

INTRODUCED: June 24, 2024

A RESOLUTION No. 2024-R022

To designate the property known as 1021 East 4th Street as a revitalization area pursuant to Va. Code § 36-55.30:2. 6th District

Patron – Mayor Stoney

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: JULY 22 2024 AT 6 P.M.

WHEREAS, pursuant to section 36-55.30:2 of the Virginia Housing Development Authority Act (the “Act”), as set forth in sections 36-55.24 through 36-55.52 of the Code of Virginia (1950), as amended, the governing bodies of localities may by resolution designate an area within such locality as a revitalization area for the purpose of facilitating financing by the Virginia Housing Development Authority to assist private entities with the development of mixed use and mixed income projects; and

WHEREAS, pursuant to the Act, in order to designate an area as a revitalization area, the local governing body must determine that, with respect to such area, (i) the industrial, commercial or other economic development of such area will benefit the city but such area lacks the housing needed to induce manufacturing, industrial, commercial, governmental, educational,

AYES: _____ NOES: _____ ABSTAIN: _____

ADOPTED: _____ REJECTED: _____ STRICKEN: _____

entertainment, community development, healthcare or nonprofit enterprises or undertakings to locate or remain in such area, and (ii) private enterprise and investment are not reasonably expected, without assistance, to produce the construction or rehabilitation of decent, safe and sanitary housing and supporting facilities that will meet the needs of low and moderate income persons and families in such area and will induce other persons and families to live within such area and thereby create a desirable economic mix of residents in such area; and

WHEREAS, the Council believes that the property known as 1021 East 4th Street, identified as Tax Parcel No. S000-0385/004 in the 2024 records of the City Assessor, being more particularly shown on the survey entitled “ALTA/ACSM Land Title Survey Showing 12.410 Acres of Land at the Intersection of 4th Street and Dinwiddie Avenue,” prepared by Timmons Group, and dated February 11, 2009, and labeled as Parcel 4, and the survey entitled “Topographic Map of Tax Map Parcel No. S0000385004 Located Along Gordon Ave.,” prepared by Timmons Group, and dated February 2, 2024, and the plans entitled “New Manchester Flats VI, City of Richmond – VA,” prepared by Timmons Group, and dated April 19, 2024, and “New Manchester Flats 6, 1021 East 4th Street, Richmond, VA 23224,” prepared by Walter Parks Architects, and dated February 6, 2024, copies of which are attached to this resolution, is an area (i) for which the industrial, commercial or other economic development of such area will benefit the city but such area lacks the housing needed to induce manufacturing, industrial, commercial, governmental, educational, entertainment, community development, healthcare or nonprofit enterprises or undertakings to locate or remain in such area, and (ii) in which private enterprise and investment are not reasonably expected, without assistance, to produce the construction or rehabilitation of decent, safe and sanitary housing and supporting facilities that will meet the needs of low and moderate income persons and families in such area and will induce other persons and families to

live within such area and thereby create a desirable economic mix of residents in such area; and

WHEREAS, the Council believes that it is in the best interests of the citizens of the City of Richmond that the Council designate the aforementioned property as a revitalization area pursuant to section 36-55.30:2 of the Code of Virginia (1950), as amended;

NOW, THEREFORE,

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF RICHMOND:

That the Council hereby designates the property known as 1021 East 4th Street, identified as Tax Parcel No. S000-0385/004 in the 2024 records of the City Assessor and as shown on the survey entitled “ALTA/ACSM Land Title Survey Showing 12.410 Acres of Land at the Intersection of 4th Street and Dinwiddie Avenue,” prepared by Timmons Group, and dated February 11, 2009, and labeled as Parcel 4, and the survey entitled “Topographic Map of Tax Map Parcel No. S0000385004 Located Along Gordon Ave.,” prepared by Timmons Group, and dated February 2, 2024, and the plans entitled “New Manchester Flats VI, City of Richmond – VA,” prepared by Timmons Group, and dated April 19, 2024, and “New Manchester Flats 6, 1021 East 4th Street, Richmond, VA 23224,” prepared by Walter Parks Architects, and dated February 6, 2024, copies of which are attached to this resolution, as a revitalization area pursuant to section 36-55.30:2 of the Code of Virginia (1950), as amended.

BE IT FURTHER RESOLVED:

That the Council hereby determines that the industrial, commercial, or other economic development of the area consisting of the aforementioned property will benefit the city, but that such area lacks the housing needed to induce manufacturing, industrial, commercial, governmental, educational, entertainment, community development, healthcare or nonprofit enterprises or undertakings to locate or remain in such area.

BE IT FURTHER RESOLVED:

That the Council hereby determines that the aforementioned property consists of an area in which private enterprise and investment are not reasonably expected, without assistance, to produce the construction or rehabilitation of decent, safe and sanitary housing and supporting facilities that will meet the needs of low and moderate income persons and families in such area and will induce other persons and families to live within such area and thereby create a desirable economic mix of residents in such area.

APPROVED AS TO FORM:

CITY ATTORNEY'S OFFICE



City of Richmond

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

Master

File Number: Admin-2024-0634

File ID: Admin-2024-0634

Type: Request for Ordinance or Resolution

Status: Regular Agenda

Version: 1

Reference:

In Control: City Clerk Waiting Room

Department:

Cost:

File Created: 06/14/2024

Subject: Designating 1021 East 4th Street as a Revitalization Area

Final Action:

Title:

Internal Notes: A request to designate the property at 1021 East 4th Street as a revitalization area to facilitate an affordable housing development project.

Code Sections:

Agenda Date: 06/24/2024

Indexes:

Agenda Number:

Patron(s):

Enactment Date:

Attachments: Admin-2024-0634 ALTA Survey - NMF. 2-11-2009 (003), Admin-2024-0634 WD-Resolution - 1021 East 4th Street - AATF, Admin-2024-0634 New Manchester FLats VI Attachments

Enactment Number:

Contact:

Introduction Date:

Drafter: Michelle.Peters@rva.gov

Effective Date:

Related Files:

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	6/14/2024	Merrick Malone	Approve	6/17/2024
1	2	6/14/2024	Alecia Blackwell - FYI	Notified - FYI	
1	3	6/14/2024	Sharon Ebert	Approve	6/18/2024
1	4	6/14/2024	Caitlin Sedano - FYI	Notified - FYI	
1	5	6/18/2024	Jeff Gray	Approve	6/18/2024
1	6	6/18/2024	Lincoln Saunders	Approve	6/27/2024
1	7	6/18/2024	Mayor Stoney	Approve	6/27/2024

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
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Text of Legislative File Admin-2024-0634

O&R REQUEST

DATE: April 29, 2024 **EDITION:** 1

TO: The Honorable Members of City Council

THROUGH: The Honorable Levar M. Stoney, Mayor

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

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

FROM: Merrick Malone, Acting Director
Department of Housing and Community Development

RE: Designating the 1.508-acre site at 1021 East 4th Street, as a Revitalization Area pursuant to Virginia Code §36-55.30:2.A to secure VHDA (Virginia Housing) financing for the 127 multifamily development serving low-income individuals and families.

ORD. OR RES. No.

PURPOSE: To request a resolution from the City Council designating the 1.508-acre site at 1021 East 4th Street as a Revitalization Area pursuant to Virginia Code §36-55.30:2.A to secure VHDA (Virginia Housing) financing for the development of a 127 multifamily development serving low-income individuals and families.

REASON: Lynx Ventures, Inc. is seeking 4% housing tax credits to finance the development of 127 high-quality newly constructed units.

RECOMMENDATION: Approval is recommended.

BACKGROUND: The proposed development at 1021 East 4th Street is another phase of the New Manchester Flats mixed-use, mixed-income redevelopment complex located in a former industrial area. The development will be constructed under the conditions and requirements outlined in the Plan of Development (POD) as required by the zoning ordinance, to allow the development of the 127 multifamily residential units and accessory uses.

The development will provide 127 multifamily units, all of which are restricted to persons earning 60% of the area median income (AMI). The site includes one four-story building at the corner of East 4th Street and Gordon Avenue with the off-street parking tucked behind the building and visible from East 4th Street. Walter Park Architects designed the architectural façade of the building to feature brick,

metal, and fiber cement panels. The multifamily development will also be constructed to meet the EarthCraft Gold Standards.

The development will include an on-site leasing office, a market-rate level design that features stainless appliances, stone countertops, and an in-unit washer and dryer. This phase will also have a mail room for regular mail as well as a package delivery and pick-up area and a locking bike shelter. The residents will have access to the amenities provided in the New Manchester Flats existing complex, including a pool, courtyard, fitness room, and Electric Vehicle (EV) chargers.

The estimated project cost is 32 million dollars and will be financed with tax credit investments, deferred fees, and grants to close the gap. Drucker and Falk are anticipated to be the third-party property management company to provide professional property management and maintenance services. This will be a 30-year affordable development with all the units set aside for renters earning at 60% of the area median income (AMI). The development will provide the following unit mix:

Unit Mix

Bedroom(s)	Bathroom(s)	# of Units	Floors
1	1	27	First
		28	Second
		28	Third
		28	Fourth
Total		111	
2	2	4	First
		4	Second
		4	Third
		4	Fourth
Total		16	
Total Units		127	

This proposed development only includes a residential (housing) building and no nonhousing buildings.

The planned development at 1021 East 4th Street will be in a Revitalization Area in the City of Richmond, Virginia. The revitalization area currently meets the following conditions (i) (2) the industrial, commercial, or other economic development of such area will benefit the city but such area lacks the housing needed to induce manufacturing, industrial, commercial, governmental, educational, entertainment, community development, healthcare or nonprofit enterprises or undertakings to locate or remain in such area; and (ii) private enterprise and investment are not reasonably expected, without assistance, to produce the construction or rehabilitation of decent, safe and sanitary housing and supporting facilities that will meet the needs of low and moderate-income persons and families in such area and will induce other persons and families to live within such area and thereby create a desirable economic mix of residents in such area.

FISCAL IMPACT/COST: None

FISCAL IMPLICATIONS: None

BUDGET AMENDMENT NECESSARY: No

REVENUE TO CITY: Real Estate Taxes upon completion of the project.

DESIRED EFFECTIVE DATE: Upon Adoption

REQUESTED INTRODUCTION DATE: June 24, 2024

CITY COUNCIL PUBLIC HEARING DATE: July 22, 2024

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: Land Use, Housing and Transportation

CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES: None

AFFECTED AGENCIES: Housing & Community Development and Planning and Development Review

RELATIONSHIP TO EXISTING ORD. OR RES.: None

REQUIRED CHANGES TO WORK PROGRAM(S): None

ATTACHMENTS: Alta Land Title Survey, Site Plan entitled “New Manchester Flats VI”, prepared by the Timmons Group and dated February 19, 2024, Floor Plan entitled New Manchester Flats 6”, prepared by Walter Parks Architect and dated February 6, 2024, Support Letter from the Honorable Ellen F. Robertson, Sixth District City Councilmember, and the Real Estate Assessor Property Record

STAFF: Michelle B. Peters, Deputy Director II - 646-3975

CURVE TABLE						LINE TABLE			
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	CHORD DIST.	LINE	BEARING	DISTANCE
C1	708.78'	292.52'	148.37'	23°38'47"	N65°11'58"W	290.45'	L1	N39°21'58"W	3.81'
C2	728.78'	233.10'	117.56'	18°19'35"	S67°51'58"E	232.11'	L2	N50°46'11"E	22.49'
C3	170.00'	193.56'	108.80'	65°14'14"	S18°02'24"W	183.27'	L3	N53°54'20"E	80.43'
							L4	N39°23'25"W	31.00'

VIRGINIA HOUSING DEVELOPMENT AUTHORITY
SURVEYOR'S CERTIFICATE
TO: VIRGINIA HOUSING DEVELOPMENT AUTHORITY

I HEREBY CERTIFY THAT ON FEBRUARY 11, 2009 AN ALTA SURVEY OF THE PROPERTY STANDING IN THE NAME OF GORDON AVENUE INVESTMENTS, LLC AND DESCRIBED AS 12.410 ACRES OF LAND LOCATED AT THE INTERSECTION OF 4TH AVENUE AND DINWIDDIE AVENUE IN THE CITY OF RICHMOND, VIRGINIA (HEREIN REFERRED TO AS THE "PROPERTY") AND SHOWN ON THE ACCOMPANYING PLAT OF SURVEY ENTITLED: "ALTA/ACSM LAND TITLE SURVEY OF 12.410 ACRES OF LAND LOCATED AT THE INTERSECTION OF 4TH AVENUE AND DINWIDDIE AVENUE" WAS PERFORMED UNDER MY DIRECT SUPERVISION.

I SUPERVISED A CAREFUL INSPECTION OF THE PROPERTY AND OF ANY BUILDINGS LOCATED THEREON AT THE TIME OF THE MAKING SUCH SURVEY, AND I FOUND THE PROPERTY TO BE IN THE POSSESSION OF GORDON AVENUE INVESTMENTS LLC AND NEW MANCHESTER FLATS II, LLC.

SURVEYOR'S CERTIFICATE CONT.:
I FURTHER CERTIFY AS TO THE EXISTENCE OR NONEXISTENCE OF THE FOLLOWING AT THE TIME OF MY SURVEY INSPECTION:

- PROPERTY DESCRIPTION. PARCEL 1, SHOWN ON THE ACCOMPANYING PLAT OF SURVEY, IS THE SAME AS THAT DESCRIBED IN THE TITLE INSURANCE COMMITMENT ISSUED BY TRANSMATION TITLE INSURANCE COMPANY, DATED AUGUST 24, 2007 AND PARCEL 2, 3 AND 4 SHOWN ON THE ACCOMPANYING PLAT OF SURVEY, IS THE SAME AS THAT DESCRIBED AS PARCEL C AND PARCEL D IN THE TITLE INSURANCE COMMITMENT ISSUED BY TRANSMATION TITLE INSURANCE COMPANY, DATED MAY 7, 2008.
- ACCESS. THE PROPERTY HAS ACCESS TO AND FROM A DULY DEDICATED AND ACCEPTED PUBLIC STREET OR HIGHWAY. ALL ABUTTING STREETS OR ROADS ARE PHYSICALLY OPEN AND MAINTAINED BY PUBLIC AUTHORITIES. ACCESS TO SUCH STREETS OR ROADS IS NOT LIMITED.
- ROADS AND UTILITIES. ALL RIGHTS OF WAY, OLD HIGHWAYS, ABANDONED ROADS, LANES, DRIVEWAYS, DRAINS AND ALL SEWER, WATER AND GAS LINES AND MAINS AND OTHER UTILITIES AND EASEMENTS FOUND OR KNOWN BY ME TO BE LOCATED ON, UNDER, OVER OR ACROSS THE PROPERTY ARE LOCATED AS SHOWN ON THE ACCOMPANYING PLAT OF SURVEY, EXCEPT AS NOTED IN PARAGRAPH 13 BELOW.

SURVEYOR'S CERTIFICATE CONT.:

- STREAMS, RIVERS AND LAKES. ALL ABOVE-GROUND SPRINGS, STREAMS, RIVERS, PONDS AND LAKES LOCATED ON, BORDERING ON OR RUNNING THROUGH THE PROPERTY ARE LOCATED AS SHOWN ON THE ACCOMPANYING PLAT OF SURVEY, EXCEPT AS NOTED IN PARAGRAPH 13 BELOW.
- CEMETERIES. ALL CEMETERIES AND FAMILY BURYING GROUNDS FOUND OR KNOWN BY ME TO BE LOCATED ON THE PROPERTY ARE LOCATED AS SHOWN ON THE ACCOMPANYING PLAT OF SURVEY, EXCEPT AS NOTED IN PARAGRAPH 13 BELOW.
- TELEPHONE AND ELECTRIC POWER. ALL TELEPHONE, TELEGRAPH AND ELECTRIC POWER POLES, WIRE AND LINES, FOUND OR KNOWN BY ME TO BE LOCATED ON, OVER-HANGING OR CROSSING THE PROPERTY ARE LOCATED AS SHOWN ON THE ACCOMPANYING PLAT OF SURVEY, EXCEPT AS NOTED IN PARAGRAPH 13 BELOW.
- BOUNDARIES AND ENCROACHMENTS. THERE ARE NO INDICATIONS OF DISPUTED BOUNDARIES OR ENCROACHMENTS ON THE PROPERTY (SUCH AS BUILDINGS, PROJECTIONS OR CORNICES THEREOF OR SIGNS AFFIXED THERETO OR FENCES OR OTHER INDICATIONS OF OCCUPANCY ENCRUCHING UPON THE PROPERTY OR ADJOINING PROPERTIES), EXCEPT AS SHOWN HEREON.
- PARTY WALLS. THERE ARE NO PARTY WALLS ON THE PROPERTY OR INDICATIONS OF ANY EASEMENTS OR RIGHTS OF SUPPORT WITH RESPECT TO ANY WALLS OR FENCES ON THE PROPERTY, EXCEPT AS NOTED IN PARAGRAPH 13 BELOW.
- STREET LINES. ANY COMPLETED OR OFFICIALLY PROPOSED CHANGES IN STREET LINES FOUND OR KNOWN BY ME ON OR ADJACENT TO THE PROPERTY ARE LOCATED AS SHOWN ON THE ACCOMPANYING PLAT OF SURVEY, EXCEPT AS NOTED IN PARAGRAPH 13 BELOW.
- STREET AND SIDEWALK CONSTRUCTION. THERE ARE NO INDICATIONS OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIR ON OR ADJACENT TO THE PROPERTY, EXCEPT AS SHOWN HEREON.
- FLOOD PLAIN. THE PORTIONS (IF ANY) OF THE PROPERTY THAT LIE WITHIN AN AREA DESIGNATED BY HUD AS HAVING SPECIAL FLOOD HAZARDS ARE LOCATED AS SHOWN ON THE ACCOMPANYING PLAT OF SURVEY, EXCEPT AS NOTED IN PARAGRAPH 13 BELOW.
- BUILDINGS AND IMPROVEMENTS (CONSTRUCTION/PERMANENT FINANCING). ANY EXISTING BUILDINGS AND IMPROVEMENTS ON THE PROPERTY ARE INSTALLED AND ENTERED ENTIRELY UPON THE PROPERTY AND WITHIN ANY BUILDING RESTRICTION LINES ON THE PROPERTY AND DO NOT OVERHANG ENMORCH UPON ANY EASEMENT OR RIGHT OF WAY, EXCEPT AS NOTED IN PARAGRAPH 13 BELOW.
- EXCEPTIONS. THE FOLLOWING EXCEPTIONS TO THE ABOVE CERTIFICATION ARE SHOWN HEREON.

MAP PARCEL SUMMARY

PARCEL NUMBER	MAP PARCEL NUMBER(S)
PARCEL 1	S0000385001 S0000385002 S0000385021 S0000385022 S0000385023 S0000385024 S0000385025 S0000385026
PARCEL 2	S0000385001 S0000385002 S0000385021 S0000385022 S0000385023 S0000385024 S0000385025 S0000385026
PARCEL 3	S0000385027 S0000385028 S0000385004 S0000385004 S0000385028
PARCEL 4	S0000385027 S0000385028 S0000385004 S0000385004 S0000385028

PARCEL AREA SUMMARY

PARCEL	ACRES
PARCEL 1	2.145
PARCEL 2	7.508
PARCEL 3	1.249
PARCEL 4	1.508
TOTAL AREA	12.410

NOTES:

- THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
- THIS PROPERTY LIES WITHIN ZONE "X" AND ZONE "AE" OF THE FIRM FLOOD ZONES AS SHOWN ON THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL 510129 0943 D, DATED APRIL 2, 2009. ZONE "X" IS DESCRIBED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD. ZONE "AE" IS DESCRIBED AS SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD. THE 1% ANNUAL CHANCE FLOOD (100-YEAR FLOOD), ALSO KNOWN AS THE BASE FLOOD, IS THE FLOOD THAT HAS A 1% CHANCE OF BEING EQUALLED OR EXCEEDED IN ANY GIVEN YEAR. THE SPECIAL FLOOD HAZARD AREA IS THE AREA SUBJECT TO FLOODING BY THE 1% ANNUAL CHANCE FLOOD. BASE FLOOD ELEVATION=19'.
- VERTICAL DATUM IS BASED ON NAVD 88. 19' CONTOUR WAS LOCATED OCTOBER 15, 2007.
- OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
- PARCEL 1 OF THIS SURVEY WAS PREPARED WITH THE BENEFIT OF TITLE COMMITMENT PROVIDED BY TRANSMATION TITLE INSURANCE COMPANY, DATED AUGUST 24, 2007, COMMITMENT NUMBER PREM-0149. THE FOLLOWING EASEMENT MAY AFFECT THE SUBJECT PROPERTY BUT CAN NOT BE PLOTTED ACCURATELY:
DEED BOOK 50-B PAGE 486
THE FOLLOWING EASEMENT DOES NOT AFFECT THE SUBJECT PROPERTY:
DEED BOOK 347 PAGE 230

NOTES CONT.:

PARCEL 2, 3 AND 4 OF THIS SURVEY WERE PREPARED WITH THE BENEFIT OF TITLE COMMITMENT PROVIDED BY TRANSMATION TITLE INSURANCE COMPANY, DATED MAY 7, 2008, COMMITMENT NUMBER J37-0047775. EXCEPTION #3) EASEMENT TO VIRGINIA ELECTRIC AND POWER COMPANY, D.B. 255 PG. 483-AFFECTS PARCELS 2 AND 4. PLOTTED.

EXCEPTION #4) AGREEMENT BETWEEN SEABOARD AIR LINE RAILWAY COMPANY AND SOUTHERN STEEL AND STOVE COMPANY, D.B. 168 PG. 159-DOES NOT AFFECT THE SUBJECT PROPERTY.

EXCEPTION #5) AGREEMENT BETWEEN SEABOARD AIR LINE RAILWAY COMPANY AND SOUTHERN STEEL AND STOVE COMPANY, D.B. 204 PG. 490-DOES NOT AFFECT THE SUBJECT PROPERTY.

EXCEPTION #6) AGREEMENT BETWEEN SEABOARD AIR LINE RAILWAY COMPANY AND SOUTHERN STEEL AND STOVE COMPANY, D.B. 229 PG. 210-DOES NOT AFFECT THE SUBJECT PROPERTY.

6.) THE FOLLOWING INSTRUMENTS ARE NOT LISTED IN THE ABOVE TITLE COMMITMENTS, HOWEVER MAY AFFECT THE SUBJECT PROPERTY:
INSTRUMENT #0821172-DECLARATION OF BOUNDARY LINES AND EASEMENTS.
INSTRUMENT #0821172-DECLARATION OF NEW MANCHESTER FLATS, A CONDOMINIUM.
INSTRUMENT #0828841-AMENDED AND RESTATED DECLARATION OF NEW MANCHESTER FLATS, A CONDOMINIUM.

7.) UTILITIES SHOWN OUTSIDE PROPERTY BOUNDARY WERE MARKED BY MISS UTILITY, TICKET #A723600146 AND LOCATED ON OCTOBER 15, 2007 BY TIMMONS GROUP.

8.) THIS PROPERTY IS ZONED B-6, MIXED-USE BUSINESS DISTRICT. THERE ARE NO SET BACKS FOR THIS PROPERTY.

ALTA/ACSM CERTIFICATION

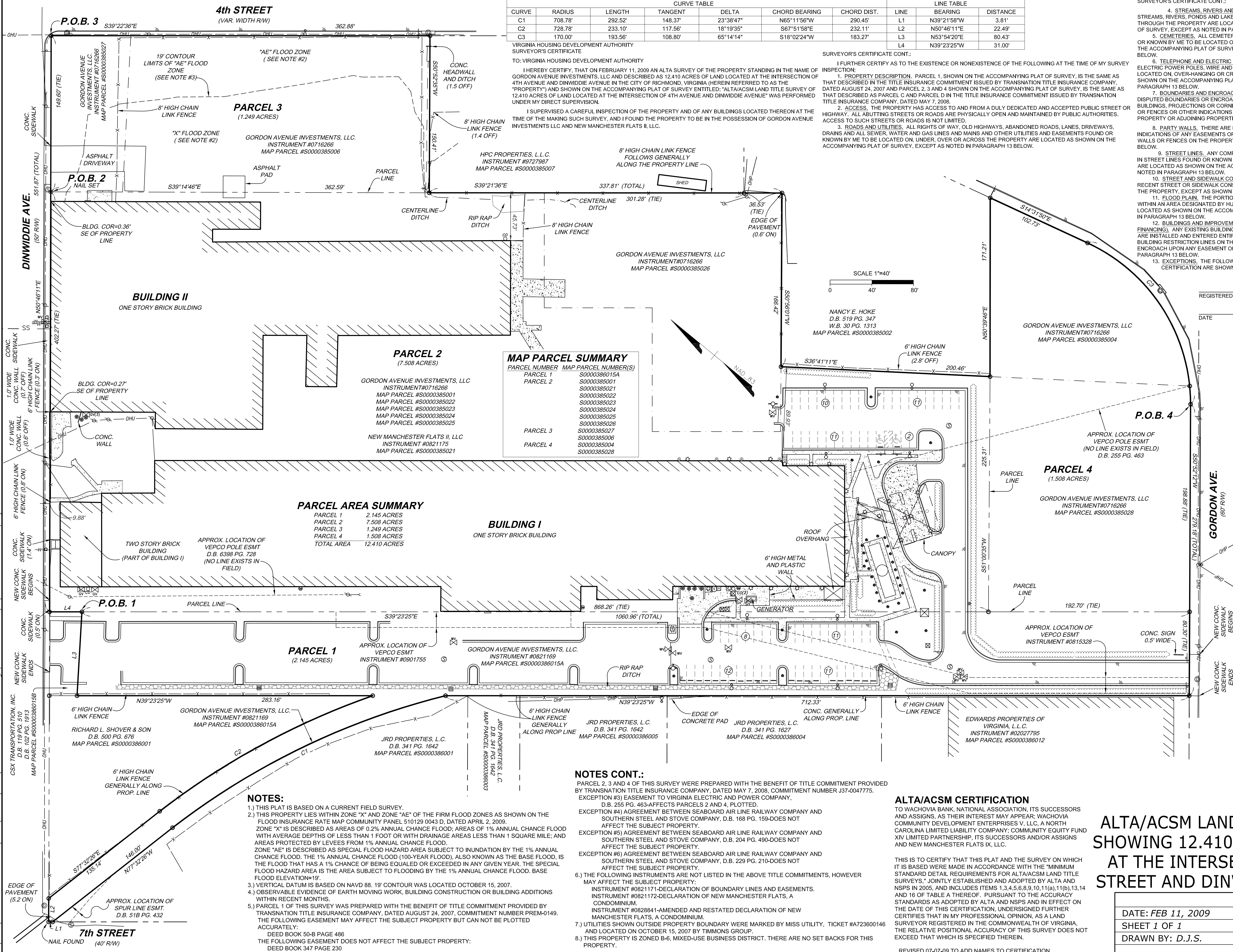
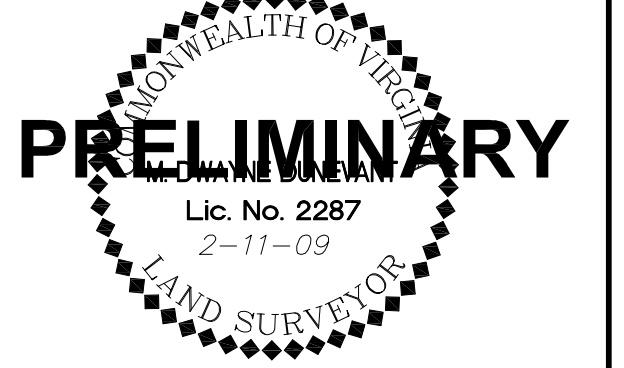
TO WACHOVIA BANK, NATIONAL ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, AS THEIR INTEREST MAY APPEAR; WACHOVIA COMMUNITY DEVELOPMENT ENTERPRISES V, LLC, A NORTH CAROLINA LIMITED LIABILITY COMPANY; COMMUNITY EQUITY FUND XIV LIMITED PARTNERSHIP, ITS SUCCESSORS AND/OR ASSIGNS AND NEW MANCHESTER FLATS IX, LLC.

THIS IS TO CERTIFY THAT THIS PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005, AND INCLUDES ITEMS 1,3,4,5,6,8,9,10,11(a),11(b),13,14 AND 16 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE COMMONWEALTH OF VIRGINIA, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

REVISED 07-07-09 TO ADD NAMES TO CERTIFICATION

ALTA/ACSM LAND TITLE SURVEY
SHOWING 12.410 ACRES OF LAND
AT THE INTERSECTION OF 4TH
STREET AND DINWIDDIE AVENUE

DATE: FEB 11, 2009	CITY OF RICHMOND, VA
SHEET 1 OF 1	SCALE: AS SHOWN
DRAWN BY: D.J.S.	J.N.: 67524
	CHECK BY:



LEGEND

- ROD FOUND
- ROD SET
- SIGN
- POWER POLE
- LIGHT POLE
- ⊗ WATER VALVE
- ⊕ WATER METER
- ⊖ ELECTRIC BOX
- ⊙ ELECTRIC METER
- ⊙ BOLLARD
- ⊙ SANITARY MANHOLE
- ⊙ DRAINAGE MANHOLE
- ⊙ GAS VALVE
- ⊙ GAS METER
- OHU— OVERHEAD UTILITY LINE
- OHP— OVERHEAD POWER LINE
- ▨ GRATE TOP INLET
- ROOF DRAIN
- WALL LIGHT
- CONC. CONCRETE
- IRRIGATION CONTROL VALVE
- BUMPER BLOCK
- MAP PARCEL LINE
- COLUMN
- COLUMN WITH LIGHT
- FIRE HYDRANT
- CLEANOUT
- VAULT
- (#) QUANTITY OF ITEM
- CONC. CONCRETE
- SHRUB
- W — PAINTED WATERLINE
- SS — PAINTED SANITARY SEWER

V:\906\67524\PARCEL\ALTA\DWG\Sheet\Plat\67524V-1-ALTAREV.dwg | Plotted on 7/9/2009 10:32 AM by Mike Jones

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

TIMMONS GROUP

Y:\90162432-NewManchesterFlats\Drawings\DWG\NewManchesterFlatsVI.dwg | Plotted on: 2/20/2024 3:40 PM | by Greg Delano

U/G UTILITY DESIGNATION NOTES:

- 1) U/G UTILITY DESIGNATION PERFORMED BY TIMMONS GROUP AND COMPLETED IN JANUARY OF 2024.
- 2) ALL U/G UTILITIES FOUND ON-SITE ARE DESIGNATED AS QUALITY LEVEL B UNLESS OTHERWISE NOTED.

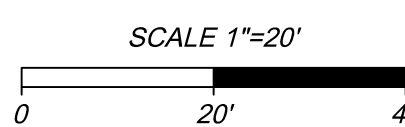
EOI = END OF INFORMATION FOR CONDUCTIVE UTILITY FIELD SIGNALS.

UTILITY OWNERS:

- DOMINION ENERGY
- COMCAST (FIBER OPTIC)
- COMCAST (CABLE)
- VERIZON (FIBER OPTIC)
- CITY OF RICHMOND (WATER)
- CITY OF RICHMOND (NATURAL GAS)

ATLAS CAPITAL TRANSFORMATION LLC
INSTRUMENT #19-13380
MAP PARCEL #S0000385002

TRAV 104
ROD N CAP
ELEV=23.16
N: 3713452.85
E: 11793066.71



THIS TOPOGRAPHIC SURVEY WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF GREG F. DELANO, L.S. FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION, THAT THE ORIGINAL DATA WAS OBTAINED ON THE FOLLOWING DATES: 1/31/24-2/02/24. THIS PLAT, MAP AND DIGITAL GEOSPATIAL DATA INCLUDING METADATA MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

HORIZONTAL DATUM: NAD83
VERTICAL DATUM: NAVD88

DATUM ESTABLISHED BY RTK ON 1/31/24/CORRECTIONS FROM RTCM-REF (0592 AND 0568)

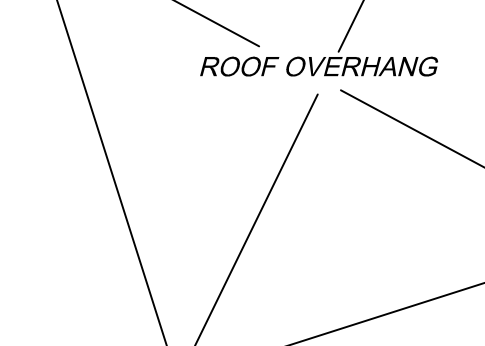
FIELDWORK COMPLETED 2/02/24.

- NOTE:**
- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND MAY NOT SHOW ALL EASEMENTS OR ENCUMBRANCES.
 - THIS IS NOT A BOUNDARY SURVEY.
 - THIS PROPERTY LIES IN WITHIN ZONE "X" OF THE FIRM FLOOD ZONES AS SHOWN ON THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL 5101290043E REVISED ON DATE JULY 16, 2014. ZONE "X" IS DESCRIBED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD AREA OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

LEGEND

- BOREHOLE
- ◆ GAS METER
- ▲ GAS TEST
- GROUND LIGHT
- SIGN
- BOLLARD
- ◆ FLAG POLE
- SANITARY MANHOLE
- STORM MANHOLE
- UTILITY POLE
- GUY ANCHOR
- TELEPHONE VAULT
- WATER VAULT
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- IRON ROD FOUND

- NEW MANCHESTER FLATS I, LLC
INSTRUMENT#094255
MAP PARCEL #S0000385024
- NEW MANCHESTER FLATS IX, LLC
INSTRUMENT#011921
MAP PARCEL #S0000385025
- NEW MANCHESTER FLATS IV, LLC
INSTRUMENT#011115
MAP PARCEL #S0000385029
- NEW MANCHESTER FLATS II MEDICAL, LLC
INSTRUMENT#180387
MAP PARCEL #S0000385022
- NEW MANCHESTER FLATS CONDO
UNIT OWNERS ASSOCIATION
INSTRUMENT#0821172
MAP PARCEL #S0000385001
- NEW MANCHESTER FLATS IX, LLC
MAP PARCEL #S0000385025B



SANITARY MANHOLE
TOP=21.74
INV IN(8")NORTH)=10.10
INV IN(8")WEST)=15.05
INV IN(8")WEST)=10.10
INV OUT(8")=10.01

MUSEUM DISTRICT, LLC
INSTRUMENT #20024814
MAP PARCEL #S0000386012

APPROX. LOCATION OF
VEPCO ESMT.
INSTR.#0815328

**TOPOGRAPHIC MAP
OF TAX MAP PARCEL NO.
S0000385004 LOCATED
ALONG GORDON AVE.**

CITY OF RICHMOND	VIRGINIA
Date: 2/02/24	Scale: 1"=20'
Sheet 1 of 1	J.N.: 62432
Drawn by: GFD	Checked by: ???
Revised:	

TIMMONS GROUP

YOUR VISION ACHIEVED THROUGH OURS.

THIS DRAWING PREPARED AT THE
1001 Builders Parkway, Suite 300 | Richmond, VA 23225
TEL 804.200.6500 FAX 804.560.1016 www.timmons.com



PLAN OF DEVELOPMENT
NOT FOR CONSTRUCTION

THIS DRAWING PREPARED AT THE
CORPORATE OFFICE
1001 Boulders Parkway, Suite 300 | Richmond, VA 23225
TEL 804.200.6500 FAX 804.560.1016 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.

DATE
04/19/2024
DRAWN BY
E. PATTERSON
DESIGNED BY
M. ARCHBELL
CHECKED BY
A. WEHUNT
SCALE
1" = 20'

TIMMONS GROUP

NEW MANCHESTER FLATS VI
CITY OF RICHMOND - VA

SITE LAYOUT PLAN

JOB NO.
62432

SHEET NO.
C4.00

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- SITE LAYOUT NOTES:**
- REFER TO LANDSCAPE SHEETS FOR LANDSCAPING & LIGHTING PLANS & DETAILS.
 - ALL DIMENSIONS ARE FROM THE FACE OF CURB, UNLESS NOTED OTHERWISE.
- ARCHITECTURAL BUILDING BACKGROUND DATE: 02/13/2024
- PAVEMENT MARKING NOTES:**
- ALL PERMANENT MARKINGS SHALL BE TYPE B, CLASS I UNLESS OTHERWISE DIRECTED BY VDOT TRAFFIC ENGINEERING.
 - ALL PAVEMENT MARKINGS MUST HAVE A PERSON w/A PAVEMENT MARKING CERTIFICATION, ISSUED BY THE VDOT MATERIALS DIVISION, ON SITE DURING PAVEMENT MARKING OPERATIONS. A COMPLETED CERTIFIED DELIVERY TICKET & A C-85 MUST BE SUBMITTED TO THE VDOT RESIDENCY PERMIT INSPECTOR.
 - RESEAL AND RESTRIPE AREAS OF ASPHALT OUTSIDE OF DEMOLITION/EXPANSION LIMITS

SIGN & PAVEMENT MARKING NOTE KEY

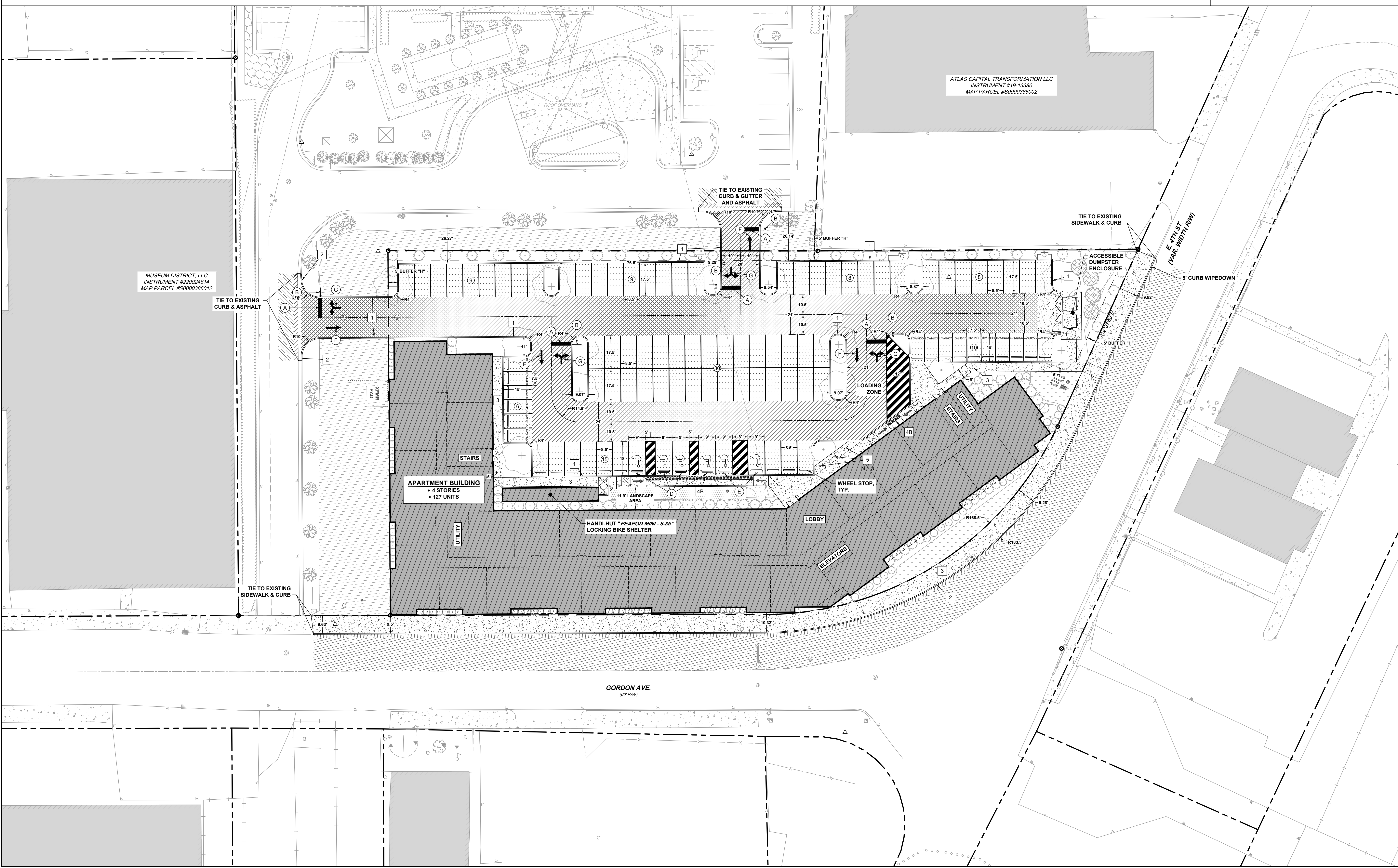
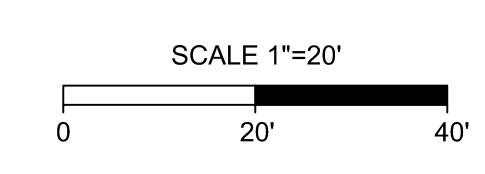
(A)	24" STOP BAR
(B)	STOP SIGN (MUTCD STD. R1-1)
(C)	CROSSWALK MARKING (1.5' w/1.5' GAP)
(D)	ACCESSIBLE PARKING SIGN (MUTCD R7-8)
(E)	VAN ACCESSIBLE PARKING SIGN (MUTCD R7-8)
(F)	STRAIGHT ARROW
(G)	LEFT OR RIGHT TURN ARROW

SITE LAYOUT NOTE KEY

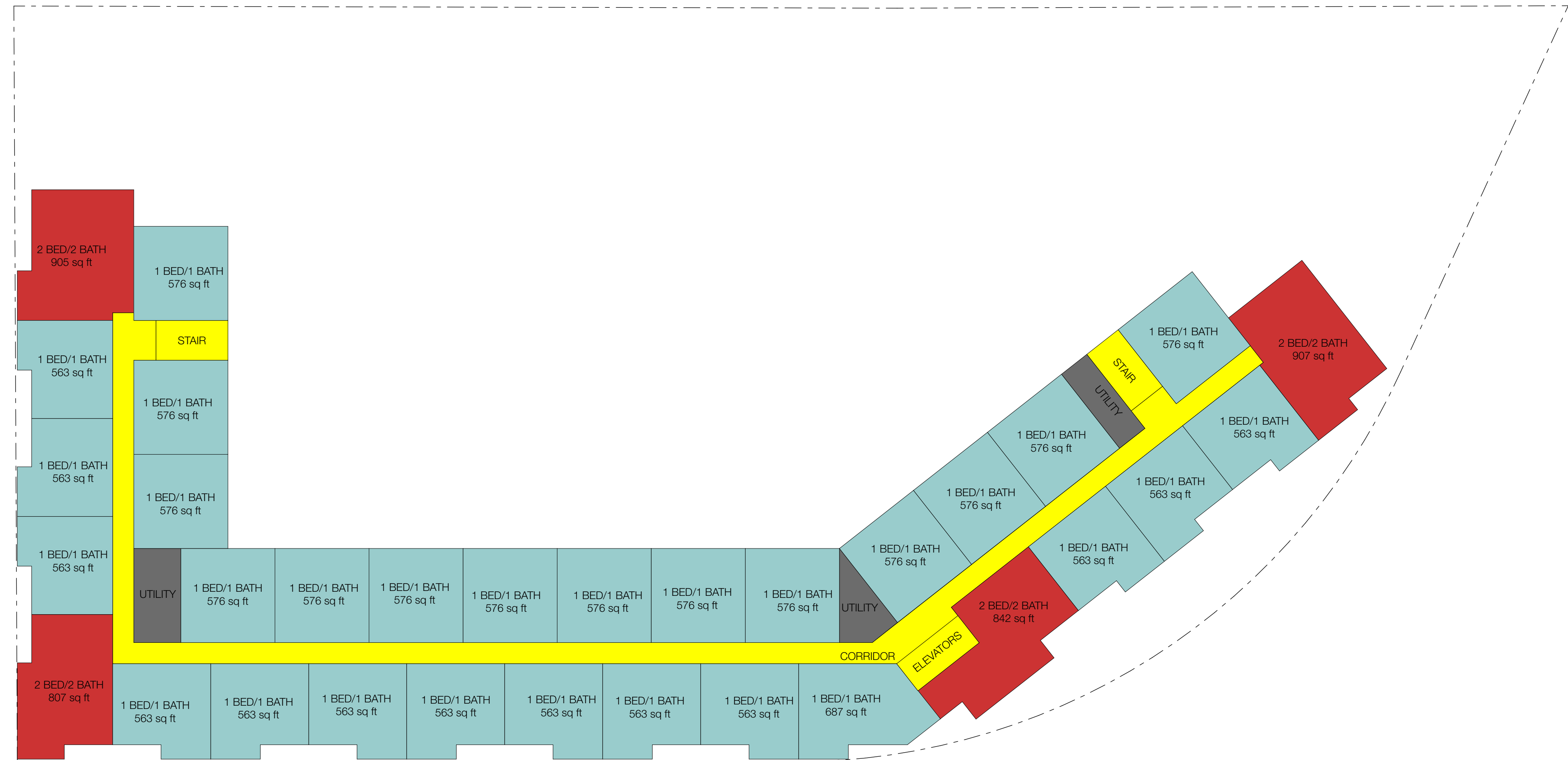
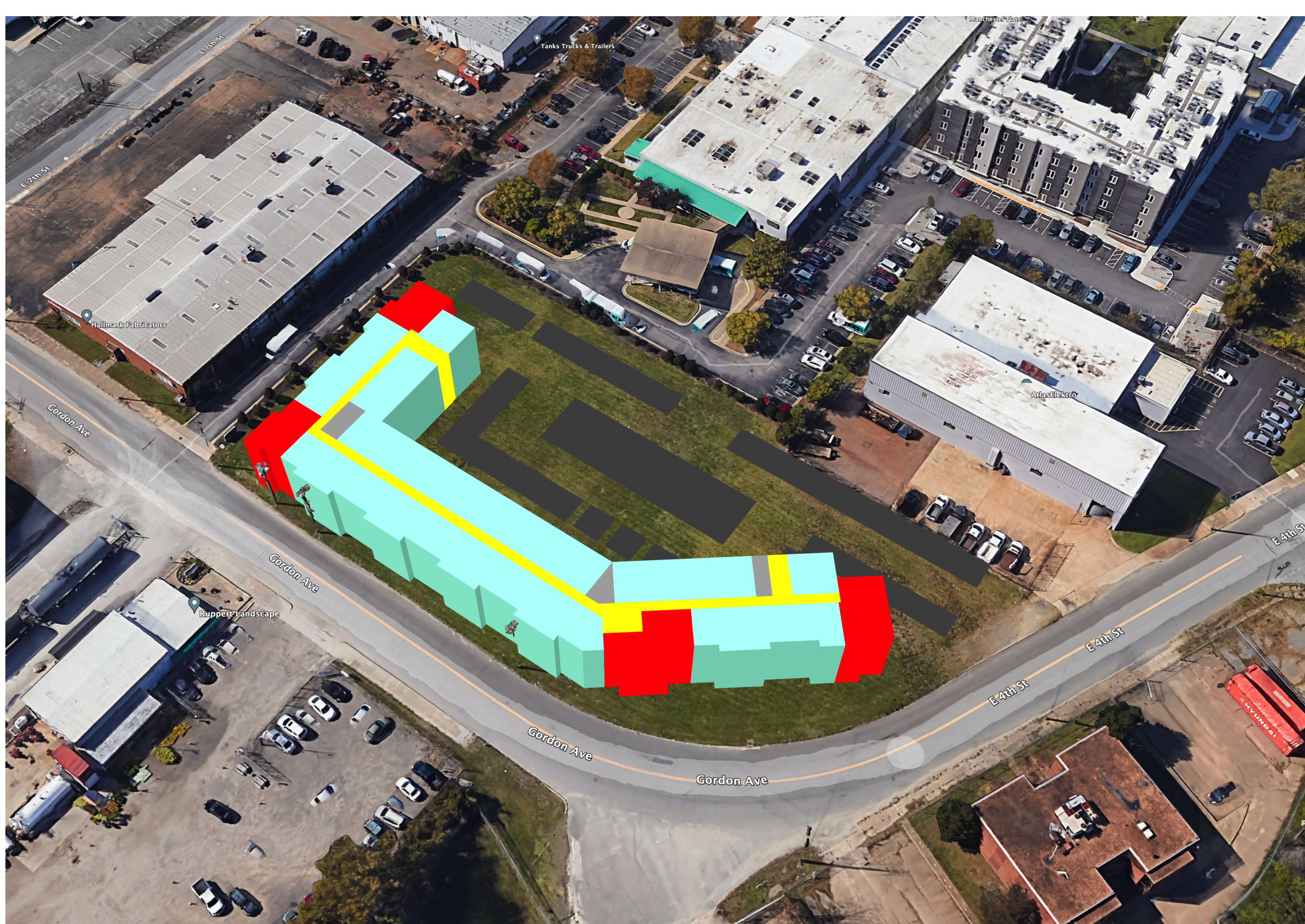
1	6" CURB (VDOT STD. CG-2)
2	6" CURB & GUTTER (VDOT STD. CG-6)
3	CONCRETE SIDEWALK (CON. STD. RGM-CD-04)
4A	ADA RAMP w/DETECTABLE WARNING SURFACE (VDOT STD. CG-12, TYPE "A")
4B	ADA RAMP w/DETECTABLE WARNING SURFACE (VDOT STD. CG-12, TYPE "B")
5	BIKE RACK FOR SHORT TERM BICYCLE STORAGE (N = # OF RACKS)
6	PET WASTE STATION

LAYOUT HATCH LEGEND

[Hatch Pattern]	EXTENTS OF BUILDING AT GRADE (REFER TO ARCH. PLANS)
[Hatch Pattern]	EXTENTS OF BUILDING OVERHEAD (REFER TO ARCH. PLANS)
[Hatch Pattern]	SIDEWALK PAVEMENT SECTION
[Hatch Pattern]	MILL & OVERLAY PAVEMENT SECTION
[Hatch Pattern]	HEAVY DUTY ASPHALT PAVEMENT SECTION
[Hatch Pattern]	LIGHT DUTY ASPHALT PAVEMENT SECTION



S:\0465432-New_Manchester_Flats_VI\DWG\Sheet\C4.00_LAYOUT.dwg | Plotted on 4/19/2024 4:15 PM | By Melissa Archbell



**ZONING IS B-6
4 STORIES MAXIMUM HEIGHT
NO SETBACKS**

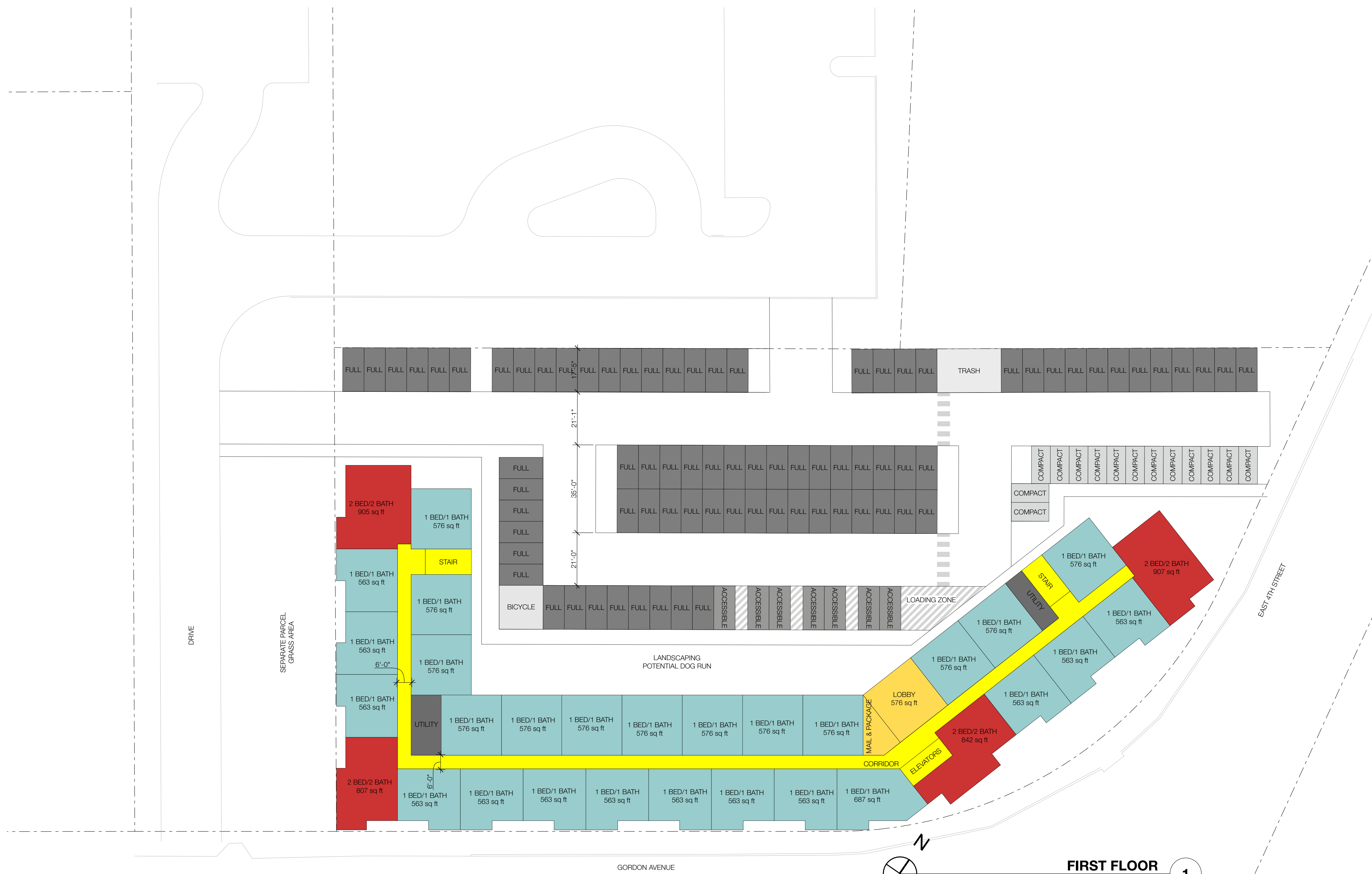
PARKING	
TYPE	QTY
ACCESSIBLE	9
COMPACT	15
FULL	79
TOTAL	103

UNIT SUMMARY BY FLOOR			
LEVEL	UNIT TYPE	QUANTITY	
FIRST FLOOR			
	1 Bed/1 Bath	27	
	2 Bed/2 Bath	4	
			31
SECOND FLOOR			
	1 Bed/1 Bath	28	
	2 Bed/2 Bath	4	
			32
THIRD FLOOR			
	1 Bed/1 Bath	28	
	2 Bed/2 Bath	4	
			32
FOURTH FLOOR			
	1 Bed/1 Bath	28	
	2 Bed/2 Bath	4	
			32
			127

GBA SUMMARY	
FLOOR	AREA (SF)
FIRST FLOOR	23,107
SECOND FLOOR	23,107
THIRD FLOOR	23,107
FOURTH FLOOR	23,107
TOTAL	92,428 ft²

BUILDING AREAS			
LEVEL	NAME	AREA (SF)	QUANTITY
FIRST FLOOR	1 BED/1 BATH	15,494	27
FIRST FLOOR	2 BED/2 BATH	3,461	4
FIRST FLOOR	CORRIDOR	2,346	1
FIRST FLOOR	ELEVATORS	174	1
FIRST FLOOR	LOBBY	775	2
FIRST FLOOR	STAIR	372	2
FIRST FLOOR	UTILITY	485	2
		23,107 ft²	
SECOND FLOOR	1 BED/1 BATH	16,070	28
SECOND FLOOR	2 BED/2 BATH	3,461	4
SECOND FLOOR	CORRIDOR	2,346	1
SECOND FLOOR	ELEVATORS	174	1
SECOND FLOOR	STAIR	372	2
SECOND FLOOR	UTILITY	684	3
		23,107 ft²	
THIRD FLOOR	1 BED/1 BATH	16,070	28
THIRD FLOOR	2 BED/2 BATH	3,461	4
THIRD FLOOR	CORRIDOR	2,346	1
THIRD FLOOR	ELEVATORS	174	1
THIRD FLOOR	STAIR	372	2
THIRD FLOOR	UTILITY	684	3
		23,107 ft²	
FOURTH FLOOR	1 BED/1 BATH	16,070	28
FOURTH FLOOR	2 BED/2 BATH	3,461	4
FOURTH FLOOR	CORRIDOR	2,346	1
FOURTH FLOOR	ELEVATORS	174	1
FOURTH FLOOR	STAIR	372	2
FOURTH FLOOR	UTILITY	684	3
		23,107 ft²	
		92,428 ft²	

SECOND - FOURTH FLOOR
SCALE: 1" = 20' **2**



FIRST FLOOR
SCALE: 1" = 20' **1**

NEW MANCHESTER FLATS 6
1021 East 4th Street
Richmond, VA 23224

ID	Issue Date	Change Name	#Pin
			2/6/24

PROJECT #: #Pin
ISSUE DATE: 2/6/24

PRO FORMA NMF6

A.1

Printed on Tuesday, February 6, 2024

[Print](#)

Property: 1021 E 4th St **Parcel ID:** S0000385004

Detail

Parcel

Street Address: 1021 E 4th St Richmond, VA 23224-
Alternate Street Addresses: 511 Gordon Ave
Owner: NMF FUTURE LLC
Mailing Address: 7 EAST 2ND ST, RICHMOND, VA 23224
Subdivision Name : NONE
Parent Parcel ID: S0000385001
Assessment Area: 473 - Manchester
Property Class: 501 - B Industrial Vacant Land
Zoning District: B-6 - Business (Mixed Use)
Exemption Code: -

Current Assessment

Effective Date: 01/01/2024
Land Value: \$499,000
Improvement Value:
Total Value: \$499,000
Area Tax: \$0
Special Assessment District: None

Land Description

Parcel Square Feet: 65688
Acreage: 1.508
Property Description 1: 0198.88X0192.70 IRG0001.508 AC
State Plane Coords(?): X= 11793011.943964 Y= 3713300.863476
Latitude: 37.516685 , **Longitude:** -77.430425



John Gregory <jgregory@lynxventures.com>

Letter of support

Robertson, Ellen F. - City Council <Ellen.Robertson@rva.gov>

Fri, Jan 19, 2024 at 2:10 PM

To: John Gregory <jgregory@lynxventures.com>

To Whom it May Concern:

As the 6th District Council Representative, I am writing in support of “New Manchester Flats VI”, the proposed multifamily development at 1021 East 4th Street with 127 dwelling units.

The proposed multifamily development would provide greatly needed high-quality housing options for residents in Manchester. As the final phase of the larger mixed-use-mixed-income “New Manchester Flats” development, this project would create more homes at affordable rates with access to amenities, jobs, and medical services for residents.

I urge you to also support of this effort to bring affordable housing that complements the neighborhood to this currently underutilized property in Manchester.

Thanks in advance

Ellen F. Robertson
6th District
City Council

Sent from my iPhone