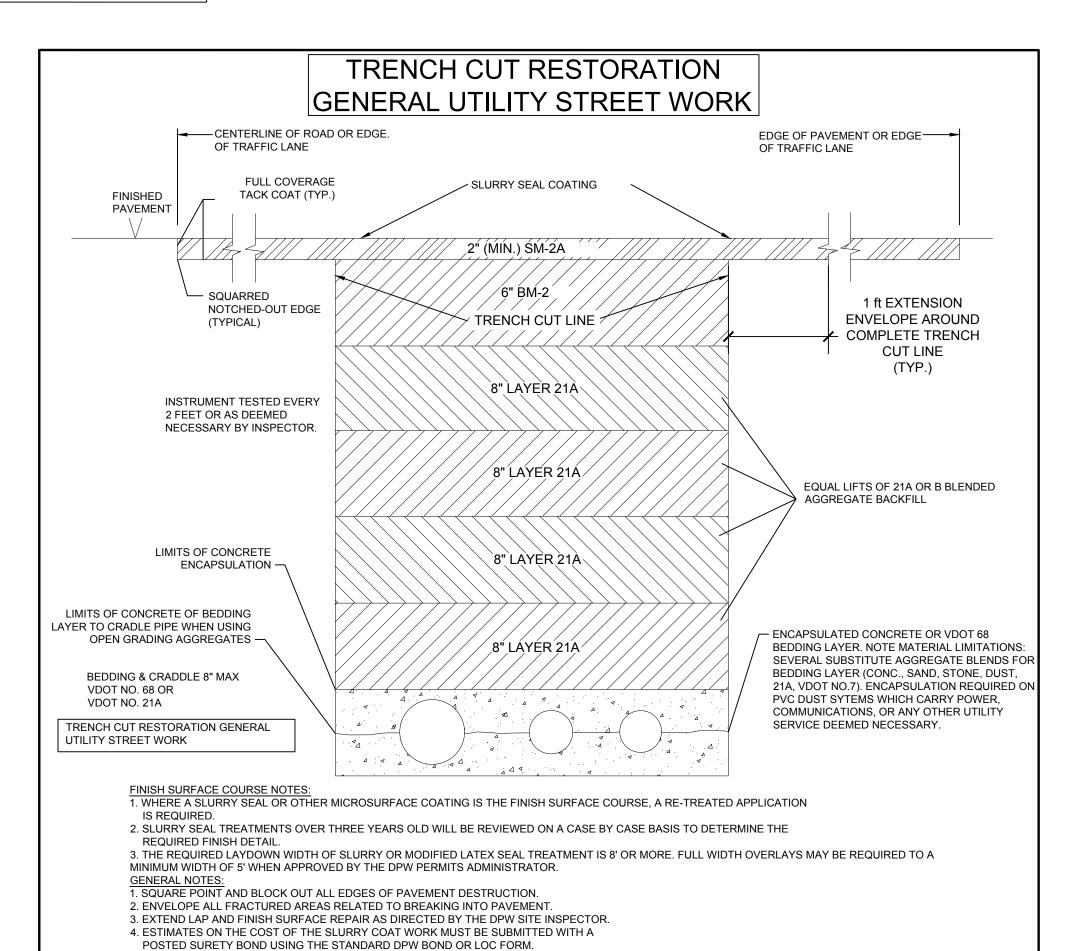








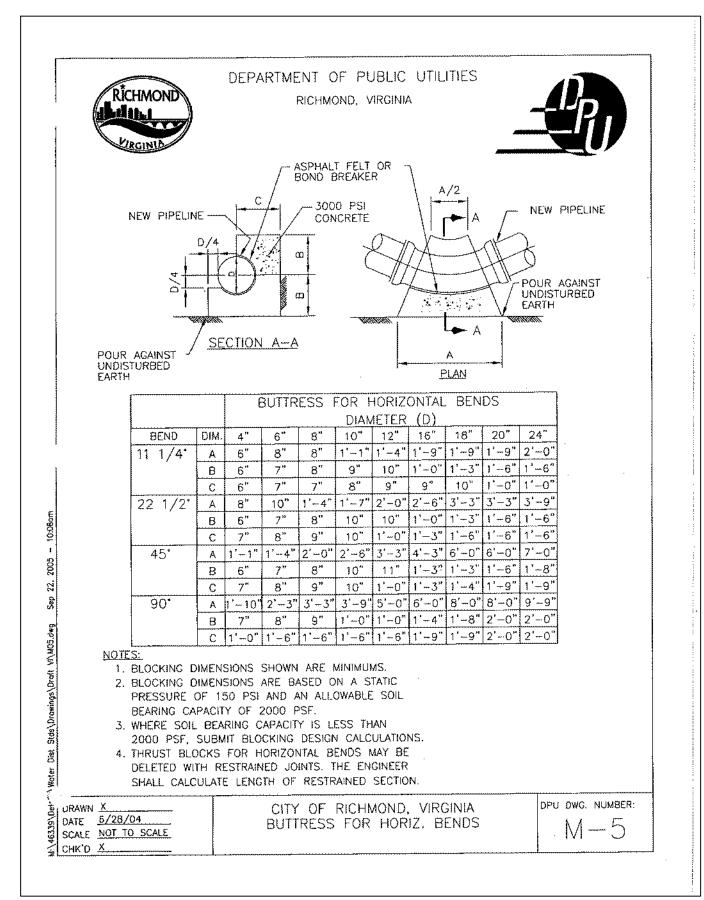




5. REIMBURSEMENT ARRANGEMENTS COVERING THE ESTIMATED COST FOR THE SLURRY SEAL OR OTHER MICROSURFACING TREATMENTS CAN BE MADE WITH THE DEPARTMENT OF THE PUBLIC WORKS.

FIRM - STANDS UP WELL TO LOADING TEST, VERY LITTLE EVIDENCE OF MOVEMENT, DEFLECTION OR RUTTING.

PROOF TESTING TERMS: UNYIELDING - NO VISIBLE MOVEMENT, DEFLECTIONS OR RUTTING UNDER ROLLER LOADING TEST.



C. NELSON CHECKED BY A. WEHUNT

SUP SUBMITTAL

NOT FOR

CONSTRUCTION

PLAN DATE: 12/15/2023

REVISION DESCRIPTION
REVISED PER CITY COMMENTS
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2ND SUP SUBMITTAL 3RD SUP SUBMITTAL

DATE 11/10/2023 12/15/2023

09/15/2023

DRAWN BY

M.YOUNG

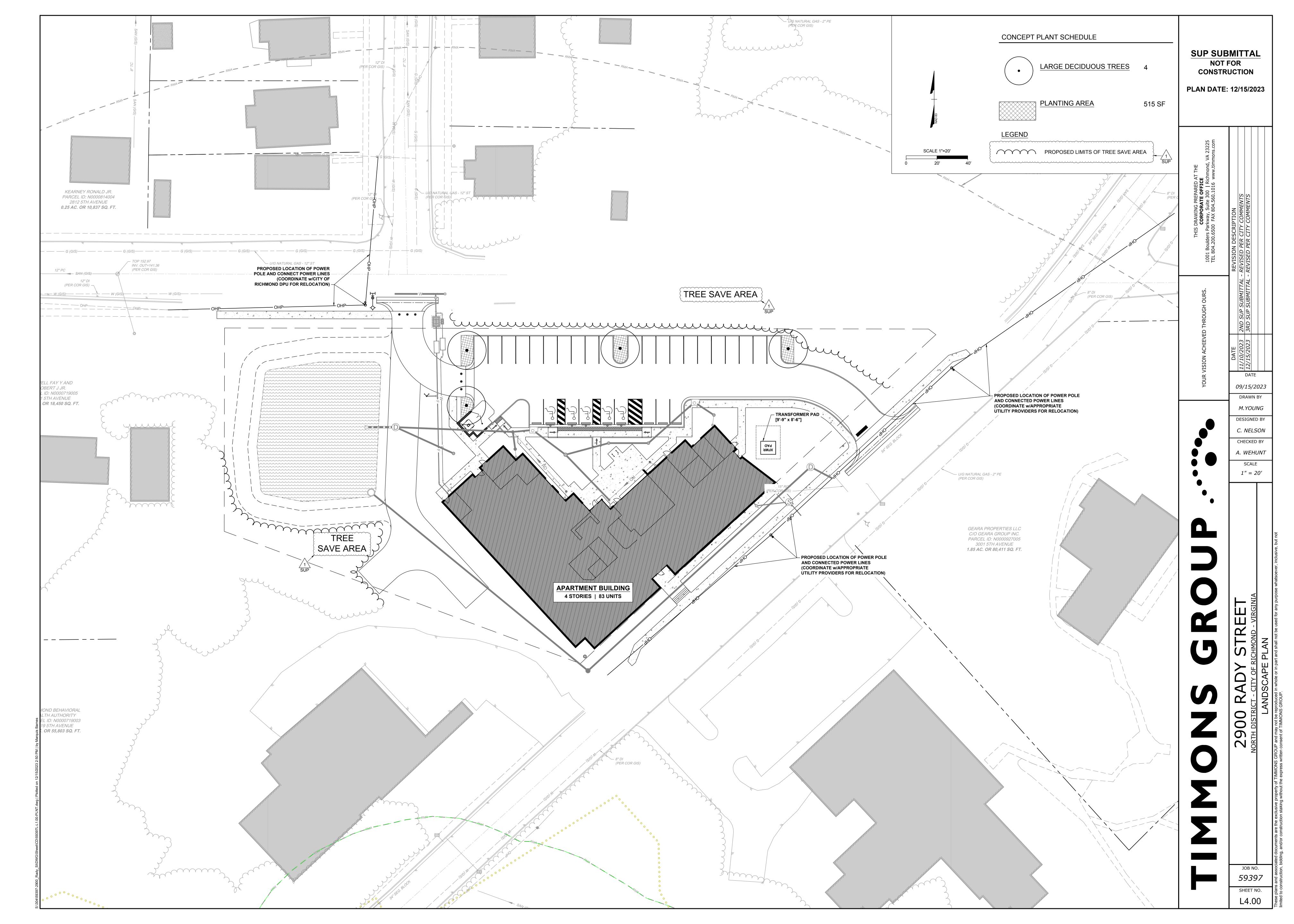
DESIGNED BY

SCALE

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GENERAL NOTES

PRE-CONSTRUCTION

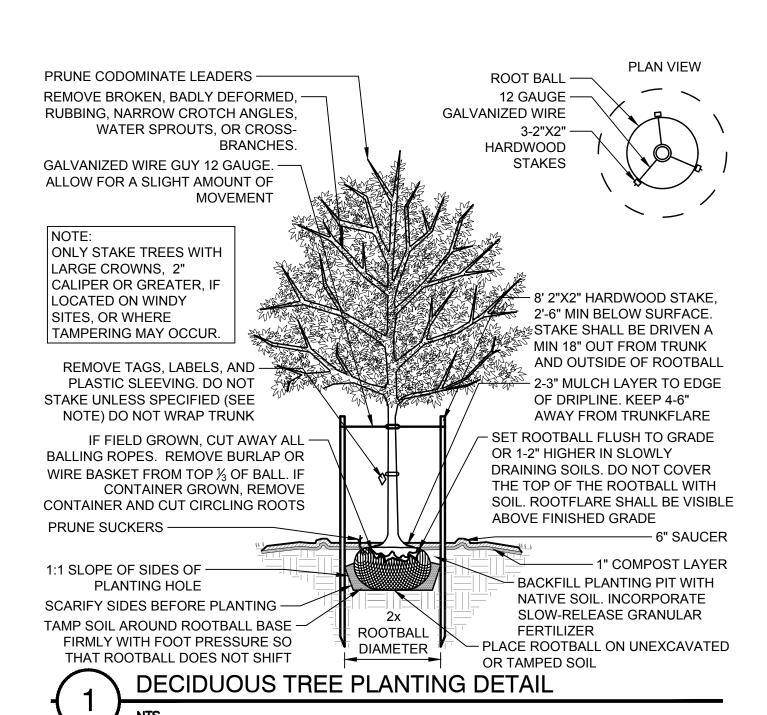
- CONTRACTOR IS RESPONSIBLE FOR CONTACTING VIRGINIA 811 AT 1.800.553.3120 FOR LOCATION OF ALL UTILITY LINES.TREES SHALL BE LOCATED A MINIMUM OF 5 FEET FROM SEWER/WATER CONNECTIONS. NOTIFY LANDSCAPE ARCHITECT OF CONFLICTS.
- VERIFY ALL PLANT MATERIAL QUANTITIES ON THE PLAN PRIOR TO BIDDING, PLANT LIST TOTALS ARE FOR CONVENIENCE ONLY AND SHALL BE VERIFIED PRIOR TO BIDDING.
- PROVIDE PLANT MATERIALS OF QUANTITY, SIZE, GENUS, SPECIES, AND VARIETY INDICATED ON PLANS. ALL PLANT MATERIALS AND INSTALLATION SHALL COMPLY WITH RECOMMENDATIONS AND REQUIREMENTS OF ANSI Z60.1 "AMERICAN STANDARD FOR NURSERY STOCK". IF SPECIFIED PLANT MATERIAL IS NOT OBTAINABLE, SUBMIT PROOF OF NON AVAILABILITY TO THE LANDSCAPE ARCHITECT, TOGETHER WITH PROPOSAL FOR USE OF EQUIVALENT MATERIAL.
- PROVIDE AND INSTALL ALL PLANTS AS IN ACCORDANCE WITH DETAILS AND CONTRACT SPECIFICATIONS.
- SOIL TESTS SHALL BE PERFORMED TO DETERMINE SOIL CHARACTER AND QUALITY. NECESSARY SOIL AMENDMENTS SHALL BE PERFORMED PER TEST RESULTS TO ENSURE PLANT HEALTH.

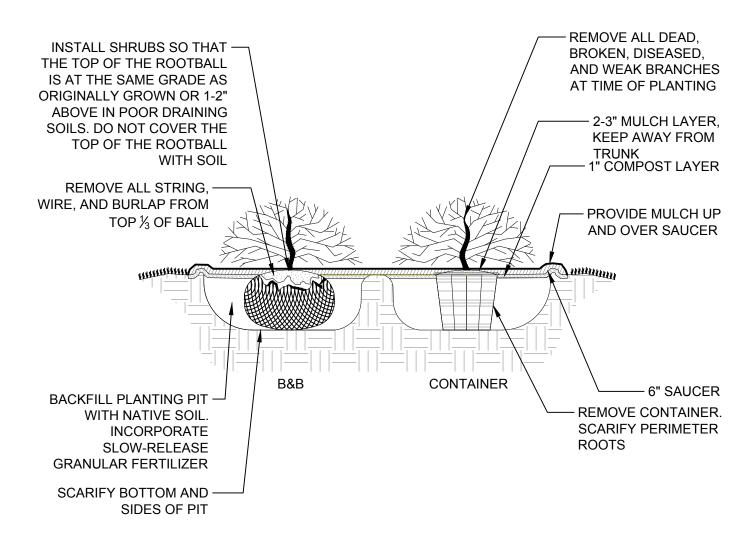
CONSTRUCTION/INSTALLATION

- LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANTS AND MATERIALS THAT ARE IN AN UNHEALTHY OR UNSIGHTLY CONDITION, AS WELL AS PLANTS AND MATERIALS THAT DO NOT CONFORM TO ANSI Z60.1 "AMERICAN STANDARD FOR NURSERY STOCK"
- LABEL AT LEAST ONE TREE AND ONE SHRUB OF EACH VARIETY AND CALIPER WITH A SECURELY ATTACHED, WATERPROOF TAG BEARING THE DESIGNATION OF BOTANICAL AND COMMON NAME.
- INSTALL LANDSCAPE PLANTINGS AT ENTRANCES/EXITS AND PARKING AREAS ACCORDING TO PLANS SO THAT MATERIALS WILL NOT INTERFERE WITH SIGHT DISTANCES.
- CONTRACTOR IS RESPONSIBLE FOR WATERING ALL PLANT MATERIAL DURING INSTALLATION AND UNTIL FINAL INSPECTION AND ACCEPTANCE BY OWNER. CONTRACTOR SHALL NOTIFY OWNER OF CONDITIONS WHICH AFFECTS THE GUARANTEE.

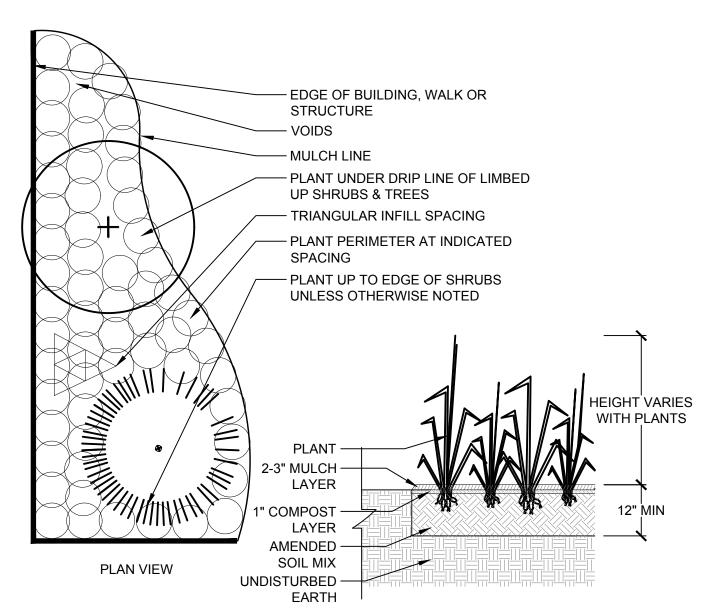
INSPECTIONS/GUARANTEE

- UPON COMPLETION OF LANDSCAPE INSTALLATION, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE GENERAL CONTRACTOR WHO WILL VERIFY COMPLETENESS, INCLUDING THE REPLACEMENT OF ALL DEAD PLANT MATERIAL. CONTRACTOR IS RESPONSIBLE FOR SCHEDULING A FINAL INSPECTION BY THE LANDSCAPE ARCHITECT.
- ALL EXTERIOR PLANT MATERIALS SHALL BE GUARANTEED FOR ONE FULL YEAR AFTER DATE OF FINAL INSPECTION AGAINST DEFECTS INCLUDING DEATH AND UNSATISFACTORY GROWTH. DEFECTS RESULTING FROM NEGLECT BY THE OWNER, ABUSE OR DAMAGE BY OTHERS, OR UNUSUAL PHENOMENA OR INCIDENTS WHICH ARE BEYOND THE CONTRACTORS CONTROL ARE NOT THE RESPONSIBILITY OF THE CONTRACTOR.
- PLANT MATERIAL QUANTITIES AND SIZES WILL BE INSPECTED FOR COMPLIANCE WITH APPROVED PLANS BY A SITE PLAN REVIEW AGENT OF THE PLANNING DEPARTMENT PRIOR TO THE RELEASE OF THE CERTIFICATE OF OCCUPANCY.
- REMOVE ALL GUY WIRES AND STAKES 12 MONTHS AFTER INSTALLATION.









GROUNDCOVER PLANTING DETAIL $\left(3\right)\frac{GR}{NTS}$

SUP SUBMITTAL NOT FOR CONSTRUCTION

PLAN DATE: 12/15/2023

THIS DRAWING PREPARED AT THE CORPORATE OFFICE Iders Parkway, Suite 300 Richmond, VA 23225
200.6500 FAX 804.560.1016 www.timmons.com
DESCRIPTION
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R CITY COMMENTS

2ND SUP SUBMITTAL -3RD SUP SUBMITTAL -

DATE 11/10/2023 12/15/2023

09/15/2023 DRAWN BY *M.YOUNG*

DESIGNED BY C. NELSON CHECKED BY A. WEHUNT SCALE

-REE

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JOB NO. *59397* SHEET NO. L5.00

STANDARD ABBREVIATIONS ACOUSTIC PLASTER ACOUSITCAL CEILING TILE ALUMINUM ARCHITECTURAL ASPHALT TILE AVERAGE ABOVE FINISHED FLOOR ALTERNATE ANCHOR BOLT AIR BARRIER SYSTEM APPROXIMATE

BLOCK
BEARING PLATE
BEDROOM
BASEMENT
BEARING
BENCHMARK
BRICK
BOTH WAYS
BOARD
BLOCKING
BUILDING CARPET
CEMENT
CUBIC FEET PER MINUTE
CONTINUOUS
CAST IRON
CENTER
CENTERLINE
CEMENT PLASTER
CEILING
CERAMIC TILE
CLOSET
CENTER TO CENTER
CONSTRUCTION
COLD WATER
CONCRETE
CONCRETE
CONCRETE
CONTROL JOINT

DOOR
DETAIL
DOUBLE HUNG
DIAMETER
DIMENSION
DOWN
DISHWASHER
DOWNSPOUT
DRAWING
DOUBLE
DRINKING FOUNTAIN EQUIPMENT
EACH
ELEVATION
ESTIMATED
EACH WAY
EXISTING
EXTERIOR
EQUAL
ELECTRIC WATER COOLER
EXPANSION JOINT
ELECTRICAL FLOOK DIVAIN
FOUNDATION
FINISHED FLOOR ELEVATION
FINISH
FLOOR
FINISHED OPENING
FACE OF CONCRETE
FACE OF FINISH
FACE OF STUD
FULL SIZE
FOOTING

GAUGE
GALVANIZED
GALVANIZED IRON
GLAZED INT WALL TILE
GLASS
GYPSUM WALL BOARD HOSE BIBB HOLLOW CORE HARDWARE HORIZONTAL HEIGHT HOLLOW METAL HOLLOW METAL FRAME LIVE LOAD LAVATORY LINOLEUM LIVING ROOM LIGHT MECHANICAL
MANUFACTURE(ER)
MARBLE
MATERIAL
MAXIMUM
METAL
MASONRY OPENING

OVERALL
OPENING
ON CENTER
OUTSIDE DIAMETER
OVERHEAD SECTIONAL DOOR
OWNER FURNISHED CONTRACTOR INSTALLED PT PRESSURE TREATED
PLASTIC LAMINATE
PNT PAINT(ED)
PL PLATE
PL BD PLASTER BOARD
PLYWD PLYWOOD
PNL PANEL
PROJ PROJECT
PR PAIR
PLAS PLASTER REQUIRED
RADIUS
RETURN AIR
RANDOM
RUBBER
REINFORCING BAR
REFRIGERATOR
REVISION
ROOM, ROOMS
ROUGH OPENING
RUBBER TILE
RISER(S)

SIMILAR
SHEATHING
STAIN & VARNISH
SOLID CORE
STRUCTURAL CLAY FACING TILE
SCHEDULE
SECTION
SHEET
SPECIFICATIONS
SQUARE FEET
STAINLESS STEEL
STEEL
STORAGE
STRUCTURAL
SQUARE FOOT
STANDARD
SQUARE
SOUTHERN YELLOW PINE
SPRUCE PINE FIR

TERRA COTTA
THICK (NESS)
TREAD
THRESHOLD
TYPICAL
TONGUE & GROOVE
TOP OF STEEL
TOP OF WALL
TOP OF CONCRETE UNFINISHED URINAL UNLESS NOTED OTHERWISE

WIDTH
WATER CLOSET
WOOD
WEATHER STRIPPED
WROUGHT IRON
WATERPROOFING
WATER HEATER
WITH
WITHOUT
WELDED WIRE MESH
WILDED WIRE FABRIC
WIDE FLANGE
WEATHER RESISTIVE BARRIER

2900 RADY STREET

INDEX OF DRAWINGS SHEET NO. SHEET ISSUE 12/15/2023 TITLE SHEET 12/15/2023 PRELIMINARY FIRST FLOOR BUILDING PLAN 12/15/2023 PRELIMINARY THIRD FLOOR BUILDING PLAN 12/15/2023 PRELIMINARY FOURTH FLOOR BUILDING PLAN 12/15/2023 PRELIMINARY ROOF PLAN 12/15/2023 PRELIMINARY VIEWS 12/15/2023 PRELIMINARY EXTERIOR ELEVATIONS 12/15/2023 PRELIMINARY EXTERIOR ELEVATIONS

RICHMOND, VIRGINIA





Ph: 540.239.2671

STREET RADY

PRELIMINARY

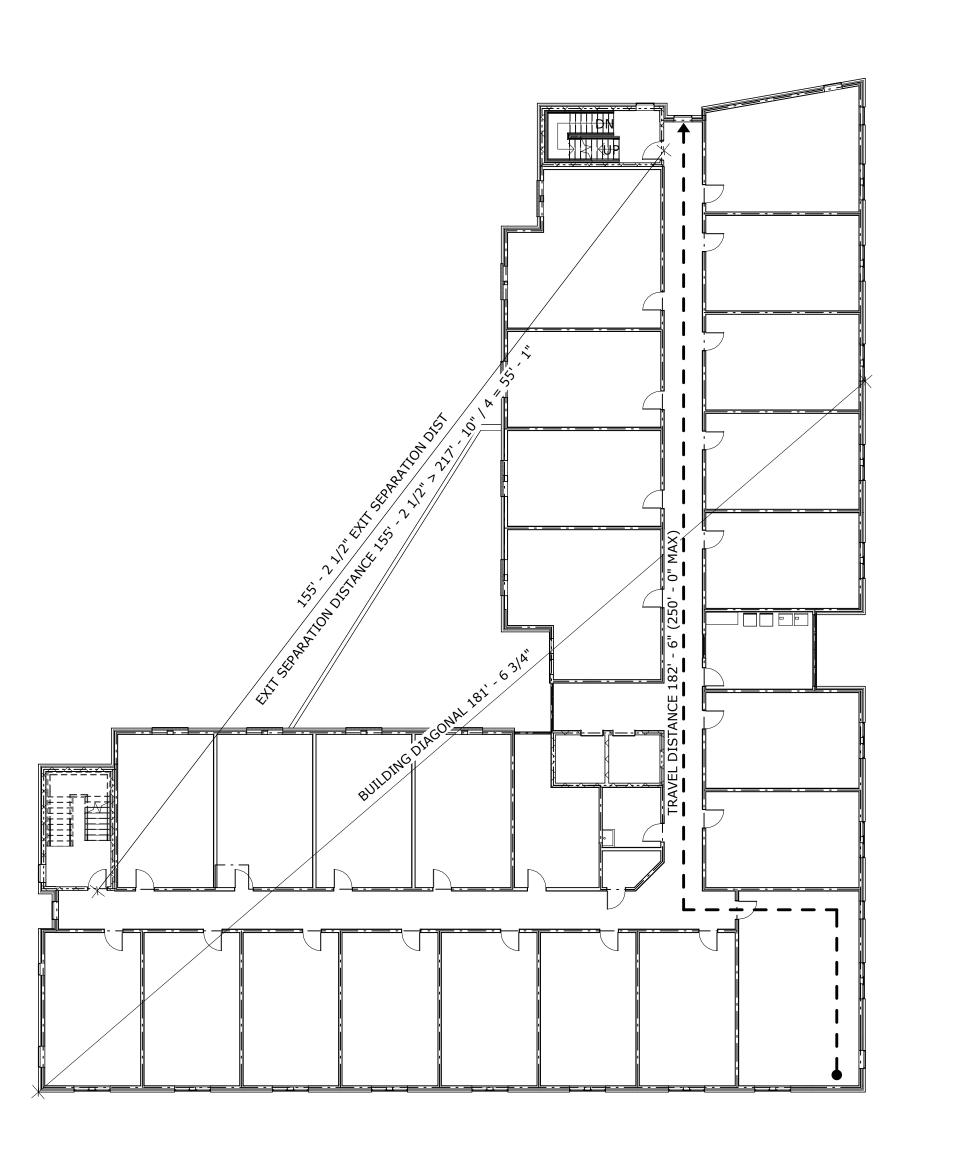
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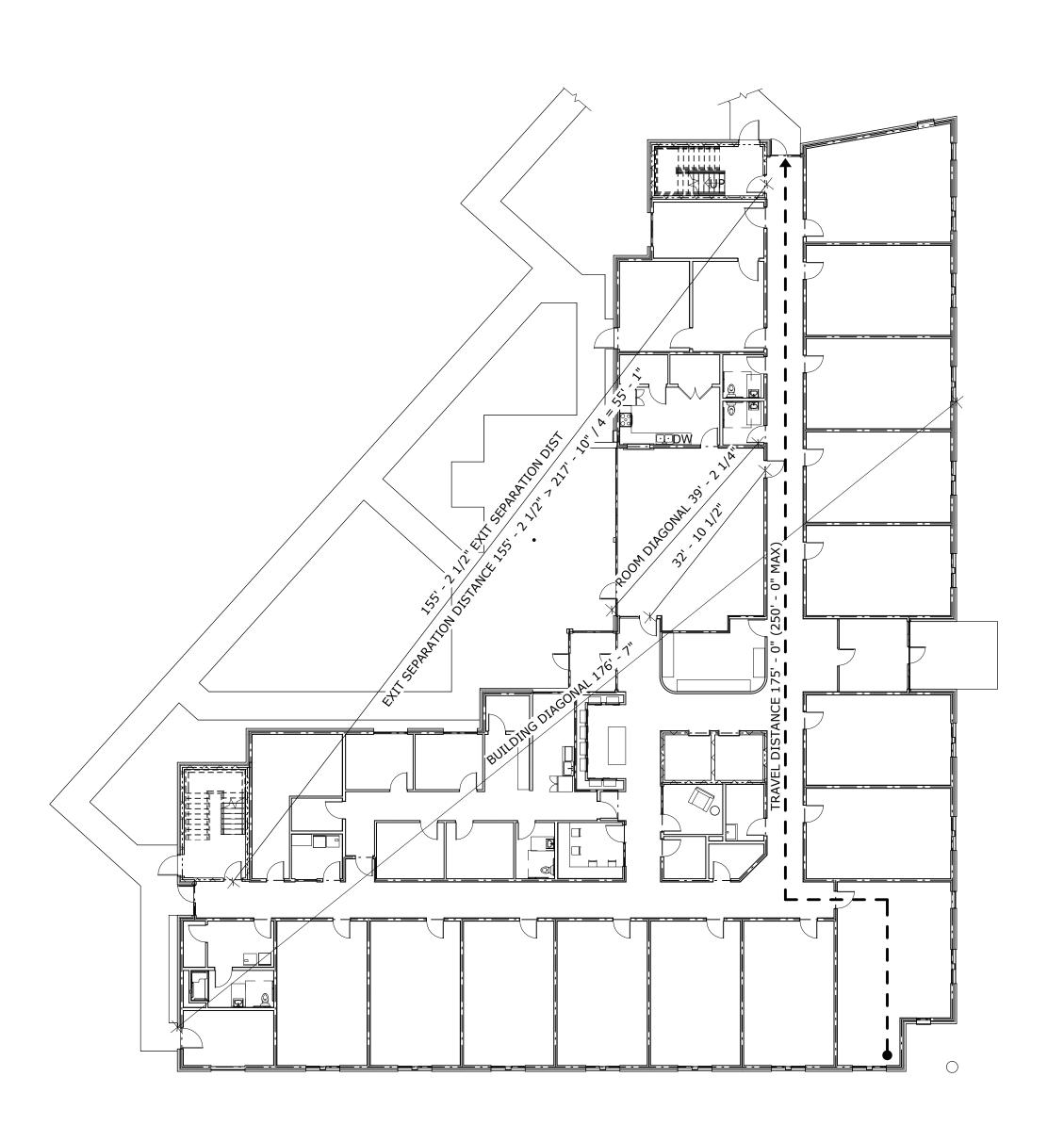
DESIGNED THE STUDIO THE STUDIO CHECKED **APPROVED** COMM#

SHEET NAME

TITLE SHEET

SHEET





1 PRELIMINARY FIRST FLOOR LIFE SAFETY PLAN

LS101 1/16" = 1'-0"

ARNOLD

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Christiansburg, VA 24073
Ph: 540.239.2671

2900 RADY STREET
RICHMOND, VIRGINIA

REV DATE DESCRIPTION

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DATE 12/15/2023

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SHEET NAME

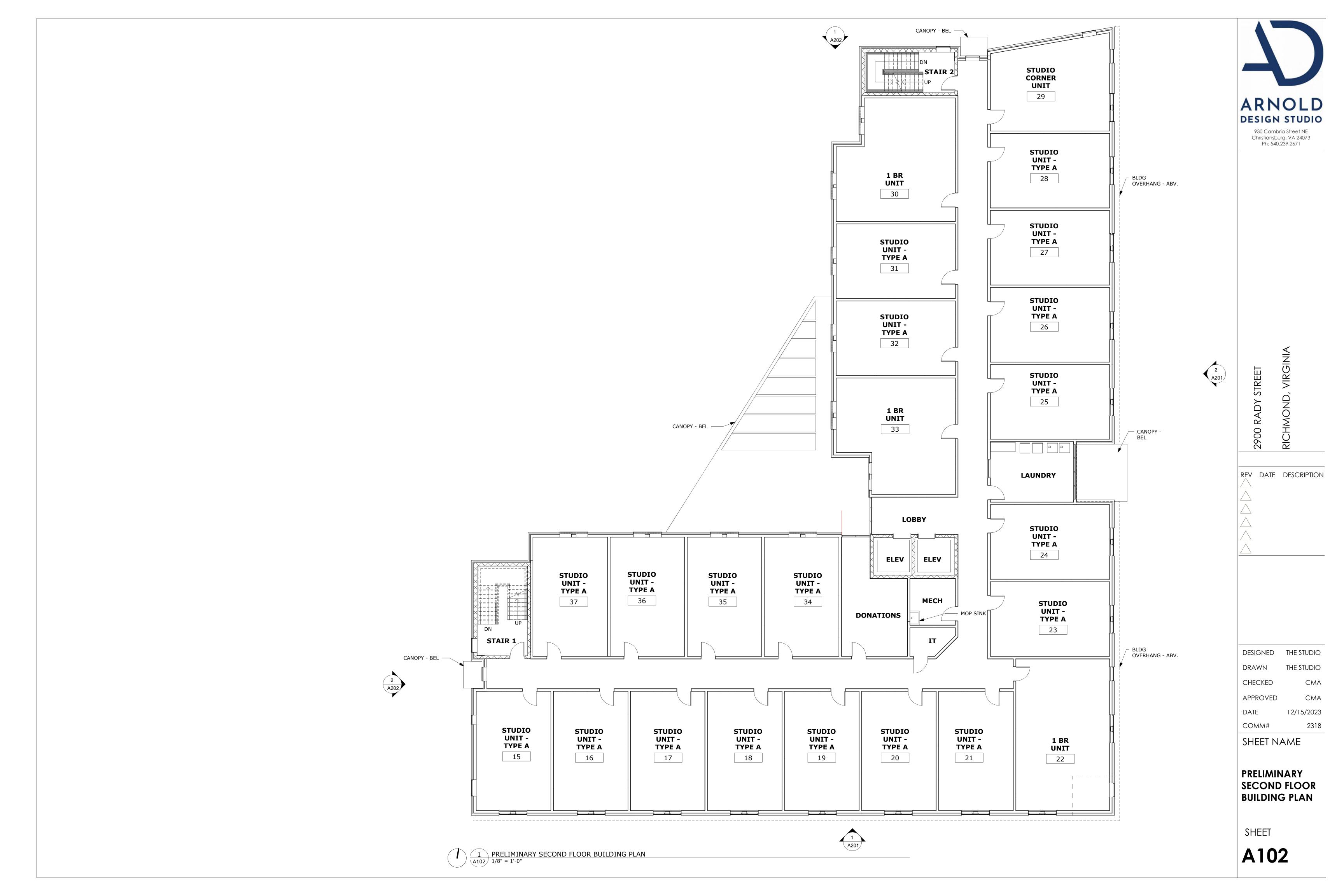
CHECKED

PRELIMINARY LIFE SAFETY PLAN

SHEET

LS101









A201

2900 RADY STREET
NOILGINGSAD
RICHMOND, VIRG

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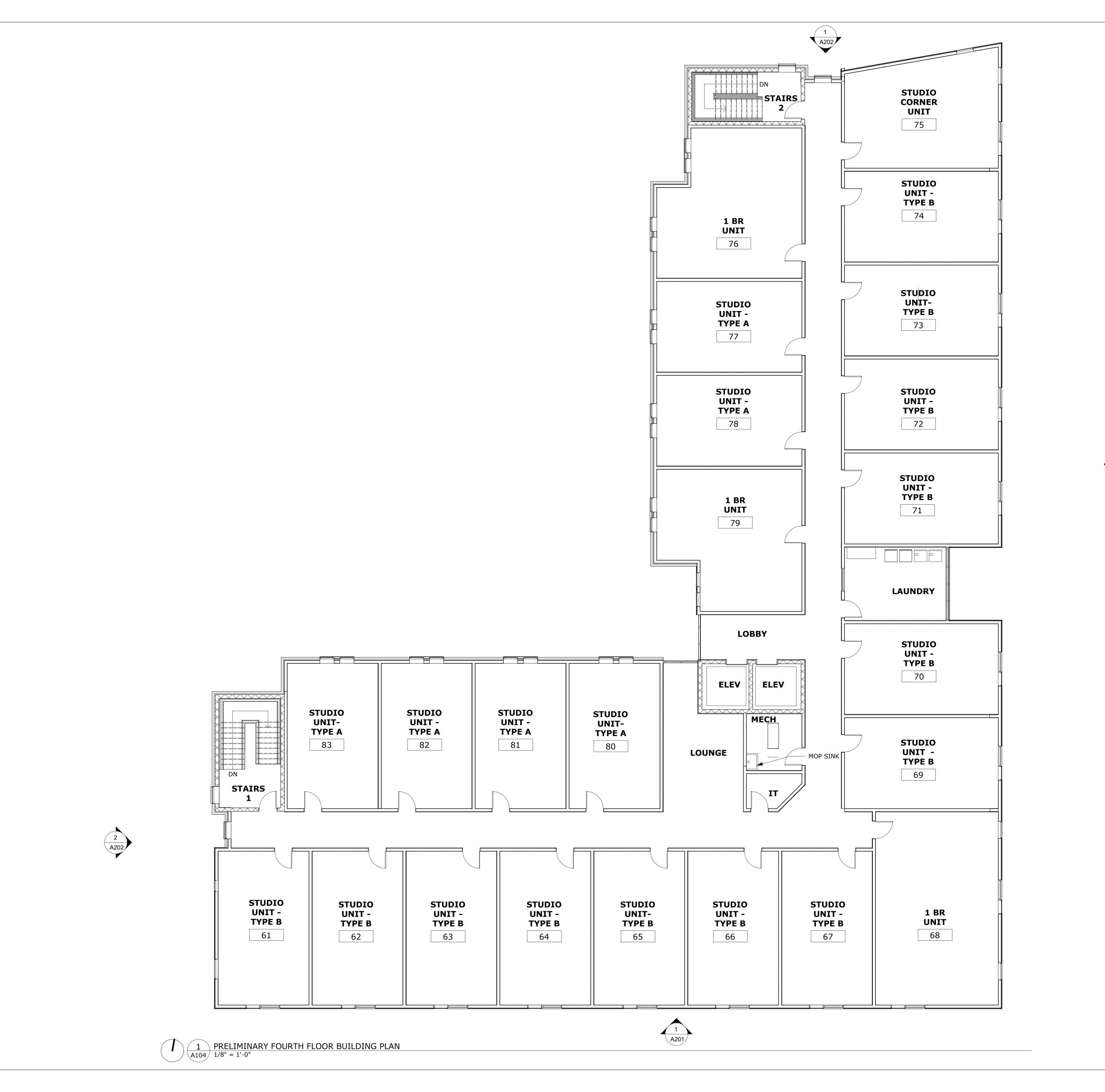
DATE 12/15/2023

COMM# 2318

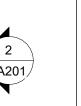
SHEET NAME

PRELIMINARY
THIRD FLOOR
BUILDING PLAN

SHEET







VIRGINIA

RICHMOND,

STREET

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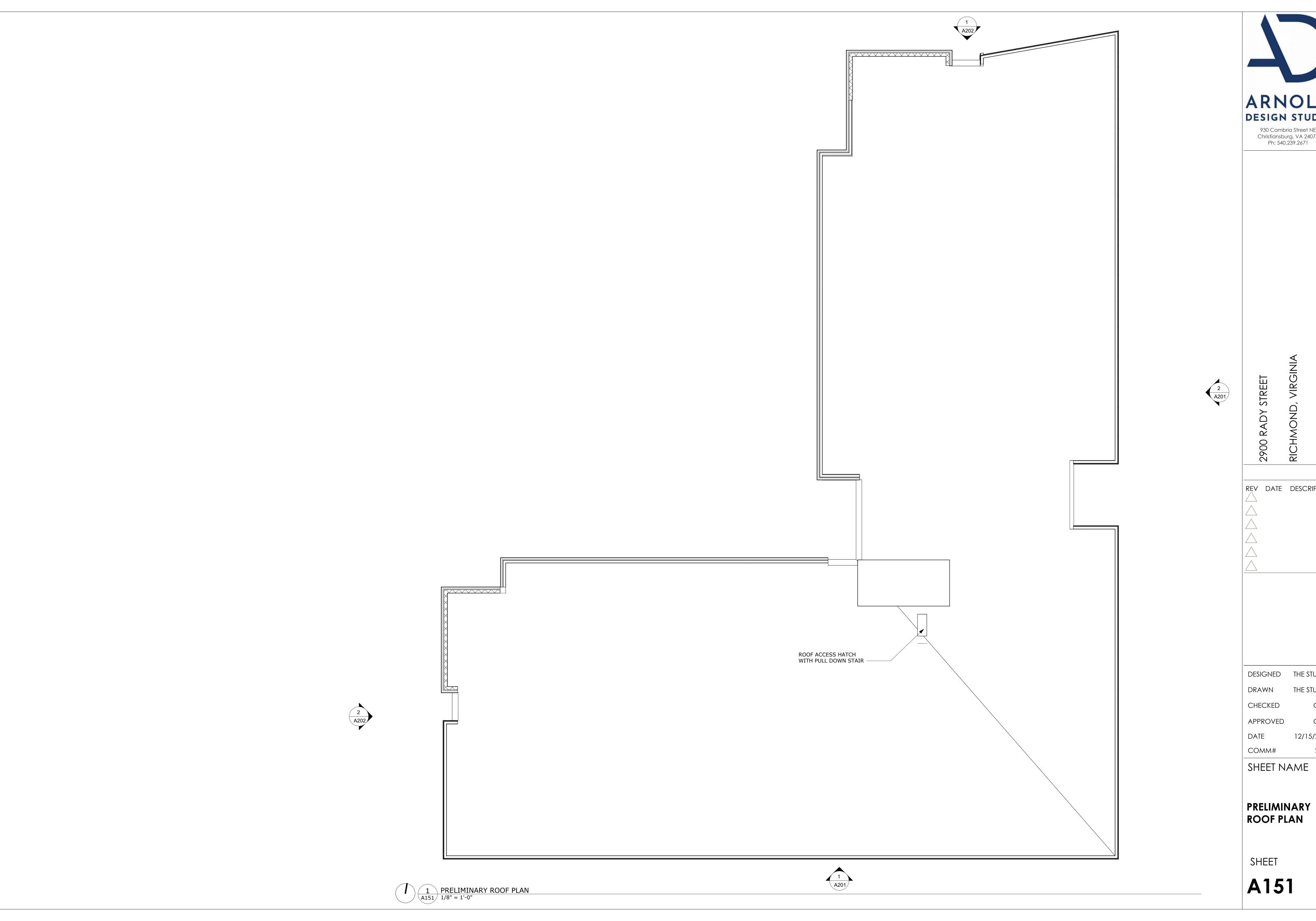
DATE 12/15/2023 COMM# 2318

SHEET NAME

SHEEL NAM

PRELIMINARY FOURTH FLOOR BUILDING PLAN

SHEET



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ROOF PLAN

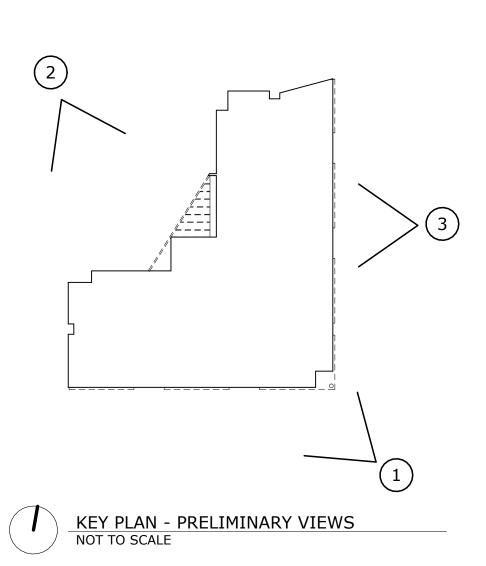






2 WEST - COURTYARD





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SHEET NAME

PRELIMINARY VIEWS

SHEET



PRELIMINARY EXTERIOR ELEVATION - SOUTH
1/8" = 1'-0"



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SHEET NAME

PRELIMINARY EXTERIOR ELEVATIONS

SHEET



1 PREMILINARY EXTERIOR ELEVATION - NORTH 1/8" = 1'-0"



2 PRELIMINARY EXTERIOR ELEVATION - WEST
A202 1/8" = 1'-0"

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PRELIMINARY EXTERIOR ELEVATIONS

SHEET