

INTRODUCED: September 23, 2019

AN ORDINANCE No. 2019-270

To authorize the special use of the property known as 1 East Main Street for the purpose of up to 20 single-family attached dwellings and one single-family detached dwelling, upon certain terms and conditions.

Patron – Mayor Stoney (By Request)

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: NOV 12 2019 AT 6 P.M.

WHEREAS, the owner of the property known as 1 East Main Street, which is situated in a TOD-1 Transit-Oriented Nodal District, desires to use such property for the purpose of 20 single-family attached dwellings and one single-family detached dwelling, which use, among other things, is not currently allowed by section 30-457.5(1)(a), concerning front yard setbacks, of the Code of the City of Richmond (2015), as amended; and

WHEREAS, in accordance with section 17.11 of the Charter of the City of Richmond (2018), 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: 9 NOES: 0 ABSTAIN: _____

ADOPTED: NOV 12 2019 REJECTED: _____ STRICKEN: _____

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

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

NOW, THEREFORE,

THE CITY OF RICHMOND HEREBY ORDAINS:

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

§ 2. **Grant of Special Use Permit.**

(a) Subject to the terms and conditions set forth in this ordinance, the property known as 1 East Main Street and identified as Tax Parcel No. W000-0081/034 in the 2019 records of the City Assessor, being more particularly shown on a survey entitled, “ALTA / NSPS Land Title Survey of Land Owned by Proman LLC and Goodwyn Bros., LLC, Parcel ID: W0000081034,” prepared by Timmons Group, dated May 5, 2019, and last revised May 22, 2019, 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 20 single-family attached dwellings and one single-family detached dwelling, hereinafter referred to as “the Special Use,” substantially as shown on the plans entitled “Foushee Street, Preliminary Townhouse Layout,” prepared by Eagle and Timmons Group, and dated July 31, 2019; the plans entitled “Foushee,” prepared by Eagle and Archi-Tec-Tonic, with sheets A208, A209, and A210 dated July 29, 2019, and sheet A211 dated July 30, 2019; and the plans entitled “Foushee Conceptual,” prepared by Eagle, with three sheets dated June 4, 2019, and 11 sheets dated June 10, 2019, 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 20 single-family attached dwellings and one single-family detached dwelling, substantially as shown on the Plans.

(b) No less than one parking space for each dwelling use shall be provided on the Property.

(d) The height of the Special Use shall not exceed the height shown on the Plans.

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

(e) Storage for six bicycles shall be included, substantially as shown on the Plans.

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

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

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

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

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

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

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

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

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

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

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

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

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

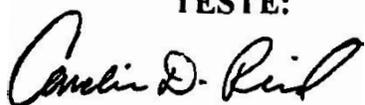
(e) The privileges granted by this ordinance may be revoked pursuant to the provisions of sections 30-1050.7 through 30-1050.11 of the Code of the City of Richmond (2015), as amended, and all future amendments to such laws. Failure to comply with the terms and conditions of this ordinance shall constitute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

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

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

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

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

A TRUE COPY:
TESTE:

City Clerk

City of Richmond

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

Item Request

File Number: PRE.2019.388

O & R REQUEST

4-9109
AUG 28 2019

Office of the
Chief Administrative Officer

O & R Request

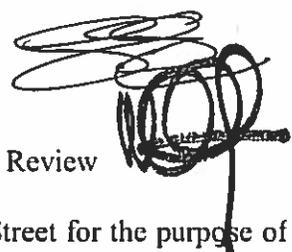
DATE: August 26, 2019

EDITION: 1

TO: The Honorable Members of City Council

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

THROUGH: Selena Cuffee-Glenn, Chief Administrative Officer 

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

FROM: Mark A. Olinger, Director, Department of Planning and Development Review

RE: To authorize the special use of the property known as 1 East Main Street for the purpose of 20 single-family attached dwellings, and one single-family detached dwelling, upon certain terms and conditions.

ORD. OR RES. No. _____

PURPOSE: To authorize the special use of the property known as 1 East Main Street for the purpose of 20 single-family attached dwellings, and one single-family detached dwelling, upon certain terms and conditions.

REASON: The applicant is requesting authorization for twenty (20) newly constructed single-family attached, and one (1) single-family detached dwelling. The underlying TOD-1 (Transit-Oriented Nodal District) district does not permit specific design elements in the application. The design does not meet the requirements found in sections 30-438.3:1 and 30-438.5 of the Code of the City of Richmond, dealing with front yard setbacks and public street frontage, respectively. A special use permit is therefore required.

RECOMMENDATION: In accordance with the requirements of the City Charter and the Zoning Ordinance, the City Planning Commission will review this request and make a recommendation to City Council. This item will be scheduled for consideration by the Commission at its October 21, 2019, meeting. A letter outlining the Commission's recommendation will be forwarded to City Council following that meeting.

BACKGROUND: The subject property consists of a 42,614 SF or .97 acre parcel of land improved with a surface parking lot constructed, per tax assessment records, in 1975. The property is located in the Monroe Ward neighborhood within the City's Downtown Planning District along South Foushee Street between the 1st block of East Main and Cary Streets. The property is also located within the Arts District Station area of the City's Bus Rapid Transit (Pulse) Corridor.

The City of Richmond's current Pulse Corridor Plan designates the subject property as Downtown Mixed Use which "...features high density development with office buildings, apartments, and a mix of complementary uses, including regional destinations. Higher density pedestrian and transit oriented development encouraged on vacant or underutilized sites; new development should be urban in form and may be of larger scale than existing context. Active commercial ground floor uses required on street oriented commercial frontages. Active ground floor uses and design required on priority street frontages. Driveway entrances required to be off alleys whenever possible; new driveways prohibited on street oriented commercial and priority street frontages. Little to no setback of new development unless to create pedestrian oriented amenities like plazas and outdoor dining. Surface parking prohibited as a principal use; when surface parking is provided as an accessory use, it should be located to the rear of buildings and screened by shade trees. Parking requirements are substantially less in these areas than other areas of the city and are largely eliminated. Potential future zoning districts: B-4, RF 2. (City of Richmond, 2017) The density of the proposed development would be approximately 21 units per acre.

Adjacent properties along the East Cary Street corridor are in the same TOD-I District as the subject property. A mix of RO-3 (Residential Office) and B-4 (Central Business District) zoning districts are present in the vicinity. A mix of office, mixed use, commercial, industrial, and residential land uses are present in the vicinity.

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

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

BUDGET AMENDMENT NECESSARY: No

REVENUE TO CITY: \$300 application fee

DESIRED EFFECTIVE DATE: Upon adoption

REQUESTED INTRODUCTION DATE: September 23, 2019

CITY COUNCIL PUBLIC HEARING DATE: November 12, 2019

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: None

CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES: City Planning Commission
October 21, 2019

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

RELATIONSHIP TO EXISTING ORD. OR RES.: None

REQUIRED CHANGES TO WORK PROGRAM(S): None

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

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



Application for **SPECIAL USE PERMIT**

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

Application is hereby submitted for: (check one)

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

Project Name/Location

Property Address: 1 East Main Street Date: 5/30/19
 Tax Map #: W0000081034 Fee: \$300
 Total area of affected site in acres: 0.989

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

Zoning

Current Zoning: B-3 Business (General Business)

Existing Use: Paved Parking

Proposed Use

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

21 Single Family Townhomes

Existing Use: Paved Parking

Is this property subject to any previous land use cases?

Yes

No

If Yes, please list the Ordinance Number: 2005-146-181

Applicant/Contact Person: Lory Markham

Company: Markham Planning

Mailing Address: 2314 West Main Street

City: Richmond State: VA Zip Code: 23220

Telephone: (804) 248-2561 Fax: () N/A

Email: lory@markhamplanning.com

Property Owner: ~~Parment LLC and Goodwyn Bros~~, LLC

If Business Entity, name and title of authorized signee: Frederick Jones, Managing Member *MANAGE*

(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: 210 E Main St

City: Richmond State: VA Zip Code: 23219

Telephone: (804) 648-9015 Fax: () N/A

Email: lory@markhamplanning.com

Property Owner Signature: *Frederick Jones*

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)



June 10, 2019

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

RE: Applicant's Report for Special Use Permit Application at 1 East Main Street

Dear Mr. Olinger,

Please accept this letter as the Applicant's Report for the Special Use Permit (SUP) application for the property at 1 East Main Street. With this application, Markel Eagle, the contract purchaser and Proman LLC and Goodwyn Brothers, the owners, are petitioning the City Council for a SUP to waive the ground floor commercial requirement in the B-3 General Business District. This will allow for the construction of twenty-one (21) single-family attached homes that would be offered for sale.

Site

The property is located between East Cary Street and East Main Street along Foushee Street. The property has a land area 43,060 square feet and is zoned in the B-3 General Business District. The property is currently improved with a surface parking lot that has access from a total of six curb cuts, two along East Cary Street and four along Foushee Street. There are two existing single-family attached homes on Foushee Street that are not included within the property or the SUP request.

Zoning

The property is currently zoned B-3 General Business, which allows for a wide variety of commercial and residential uses that are primarily considered highway commercial uses. Gas and service stations, drive-throughs and parking areas in front of buildings are all permitted under the existing zoning. The B-3 has a requirement for ground floor commercial uses in order to allow for dwelling uses within the district. Thus, single-family houses are not permitted in the B-3 district and a SUP is required to allow the proposed attached single-family houses.

The Department of Planning and Development Review has been pursuing an area-wide rezoning of the Monroe Ward neighborhood, which includes the subject property. The latest proposal scheduled

to go before Planning Commission and City Council shows the subject property designated for Transit-oriented Development (TOD-1) zoning. This district would allow for single-family attached and detached homes as long as they are not located on streets designated as street-oriented commercial streets. The block of Main, Cary and Foushee surrounding the subject property are not proposed for this street-oriented commercial designation and the proposed use would therefore be permitted by the proposed zoning. There are, however, setback requirements for dwelling uses in the TOD-1 district that would be problematic for the proposed layout authorized by the requested special use permit.

Proposal

The proposal consists of twenty (20) single-family attached homes and one (1) single-family detached home. Six homes would front on both East Main and East Cary Street, five homes would front on Foushee Street and four homes would front on a central courtyard. All of the homes would contain a two-car garage accessed from new public alleys at the rear of the homes. In addition to the central courtyard, there would be several common areas to allow for pedestrian access, bicycle racks and landscaping. These areas and the residential lots would be created through the subdivision process and the common areas would be maintained by a property owners' association. The homes are proposed to be three stories in height, and each contain outdoor living area in upper level balconies and terraces.

Master Plan

The City's Pulse Corridor Plan recommends Downtown Mixed Use land uses for the property. The plan encourages higher density and transit-oriented development on vacant or underutilized sites within this designation. This designation also specifies that active ground floor commercial uses should be required on street-oriented commercial frontages. None of the streets surrounding the proposal are designated as street-oriented commercial streets. Specifically, for the Arts District Station Area, the Plan recommends encouraging and supporting the redevelopment of surface parking lots into uses that support transit. The proposal to redevelop the subject surface parking lot into twenty-one homes meets these stated goals of the Plan. In addition, the proposal will reduce the number of curb cuts by four, provide evening activity and eyes on the streets, which all increase the safety for pedestrians in the area as recommended by the Pulse Plan.

Neighborhood Response

The proposed development and the request for a special use permit was presented to the Downtown Neighborhood Association at their May 8, 2019 meeting. The Association voted to support the development and sent the enclosed letter of support to City Council following the meeting.

City Charter Conditions

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

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

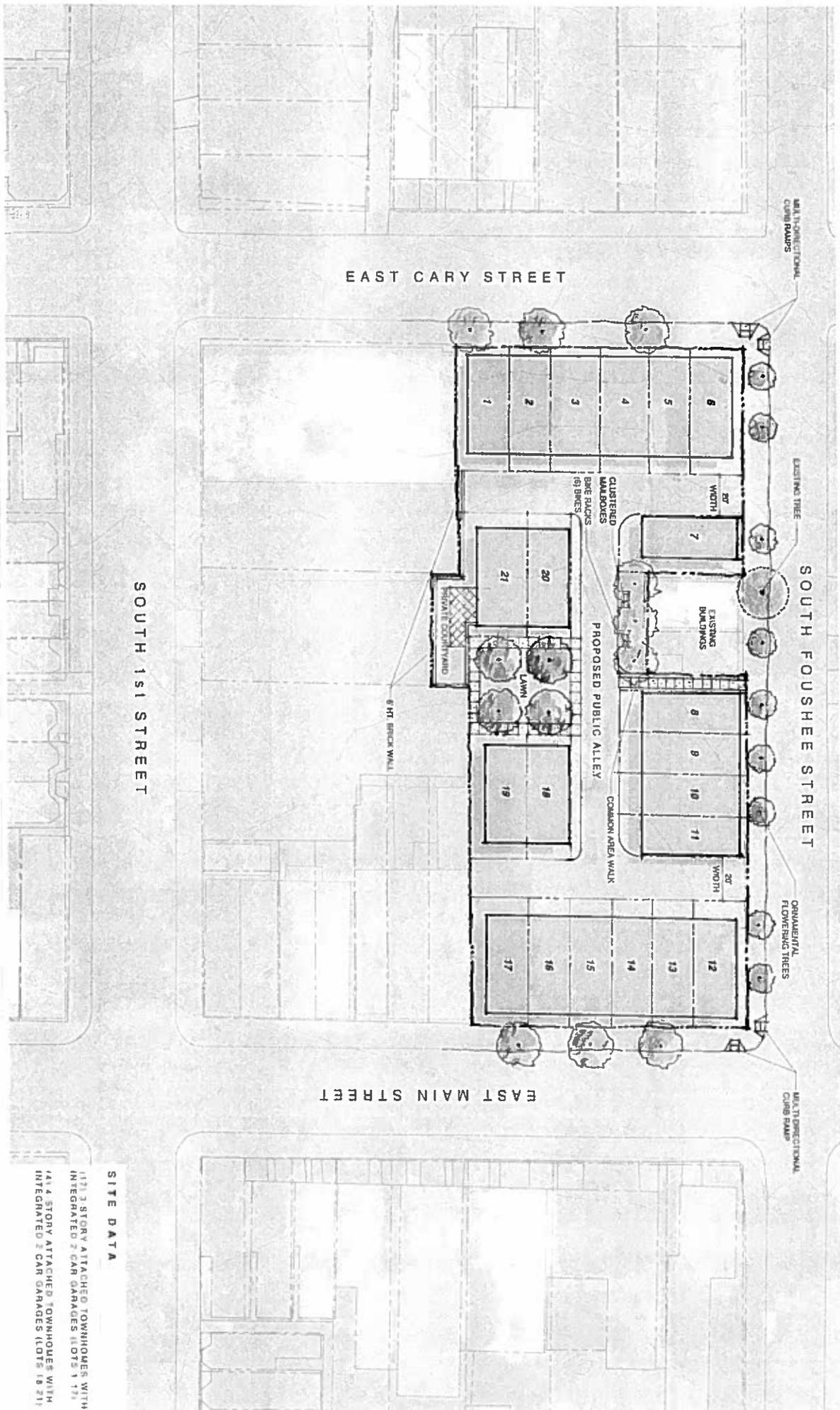
Very Truly Yours,

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

Lory Markham

Enclosures

cc: The Honorable Ellen Robertson
Matthew Ebinger, Secretary to the City Planning Commission

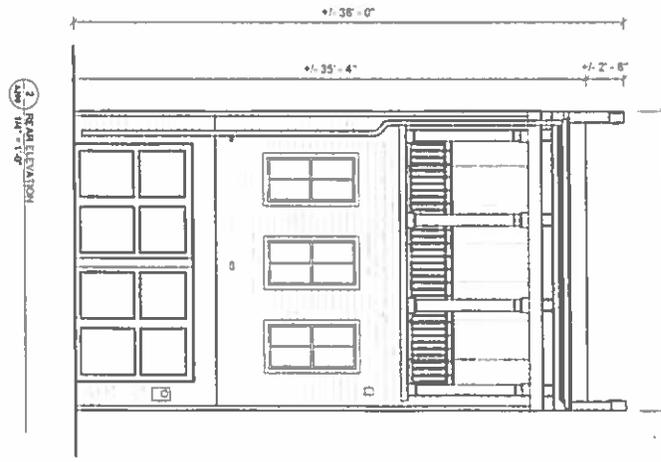
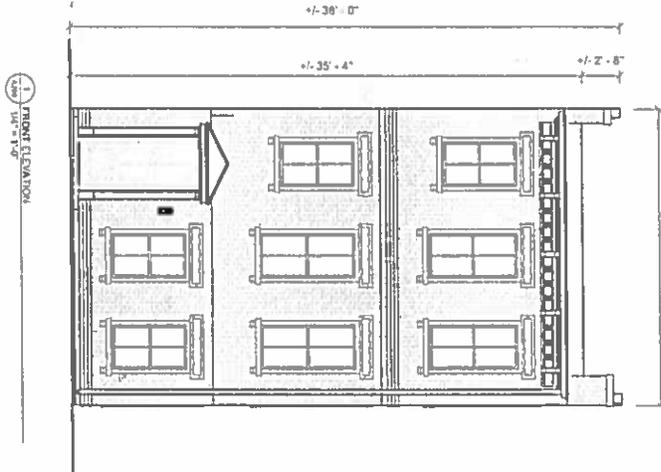
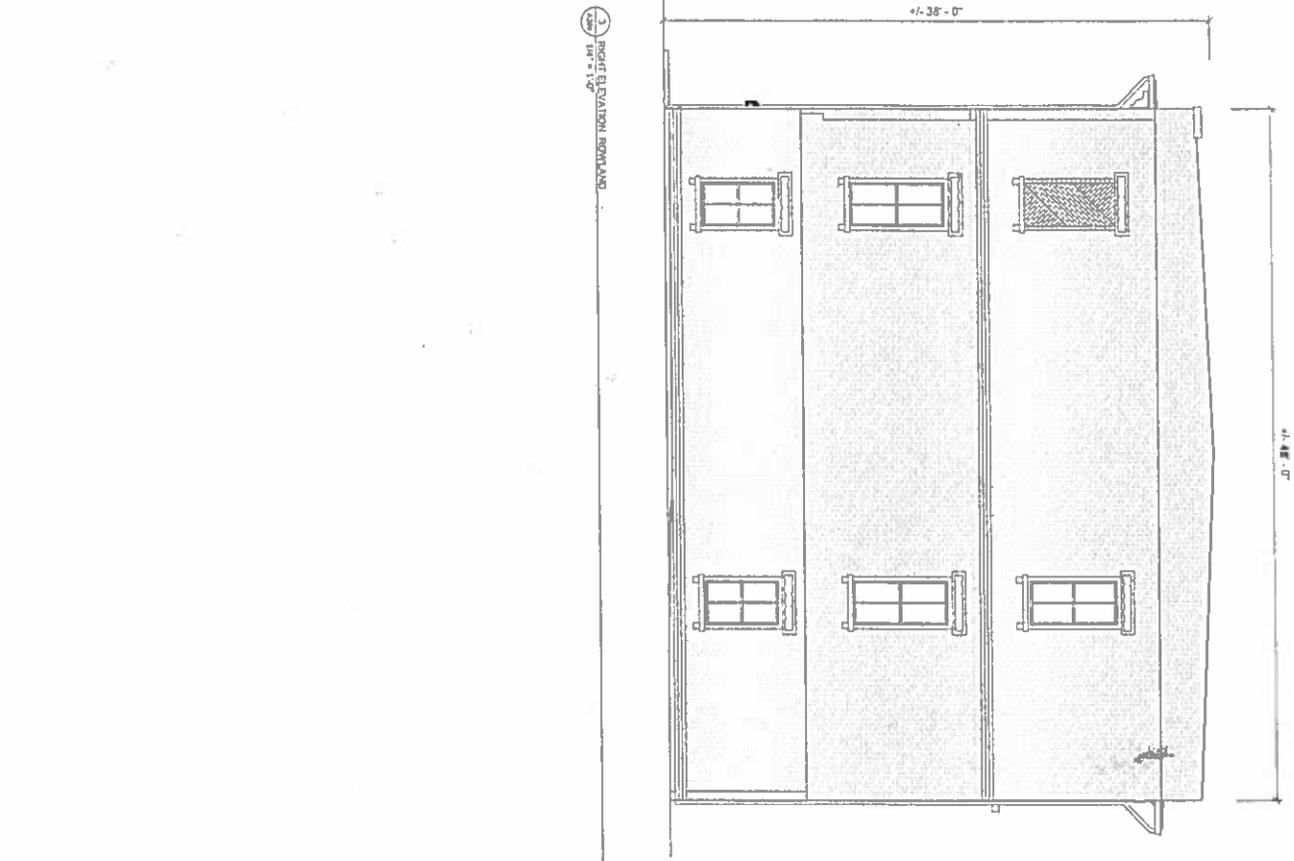


SITE DATA

111 2 STORY ATTACHED TOWNHOUSES WITH INTEGRATED 2 CAR GARAGES (LOTS 1-17)
 114 4 STORY ATTACHED TOWNHOUSES WITH INTEGRATED 2 CAR GARAGES (LOTS 18-21)

FOUSHEE STREET
 PRELIMINARY TOWNHOUSE LAYOUT - JULY 31, 2019





DRAWN ON: 07/29/2019
FOUSHEE
 SHEET #:
A209

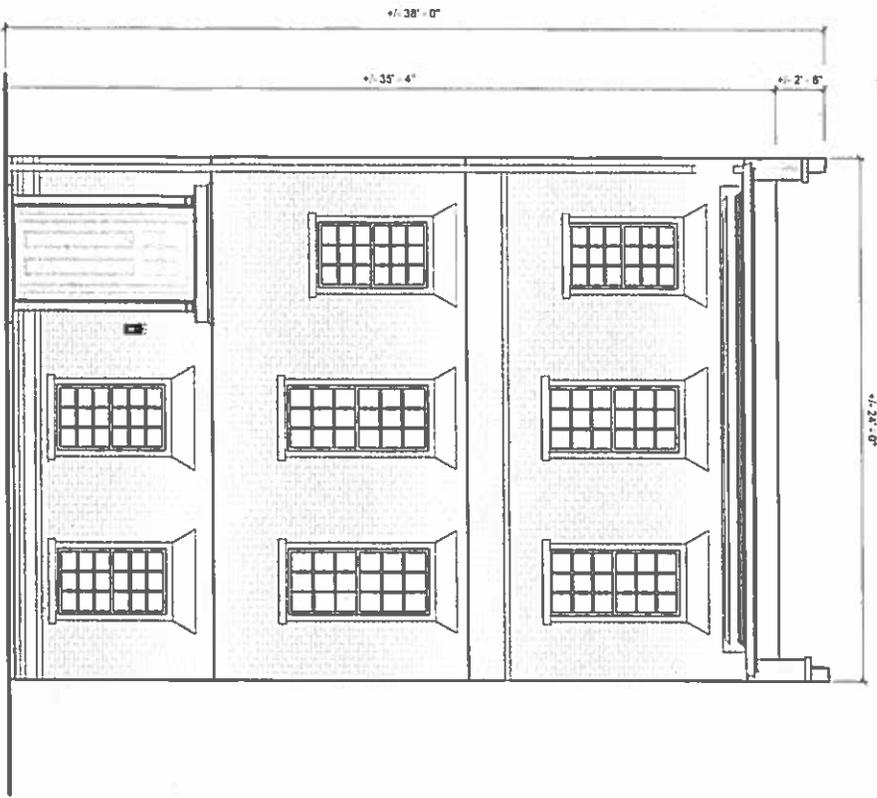
DRAWN BY:
 TEC LAB
 SHEET TITLE:
**3 - STORY 20' W
 FRONT, REAR &**


 2250 Old Brick Rd
 Suite 220
 Glen Allen, VA 23060
 Phone (804) 741-4663
 Fax: (804) 741-0553

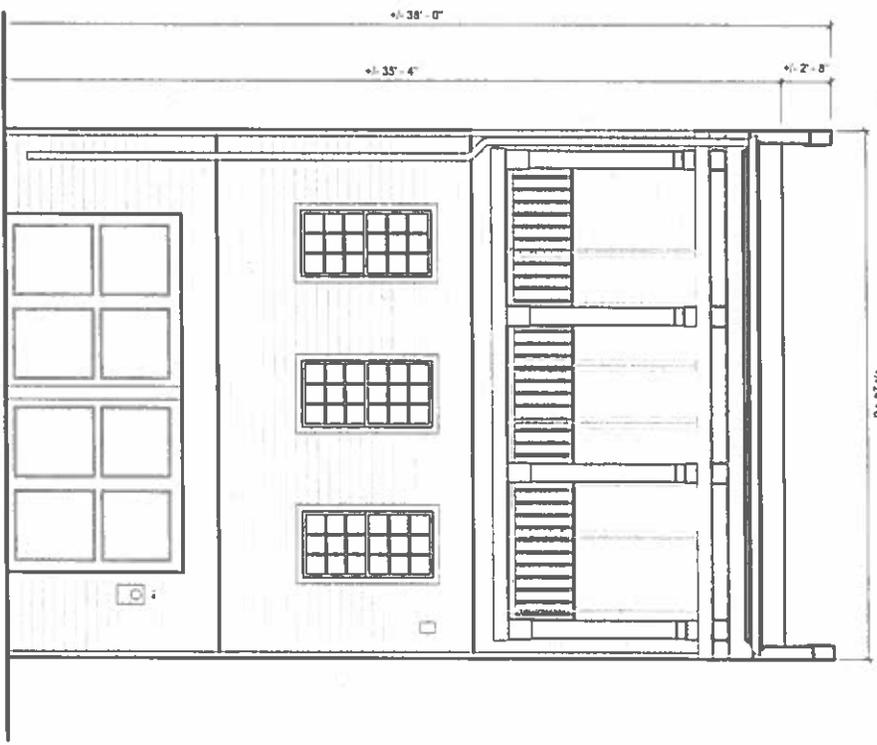
ARCHI-TEC TONIC
 CONSULTING ARCHITECTS & ENGINEERS

NO.	DATE	DESCRIPTION

1 FRONT ELEVATION



2 REAR ELEVATION



DRAWN ON 07/29/2019
FOUSHEE
 SHEET #:
A209

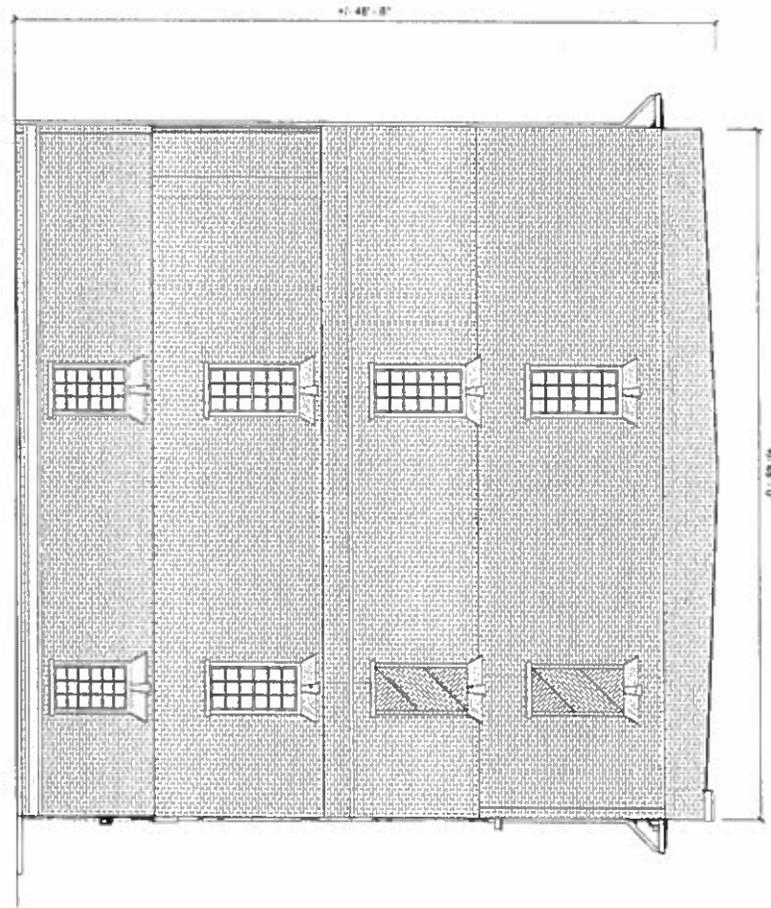
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 TEC LAB
 SHEET TITLE
**3 - STORY 24' W
 FRONT & REAR
 ELEVATIONS**

2250 Old Brick Rd
 Suite 220
 Glen Allen VA 23060
 Phone: (804) 741-4683
 Fax: (804) 741-0533
 edgeolve.com

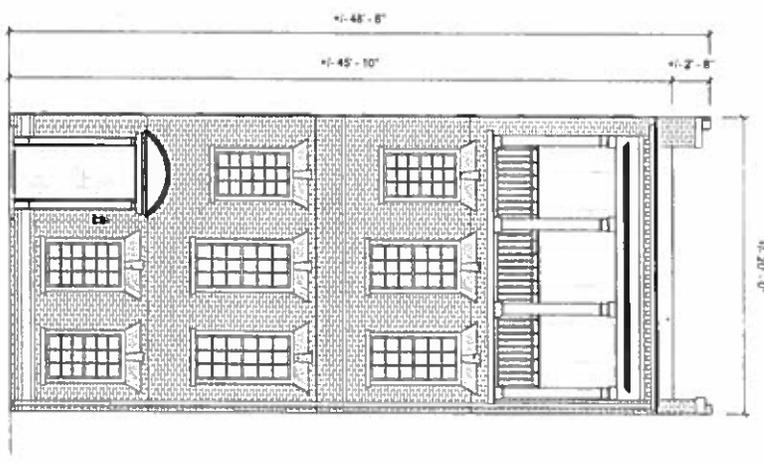
ARCHI-TEC-TONIC
 Commercial Building Services

DATE	DESCRIPTION

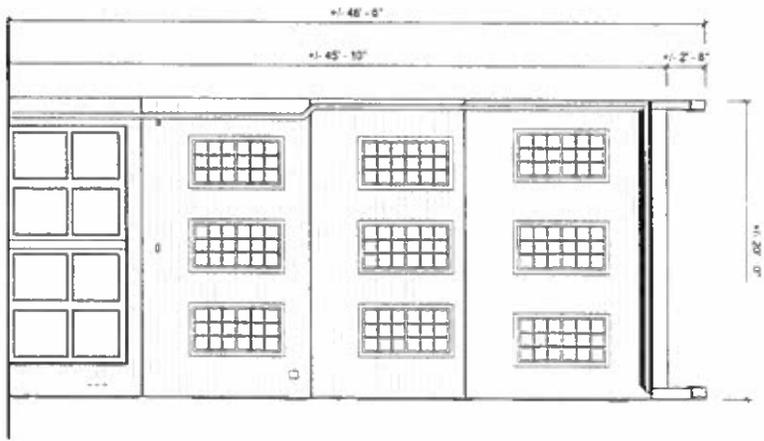
3 LEFT ELEVATION



1 FRONT ELEVATION



2 REAR ELEVATION



DRAWN ON: 07-29-2019
FOUSHEE
 SHEET #
A210

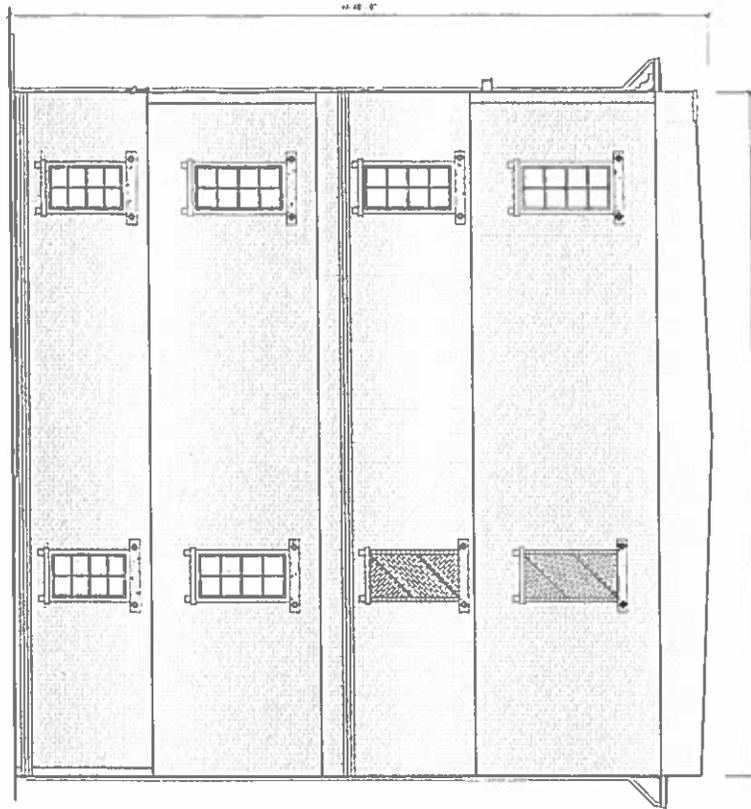
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 TEC LAB
 SHEET TITLE:
 4 - STORY 20' W
 FRONT, REAR &


 2250 Old Brick Rd,
 Suite 220
 Glen Allen, VA 23060
 Phone: (804) 741-4683
 Fax: (804) 741-0553

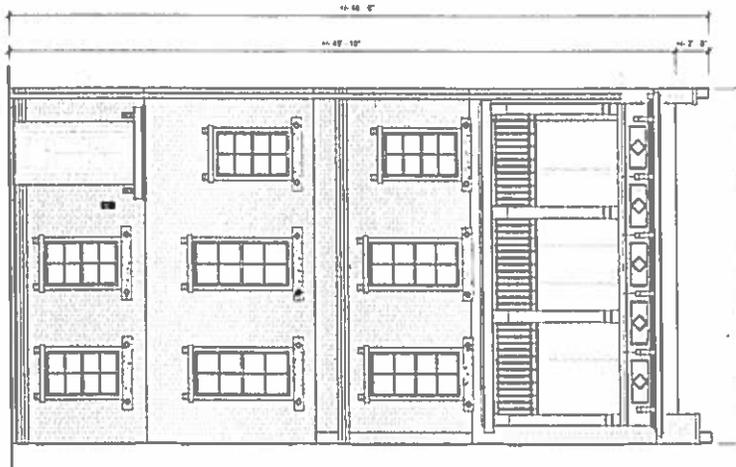
ARCHI-TEC-TONIC
 CONSULTING ARCHITECTS

DATE
 DESCRIPTION

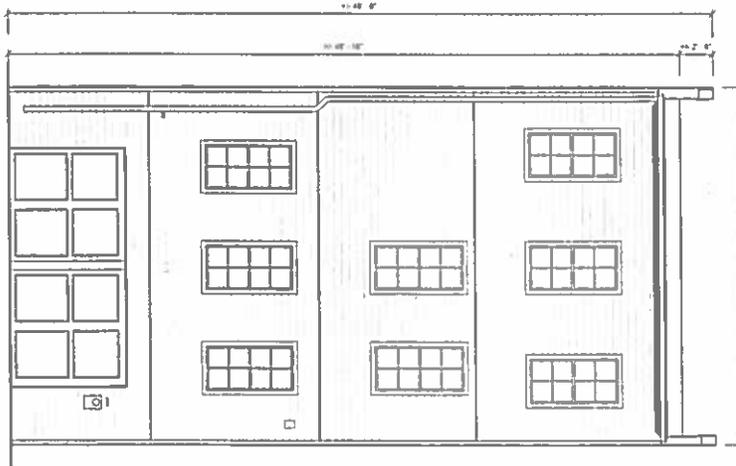
3
RIGHT ELEVATION
1/4" = 1'-0"



1
FRONT ELEVATION
1/4" = 1'-0"



2
REAR ELEVATION
1/4" = 1'-0"



DRAWN ON: 07/30/2019

DRAWN BY:

FOUSHEE

TEC LAB

SHEET TITLE:

SHEET #:

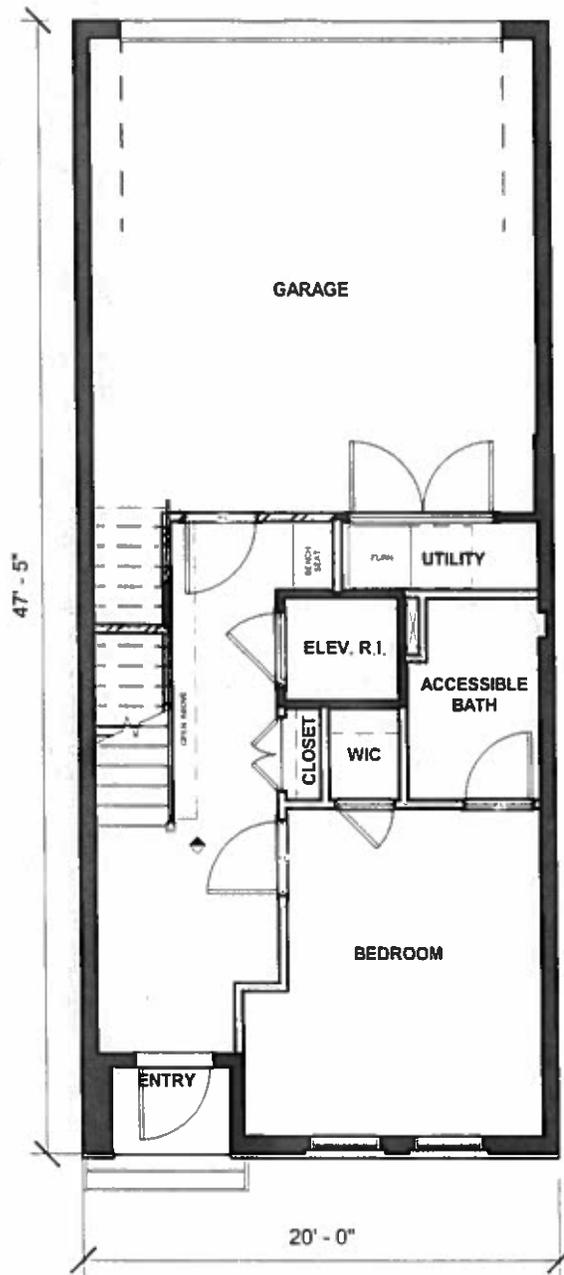
A211

4 - STORY 24' W
FRONT, REAR &
SIDE ELEVATIONS



2233 Old Brick Rd
Suite 220
Glen Allen, VA 23060
Phone: (804) 741-4663
Fax: (804) 741-0553
eagle@va.com

DATE	DESCRIPTION



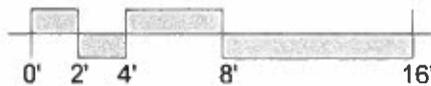
BUYER: _____

SELLER: _____

ALL PARTIES ACKNOWLEDGE THAT SOME OPTIONS SHOWN ON THIS EXHIBIT MAY OR MAY NOT BE INCLUDED IN THE CONTRACT. ALL STRUCTURAL OPTIONS INCLUDED IN THE CONTRACT SHALL BE IDENTIFIED ON THE "ADDENDUM ENDORSEMENT TO AGREEMENT OF SALE"

NOTES:

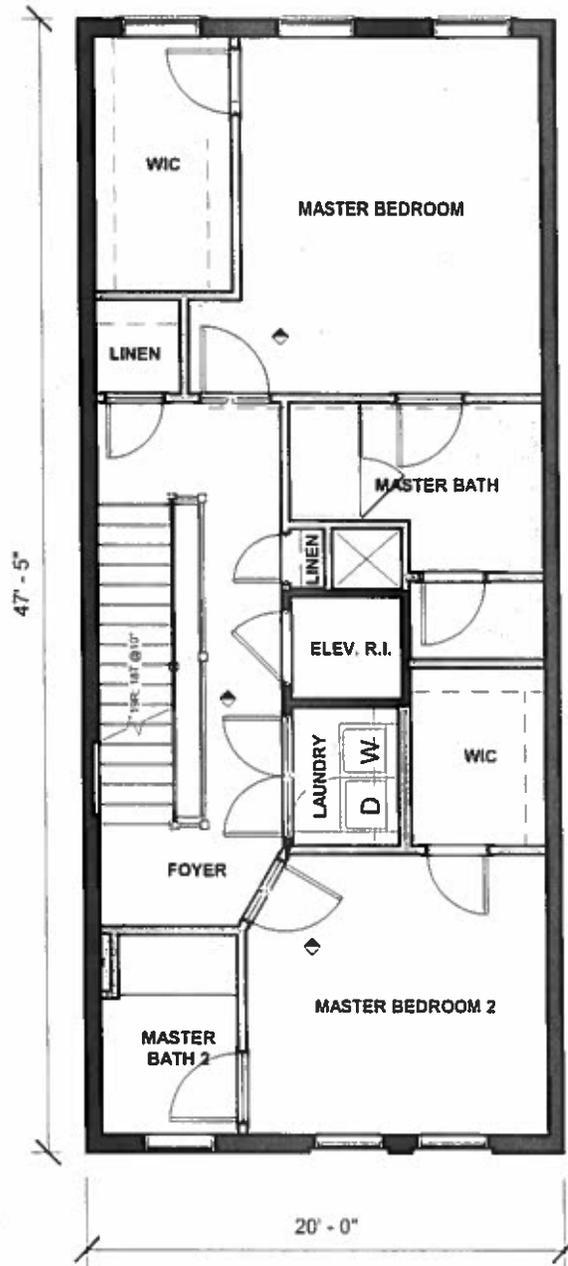
DAVENPORT - CORE
FIRST FLOOR PLAN
 REV. 06/10/2019



FOUSHEE CONCEPTUAL

If an upgraded elevation is selected, it may not match the standard floor plan. All details, dimensions, square footage, and illustrations are approximate and may vary from actual plans and specifications.





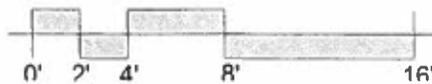
BUYER: _____

SELLER: _____

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NOTES:

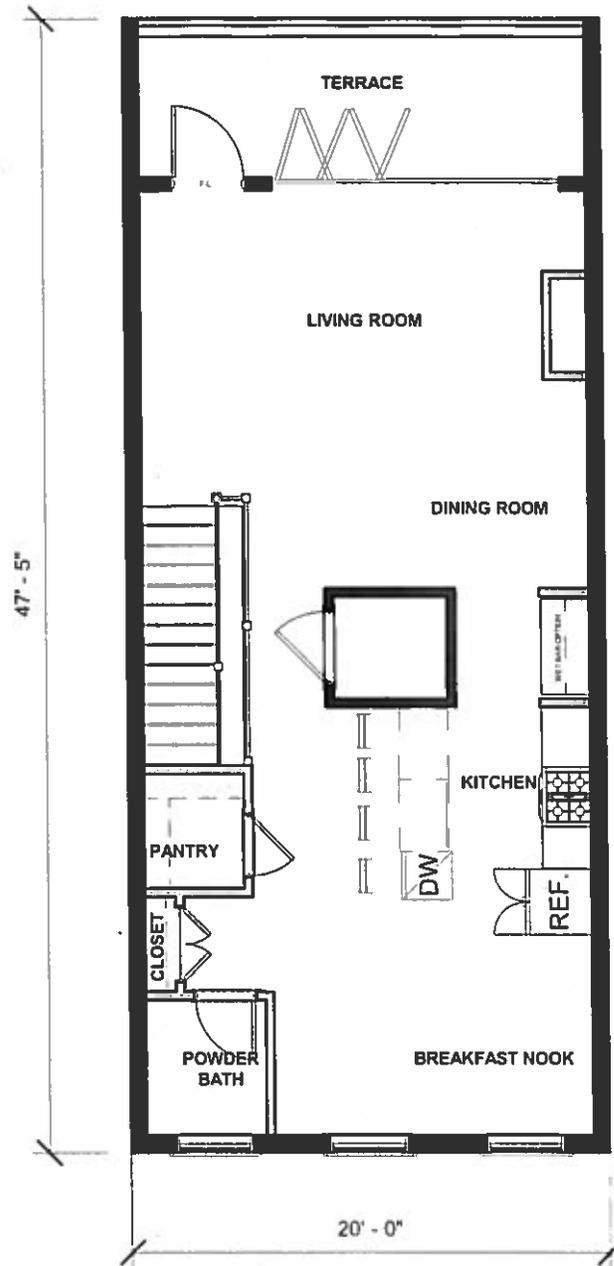
DAVENPORT - CORE
SECOND FLOOR PLAN
 REV. 06/10/2019



FOUSHEE CONCEPTUAL

If an upgraded elevation is selected, it may not match the standard floor plan. All details, dimensions, square footage, and illustrations are approximate and may vary from actual plans and coordinations.





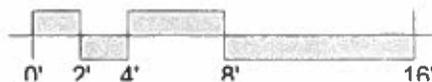
BUYER: _____

SELLER: _____

ALL PARTIES ACKNOWLEDGE THAT SOME OPTIONS SHOWN ON THIS EXHIBIT MAY OR MAY NOT BE INCLUDED IN THE CONTRACT. ALL STRUCTURAL OPTIONS INCLUDED IN THE CONTRACT SHALL BE IDENTIFIED ON THE "ADDENDUM, ENDORSEMENT TO AGREEMENT OF SALE"

NOTES:

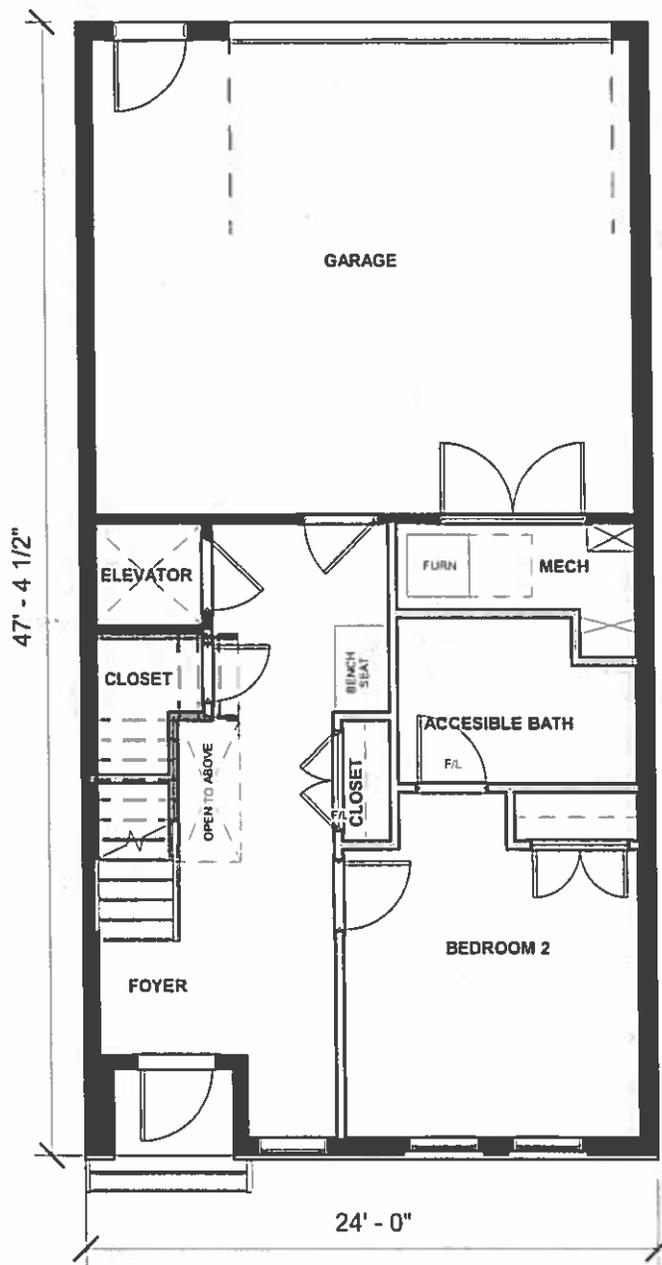
DAVENPORT - CORE
THIRD FLOOR PLAN
 REV. 06/10/2019



FOSHEE CONCEPTUAL

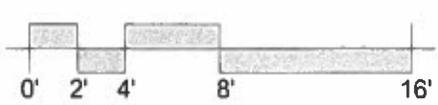
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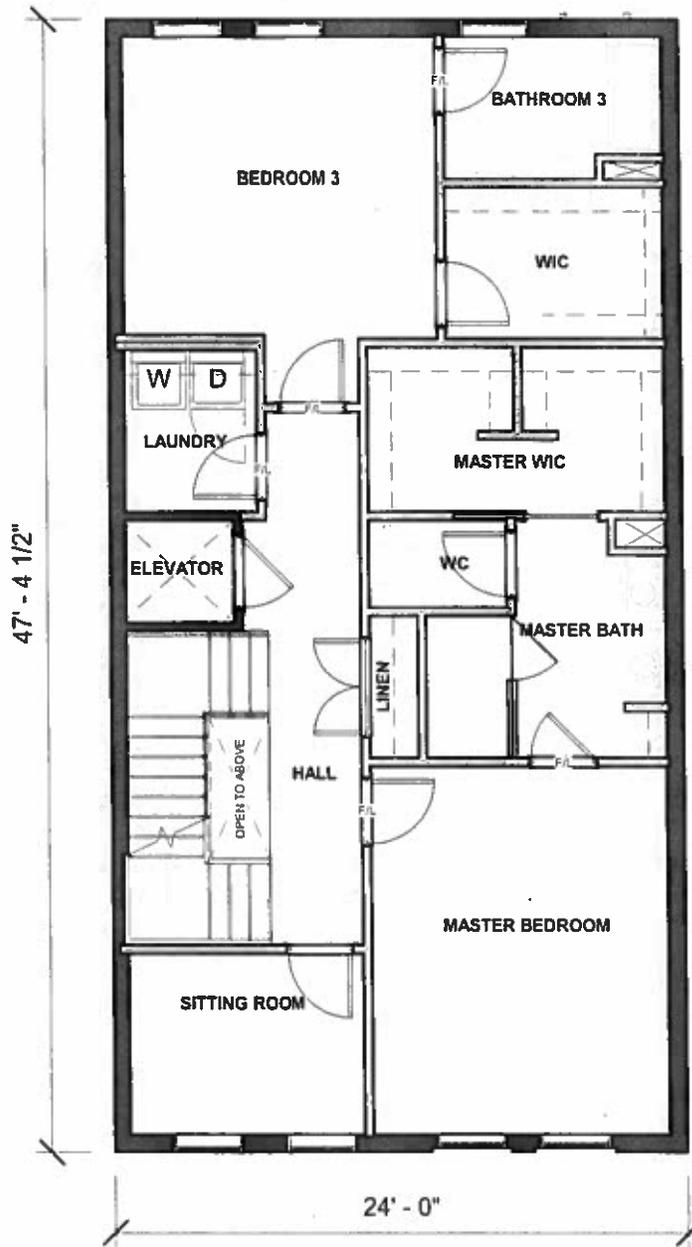
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SELLER: _____	
NOTES:	

LAUREL - CORE
FIRST FLOOR PLAN
REV. 06/04/2019



FOUSHEE CONCEPTUAL
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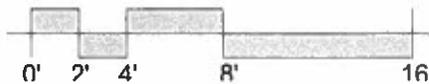
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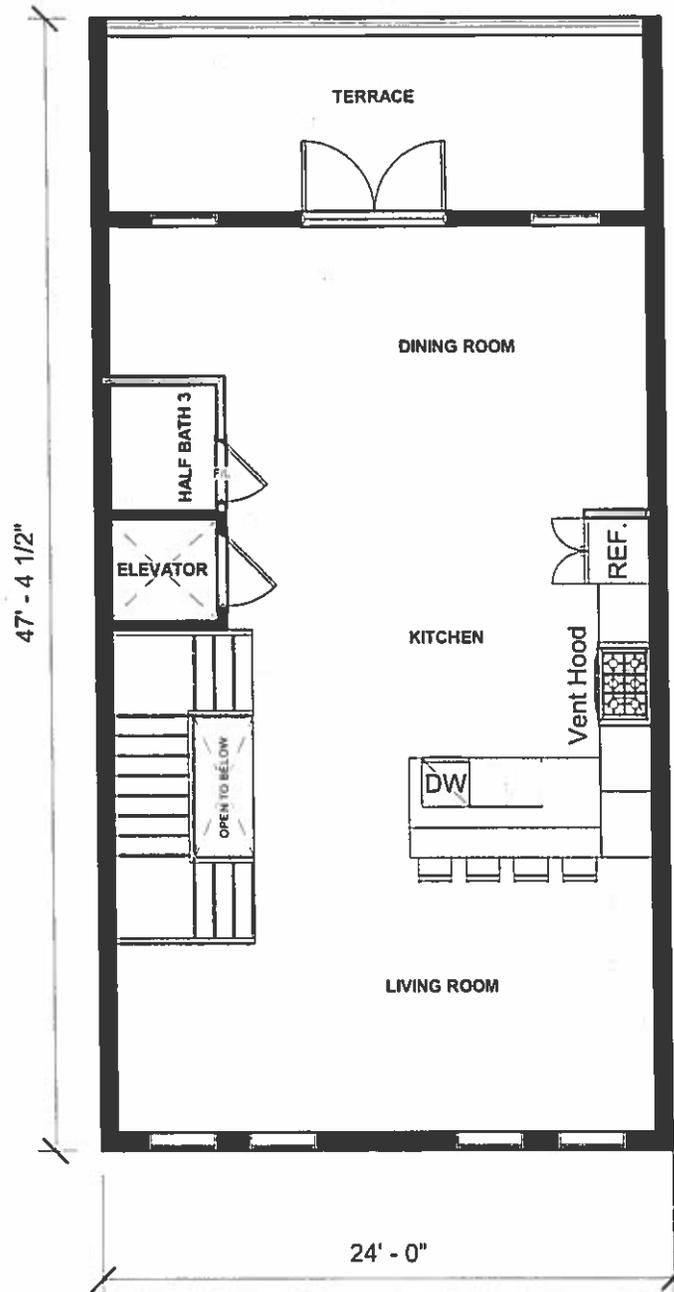
LAUREL - CORE
SECOND FLOOR PLAN
 REV. 06/04/2019



FOUSHEE CONCEPTUAL

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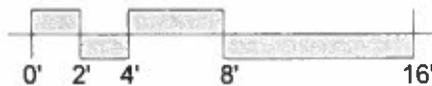
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LAUREL - CORE
THIRD FLOOR PLAN
REV. 06/04/2019

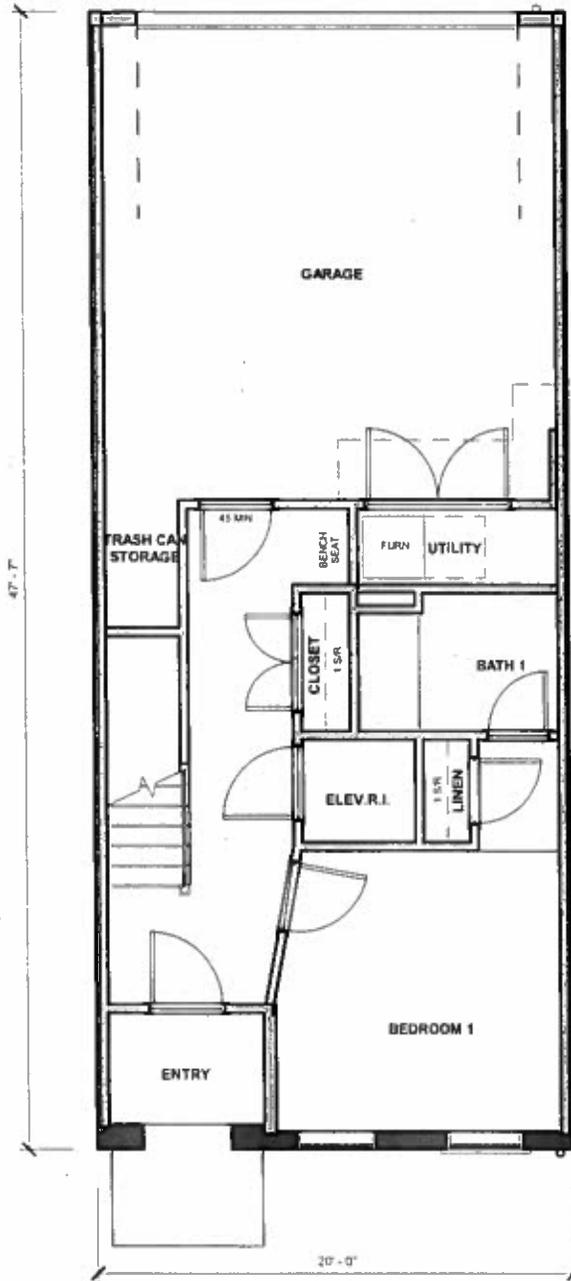


FOUSHEE CONCEPTUAL

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ale

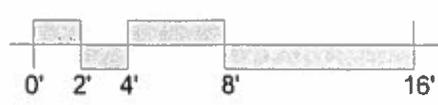


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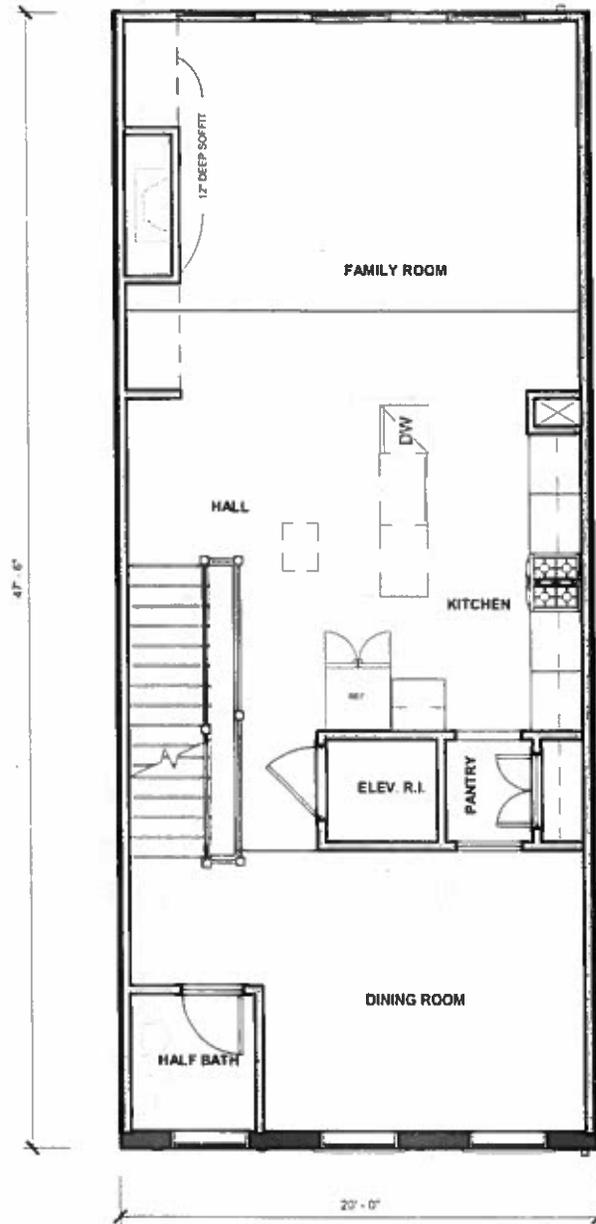
PARK - CORE
FIRST FLOOR PLAN
REV. 06/10/2019



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FOUSHEE CONCEPTUAL





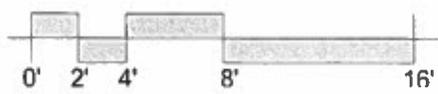
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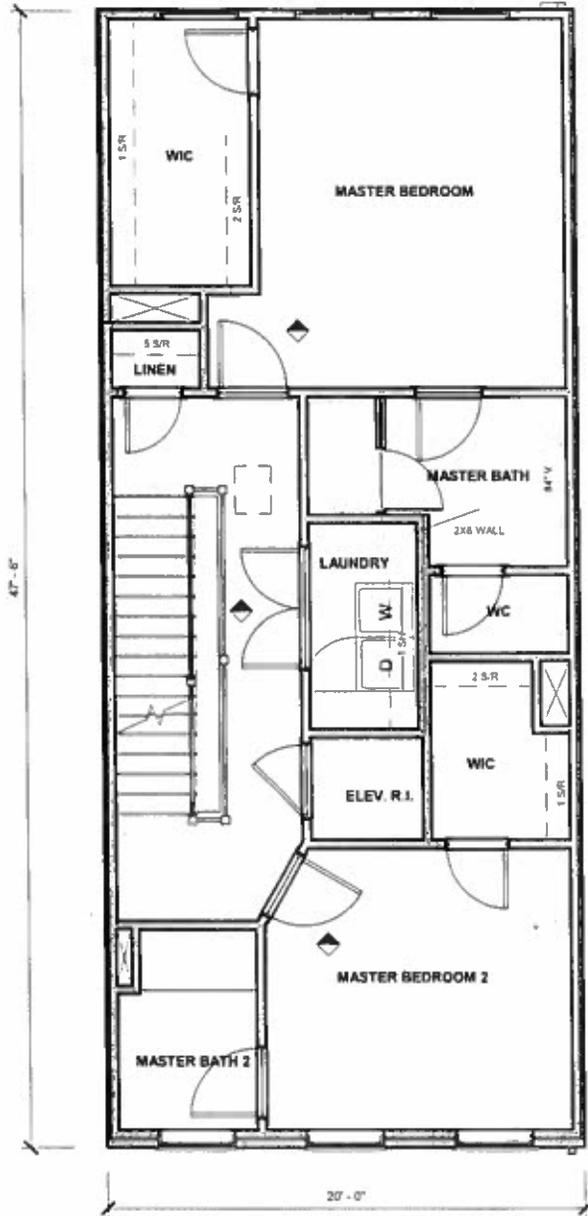
PARK - CORE
SECOND FLOOR PLAN
REV. 06/10/2019



FOUSHEE CONCEPTUAL

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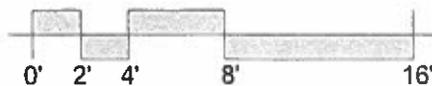
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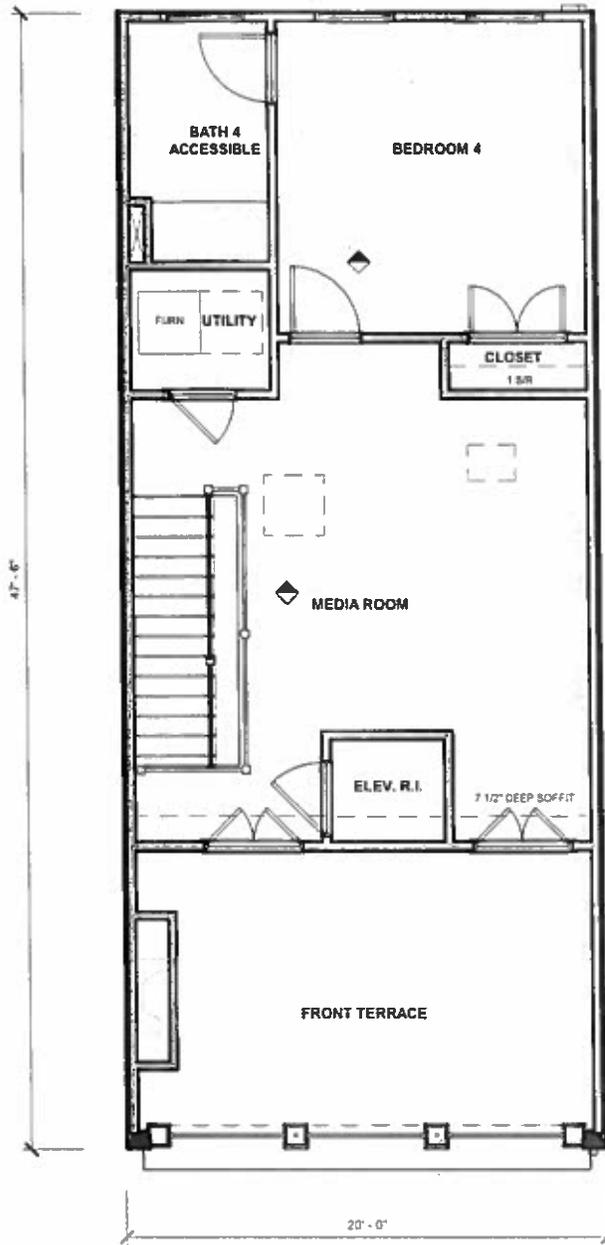
PARK - CORE
THIRD FLOOR PLAN
REV. 06/10/2019



FOUSHEE CONCEPTUAL

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BUYER: _____
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NOTES:

PARK - CORE
FOURTH FLOOR PLAN
 REV. 06/10/2019

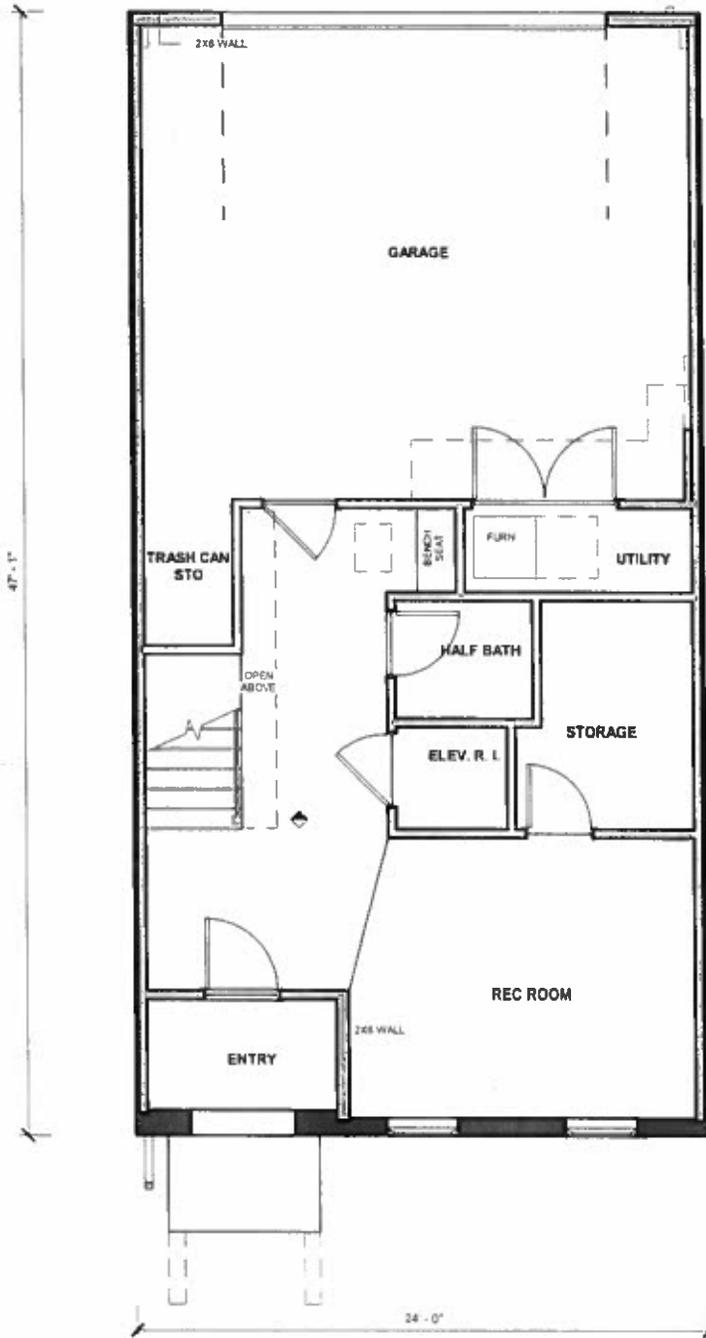


FOUSHEE CONCEPTUAL

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ngle



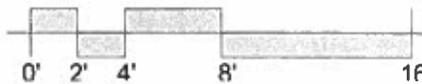
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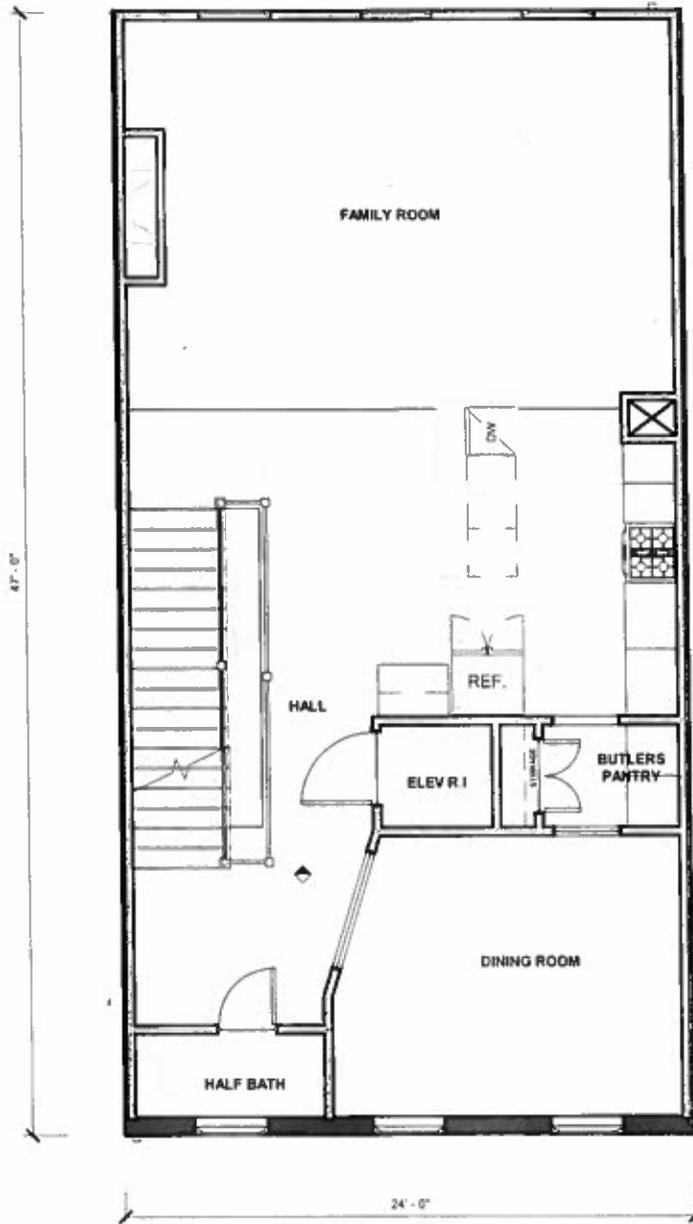
WESTMORELAND - CORE
FIRST FLOOR PLAN
 REV. 06/10/2019



FOUSHEE CONCEPTUAL

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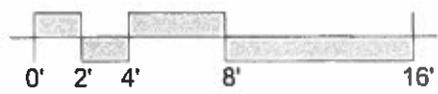


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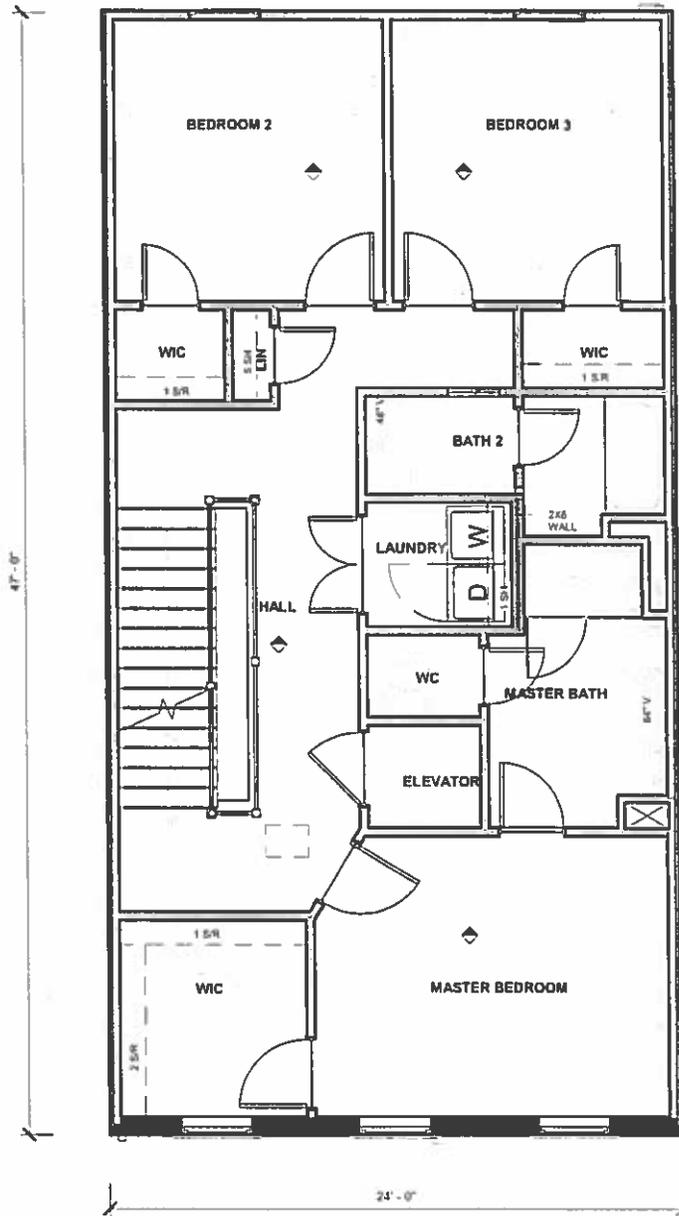
WESTMORELAND - CORE
SECOND FLOOR PLAN
 REV. 06/10/2019



FOUSHEE CONCEPTUAL

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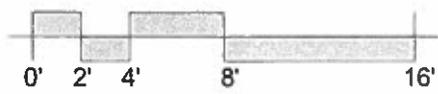


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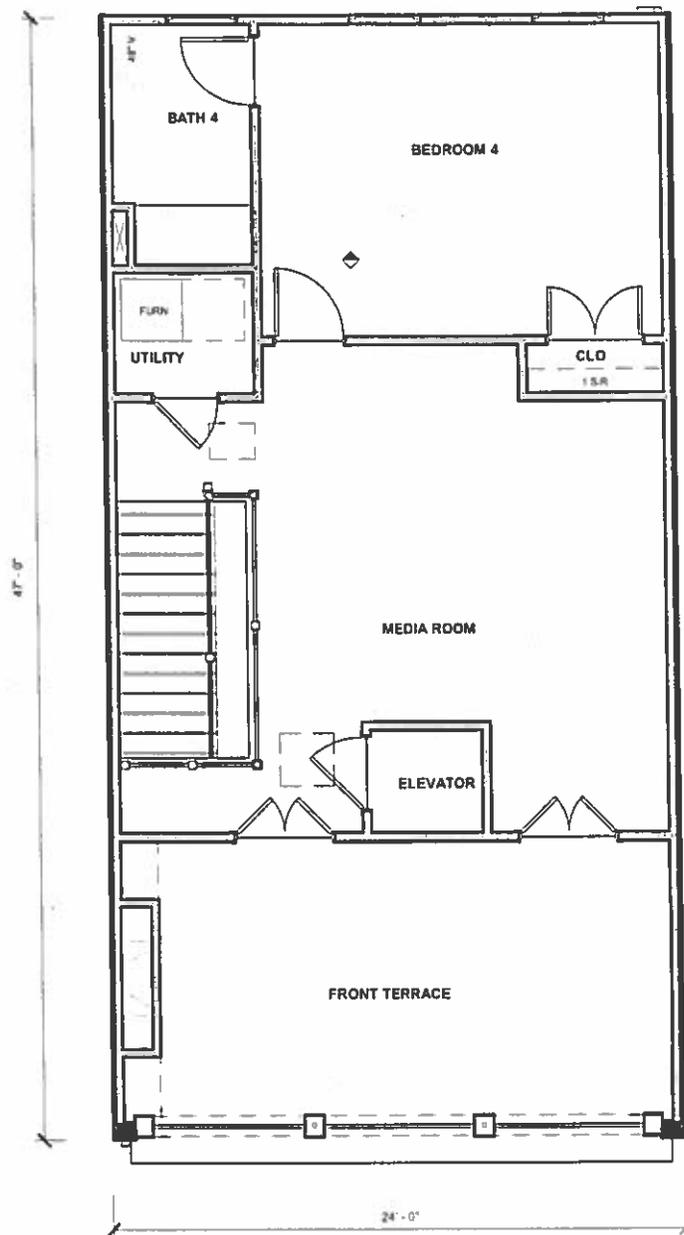
WESTMORELAND - CORE
THIRD FLOOR PLAN
 REV. 06/10/2019



FOUSHEE CONCEPTUAL

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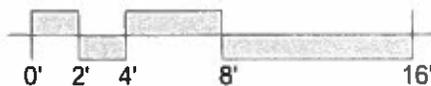
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WESTMORELAND - CORE
FOURTH FLOOR PLAN
 REV. 06/10/2019



FOUSHEE CONCEPTUAL

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