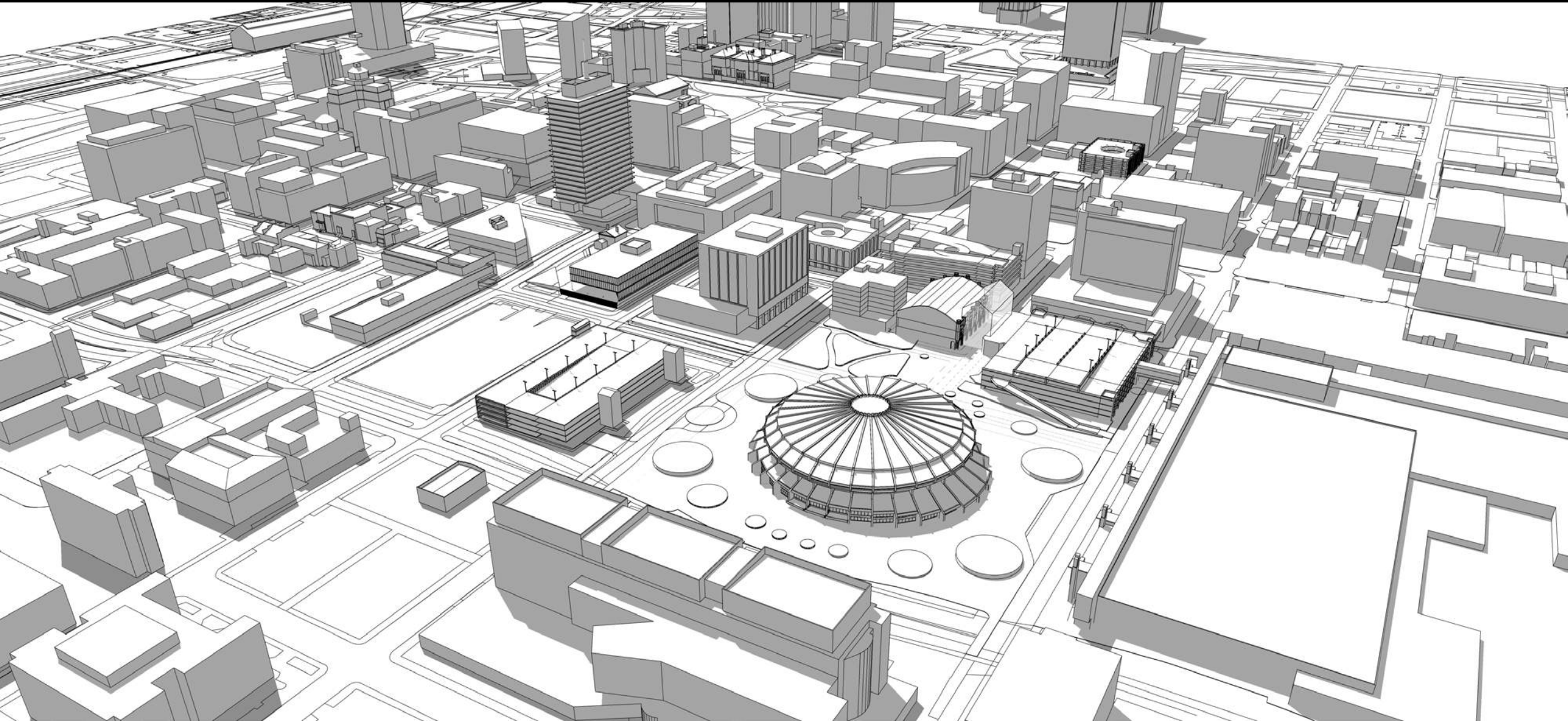
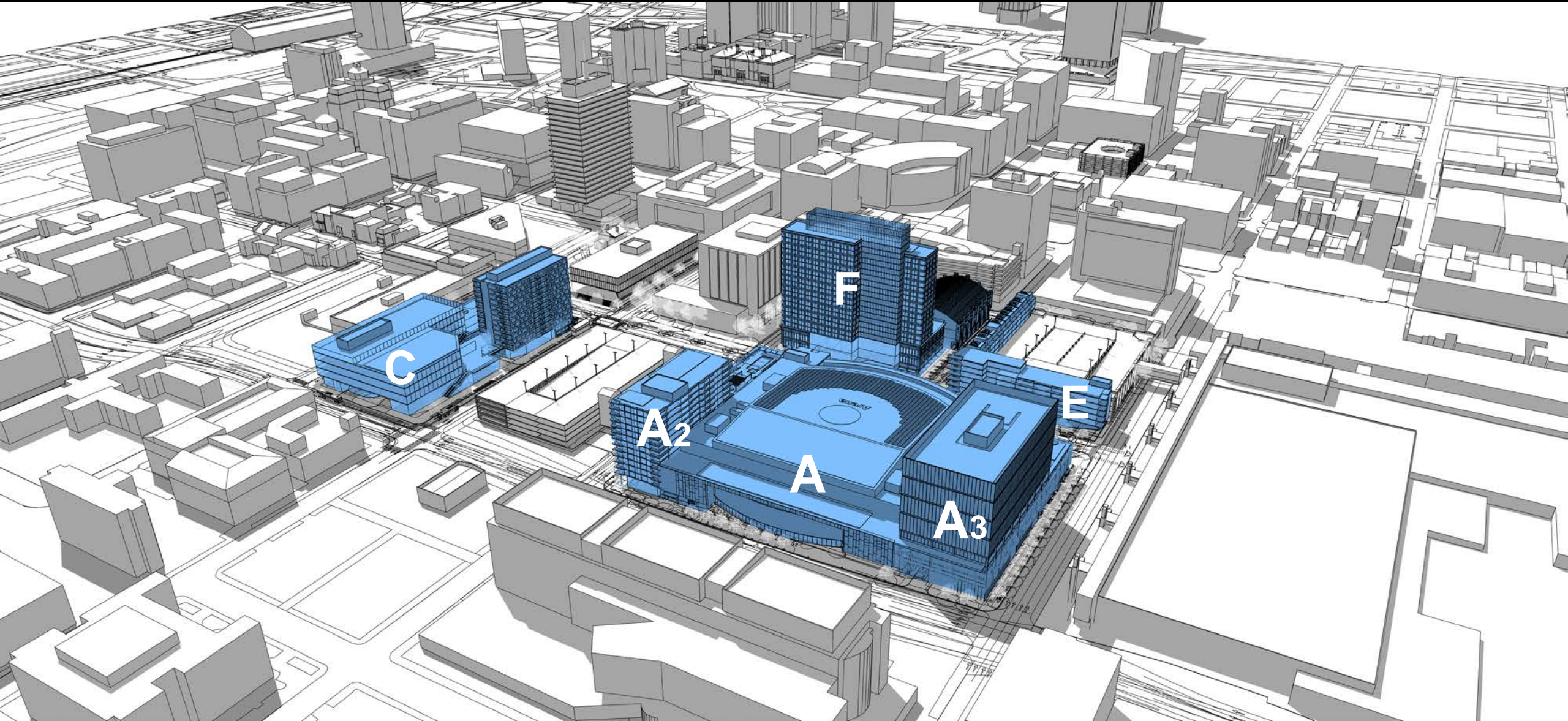


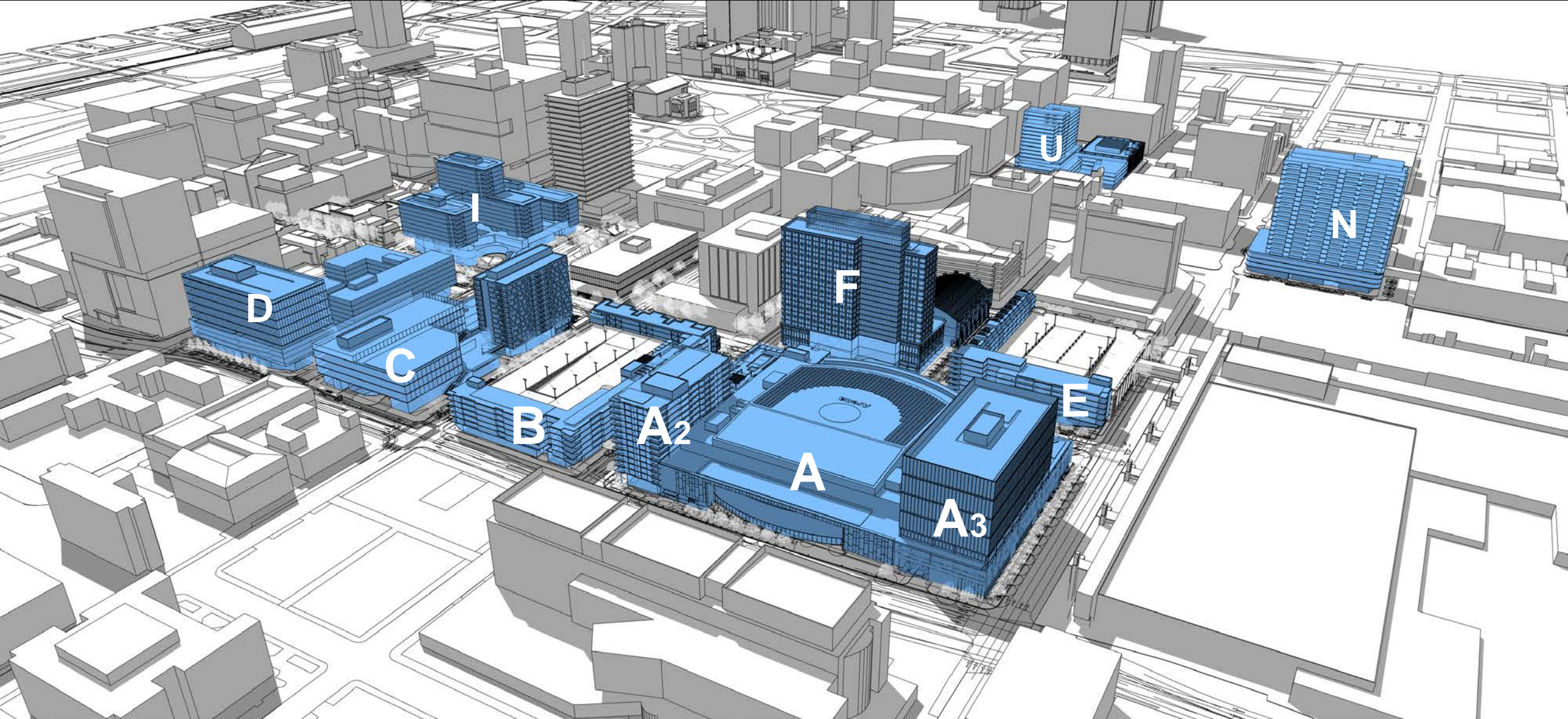
Existing

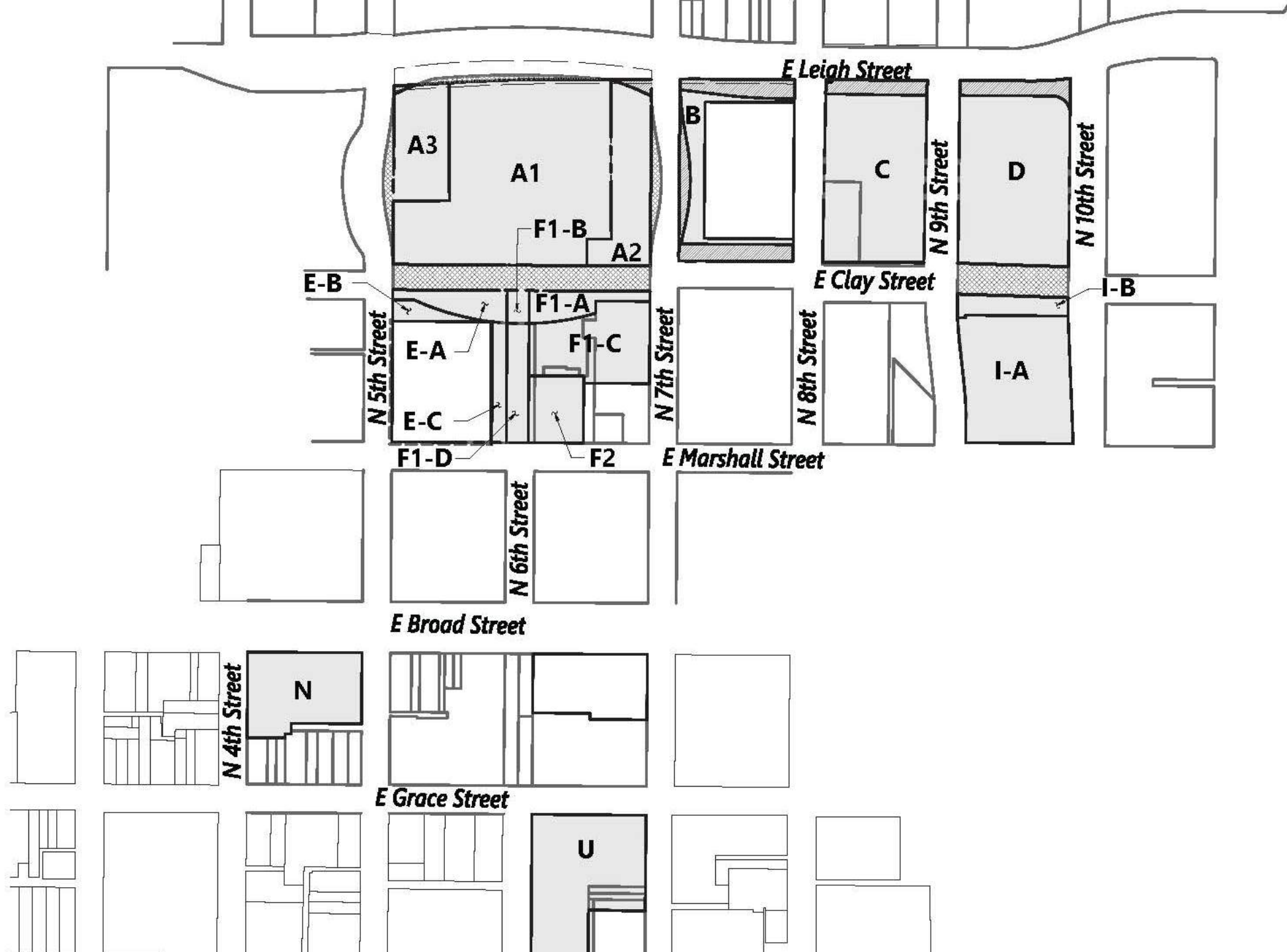


Parcels A, C E, F



Parcels





E Leigh Street

A3

A1

F1-B

A2

B

C

D

E-B

F1-A

F1-C

E-A

E-C

F1-D

F2

I-B

I-A

E Marshall Street

E Broad Street

N 4th Street

N

E Grace Street

U

Pulse Corridor Plan

Core Design Elements

1. **Hold the Corner**

active ground floors that wrap around the corner

2. **Entrances Face the Street**

3. **Appropriate Setbacks and Stepbacks**

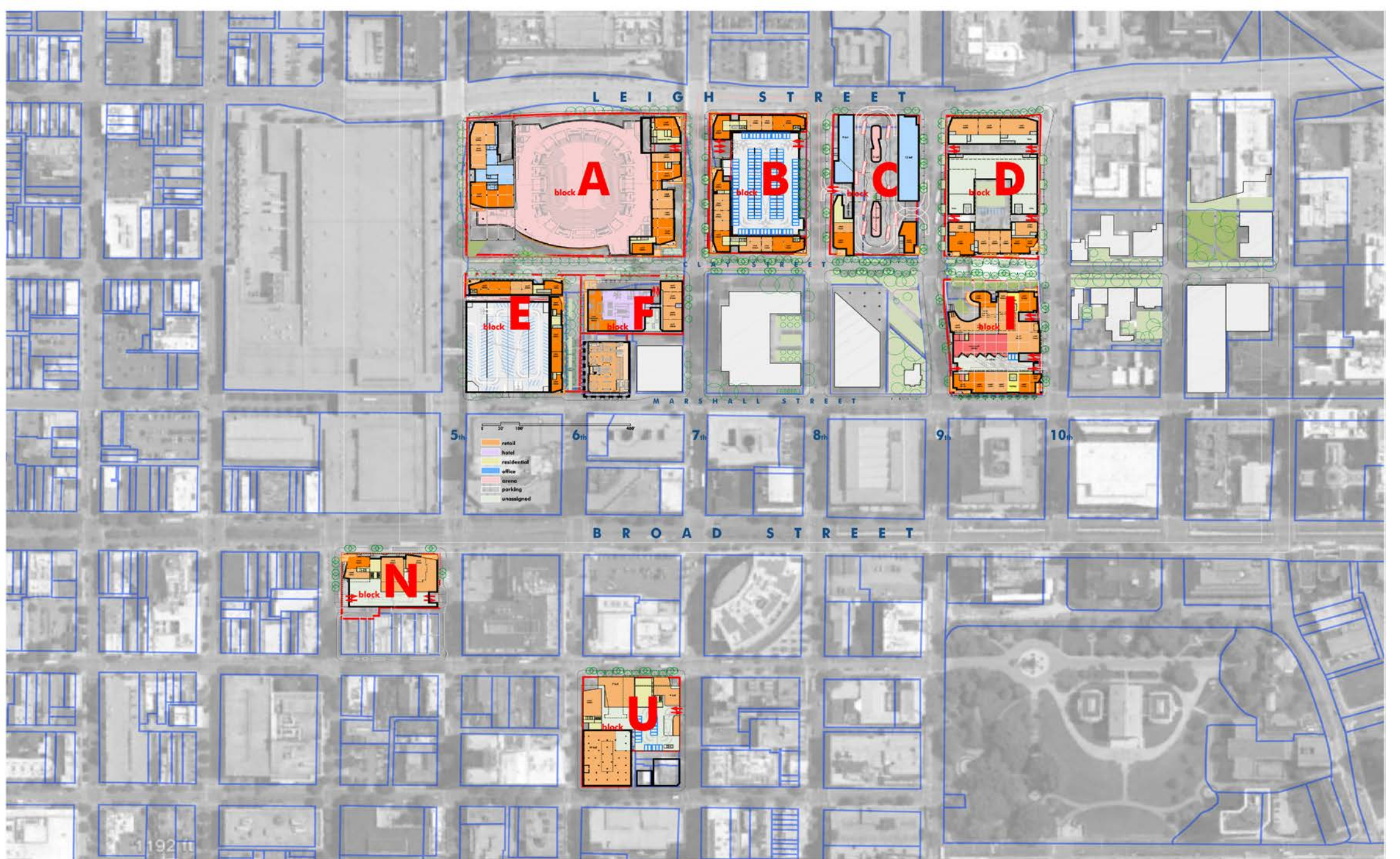
Uses are close to the Street. Stepbacks at upper stories respect existing form

4. **Transparency**

Visibility to and from the street.

5. **Façade Articulation** Facades should be broken up and made more human-scale by varying the streetwall plane

6. **Screened Parking and Services** landscaping pushed to the sidewalk to help maintain a streetwall

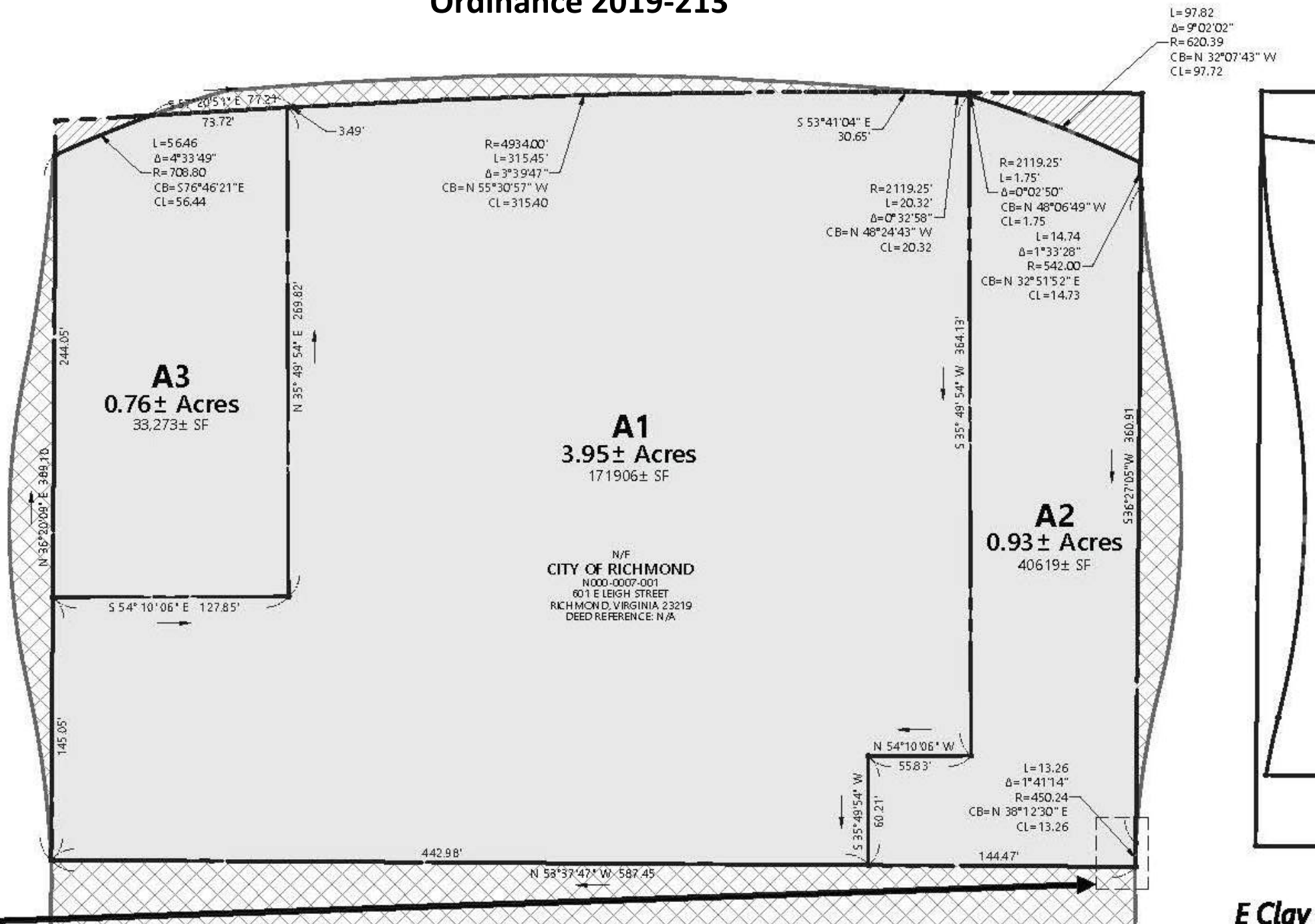






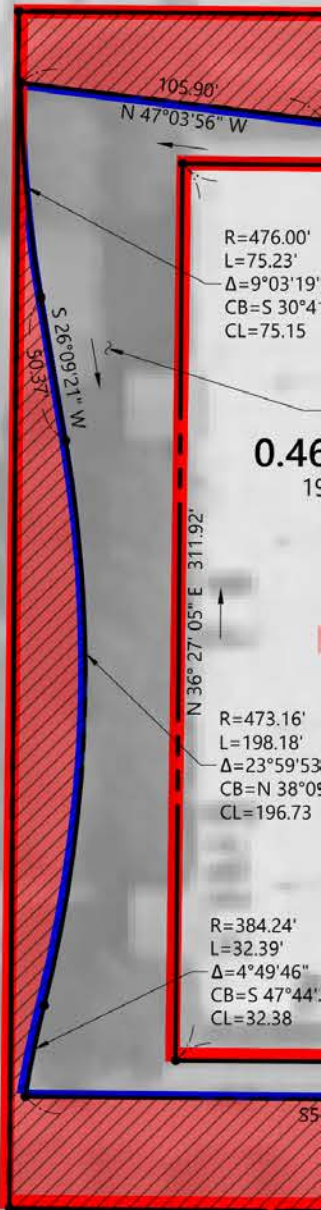
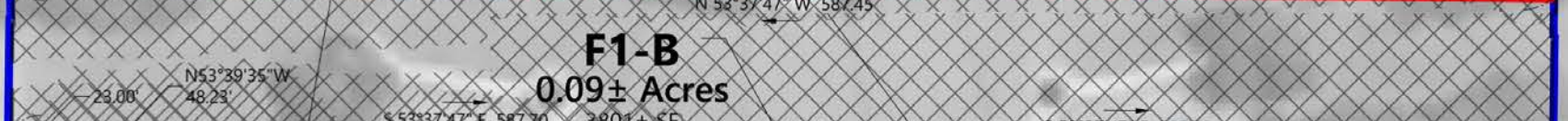
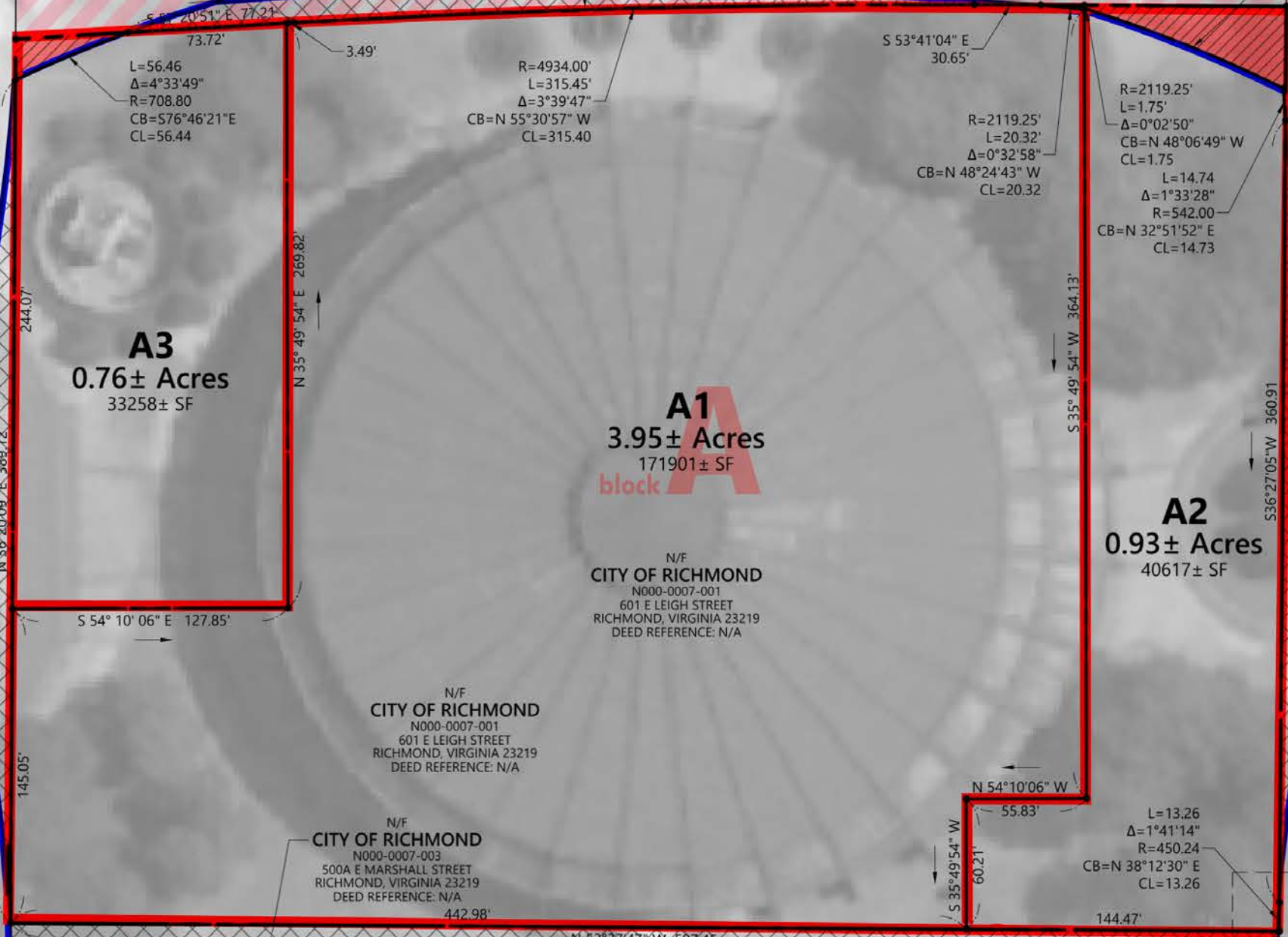


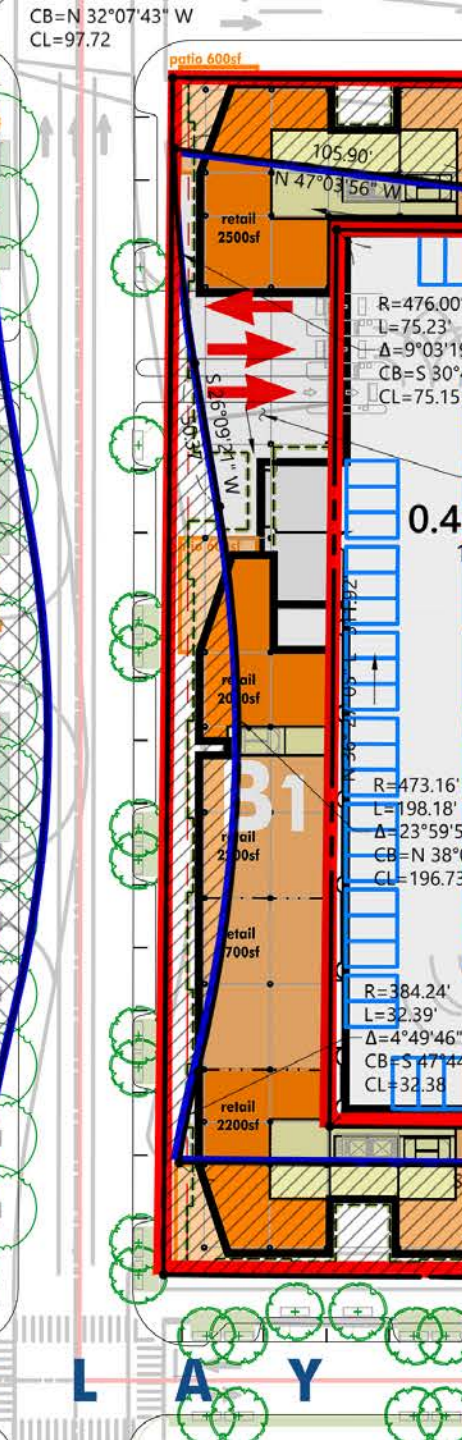
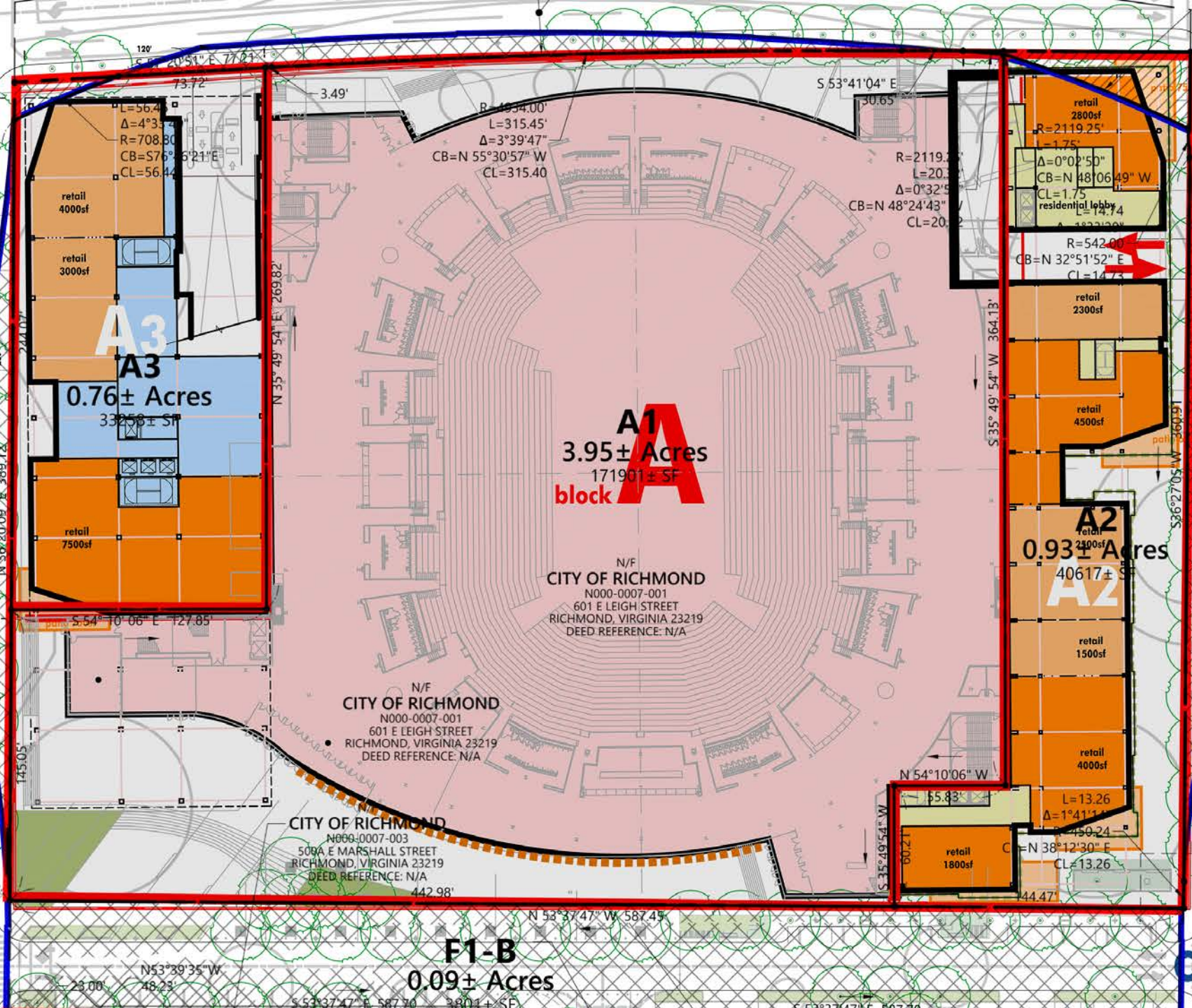
Ordinance 2019-213



E Clay

R=620.55
CB=N 32°07'43" W
CL=97.72

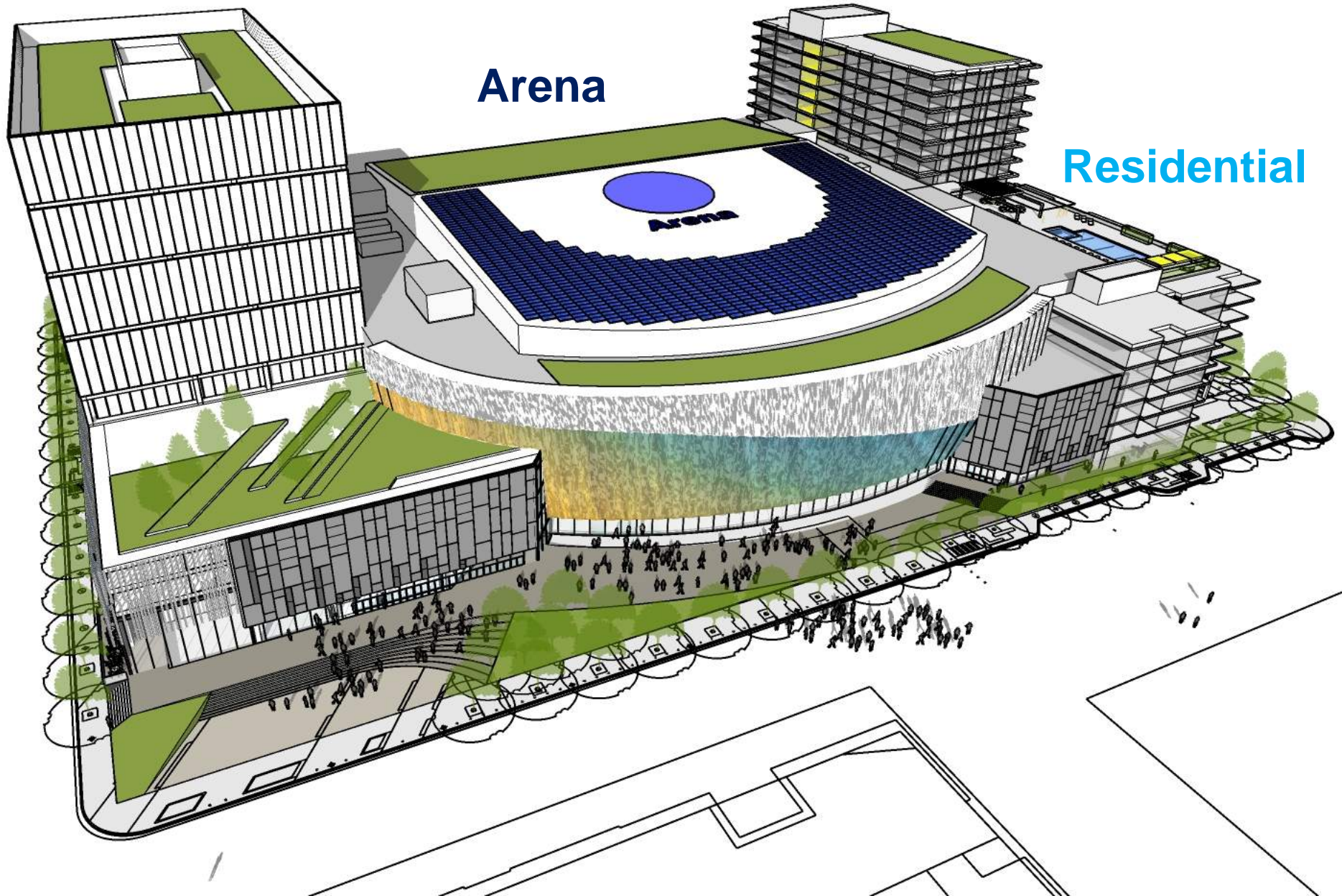




Office

Arena

Residential



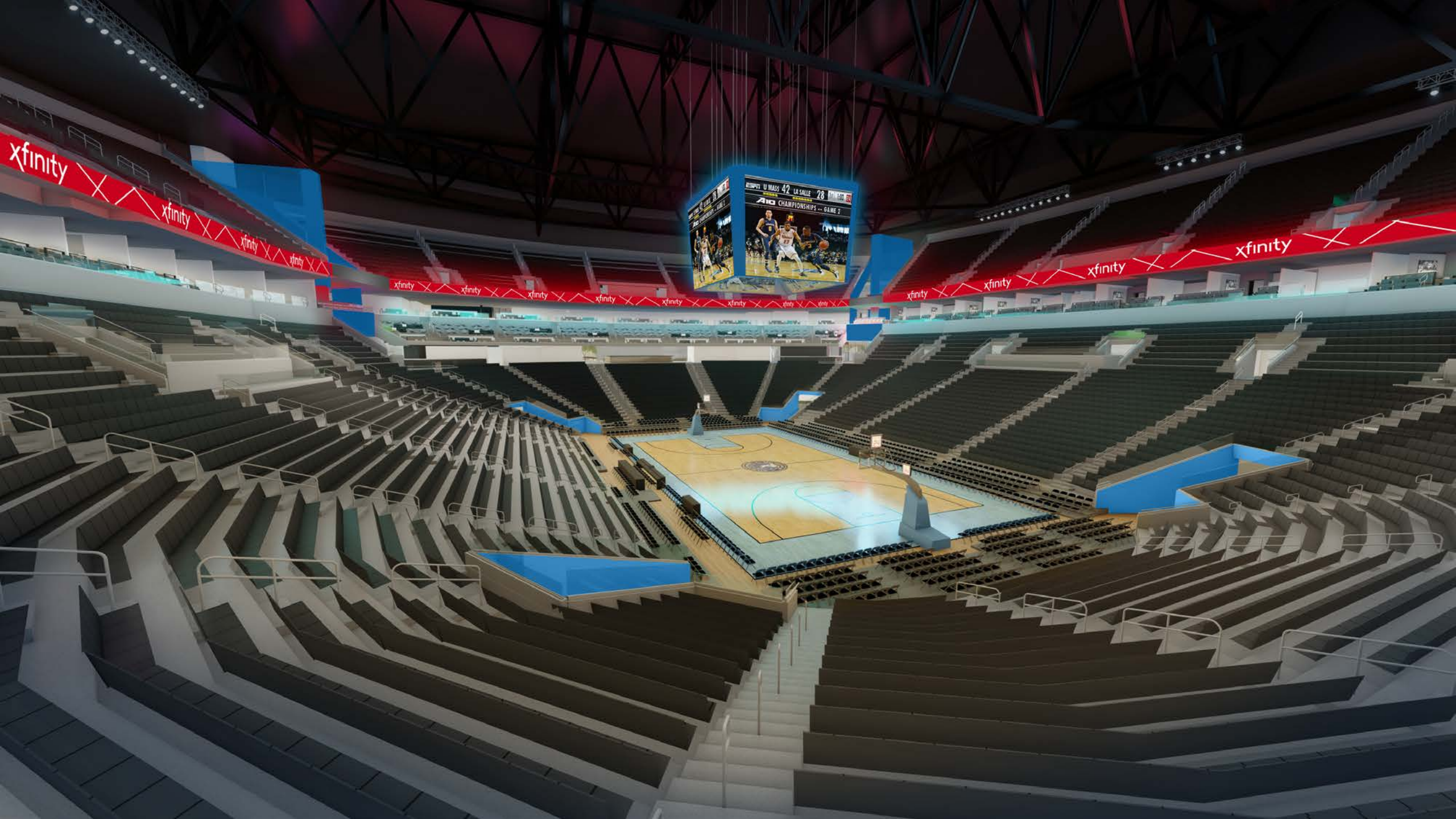


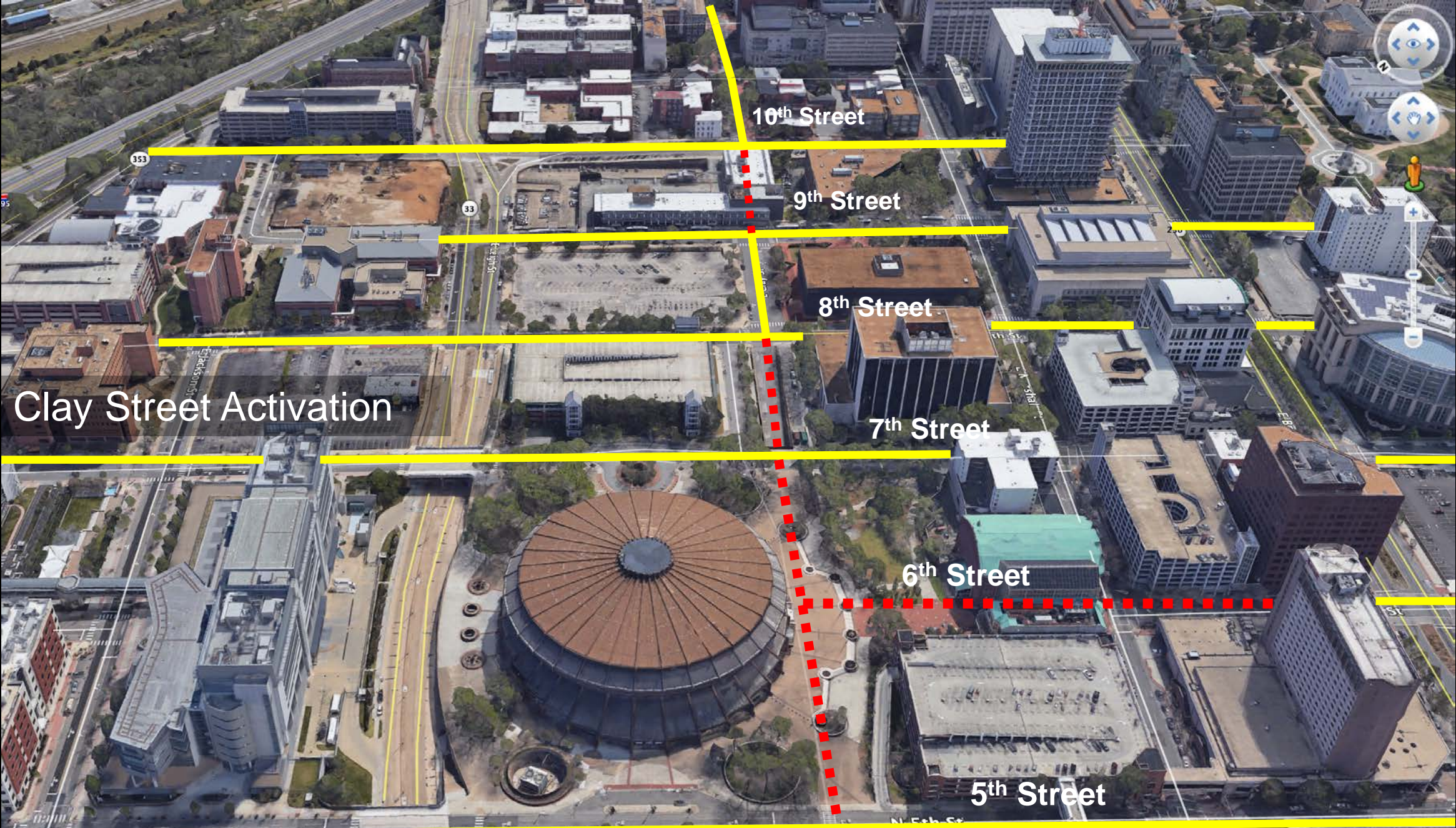
5TH & CLAY CURRENT



eBAR

5TH & CLAY PROPOSED





Clay Street Activation

10th Street

9th Street

8th Street

7th Street

6th Street

5th Street





ONE
WAY









↑↙

⊘↘

N. 8th St.
400 500

ONE WAY
←

STREET CLOSED TO TRAFFIC

verizon

Greater Richmond Convention Center

L E I G H T S T R E E T

C L A Y S T R E E T

M A R S H A L L S T R E E T

5th

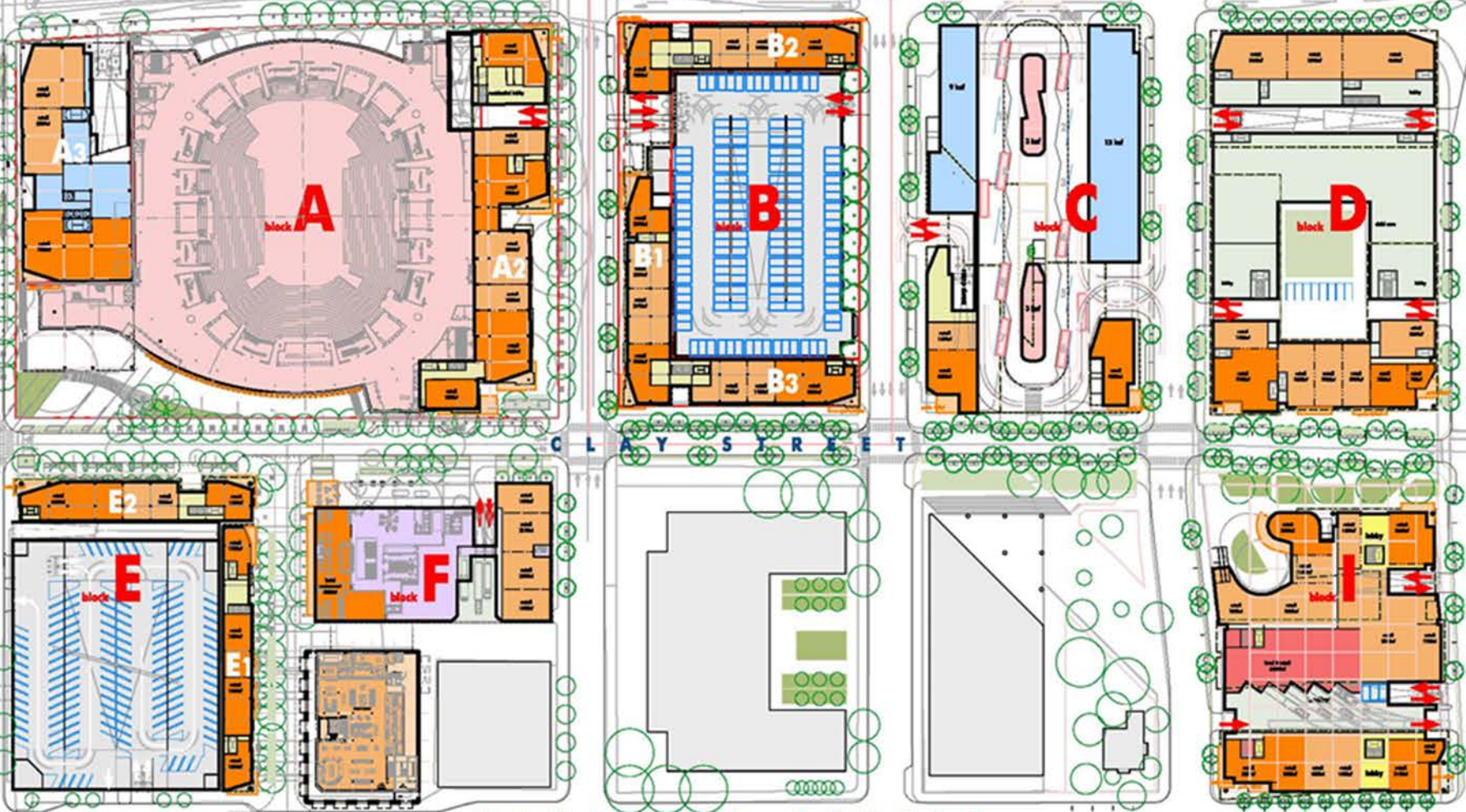
6th

7th

8th

9th

10th

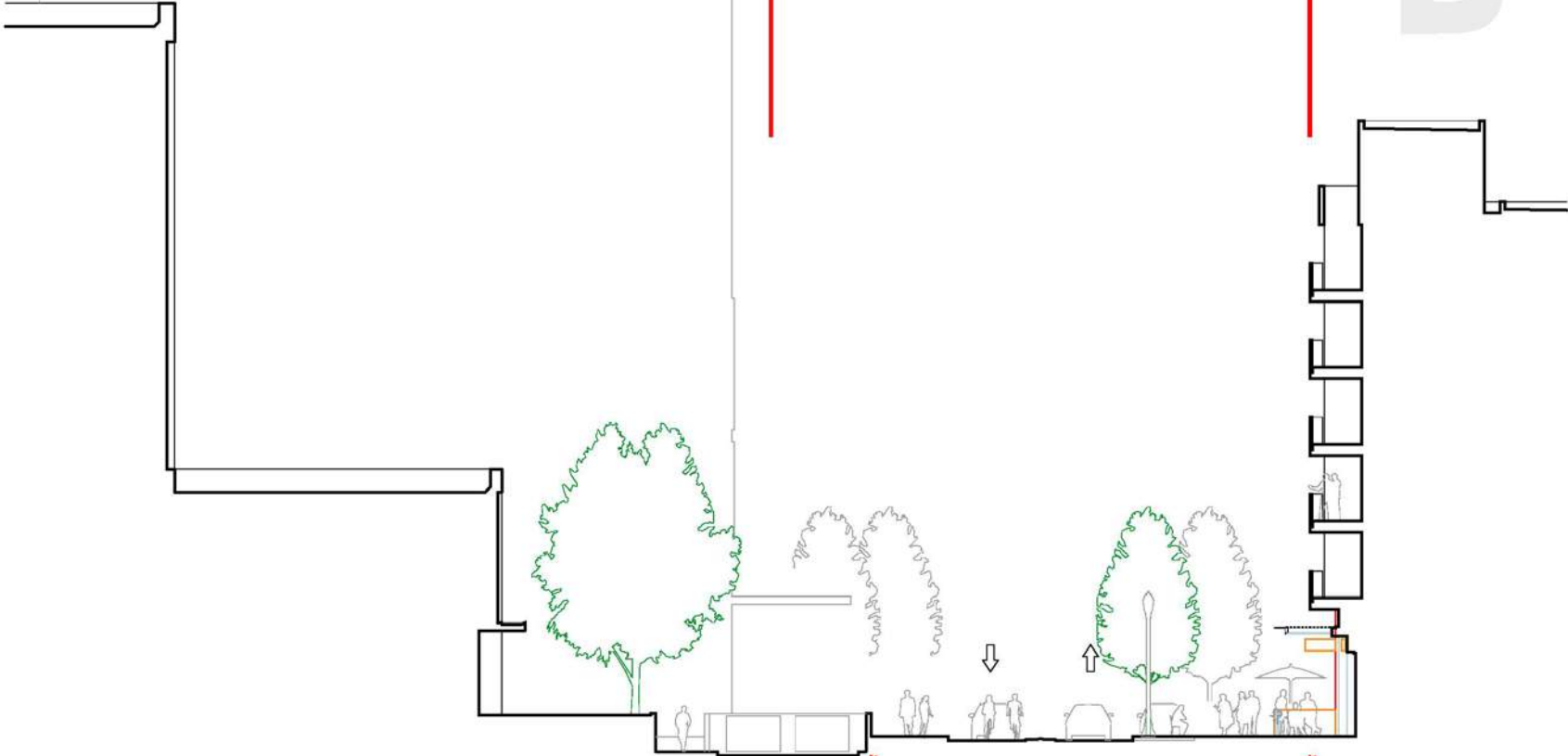


- retail
- hotel
- residential
- office

E CLAY STREET

70'

B



8' 2' 10' 4' 10' 8' 2' 8' 5'

PEDESTRIAN CURB VEHICLE ELDERLY MEDIUM VEHICLE PARKING CURB PEDESTRIAN BUILDING

modified E CLAY STREET

5' 8' 2' 8' 10' 4' 10' 8' 2' 8' 5'

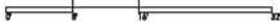
BUILDING PEDESTRIAN CURB PARKING VEHICLE ELDERLY MEDIUM VEHICLE PARKING CURB PEDESTRIAN BUILDING

typical E CLAY STREET

capital city redevelopment district

CLAY STREET SECTION STUDY

1 January 2019





N. 8th St.
400 500

ONE WAY
←

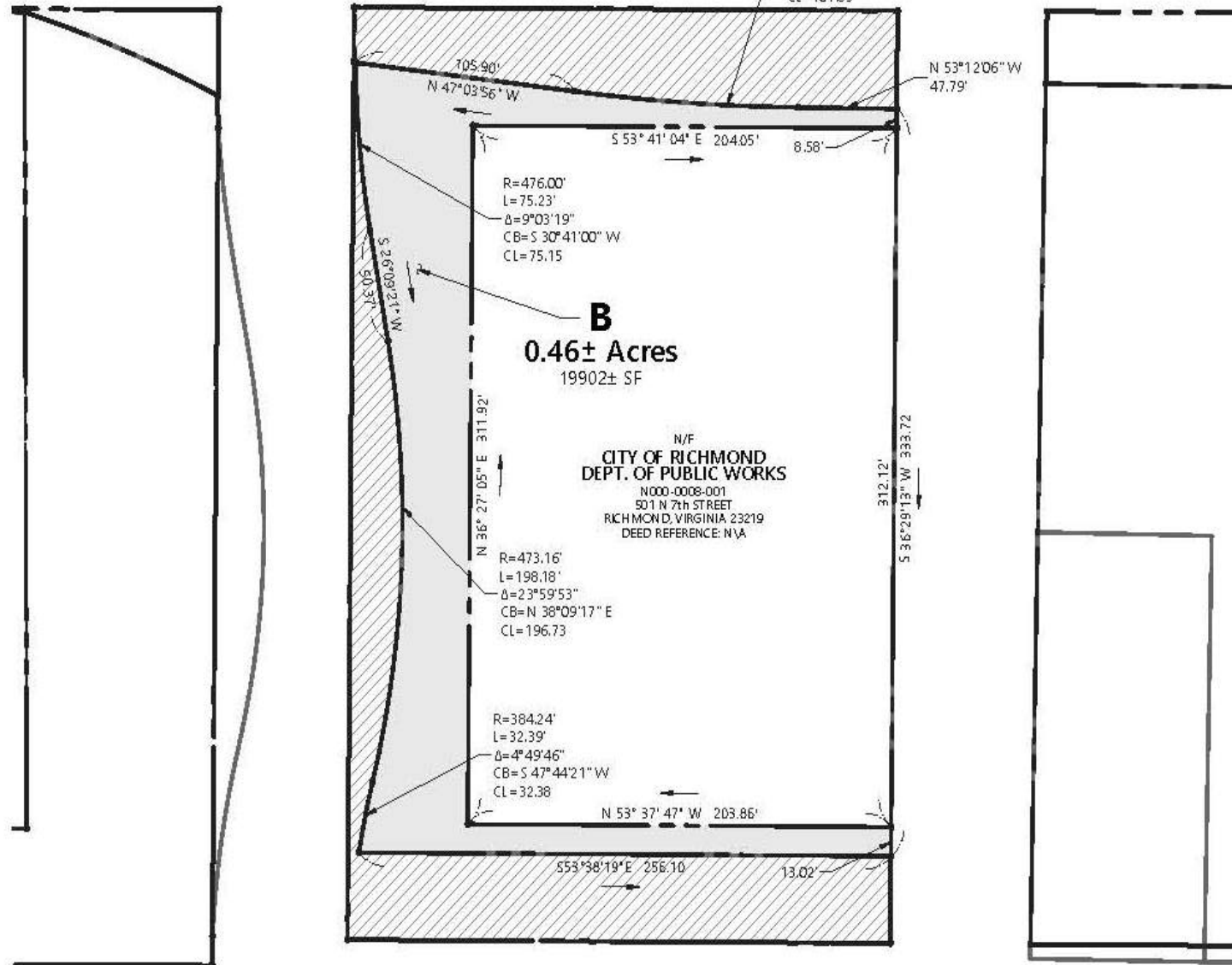
STREET CLOSED TO TRUCKS



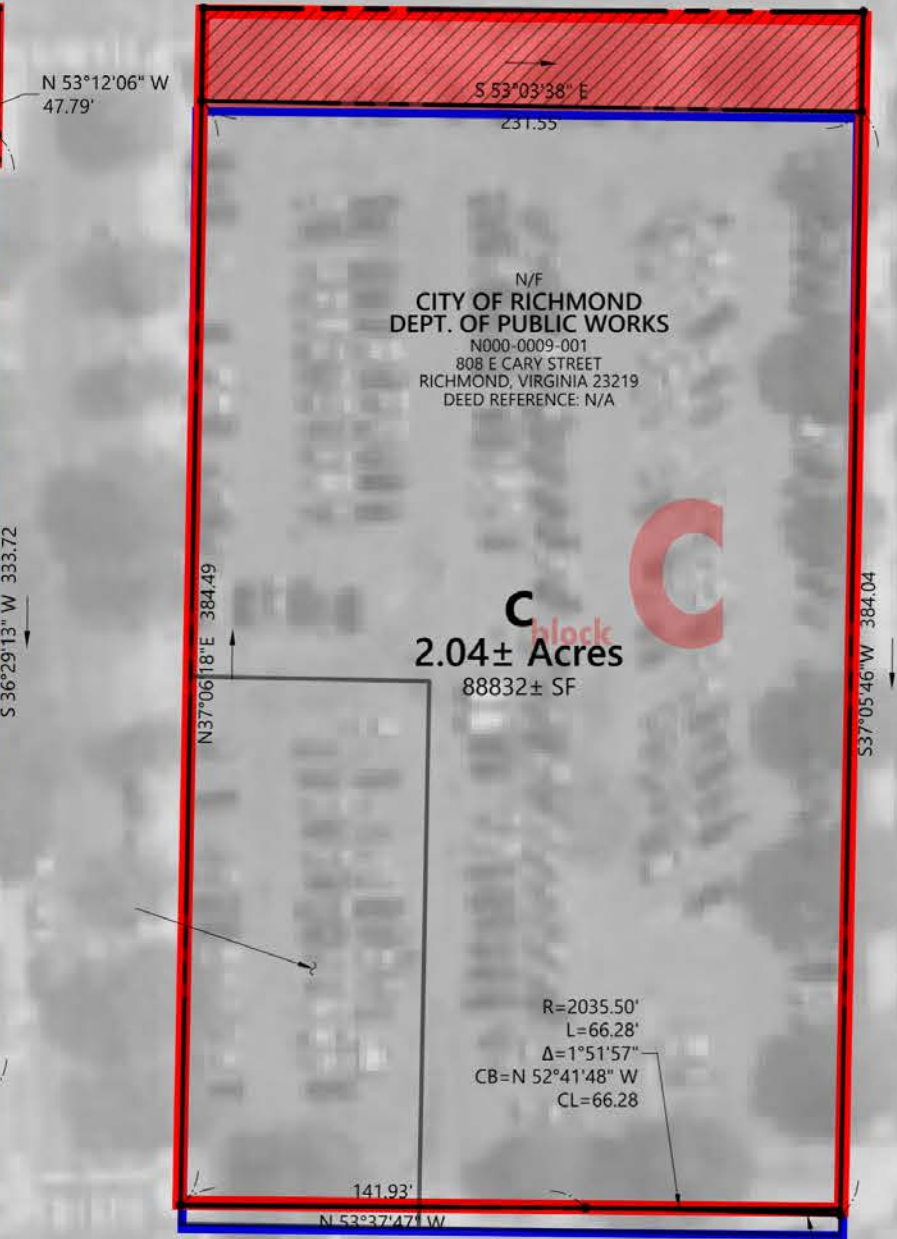
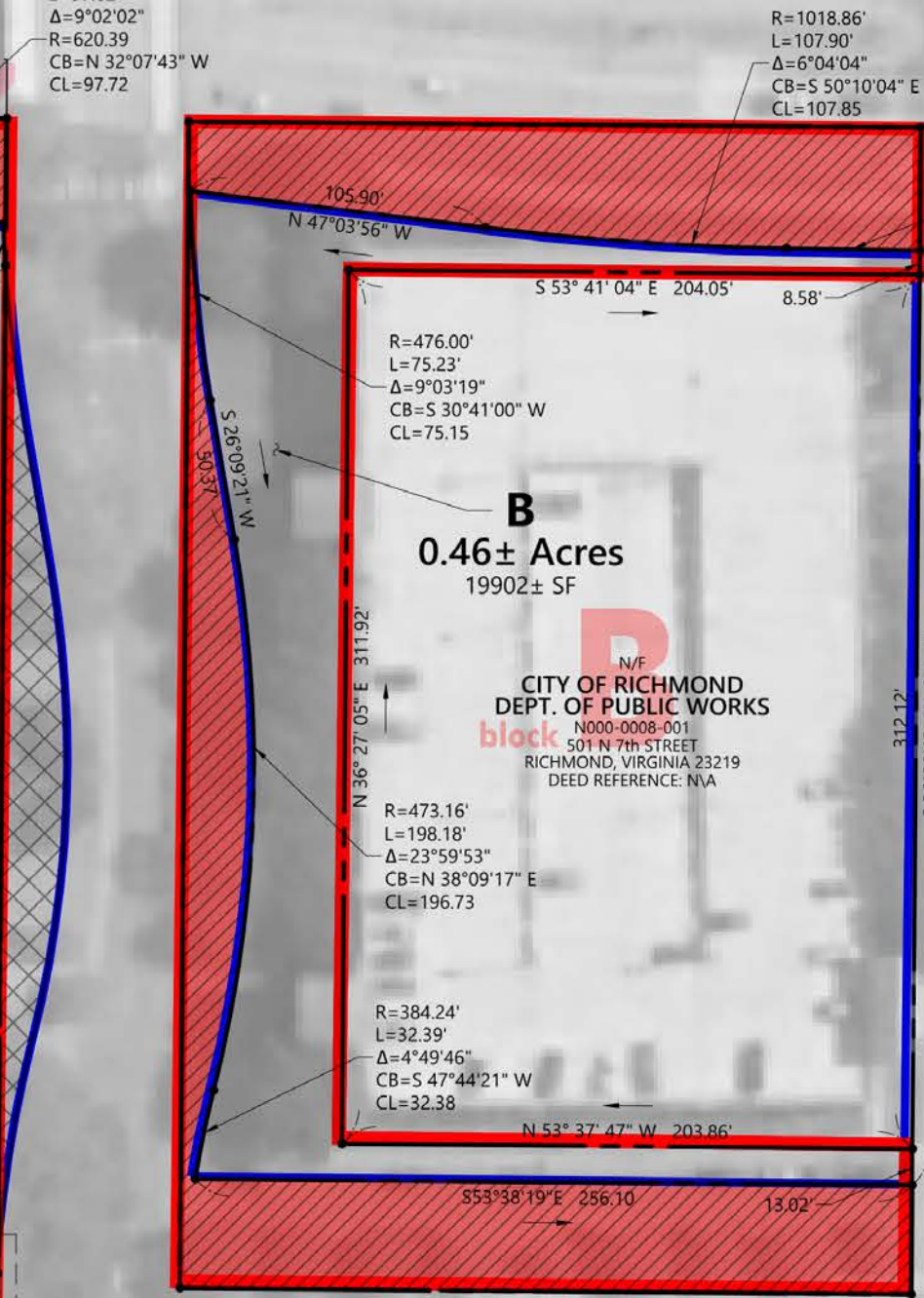


Ordinance 2019-214

E. Leigh Street



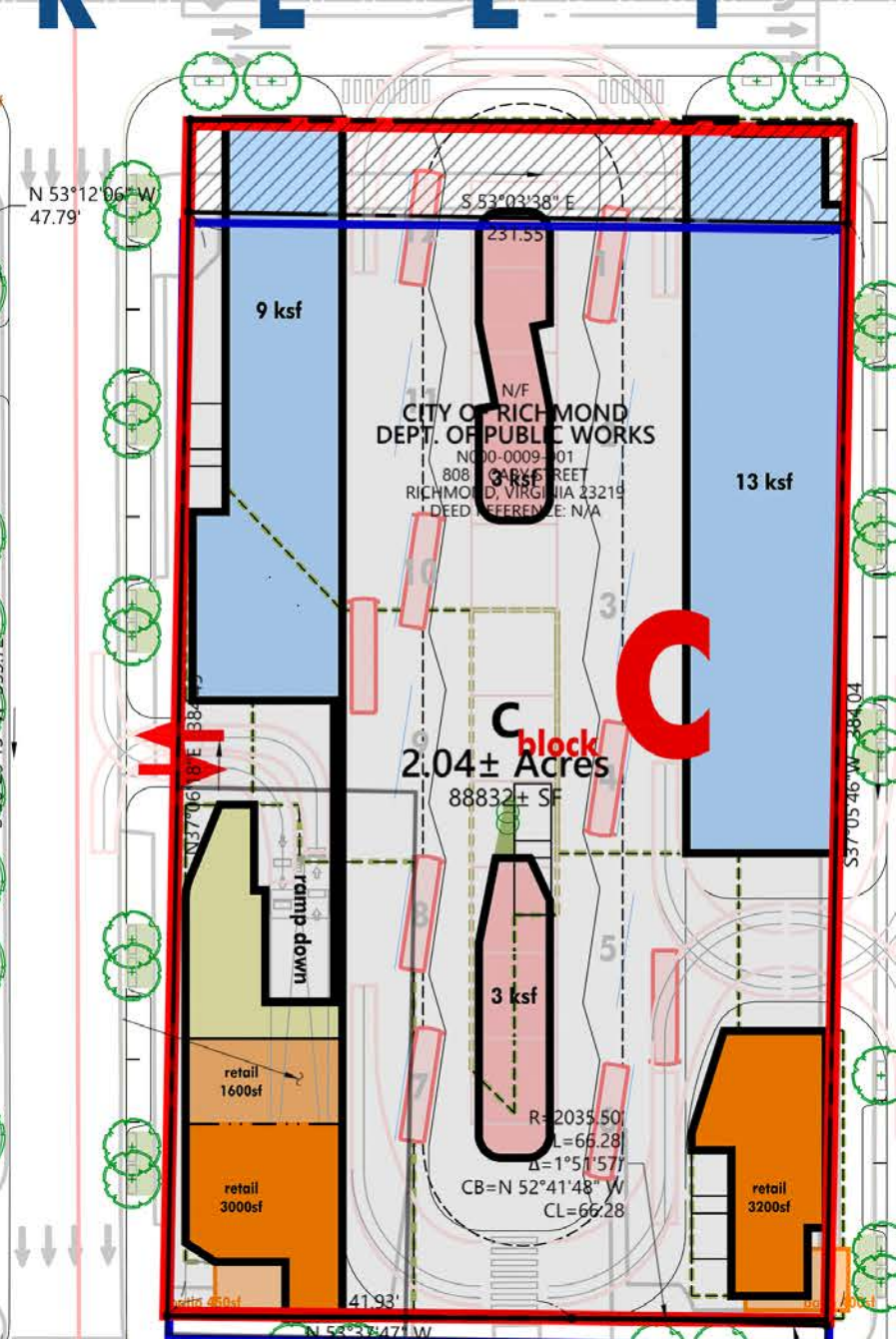
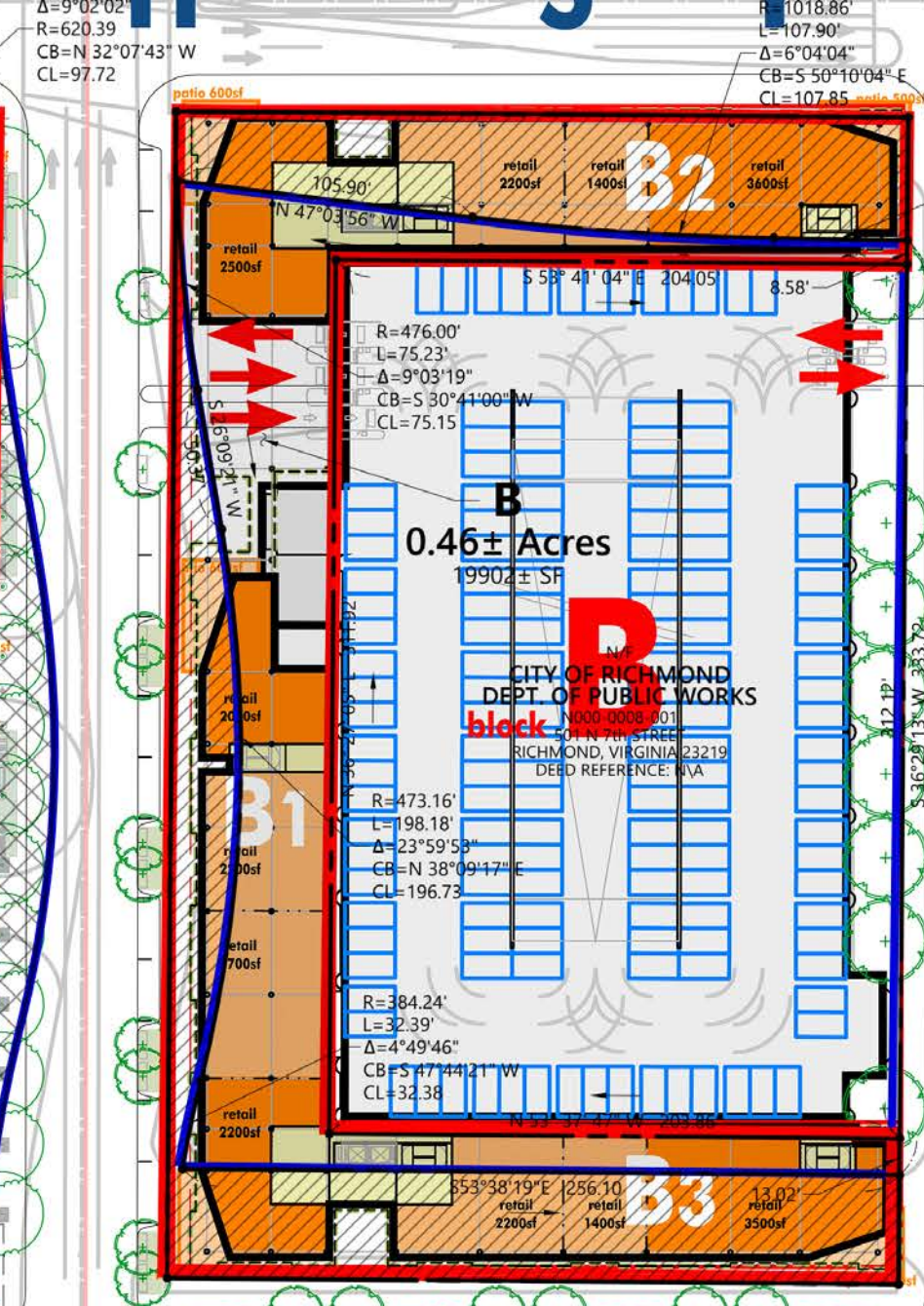
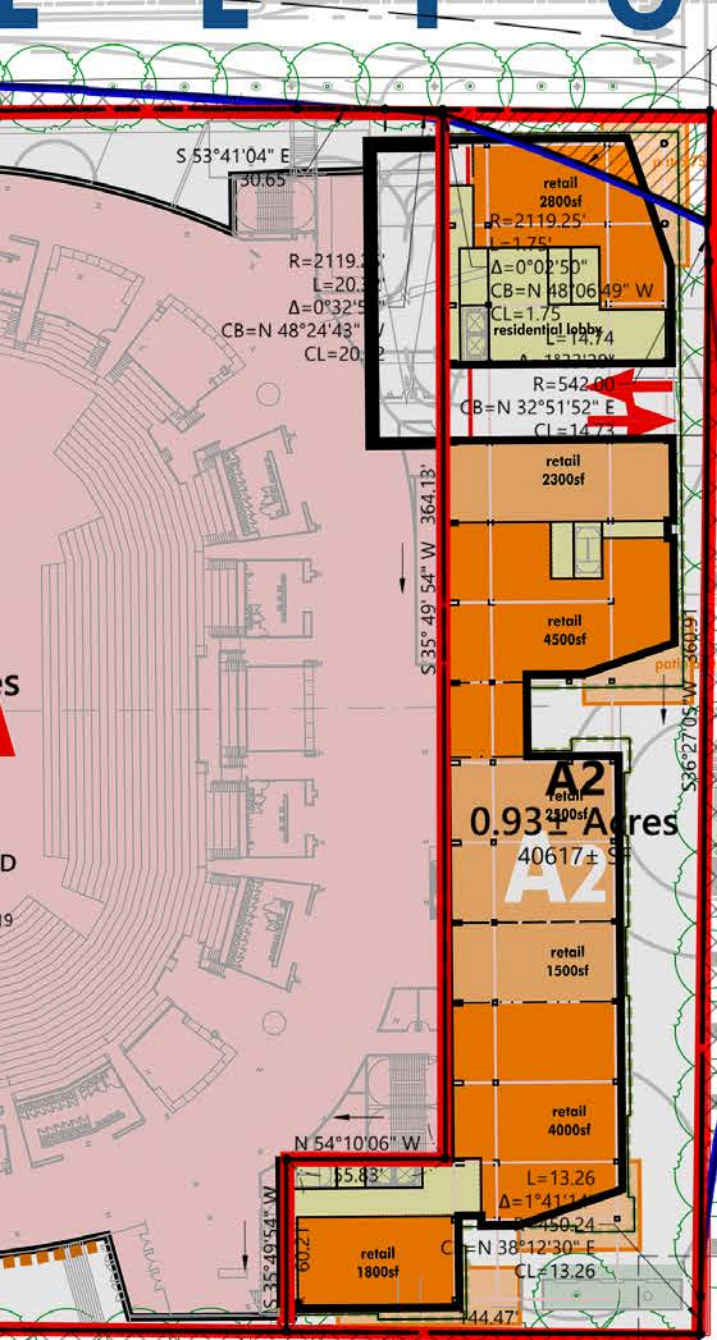
E Clay Street



N/F
CITY OF RICHMOND
 DEPT. OF PUBLIC WORKS
 N000-0008-001
 501 N 7th STREET
 RICHMOND, VIRGINIA 23219
 DEED REFERENCE: N/A

N/F
CITY OF RICHMOND
 DEPT. OF PUBLIC WORKS
 N000-0009-001
 808 E CARY STREET
 RICHMOND, VIRGINIA 23219
 DEED REFERENCE: N/A

N/F
C
 2.04± Acres
 88832± SF



C L A Y S T R E E T

N 51°42' 23.41"



8th & CLAY CURRENT



8TH & CLAY PROPOSED

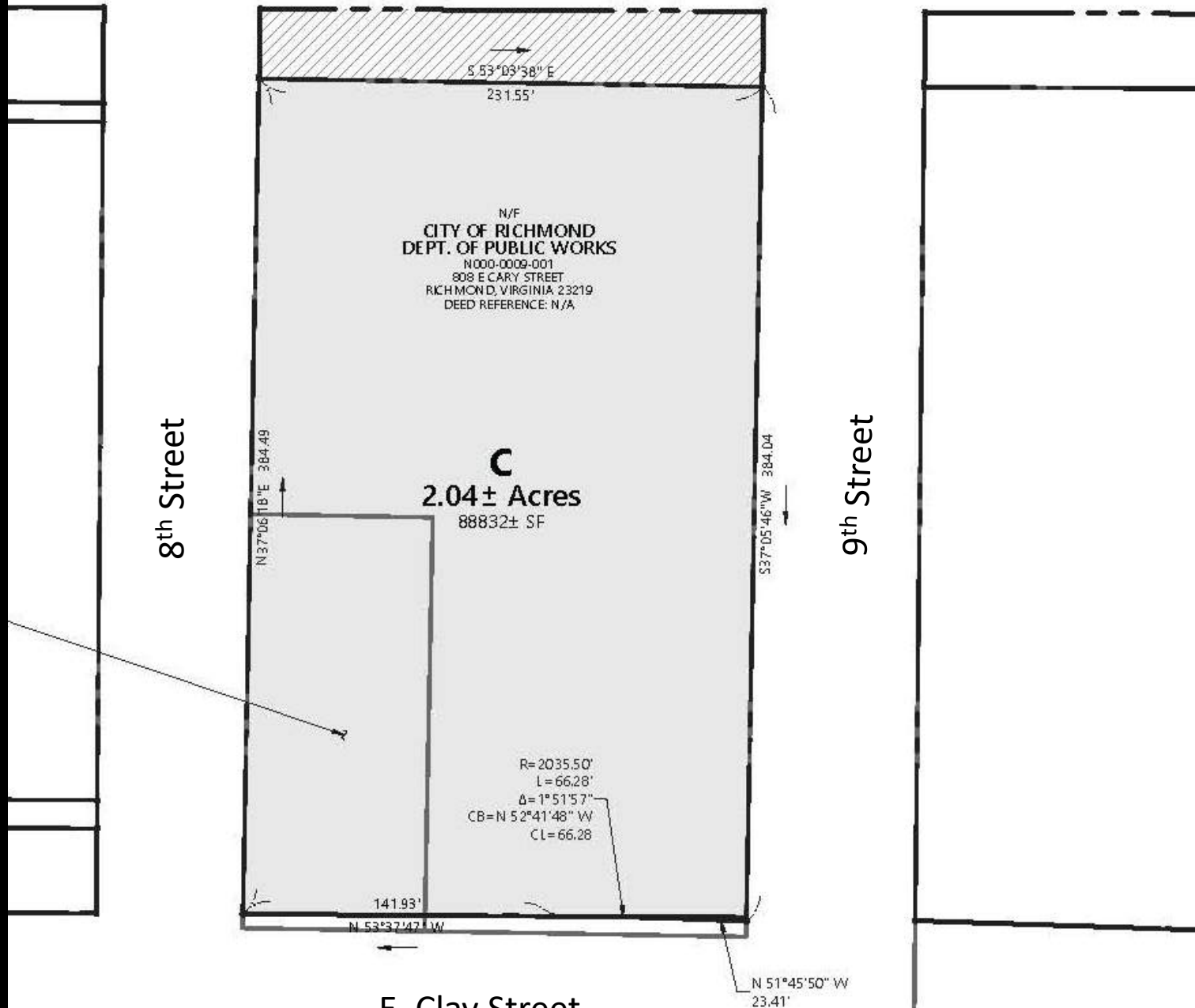
Capital City Partners LLC



E Clay St
800 St

800 St





N/F
CITY OF RICHMOND
DEPT. OF PUBLIC WORKS
N 000-0009-001
808 E CARY STREET
RICHMOND, VIRGINIA 23219
DEED REFERENCE: N/A

C
2.04± Acres
88832± SF

R=2035.50'
L=66.28'
Δ=1° 51' 57"
CB=N 52° 41' 48" W
CL=66.28'

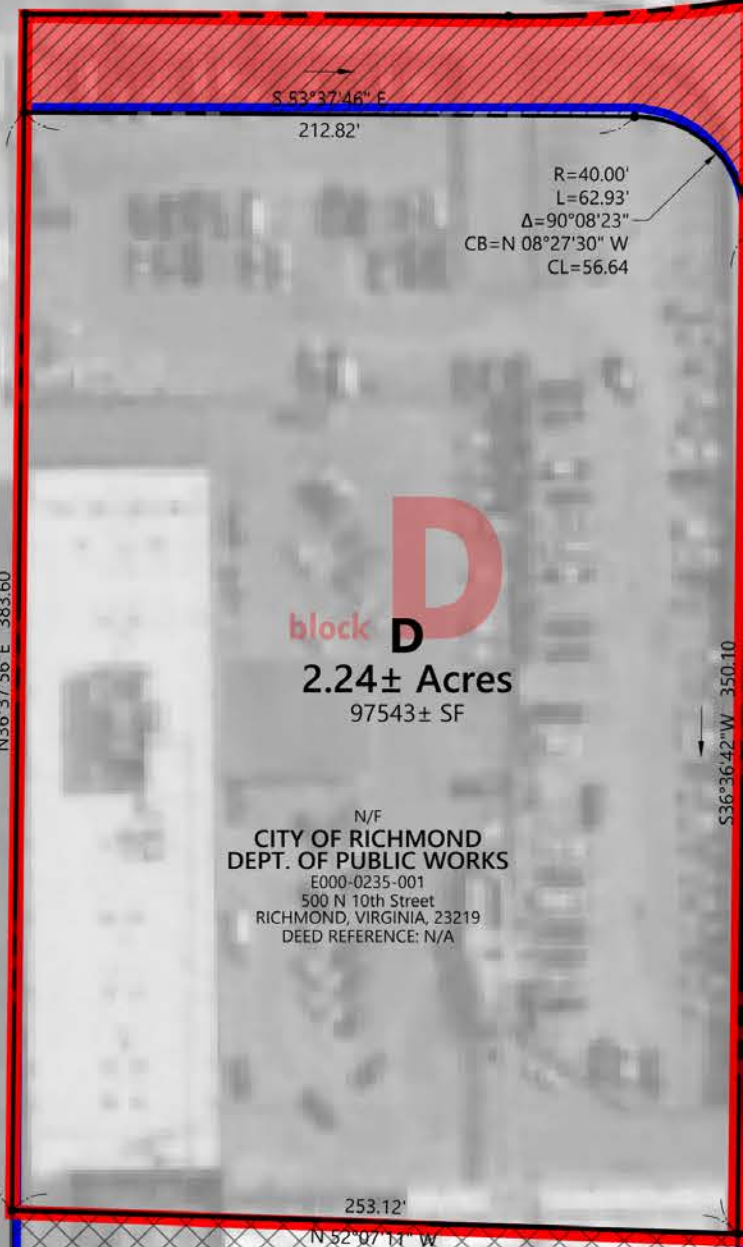
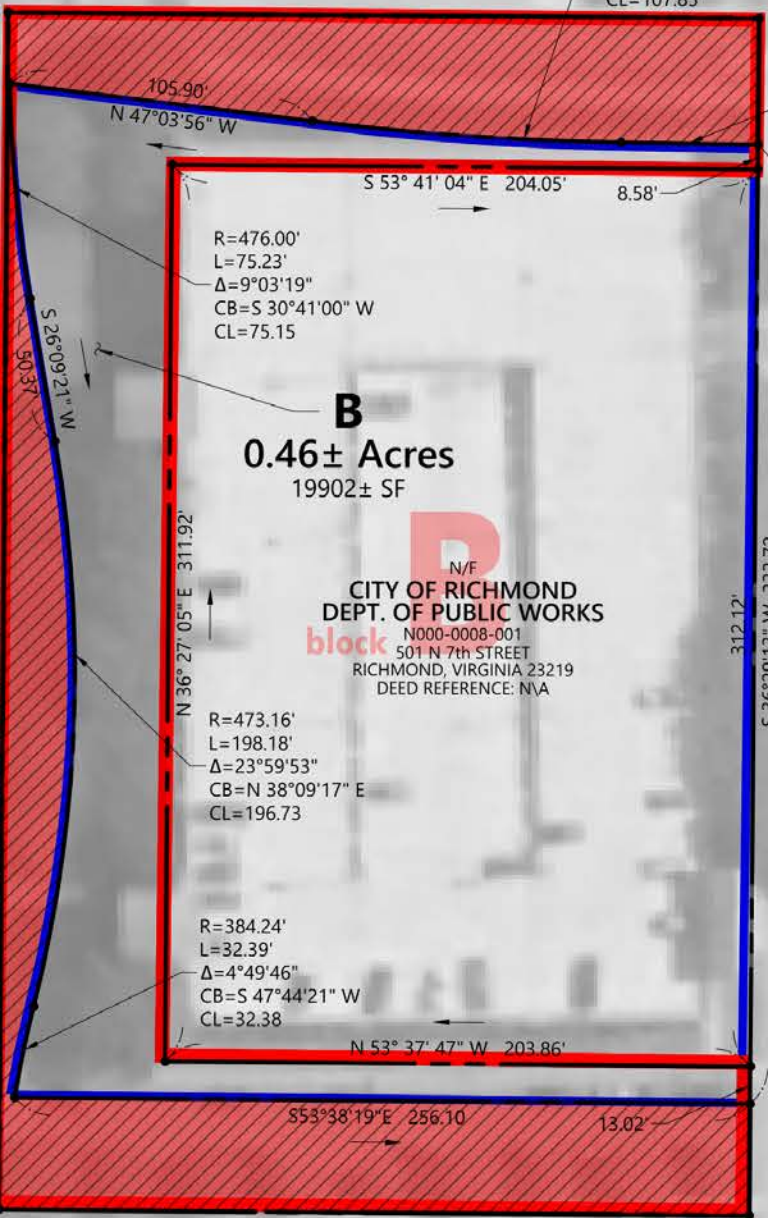
8th Street

9th Street

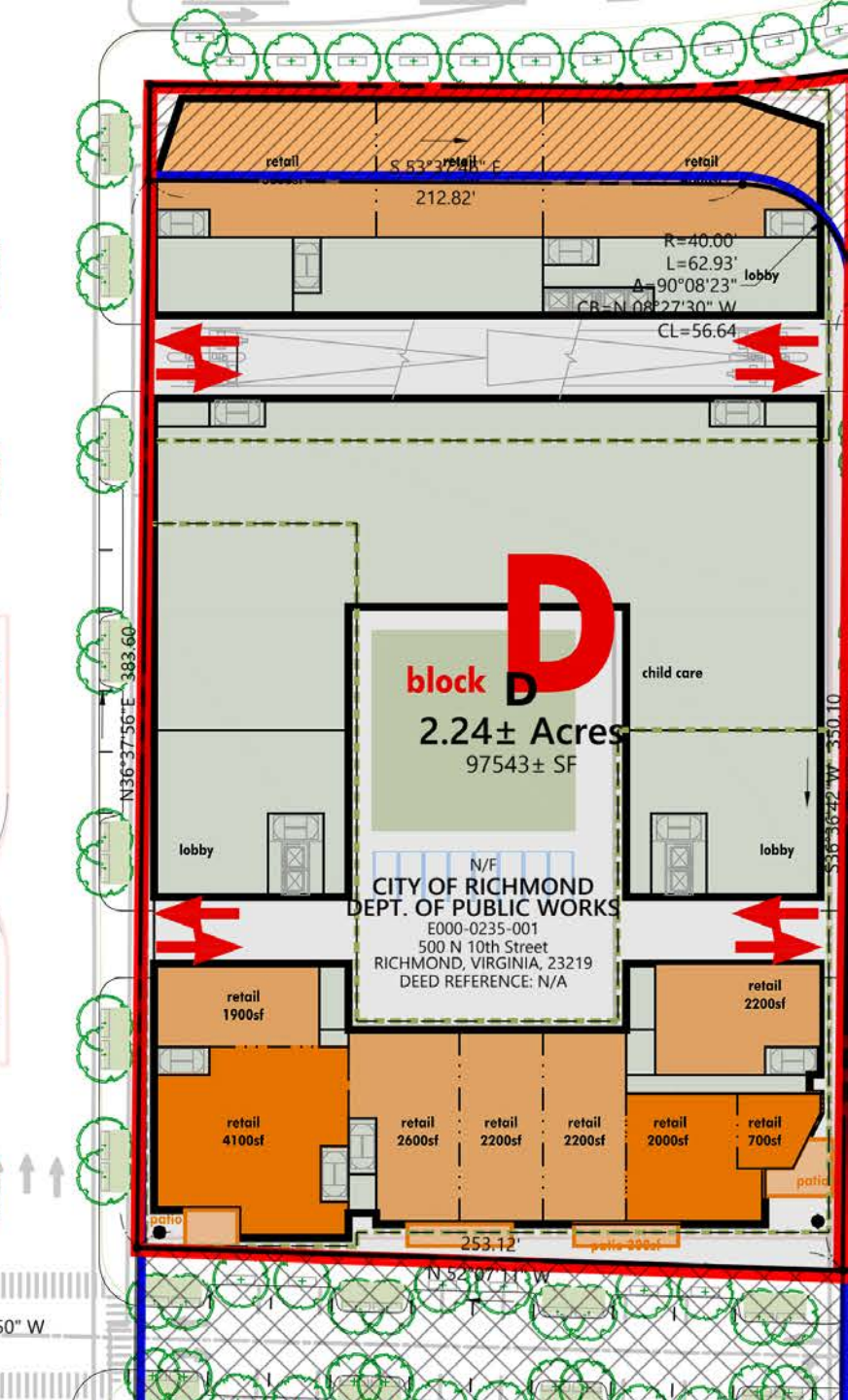
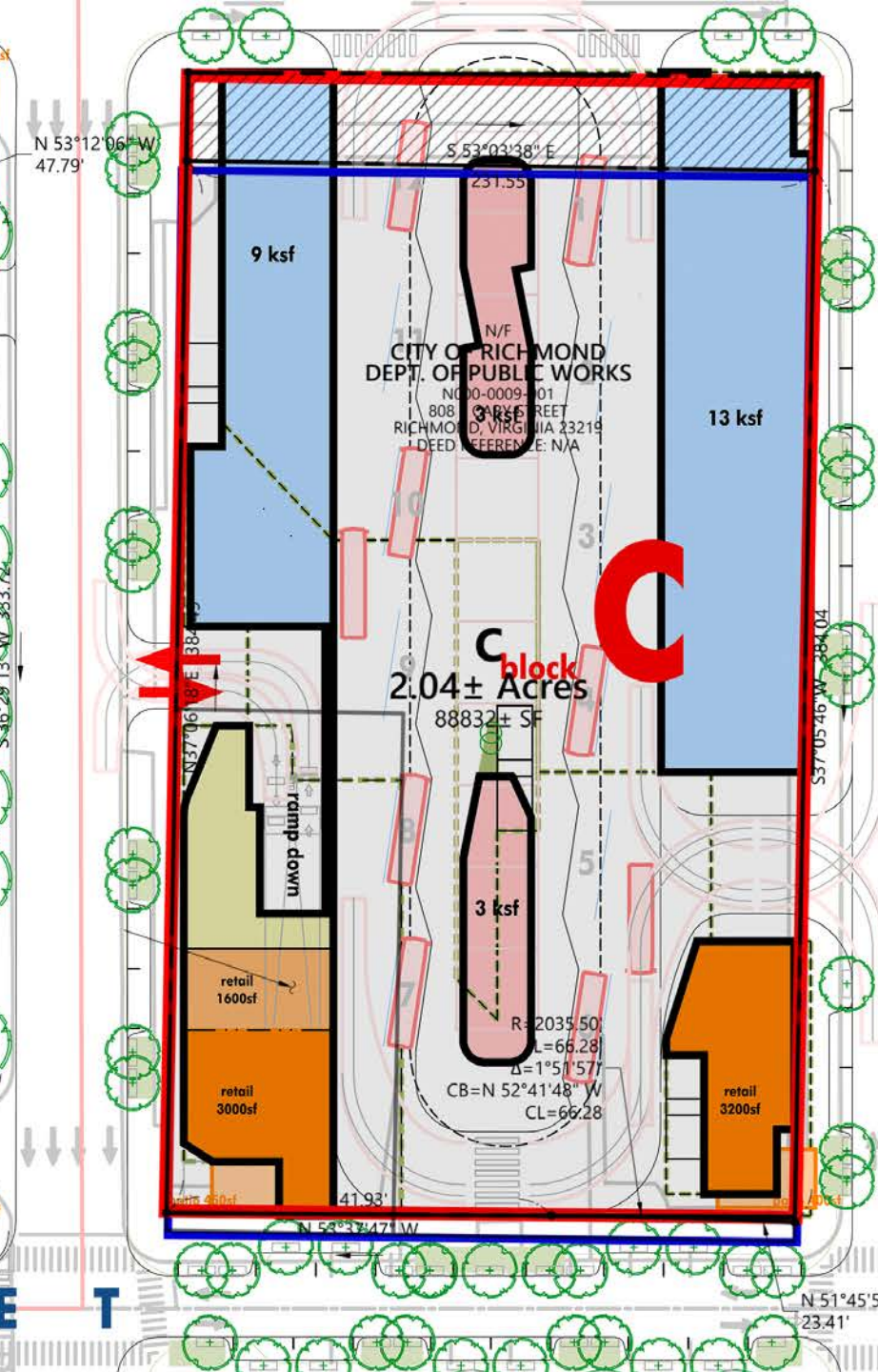
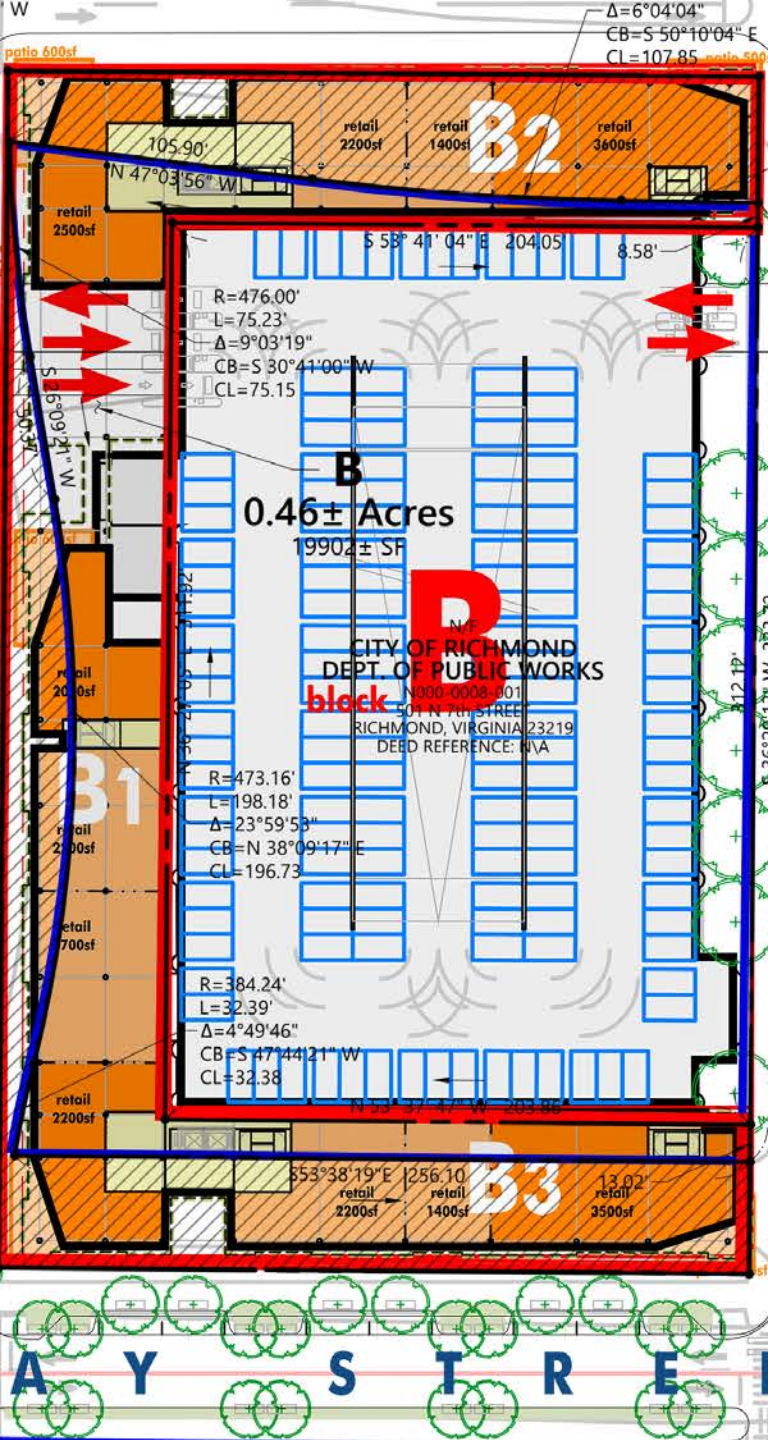
E. Clay Street

W

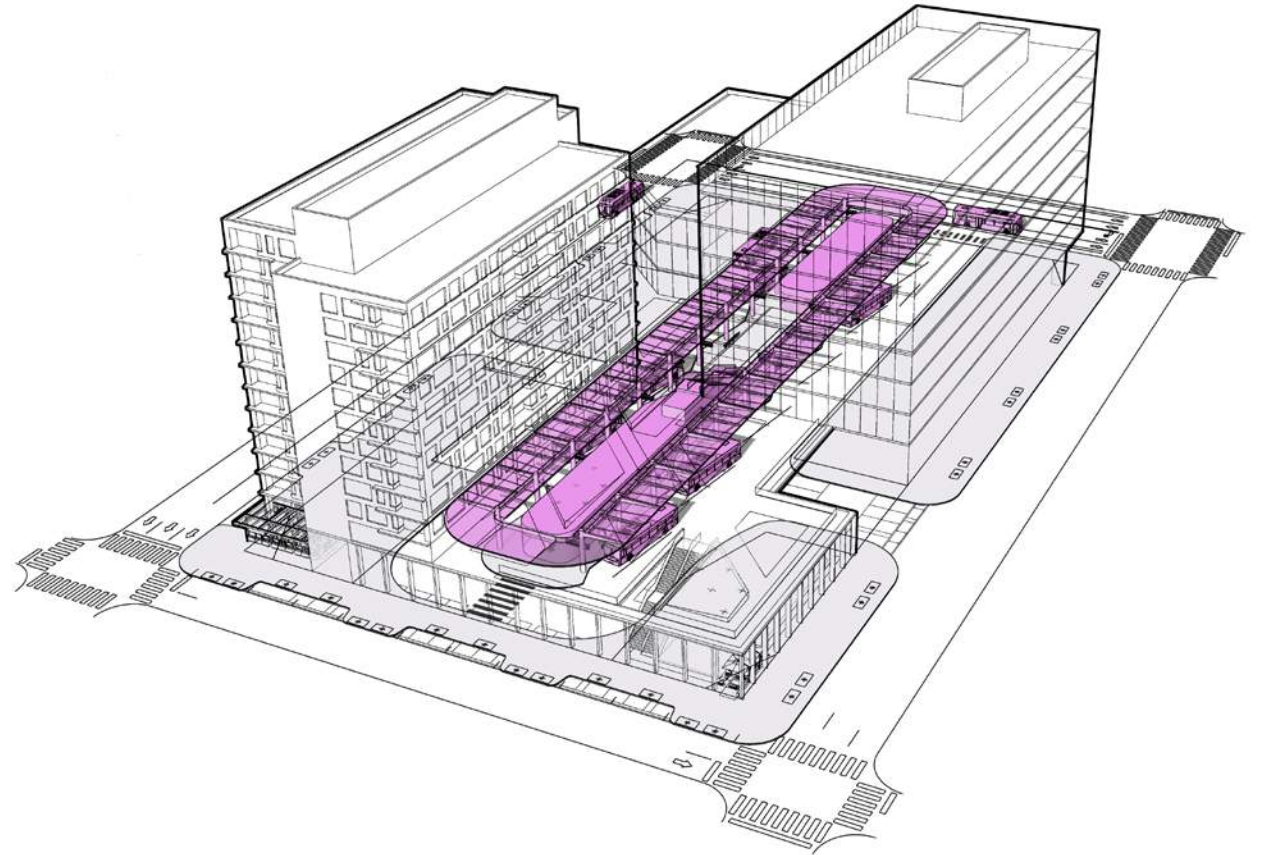
R=1018.86
L=107.90'
Δ=6°04'04"
CB=S 50°10'04" E
CL=107.85



N 51°45'50" W
23.41'



GRTC Transit Center





50 #27

CARY / MAIN / WHITCOMB
#5 12:05

9

GRTC TRANSIT CENTER

CHURCH HALL
#7 12:05

8

CARY/MAIN

STAY PUT!
TAP &
GO!

CHURCH HALL
#7 12:05

GRTC PROPOSED



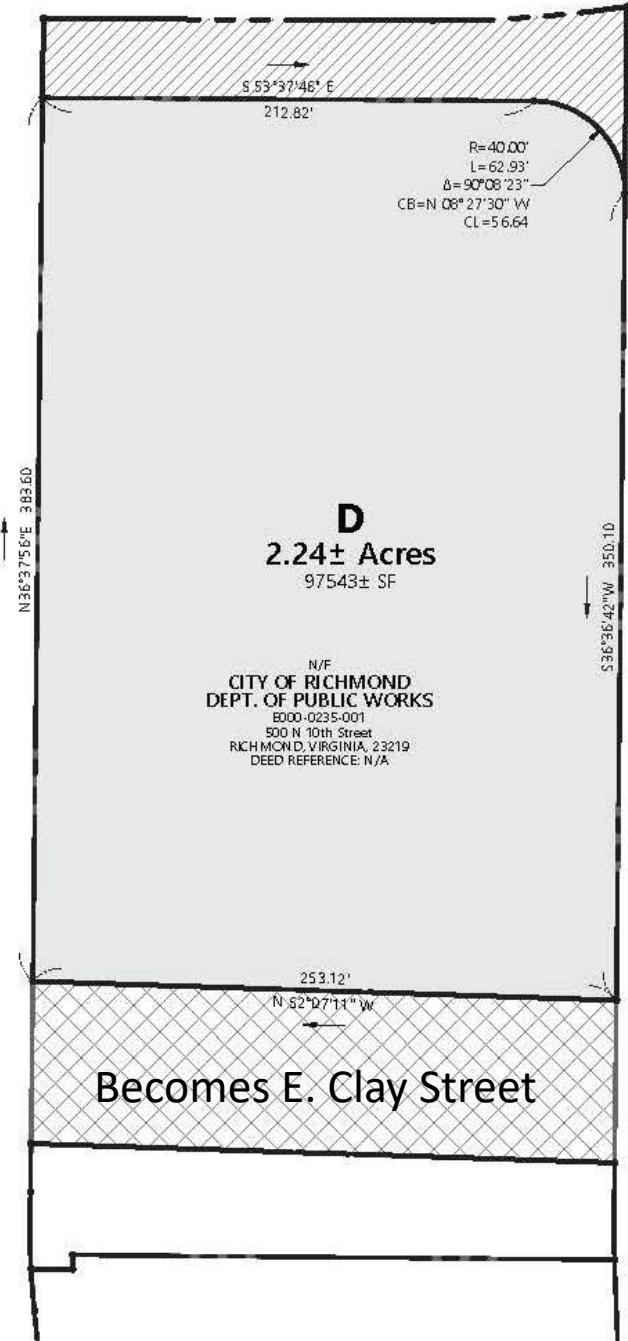
VCU



STRONG CHANGE
PICKING
10:00 AM - 12:00 PM



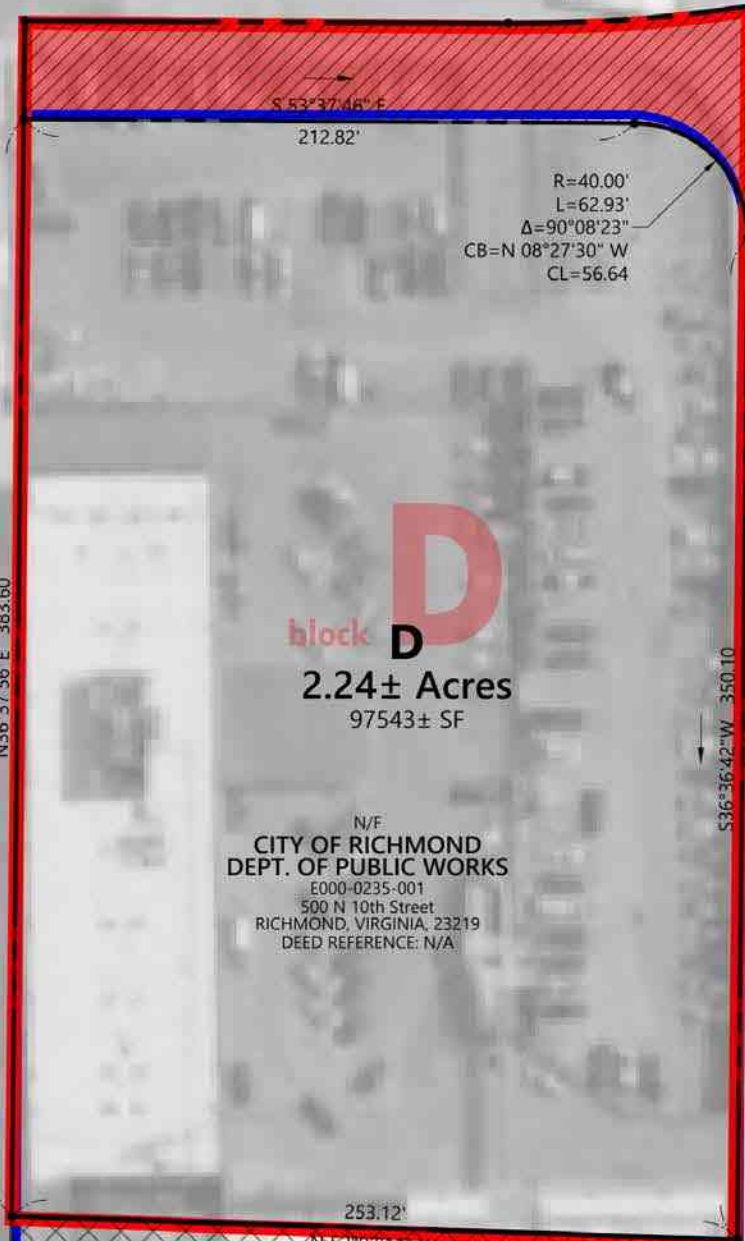
9th Street

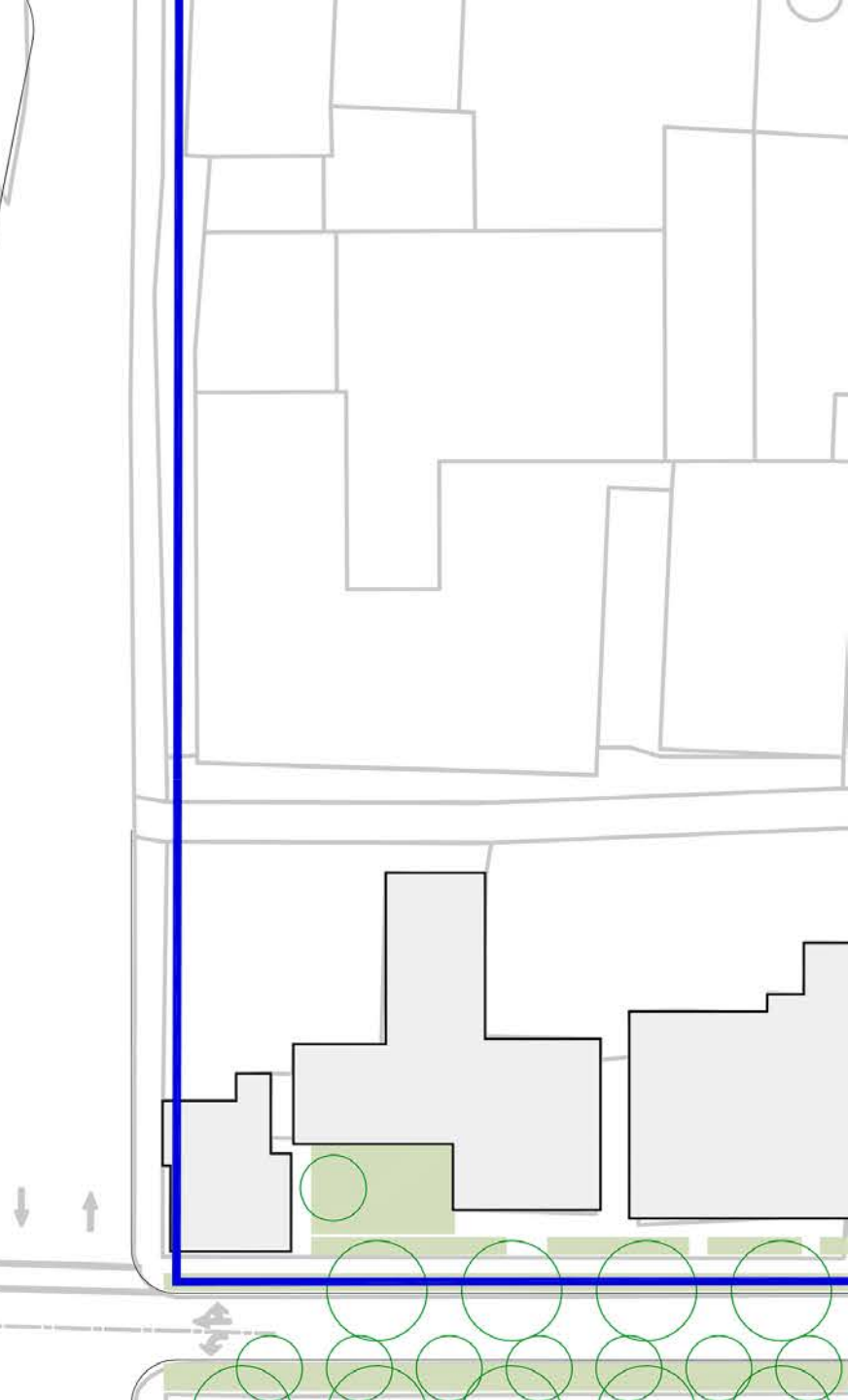
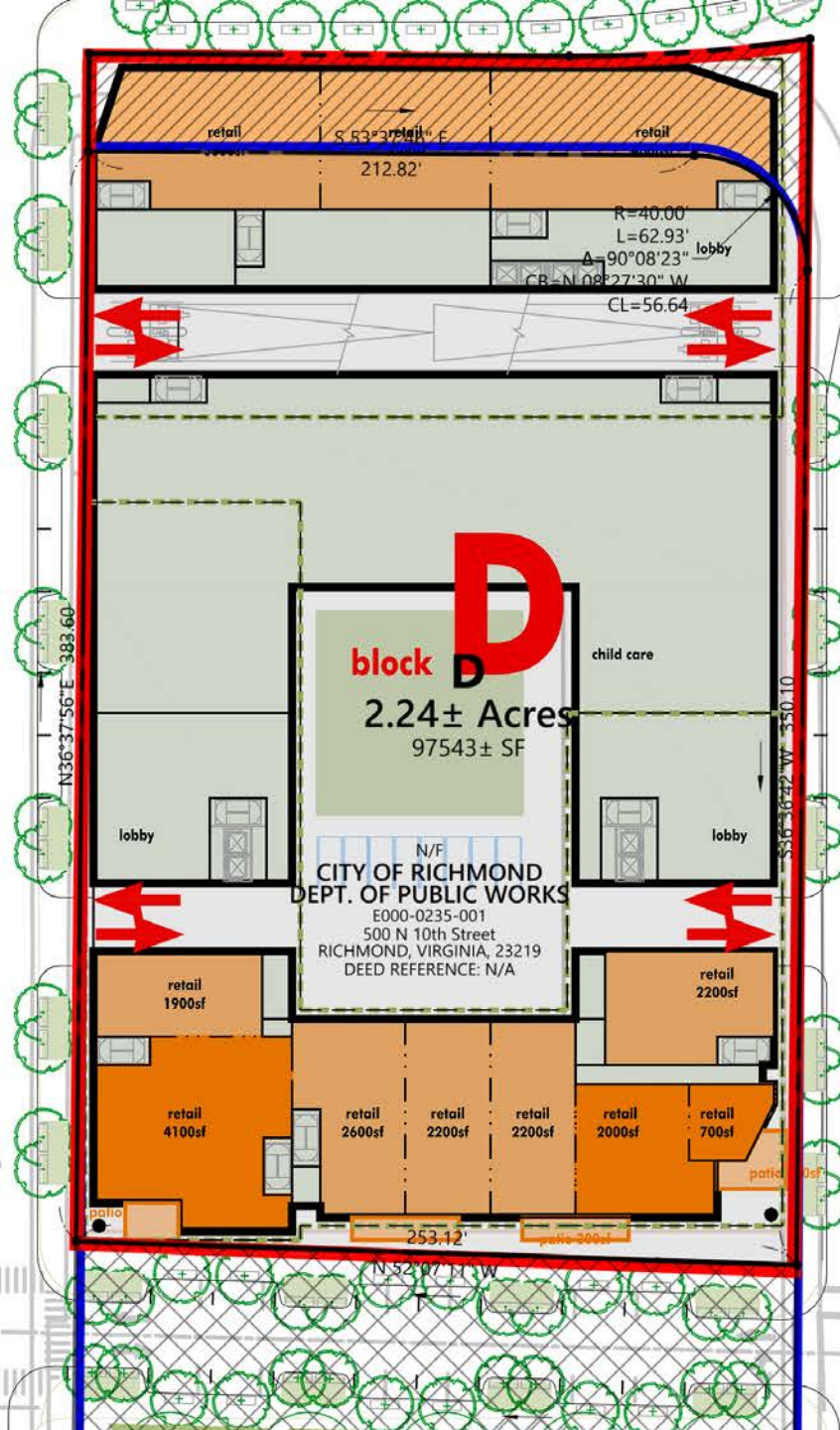
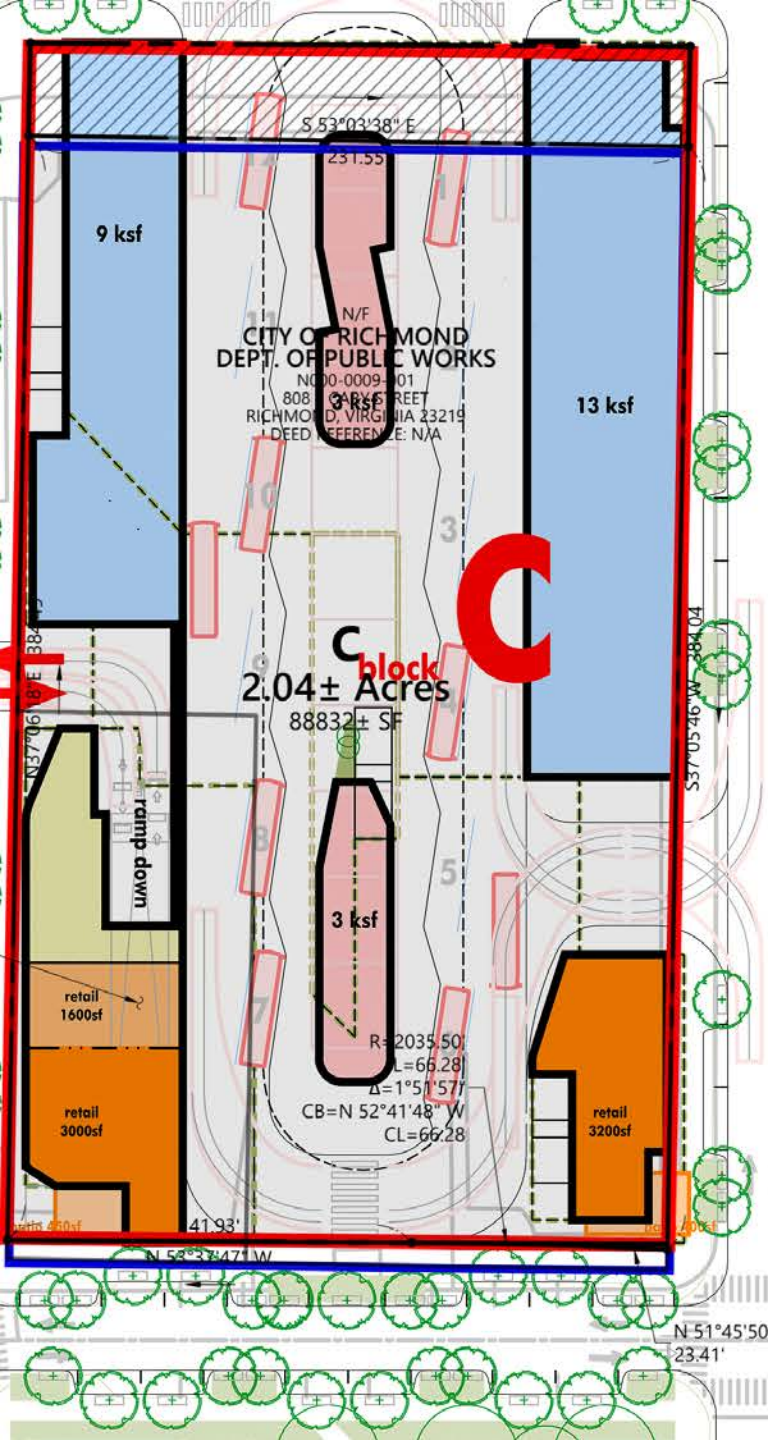


N 10th Street



$N 51^{\circ}45'50'' W$
 23.41'





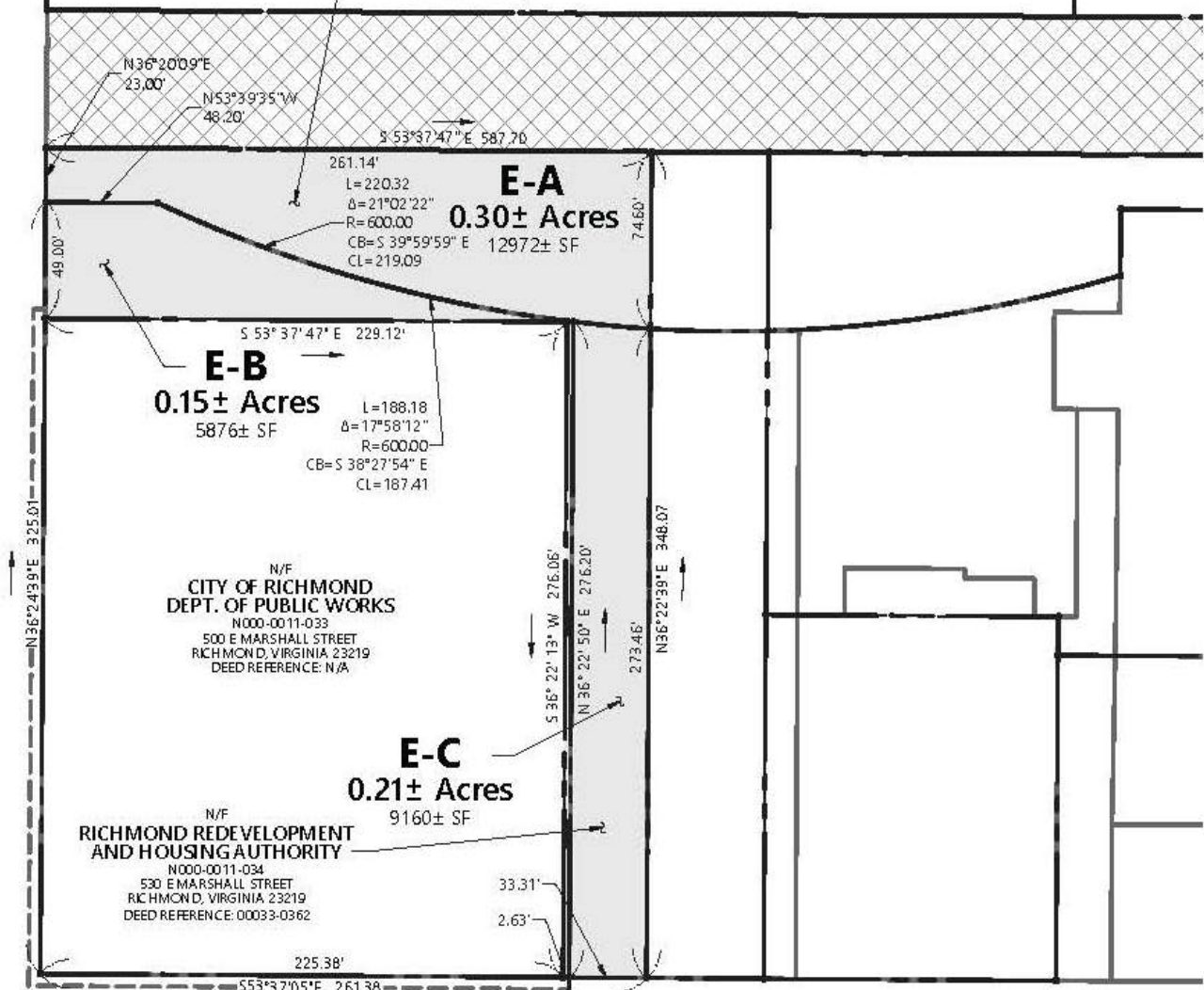




N000-0007-001
601 E LEIGH STREET
RICHMOND, VIRGINIA 23219
DEED REFERENCE: N/A

N/F
CITY OF RICHMOND
N000-0007-003
500A E MARSHALL STREET
RICHMOND, VIRGINIA 23219
DEED REFERENCE: N/A

E Clay Street



E Marshall Street

N/F
CITY OF RICHMOND
N000-0007-003
500A E MARSHALL STREET
RICHMOND, VIRGINIA 23219
DEED REFERENCE: N/A

F1-B
0.09± Acres
3801± SF

E-A
0.30± Acres
12974± SF

F1-A
0.30± Acres
12949± SF

E-B
0.15± Acres
6610± SF

block E

block F

F1-C
0.99± Acres
43242± SF

N/F
CITY OF RICHMOND
DEPT. OF PUBLIC WORKS
N000-0011-033
500 E MARSHALL STREET
RICHMOND, VIRGINIA 23219
DEED REFERENCE: N/A

E-C
0.21± Acres
9160± SF

F1-D
0.32± Acres
13777± SF

N/F
RICHMOND REDEVELOPMENT
AND HOUSING AUTHORITY
N000-0011-034
530 E MARSHALL STREET
RICHMOND, VIRGINIA 23219
DEED REFERENCE: 00033-0362

F2
0.44± Acres
19322± SF

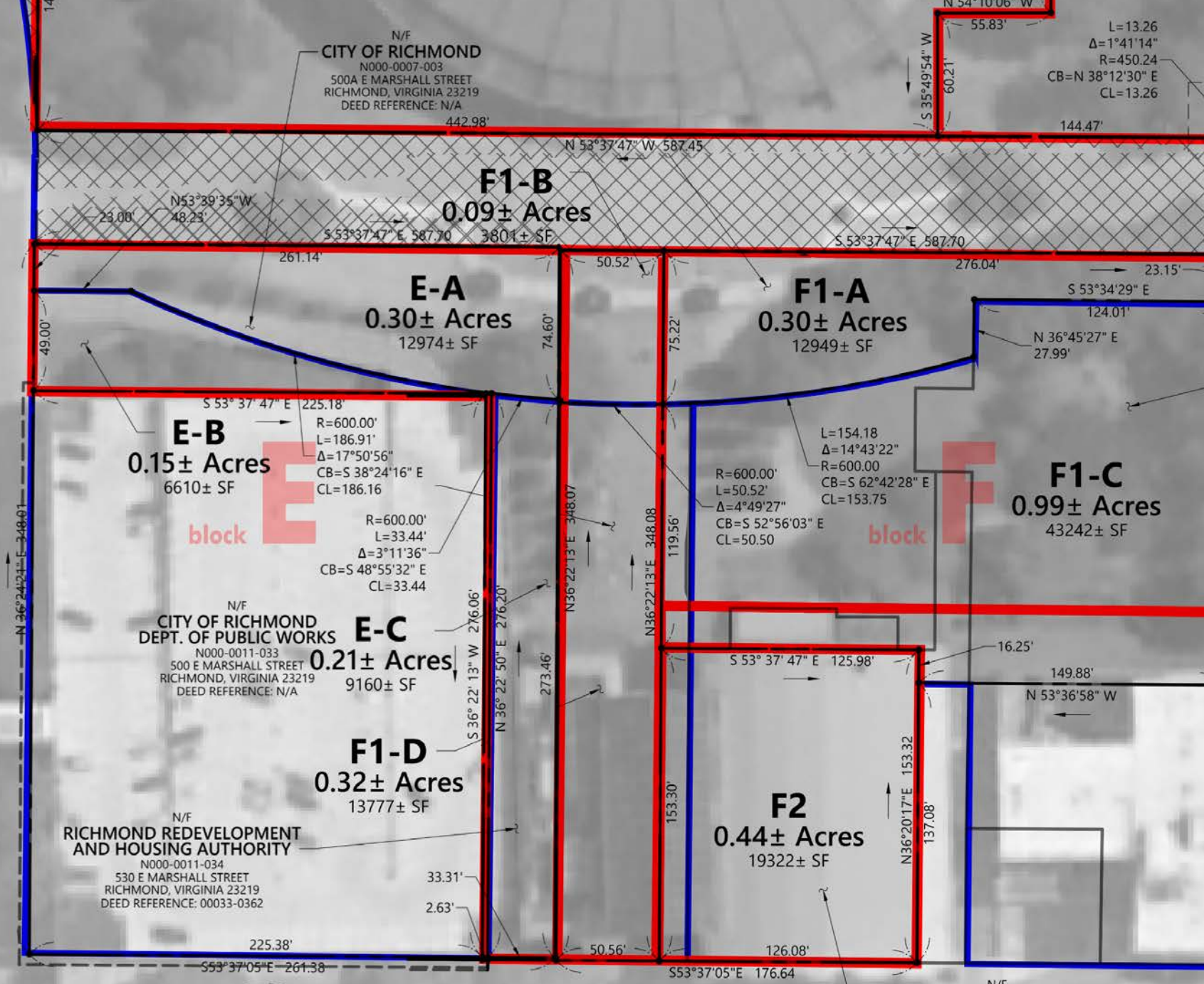
N/F
RICHMOND REDEVELOPMENT
AND HOUSING AUTHORITY

L=13.26
Δ=1°41'14"
R=450.24
CB=N 38°12'30" E
CL=13.26

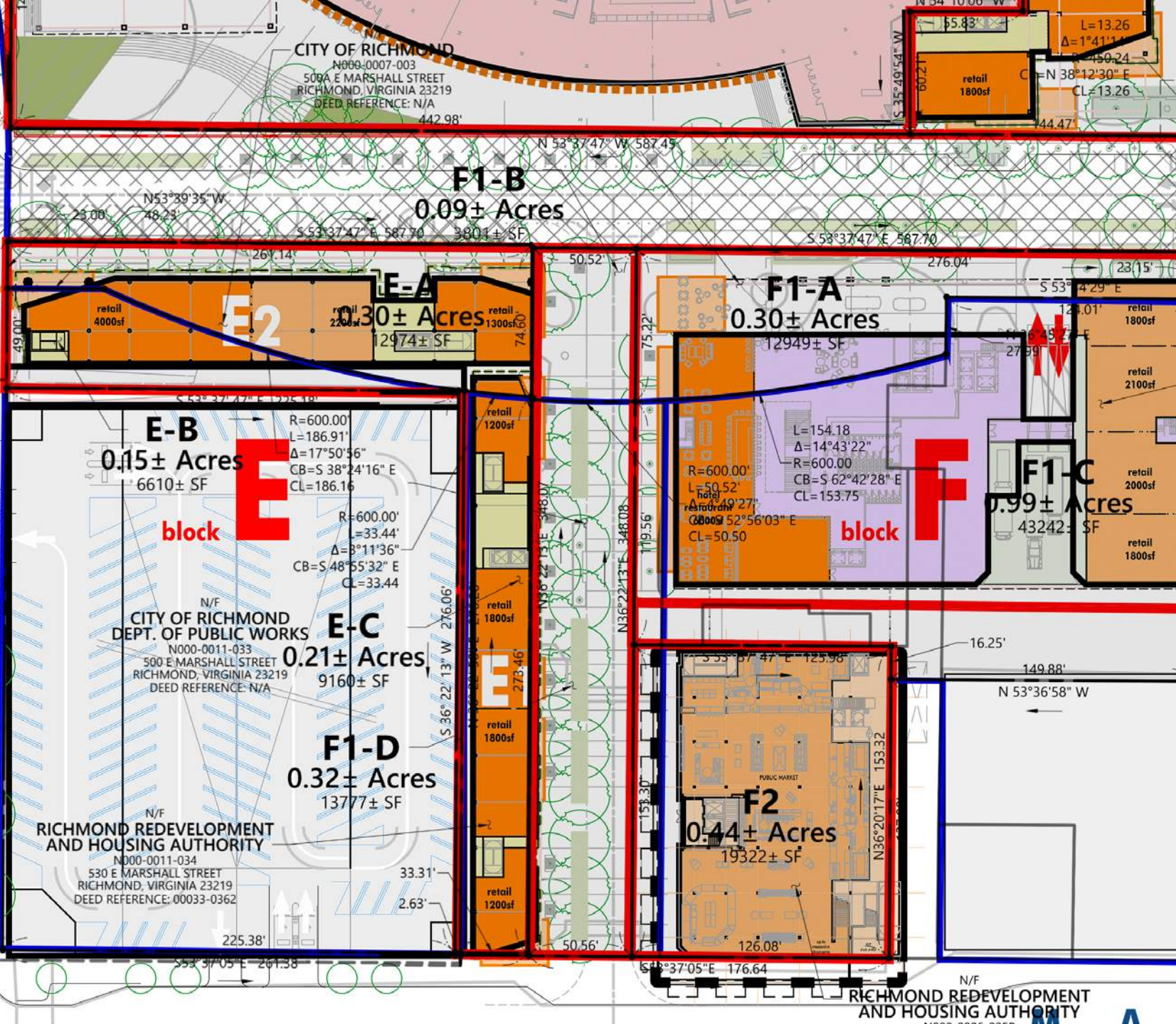
L=154.18
Δ=14°43'22"
R=600.00
CB=S 62°42'28" E
CL=153.75

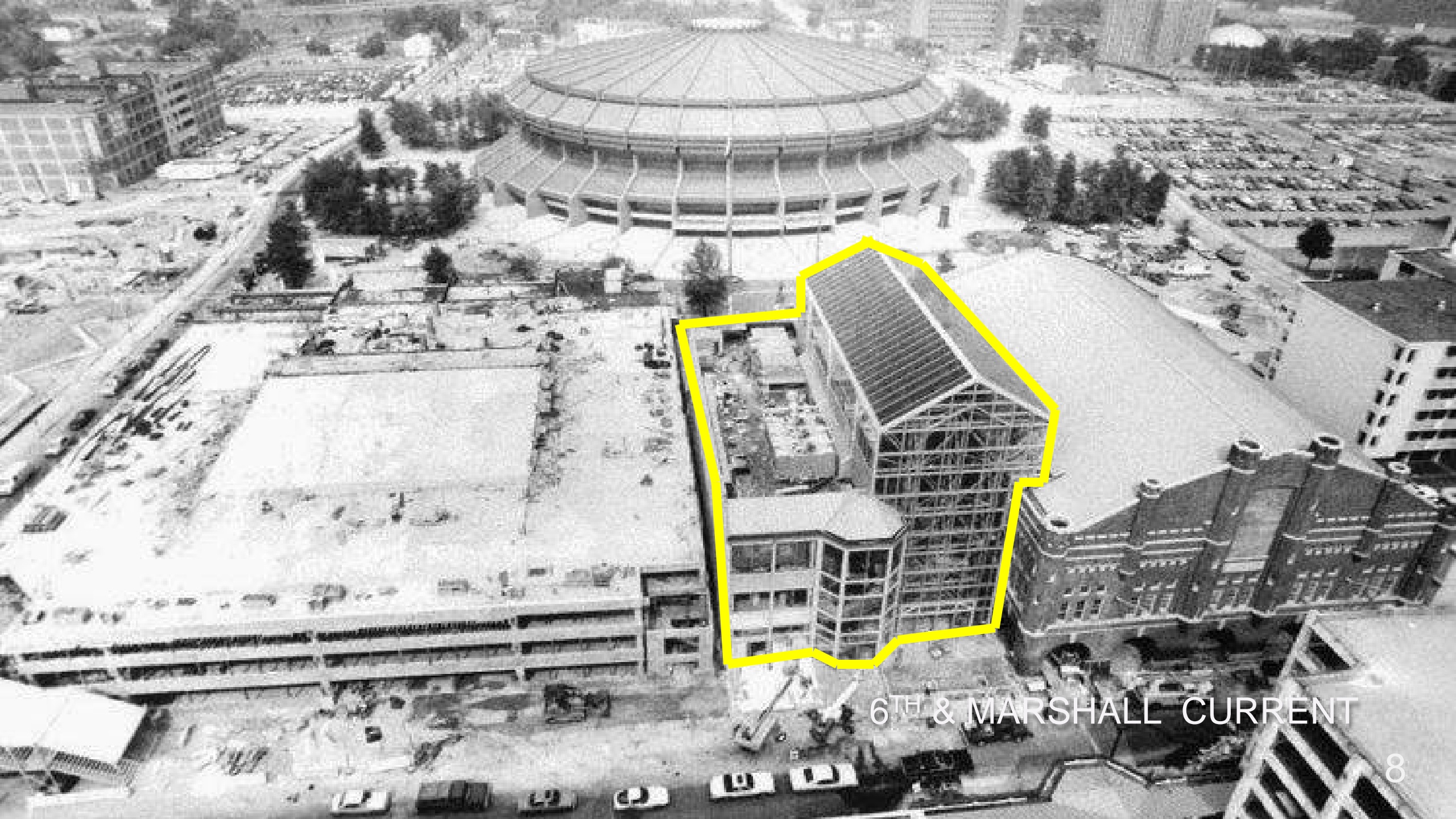
R=600.00'
L=33.44'
Δ=3°11'36"
CB=S 48°55'32" E
CL=33.44

R=600.00'
L=50.52'
Δ=4°49'27"
CB=S 52°56'03" E
CL=50.50



Greater Richmond Conve





6TH & MARSHALL CURRENT



6TH STREET PROPOSED



6TH & MARSHALL PROPOSED

© Capital City

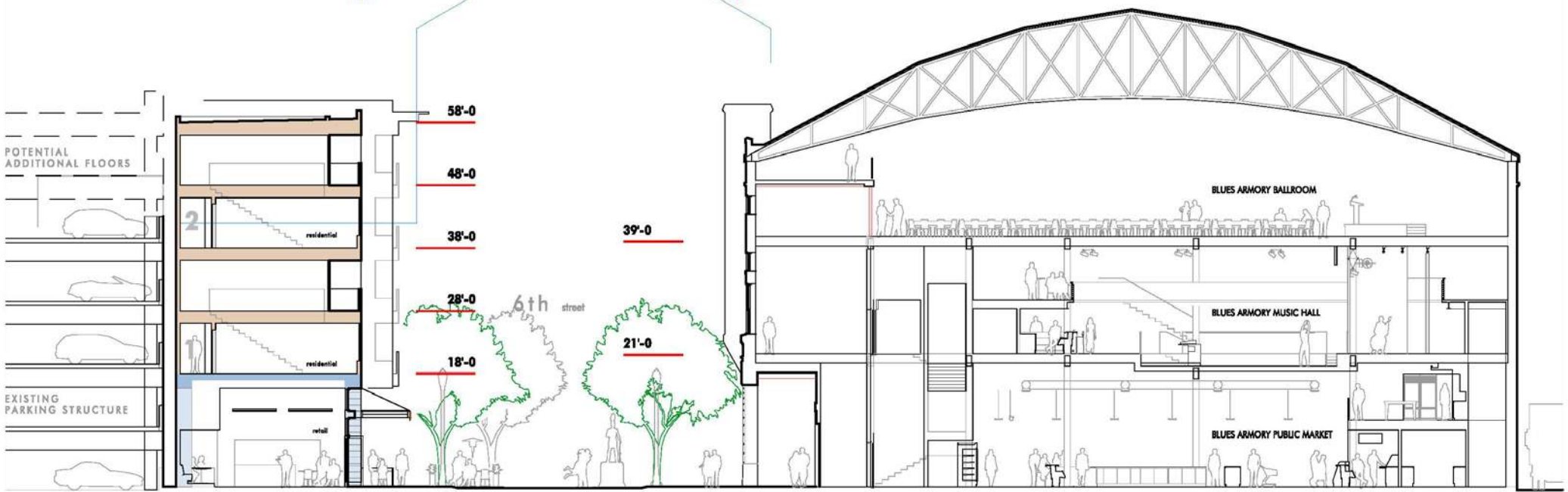
E

30'

60'

N 6TH STREET

F



30'

STRUCTURE

5'

BUILDING

8'

PERSETRAH

10'

CLER

14'

PLAZA

10'

CLER

8'

PERSETRAH

5'

BUILDING

capital city redevelopment district

6th STREET SECTION STUDY
31 august 2018



E Clay Street

N/F
CITY OF RICHMOND
N000-0007-001
601 E LEIGH STREET
RICHMOND, VIRGINIA 23219
DEED REFERENCE: N/A

F1-B
0.09± Acres
3801± SF

F1-A
0.30± Acres
12950± SF

N/F
RICHMOND REDEVELOPMENT
AND HOUSING AUTHORITY
N000-0006-004
406 N 7th STREET
RICHMOND, VIRGINIA 23219

F1-C
0.99± Acres
43242± SF

N/F
RICHMOND REDEVELOPMENT
AND HOUSING AUTHORITY
N000-0011-032
550 E MARSHALL STREET
RICHMOND, VIRGINIA 23219
DEED REFERENCE: 00033-0362

F1-D
0.32± Acres
13777± SF

F2
0.44± Acres
19322± SF

E Marshall Street

S53°37'05"E 311.88'
(TO CORNER OF MARSHALL & 5TH STREET)

N/F
RICHMOND REDEVELOPMENT
AND HOUSING AUTHORITY
N000-0006-0258
408A N 7th STREET
RICHMOND, VIRGINIA 23219
DEED REFERENCE: N/A

N 6th Street

N 7th Street

Council District

Block No.

N/F
CITY OF RICHMOND
N000-0007-003
500A E MARSHALL STREET
RICHMOND, VIRGINIA 23219
DEED REFERENCE: N/A
442.98'

N 54°10'06" W
L=13.26
Δ=1°41'14"
R=450.24
CB=N 38°12'30" E
CL=13.26
55.83'
60.21'
S 35°49'54" W
144.47'

CL=32.38
N 53°37'47" W 203.86'
S 53°38'19" E 256.10
13.02'

F1-B
0.09± Acres
3801± SF

E-A
0.30± Acres
12974± SF

F1-A
0.30± Acres
12949± SF

E-B
0.15± Acres
6610± SF

block **E**

R=600.00'
L=186.91'
Δ=17°50'56"
CB=S 38°24'16" E
CL=186.16

N/F
CITY OF RICHMOND
DEPT. OF PUBLIC WORKS
N000-0011-033
500 E MARSHALL STREET
RICHMOND, VIRGINIA 23219
DEED REFERENCE: N/A

E-C
0.21± Acres
9160± SF

F1-D
0.32± Acres
13777± SF

N/F
RICHMOND REDEVELOPMENT
AND HOUSING AUTHORITY
N000-0011-034
530 E MARSHALL STREET
RICHMOND, VIRGINIA 23219
DEED REFERENCE: 00033-0362

F2
0.44± Acres
19322± SF

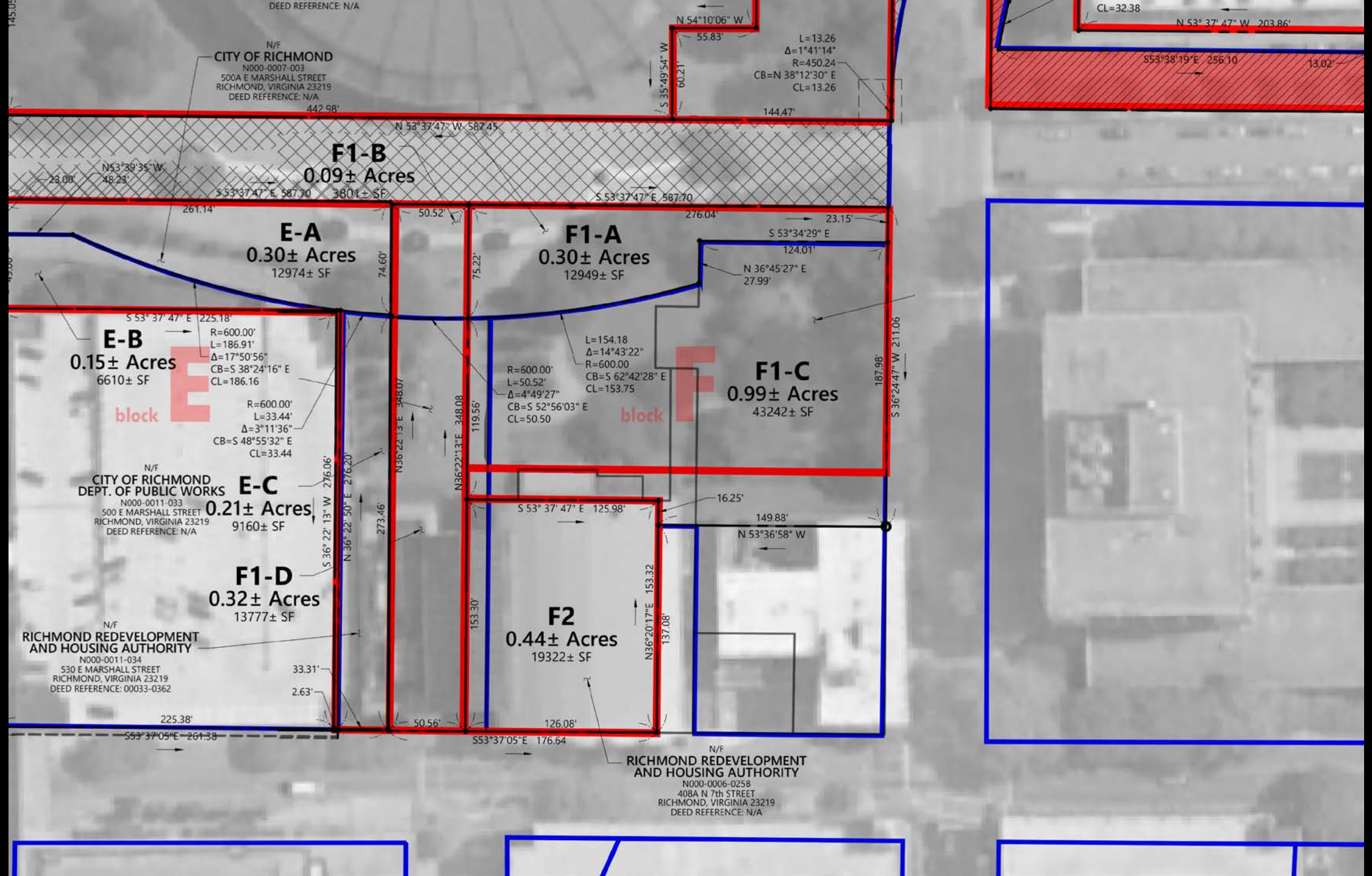
F1-C
0.99± Acres
43242± SF

block **F**

R=600.00'
L=50.52'
Δ=4°49'27"
CB=S 52°56'03" E
CL=50.50

L=154.18
Δ=14°43'22"
R=600.00
CB=S 62°42'28" E
CL=153.75

N/F
RICHMOND REDEVELOPMENT
AND HOUSING AUTHORITY
N000-0006-0258
408A N 7th STREET
RICHMOND, VIRGINIA 23219
DEED REFERENCE: N/A



CITY OF RICHMOND
N000-0007-003
500A E MARSHALL STREET
RICHMOND, VIRGINIA 23219
DEED REFERENCE: N/A
442.98'

F1-B
0.09± Acres
3804± SF

E-A
0.30± Acres
12974± SF

F1-A
0.30± Acres
12949± SF

E-B
0.15± Acres
6610± SF

block E

F1-C
0.99± Acres
43242± SF

block F

CITY OF RICHMOND
DEPT. OF PUBLIC WORKS
N000-0011-033
500 E MARSHALL STREET
RICHMOND, VIRGINIA 23219
DEED REFERENCE: N/A
9160± SF

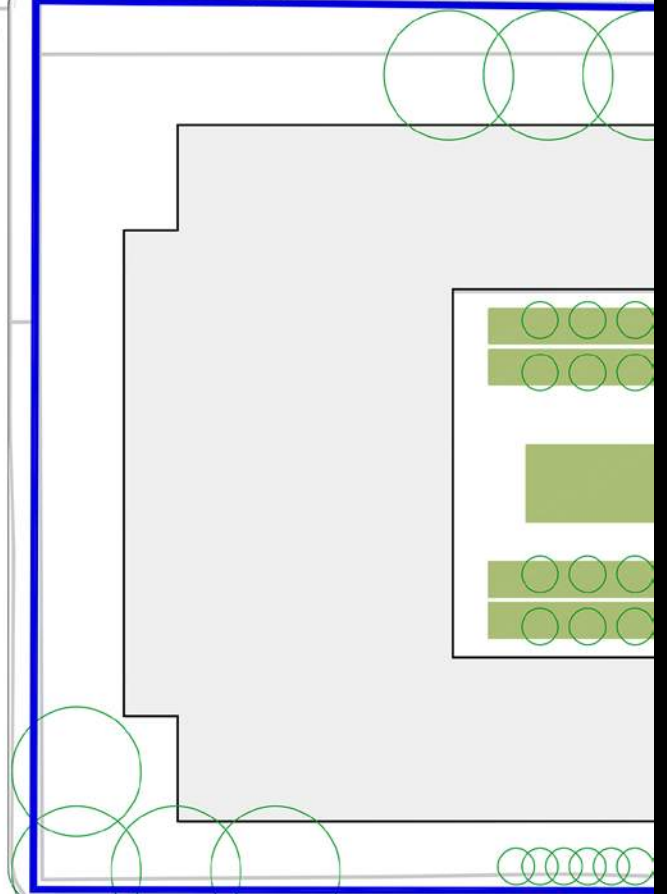
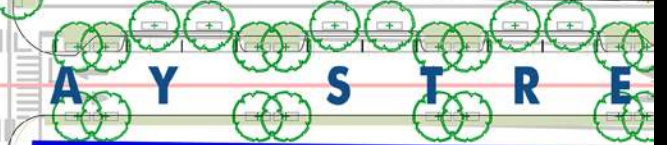
E-C
0.21± Acres
9160± SF

F1-D
0.32± Acres
13777± SF

RICHMOND REDEVELOPMENT
AND HOUSING AUTHORITY
N000-0011-034
530 E MARSHALL STREET
RICHMOND, VIRGINIA 23219
DEED REFERENCE: 00033-0362

F2
0.44± Acres
19322± SF

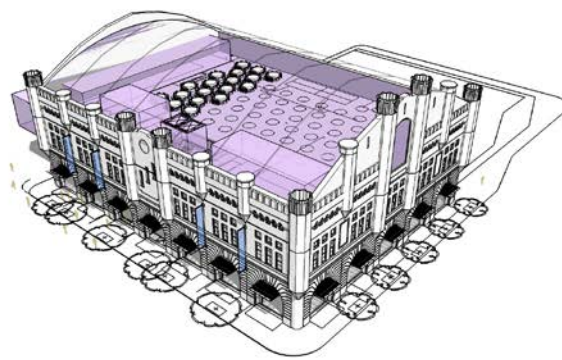
RICHMOND REDEVELOPMENT
AND HOUSING AUTHORITY
N000-0006-025B
408A N 7th STREET
RICHMOND, VIRGINIA 23219
DEED REFERENCE: N/A



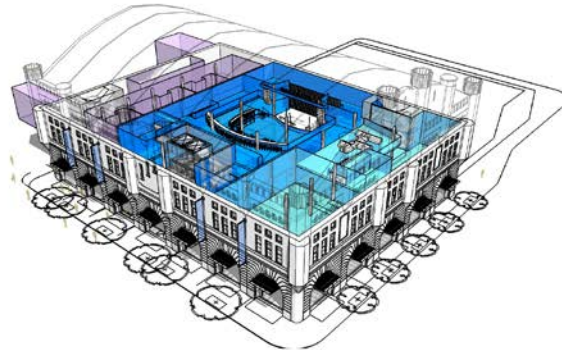


N. 6th St
300

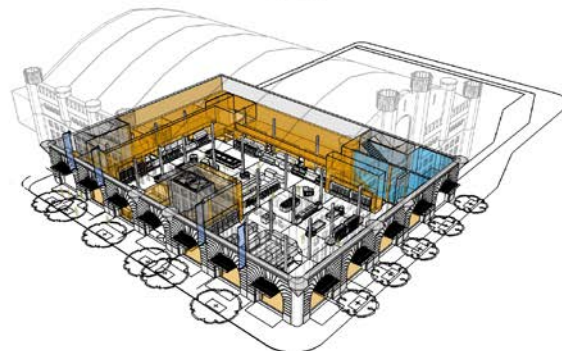
P
→



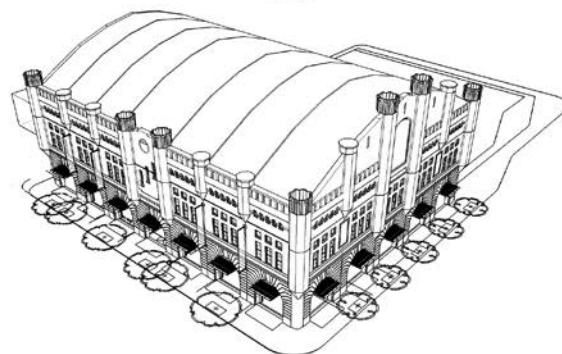
3rd



2nd



1st



Blu







welcome to
RICHMOND
GreenBiz21
Feb. 16-19, 2021 • Richmond, VA • Hyatt Regency

welcome to
RICHMOND
GreenBiz21
Feb. 16-19, 2021 • Richmond, VA • Hyatt Regency



6TH & CLAY CURRENT



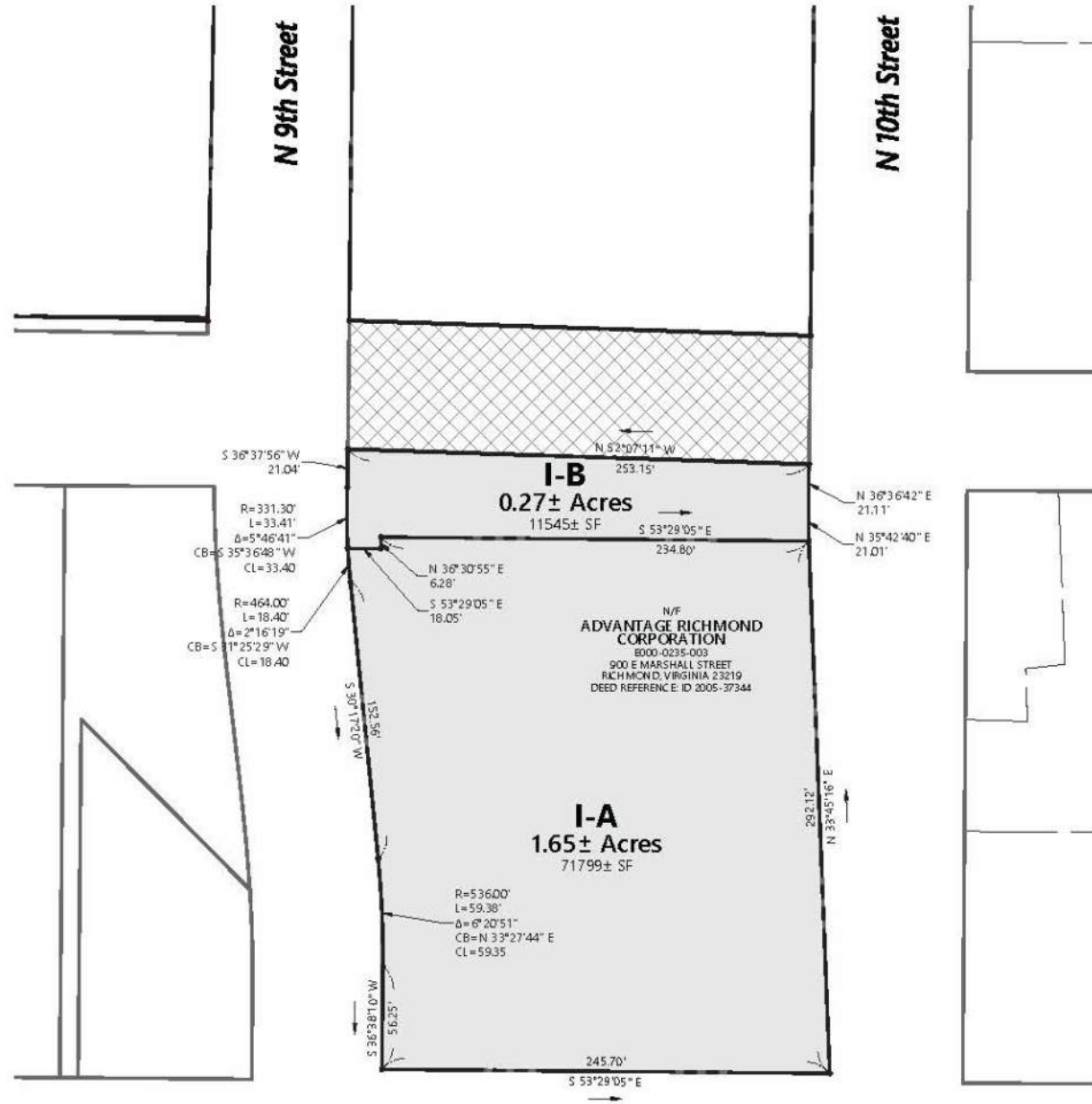
6TH & CLAY CURRENT

Capital City Partners LLC

E Clay Street

N 9th Street

N 10th Street



E Marshall Street

R=2035.50'
L=66.28'
Δ=1°51'57"
CB=N 52°41'48" W
CL=66.28

141.93'
N 53°37'47" W

N 51°45'50" W
23.41'

253.12'
N 52°07'14" W

N 52°07'11" W
253.15'

I-B
0.27± Acres
11545± SF

S 36°37'56" W
21.04'

R=331.30'
L=33.41'
Δ=5°46'41"
CB=N 35°36'48" W
CL=33.40

R=464.00'
L=18.40'
Δ=2°16'19"
CB=S 33°25'29" W
CL=18.40

N 36°30'55" E
6.28'
S 53°29'05" E
18.05'

N 36°36'42" E
21.11'
N 35°42'40" E
21.01'

N/F
ADVANTAGE RICHMOND CORPORATION
E000-0235-003
900 E MARSHALL STREET
RICHMOND, VIRGINIA 23219
DEED REFERENCE: ID 2005-37344

I-A
1.65± Acres
71799± SF

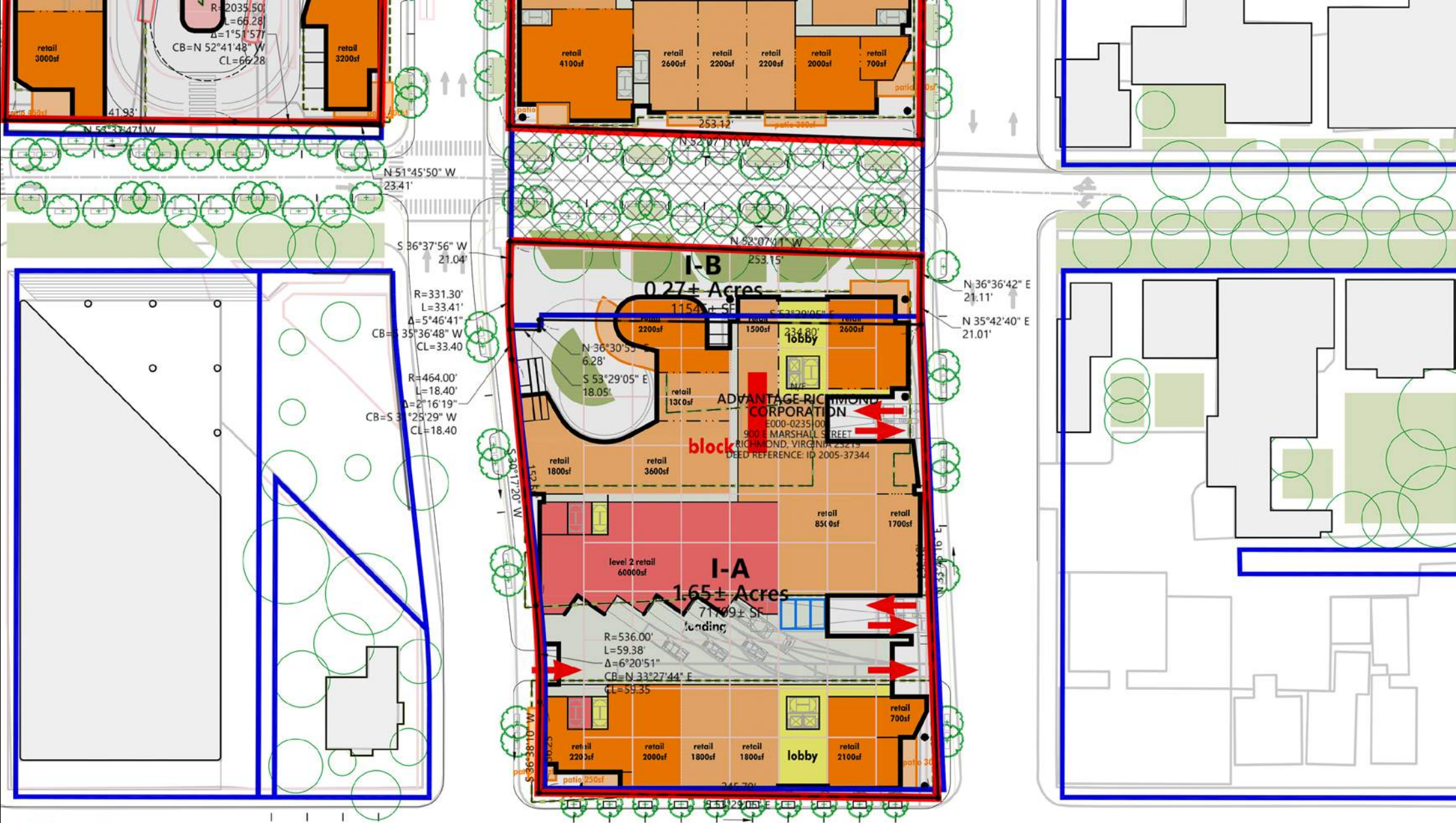
S 30°17'20" W
152.56'

S 36°38'10" W
30.29'

R=536.00'
L=59.38'
Δ=6°20'51"
CB=N 33°27'44" E
CL=59.35

292.12'
N 33°45'16" E

245.70'
S 53°29'05" E



ET

Broad Street

S 53°37'55" E

261.54'

N/F
CITY OF RICHMOND
DEPT. OF PUBLIC WORKS
W000-0025-001
401 E BROAD STREET
RICHMOND, VIRGINIA 23219

N
1.05 ± Acres
45744 ± SF

162.81'
S 36°27'04" W

4th Street

N 36°19'06" E
196.11'

5th Street

160.63'

N 53°31'40" W

86.44'

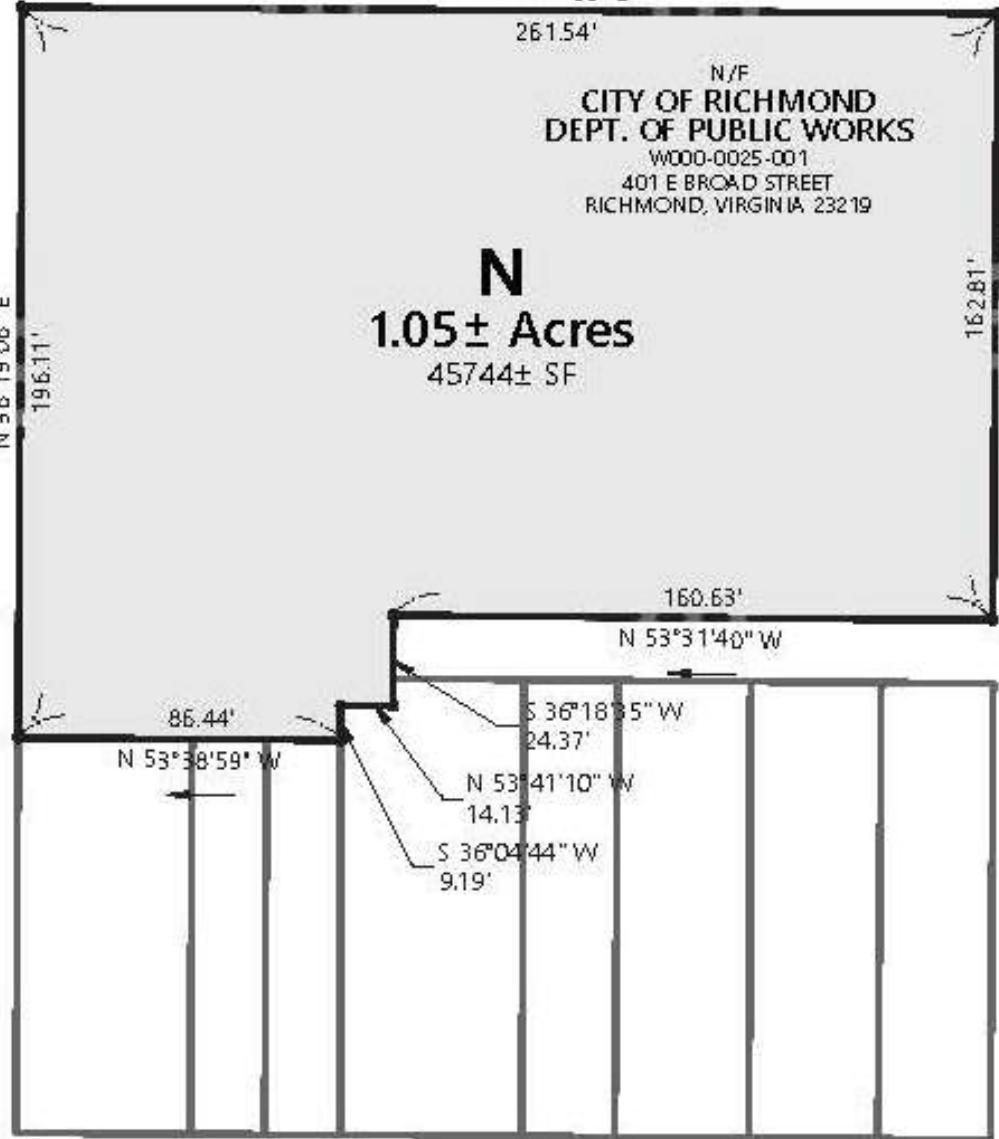
N 53°38'59" W

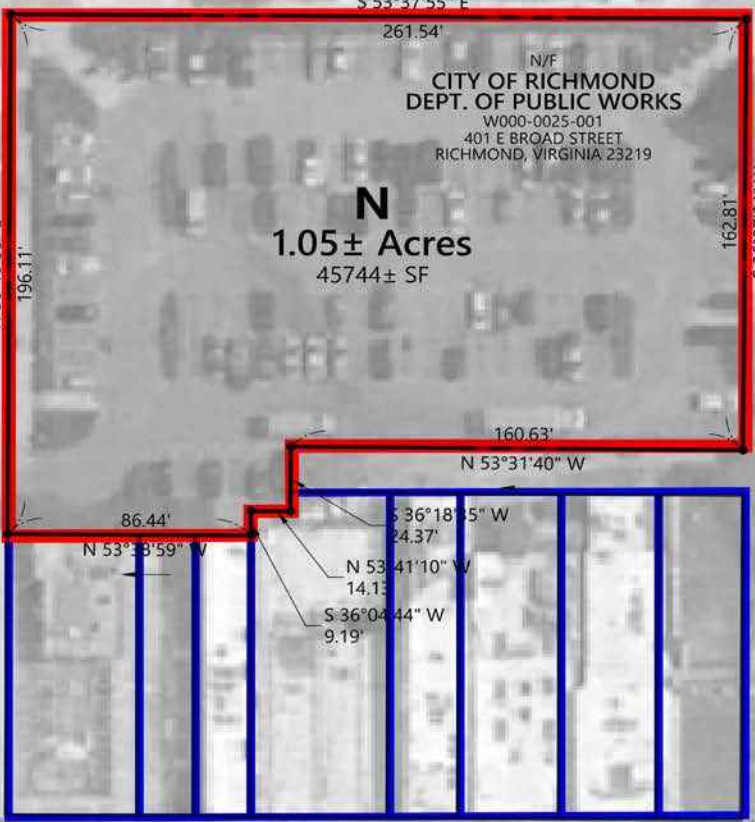
S 36°18'35" W
24.37'

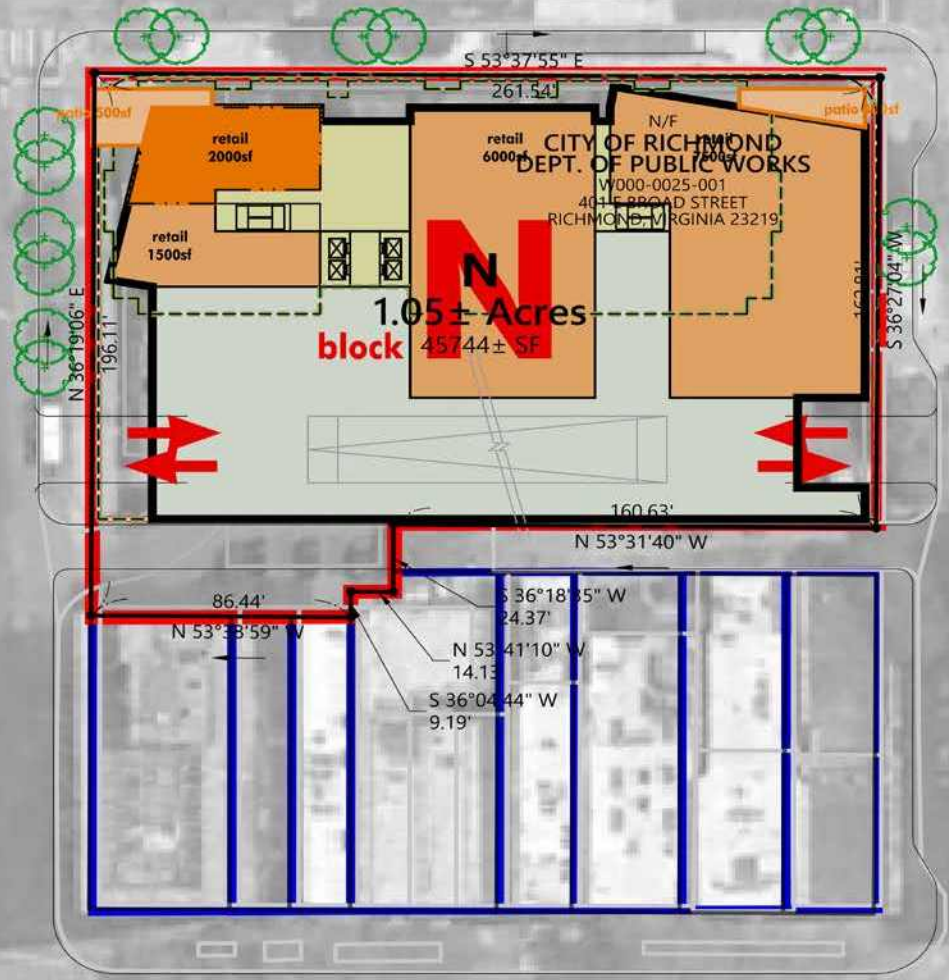
N 53°41'10" W
14.13'

S 36°04'44" W
9.19'

Grace Street







E. Grace Street

S 53°36'05" E

260.80'

N/F
CITY OF RICHMOND
DEPT. OF PUBLIC WORKS
W000-0008-001
609 E GRACE STREET
RICHMOND, VIRGINIA 23219

U

1.63 ± Acres

71154 ± SF

219.10'

S 36°28'08" W

6th Street

N 36°22'48" E

327.35'

7th Street

76.71'

53.06'

N 53°37'12" W

N 53°37'11" W

N 36°29'54" E

1.01'

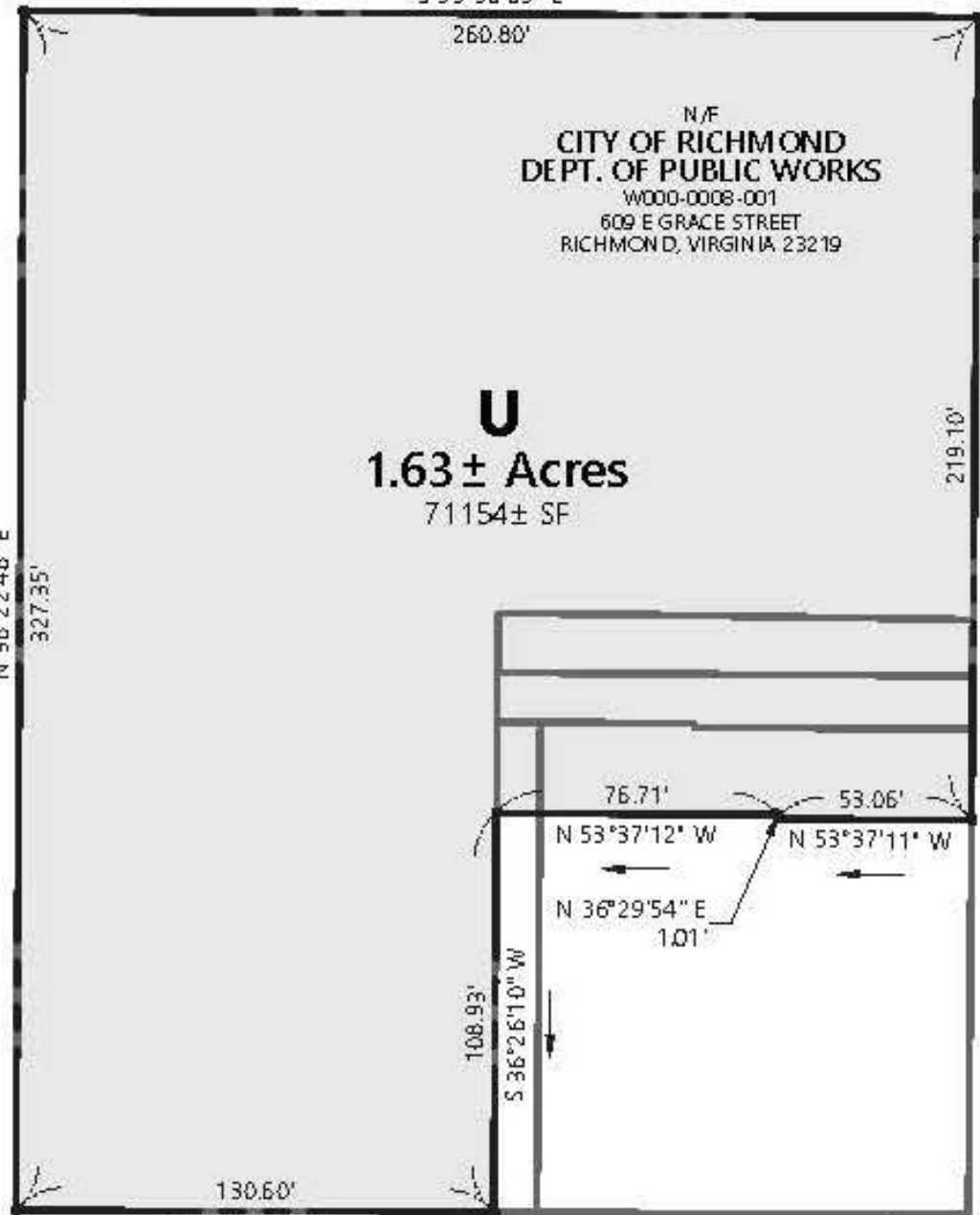
108.93'

S 36°26'10" W

130.60'

N 53°43'45" W

E. Franklin Street



S 53°36'05" E
260.80'

N/F
CITY OF RICHMOND
DEPT. OF PUBLIC WORKS
W000-0008-001
609 E GRACE STREET
RICHMOND, VIRGINIA 23219

U
1.63± Acres
71154± SF

N 36°22'48" E
327.35'

S 36°28'08" W
219.10'

76.71'
53.06'
N 53°37'12" W
N 53°37'11" W
N 36°30'54" E
1.01'
108.93'
S 36°26'10" W

130.60'
N 53°43'45" W

L E I G H T S T R E E T

C L A Y S T R E E T

M A R S H A L L S T R E E T

5th

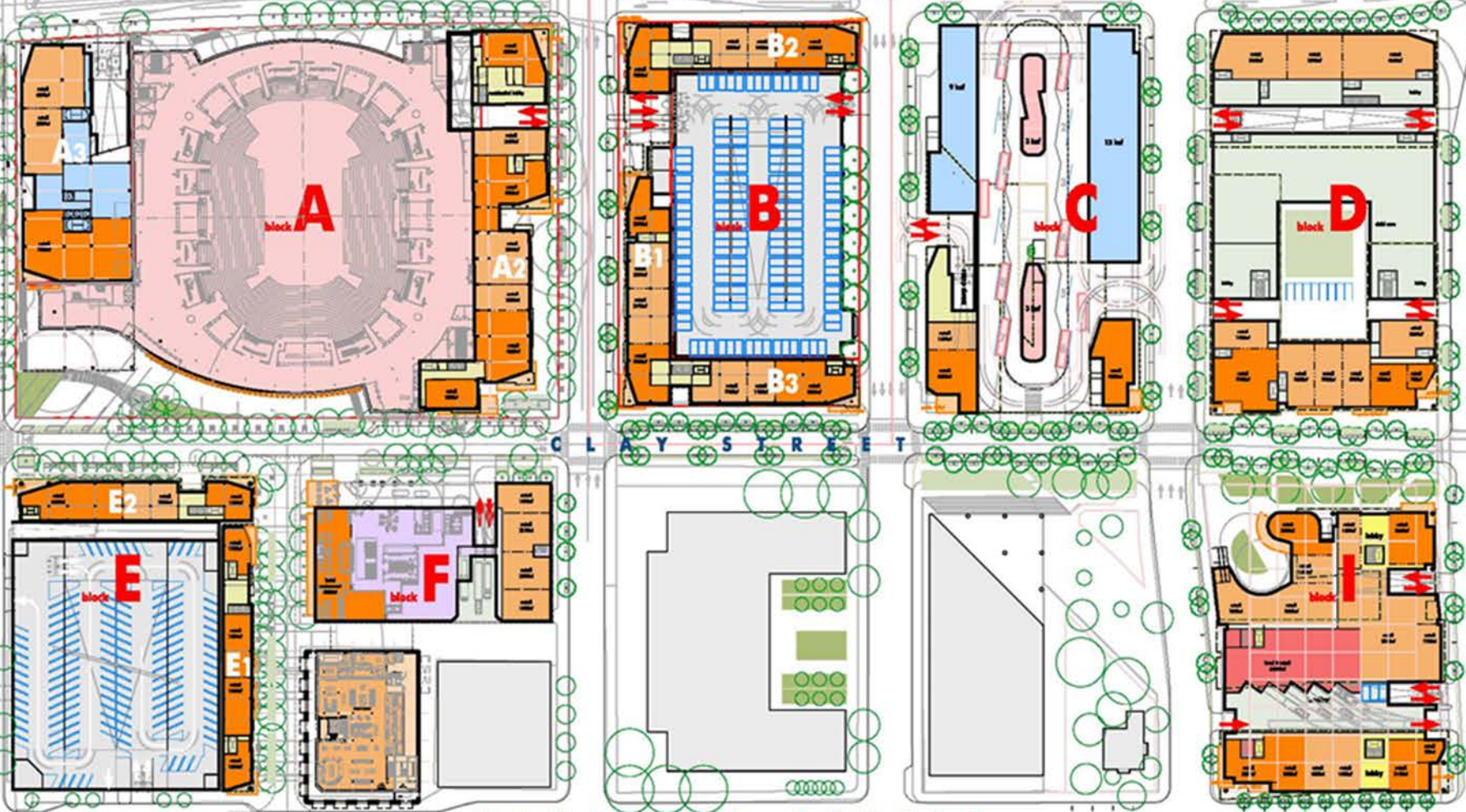
6th

7th

8th

9th

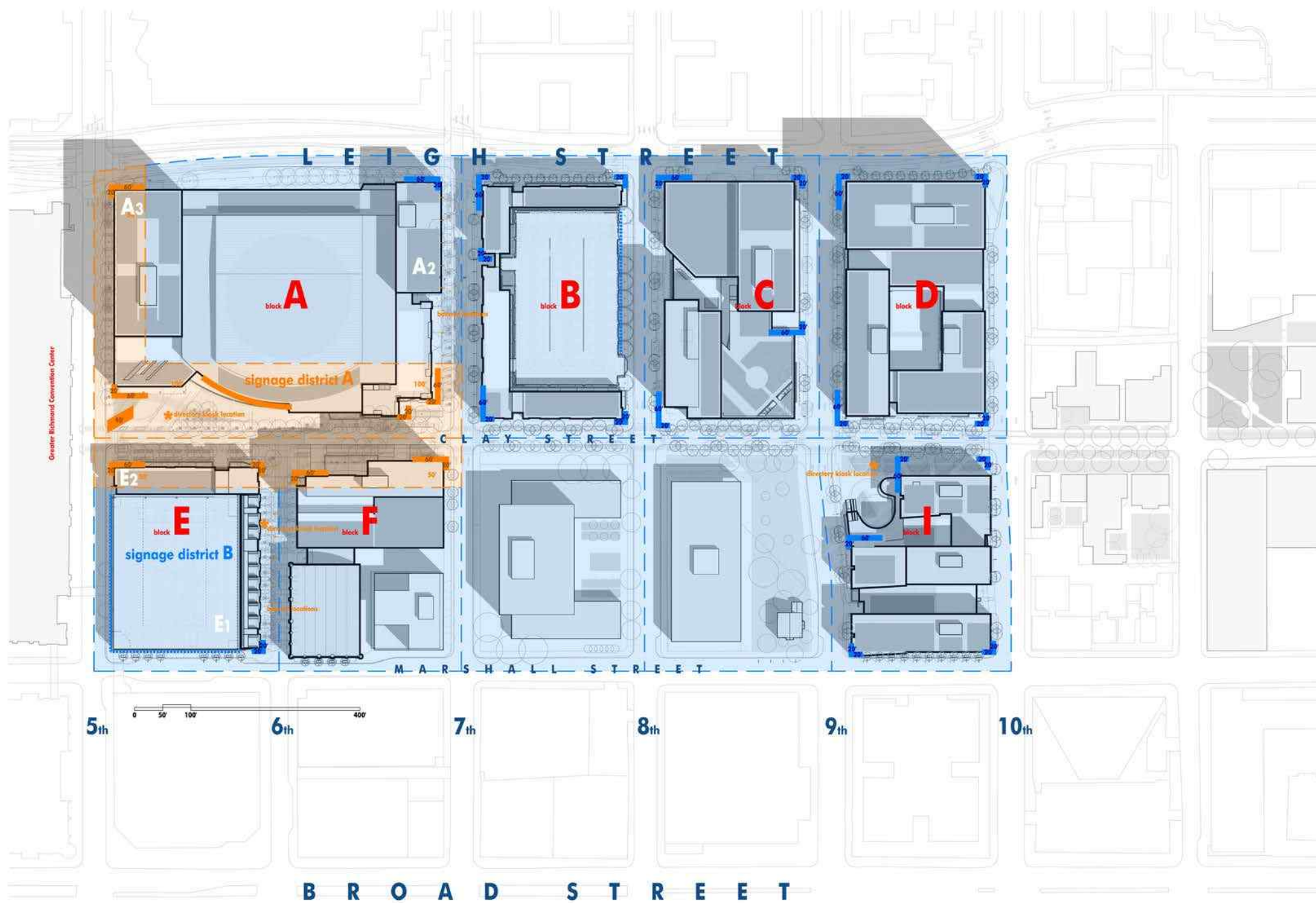
10th

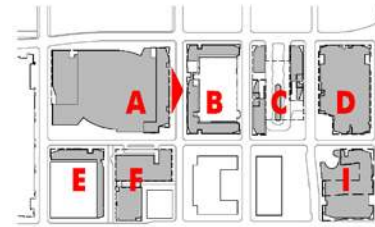


- retail
- hotel
- residential
- office



Proposed Expanded CM District





POTENTIAL DISTRICT SIGNAGE AREA SHOWN FOR ILLUSTRATION



B



LEIGH STREET

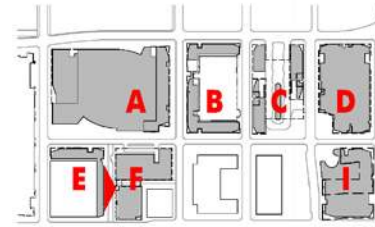
7th STREET 430'

CLAY STREET

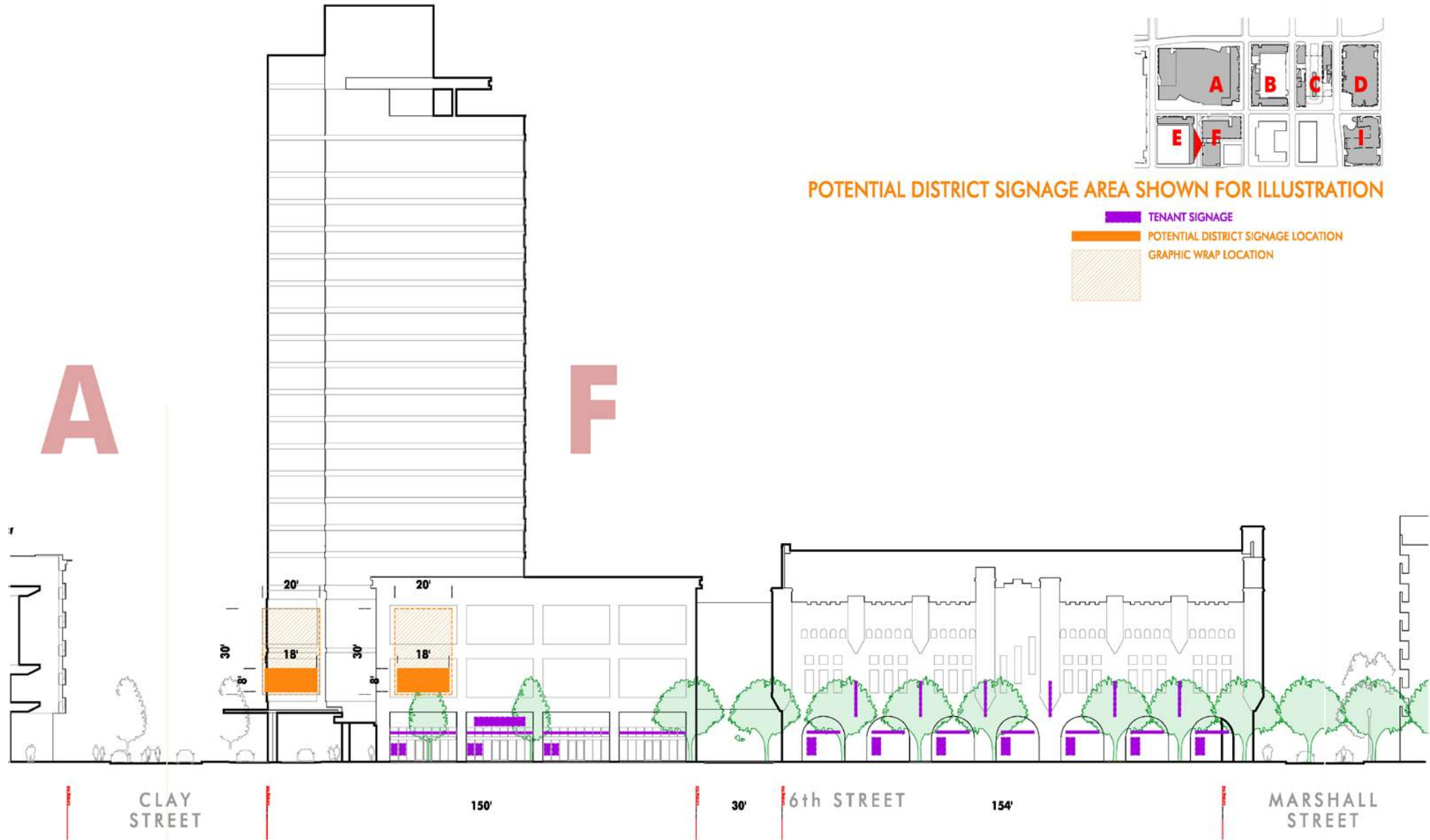
capital city redevelopment district

SIGNAGE ELEVATION
28 october 2018





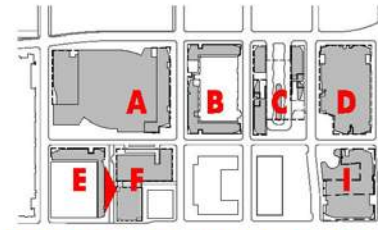
POTENTIAL DISTRICT SIGNAGE AREA SHOWN FOR ILLUSTRATION



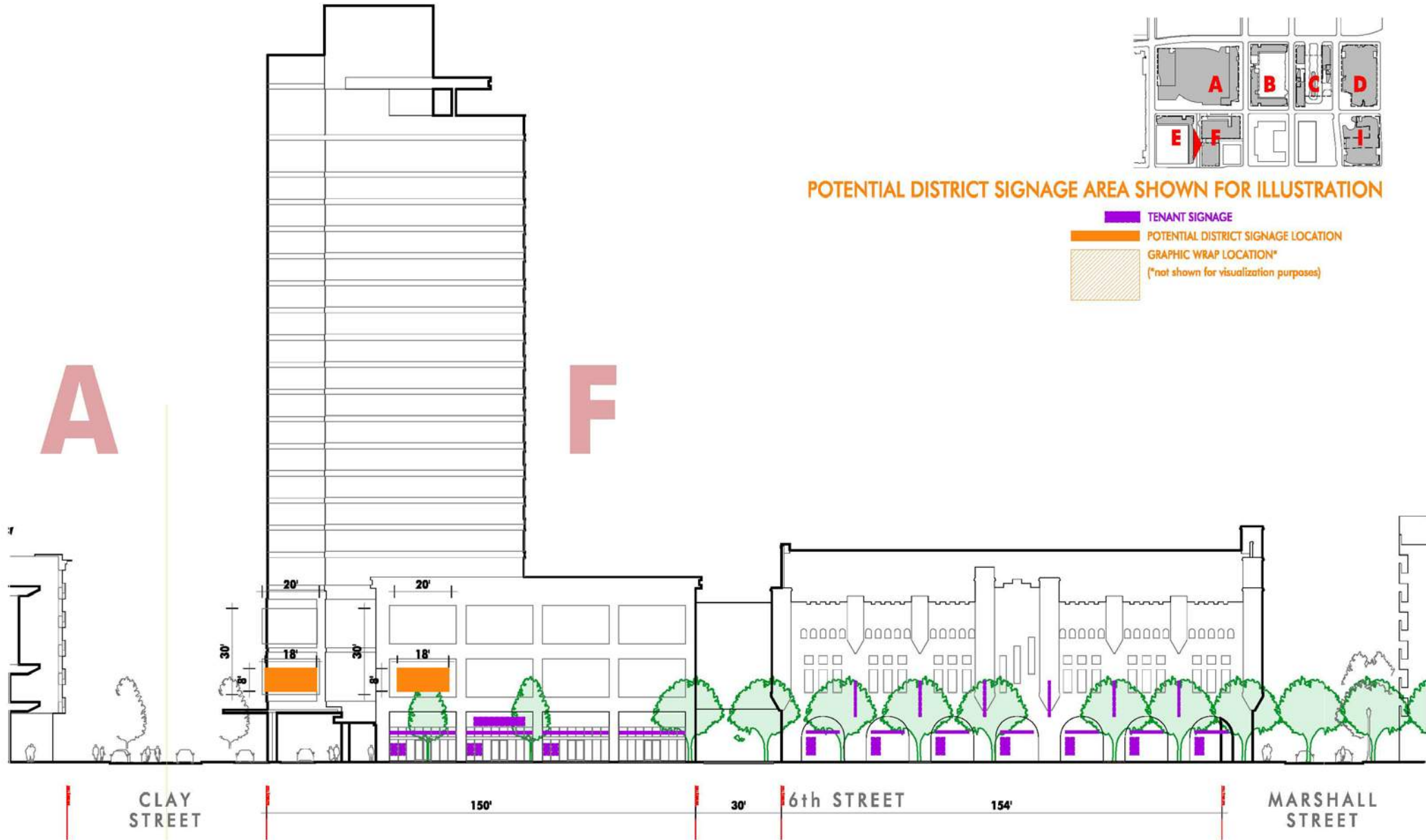
capital city redevelopment district

SIGNAGE ELEVATION
28 october 2018





POTENTIAL DISTRICT SIGNAGE AREA SHOWN FOR ILLUSTRATION



capital city redevelopment district

SIGNAGE ELEVATION
28 october 2018



Community Benefits

- Affordable Housing
 - Minority Participation
 - Clay Street Reconstructed
 - 6th Street Constructed
 - Convention Hotel
 - Room Block Agreement
 - Jobs
 - GRTC Transit Center
 - Historic Renovations
 - Blues Armory
 - Richmond Garage
 - Demolition and Defeasance of Coliseum Debt
 - Utilities – paid for by Private Development
 - Detaining more Stormwater than required
 - LEED silver
 - No City Liability
- a check
- For bonds
For management of arena and armory
For maintenance of the arena or armory



410 SPACES

5th

6th

7th

8th

9th

10th

620 SPACES

BROAD STREET

PULSE CONVENTION CENTER



PULSE GOVERNMENT CENTER

PULSE VCU MEDICAL CENTER



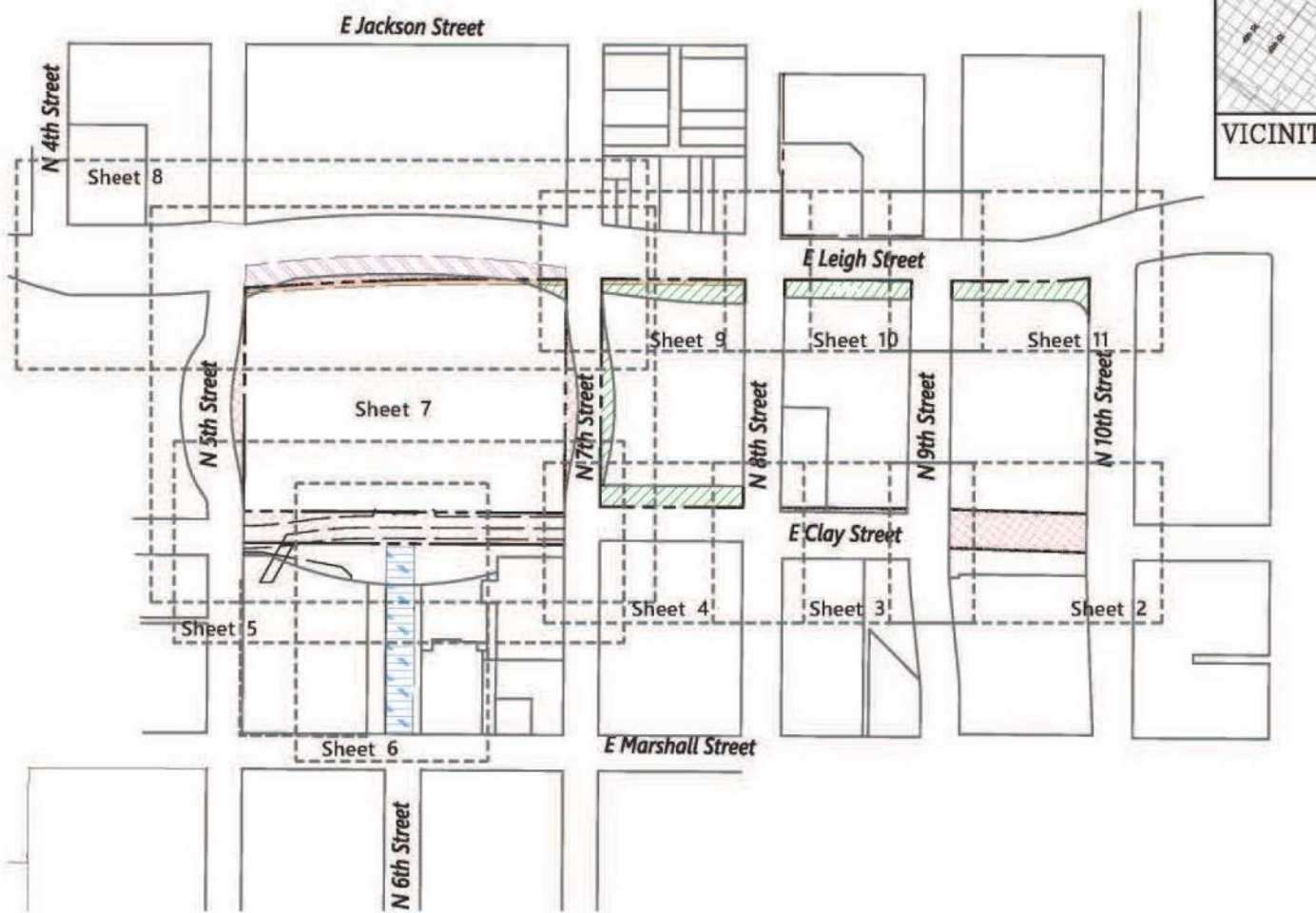
-586 SURFACE SPACES REPLACED BY DEVELOPMENT

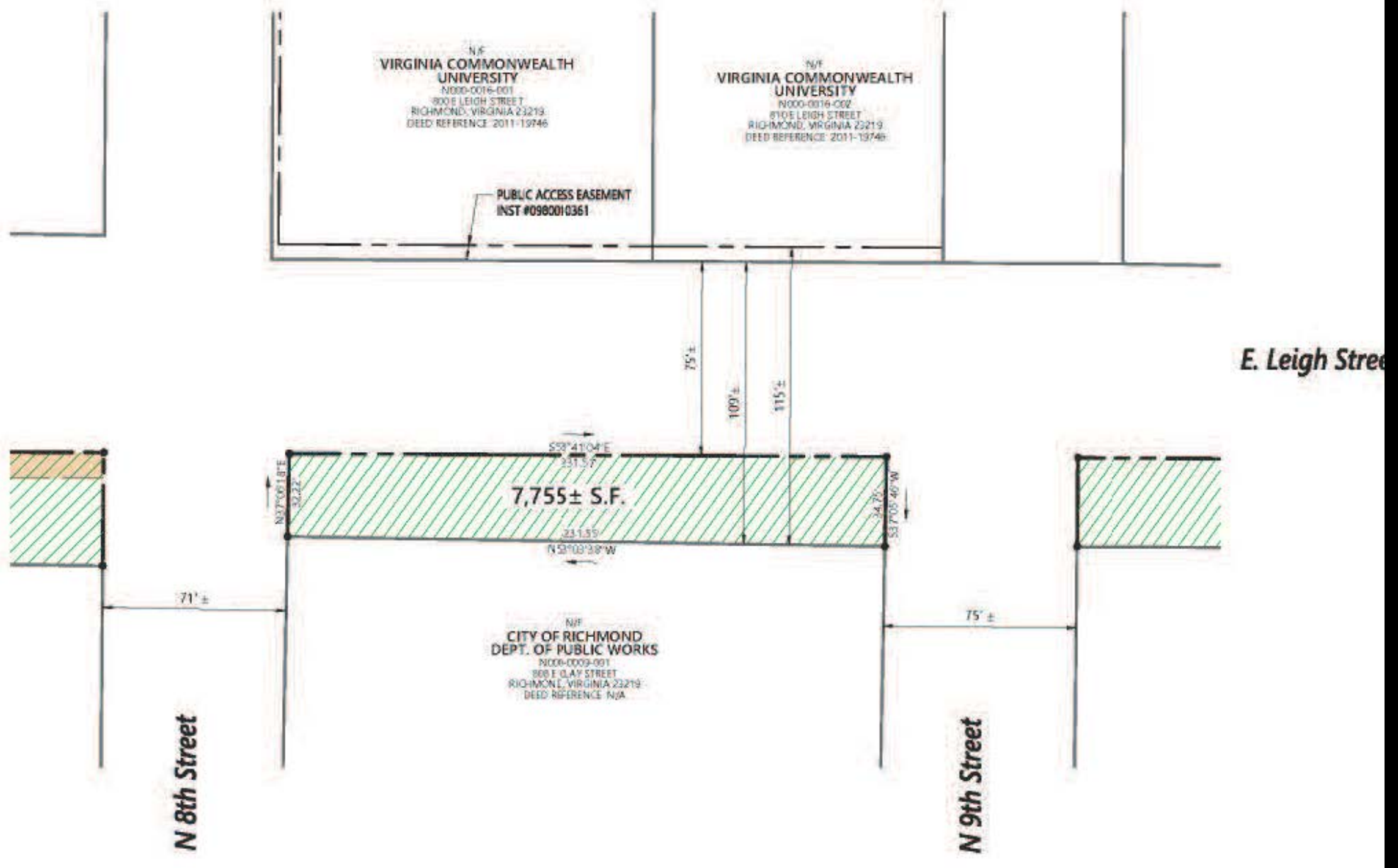
4050 NEW PARKING SPACES

3150 EXISTING PARKING SPACES REMAIN

Legend

- RIGHT OF WAY CLOSURE
- RIGHT STREET ENCROACHMENT
- RIGHT OF WAY DEDICATION
- RIGHT OF WAY DEDICATION WITH FULL WIDTH ENCROACHMENT
- ACCESS EASEMENT
- PEDESTRIAN ACCESS EASEMENT





N/F
VIRGINIA COMMONWEALTH
UNIVERSITY
N000-0016-001
800 E LEIGH STREET
RICHMOND, VIRGINIA 23219
DEED REFERENCE 2011-19746

N/F
VIRGINIA COMMONWEALTH
UNIVERSITY
N000-0016-002
810 E LEIGH STREET
RICHMOND, VIRGINIA 23219
DEED REFERENCE 2011-19746

PUBLIC ACCESS EASEMENT
INST #0980010361

E. Leigh Street

S58°41'04"E
231.57'
7,755± S.F.
34.75'
S34°25'46"W
231.55'
N52°03'38"W

N 8th Street

N 9th Street

N/F
CITY OF RICHMOND
DEPT. OF PUBLIC WORKS
N006-0009-001
888 E CLAY STREET
RICHMOND, VIRGINIA 23219
DEED REFERENCE N/A

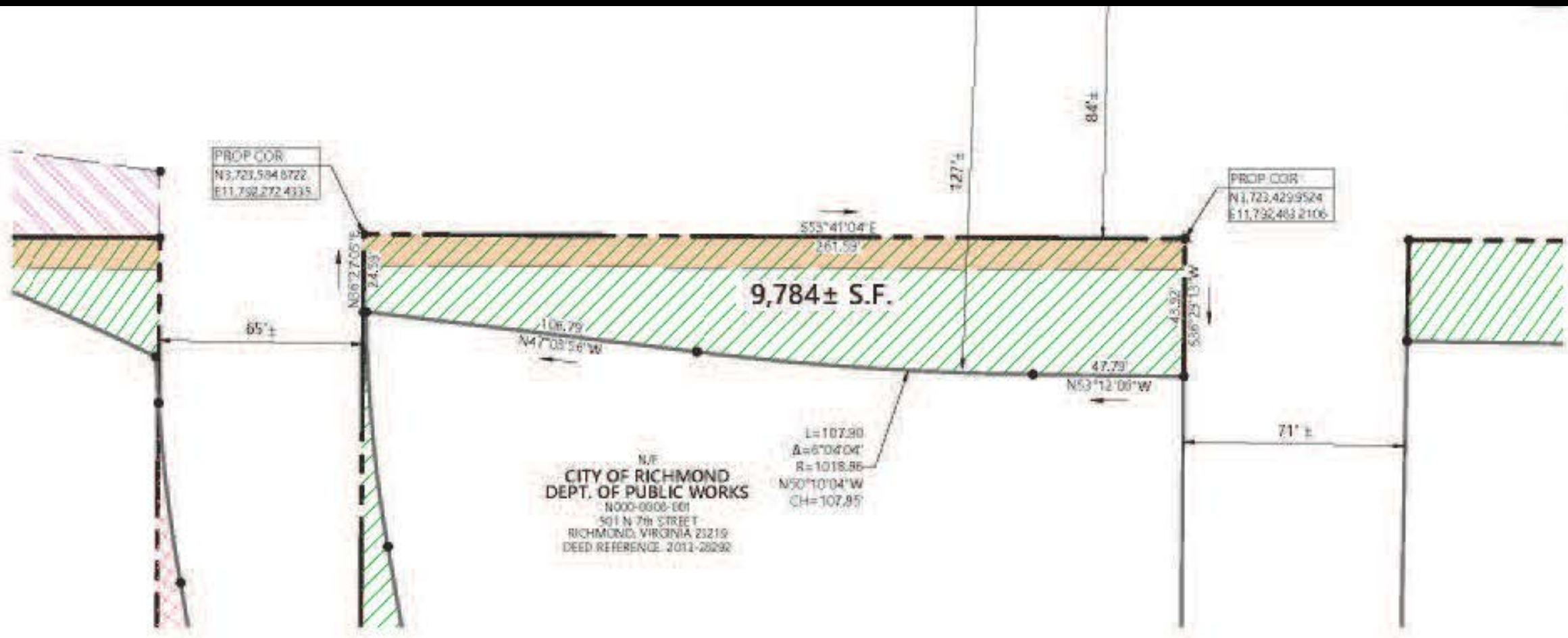
71'±

75'±

75'±

109'±

115'±



PROP COR
 N3,723,594.8722
 E11,792,272.4335

PROP COR
 N3,723,429.9524
 E11,792,483.2106

9,784± S.F.

N/F
 CITY OF RICHMOND
 DEPT. OF PUBLIC WORKS
 N000-0908-001
 501 N 7th STREET
 RICHMOND, VIRGINIA 23219
 DEED REFERENCE 2013-28292

L=107.90
 Δ=6°04'04"
 R=1018.86
 N50°10'04"W
 CH=107.95

65'±

N86°27'06"W
 24.35

106.79
 N47°03'56"W

S53°41'04"E
 261.59

127'±

84'±

47.79

N53°12'00"W

S36°25'13"W
 73.92

71'±

N/E
PHILLIP MORRIS USA
N000-0013-000
601A E JACKSON STREET
RICHMOND, VIRGINIA 23219
DEED REFERENCE: 2005-17887 AND 2005-17888

PROP COR
N3,724,049.8440
E11,791,892.8940

PROP COR
N3,723,700.7418
E11,792,275.8672

L=590.58
Δ=15°49'56"
R=2138.00
S58°37'56"E
CH=589.70

23,487± S.F.

6°20'08"E
40.00

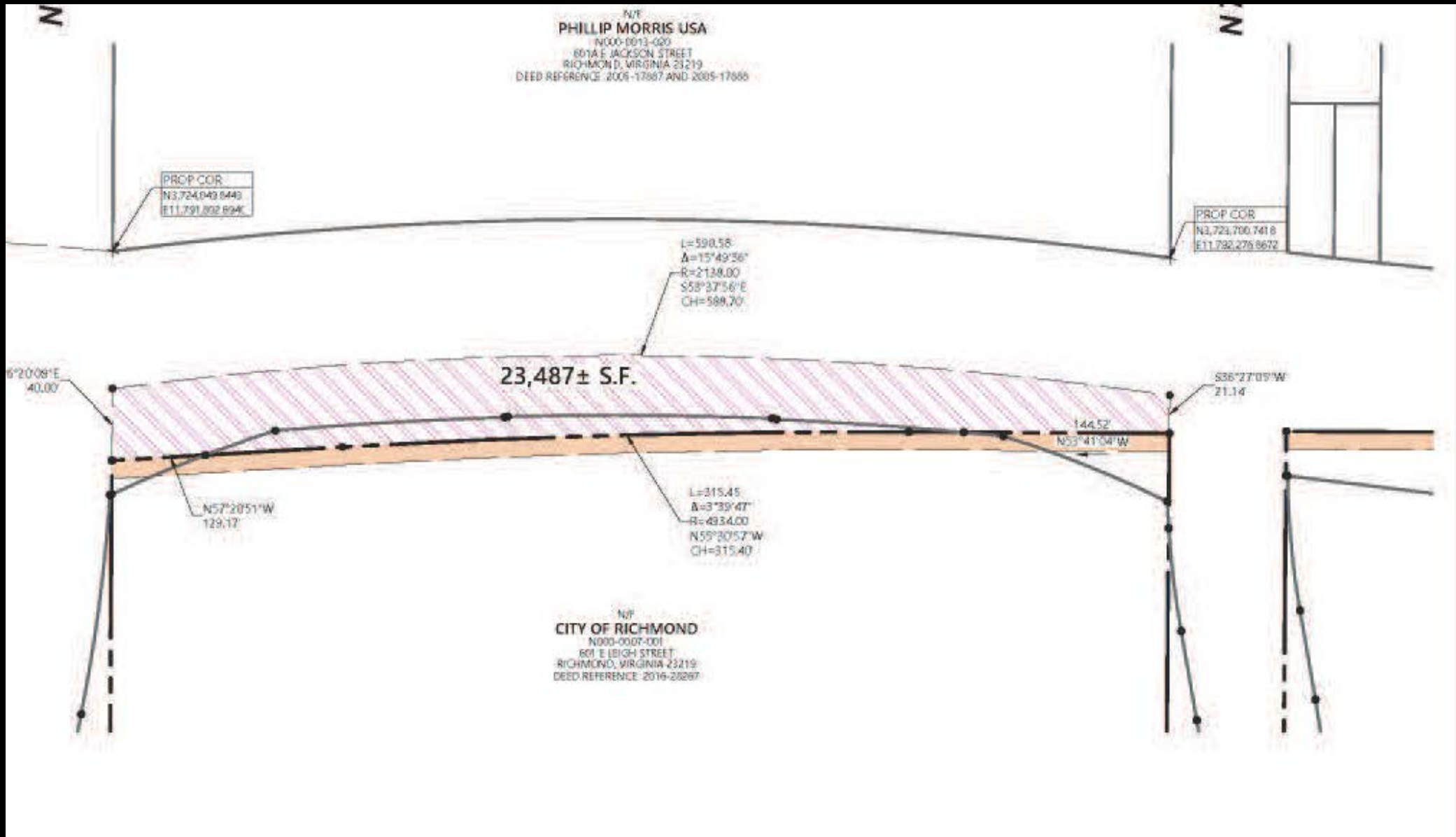
S36°27'09"W
21.14

N57°20'51"W
129.17

144.52
N53°41'04"W

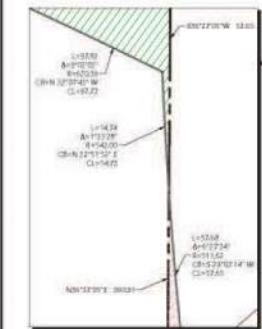
L=315.45
Δ=3°39'47"
R=4934.00
N55°30'57"W
CH=315.40

N/E
CITY OF RICHMOND
N000-0007-001
601 E BIGH STREET
RICHMOND, VIRGINIA 23219
DEED REFERENCE: 2016-28287

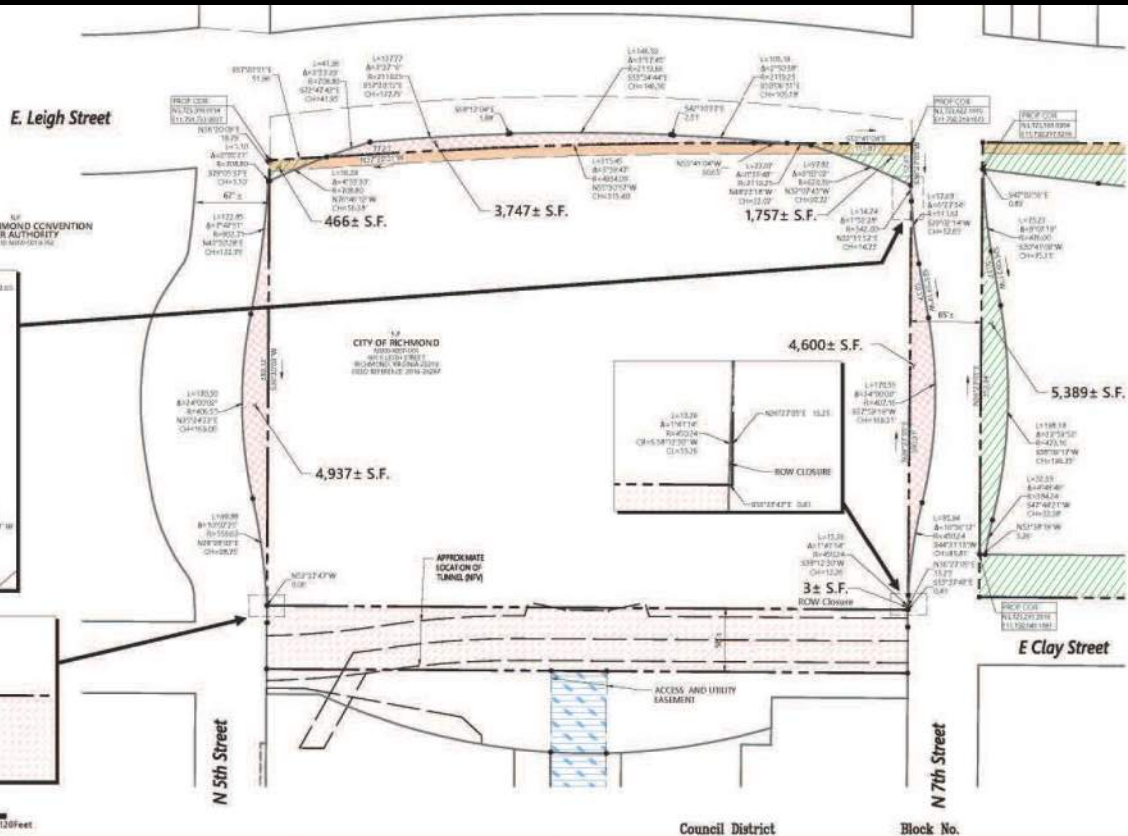


Legend

- RIGHT OF WAY BOUNDARY
- LEGAL STREET BOUNDARY
- RIGHT OF WAY BOUNDARY
- RIGHT OF WAY BOUNDARY WITH FILE WITHIN PROCEEDINGS
- ACCESS EASEMENT
- INTERIM ACCESS EASEMENT



Saved Tuesday, July 21, 2015 7:10:12 AM HERRICK, Richard [unclear], July 21, 2015 7:14:04 AM HERRICK, Mike



- NOTES**
1. Property owners correct as of _____
 2. Ordinance _____
 3. Adopted _____
 4. Accepted _____

REFERENCES: _____

REVISIONS:

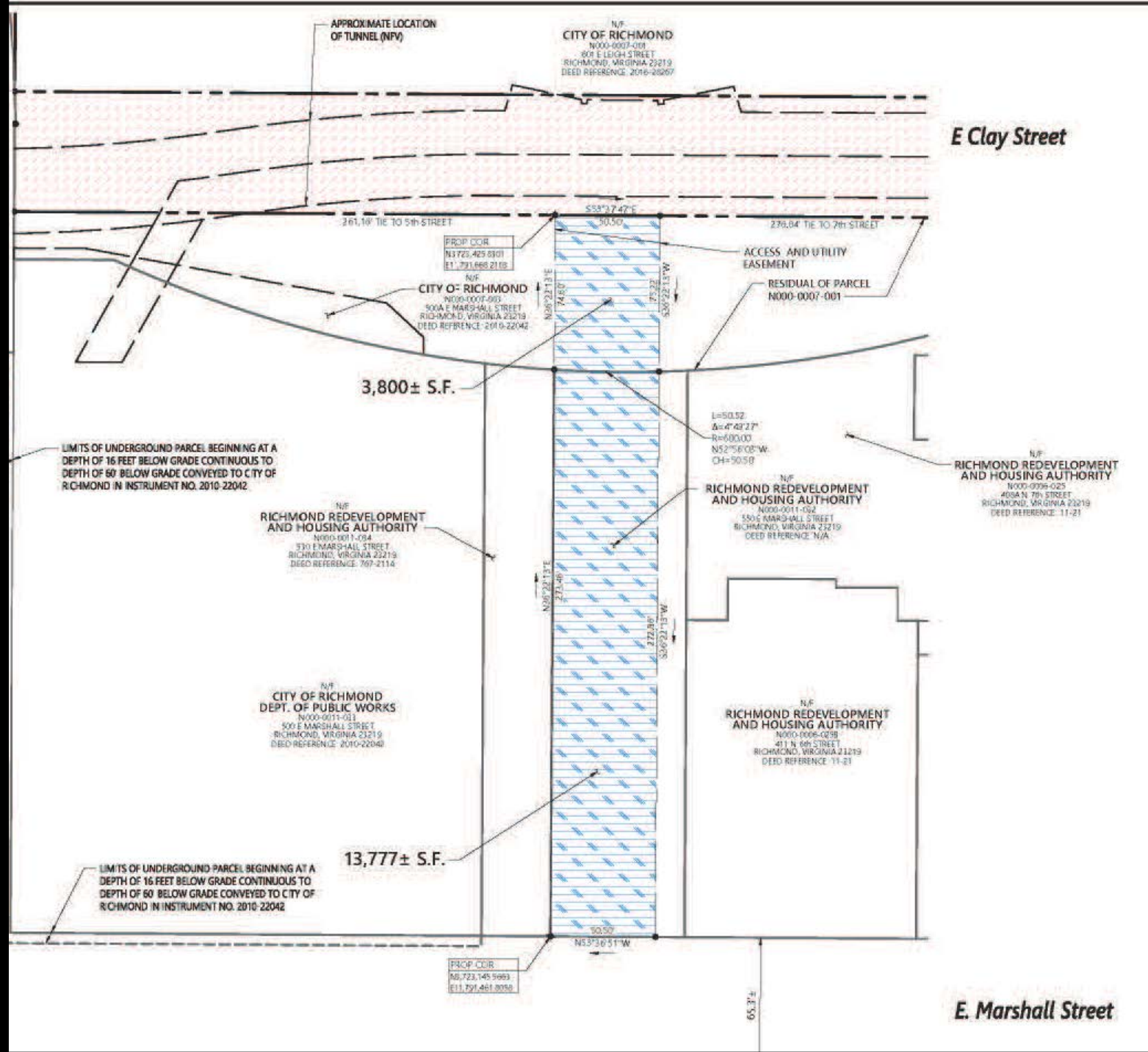
115 South 15th Street
Suite 200
Richmond, VA 23219
804.542.7100

Surveys Division, Room 800 City Hall
900 E. Broad Street, Richmond, Va. 23219

DEPARTMENT OF PUBLIC WORKS
RICHMOND, VIRGINIA

**North of Broad Redevelopment
Right of Way Exhibit**

DRAWN BY: MSB	FIELD NOTE	SCALE	DATE	PROJECT	DPW DWG #
CHECKED BY: K31		1"=60'	July 22, 2019		N-28048
					SHEET 7 OF 11



APPROXIMATE LOCATION OF TUNNEL (NPV)

N/F
CITY OF RICHMOND
N000-0007-001
801 E LEIGH STREET
RICHMOND, VIRGINIA 23219
DEED REFERENCE: 2016-20267

E Clay Street

261.16' TIE TO 5th STREET

S58°17'47"E

270.04' TIE TO 7th STREET

PROP. COR.
N1723.425 8901
E11.791,686 2118

N/F
CITY OF RICHMOND
N000-0007-003
500 E MARSHALL STREET
RICHMOND, VIRGINIA 23219
DEED REFERENCE: 2010-22042

ACCESS AND UTILITY EASEMENT
RESIDUAL OF PARCEL N000-0007-001

3,800± S.F.

LIMITS OF UNDERGROUND PARCEL BEGINNING AT A DEPTH OF 16 FEET BELOW GRADE CONTINUOUS TO DEPTH OF 60' BELOW GRADE CONVEYED TO CITY OF RICHMOND IN INSTRUMENT NO. 2010-22042

N/F
RICHMOND REDEVELOPMENT AND HOUSING AUTHORITY
N000-0011-094
330 E MARSHALL STREET
RICHMOND, VIRGINIA 23219
DEED REFERENCE: 767-2114

L=50.52
Δ=4°43'27"
R=600.00
NS2°56'08"W
CH=50.58

N/F
RICHMOND REDEVELOPMENT AND HOUSING AUTHORITY
N000-0011-092
550 E MARSHALL STREET
RICHMOND, VIRGINIA 23219
DEED REFERENCE: N/A

N/F
RICHMOND REDEVELOPMENT AND HOUSING AUTHORITY
N000-0006-025
405A N 7th STREET
RICHMOND, VIRGINIA 23219
DEED REFERENCE: 11-21

N/F
CITY OF RICHMOND DEPT. OF PUBLIC WORKS
N000-0011-011
500 E MARSHALL STREET
RICHMOND, VIRGINIA 23219
DEED REFERENCE: 2010-22042

N/F
RICHMOND REDEVELOPMENT AND HOUSING AUTHORITY
N000-0006-029B
411 N 6th STREET
RICHMOND, VIRGINIA 23219
DEED REFERENCE: 11-21

13,777± S.F.

LIMITS OF UNDERGROUND PARCEL BEGINNING AT A DEPTH OF 16 FEET BELOW GRADE CONTINUOUS TO DEPTH OF 60' BELOW GRADE CONVEYED TO CITY OF RICHMOND IN INSTRUMENT NO. 2010-22042

PROP. COR.
A6,723,145 5963
E11.791,461,8058

N53°36'51"W

F.E. 39

E. Marshall Street

SEE SHEET 7 FOR ADDITIONAL RIGHT
OF WAY DEDICATION FOR PARCEL
N000-0007-001

N/F
CITY OF RICHMOND
N000-0007-001
801 E LEIGH STREET
RICHMOND, VIRGINIA 23219
DEED REFERENCE: 2016-26267

APPROXIMATE LOCATION
OF TUNNEL (N/F)

34,078± S.F.

L=15.86
Δ=2°01'05"
R=450.14
S56°21'21"W
CH=15.86'

PROP COR
N1,723,232.1920
E11,791,891.1354

N36°30'09"E
42.33'

S53°36'41"E
0.39'

S36°25'34"W
42.14'

N53°37'47"W 587.70

N/F
CITY OF RICHMOND
N000-0007-003
500A E MARSHALL STREET
RICHMOND, VIRGINIA 23219
DEED REFERENCE: 2010-22042

ACCESS AND UTILITY
EASEMENT

RESIDUAL OF PARCEL
N000-0007-001

LIMITS OF UNDERGROUND PARCEL BEGINNING AT A
DEPTH OF 16 FEET BELOW GRADE CONTINUOUS TO
DEPTH OF 30' BELOW GRADE CONVEYED TO CITY OF
RICHMOND IN INSTRUMENT NO. 2010-22042

N/F
CITY OF RICHMOND
DEPT. OF PUBLIC WORKS
N000-0011-002
500E MARSHALL STREET
RICHMOND, VIRGINIA 23219
DEED REFERENCE: 2010-22042

N/F
RICHMOND REDEVELOPMENT
AND HOUSING AUTHORITY
N000-0011-034
530 E MARSHALL STREET
RICHMOND, VIRGINIA 23219
DEED REFERENCE: 767-2114

N/F
RICHMOND REDEVELOPMENT
AND HOUSING AUTHORITY
N000-0011-032
590 E MARSHALL STREET
RICHMOND, VIRGINIA 23219
DEED REFERENCE: N/A

N/F
RICHMOND REDEVELOPMENT
AND HOUSING AUTHORITY
N000-0006-025
405A N 7TH STREET
RICHMOND, VIRGINIA 23219
DEED REFERENCE: 11-21

N/F
RICHMOND REDEVELOPMENT
AND HOUSING AUTHORITY
N000-0006-004
405 N 7TH STREET
RICHMOND, VIRGINIA 23219
DEED REFERENCE: 762-1104

N 7th Street

Council District

Block No.

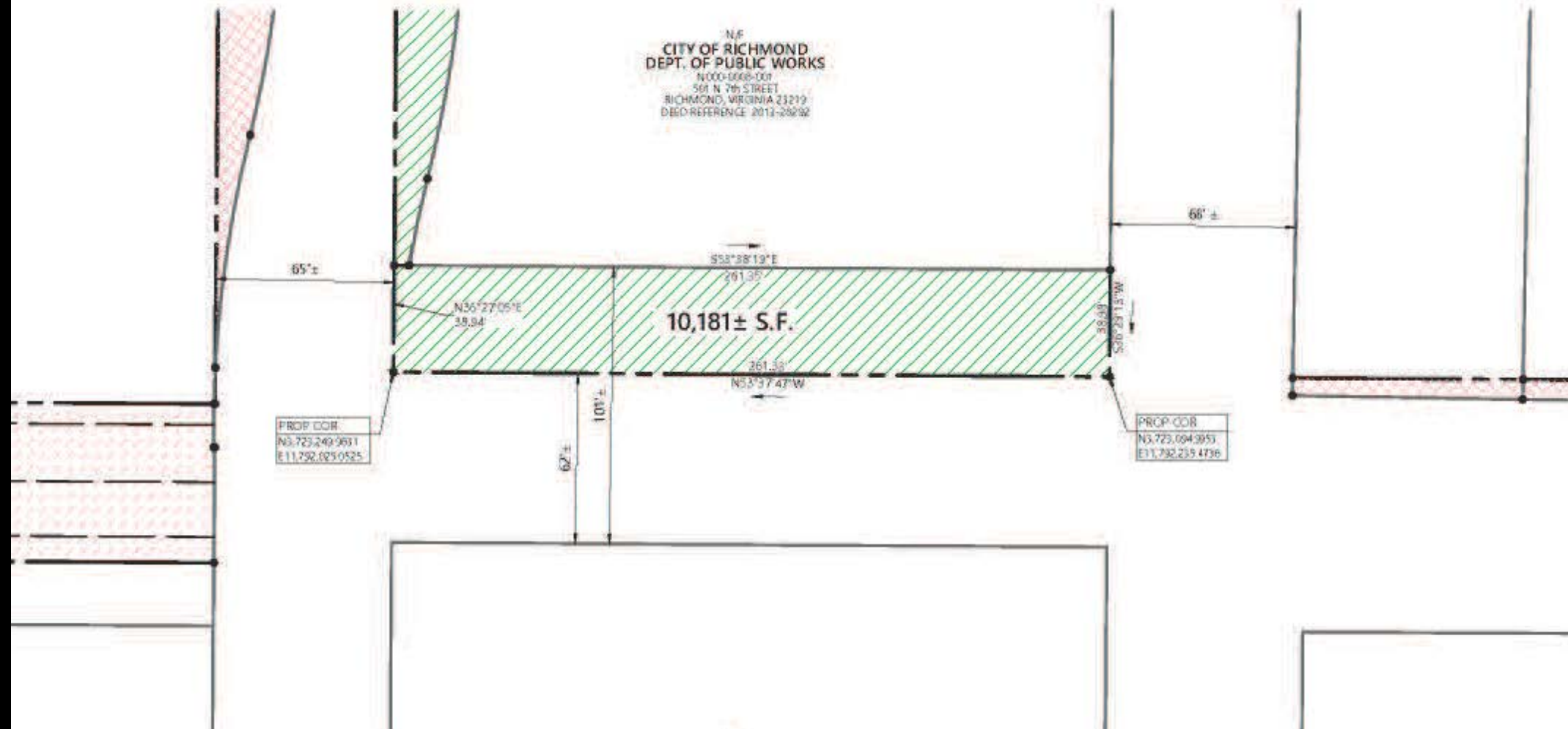
40 80 Feet

N/F
CITY OF RICHMOND
DEPT. OF PUBLIC WORKS
N000-0008-001
501 N 7th STREET
RICHMOND, VIRGINIA 23219
D.B.O. REFERENCE: 2013-28292

PROP. COR.
N3.723.249.9631
E11.292.025.0525

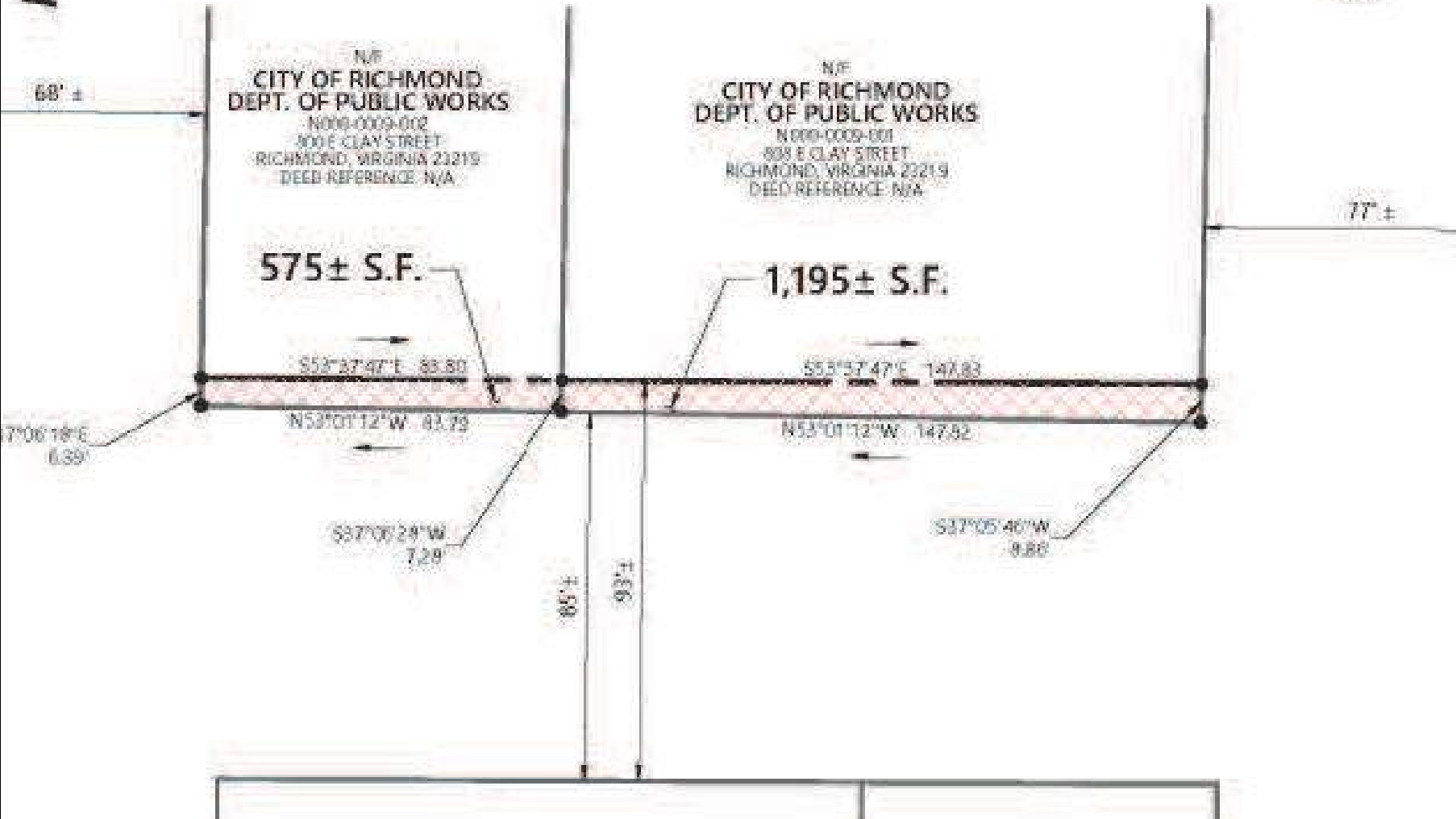
PROP. COR.
N3.723.094.3953
E11.792.235.4736

10,181± S.F.



N 8th St

N 9th St



N 9th

N 10th

N/F
CITY OF RICHMOND
DEPT. OF PUBLIC WORKS
E000-0235-001
500 N 10th Street
RICHMOND, VIRGINIA, 23219
DEED REFERENCE: N/A

77' ±

87' ±

17,845 ± S.F.

RESIDUAL OF PARCEL
E000-0235-001

N/F
ADVANTAGE RICHMOND
CORPORATION
E000-0235-000
500 E MARSHALL STREET
RICHMOND, VIRGINIA 23219
DEED REFERENCE: JL 2003-17048

N36°17'50"E
70.52'

70.5' ±

70.52'
S38°36'42"W

S52°07'11"E
253.12'

253.15'
N52°07'11"W

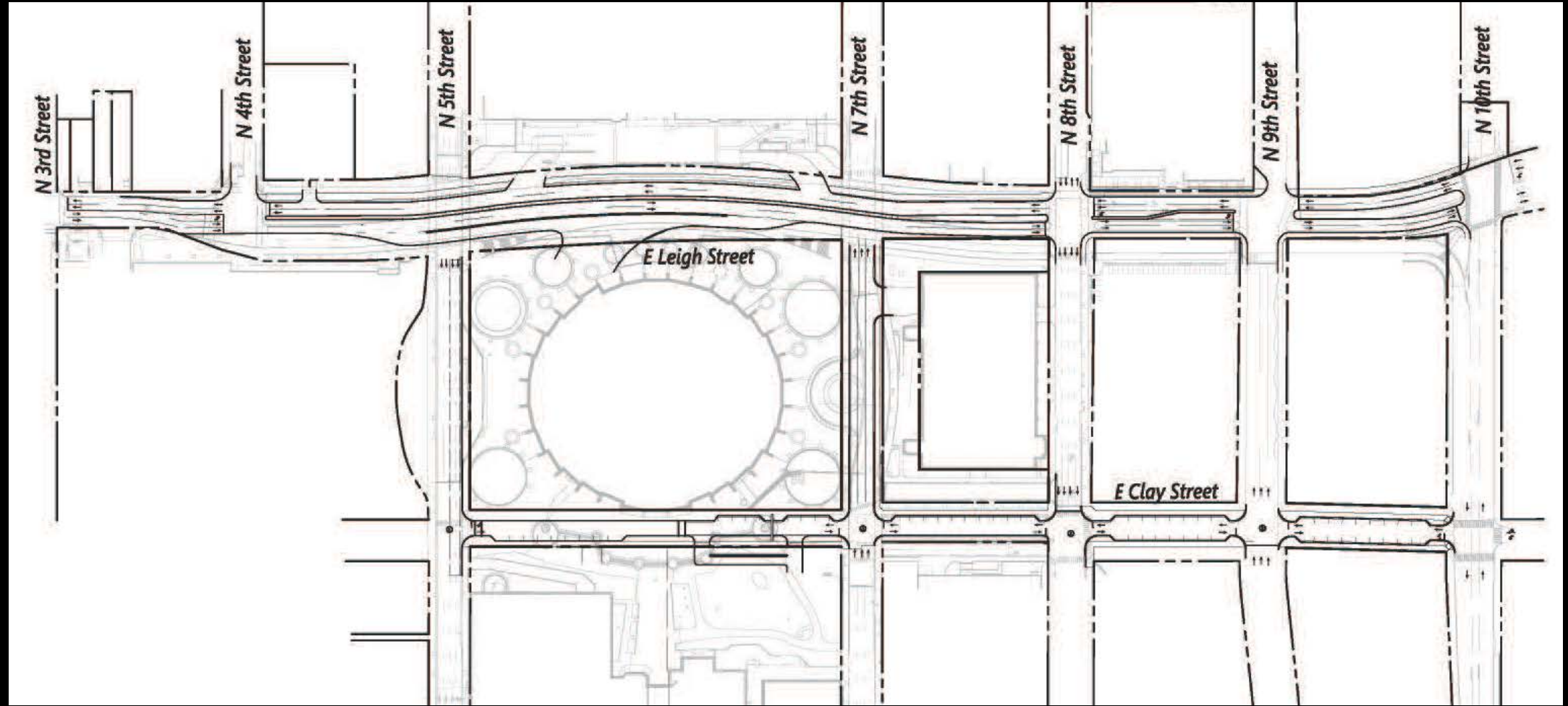
S36°37'56"W
21.04'

S36°36'42"W
21.11'

S35°42'40"W
21.07'

L=53.41
Δ=5°40'41"
R=331.20
S35°36'48"W
CH=33.40

47.7' ±

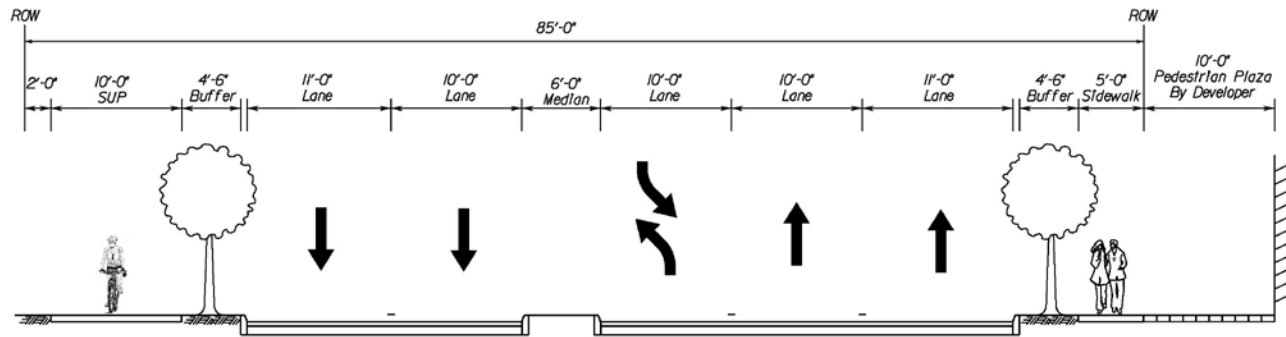
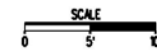




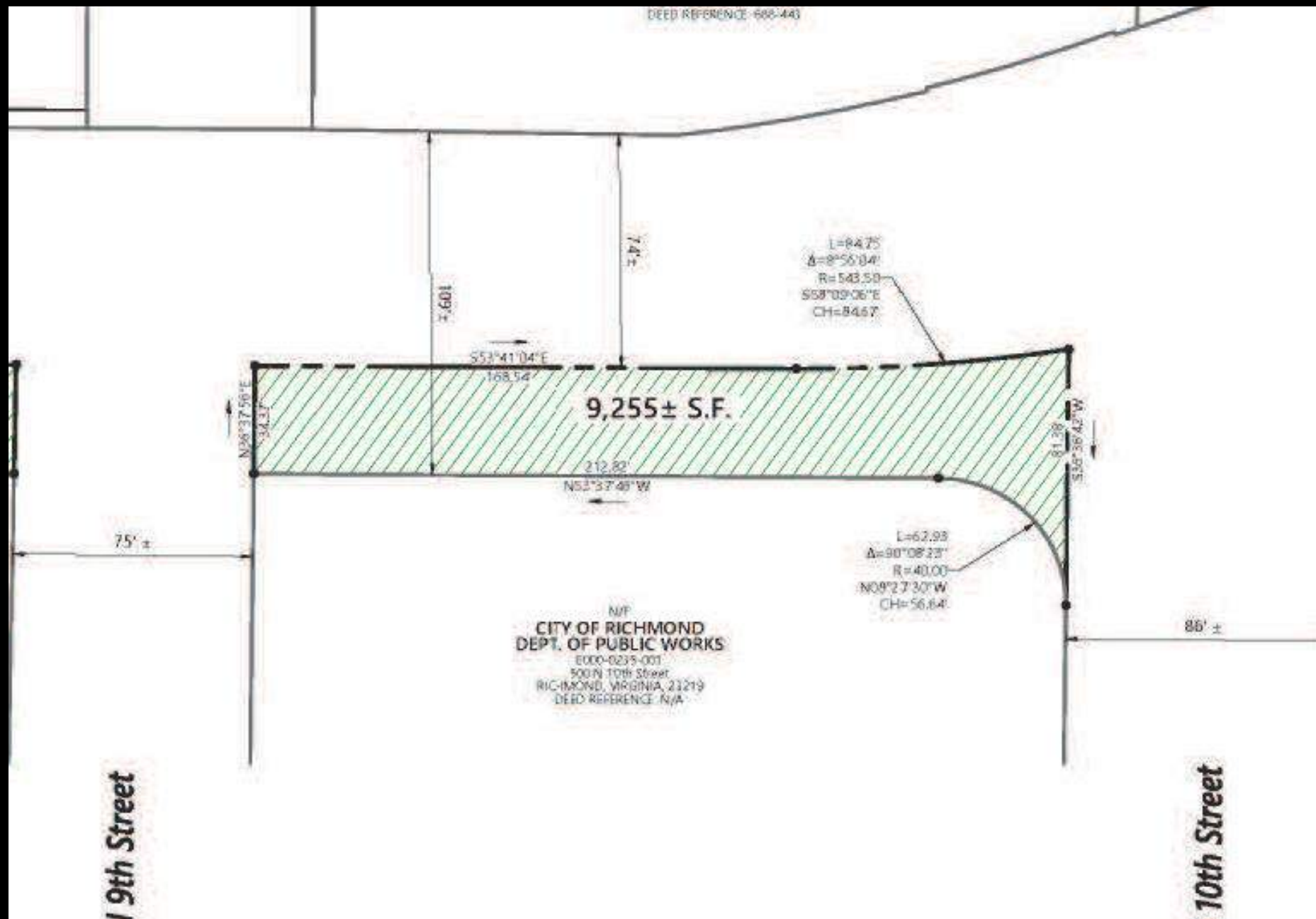
115 South 15th Street
Suite 200
Richmond, VA 23219
804.343.7100

E. Leigh Street Improvements

Richmond, Virginia



Proposed Typical Section
E. Leigh Street



9,255± S.F.

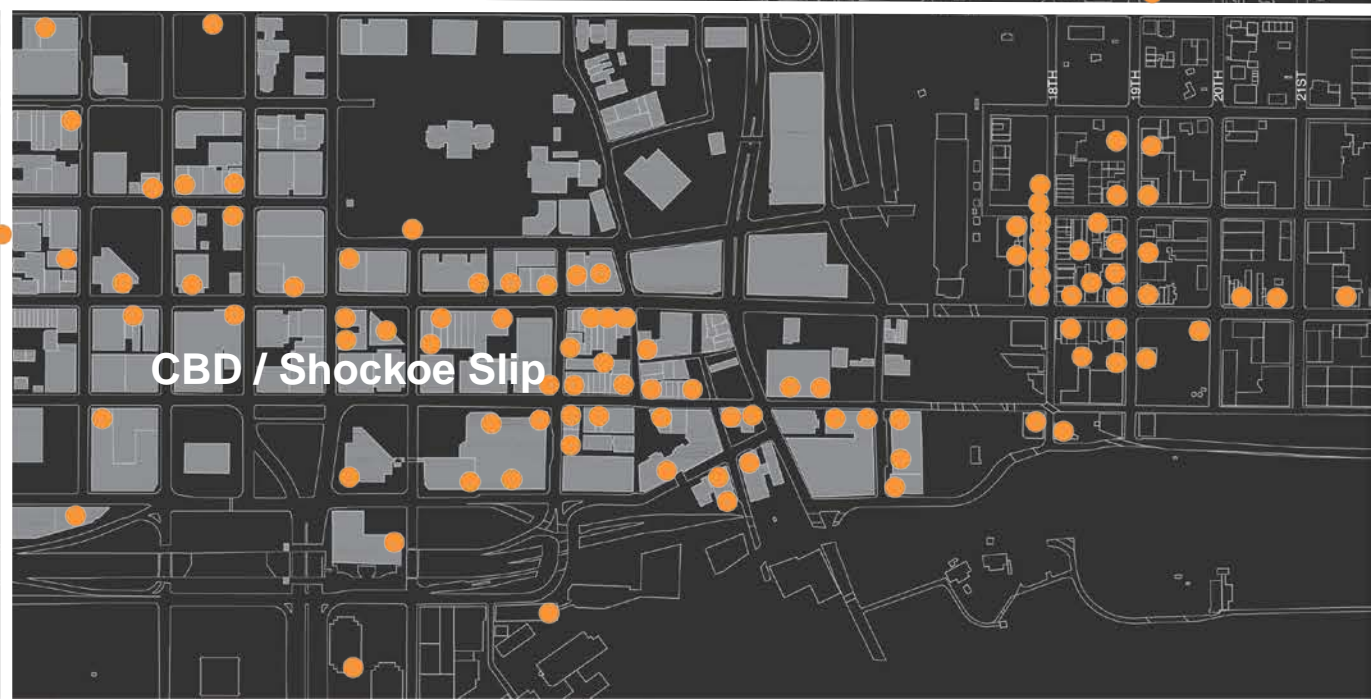
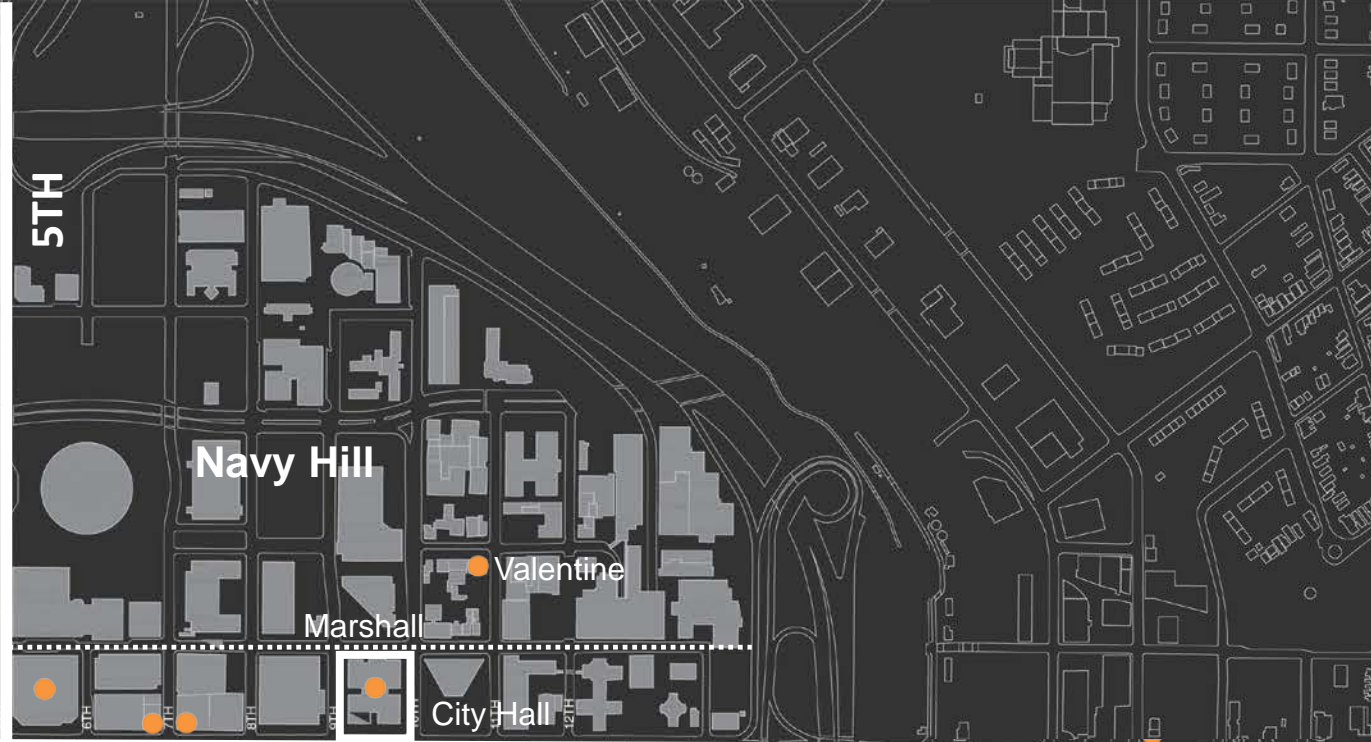
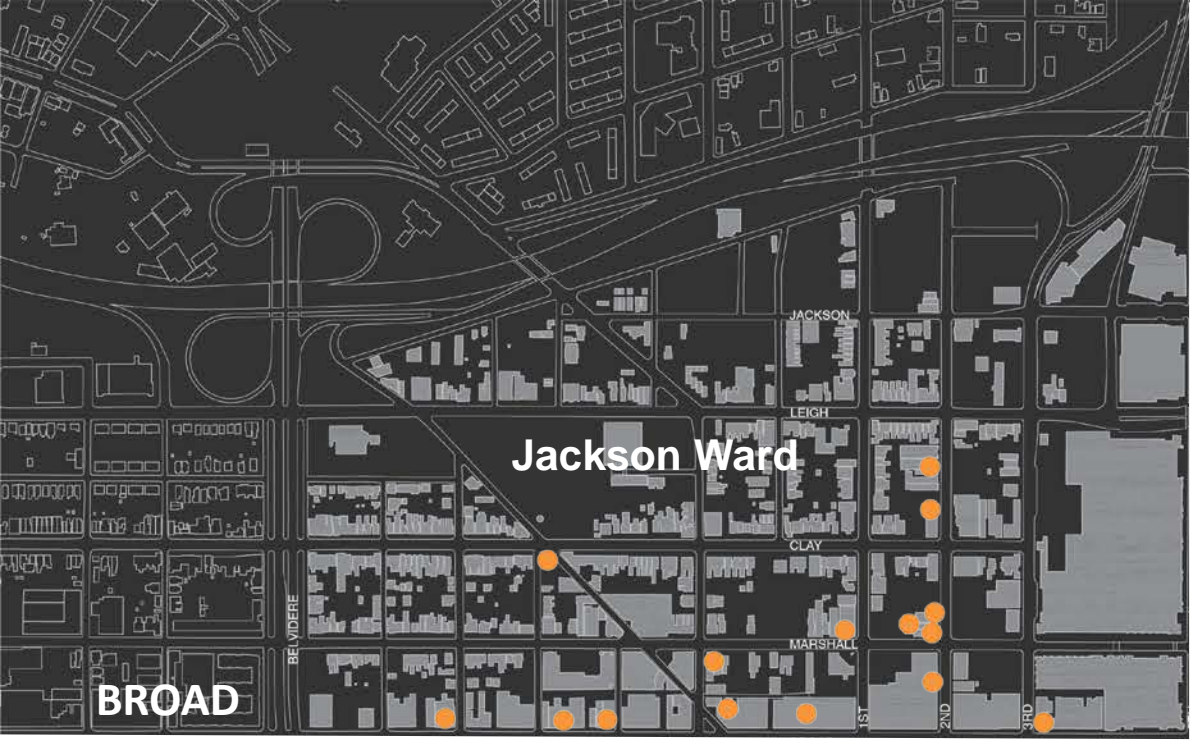
$L=84.75$
 $\Delta=8^{\circ}55'04"$
 $R=543.58$
 $S58^{\circ}09'06"E$
 $CH=84.67$

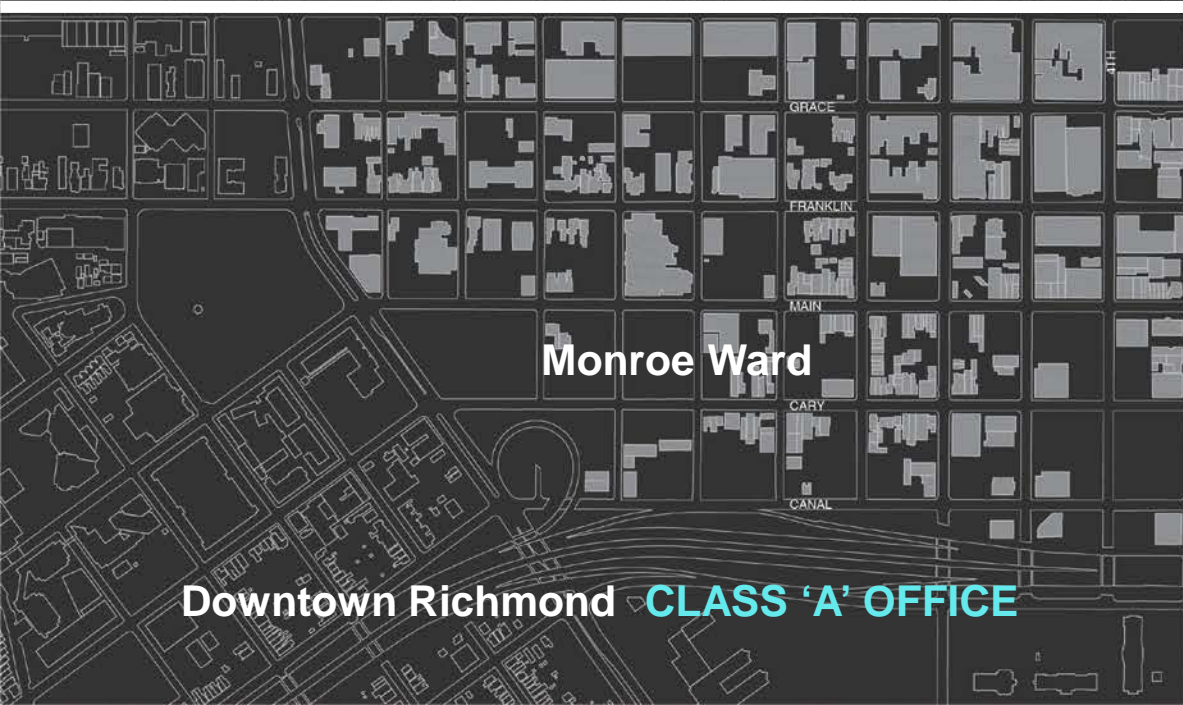
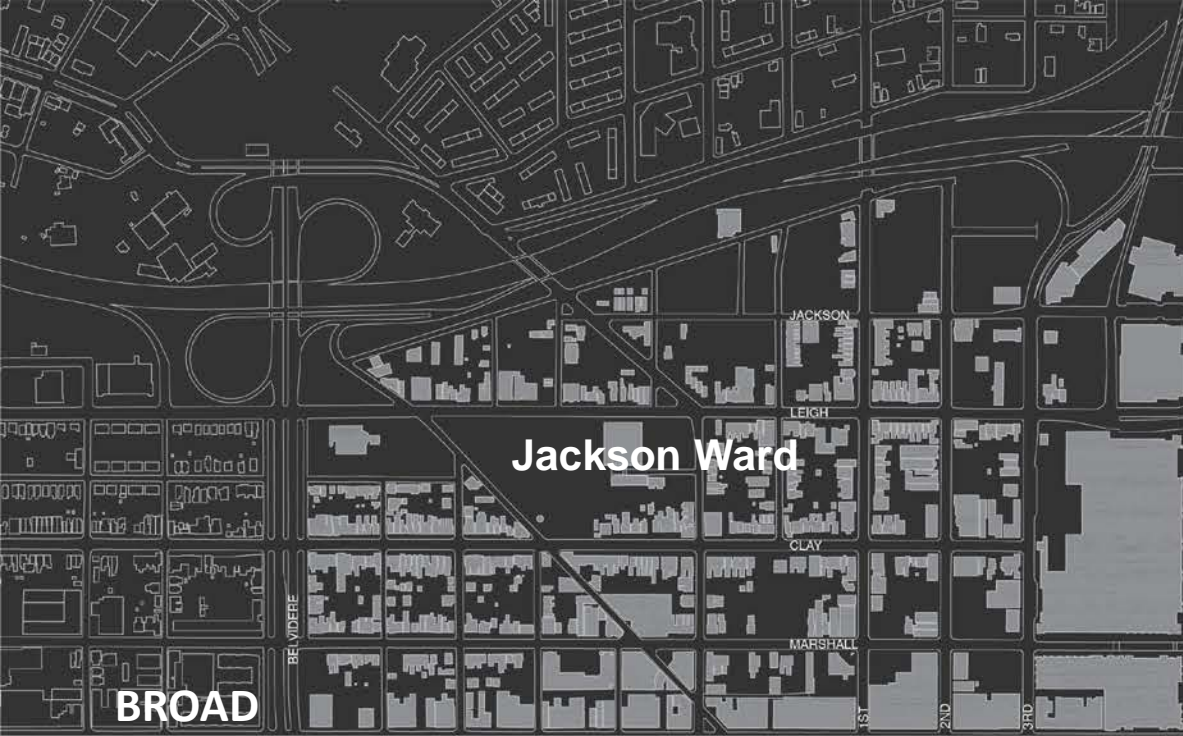
$L=62.93$
 $\Delta=90^{\circ}08'23"$
 $R=40.00$
 $N08^{\circ}27'30"W$
 $CH=56.64$

N/P
CITY OF RICHMOND
DEPT. OF PUBLIC WORKS
 E000-0235-001
 500 N 10th Street
 RICHMOND, VIRGINIA, 23219
 DEED REFERENCE - N/A

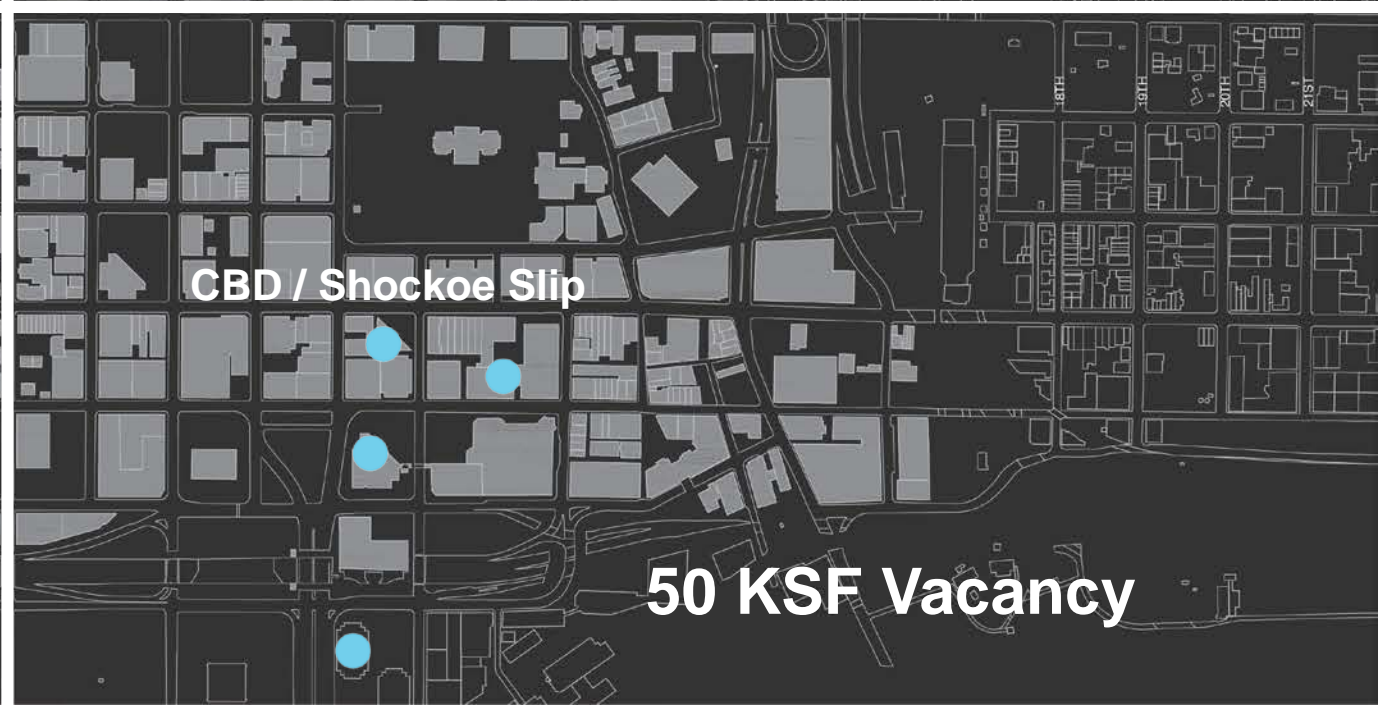
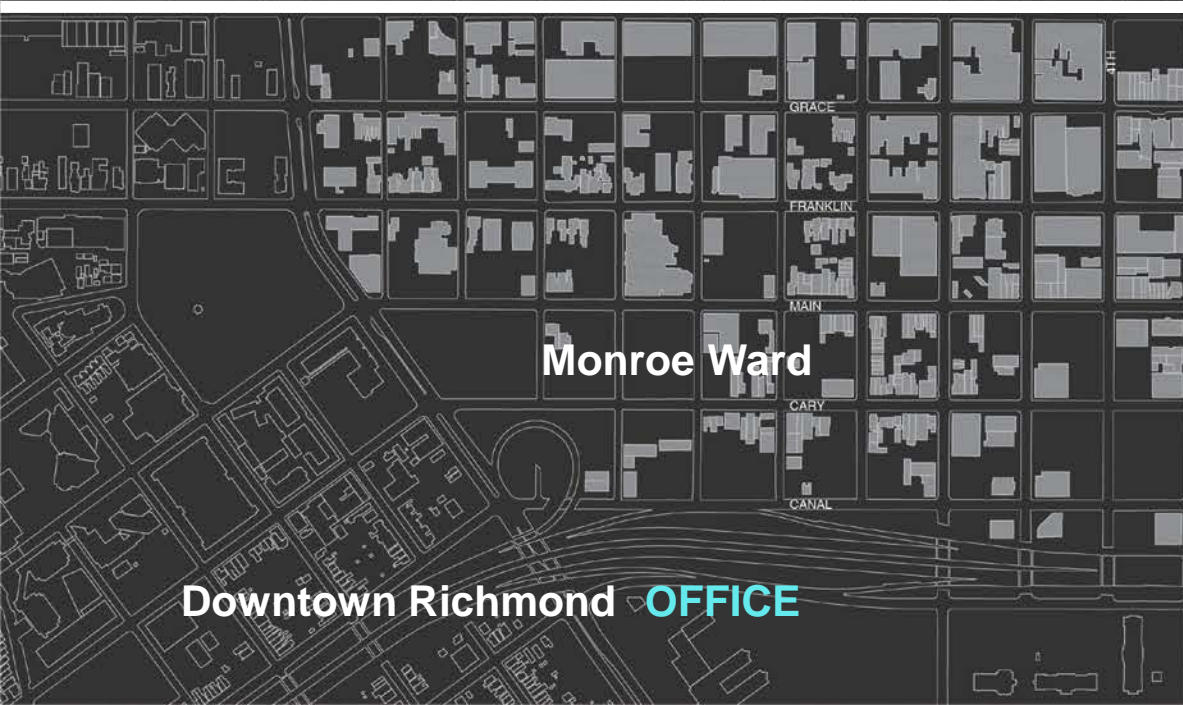
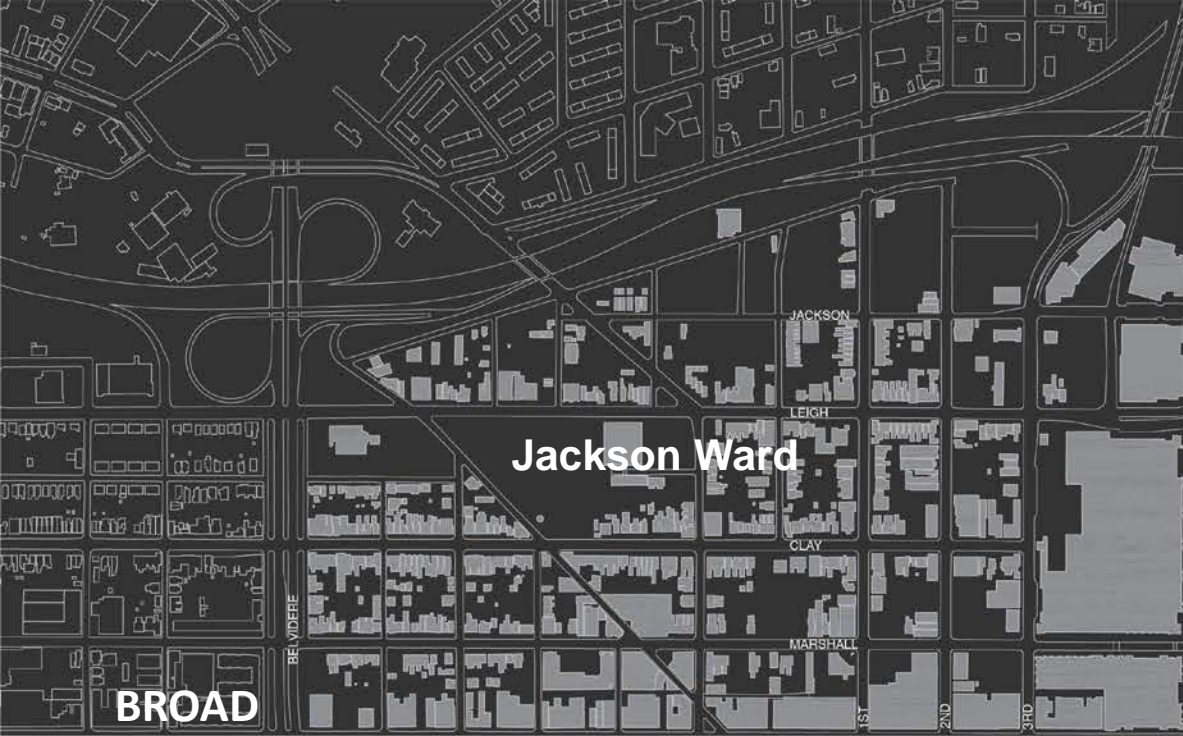
9th Street

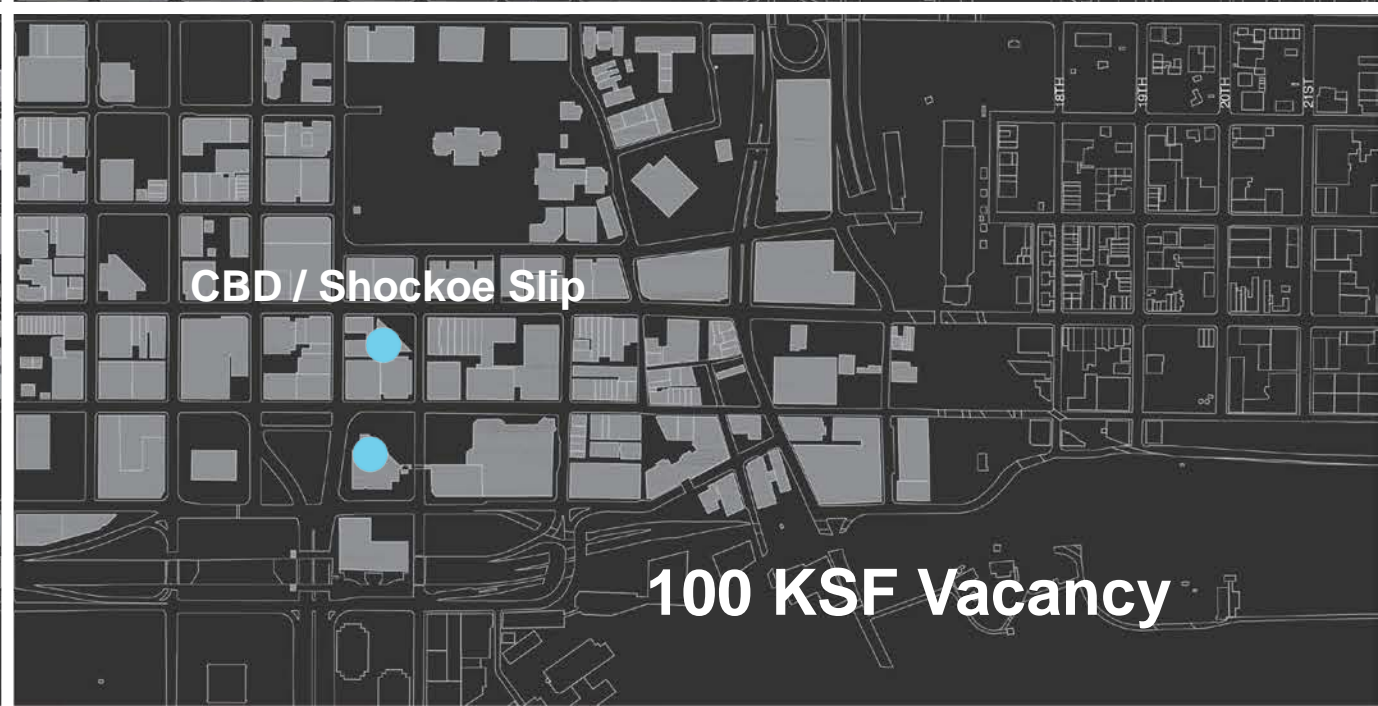
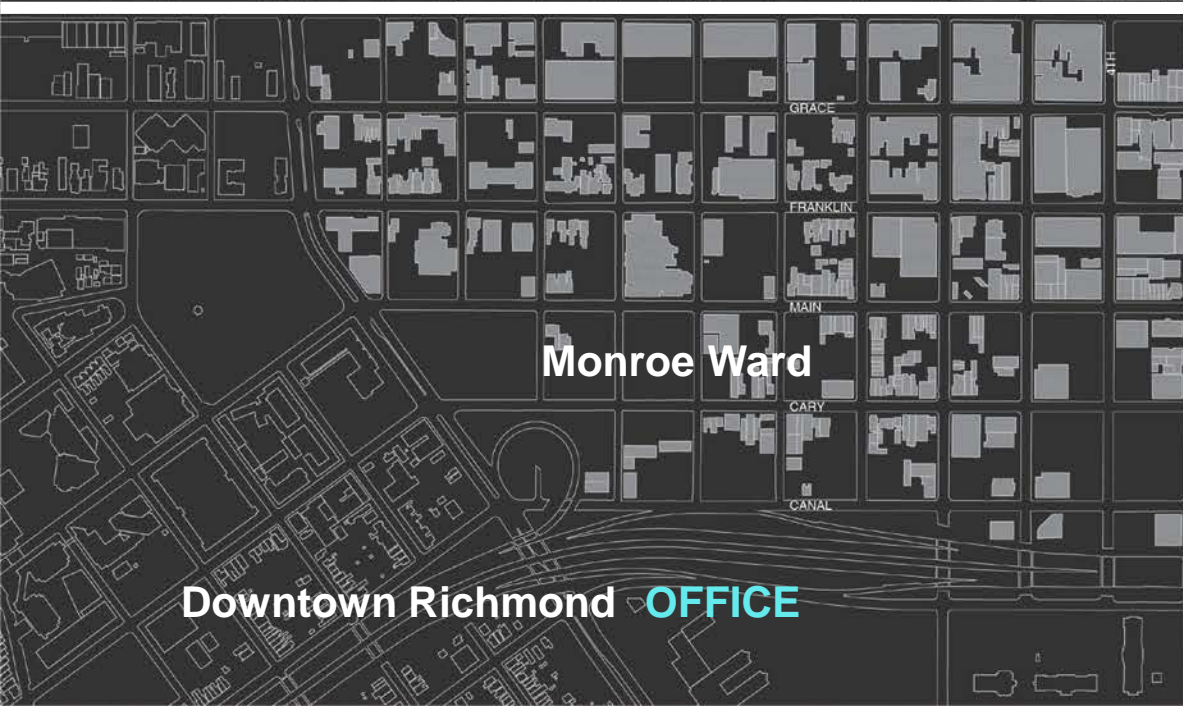
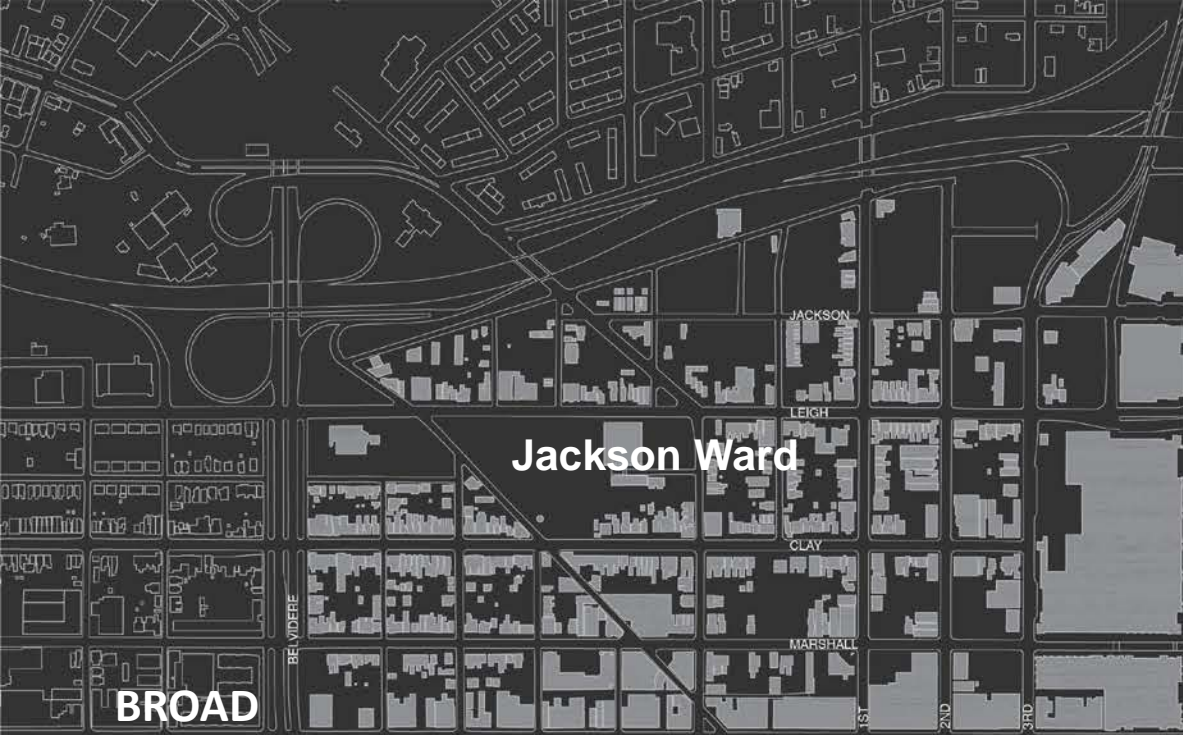
10th Street

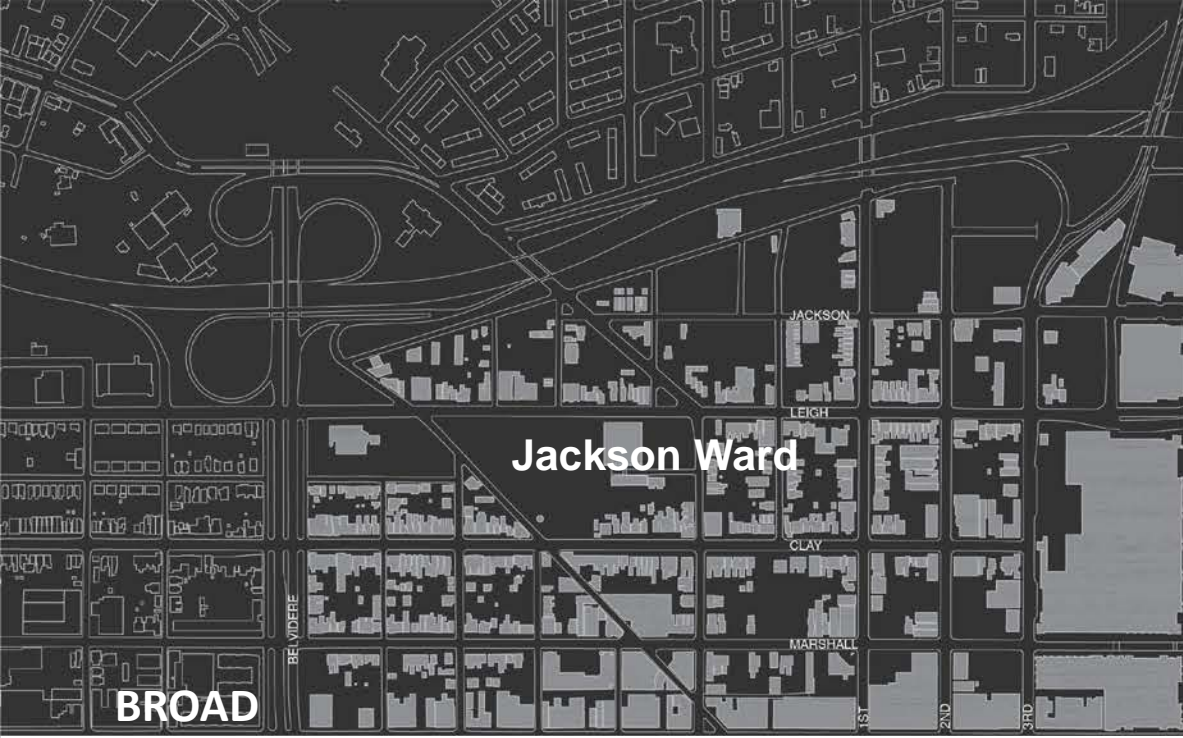




Downtown Richmond CLASS 'A' OFFICE



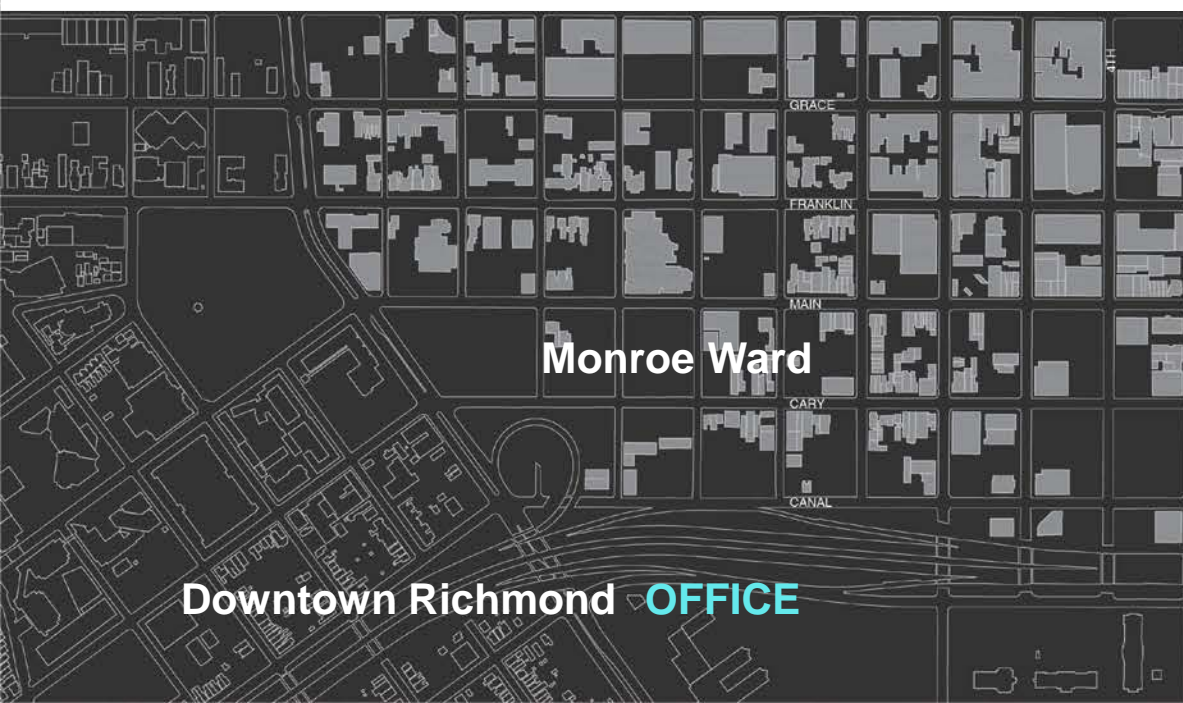




Jackson Ward



Navy Hill



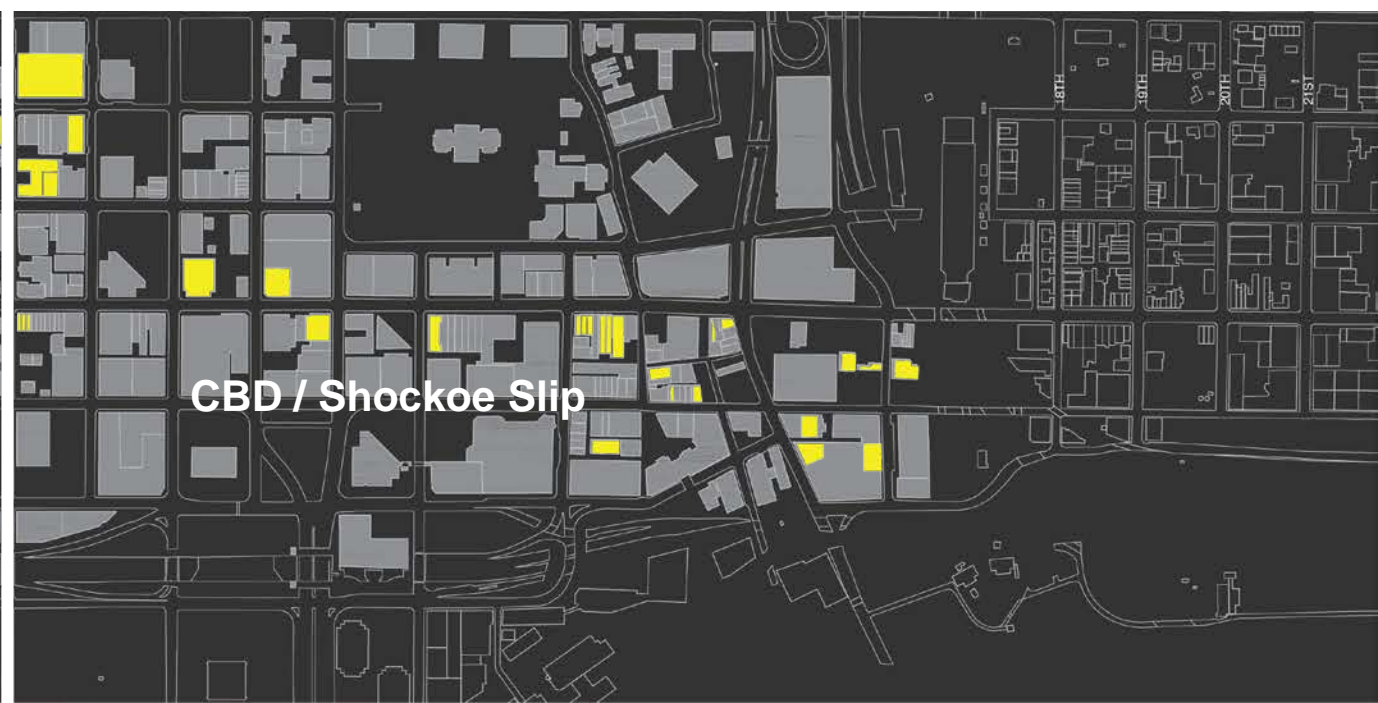
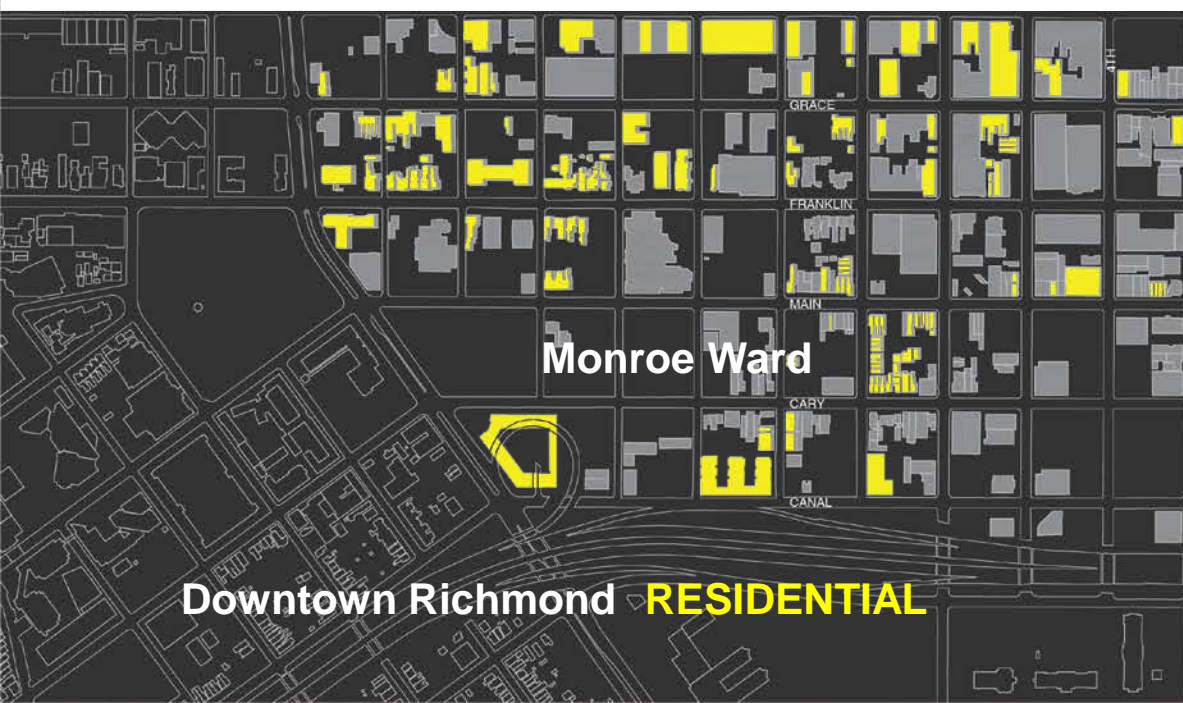
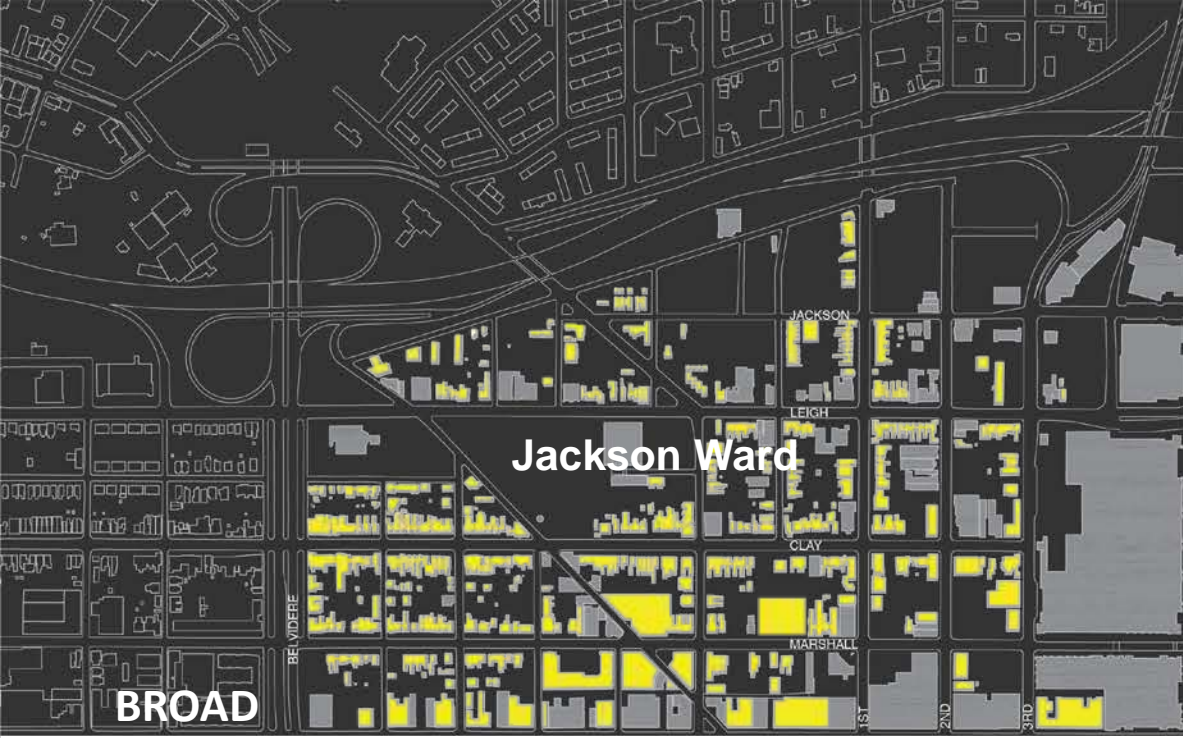
Monroe Ward

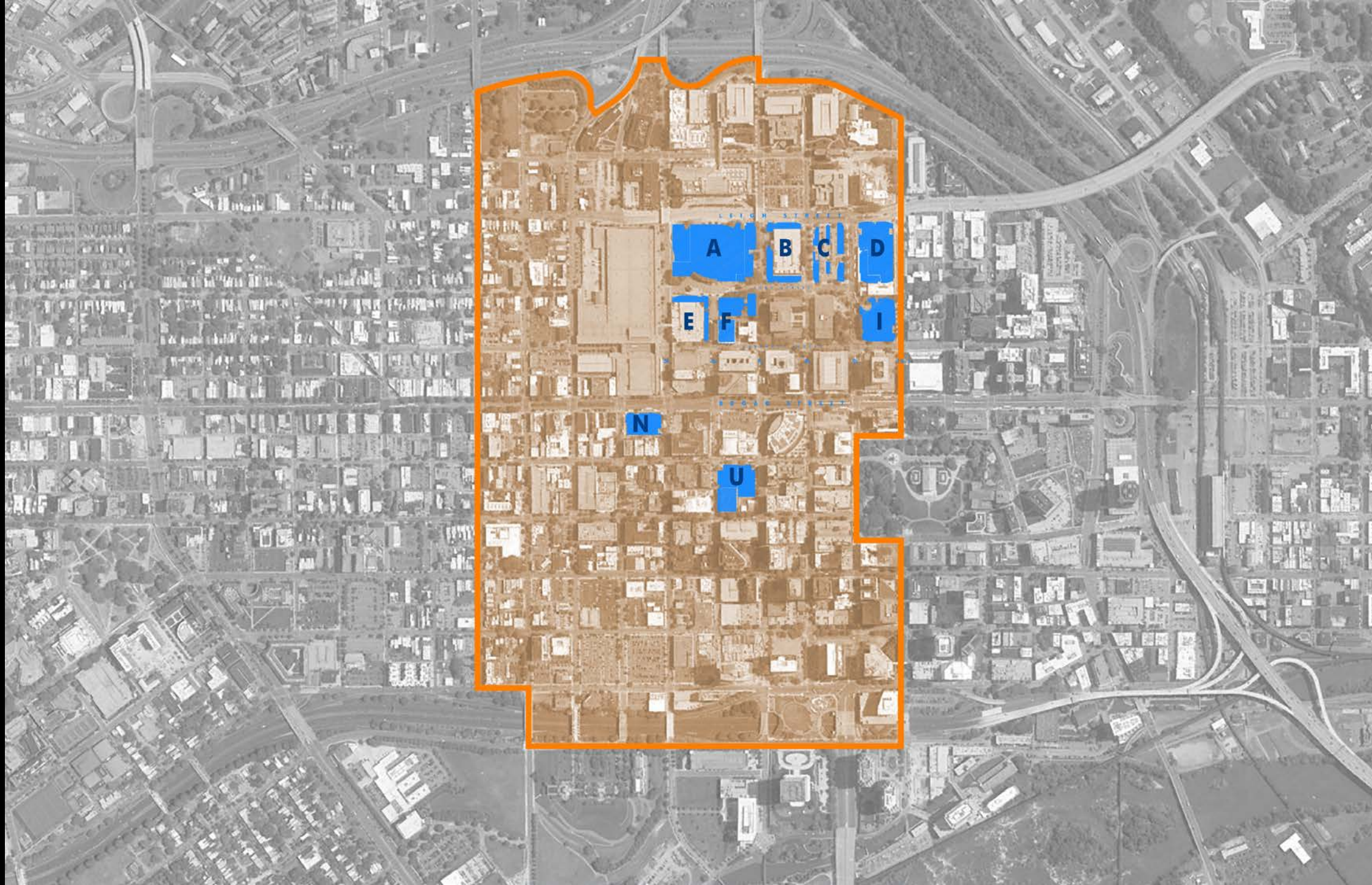


CBD / Shockoe Slip

Downtown Richmond OFFICE

200 KSF Vacancy





A

B

C

D

E

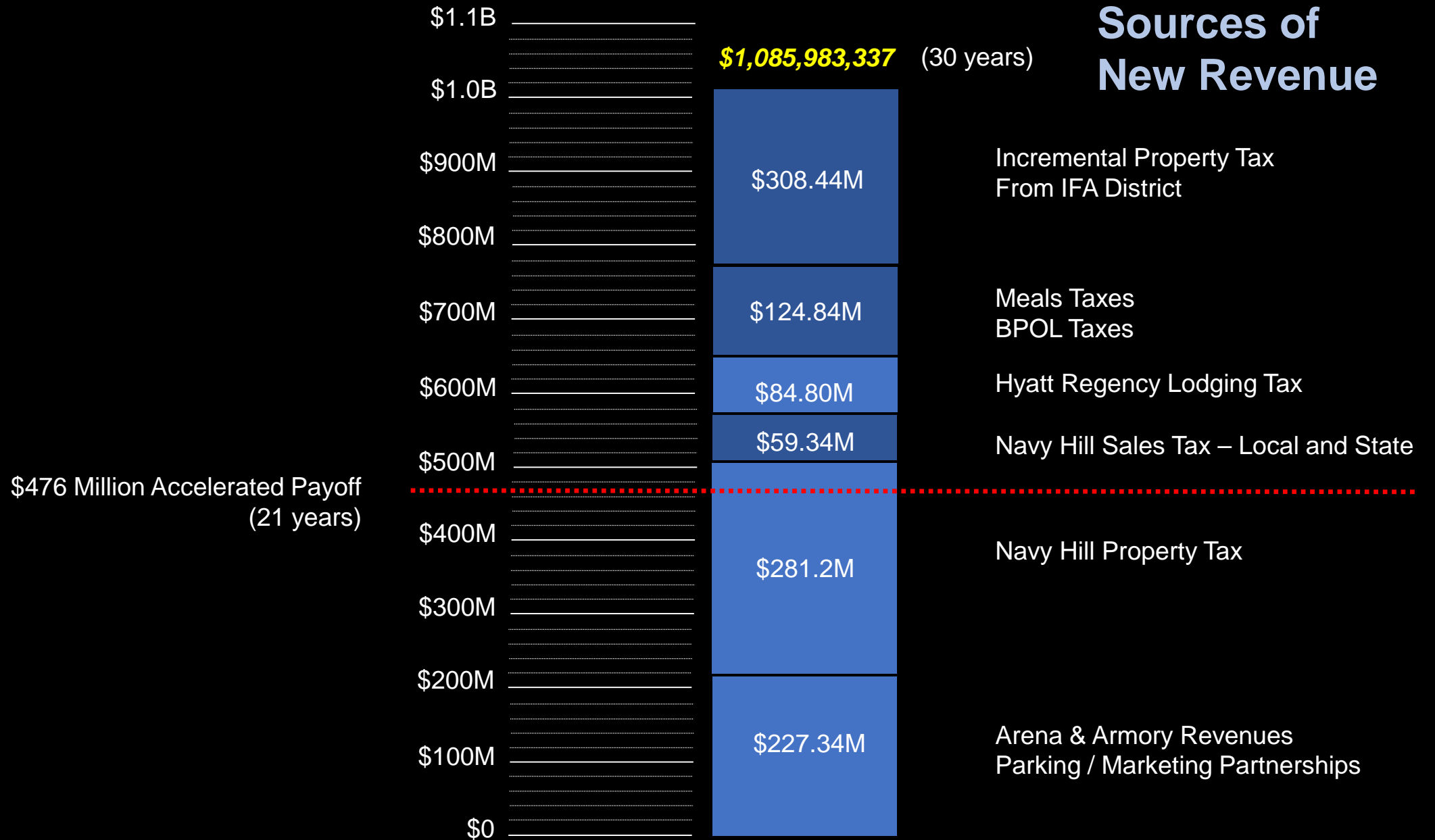
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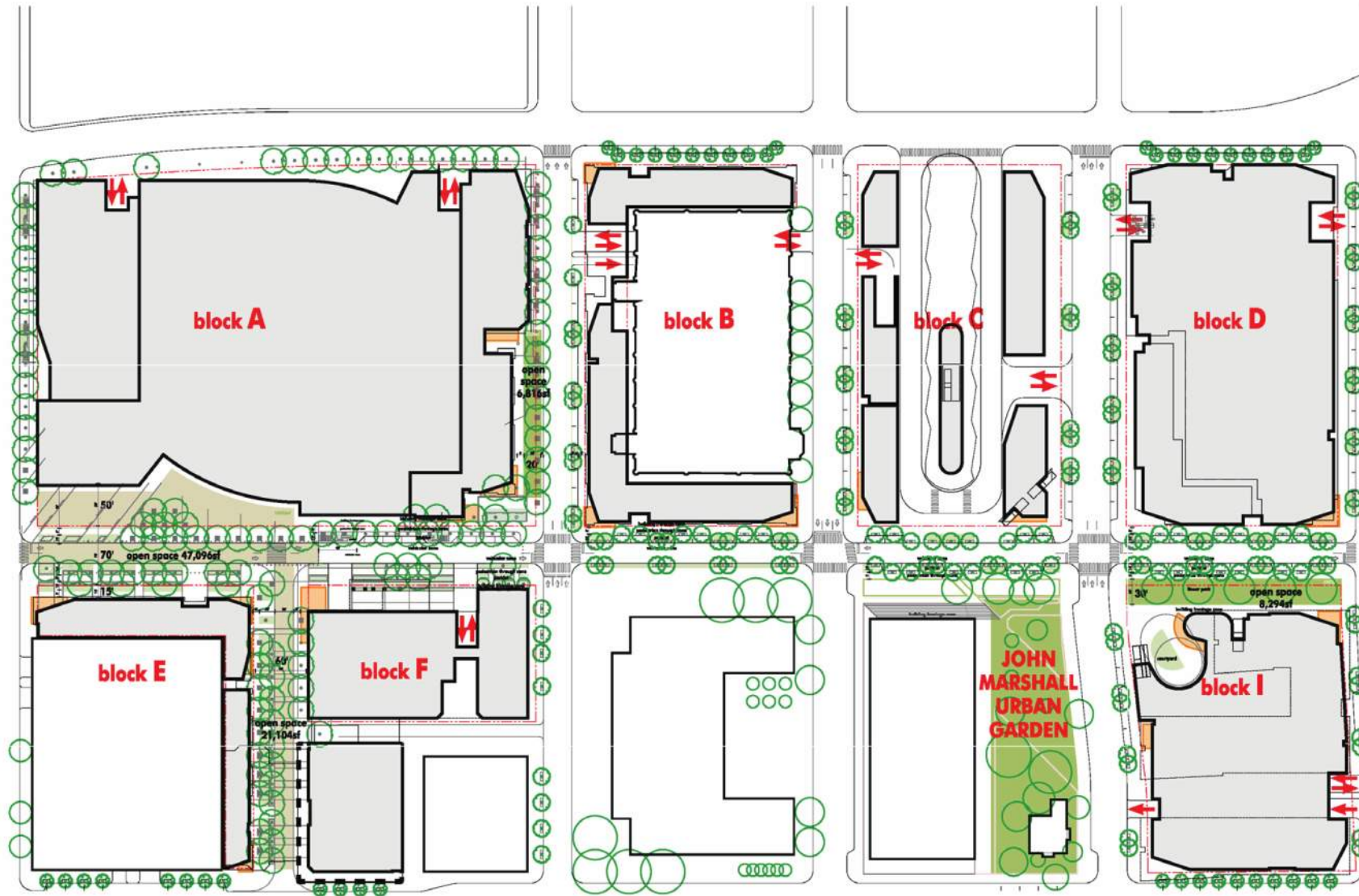
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N

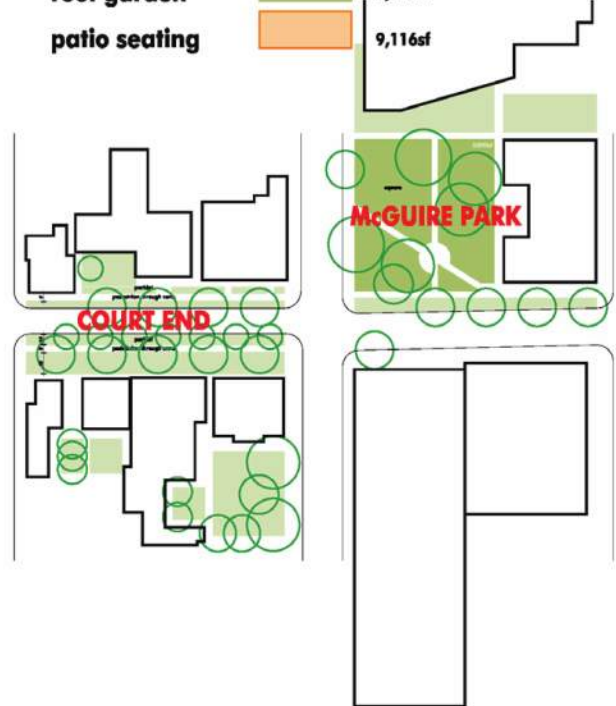
U

Sources of New Revenue



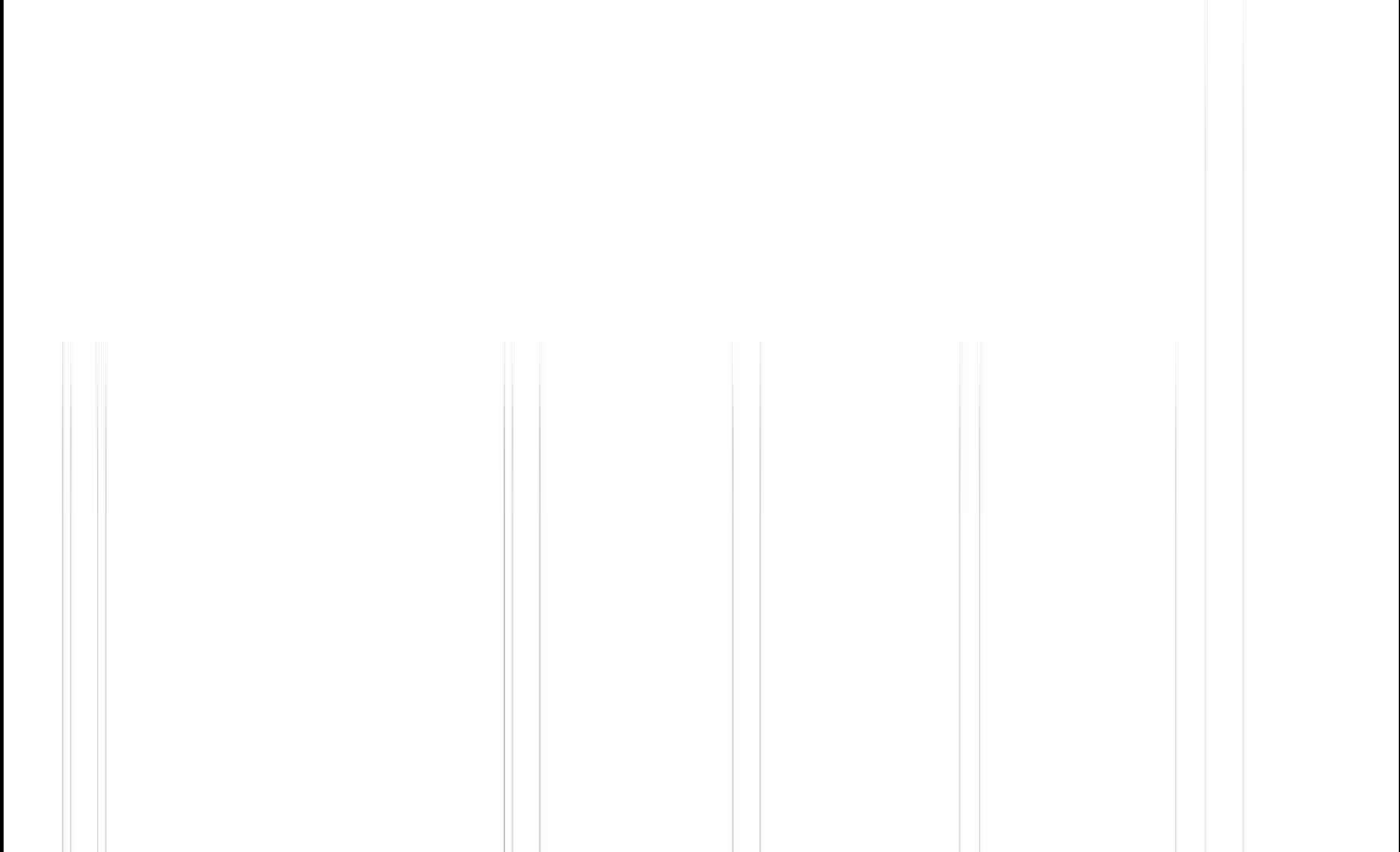


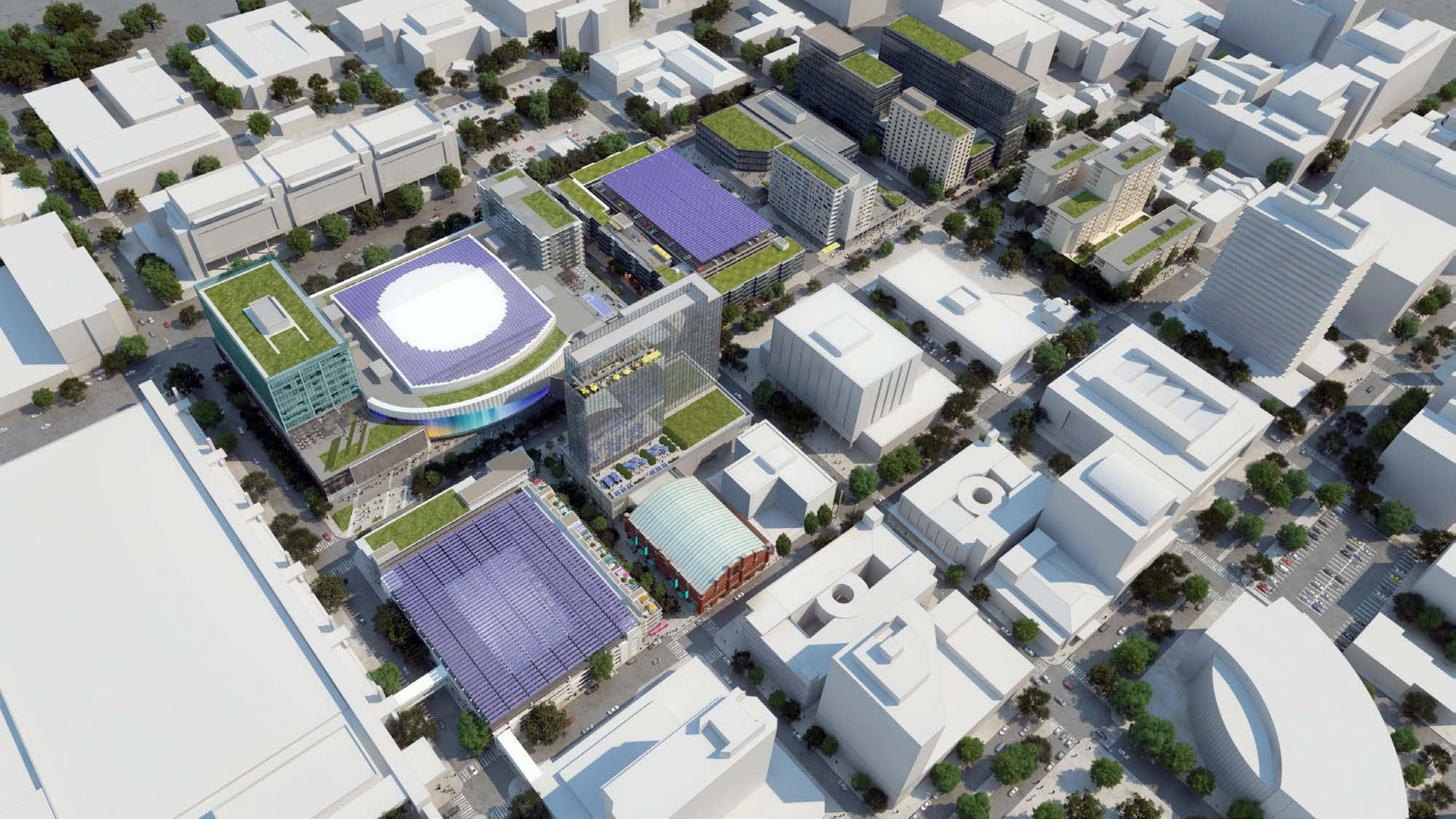
streetscape		
surge plaza		8,353sf
pedestrian plaza		7,898sf
parklet		15,172sf
courtyard		1,052sf
linear park		15,445sf
park		46,985sf
roof garden		122,886sf
patio seating		9,116sf



Rooftop Agriculture







Public Development

City of Richmond

NH Foundation
Non profit corporation
NH District Corp
Non profit corporation

Capital City Partners
Development Managers

Arena Development

Private Development

Capital City Development LLC

Capital City Partners
Development Managers

Mixed-Use Developments

NH Foundation Board

- Tom Farrell
- Marty Barrington
- Melody Barnes
- Pamela Royal
- Monroe Harris
- Bill Goodwin
- CT Hill

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Private Development

**Capital City
Development LLC**

Capital City Partners
Development Managers

**Mixed-Use
Developments**

Development

*Combined Resources of
Concord Eastridge, Inc
& Future Cities, LLC*

- Susan Eastridge
- Michael Hallmark
- Sean Duncan
- Wade Eller
- Mike Haller
- Nathan Mateer
- Chee Kung
- Greg Derby
- Brian Oakley
- Alisa Thompson
- Andrew Klamon
- Maggie Hall