

INTRODUCED: January 12, 2015

AN ORDINANCE No. 2015-5-30

To authorize a Preliminary Community Unit Plan permitting the development of a residential community of up to 300 dwelling units on approximately 21.76 acres of land located at 1501 North 31st Street and 1611 North 31st Street, upon certain terms and conditions.

Patron – Mayor Jones (By Request)

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: FEB 9 2015 AT 6 P.M.

WHEREAS, approximately 21.76 acres located at 1501 North 31st Street and 1611 North 31st Street are identified as Tax Parcel Nos. E000-3312/005 and E000-3312/006 in the 2014 records of the City Assessor and shown as Parcel A on a survey entitled “Boundary Survey Showing the Exterior Limits of Several Parcels of Land Lying on the East Line of N. 31st Street Containing 22.41± Acres,” prepared by H&B Surveying and Mapping, LLC, dated October 1, 2014, and last revised November 10, 2014 (the “Property”); and

AYES: 9 NOES: 0 ABSTAIN: _____

ADOPTED: FEB 9 2015 REJECTED: _____ STRICKEN: _____

WHEREAS, the owner of the Property has submitted to the City Planning Commission a request to develop a residential community of up to 300 dwelling units on the Property (the “Project”); and

WHEREAS, the City Planning Commission, after holding a public hearing on the proposed community unit plan, approved that plan as a Preliminary Community Unit Plan, based upon written findings of fact as set out in a resolution dated and adopted by the City Planning Commission on January 5, 2015, a copy of which resolution is attached to this ordinance; and

WHEREAS, the City Council concurs in the findings of fact made by the City Planning Commission;

NOW, THEREFORE,

THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. That pursuant to section 17.10(g) of the Charter of the City of Richmond (2010), as amended, and Article IV, Division 30 of Chapter 114 of the Code of the City of Richmond (2004), as amended, the development and use of the Property, generally in accordance with a plan entitled “Old Armstrong High School – Community Unit Plan Preliminary Plan,” prepared by Torti Gallas and Partners, Inc., and dated December 18, 2014 (the “Preliminary Plan”), a copy of which plan is attached to and made a part of this ordinance, is hereby approved and permitted as the Preliminary Community Unit Plan for the Property, subject to the following standards, terms, and conditions:

I. DEVELOPMENT CONCEPT: The Preliminary Community Unit Plan for development of the Property is depicted on the Preliminary Plan. The Preliminary Plan generally depicts the locations of single-family detached dwelling unit lots, single-family attached

dwelling unit lots, multifamily lots, community building common areas, public street and alley network, and open space.

Where specific standards are set forth in this ordinance that exceed or modify standards for features shown on the Preliminary Plan, this ordinance shall prevail. The multifamily dwellings, the community building and the various neighborhood park development phases shall be subject to Community Unit Plan Final Plan approval. Any tentative approval of a subdivision plat depicting the final lot layout for any single-family dwellings and adjacent roads for one or more phases of the subdivision shall be deemed for purposes of this ordinance to be a Community Unit Plan Final Plan approval for such improvements. Any Community Unit Plan Final Plan with respect to the Property, including any tentative subdivision plat for any portion of the Property, shall be referred to herein as a “Final Plan.” Any Final Plan submitted for approval shall include as much detail as necessary to show compliance with all development concepts and standards as shown on the Preliminary Plan and as may be included in this ordinance.

II. MAXIMUM RESIDENTIAL DENSITY: Residential use of the Property shall be limited to a maximum of 300 dwelling units, developed as single-family attached dwellings, single-family detached dwellings and multifamily dwellings substantially as depicted on the Preliminary Plan. There shall be a minimum of 50 single-family dwellings developed on the Property. There shall be a maximum of 250 multifamily dwelling units developed on the Property.

III. PHASING: Residential construction on the Property may be developed in phases. Each phase of development shall include sufficient single-family dwelling units so that cumulatively there are a minimum of 16 percent single-family dwelling units and a maximum of 84 percent multifamily dwelling units. Certificates of use and occupancy shall not be issued for

more than 85 percent of the multifamily dwelling units constructed in each phase of the development until such time as building permits have been issued and the construction has commenced on the required single-family dwelling units either cumulatively or in that phase of development. The community center and the “formal” open space, as shown on the attached Preliminary Plan, shall be provided prior to the issuance of a certificate of use and occupancy for the 150th dwelling unit. The final certificate of use and occupancy for the multifamily dwellings shall not be issued until such time as building permits have been issued and the construction has commenced on the required 50 single-family dwellings.

IV. DWELLING UNIT DEVELOPMENT STANDARDS:

A. SINGLE-FAMILY DWELLING UNITS: There shall be a minimum of 50 single-family dwelling units. The single-family dwellings on the Property shall be configured, designed and constructed substantially in conformance with the Preliminary Plan and shall adhere to the following standards:

(1) Single-family detached dwellings. Single-family detached dwellings shall be located on lots of not less than 3,200 square feet in area with a width of not less than 32 feet. There shall be a front yard with a depth of not less than ten feet and not greater than 20 feet. There shall be side yards of not less than six feet in width. There shall be a rear yard with a depth of not less than five feet. Lot coverage shall not exceed 55 percent of the area of the lot.

(2) Single-family attached dwellings. Single-family attached dwellings shall be located on lots of not less than 1,600 square feet in area. Lot width shall be not less than 16 feet, except that the width of any lot at the end of a series of attached units shall not be less than 22 feet. There shall be a front yard with a depth of not less than ten feet

and not greater than 20 feet. There shall be side yards of not less than three feet in width except where buildings are attached. There shall be a rear yard with a depth of not less than five feet. Lot coverage shall not exceed 55 percent of the area of the lot.

(3) Street Frontage. Single-family lots may front on common courts when public alley access is available, as shown on the Preliminary Plan, and when the means of access to each lot is approved by the Director of Public Works, the Chief of Police and the Chief of Fire and Emergency Services and when appropriate easements, agreements or covenants approved as to form by the City Attorney provide for permanent public access and continued maintenance.

B. MULTIFAMILY DWELLING UNITS: There shall be a maximum of 250 multifamily dwelling units. The multifamily dwellings shall consist of three building types located on bulk lots: Apartment Buildings, Stacked Flats and Townhouses. The multifamily dwellings shall be configured, designed and constructed substantially in conformance with the Preliminary Plan, provided that the City Planning Commission may approve adjustments to the location of the Stacked Flats and Townhouses at the time of Final Plan approval. The multifamily dwellings shall adhere to the following building type standards:

(1) Apartment Buildings. Apartment Buildings are those buildings that contain more than three dwelling units. There shall not be more than two Apartment Buildings. The Apartment Buildings shall contain no more than 55 dwelling units in each building. One Apartment Building shall be elderly housing intended to provide housing for elderly persons, as defined by the provisions regarding the three classes of housing for older persons exempt from the prohibition on exclusion of families with children under the United States Fair Housing Act, but subject to any applicable requirements of any

United States Department of Housing and Urban Development financing source that prohibits the exclusion of elderly families and any United States Department of Housing and Urban Development consent, if required. Dwelling units in the Apartment Buildings shall have a minimum floor area of 600 square feet. The floor area ratio for the Apartment Buildings shall not exceed 1.2. There shall be a front yard with a depth of not less than ten feet. There shall be side yards of not less than seven feet in width. There shall be a rear yard with a depth of not less than seven feet.

(2) Stacked Flats. Stacked Flats are those buildings that contain two or three dwelling units, may be either attached or detached and are located on the same lot with other townhouses or stacked flats or both. There shall be not more than 43 Stacked Flat buildings. The Stacked Flats shall contain no more than 86 dwelling units combined. Dwelling units in the Stacked Flat buildings shall have a minimum floor area of 600 square feet. Stacked Flats shall have a minimum building width of 16 feet. There shall be a front yard with a depth of not less than ten feet and not greater than 20 feet. There shall be side yards of not less than six feet in width except where buildings are attached. Where two or more buildings are erected on the same lot, the distance between any two such buildings shall be not less than 12 feet except where buildings are attached. There shall be a rear yard with a depth of not less than five feet.

(3) Townhouses. Townhouses are those buildings that contain one dwelling unit, may be either attached or detached and are located on the same lot with other Townhouses or Stacked Flats or both. There shall be a maximum of 80 Townhouses. Townhouses shall have a minimum floor area of 950 square feet. Townhouses shall have a minimum building width of 16 feet. There shall be a front yard with a depth of not less

than ten feet and not greater than 20 feet. There shall be side yards of not less than six feet in width except where buildings are attached. Where two or more buildings are erected on the same lot, the distance between any two such buildings shall be not less than 12 feet except where buildings are attached. There shall be a rear yard with a depth of not less than five feet.

(4) Lot Coverage and Open Space. Usable open space of not less than 30 percent of the area of the lot shall be provided for multifamily dwellings. Lot coverage for multifamily dwellings shall not exceed 70 percent of the area of the lot.

C. ACCESSORY USES:

(1) Accessory uses and structures, which are customarily incidental and clearly subordinate to the dwelling uses permitted by this ordinance and which are set forth as permitted accessory uses and structures in the R-1 Single-Family Residential District by Chapter 114 of the Code of the City of Richmond (2004), as amended, shall be permitted.

(2) Parking areas located on lots occupied by permitted dwelling uses or on individual lots when such parking areas serve dwelling uses located elsewhere in the development shall be permitted, provided that the parking spaces shall be accessible directly from an abutting alley without provision of access aisles on the lot.

(3) Management, maintenance and leasing offices for the multifamily dwellings shall be permitted.

(4) Accessory buildings and structures, which are customarily incidental and clearly subordinate to the single-family dwelling units, and additions to the single-family

dwelling units shall not be subject to Final Plan approval, provided that they are not visible from the street.

D. **BUILDING HEIGHT:** No building or structure shall exceed three stories in height, provided that no building located adjacent to 31st Street and south of the community building shown on the Preliminary Plan shall exceed two stories in height. Story height shall be not less than 9.5 feet and not greater than 14 feet.

E. **EXTERIOR BUILDING MATERIALS:** The exteriors of the single-family and multifamily dwelling units shall be constructed with brick, stone, cementitious siding or an equivalent material as approved as part of the Final Plan. Secondary materials shall be restricted to stucco, wood siding, solid vinyl, vinyl cladding, or aluminum cladding, and these materials may be used for exterior trim, windows, and soffits only.

F. **PORCHES:** A minimum of 50 percent of the single-family dwellings, Stacked Flats and Townhouses shall be provided with a porch fronting on the street on which the dwelling fronts. All porches or stoops fronting on the street shall have a minimum depth of six feet and a minimum area of 72 square feet.

G. **FUTURE SUBDIVISION:** The multifamily lots may be subdivided to decrease the number of multifamily dwelling units and create additional single-family lots in accordance with the standards set forth for single-family dwellings herein.

V. NONDWELLING USE STANDARDS: Principal uses permitted in the R-1 Single-Family Residential District as set forth in section 114-402.1 of the Code of the City of Richmond (2004), as amended, shall be permitted, and a leasing and management center that is accessory to the development as a whole shall be permitted as a principal use as shown on the Preliminary Plan. All such principal uses shall adhere to the following standards:

A. YARDS: There shall be a front yard with a depth of not less than ten feet. There shall be side yards of not less than 12 feet. There shall be a rear yard with a depth of not less than 20 feet.

B. HEIGHT: No building or structure governed by this section V shall exceed two stories. Story height shall be not less than 9.5 feet and not greater than 14 feet.

C. EXTERIOR BUILDING MATERIALS: The exteriors of the buildings containing nondwelling uses shall be constructed with brick, stone, cementitious siding or an equivalent material as approved as part of the Final Plan. Secondary materials shall be restricted to stucco, wood siding, solid vinyl, vinyl cladding, or aluminum cladding, and these materials may be used for exterior trim, windows, and soffits only.

VI. PUBLIC IMPROVEMENTS: The improvements as depicted on the Preliminary Plan, or such equivalent alternatives as the Planning Commission may approve as part of the Final Plan, shall be provided for the development phase within which the improvements are located.

A. STREETS: All streets shall be dedicated public right-of-way and shall be configured substantially as shown on the Preliminary Plan attached to this ordinance.

B. ALLEYS: Alleys shall be dedicated public right-of-way at a minimum of 18 feet in width with pavement a minimum of 15 feet in width, substantially as shown on the Preliminary Plan.

C. SIDEWALKS: Sidewalks shall be provided on both sides of all new streets substantially as shown on the Preliminary Plan attached to this ordinance.

D. LIGHTING: Ornamental pedestrian street light fixtures as approved by the Department of Public Utilities shall be installed along all the streets within the right-of-way.

Cobra head light fixtures shall not be permitted except along the alleys when not visible from the street.

E. STREET TREES: Deciduous shade trees planted approximately 40 feet on center in a minimum five feet wide planting strip between the sidewalk and the curb within the right-of-way shall be required. The final location of street trees shall be subject to approval by the Department of Public Works and shall be submitted and approved with the Final Plan.

F. UTILITIES: Except for transformers, pedestals, junction boxes, meters, backflow prevention devices and existing overhead utility lines, all new utility lines shall be installed underground. Meters and backflow prevention devices shall be located off the alleys to the rear of the lots to the maximum extent practicable.

G. COMPLETION OF IMPROVEMENTS IN EXISTING PUBLIC RIGHT-OF-WAY: In order to ensure that the use of the Property pursuant to the Preliminary Community Unit Plan authorized by this ordinance (i) will adequately safeguard the health, safety and welfare of the occupants of the adjoining and surrounding property, (ii) will not unreasonably impair an adequate supply of light and air to adjacent property, (iii) will not unreasonably increase congestion in streets, (iv) will not unreasonably increase public danger from fire or otherwise unreasonably affect public safety, and (v) will not diminish or impair the established values of property in surrounding areas, any improvements within the existing right-of-way called for by this Section VI shall be completed substantially as shown on the Preliminary Plan. These 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 and any applicable requirements of the Director of Public Utilities, (ii) considered completed only upon written

confirmation by the Director of Public Works that such improvements and work are in accordance with such requirements, and (iii) transferred to the City, following the written confirmation by the Director of Public Works, pursuant to a transfer of interest document approved as to form by the City Attorney and accepted by the Chief Administrative Officer or the designee thereof on behalf of the City. The Chief Administrative Officer or the designee thereof, for and on behalf of the City, is hereby authorized to accept, in the manner for which this subsection (G) provides, all improvements and work required by and meeting the requirements of this subsection. The final certificate of use and occupancy for the Project shall not be issued until all requirements of this subsection (G) are fully satisfied.

VII. MINIMUM GREEN AND OPEN SPACE: A minimum of 5.5 percent of the total land area shall be devoted to dedicated open space, as shown on the “Open Space Calculations and Diagram” plan sheets of the Preliminary Plan. The plans for the green space shall be submitted to and approved as part of the Final Plan.

VIII. SCREENING: Dumpsters and loading areas shall be screened in accordance with the regular screening requirements of Chapter 114 of the Code of the City of Richmond (2004), as amended.

IX. PARKING: Parking area plans shall be submitted and approved as part of the Final Plan.

A. Two off-street parking spaces shall be provided for each single-family dwelling unit.

B. One off-street parking space shall be provided for each dwelling unit in the Townhouses and the Stacked Flats.

C. Four-tenths off-street parking spaces shall be provided for each dwelling units in the Apartment Buildings.

D. No parking shall be required for the non-dwelling uses.

E. Areas devoted to the parking or circulation of vehicles shall not be located between the main building on a lot and the street line, and such areas shall not be located closer to the street than the main building on the lot or the main building on the adjacent lot.

F. No driveway intersecting a street which constitutes the principal street frontage of a lot shall be permitted when other street frontage or alley access is available to serve such lot. For purposes of this subsection (F), principal street frontage shall be as defined in Chapter 114 of the Code of the City of Richmond (2004), as amended.

G. The landscaping, buffer requirements and lighting for the parking areas shall comply with the requirements of Chapter 114 of the Code of the City of Richmond (2004), as amended. The buffer alternatives for parking areas shall be limited to the A, B and C alternatives.

X. SIGNAGE: Signage shall be permitted in accordance with the signs permitted in the R-63 Multifamily Urban Residential District by Chapter 114 of the Code of the City of Richmond (2004), as amended.

XI. NORMAL ZONING: Except as specifically provided otherwise by this ordinance, the zoning regulations prescribed by Chapter 114 of the Code of the City of Richmond (2004), as amended, for the district in which the Property is situated shall apply.

§ 2. The initial Final Plans for the first phase of development of the Project must be approved by the City Planning Commission within two years from the effective date of this ordinance. In the event the required submission is not approved by the City Planning

Commission within two years from the effective date of this ordinance, this ordinance shall be null and void and of no further effect. Final Plans shall include, at a minimum, site and subdivision plans, typical floor plans, elevations, landscaping, parking plans and grading, drainage, and utility plans for each phase of the development of the Project and other such information as may be needed to confirm conformance with the provisions of this ordinance.

§ 3. Building permits for the first phase of development must be approved within two years of the date of City Planning Commission approval of the Final Plans. Plans submitted for building permit approval shall be substantially in conformance with the Final Plans approved by the City Planning Commission. In the event the required submission is not approved within two years of the date of City Planning Commission approval of the Final Plans, this ordinance shall be null and void and of no further effect.

§ 4. This ordinance shall be in force and effect upon adoption.

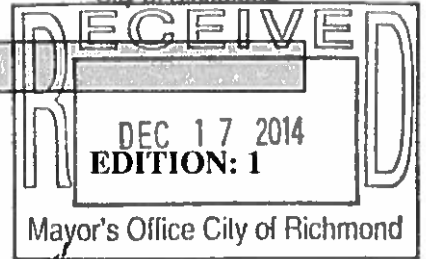


CITY OF RICHMOND
INTRACITY CORRESPONDENCE

O & R REQUEST

DEC 17 2014

Chief Administration Office
City of Richmond



DATE: December 16, 2014

TO: The Honorable Members of City Council
OFFICE OF CITY ATTORNEY

THROUGH: Dwight C. Jones, Mayor (Patron: Mayor, by Request)
(This in no way reflects a recommendation on behalf of the Mayor)

THROUGH: Christopher L. Beschler, Interim Chief Administrative Officer

THROUGH: Peter L. Downey, Interim Deputy Chief Administrative Officer for Economic
Development and Planning

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

SUBJECT: Community Unit Plan for up to 300 dwelling units at 1501 and 1611 North 31st
Street (the Old Armstrong High School site)

ORD. OR RES. No. _____

PURPOSE: To authorize a Preliminary Community Unit Plan permitting the development of a
residential community not to exceed three hundred (300) dwelling units on approximately 21.76
acres of land located at 1501 and 1611 North 31st Street, upon certain terms and conditions.

REASON: The property is located in the City's R-5 Single-Family Residential zoning district,
which permits single-family development subject to meeting certain lot area, lot width and
setback requirements. The proposed development would consist of a maximum of 300 dwelling
units, open space and a community center. The dwelling units would be configured as single-
family and multifamily dwellings. The single-family dwellings would not meet the lot area, lot
width and setback requirements of the existing R-5 zoning district and the multifamily
component is not a permitted use under the existing R-5 zoning district. Therefore, a Community
Unit Plan is proposed to authorize the development.

RECOMMENDATION: In accordance with the requirements of Section 17 of the City Charter
and Article IV of the Zoning Ordinance, the City Planning Commission will hold a public
hearing on this proposal and on January 5, 2015 to determine if the development proposed by the

201412004

Community Unit Plan will adequately safeguard the health, safety and welfare of the occupants of the adjoining and surrounding properties, will not unreasonably impair an adequate supply of light and air to adjacent properties, will not unreasonably increase congestion in streets and will not increase public danger from fire or otherwise unreasonably affect public safety and will not diminish or impair the established values of property in surrounding areas. A Resolution documenting the Planning Commission's findings will be available after the January 5, 2015 meeting.

BACKGROUND: The subject properties are located in the North Church Hill neighborhood on North 31st Street between its intersections with Kuhn Street and Nine Mile Road. The properties are approximately 21.76 acres in area and are improved with the old Armstrong High School building, a stormwater detention basin and park facilities, including athletic fields, basketball courts, tennis courts and playground equipment.

The proposed Preliminary Community Unit Plan (CUP) would allow the properties to be developed with a maximum of 300 dwelling units, developed as single-family attached, single-family detached dwellings and multi-family dwellings substantially as depicted on the plans attached to the ordinance. The ordinance would require a minimum of 50 single-family dwellings and set a maximum 250 multi-family dwelling units to be developed on the properties. The ordinance would allow the development to occur in phases as long as each phase includes a minimum of 16% of the units developed as single-family. The multifamily would be configured in three different building types and in no case would the total number of multifamily dwelling units exceed 250; apartment buildings (max of 2 buildings and 110 units), stacked flats (max of 43 buildings and 86 units) and townhouses (minimum of 54 buildings and units).

The ordinance would also authorize a management and leasing office with community meeting space on individual parcel at the entrance to the development along 31st Street. Open space would be provided in several locations throughout the development. The ordinance would require public street and infrastructure improvements to be made to serve the development. The residential lots would all be service by alleys and have parking accessed from the rear of the lots. On-street parking, curb, gutter, street trees and sidewalks would be required throughout the development.

The surrounding properties to the east and west are also located in the R-5 zoning district. The properties to the west are occupied by single-family residential uses. Oakwood Cemetery is located to the east. The properties to the north along Nine Mile Road are located in the B-2 zoning district and are occupied by a mix of commercial uses. The properties to the south are located in the R-5 and R-53 zoning districts and are occupied by single-family residential uses.

The City's Master Plan recommends Public & Open Space for the subject properties. However, the proposal is primarily residential in character with a proposed density of approximately 14 units per acre.

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

COST TO CITY: The Department of Planning & Development Review does not anticipate any impact to the City's budget for this or future fiscal years. Costs to the City include staff time for processing the request; preparation of the draft ordinances; and publishing, and mailing of public notices.

REVENUE TO CITY: An application fee of \$4,200 was received to process this request.

DESIRED EFFECTIVE DATE: Upon adoption.

REQUESTED INTRODUCTION DATE: January 12, 2015

CITY COUNCIL PUBLIC HEARING DATE: February 9, 2015

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: City Planning Commission, January 5, 2015

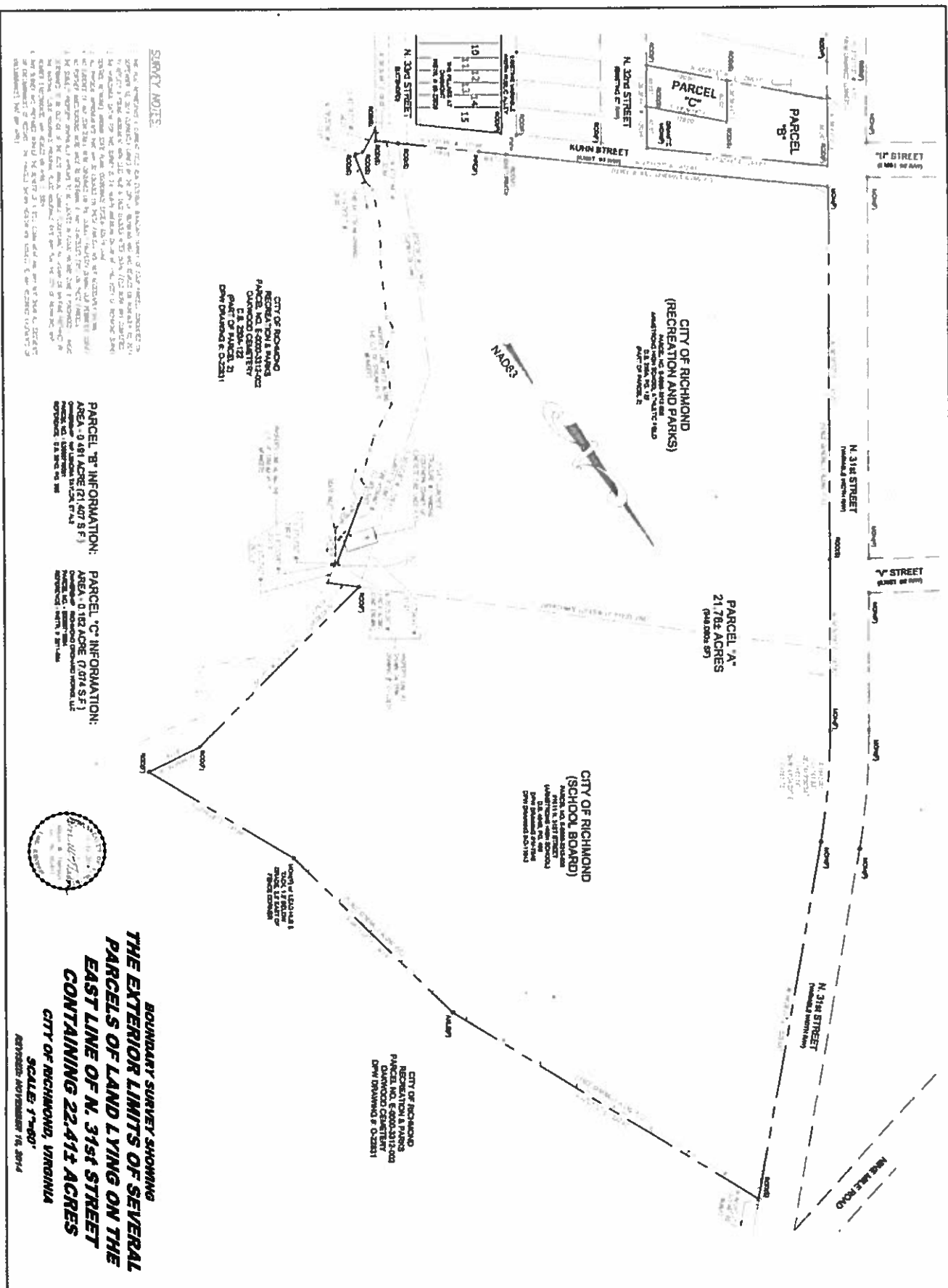
CONSIDERATION BY OTHER GOVERNMENTAL AGENCIES: None

AFFECTED AGENCIES: Department of Planning and Development Review
Law Department (for review of draft ordinance)
Department of Public Works

RELATIONSHIP TO EXISTING ORDINANCES: None

ATTACHMENTS: Draft ordinance
Survey
Plans
Application & Applicant's Report

STAFF: Lory Markham, Principal Planner
Land Use Administration (Room 511)
646-6309



SURVEY NOTES:

1. THE EXTERIOR LIMITS OF THE LAND Lying ON THE EAST SIDE OF N. 31ST STREET, AS SHOWN ON THIS DRAWING, WERE DETERMINED BY A SURVEY MADE BY THE SURVEYOR ON THE 10TH DAY OF OCTOBER, 2014. THE SURVEY WAS MADE IN ACCORDANCE WITH THE SURVEYING ACT OF 1954, AS AMENDED, AND THE SURVEYING ACT OF 1968, AS AMENDED, AND THE SURVEYING ACT OF 1978, AS AMENDED, AND THE SURVEYING ACT OF 1988, AS AMENDED, AND THE SURVEYING ACT OF 1998, AS AMENDED, AND THE SURVEYING ACT OF 2008, AS AMENDED, AND THE SURVEYING ACT OF 2014, AS AMENDED.

2. THE SURVEY WAS MADE BY THE SURVEYOR ON THE 10TH DAY OF OCTOBER, 2014. THE SURVEY WAS MADE IN ACCORDANCE WITH THE SURVEYING ACT OF 1954, AS AMENDED, AND THE SURVEYING ACT OF 1968, AS AMENDED, AND THE SURVEYING ACT OF 1978, AS AMENDED, AND THE SURVEYING ACT OF 1988, AS AMENDED, AND THE SURVEYING ACT OF 1998, AS AMENDED, AND THE SURVEYING ACT OF 2008, AS AMENDED, AND THE SURVEYING ACT OF 2014, AS AMENDED.

3. THE SURVEY WAS MADE BY THE SURVEYOR ON THE 10TH DAY OF OCTOBER, 2014. THE SURVEY WAS MADE IN ACCORDANCE WITH THE SURVEYING ACT OF 1954, AS AMENDED, AND THE SURVEYING ACT OF 1968, AS AMENDED, AND THE SURVEYING ACT OF 1978, AS AMENDED, AND THE SURVEYING ACT OF 1988, AS AMENDED, AND THE SURVEYING ACT OF 1998, AS AMENDED, AND THE SURVEYING ACT OF 2008, AS AMENDED, AND THE SURVEYING ACT OF 2014, AS AMENDED.

**CITY OF RICHMOND
RECREATION & PARKS
PARCEL NO. E-5000-311-02
CLAYWOOD CEMETERY
EPA 2304-12
DPM DRAWING # 0-2301**

**PARCEL 'A' INFORMATION:
AREA: 21.786 ACRES (9,407,875 S.F.)
OWNER: CITY OF RICHMOND
DPM DRAWING # 0-2301**

**PARCEL 'B' INFORMATION:
AREA: 0.691 ACRES (29,878 S.F.)
OWNER: CITY OF RICHMOND
DPM DRAWING # 0-2301**

**PARCEL 'C' INFORMATION:
AREA: 0.182 ACRES (7,974 S.F.)
OWNER: CITY OF RICHMOND
DPM DRAWING # 0-2301**

**CITY OF RICHMOND
(SCHOOL BOARD)
PARCEL NO. E-5000-311-02
CLAYWOOD CEMETERY
EPA 2304-12
DPM DRAWING # 0-2301**

**CITY OF RICHMOND
RECREATION & PARKS
PARCEL NO. E-5000-311-02
CLAYWOOD CEMETERY
EPA 2304-12
DPM DRAWING # 0-2301**

**BOUNDARY SURVEY SHOWING
THE EXTERIOR LIMITS OF SEVERAL
PARCELS OF LAND LYING ON THE
EAST SIDE OF N. 31ST STREET
CONTAINING 22.411 ACRES
CITY OF RICHMOND, VIRGINIA
SCALE: 1"=80'
REVISED NOVEMBER 16, 2014**



Surveying and Mapping, LLC
insightful solutions, quality service

DATE: 10-01-2014 SCALE: 1"=80'
SHEET: 1 of 1 JOB #: TG1410.01
DRAWN BY: WFW CHECKED BY: AWH



Application for COMMUNITY UNIT PLAN

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)

- preliminary plan
- preliminary plan admendment
- final plan
- final plan admenment

Project Name/Location

Project Name: Church Hill North Redevelopment Date: 09/24/2014

Property Address: 1505 & 1611 N. 31st Street Tax Map #: E0003312005 (1505 Parks)

Fee: \$4200 Total area of affected site in acres: 21.3 Tax Map #: E0003312006 (1611 Schools)

(See page 3 for fee schedule, please make check payable to the "City of Richmond")

Zoning

Current Zoning: R-5 (Single Family Residential)

Existing Use: Old Armstrong High School

Is this property subject to any previous land use cases?

- Yes
- No

If Yes, please list the Ordinance Number: _____

Proposed Use

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

Applicant's report to be provided with

submittal package

Applicant/Contact Person: Colleen KonnickLewis Derek McDaniels

Company: The Community Builders, Inc. Northstar Development Advisors, LLC

Mailing Address: 1602 L Street, NW, Suite 401 P.O. Box 70712

City: Washington, DC 20036 Richmond, VA 23229

Telephone: (202) 552-2511 (804) 754-6224

Email: cbonnickLewis@tcbinc.org mcdlnorthstar@aol.com

Property Owner: City of Richmond-Recreation & Parks (9.7 ac.) & School Board (11.6 ac.)

If Business Entity, name and title of authorized signee: Chris Beschler ^{Acting} (CAO), Norman Merrifield (Dir Parks)

Mailing Address: 900 E. Broad St., Suite 201

City: Richmond State: VA Zip Code: 23219

Telephone: (804) 646-5717 Norman Merrifield Fax: ()

804 646-5205 Chris Beschler
Email: norman.merrifield@richmondgov.com; christopher.beschler@richmondgov.com

Property Owner Signature:

(The names, addresses, telephone numbers and signatures of all owners of the property are required. Please attach additional sheets as needed. If a legal representative signs for a property owner, please attach an executed power of attorney. Faxed or photocopied signatures will not be accepted.)

NOTE: Please attach the required plans, checklist, and a check for the application fee (see Filing Procedures for community unit plans)



CITY OF RICHMOND

PLANNING COMMISSION

January 5, 2015

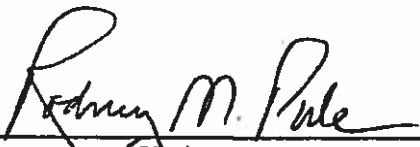
**RESOLUTION OF THE RICHMOND CITY PLANNING COMMISSION
APPROVING A PRELIMINARY COMMUNITY UNIT PLAN PERMITTING THE
DEVELOPMENT OF A RESIDENTIAL COMMUNITY NOT TO EXCEED THREE HUNDRED
(300) DWELLING UNITS ON APPROXIMATELY 21.76 ACRES OF LAND LOCATED AT 1501
AND 1611 NORTH 31ST STREET, UPON CERTAIN TERMS AND CONDITIONS.**

WHEREAS, plans have been submitted for the construction of up to 300 dwelling units, open space, community space and public streets and alleys on approximately 21.76 acres of land located at 1501 and 1611 north 31st street; and

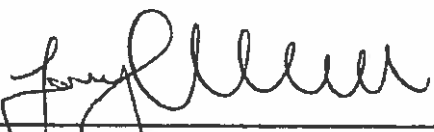
WHEREAS, the conceptual plans entitled "Old Armstrong High School – Community Unit Plan Preliminary Plan," prepared by Torti Gallas and Partners, Inc., dated December 18, 2014 (the "Preliminary Plan"), has been reviewed by the City Planning Commission to determine the appropriateness of the proposed development in relation to its impact on surrounding properties, and conformity with planning principles and objectives.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Richmond, Virginia, in accordance with Article IV of Chapter 114 of the Richmond City Code of 2004, as amended, hereby determines that the development proposed by the Preliminary Community Unit Plan will adequately safeguard the health, safety and welfare of the occupants of the adjoining and surrounding properties, will not unreasonably impair an adequate supply of light and air to adjacent properties, will not unreasonably increase congestion in streets and will not increase public danger from fire or otherwise unreasonably affect public safety and will not diminish or impair the established values of property in surrounding areas.

BE IT FURTHER RESOLVED, that the Planning Commission having held a public hearing on the proposed Preliminary Community Unit Plan on January 5, 2015, hereby approves said Plan, consisting of all the above mentioned documents.



Chair



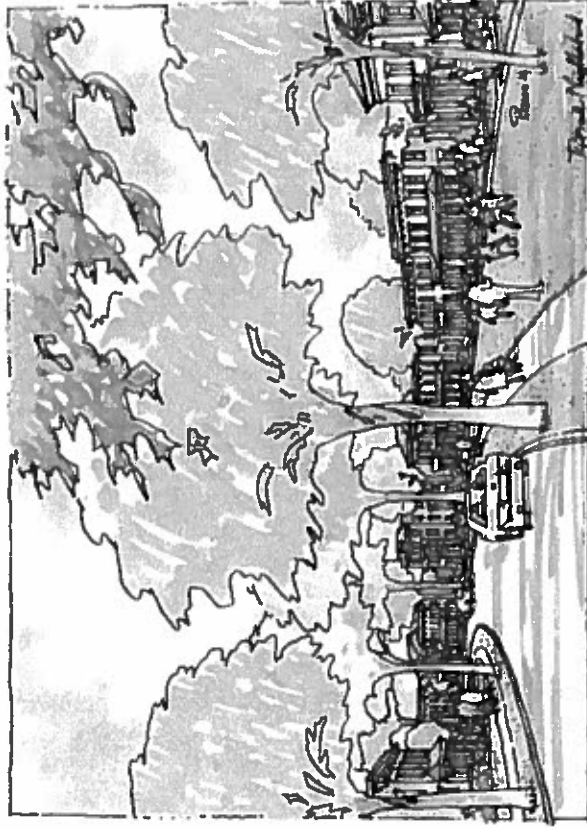
Secretary

CHURCH HILL NORTH REVITALIZATION

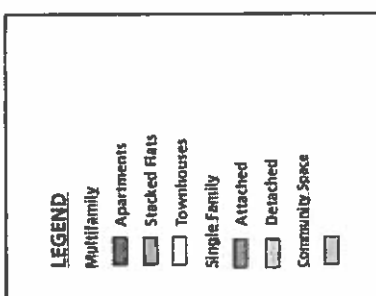
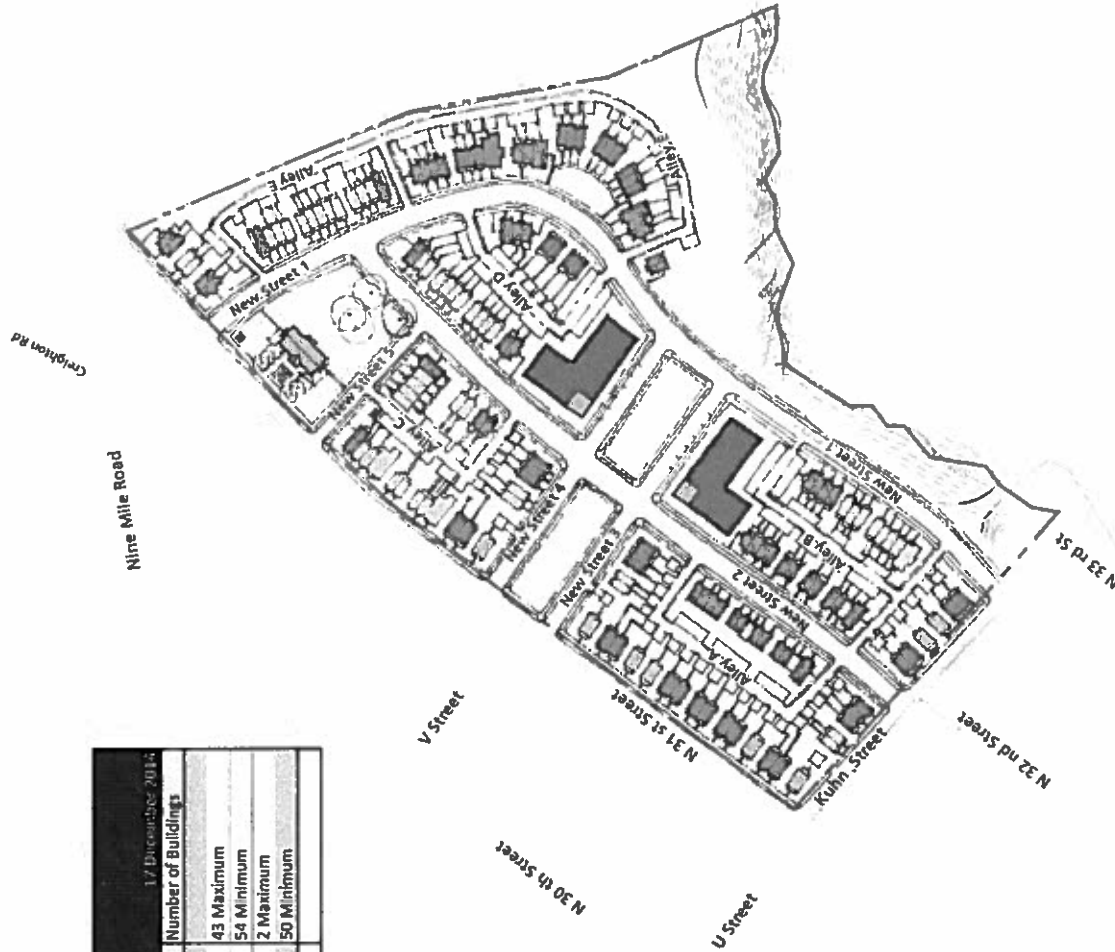
COMMUNITY UNIT PLAN - PRELIMINARY PLAN: The Old Armstrong High School Site

Preliminary Application Graphic Supplement

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Lot Type Plan Diagram	4
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Old Armstrong High School Site Program The Community Builders East Galois and Partners			
17 December 2014			
Type	Number of Units	Number of Buildings	
Multifamily	250		
Stacked Flats	86	43 Maximum	
Townhouses	54	54 Minimum	
Apartments	110	2 Maximum	
Single Family (Attached & Detached)	50	50 Minimum	
TOTALS	300		






Legend	Lot Type
[Symbol]	Multifamily Bulk Parcel Lot
[Symbol]	Single Family Lots
[Symbol]	Open Space
[Symbol]	Community Center
[Symbol]	Single Family Parking Space Locations

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Lot Type Plan Diagram

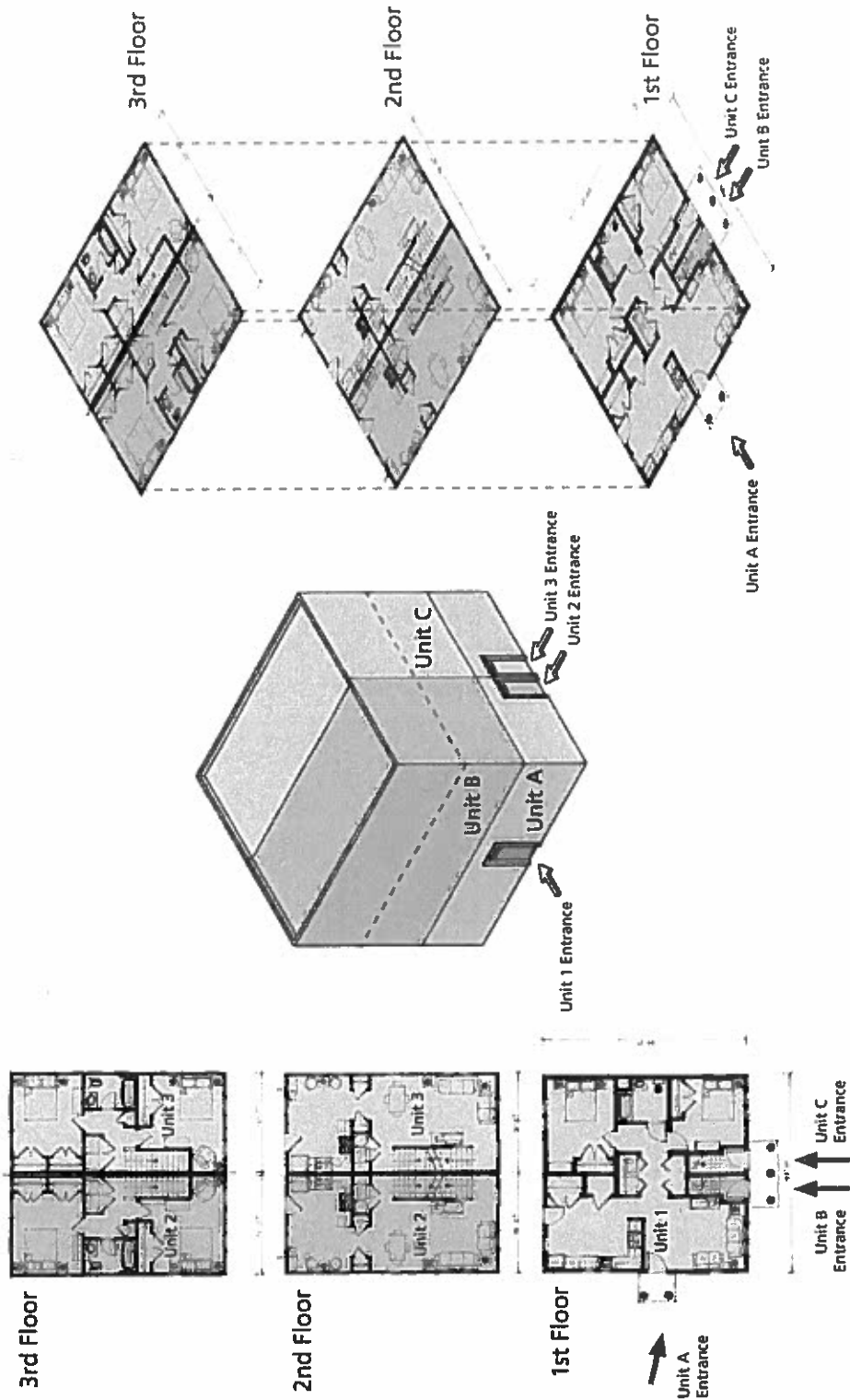

TERRA GROUP AND PARTNERS, INC.
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 THE TERRA GROUP

CITY OF RECHAMOND
 RECHAMOND DEVELOPMENT AND HOUSING AUTHORITY

OLD ARMSTRONG HIGH SCHOOL SITE | COMMUNITY UNIT PLAN
 PRELIMINARY PLAN

Stacked Towns

Three 2-Bedroom Units



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Stacked Unit Diagram - Stacked Towns

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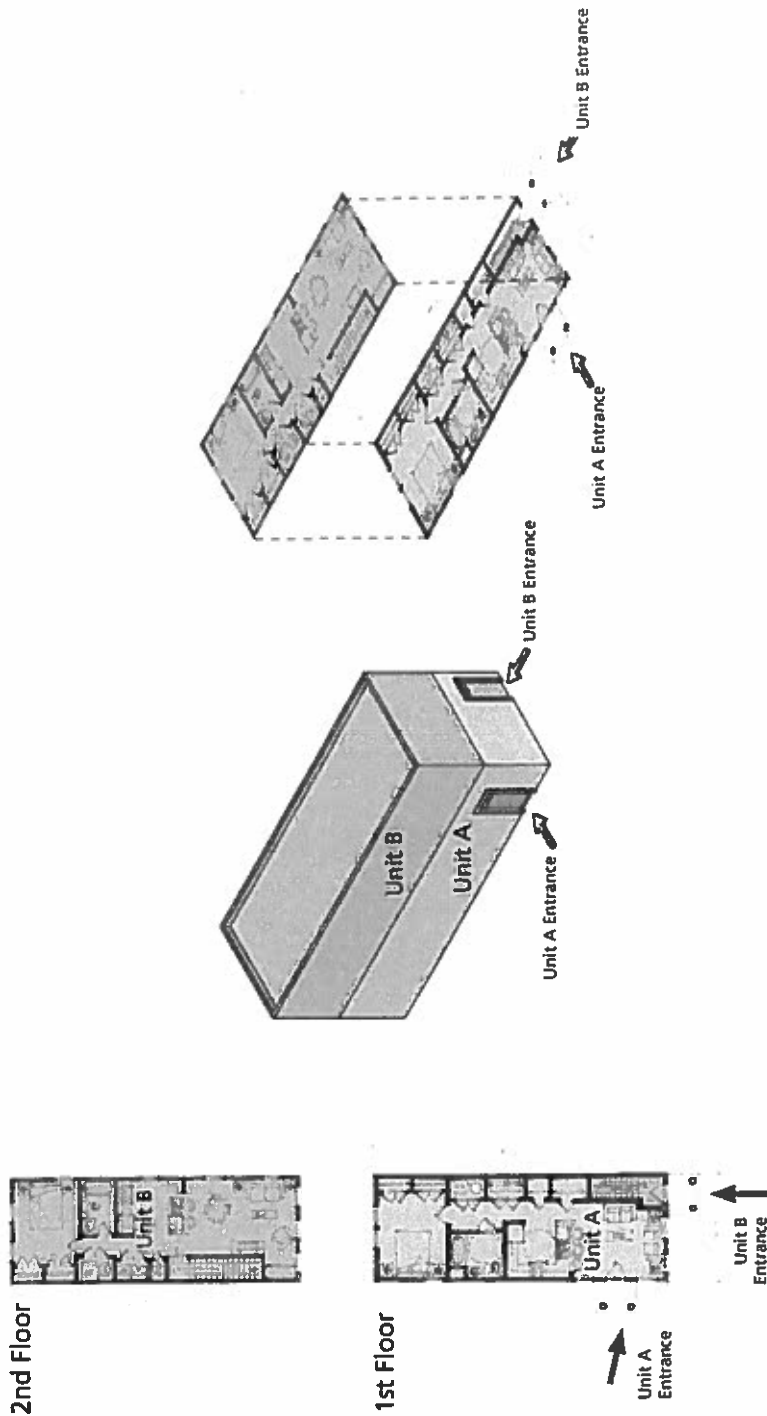
CITY OF RICHMOND
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OLD ARMSTRONG HIGH SCHOOL SITE

COMMUNITY UNIT PLAN
 PRELIMINARY PLAN

Stacked Flats

Two 1-Bedroom Units



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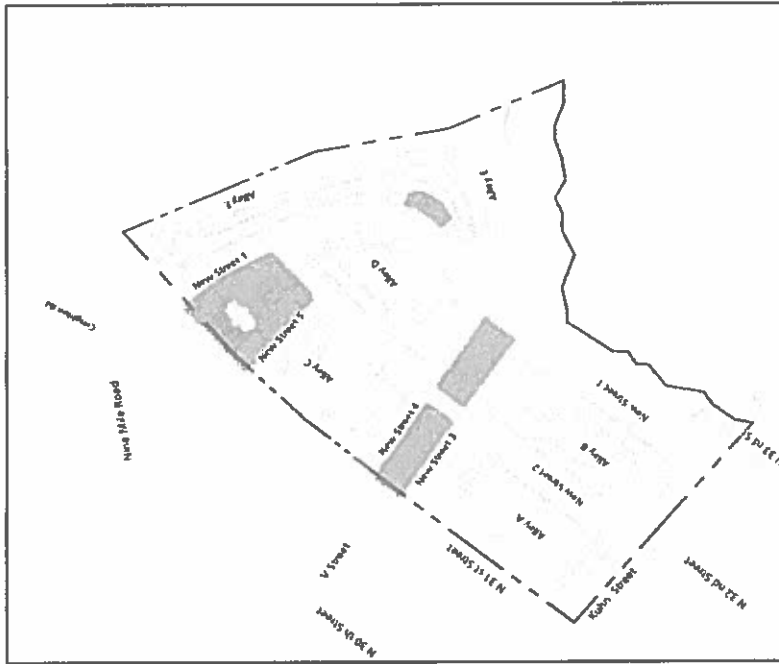
Stacked Unit Diagram - Stacked Flats

THE COMMUNITY BUILDERS INC.
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 THE HENNINGSON GROUP

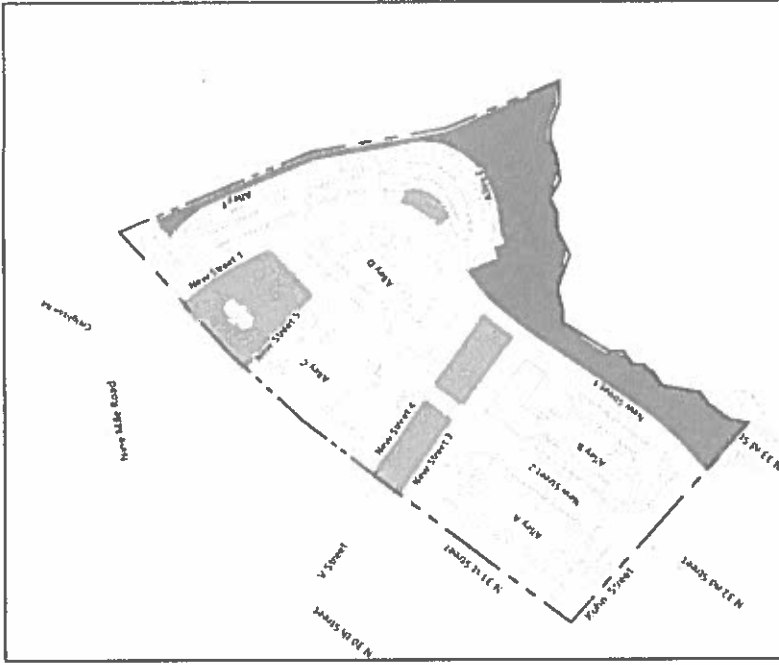
CITY OF RICHMOND
 RICHMOND REDEVELOPMENT AND HOUSING AUTHORITY

OLD ARMSTRONG HIGH SCHOOL SITE

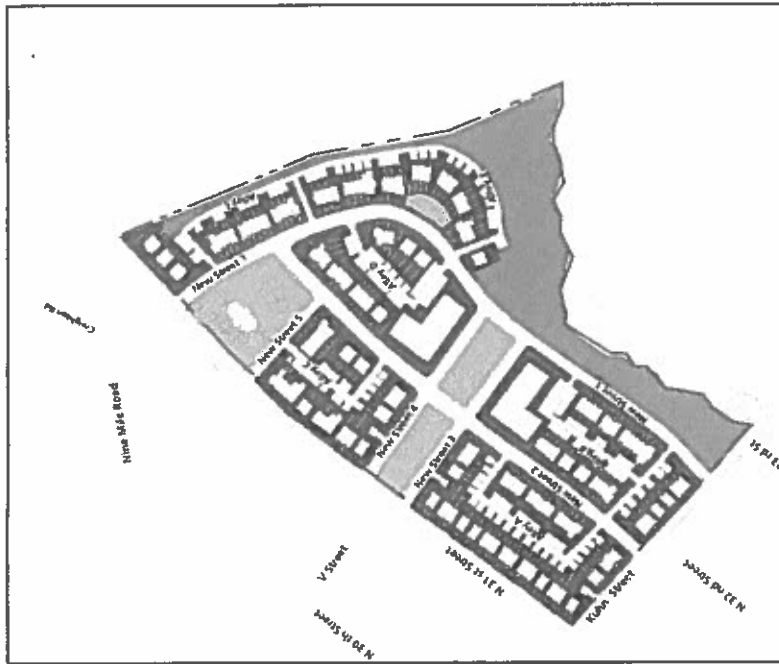
COMMUNITY UNIT PLAN
 PRELIMINARY PLAN



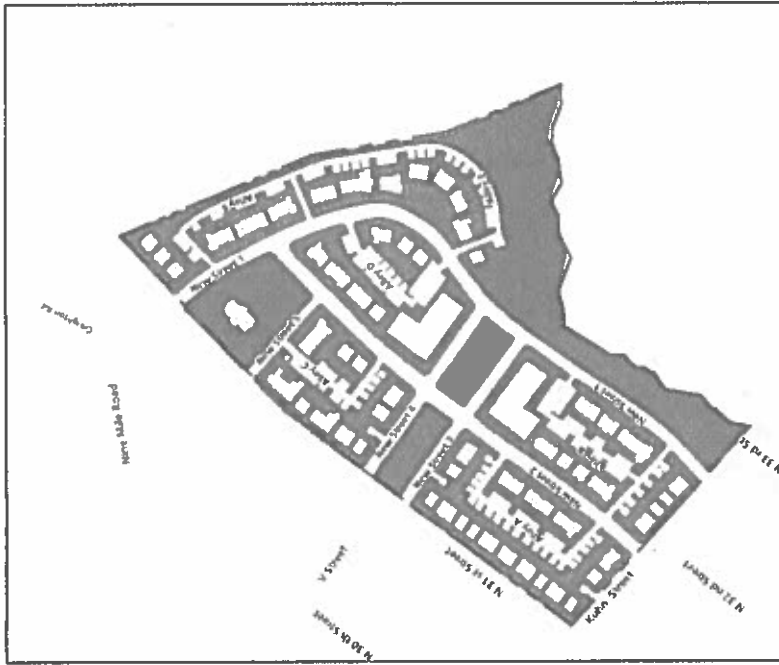
Total Site Area: 948,000 ft (21.76 Acres)
 Total Formal Open Space 90,000 sf (2 Acres)
 90 K / 948 K = **9.5%** Formal Open Space



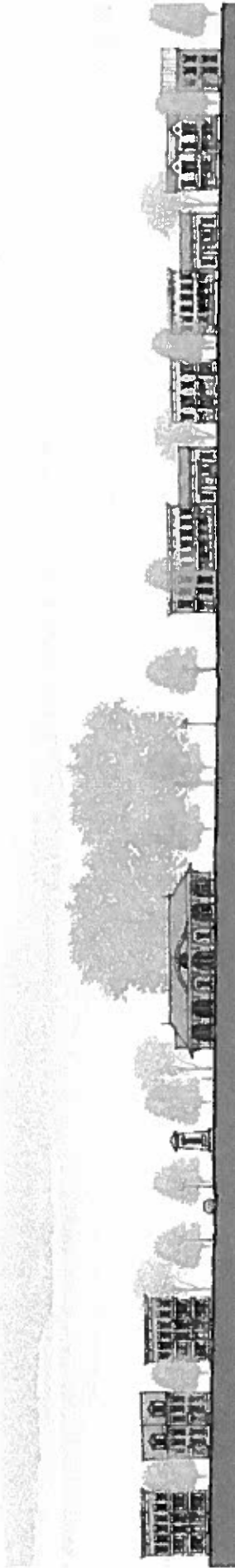
Total Site Area: 948,000 ft (21.7 Acres)
 Total Dedicated Open Space 252,000 sf (5.8 Acres)
 252 K / 948 K = **26.6%** Dedicated Open Space



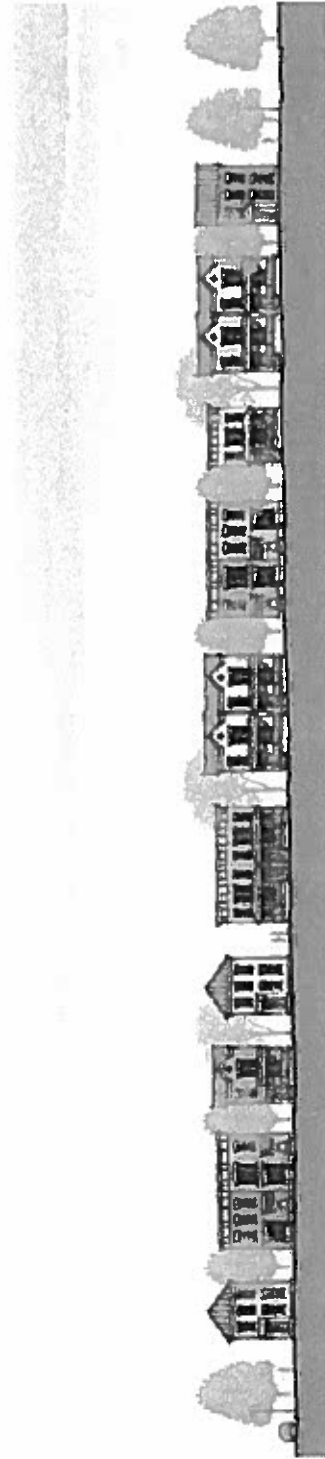
Total Site Area: 948,000 ft (21.7 Acres)
Total Dedicated Open Space 252,000 sf (5.8 Acres)
Total Yard and Sidewalks Open Space 328,000sf (7.5 Acres)
Total Open Space 580,000 sf



Total Site Area: 948,000 ft (21.7 Acres)
Total Open Space 580,000 sf (13.3 Acres)
580 K / 948 K = ± 60% Total Open Space



STREET ELEVATION A



STREET ELEVATION B



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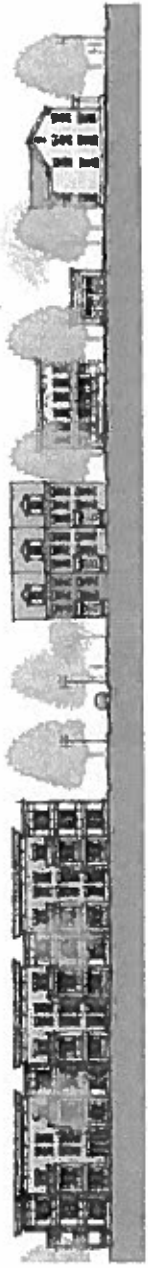
Building Character

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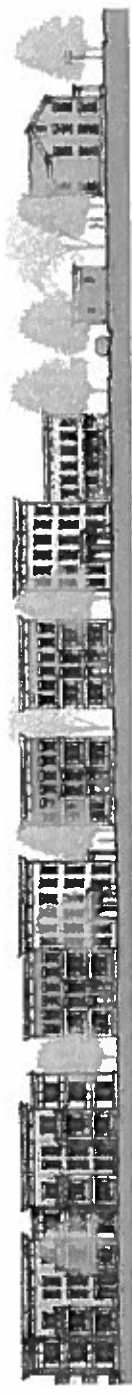
CITY OF RICHMOND
RICHMOND REDEVELOPMENT AND HOUSING AUTHORITY

OLD ARMSTRONG HIGH SCHOOL SITE

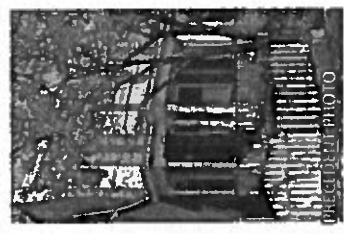
COMMUNITY UNIT PLAN
PRELIMINARY PLAN



STREET ELEVATION A



STREET ELEVATION B



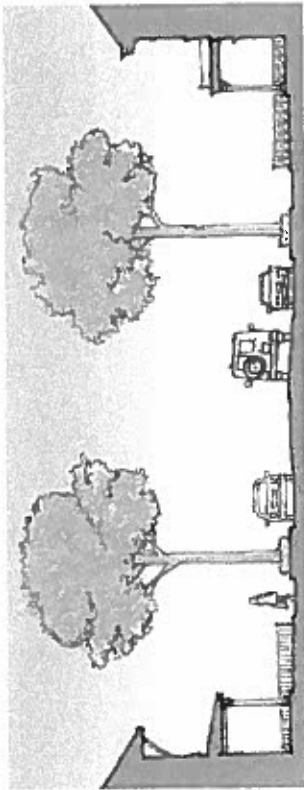
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Building Character

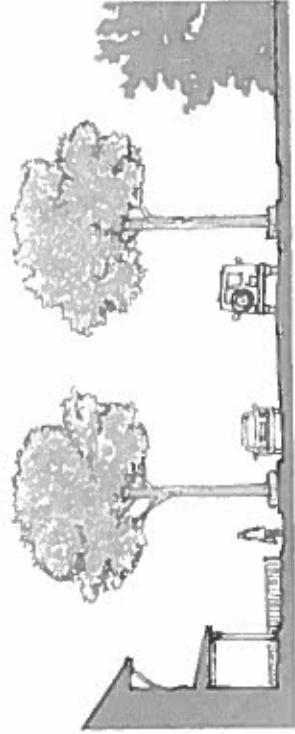
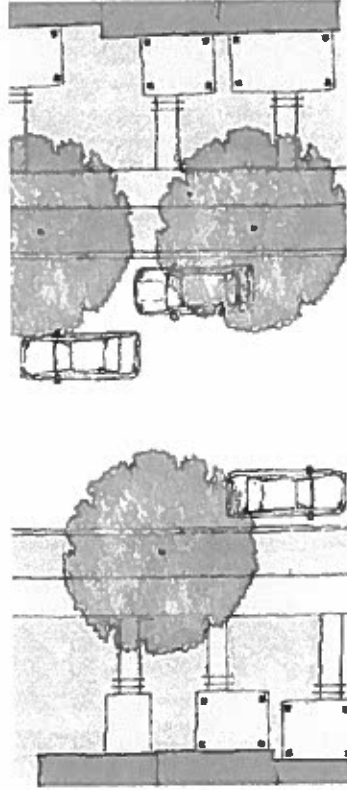
THE COMMUNITY BUILDERS INC.
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CITY OF RICHMOND
 RICHMOND REDEVELOPMENT AND HOUSING AUTHORITY

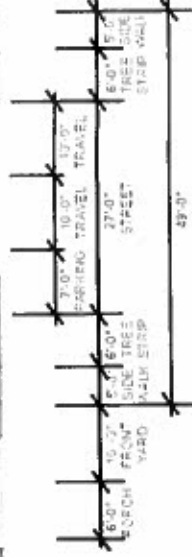
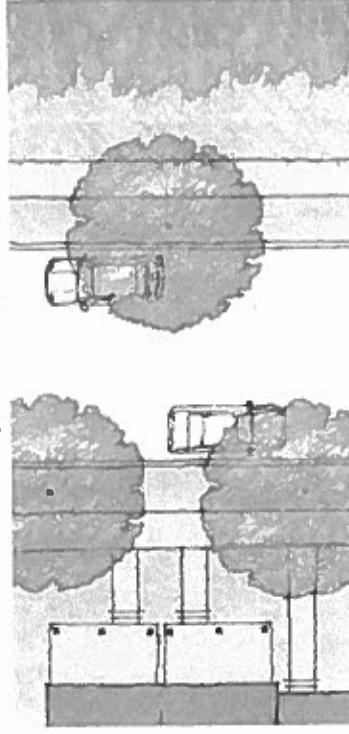
OLD ARMSTRONG HIGH SCHOOL SITE | COMMUNITY UNIT PLAN
 PRELIMINARY PLAN



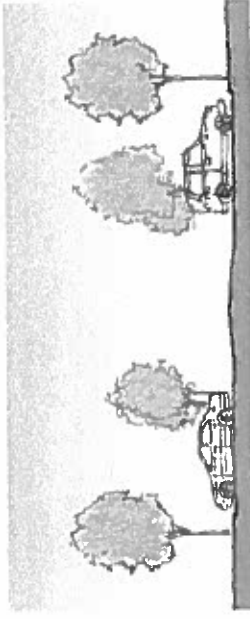
Two-Way Street Parking Both Sides



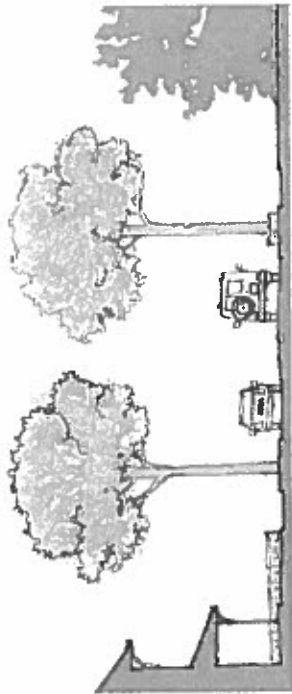
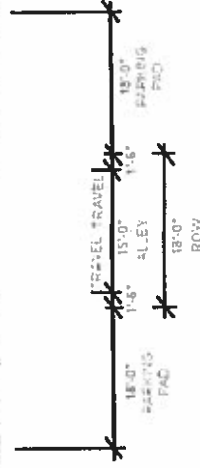
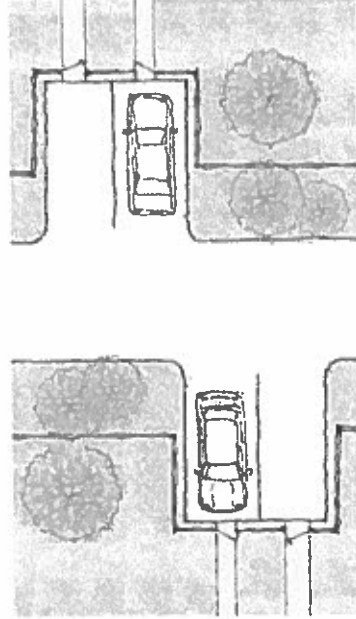
Two-Way Street Parking One Side



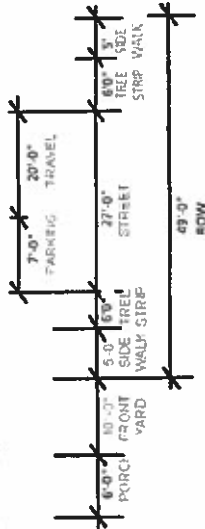
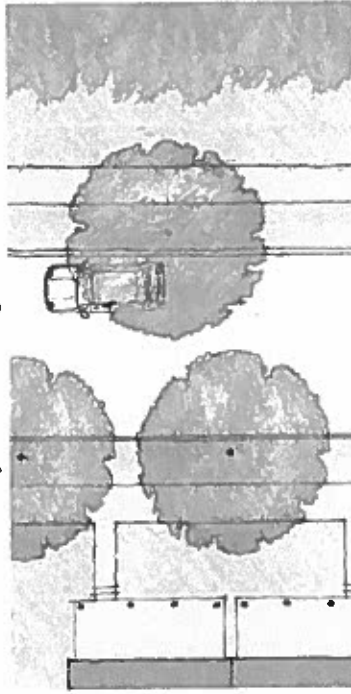
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Alley Section



One-Way Street Parking One Side





Application for COMMUNITY UNIT PLAN

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)

- preliminary plan
- preliminary plan admendment
- final plan
- final plan admenment

Project Name/Location

Project Name: Church Hill North Redevelopment Date: 09/24/2014

Property Address: 1505 & 1611 N. 31st Street Tax Map #: E0003312005 (1505 Parks)

Fee: \$4200 Total area of affected site in acres: 21.3 E0003312006 (1611 Schools)
(See page 3 for fee schedule, please make check payable to the "City of Richmond")

Zoning

Current Zoning: R-5 (Single Family Residential)

Proposed Use

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

Existing Use: Old Armstrong High School

Is this property subject to any previous land use cases?

- Yes
- No

Applicant's report to be provided with submittal package

If Yes, please list the Ordinance Number: _____

Applicant/Contact Person: Colleen BonnickLewis Derek McDaniels

Company: The Community Builders, Inc. Northstar Development Advisors, LLC

Mailing Address: 1602 L Street, NW, Suite 401 P.O. Box 70712

City: Washington, DC 20036 Richmond, VA 23229

Telephone: (202) 552-2511 (804) 754-6224

Email: cbonnickLewis@tcbinc.org mcldnorthstar@aol.com

Property Owner: City of Richmond-Recreation & Parks (9.7 ac.) & School Board (11.6 ac.)

If Business Entity, name and title of authorized signee Chris Beschler ^{Acting} (CAO), Norman Merrifield (Dir Parks)

Mailing Address: 900 E. Broad St., Suite 201

City: Richmond State: VA Zip Code: 23219

Telephone: (804) 646-5717 Norman Merrifield Fax: ()

804 646-5205 Chris Beschler
Email: norman.merrifield@richmondgov.com; christopher.beschler@richmondgov.com

Property Owner Signature:

(The names, addresses, telephone numbers and signatures of all owners of the property are required. Please attach additional sheets as needed. If a legal representative signs for a property owner, please attach an executed power of attorney. Faxed or photocopied signatures will not be accepted.)

NOTE: Please attach the required plans, checklist, and a check for the application fee (see Filing Procedures for community unit plans)

CUP Report

"A unified vision for Armstrong site and the East End Transformation"

The proposed mixed-income community at the Old Armstrong High School site is a vital component of Richmond's East End transformation. Under the leadership of RRHA, the City of Richmond and The Community Builders this proposal joins hands with the other key initiatives in Church Hill North that are already underway. These other initiatives are shepherded by the City of Richmond, Bon Secours, The Community Builders with Storefront for Community Design, Habitat for Humanity and Virginia Commonwealth University. Several projects of public infrastructure investments are also being made.

The plan for a new mixed income community at the Armstrong site has been generated through an inclusive community based process. This plan sets the stage for the next steps of redevelopment at Creighton Court, augments the neighboring revitalization efforts for the Nine Mile Corridor, and serves as a catalyst for a new "East End Gateway" to the City. This Gateway, in the form of a future Mixed Use Center at the intersection of 31st Street and Nine Mile road, would anchor the East End of the Nine Mile Corridor and bring together Armstrong, Creighton and the surrounding neighborhoods.

The Armstrong site is approximately 21.6 acres and has an existing vacant high school and under-utilized recreational facilities. The proposed plan envisions the demolition and removal of the existing vacant school building and the introduction of a maximum of 300 new homes and 20,000 SF of Commercial/ Community facility along with new, on-site recreational open spaces and memorialization of the Old Armstrong High School. The program is based on the working Principles for an East End Transformation involving 'One for One replacement' (Creighton Court), a 'Build First' methodology to minimize relocation, and the delivery of a high quality mixed-income neighborhood.

The proposed plan respects and echoes the past history and legacy of The Armstrong High School through the creation of "Armstrong Memorial Garden". This garden will preserve a cluster of existing mature trees on the school site and announce the entry with a monument that will be specially envisioned by the City and a committee of Armstrong alumni. A healing garden for the community is also proposed.

The Central Park at the axis of V Street opens up to 31st street and accommodates several outdoor recreational activities for families and children of all ages. By Establishing and enhancing walkability within the community and

creating a central public amenity with eyes on it, this community will let people enjoy good health, safety and high quality of life. Some of the existing play areas and recreational activities at the Armstrong site would be replaced, augmented and re-sited as part of this new Central Park. This would also tie into to the larger citywide initiative with the proposed bike trail system between the recreational parks and the Mountain bike trail behind Fairfield Elementary School. A new community center is proposed on site near the Nine Mile road intersection for greater visibility from the surrounding community. Smaller neighborhood greens such as the "Crescent" and BMP elements such as rain gardens and bio swales are sprinkled throughout the neighborhood.

The new homes have individual front and rear yards with private parking pads accessed from rear lanes. This allows for a pedestrian friendly streetscape with front porches, street trees, and sidewalks that keep with the rich traditions of Richmond's best neighborhoods. This layout also ensures adequate safety, light and air into each residence. A balanced mix of housing types (both rental and home ownership) ranges from one-story bungalows, two-story single-family detached homes, duplexes, short strings of town homes, two- and three-story stacked flats and two, three-story multifamily apartment buildings with elevators. The new homes and community center will adequately address the accessibility and visitability needs of residents. This mix of housing types will provide a variety of appropriate unit choices for each different resident group including single adults, couples, families, senior citizens and disabled residents.

Introducing new streets connecting with the existing street network (30th St, 31st St, Kuhn St, V St) knits the neighborhood together and distributes traffic with multiple entry and exit points to relieve any concerns about traffic congestion. Public safety requirements such as access for fire rescue and other emergency vehicles have been accommodated with proposed street widths, turning radii and geometries to provide circulation to and within the plan.

The architectural design process began with a canvas of existing residential neighborhoods in Richmond including Church Hill, Church Hill North, Chimborazo, Oakwood, Glenwood Park, Fairmount, Union Hill, Shockoe Bottom, Jackson Ward, Oregon Hill, the Fan District, and Monument Avenue. A variety of architectural styles found in these neighborhoods have been incorporated. They include Greek Revival, Federal Style, Italianate, Queen Anne, and Colonial Revival. Combined with the variety in type, massing, materials (brick and siding) and color, the variety of styles will create a more authentic feeling neighborhood where each resident feels like they live in a unique home. The homes will incorporate these different styles with architectural elements like covered stoops,

front porches, bay windows, decorative columns, door and window trim, and prominent cornices. Many will use the low sloping roof characteristic of the canvassed neighborhoods.

The superior quality of the new homes will blend the affordable, work force and market rate housing making them indistinguishably from each other. Such a residential character will enhance the image of the surrounding context as well. The homes facing 31st street will be a mix of the smaller scale duplexes and single-family homes, aptly responding to the existing context on the other side of this street.

The new homes at the Armstrong site set the stage for the larger East End Transformation and delivers Livability from Concept to Life by holistically addressing the Natural Systems, the Built Environment and People. Such a comprehensive solution creates a unified vision for the East End transformation and enhances the city as a whole.

CUP Standards
Old Armstrong High School Site
Maximum Residential Density – 14 du/acre

	Multifamily Apartment Building	Buildings on Bulk Lots (Together denoted as multifamily)	Single Family	Community Center
Minimum Lot Area	-	-	1600 sq. ft.	17,500 sq.ft.
Minimum Lot Area /Unit	-	1200 sq. ft.	1600 sq. ft	-
Maximum FAR	1.2	-	-	-
Minimum Yard Setback (From property line to face of building)	Front: 10 ft. Side: 7 ft. Rear: 7 ft.	Front: 10 ft. Side: 6 ft. Rear: 5 ft.	Front: 10 ft. Side: 6 ft. Rear: 5 ft.	Front: 10 ft. Side: 6 ft. Rear: 20 ft.
Maximum Lot Coverage	70%	40%	55%	25%
Overall Max Height (from average grade to top of roof)	3 Stories maximum	3 Stories maximum	Principal: 3 Stories maximum	2 Stories maximum
Off Street Parking**	.4space/du	1 space/du	2 space/du	None
Minimum dwelling Size	600 sq. ft.	600 sq. ft.	-	-

*Bulk lot areas are subject to change based on unit distribution. Please see preliminary site plan for current lot configurations

**On Street Parking will also be provided

Lot Nomenclature:

- Bulk Lot: Bulk parcels created by street and alley Right of Ways for multifamily units.
- Single Family Lot: Individual lots for single family attached and single family detached units.
- Multifamily Apartment Building Lot: Contains one multifamily apartment building and its associated surface parking.

Building Nomenclature

- Bulk Lots contain the following building types (together denoted as multifamily):
 - 2-3 story townhouses with a common party wall in between each unit
 - Two story Stacked Flat : 2 units(1 Bedroom Flat over 1 Bedroom flat)
 - Three story Stacked Flats 3-units (Two 2 Bedroom townhouses over one 2 Bedroom flat)
 - One story (3-4 Bedroom) Bungalow attached to townhouses
- Apartment Building
 - Three story apartment building with 1-2 Bedroom Units (will include space for amenities and an elevator lobby). One building will be a dedicated senior building.

- Single Family
 - Single family detached
 - Single family attached

Distance between Buildings

- Minimum Distance between Multifamily Apartment Building and Townhomes: 14 ft.
- Minimum Distance between single family detached, single family attached, multifamily (townhomes, stacked flats): 12 ft.

Open Space

- Total Open Space of total Site Area: 60%
(Calculated per open space definition Section 114-1220)

Exterior Materials

The buildings' exterior veneers will be constructed with brick and cementitious siding (James Hardie Plank and Panel are common trade names). Roofs will be asphalt shingles (3 Tab, architectural profile), potentially flat roofs at the multifamily apartment buildings, and the potential use of metal roof in limited applications.

Building Height

The building height maximum will be 3 stories. Floor-to-floor height (including structure) shall be 9'6" minimum and 14' maximum. The maximum roof pitch will be 8:12. The roof pitches will generally follow the Richmond character of shallow front to back roofs. The 8:12 roof pitch will add variety to the streetscape. The specific roof conditions for the buildings shall be provided at the stage when the building/unit design is developed.

Accessory Buildings, Porches, and Right of Ways

- Accessory buildings will only consist of detached garages for some lots. These will be alley loaded, and occasionally side loaded off of public streets (corner lots).
- Porches have a minimum depth of 6 feet
- Some units will have covered stoops
- Attached storage sheds and patios will be provided at the rear of the unit
- Right of ways consist of the following:
 - Two way street, parked both sides:
 - 56' ROW – 20' drive aisles (two 10' drive aisles) , 7' parking (both sides), 6" curb, 5'6" plant strip, 5' sidewalk
 - Two way street, parked one side:
 - 49' ROW - 20' drive aisles (two 10' drive aisles) , 7' parking (one side), 6" curb, 5'6" plant strip, 5' sidewalk
 - One way street, parked one side:
 - 49' ROW - 20' drive aisles (two 10' drive aisles) , 7' parking (one side), 6" curb, 5'6" plant strip, 5' sidewalk

- Two Way Alley:
 - 18' ROW - 15 ft. cartway

Community and Commercial Services

- **Community Center**
 - Management, Leasing, Maintenance, Resident Leadership offices, and small Classroom spaces are potentially anticipated
- **Multifamily Apartment Building**
 - Flexible Community Meeting and Multipurpose spaces