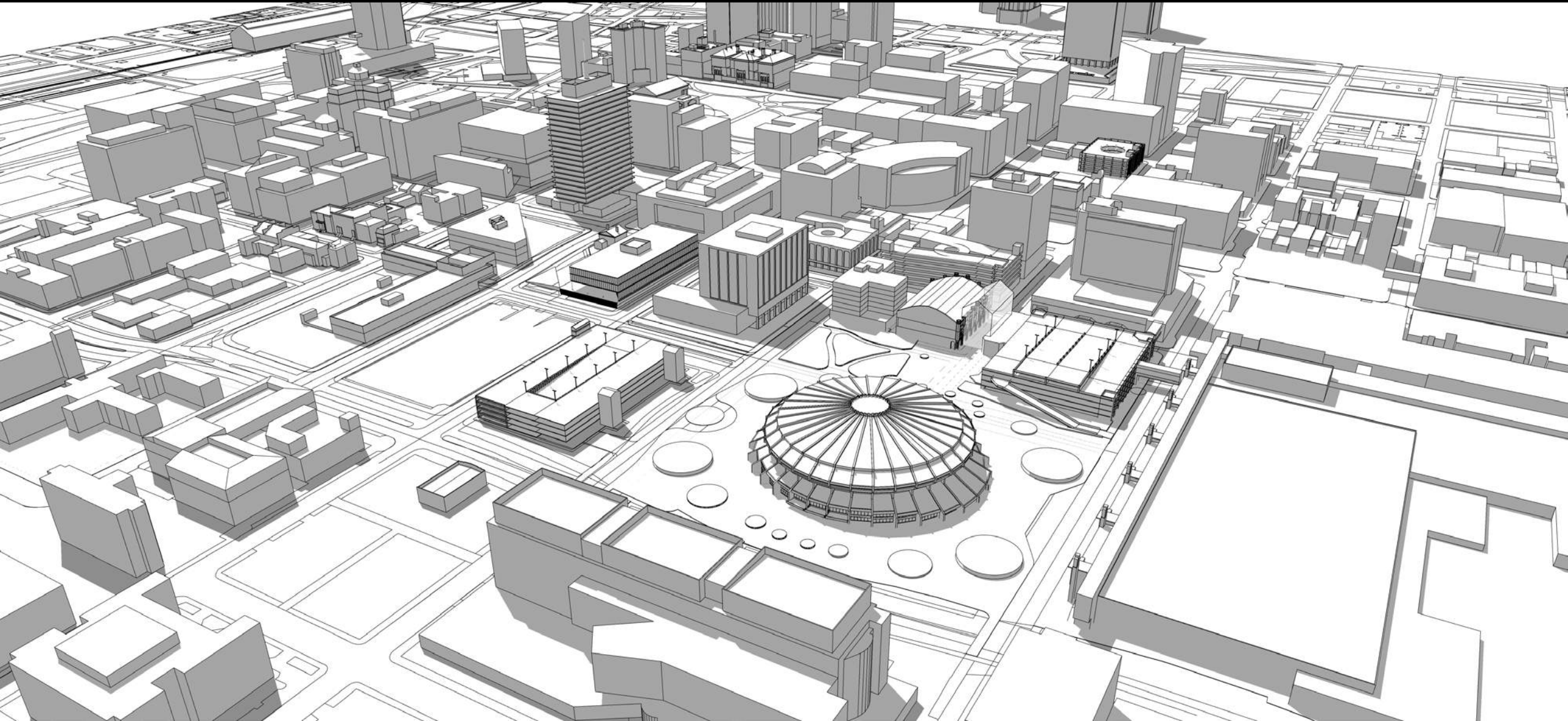
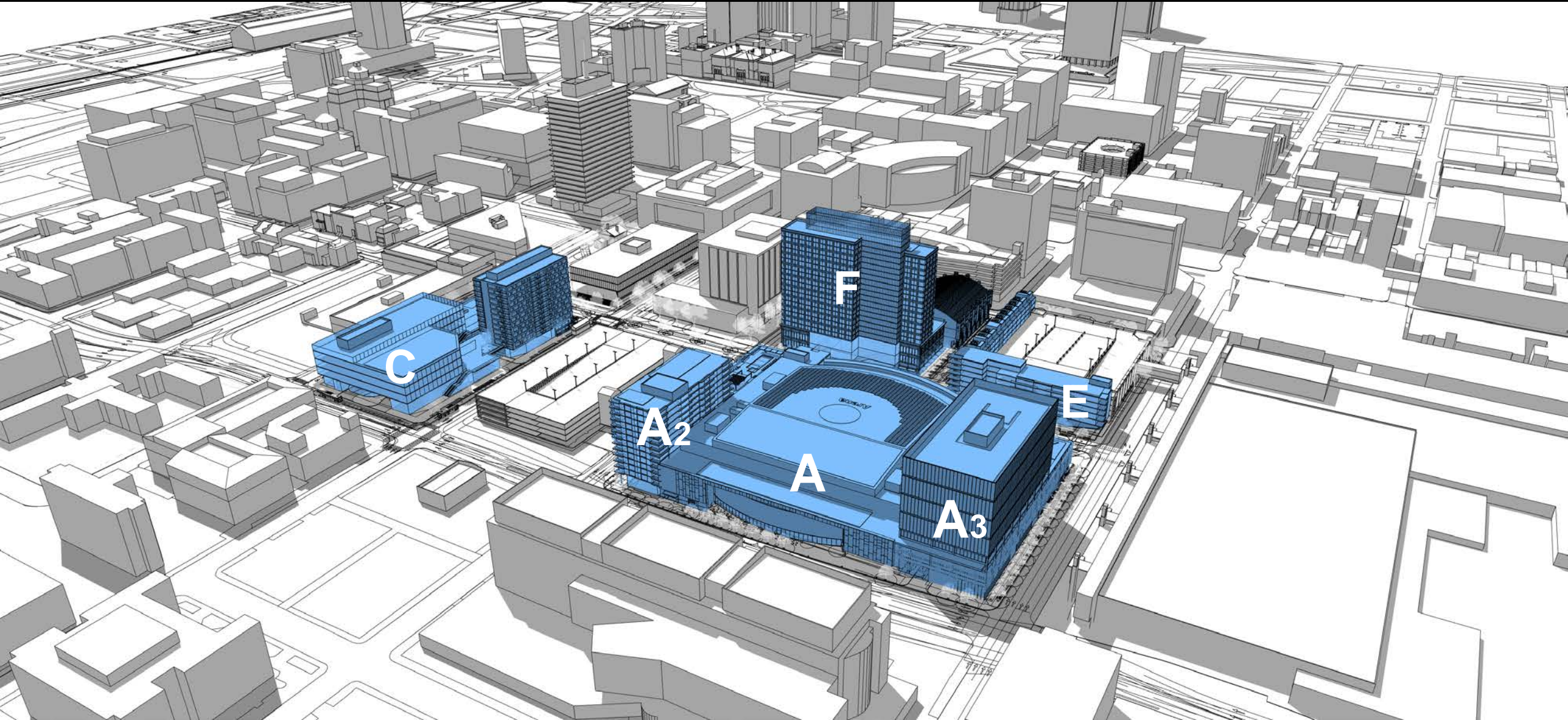


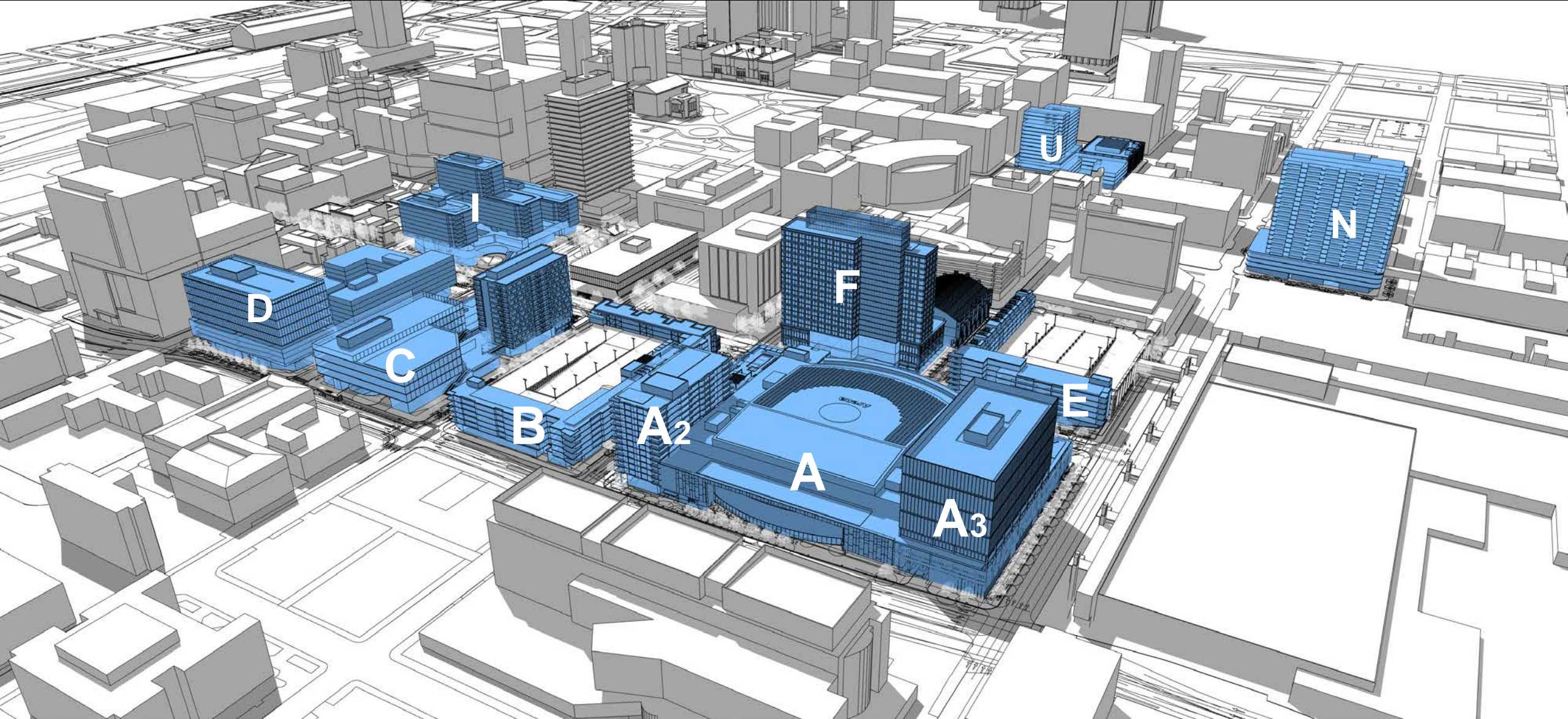
Existing

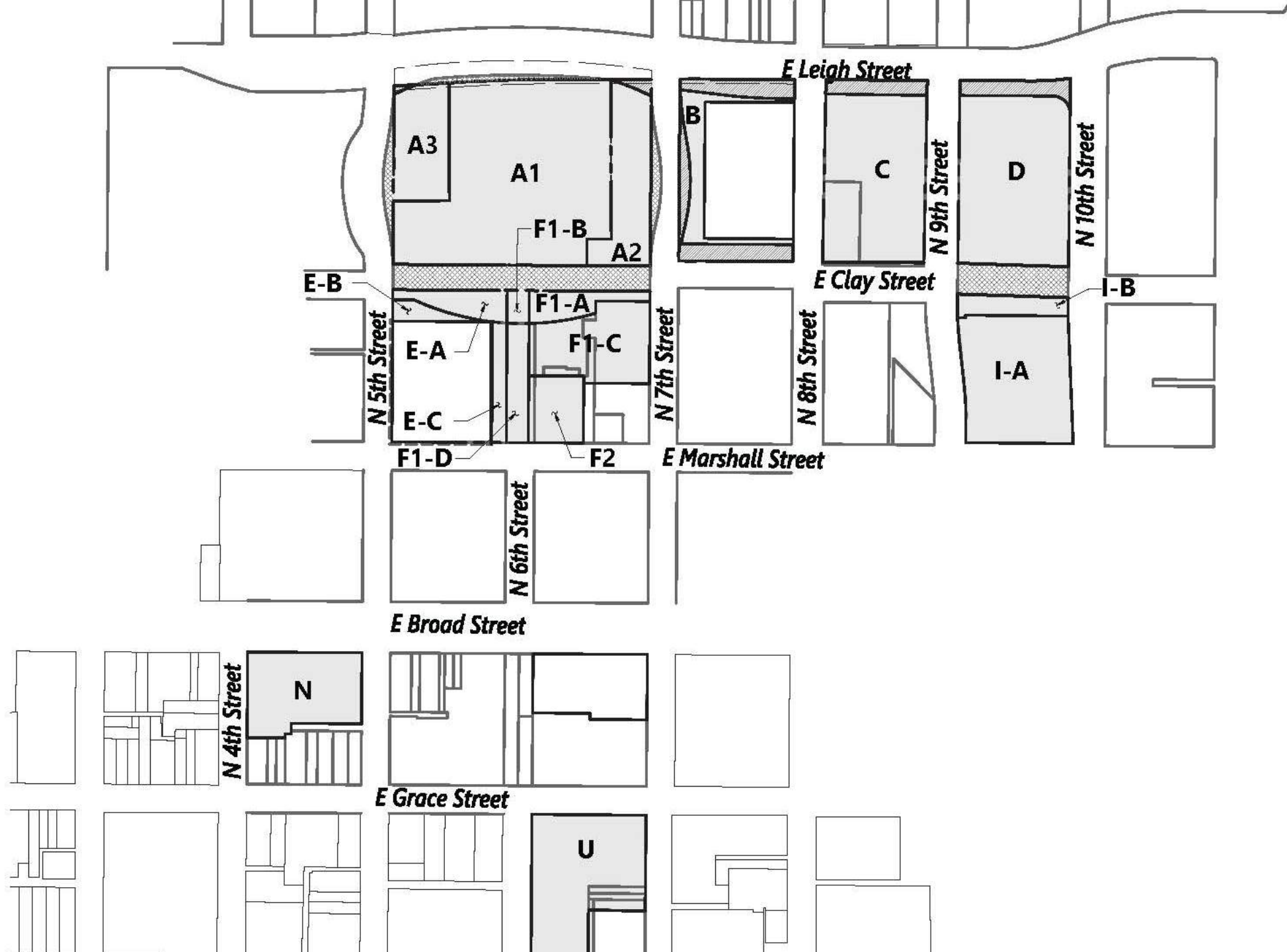


Parcels A, C E, F



Parcels





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

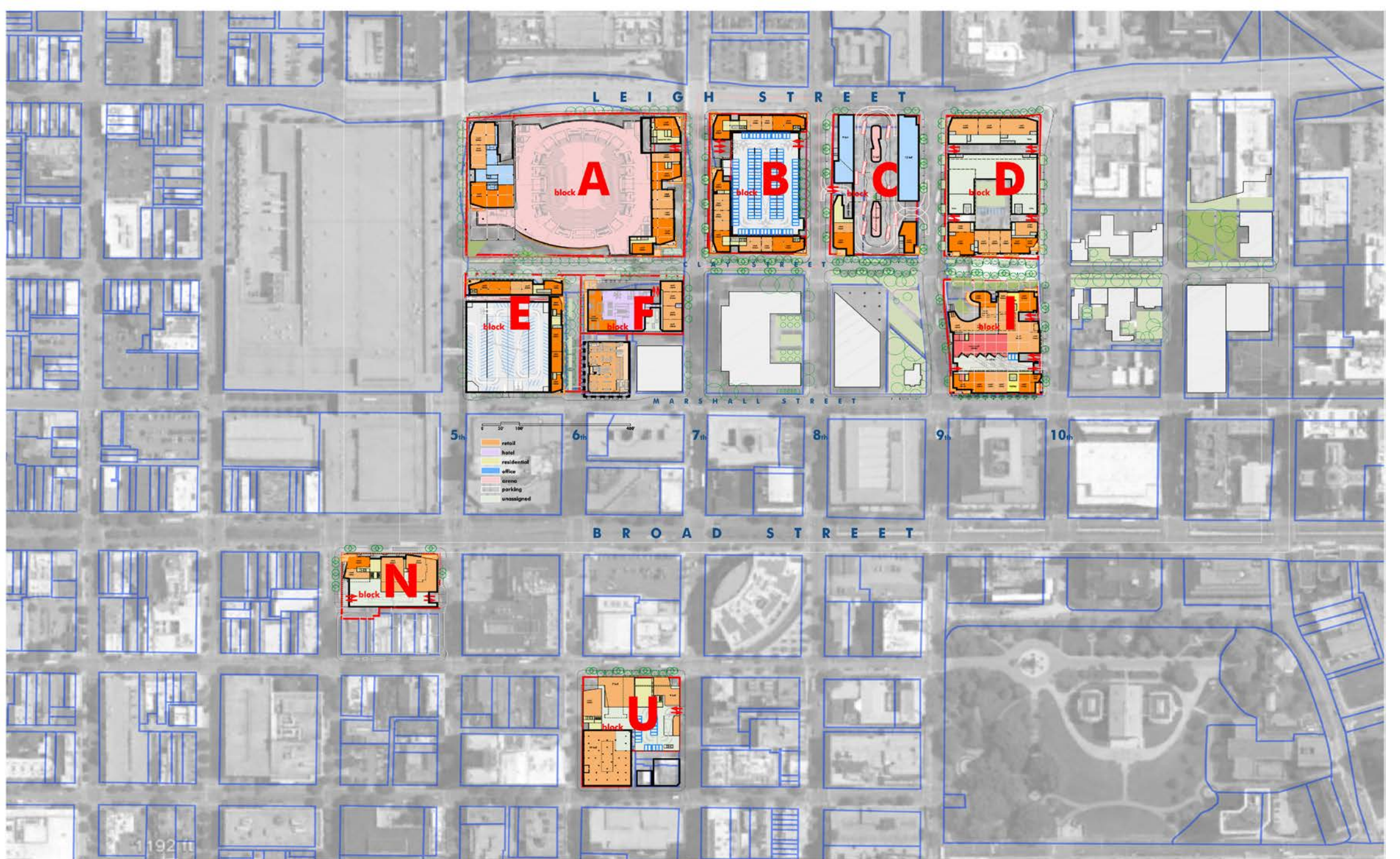
Uses are close to the Street. Stepbacks at upper stories respect existing form

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





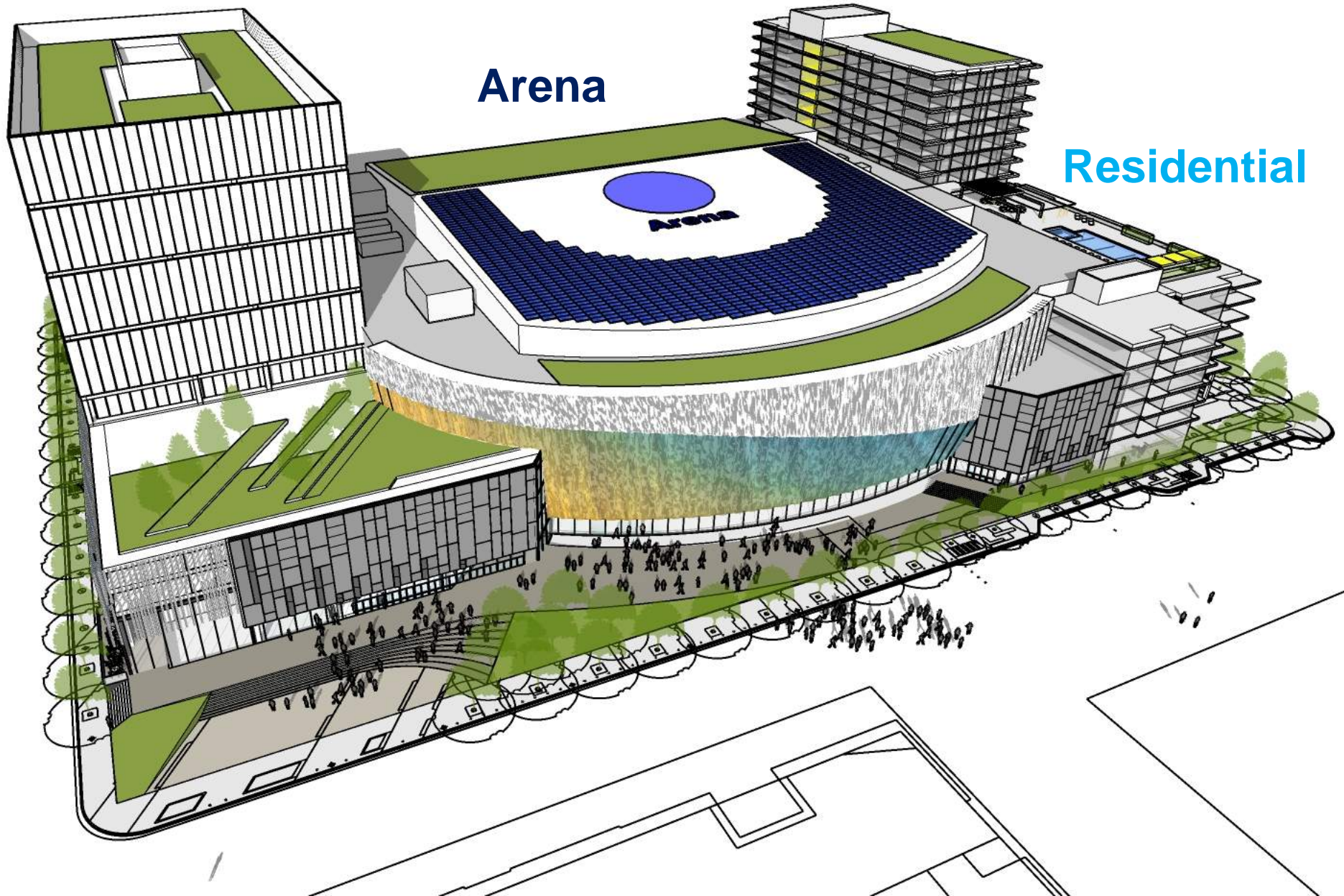




Office

Arena

Residential



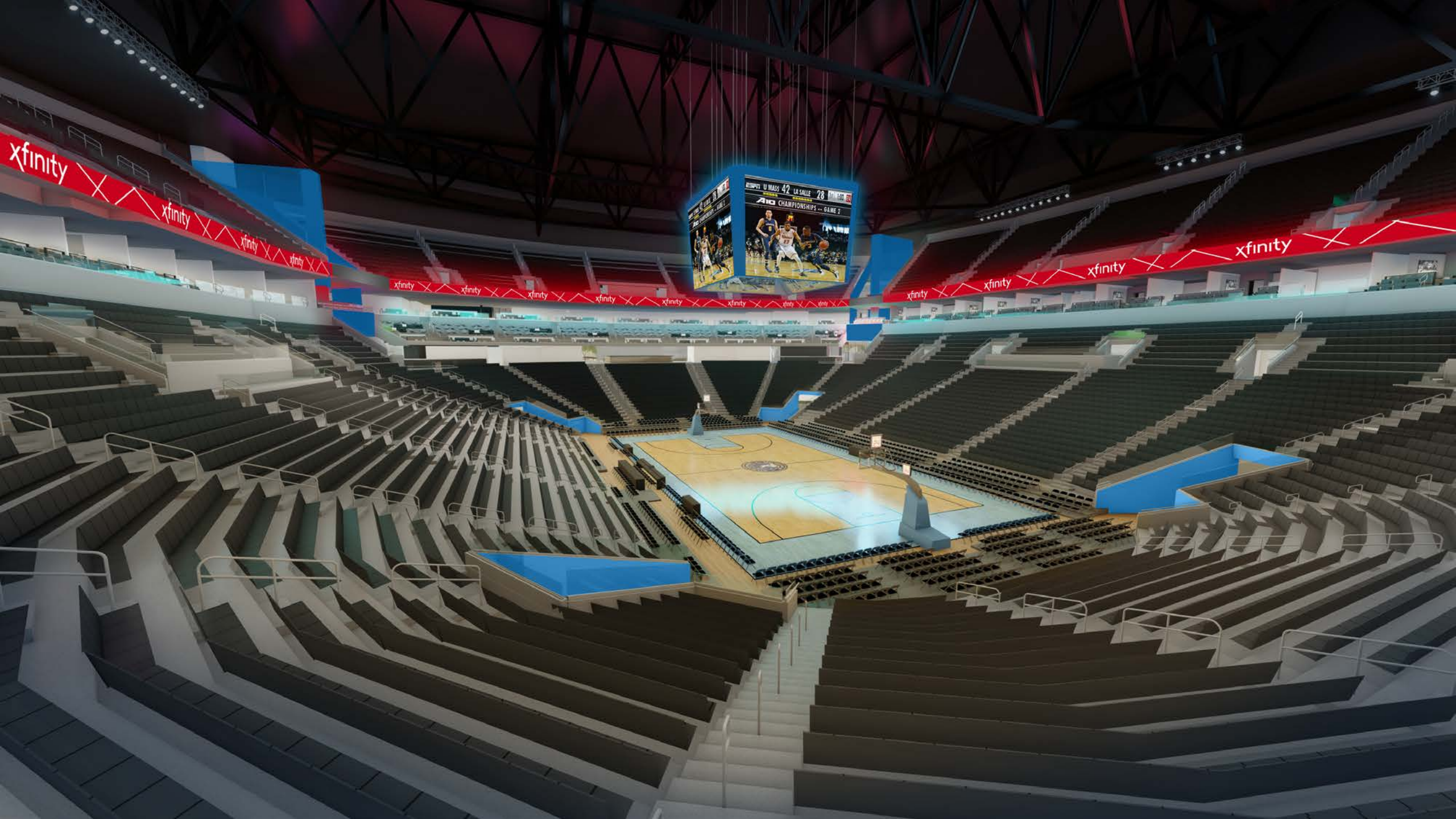


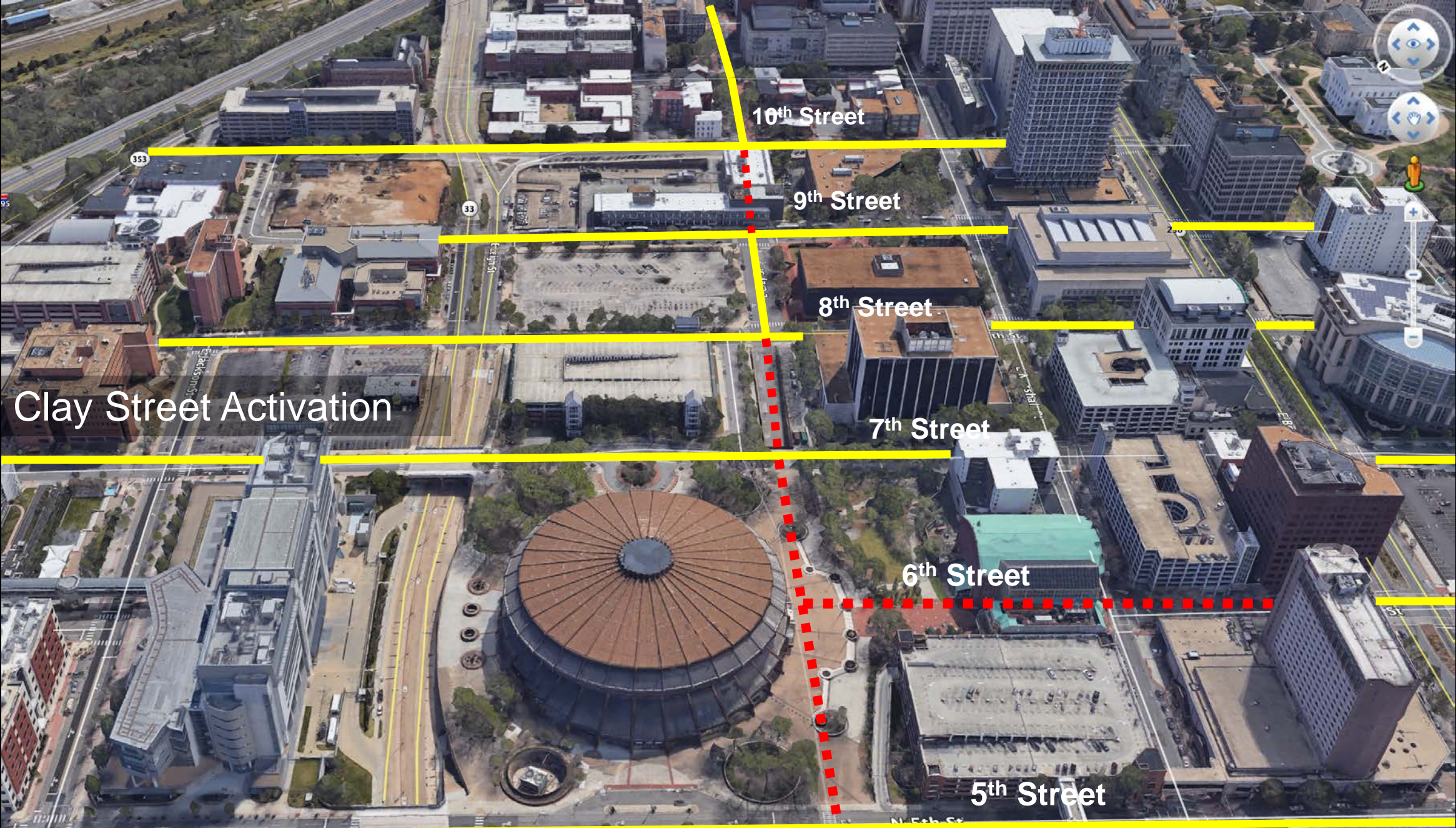
5TH & CLAY CURRENT



eBAR

5TH & CLAY PROPOSED





10th Street

9th Street

8th Street

7th Street

6th Street

5th Street

Clay Street Activation

Google Earth

© 2018 Google



ONE
WAY









↑ ↙

⊘ ↘

N. 8th St.
400 500

ONE WAY
←

STREET CLOSED TO TRUCKS

verizon

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

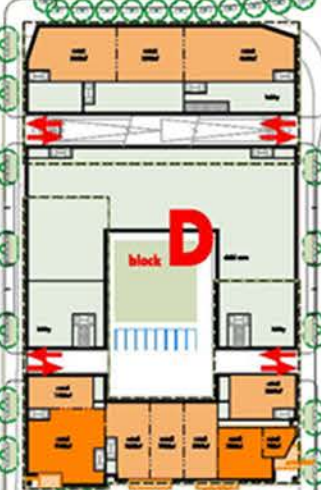
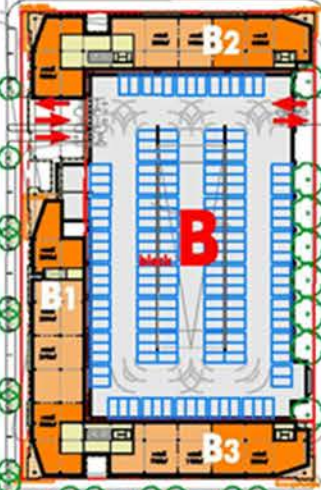
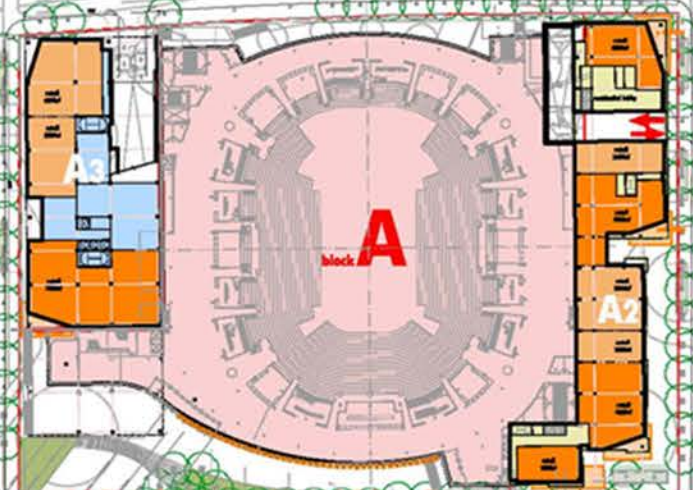
6th

7th

8th

9th

10th

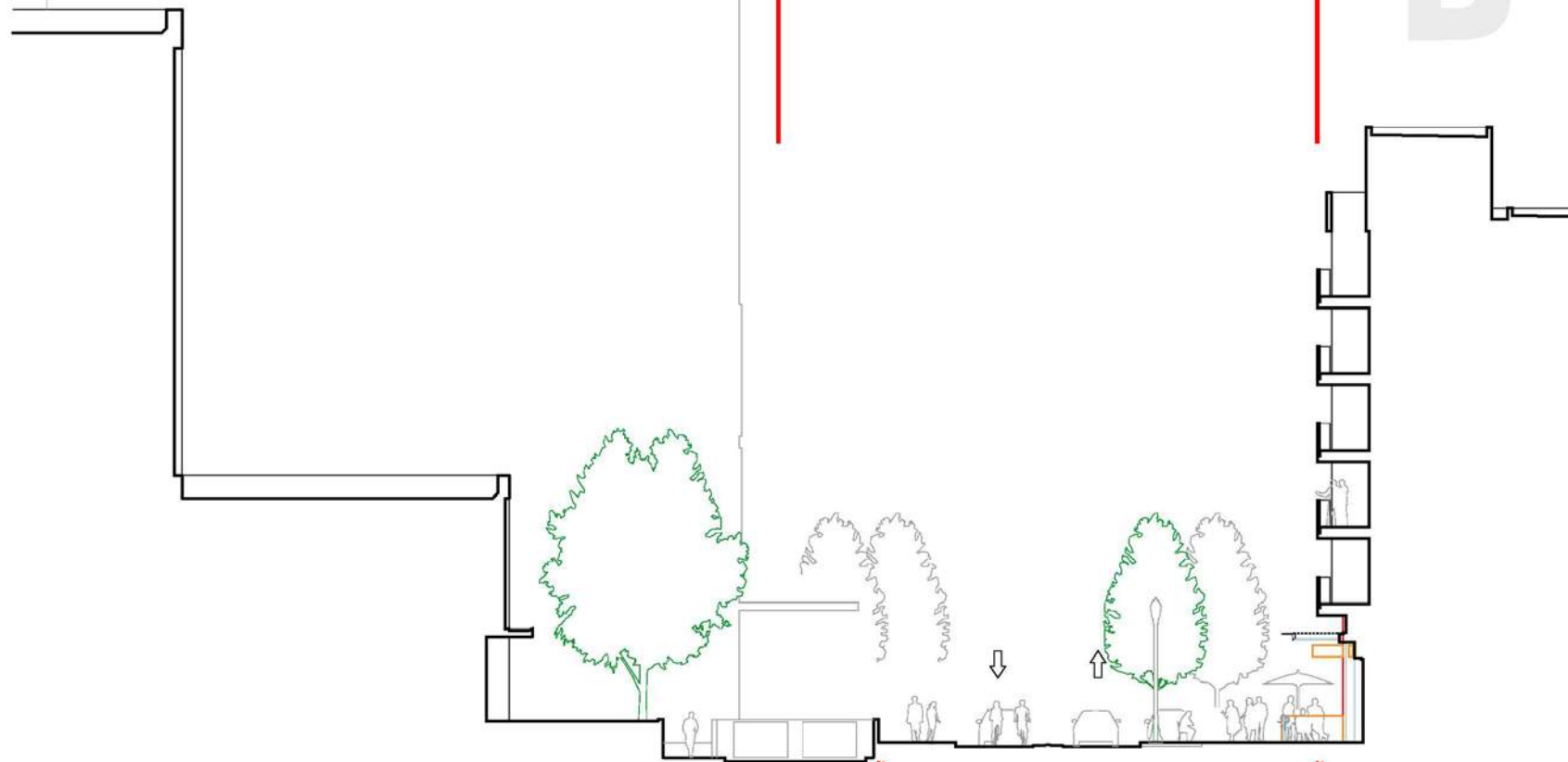


- retail
- hotel
- residential
- office

E CLAY STREET

70'

B



capital city redevelopment district

CLAY STREET SECTION STUDY
1 January 2019





Left turn arrow sign

No right turn sign

N. 8th St.
400 500

ONE WAY
Left arrow

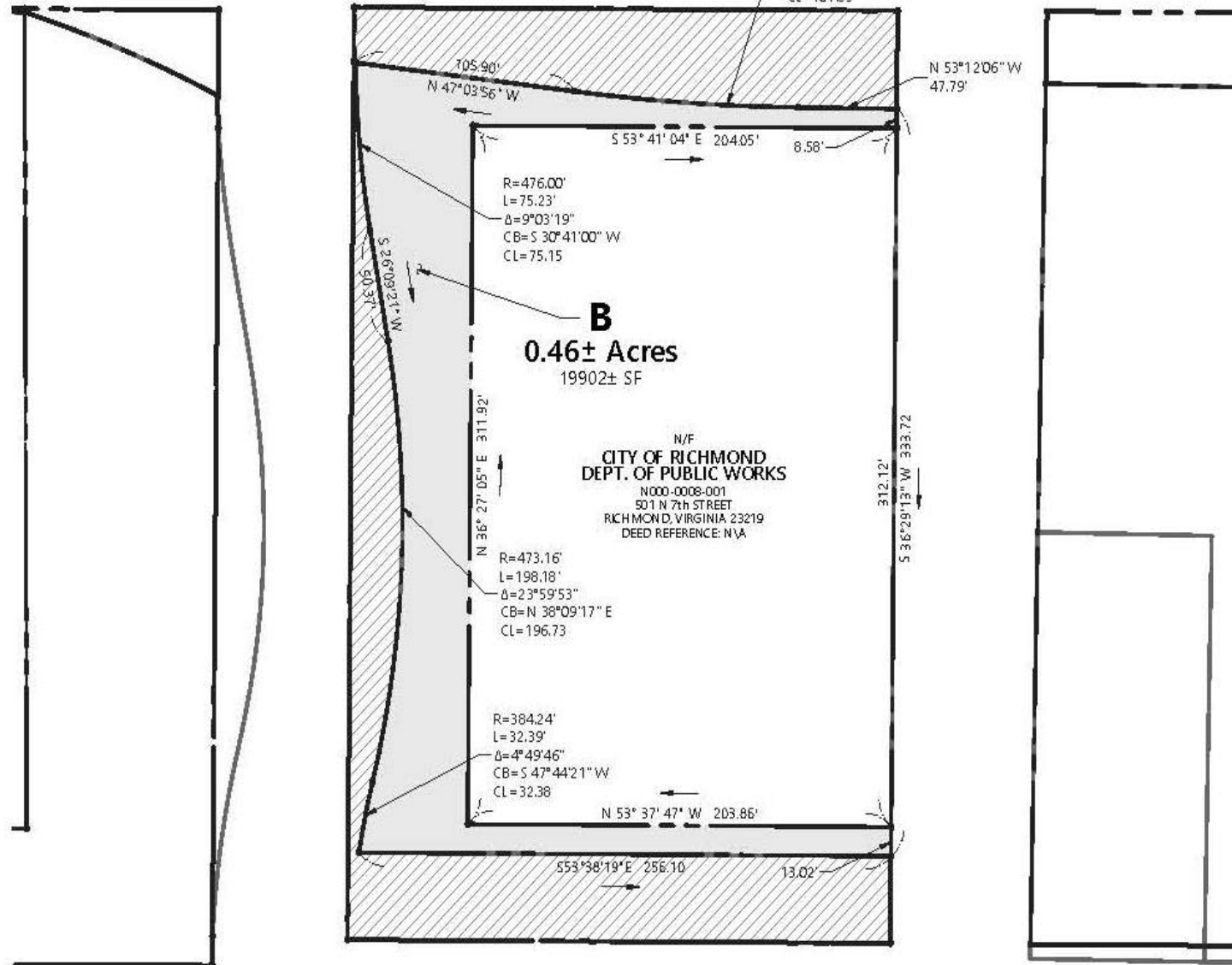
STREET CLOSED TO TRAFFIC

verizon



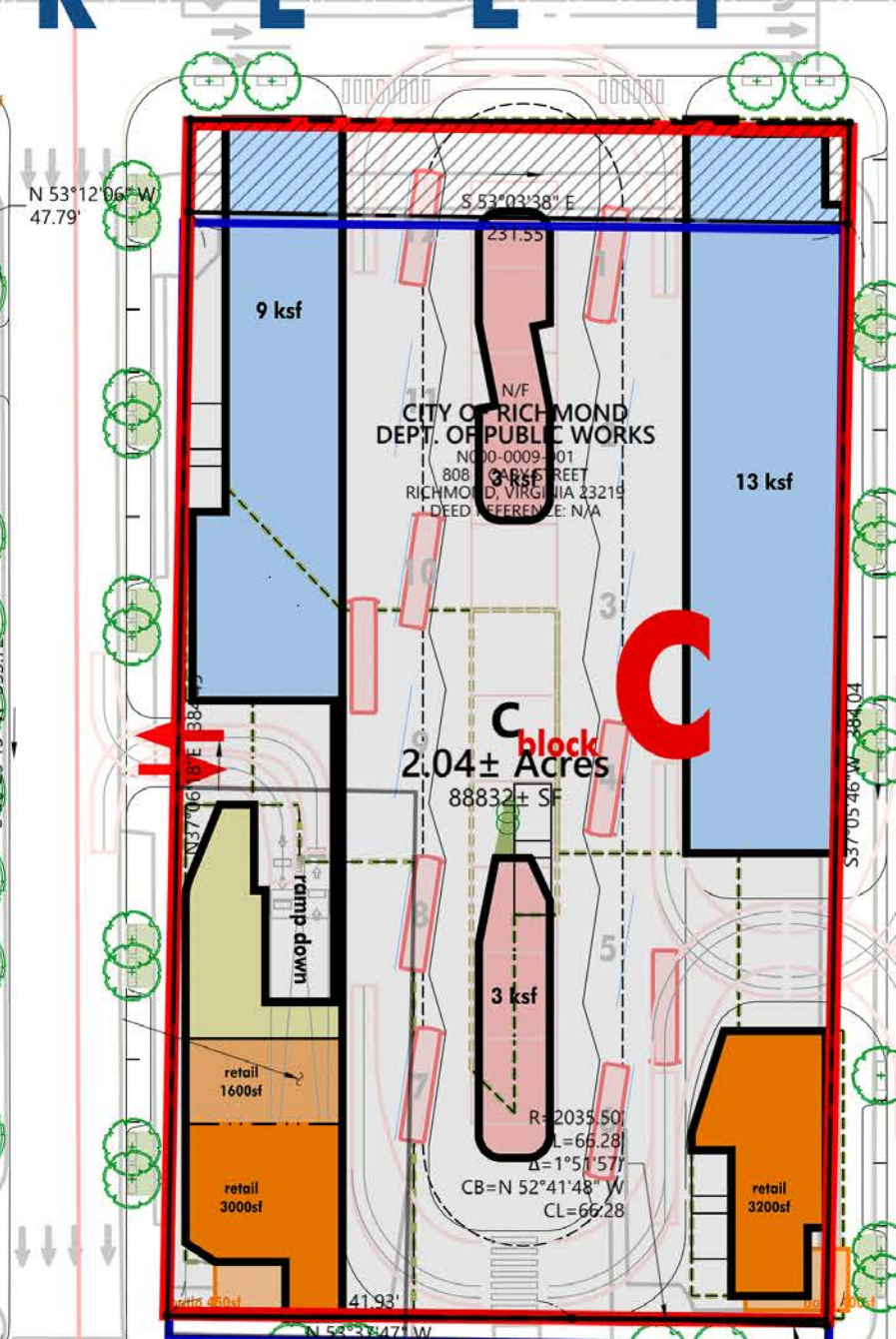
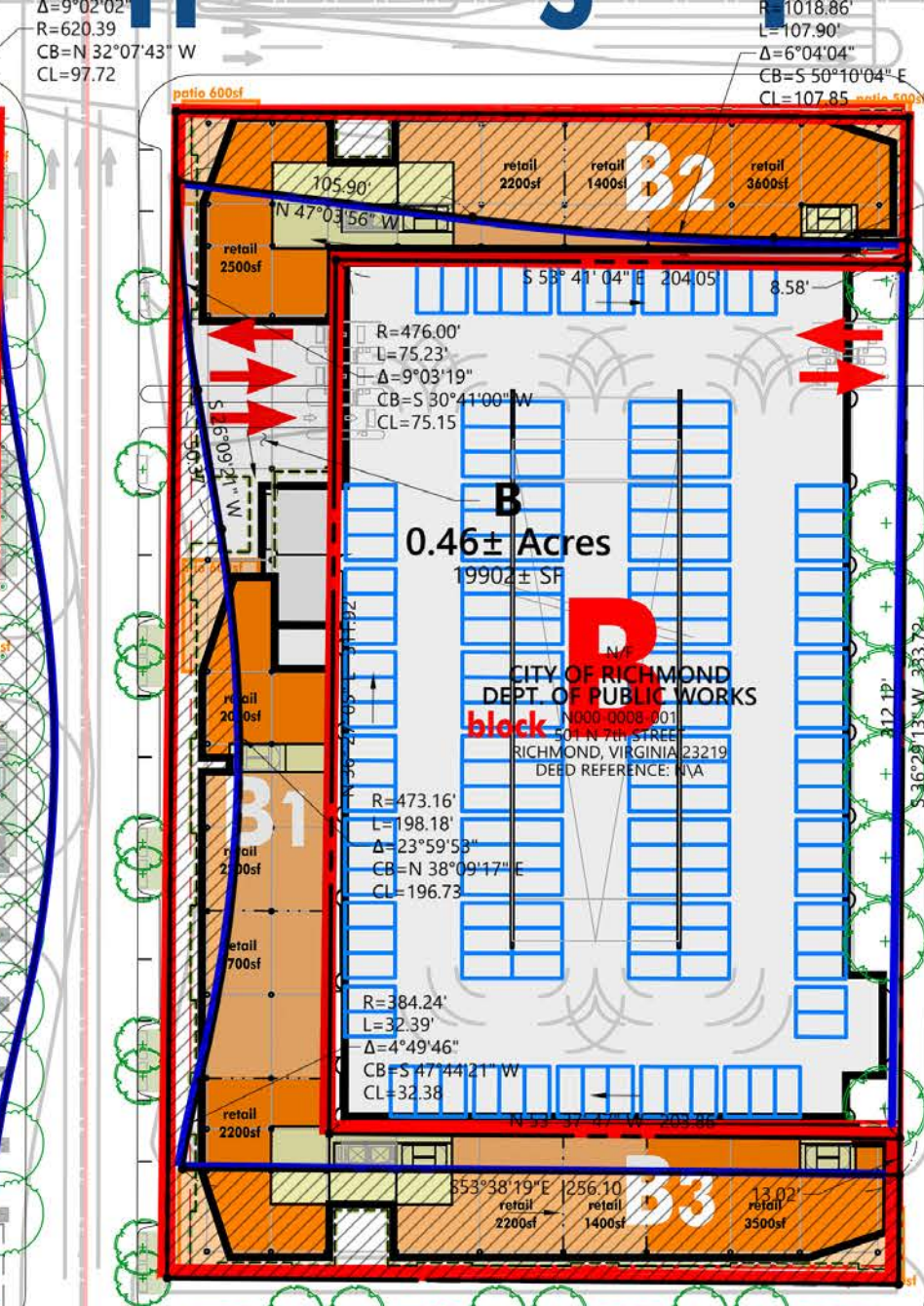
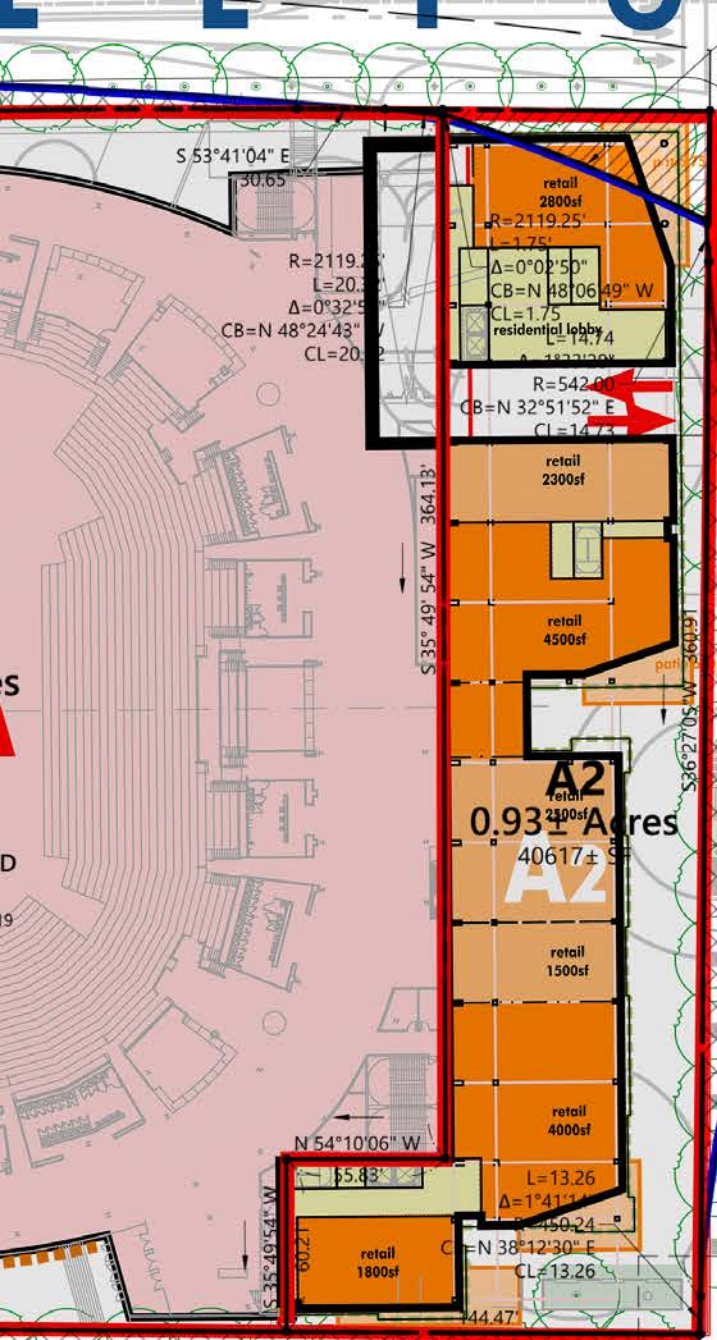
Ordinance 2019-214

E. Leigh Street



E Clay Street





C L A Y S T R E E T

N 51°42' 23.41"



8th & CLAY CURRENT



8TH & CLAY PROPOSED

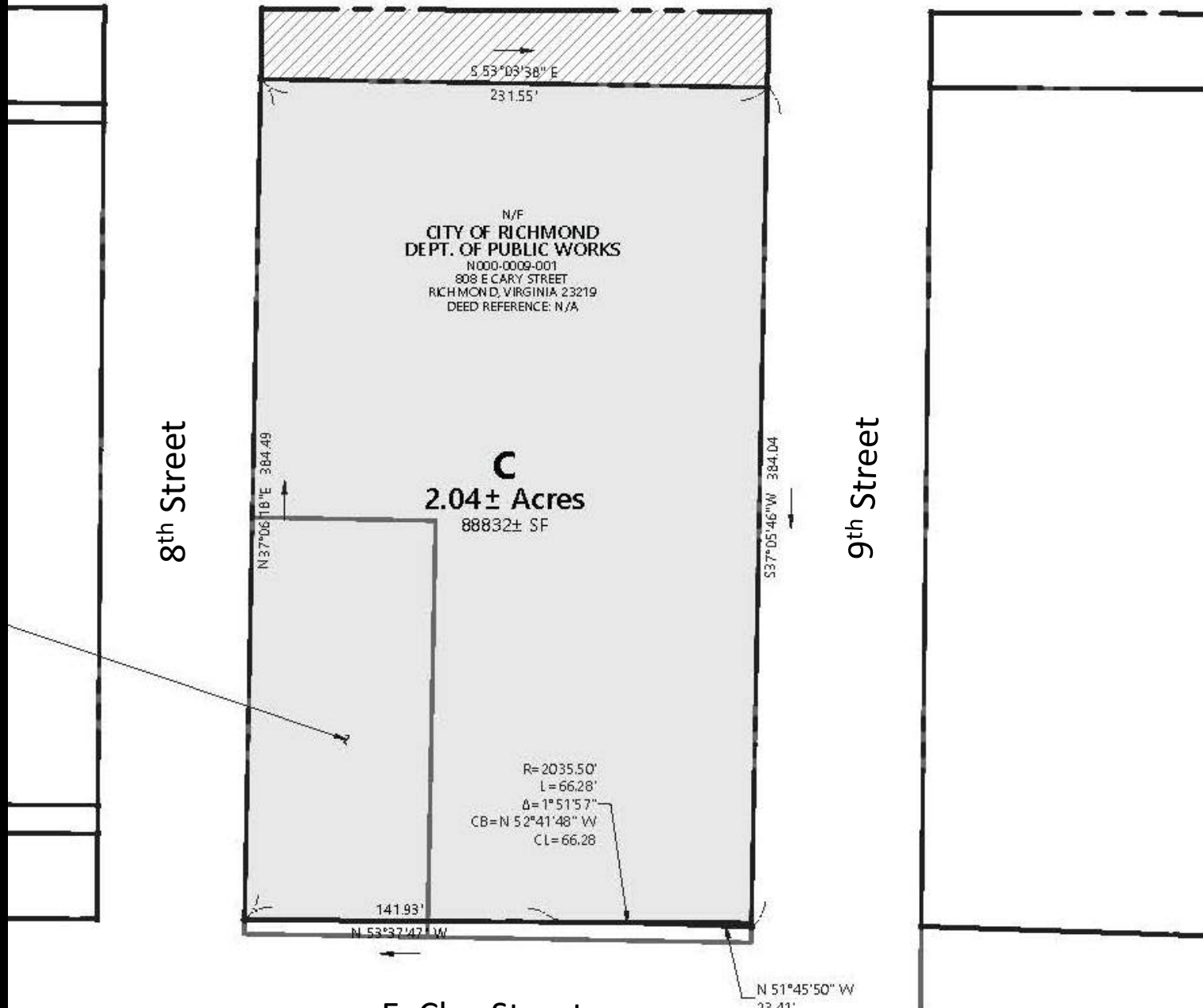
Capital City Partners LLC



E Clay St
800

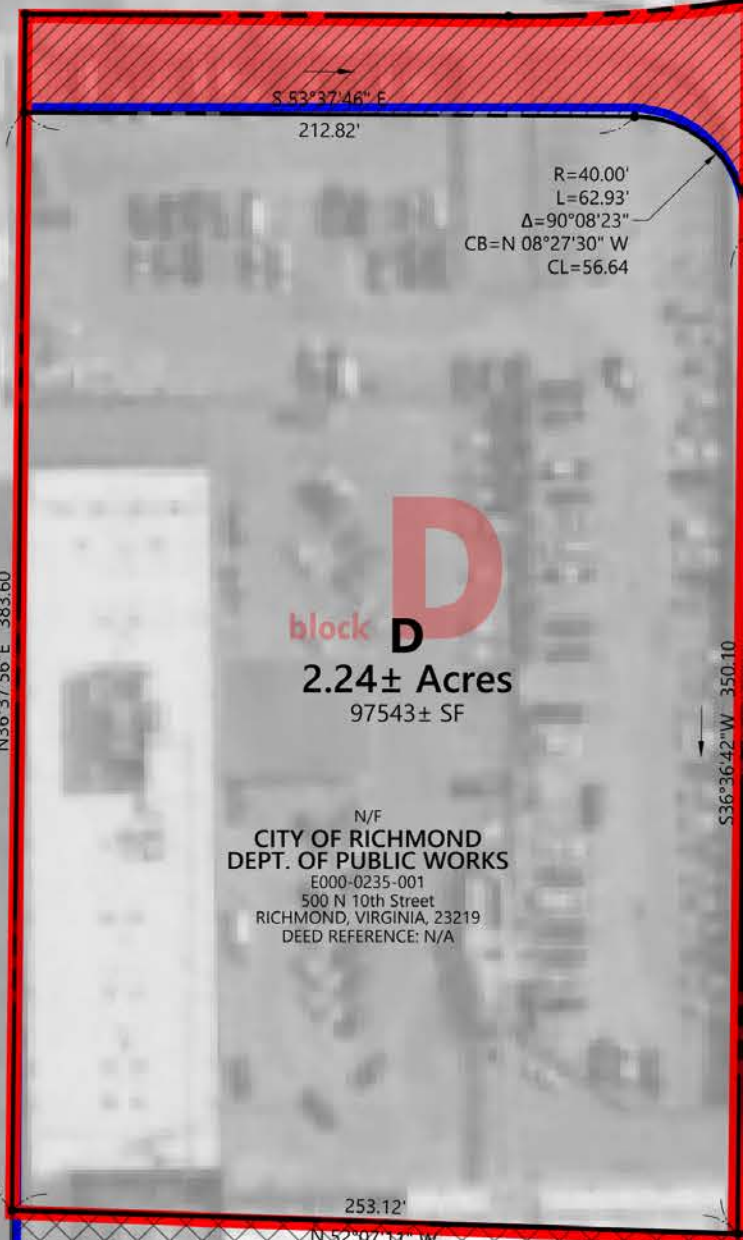
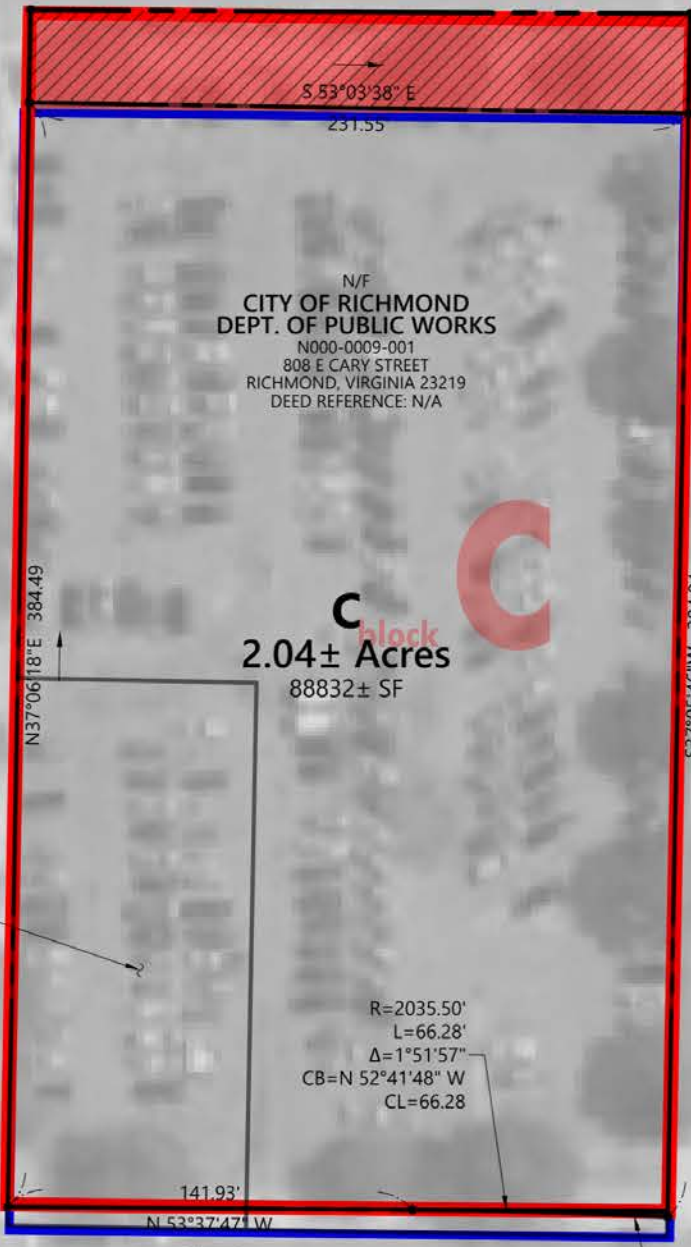
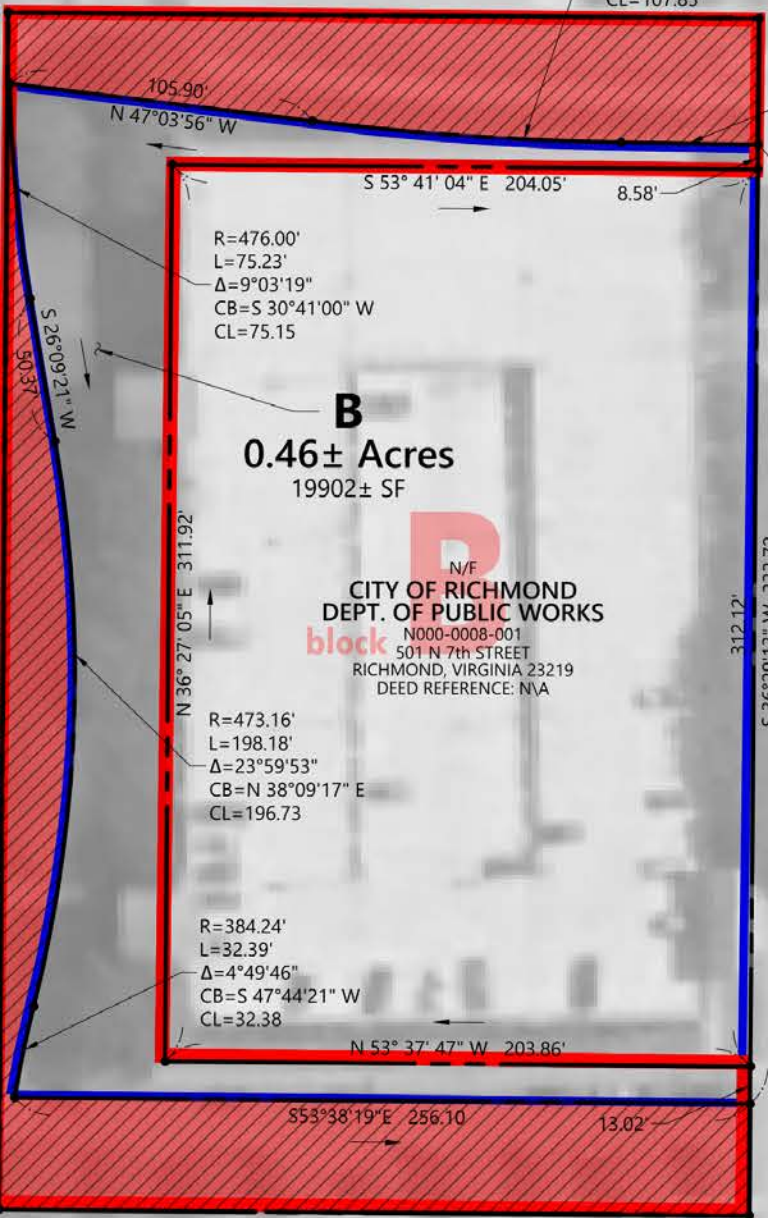
800 St





W

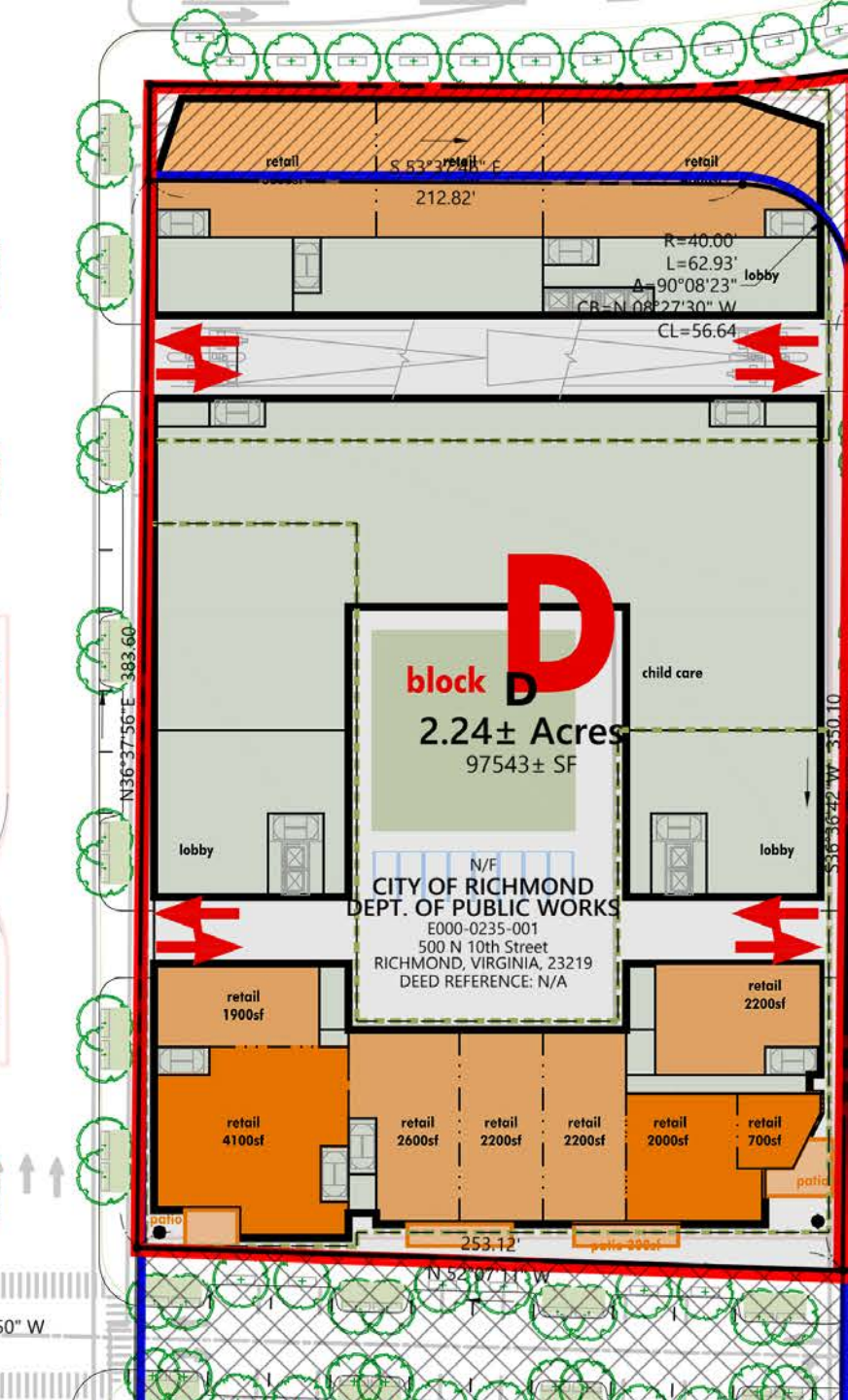
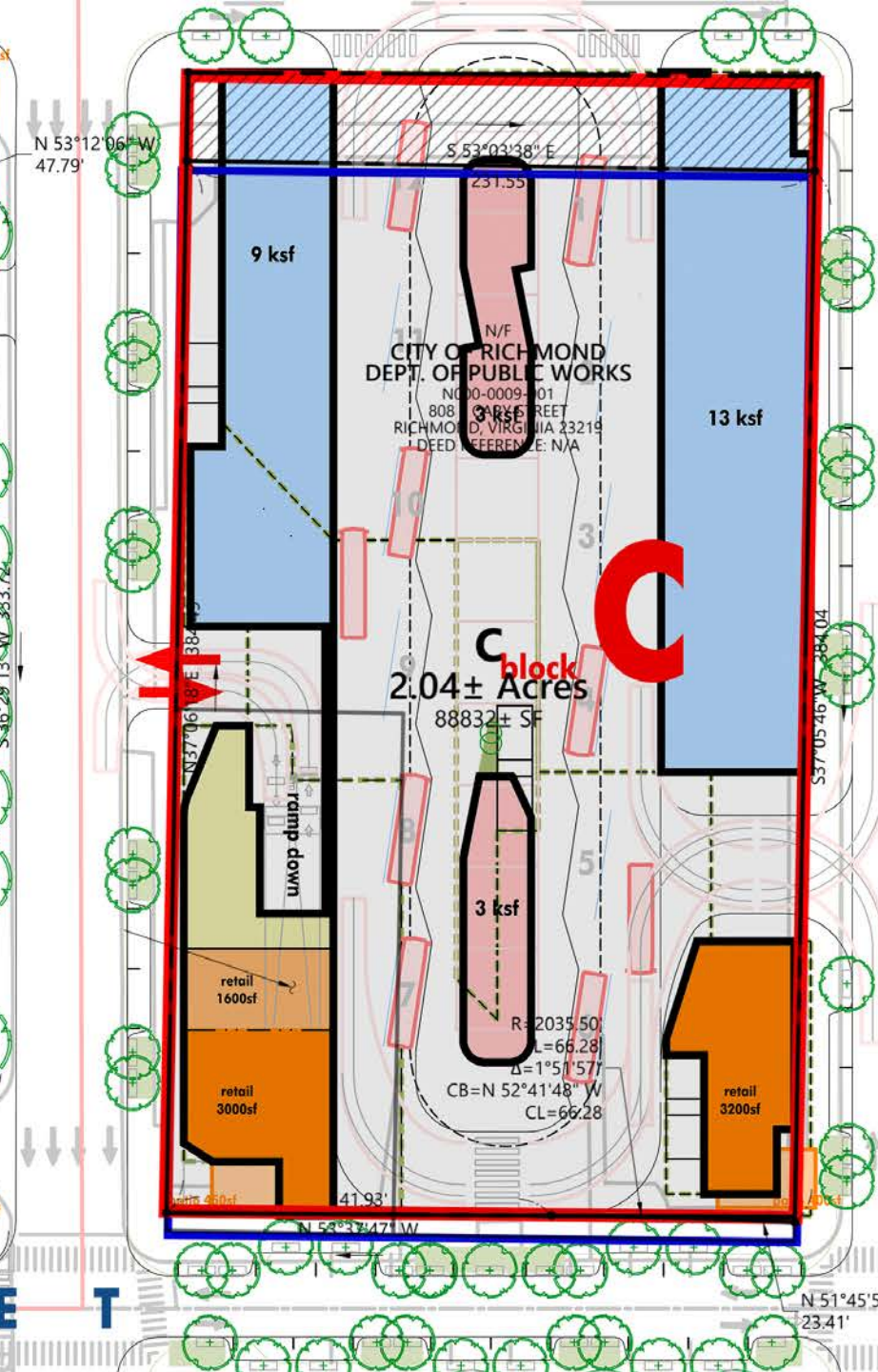
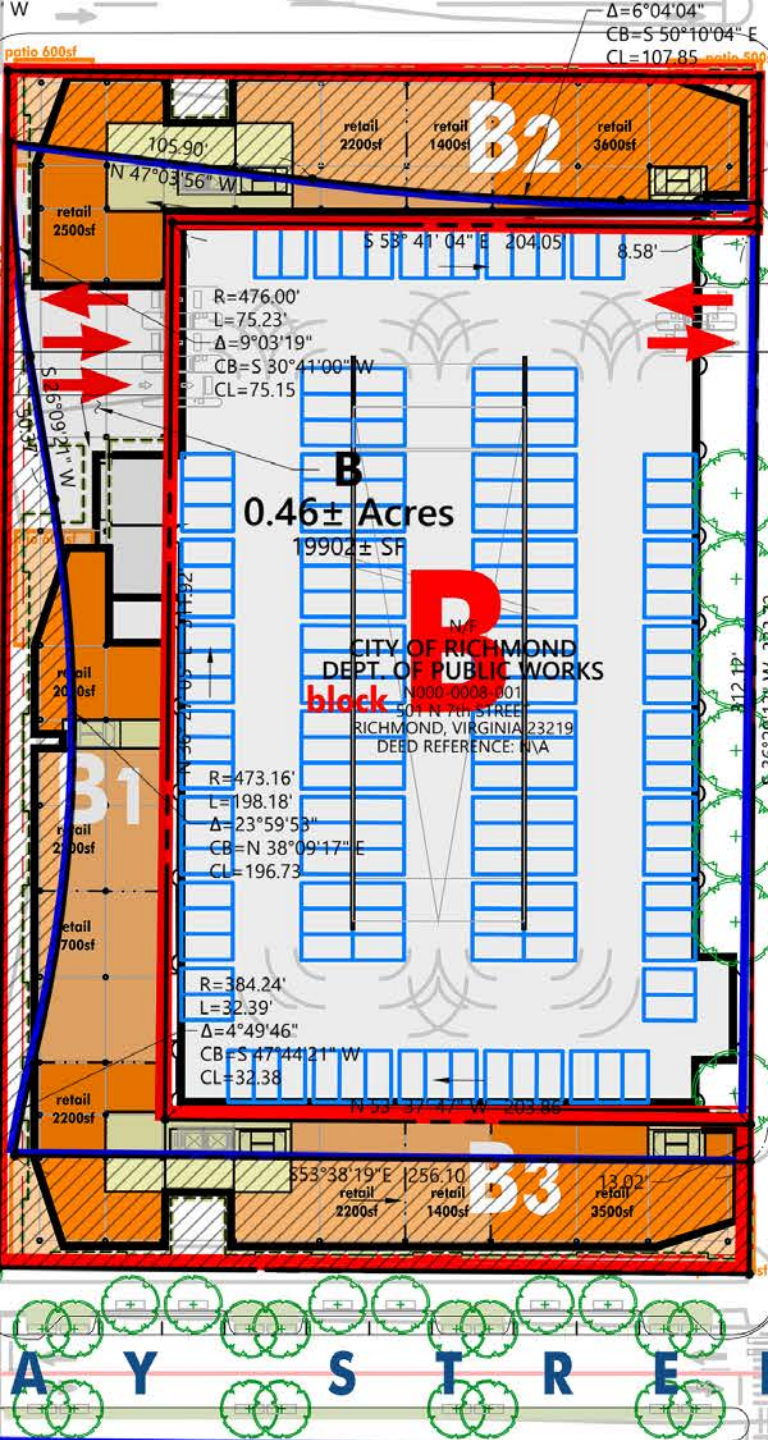
R=1018.86
L=107.90'
Δ=6°04'04"
CB=S 50°10'04" E
CL=107.85



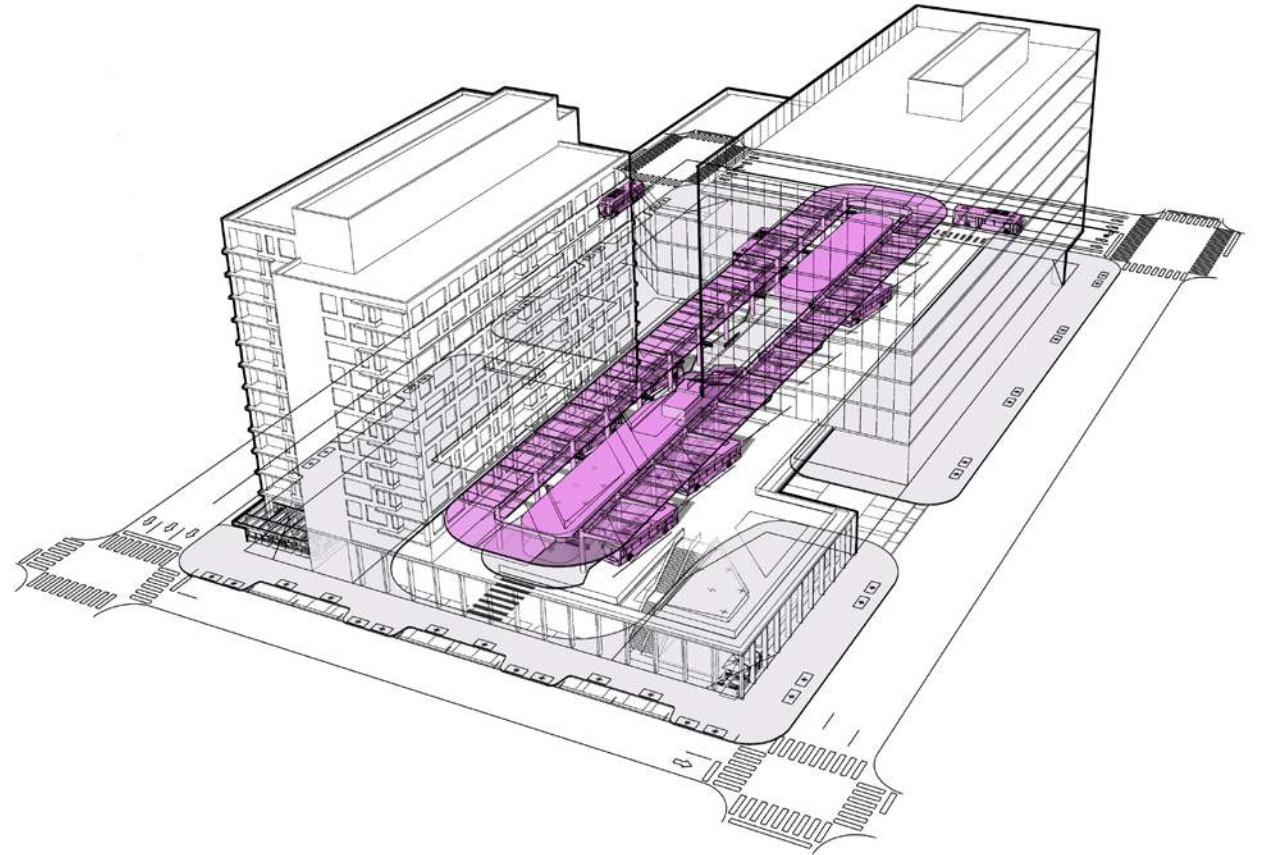
N/F
CITY OF RICHMOND
DEPT. OF PUBLIC WORKS
N000-0008-001
501 N 7th STREET
RICHMOND, VIRGINIA 23219
DEED REFERENCE: N/A

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



GRTC Transit Center





50 #27

CARY / MAIN / WHITCOMB
#5 12:05

9

GRTC TRANSIT CENTER

CHURCH HALL
#10 #12

8

CARY/MAIN

STAY PUT!
TAP & GO!

CHURCH HALL

GRTC PROPOSED



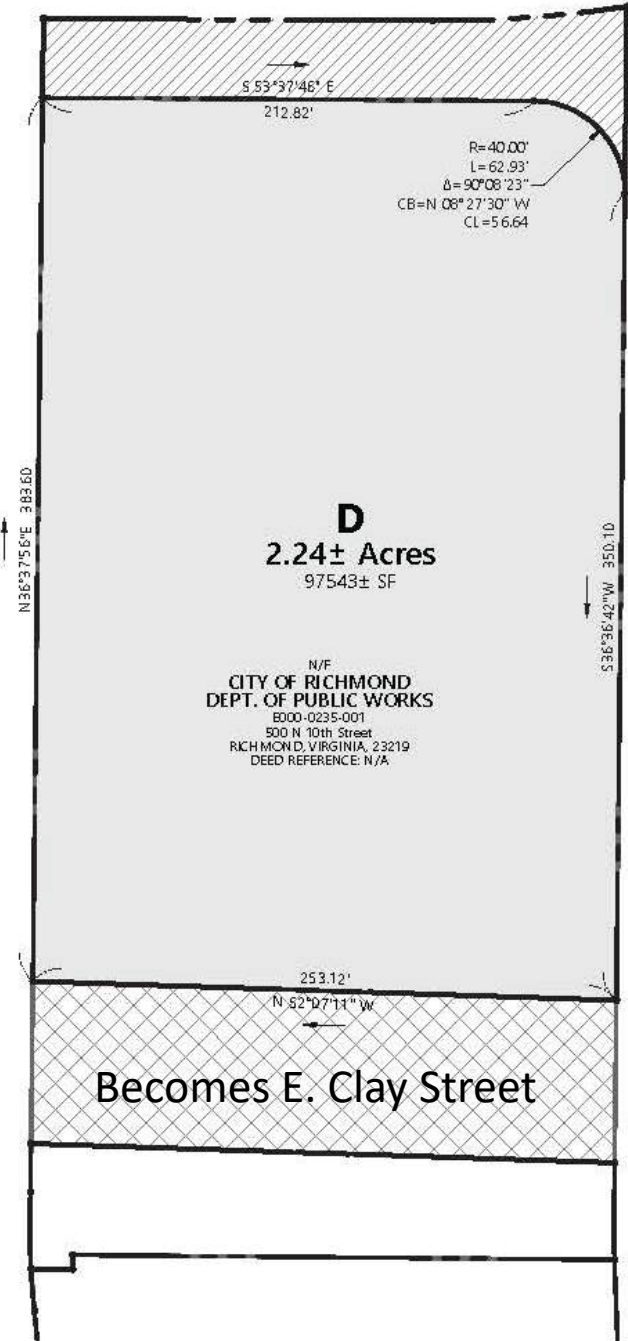
VCU



STRONG CHANGE
PARKING
10:00 AM - 5:00 PM



9th Street



S53°37'46"E
212.82'

R=40.00'
L=62.93'
Δ=90°08'23"
CB=N 08°27'30" W
CL=56.64

D
2.24± Acres
97543± SF

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

N36°37'56"E 383.60

S36°36'42"W 350.10

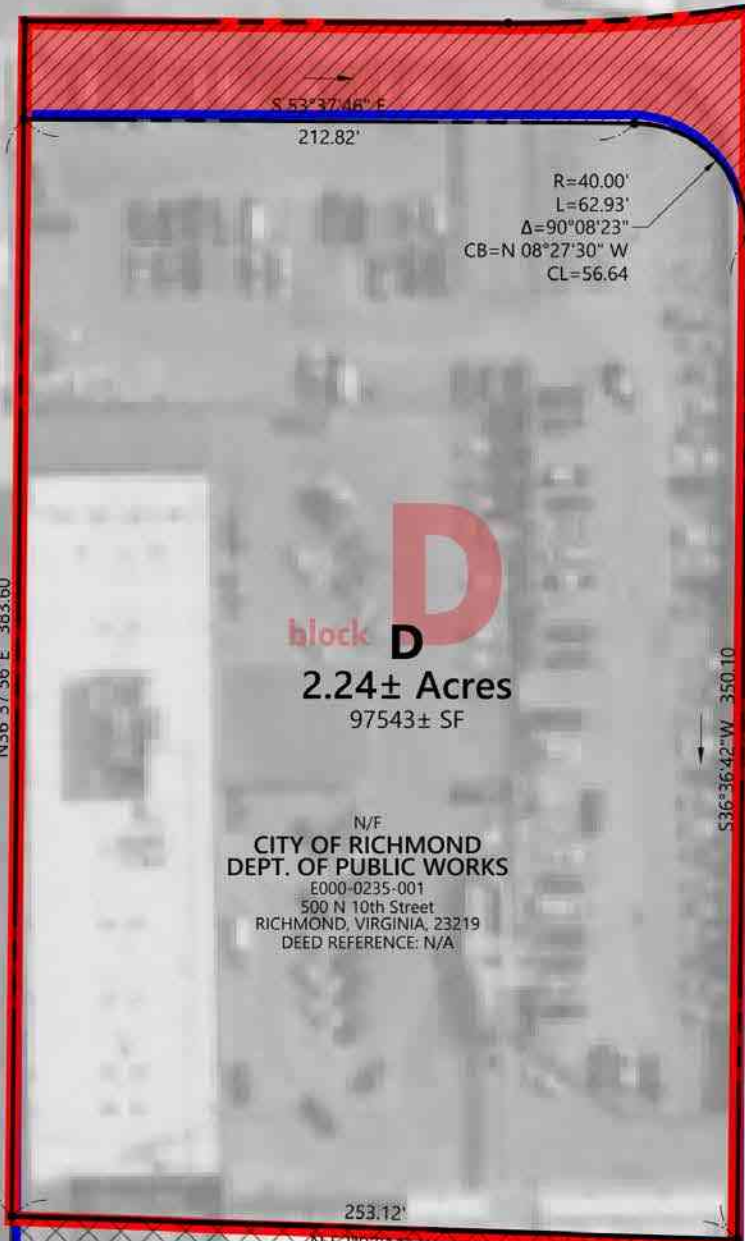
253.12'
N 82°07'11" W

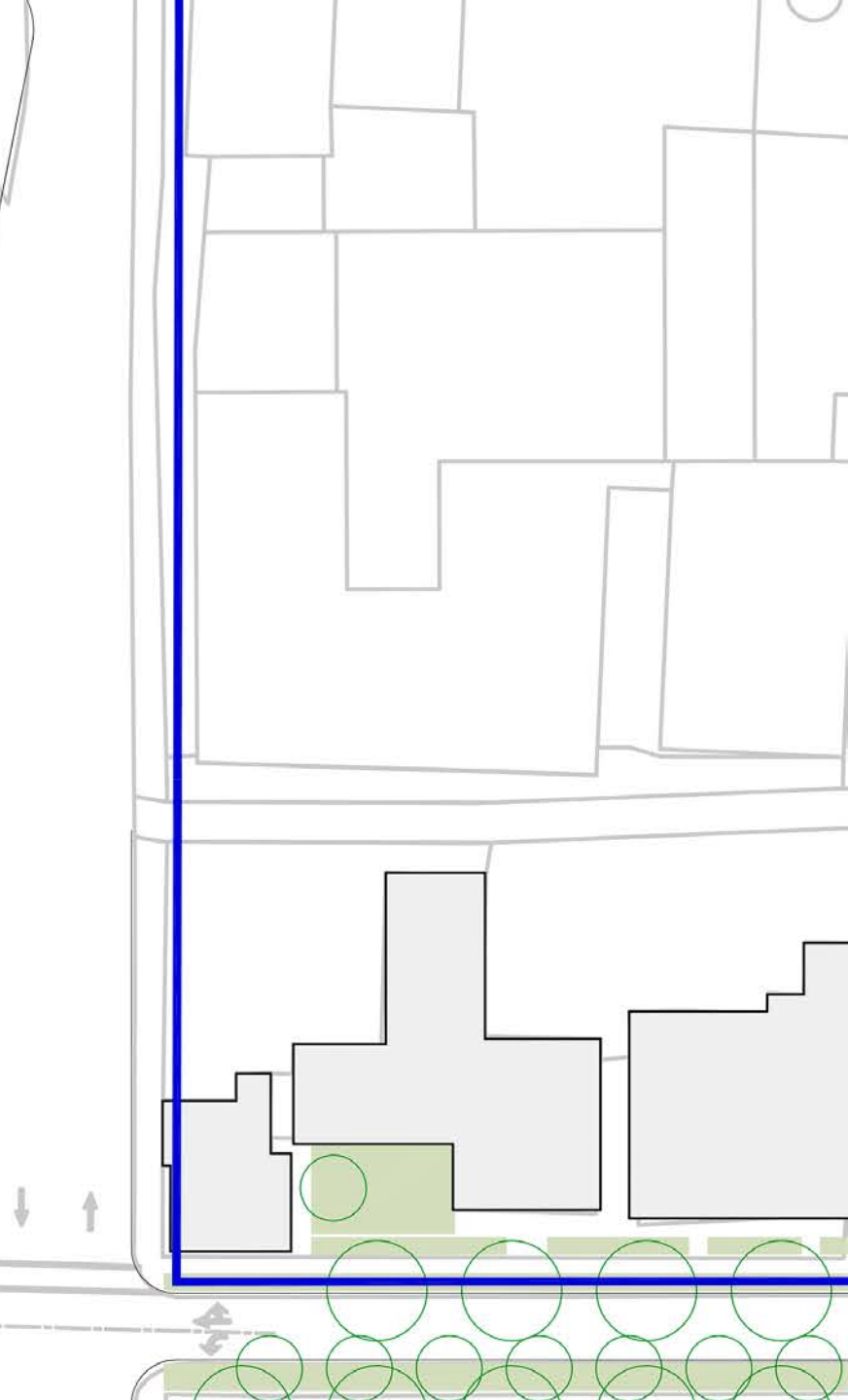
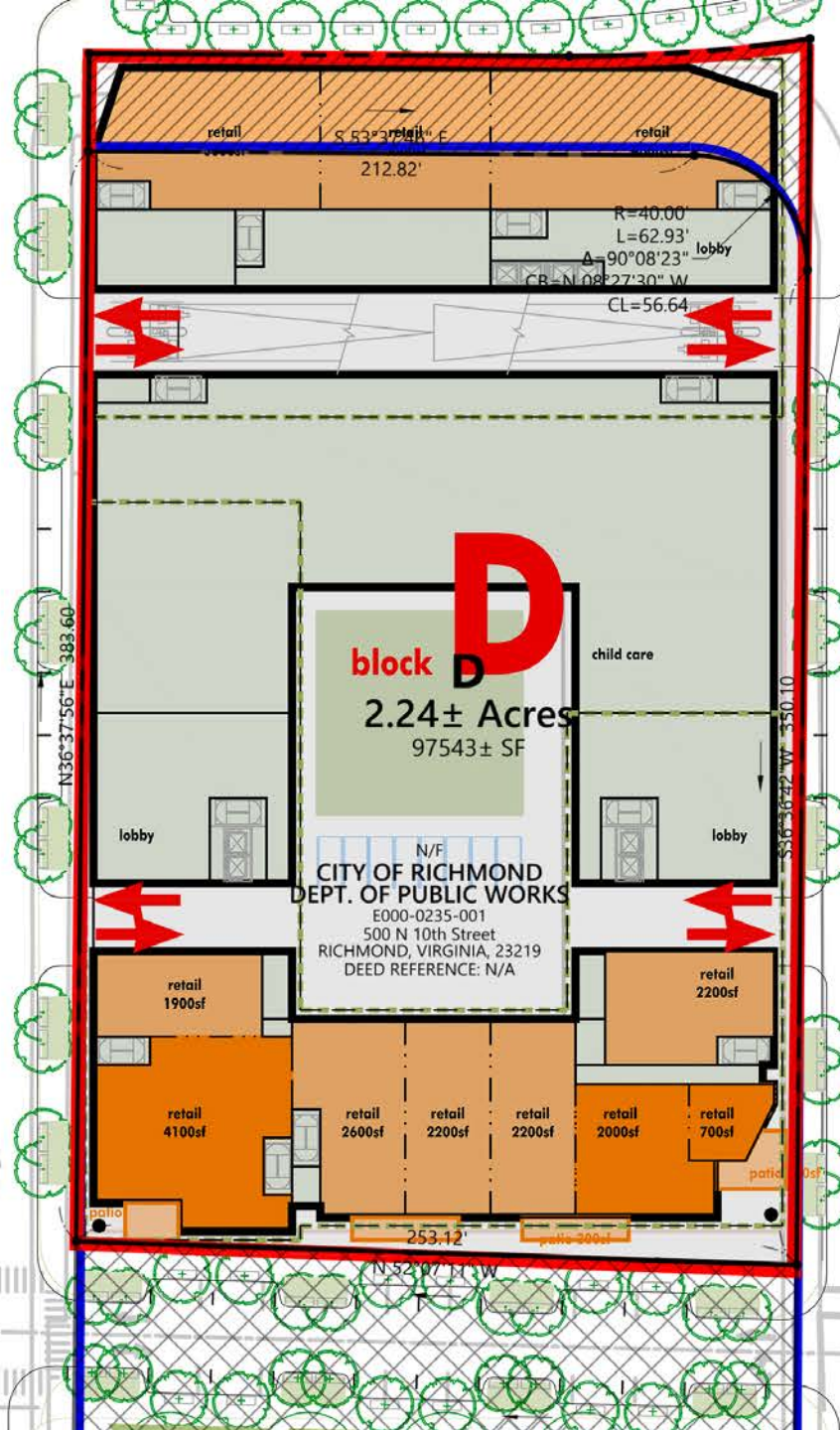
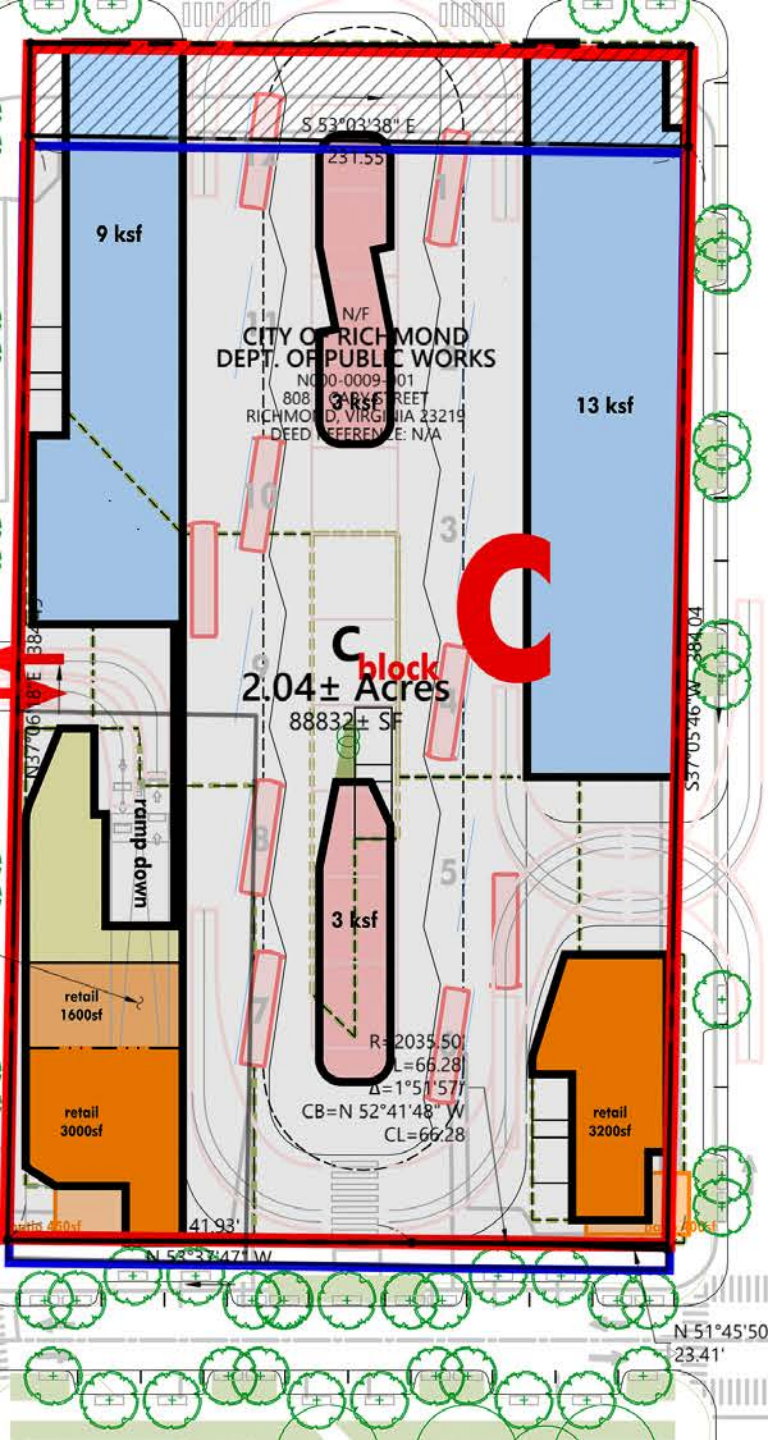
Becomes E. Clay Street

N 10th Street



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





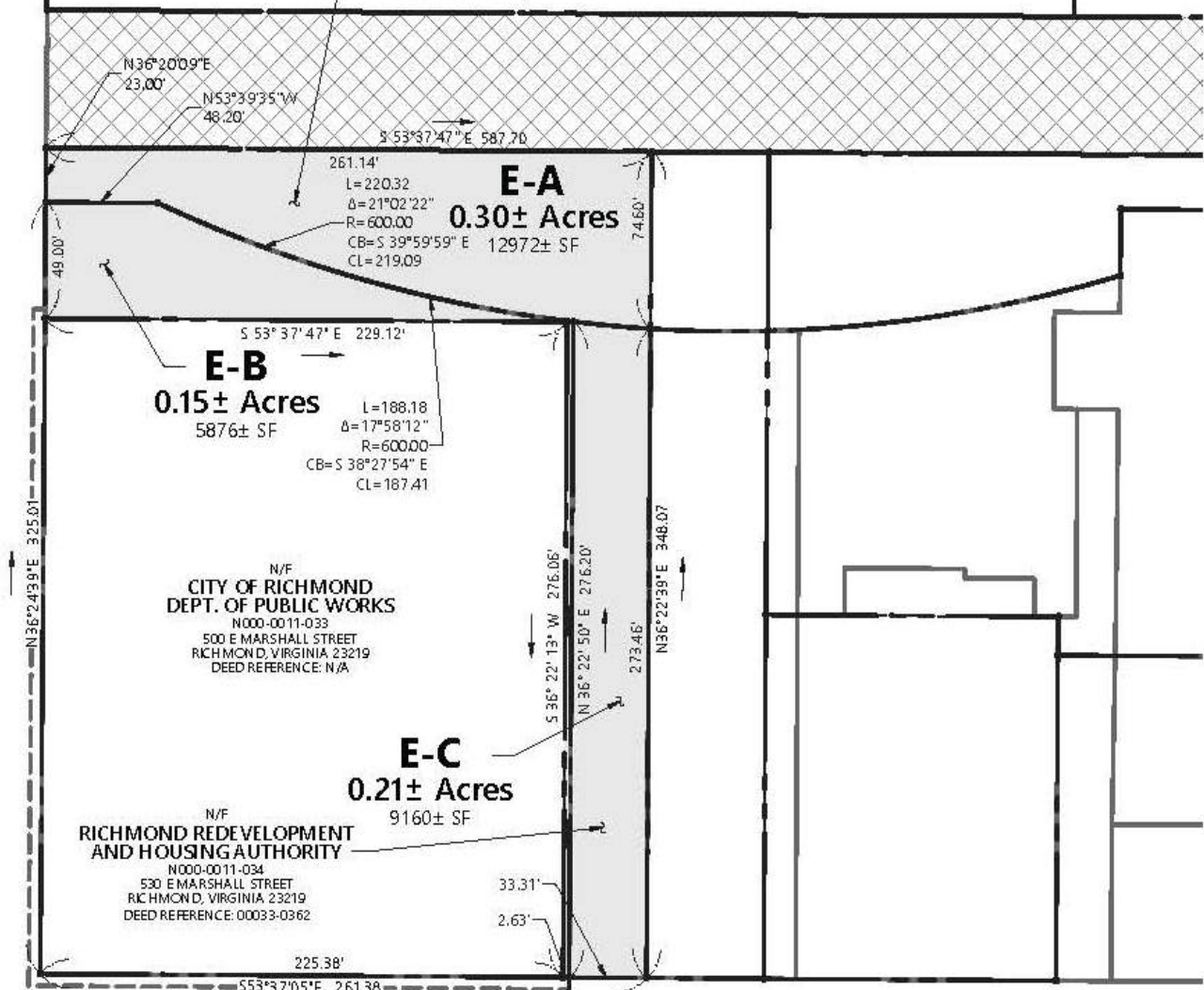




N000-0007-001
601 E LEIGH STREET
RICHMOND, VIRGINIA 23219
DEED REFERENCE: N/A

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

N36°20'09"E 23.00'
N53°39'35"W 48.20'
S53°37'47"E 587.70'
261.14'
L=220.32
Δ=21°02'22"
R=600.00
CB=S 39°59'59" E 12972± SF
CL=219.09

49.00'
S 53°37'47" E 229.12'
E-B
0.15± Acres
5876± SF
L=188.18
Δ=17°58'12"
R=600.00
CB=S 38°27'54" E
CL=187.41

N36°24'39"E 325.01'
N/F
CITY OF RICHMOND
DEPT. OF PUBLIC WORKS
N000-0011-033
500 E MARSHALL STREET
RICHMOND, VIRGINIA 23219
DEED REFERENCE: N/A

S 36°22'13" W 276.06'
N 36°22'50" E 276.20'
273.46'
N36°22'39"E 348.07'
273.46'

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

33.31'
2.63'
225.38'
S53°37'05"E 261.38'

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

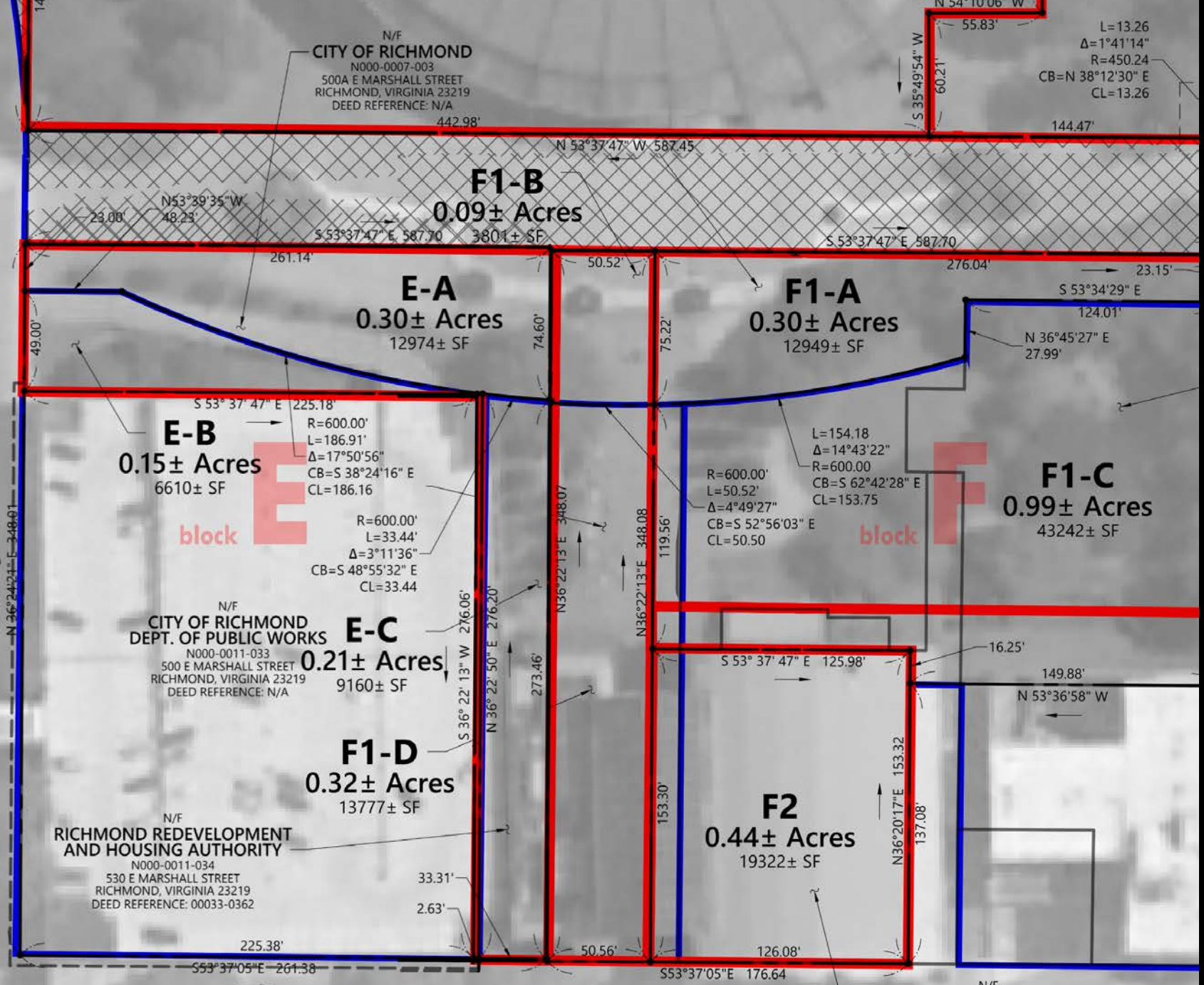
N/F
RICHMOND REDEVELOPMENT
AND HOUSING AUTHORITY

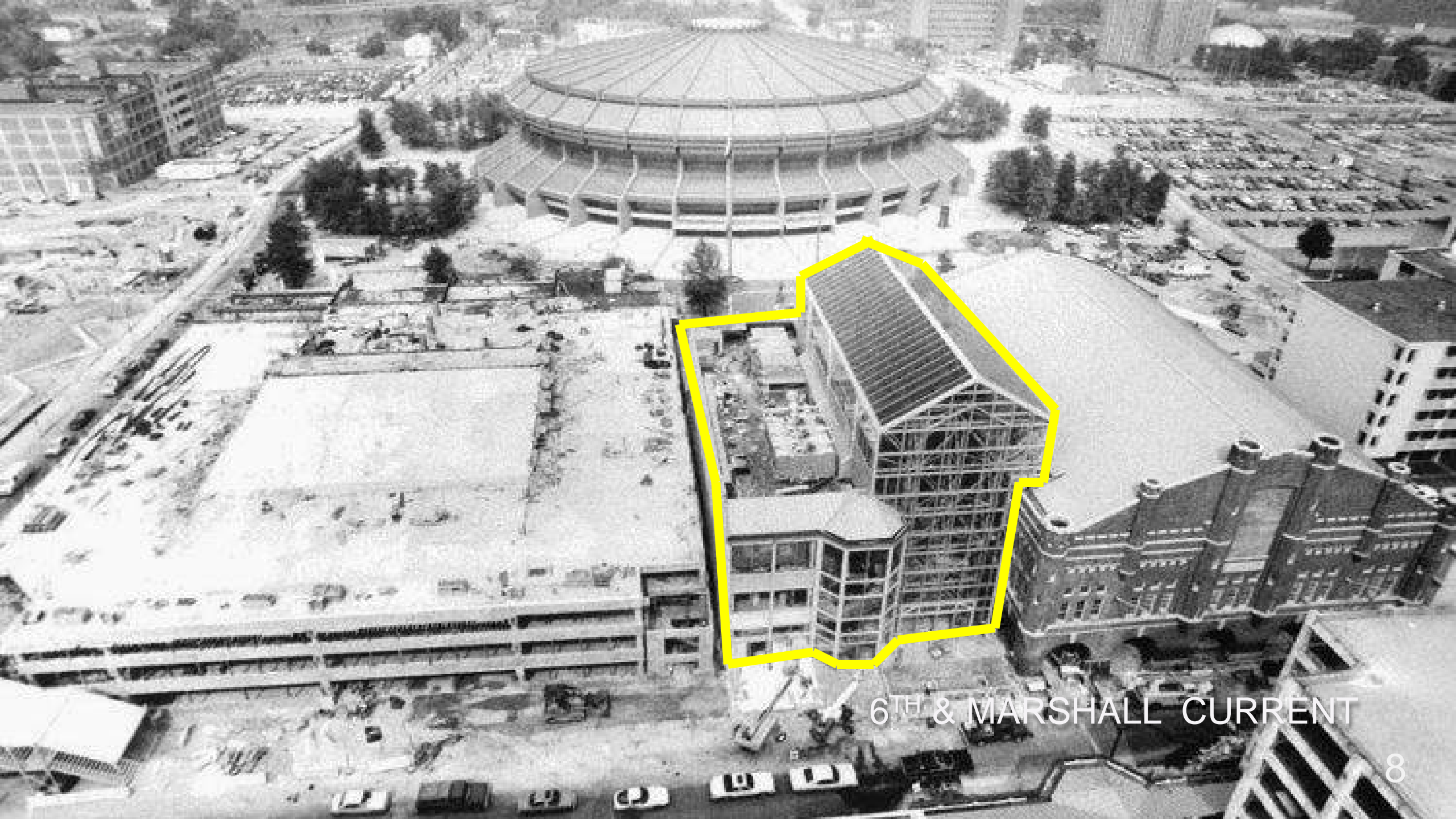
L=13.26
Δ=1°41'14"
R=450.24
CB=N 38°12'30" E
CL=13.26

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





6TH & MARSHALL CURRENT



6TH STREET PROPOSED



6TH & MARSHALL PROPOSED

© Capital City

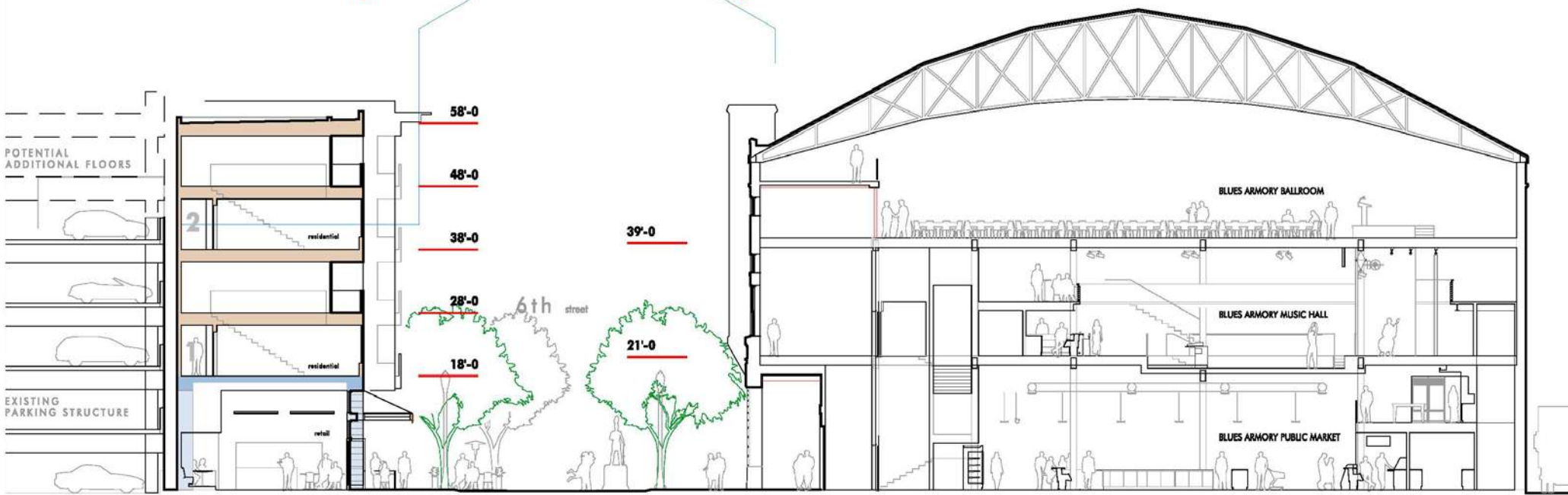
E

F

N 6TH STREET

30'

60'



30'

5'

8'

10'

14'

10'

8'

5'

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**

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

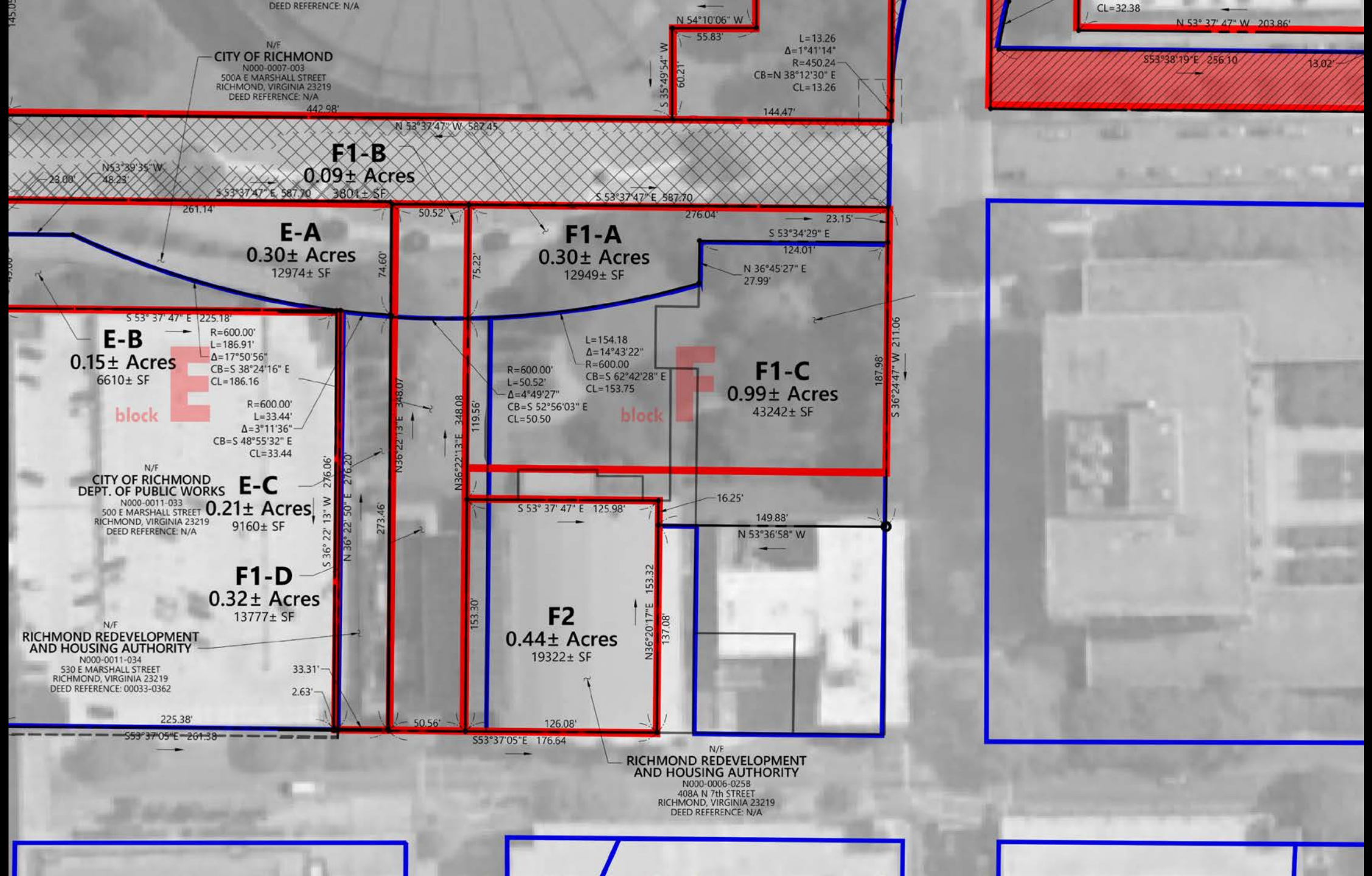
F1-D
0.32± Acres
13777± SF

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

block **F**
F1-C
0.99± Acres
43242± SF

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

F1-C
0.99± Acres
43242± SF

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

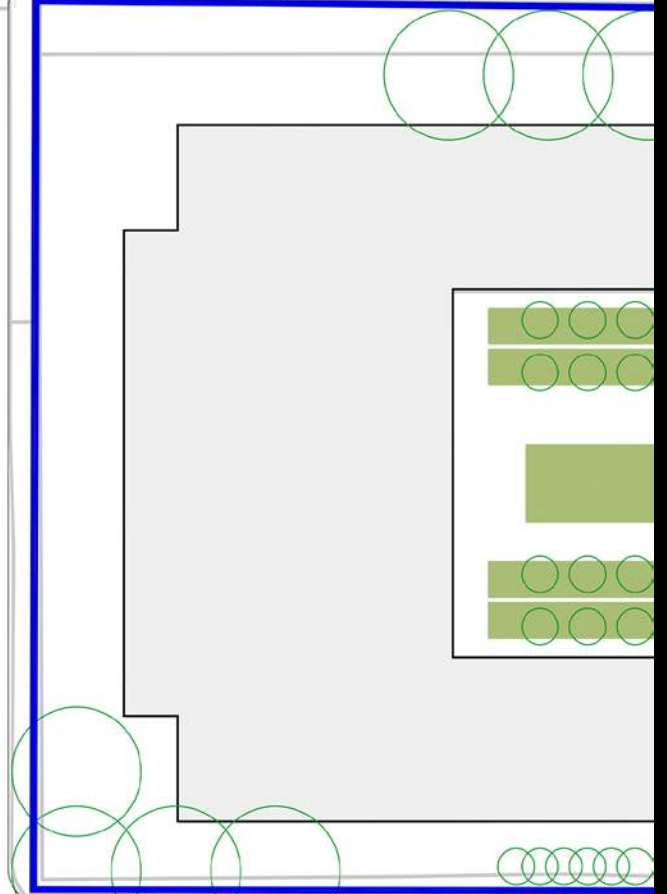
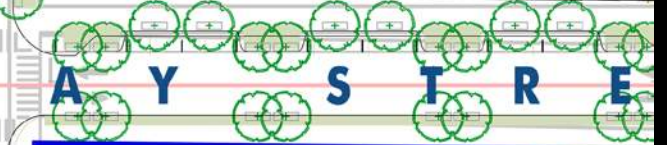
E-C
0.21± Acres
9160± SF

F1-D
0.32± Acres
13777± SF

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

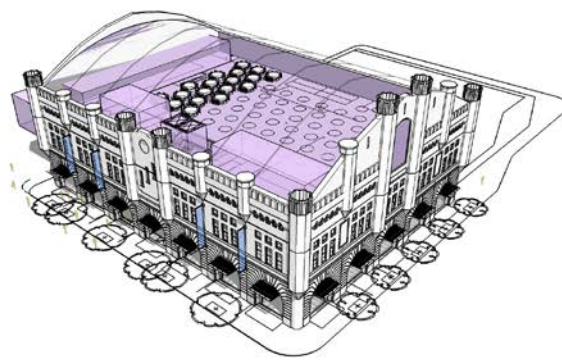




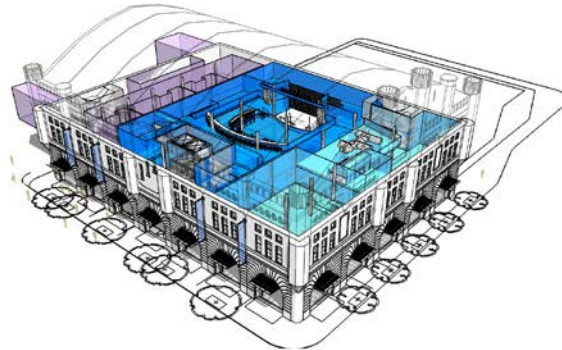
N. 6th St
300

SPRINGFIELD

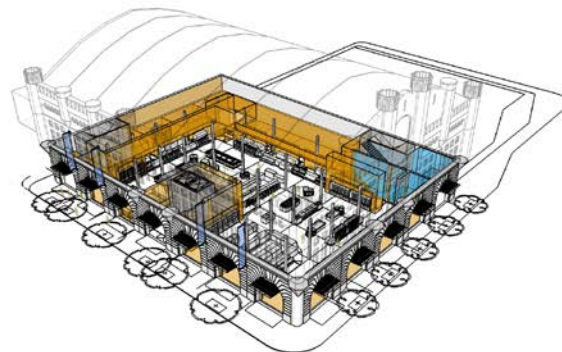
P
→



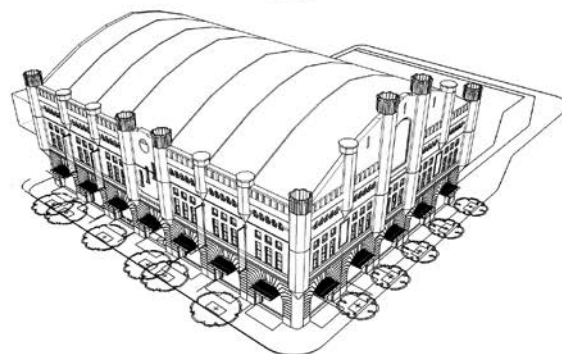
3rd



2nd



1st



Blu

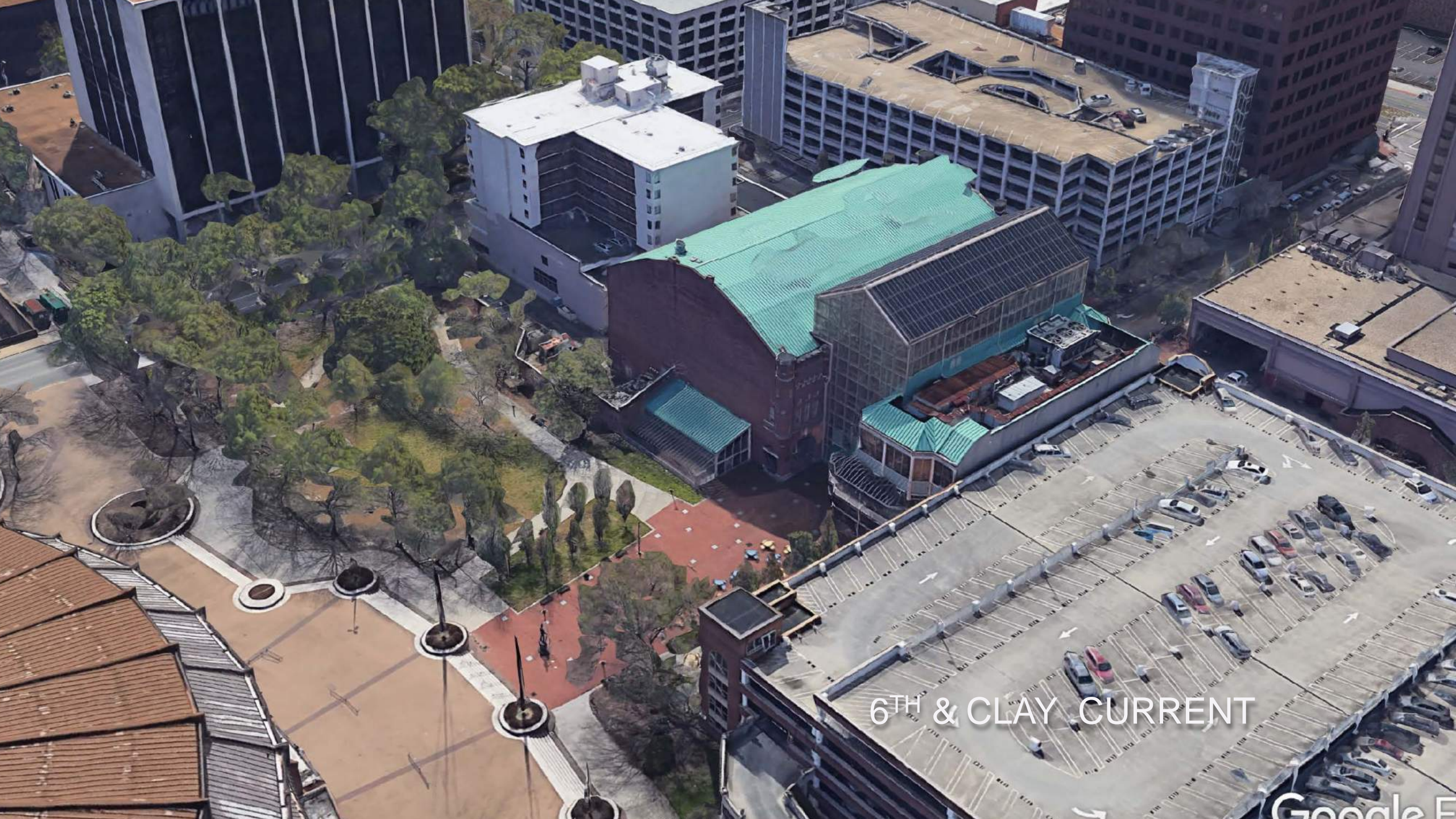






we come to
RICHMOND
GreenBiz21
Feb. 16-19 2021 • Richmond, VA • Hyatt Regency

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



6TH & CLAY CURRENT

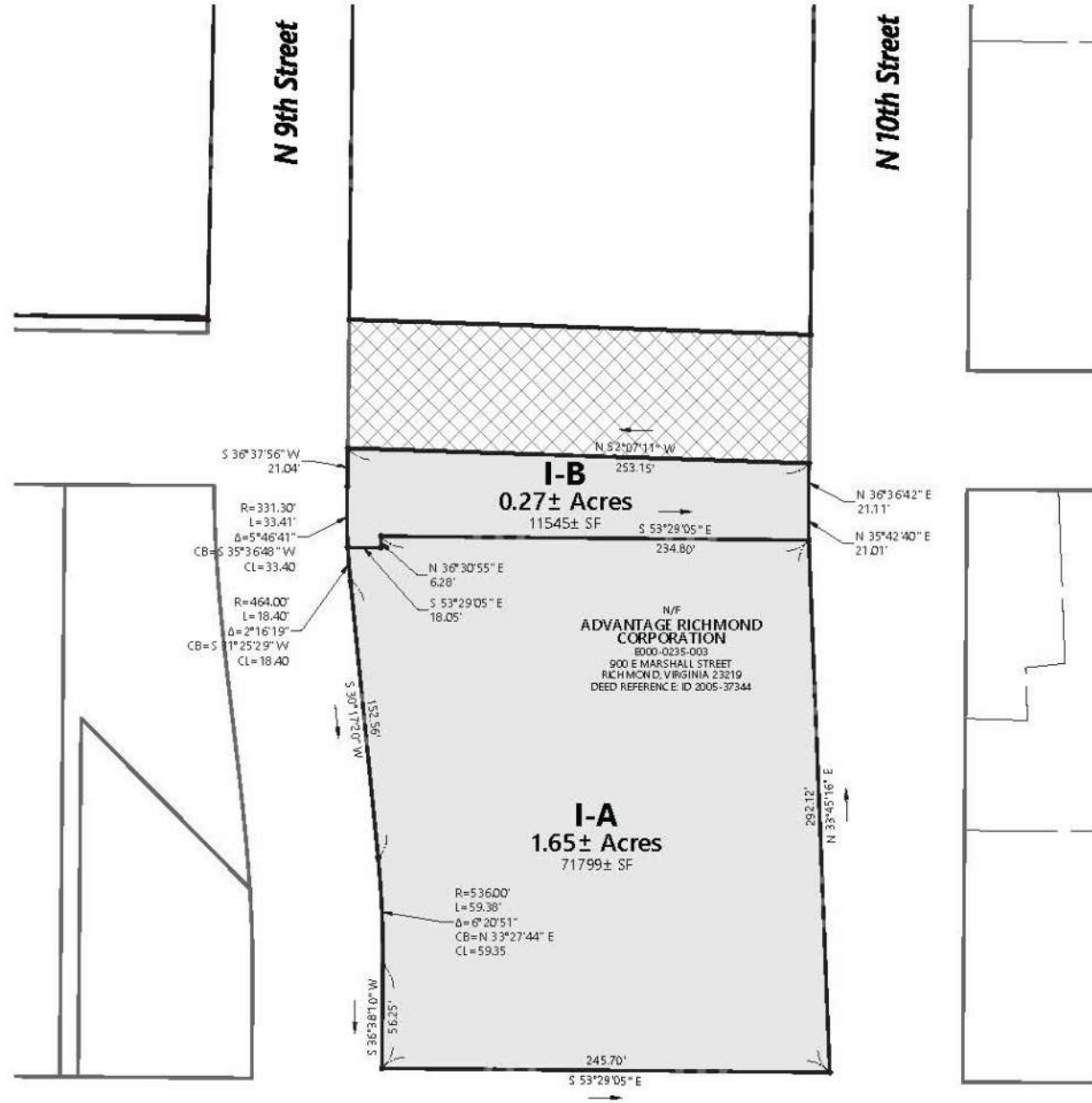


6TH & CLAY - CURRENT

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

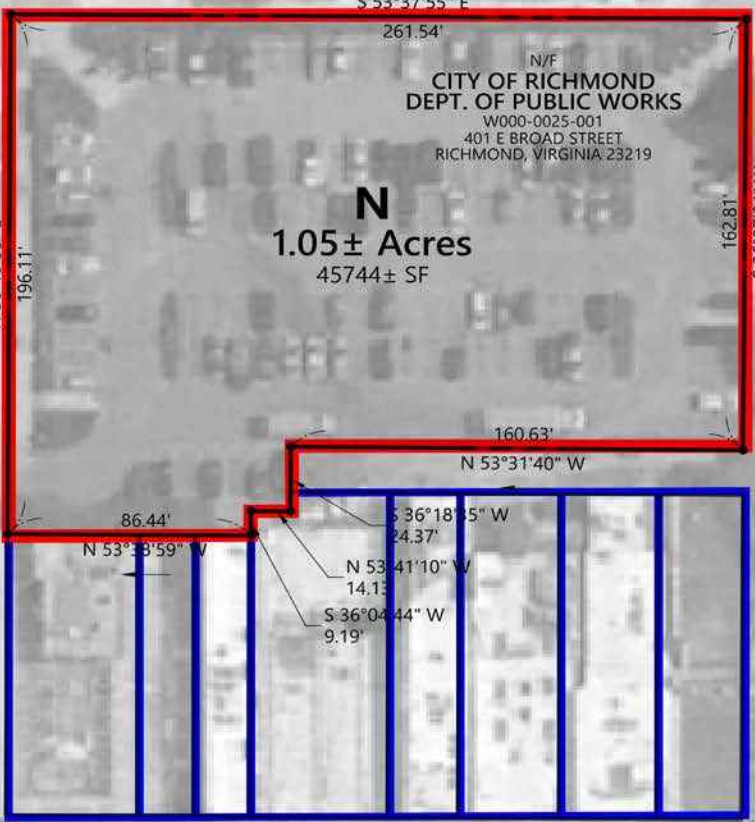
R=536.00'
L=59.38'
Δ=6°20'51"
CB=N 33°27'44" E
CL=59.35

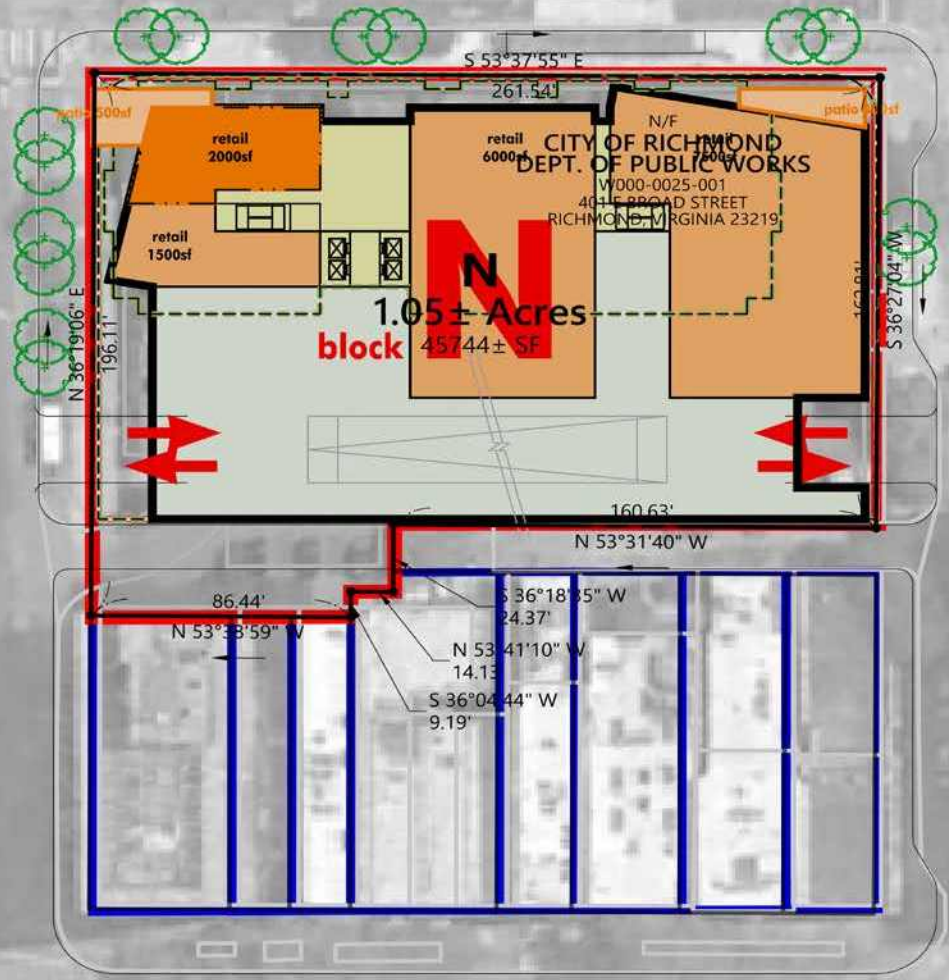
S 30°17'20" W
152.56'

S 36°38'10" W
30.29'

292.12'
N 33°45'16" E

245.70'
S 53°29'05" E





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'

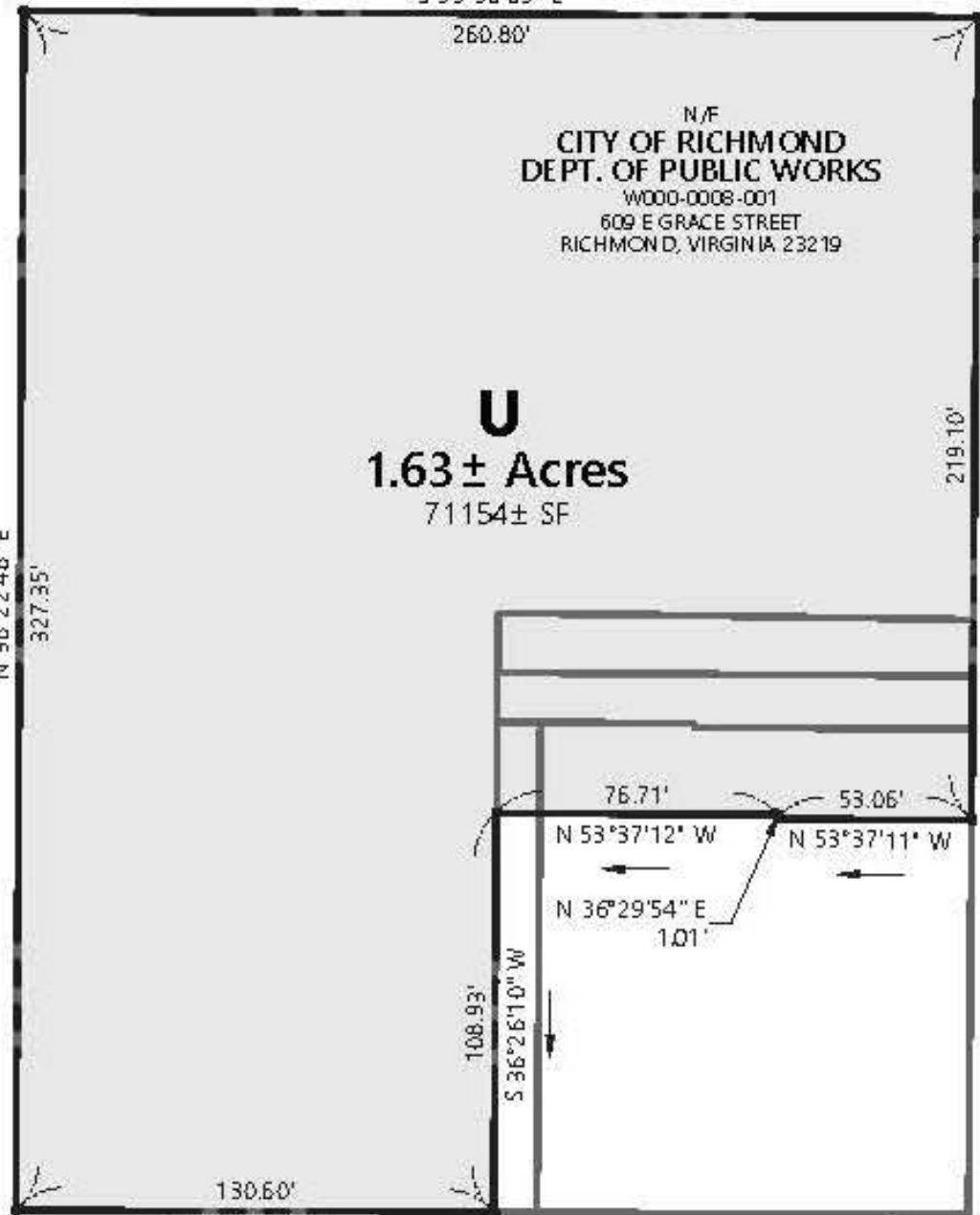
108.93'

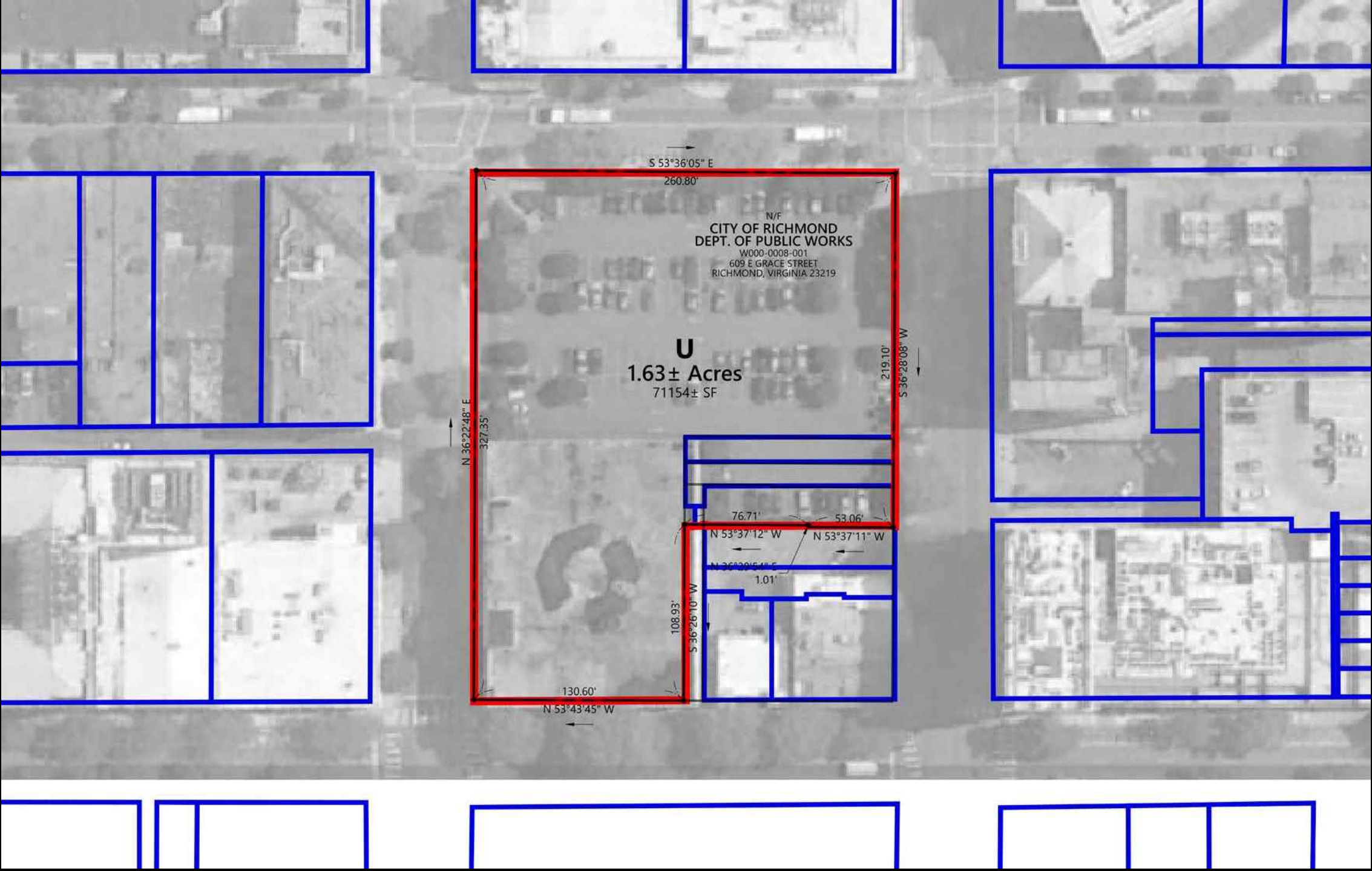
S 36°26'10" W

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

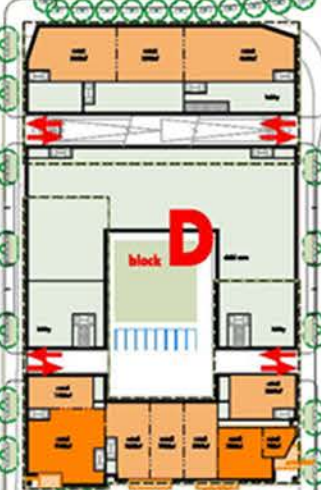
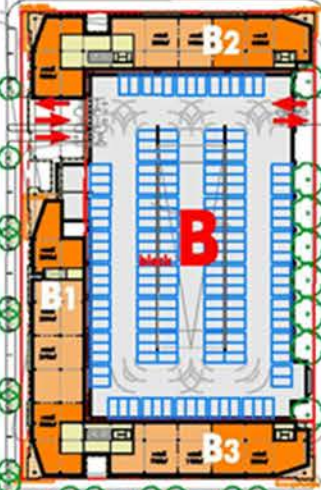
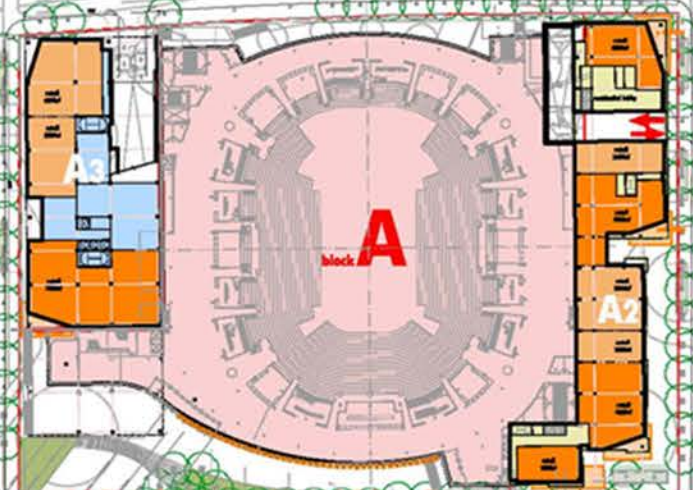
6th

7th

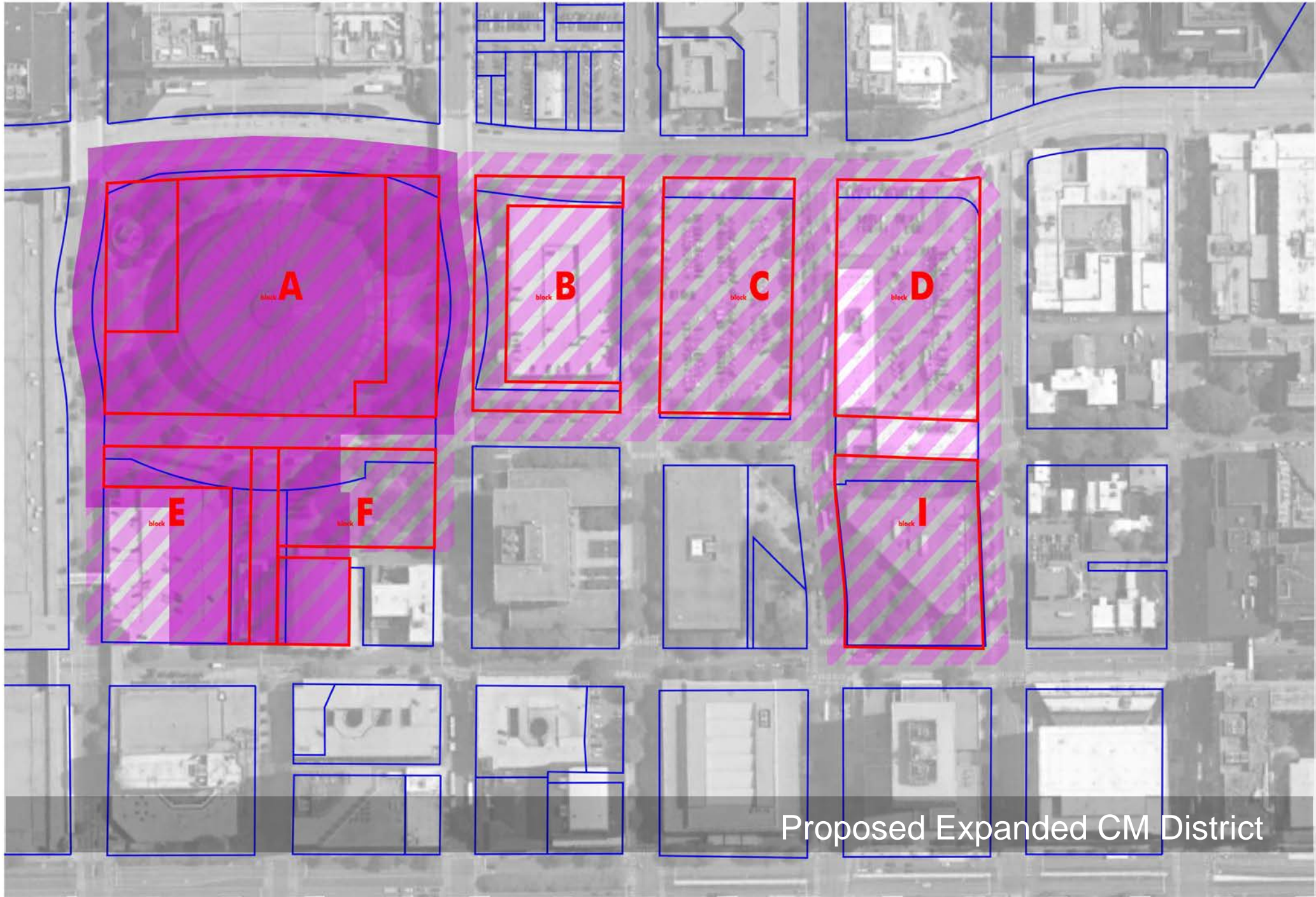
8th

9th

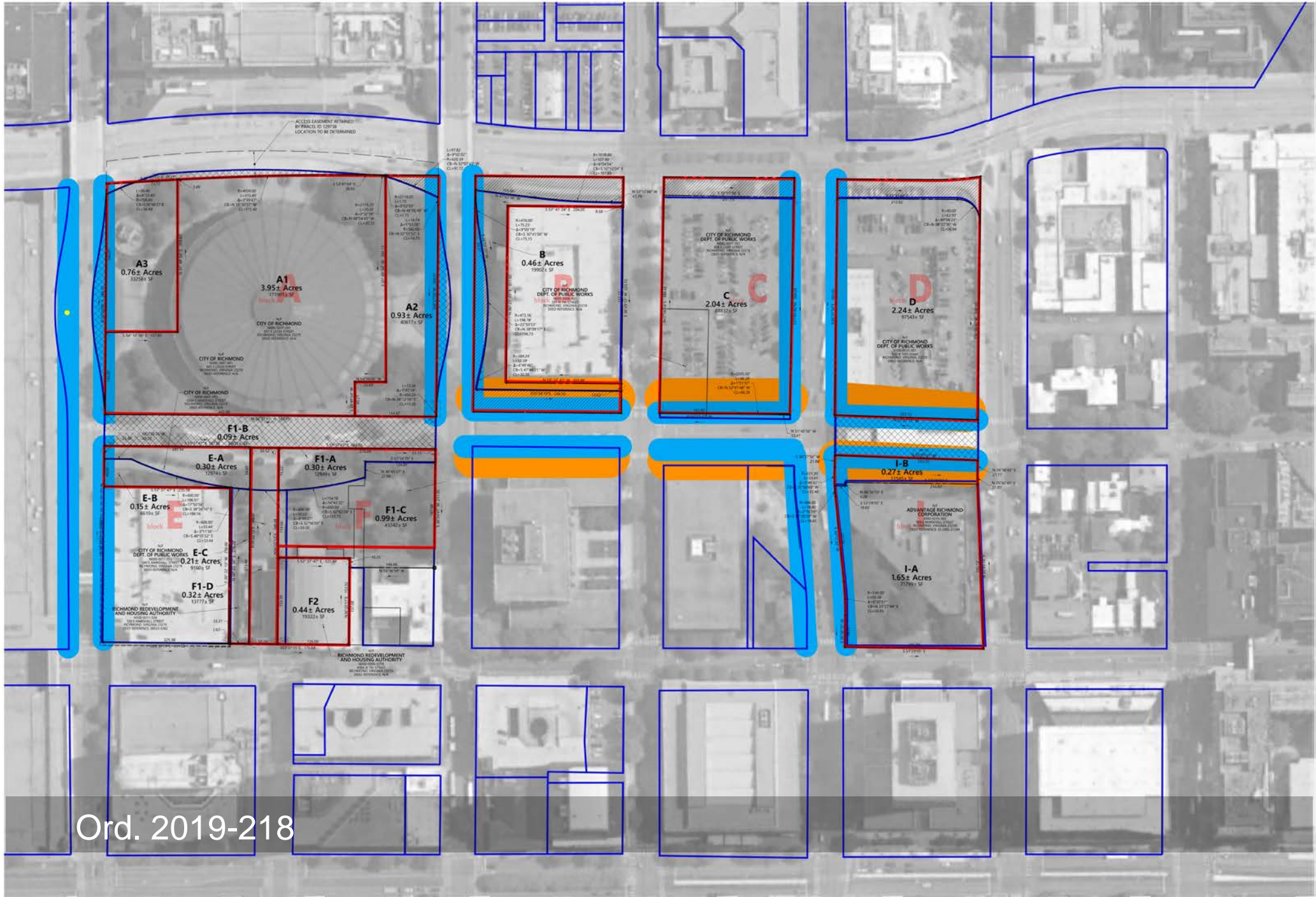
10th



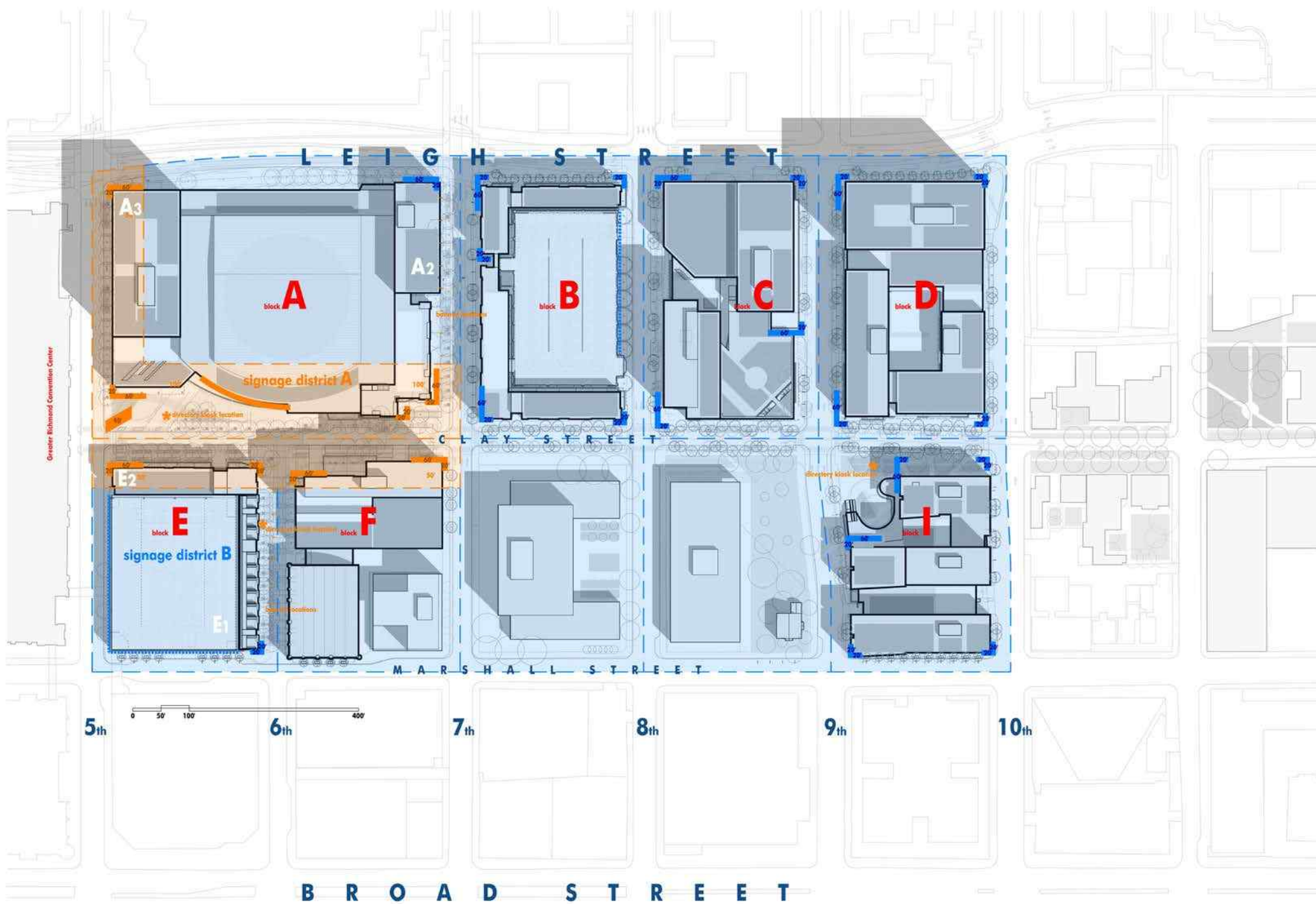
- retail
- hotel
- residential
- office

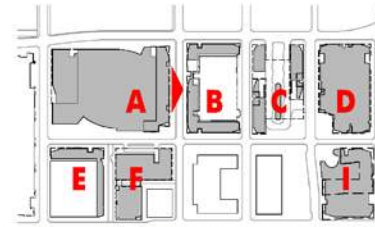


Proposed Expanded CM District



Ord. 2019-218





POTENTIAL DISTRICT SIGNAGE AREA SHOWN FOR ILLUSTRATION



B



LEIGH STREET

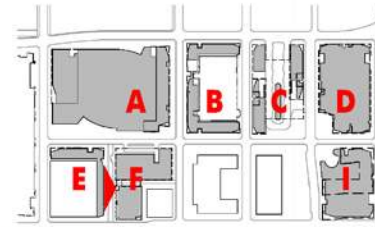
7th STREET 430'

CLAY STREET

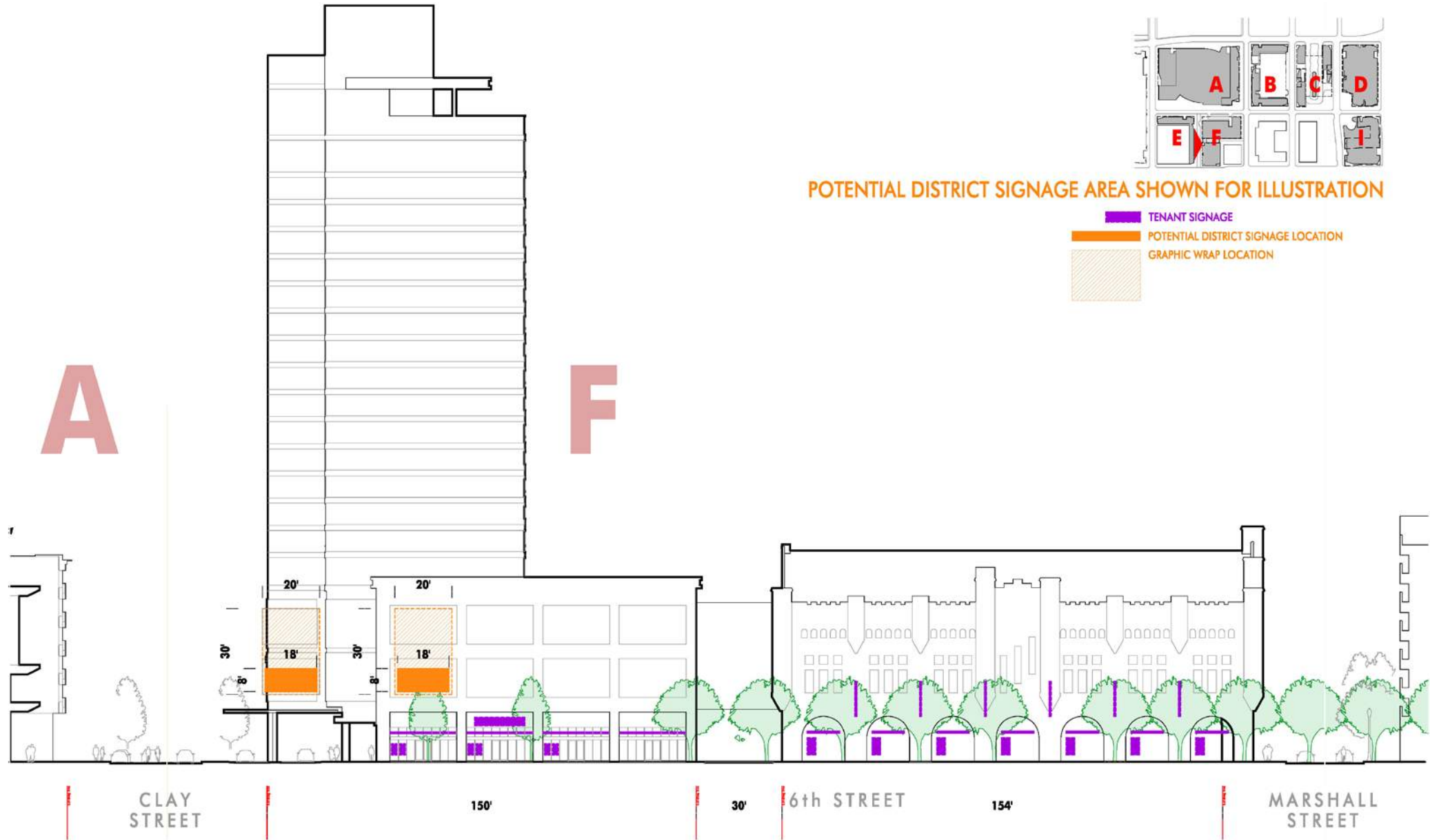
capital city redevelopment district

SIGNAGE ELEVATION
28 october 2018





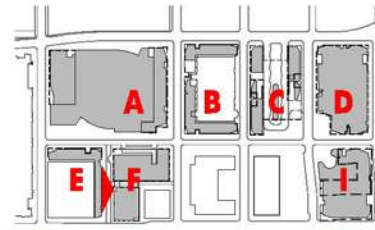
POTENTIAL DISTRICT SIGNAGE AREA SHOWN FOR ILLUSTRATION



capital city redevelopment district

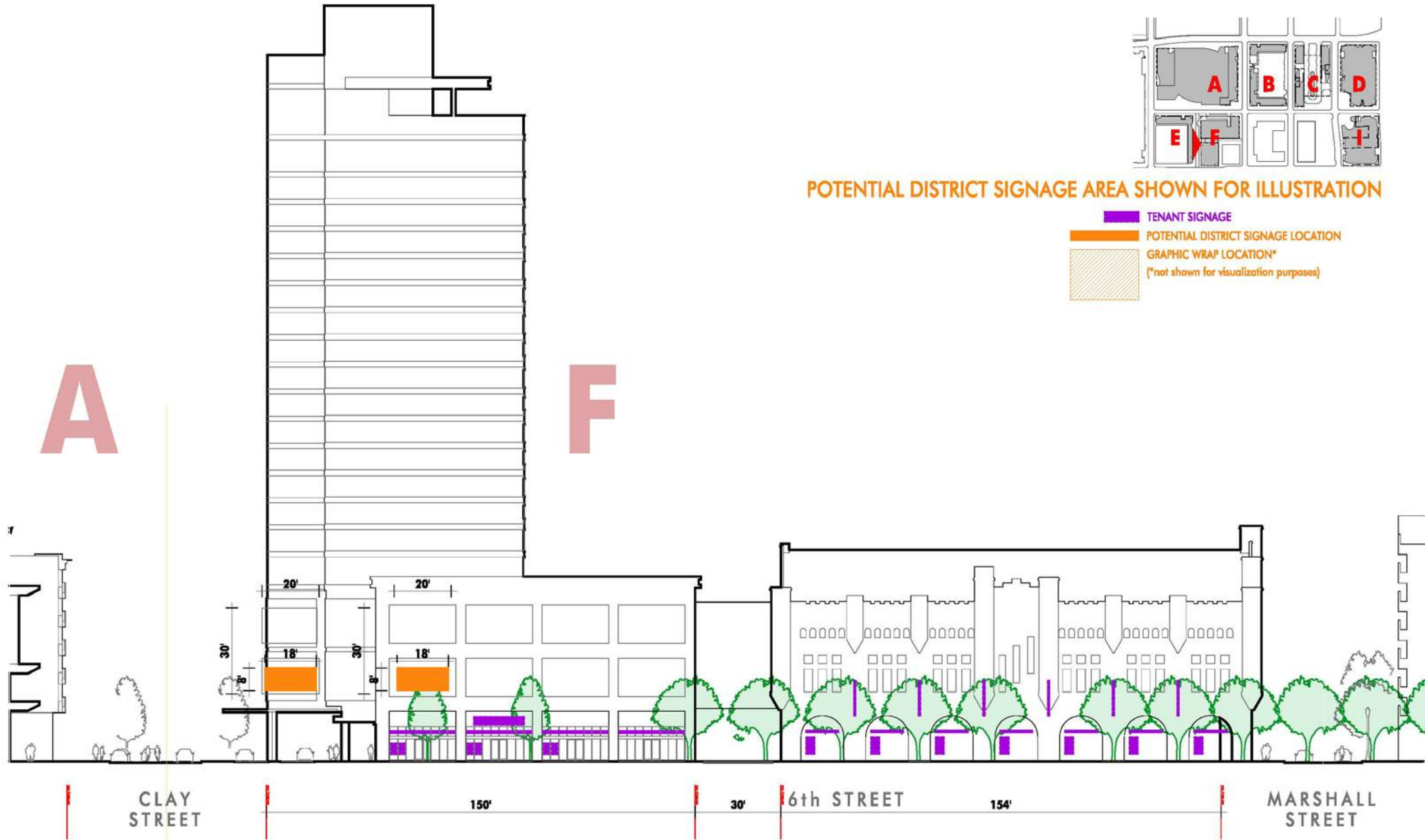
SIGNAGE ELEVATION
28 october 2018





POTENTIAL DISTRICT SIGNAGE AREA SHOWN FOR ILLUSTRATION

- TENANT SIGNAGE
- POTENTIAL DISTRICT SIGNAGE LOCATION
- GRAPHIC WRAP LOCATION*
(*not shown for visualization purposes)



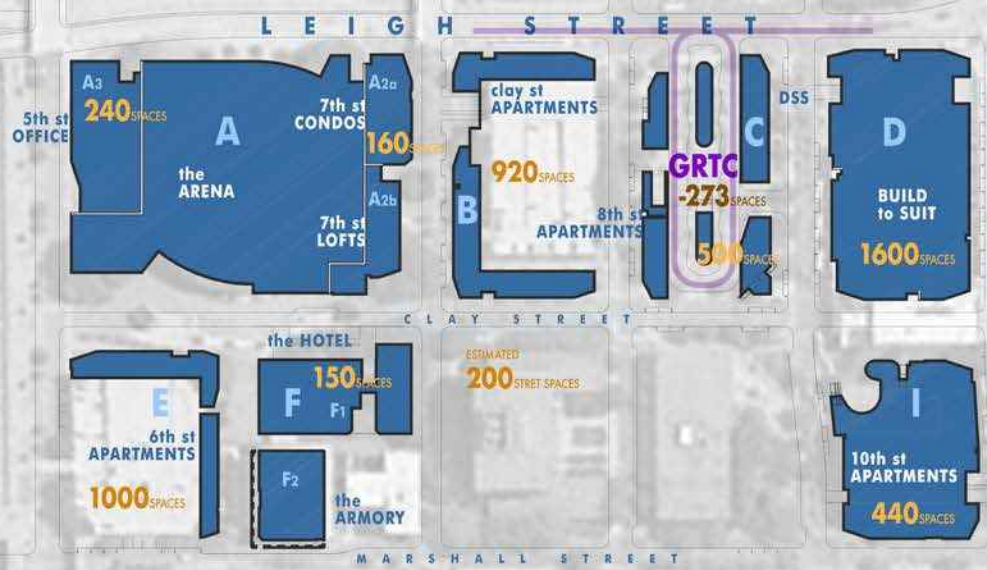
capital city redevelopment district

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

620 SPACES

7th

8th

9th

10th

BROAD STREET

PULSE CONVENTION CENTER



PULSE GOVERNMENT CENTER

PULSE VCU MEDICAL CENTER



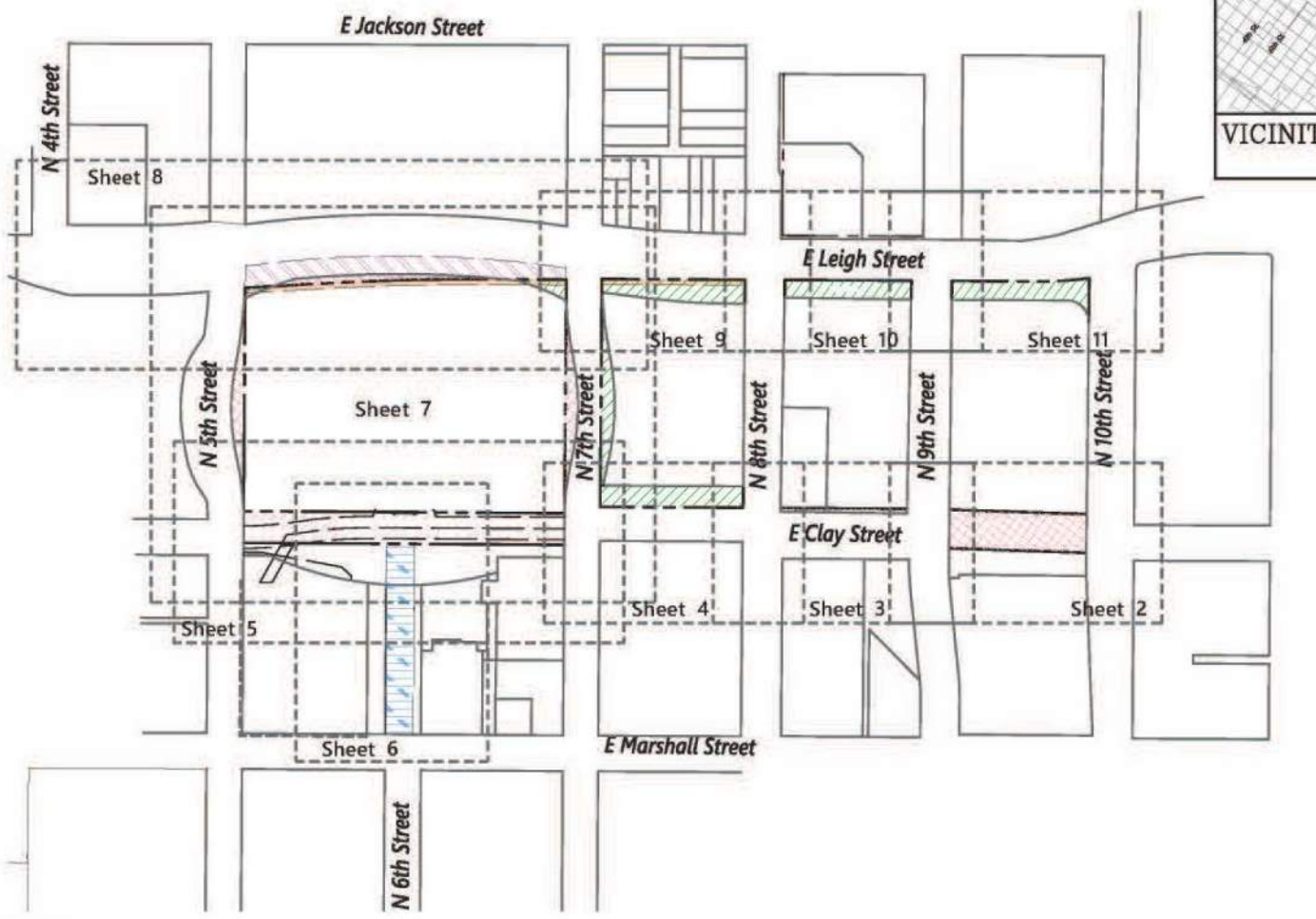
-586 SURFACE SPACES REPLACED BY DEVELOPMENT

4050 NEW PARKING SPACES

3150 EXISTING PARKING SPACES REMAIN

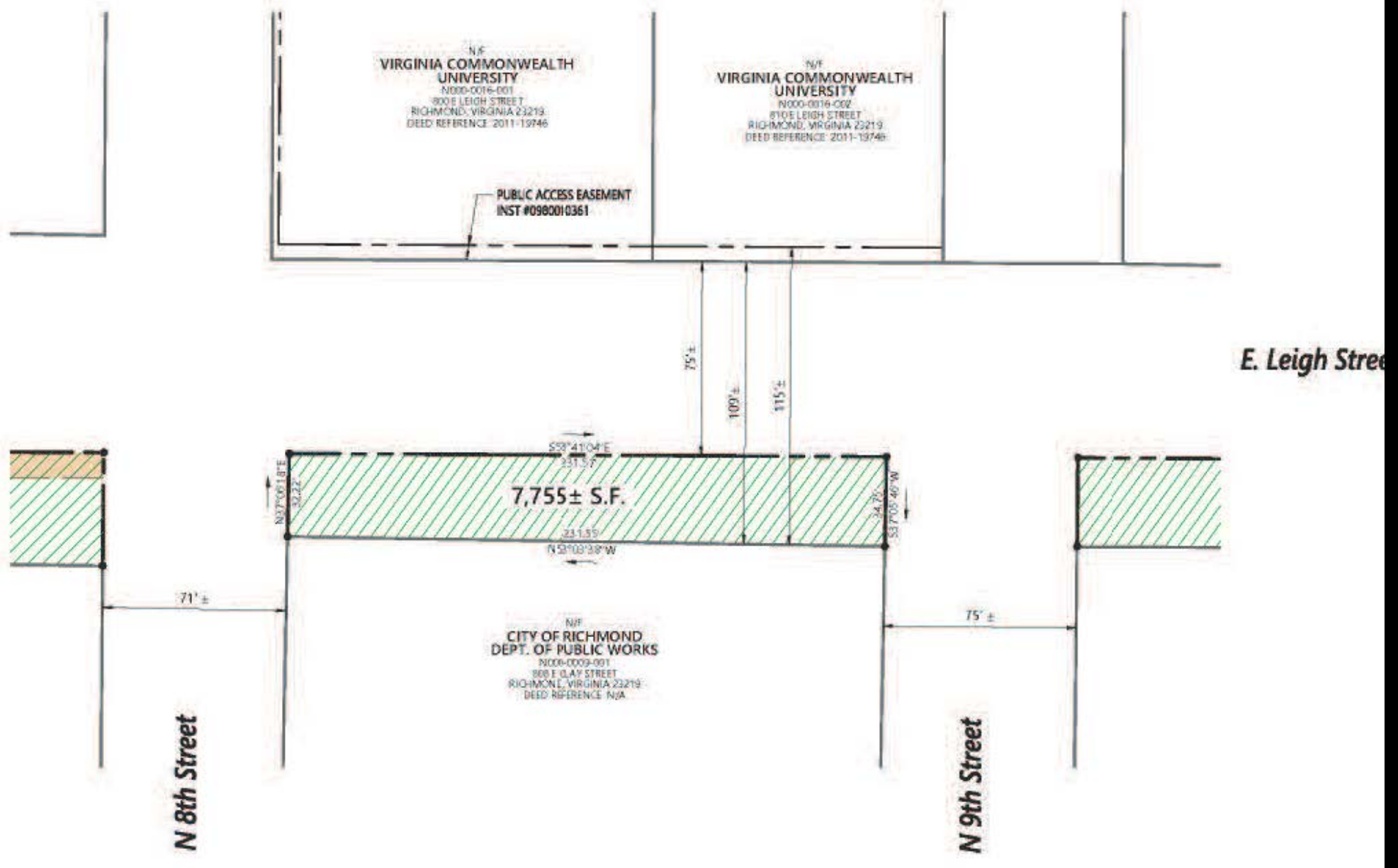
Legend

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



© Pictet Lundberg, July 23, 2019 7:12:57 AM Boulder, Mile





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

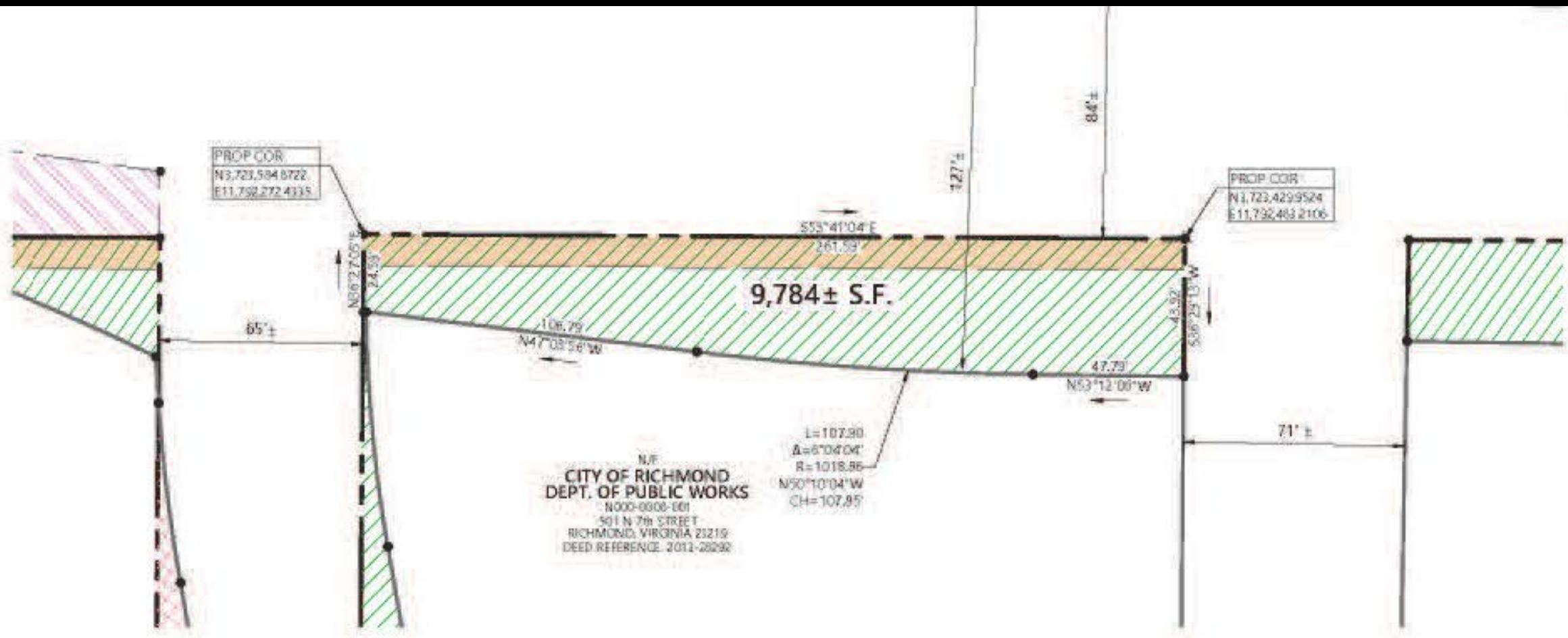
E. Leigh Street

7,755± S.F.

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

N 8th Street

N 9th Street



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 2011-28292

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

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 2011-28292

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

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
E11,791,892.894C

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

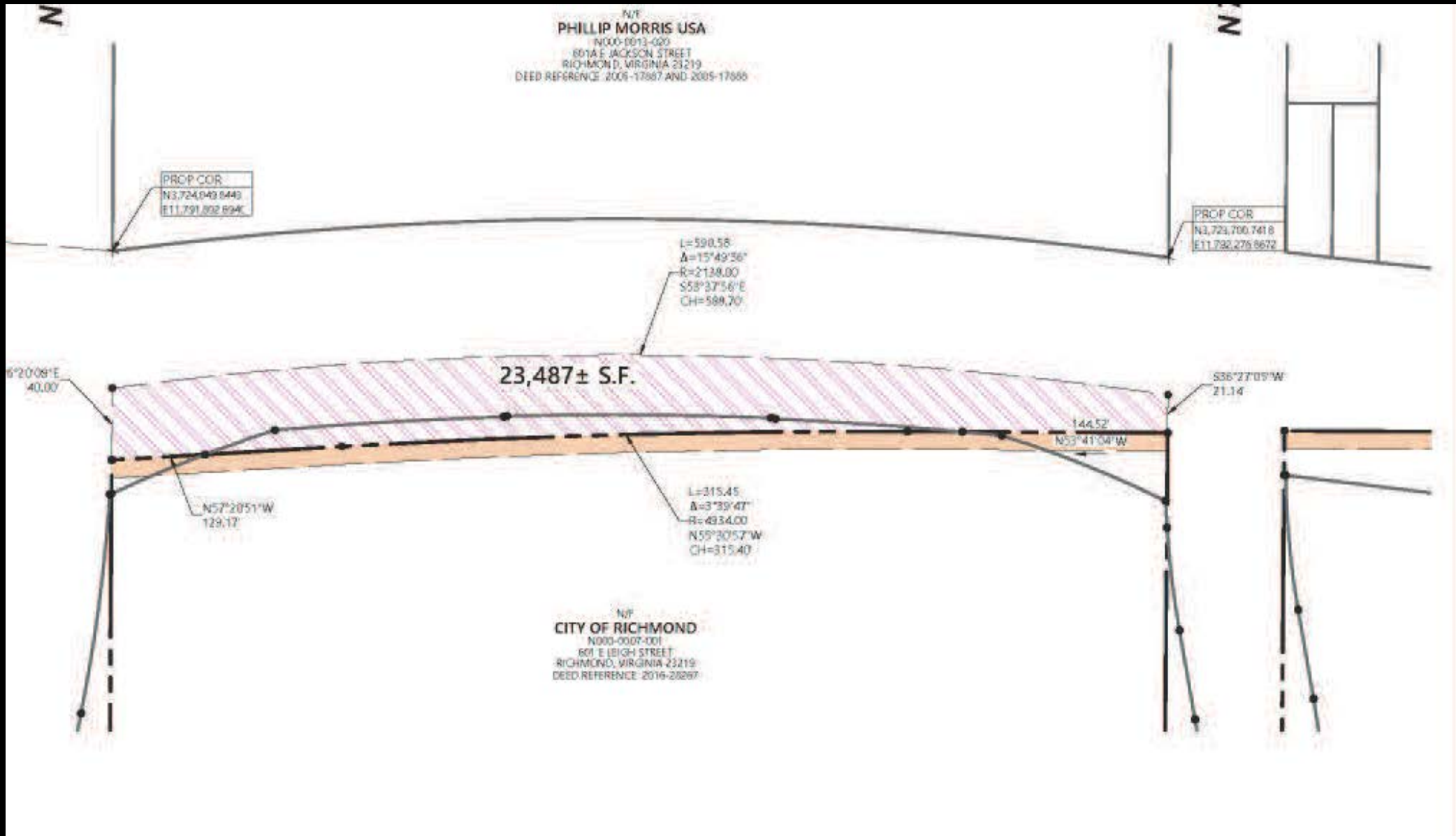
S36°27'09"W
21.14

N57°20'51"W
129.17

144.52
N53°41'04"W

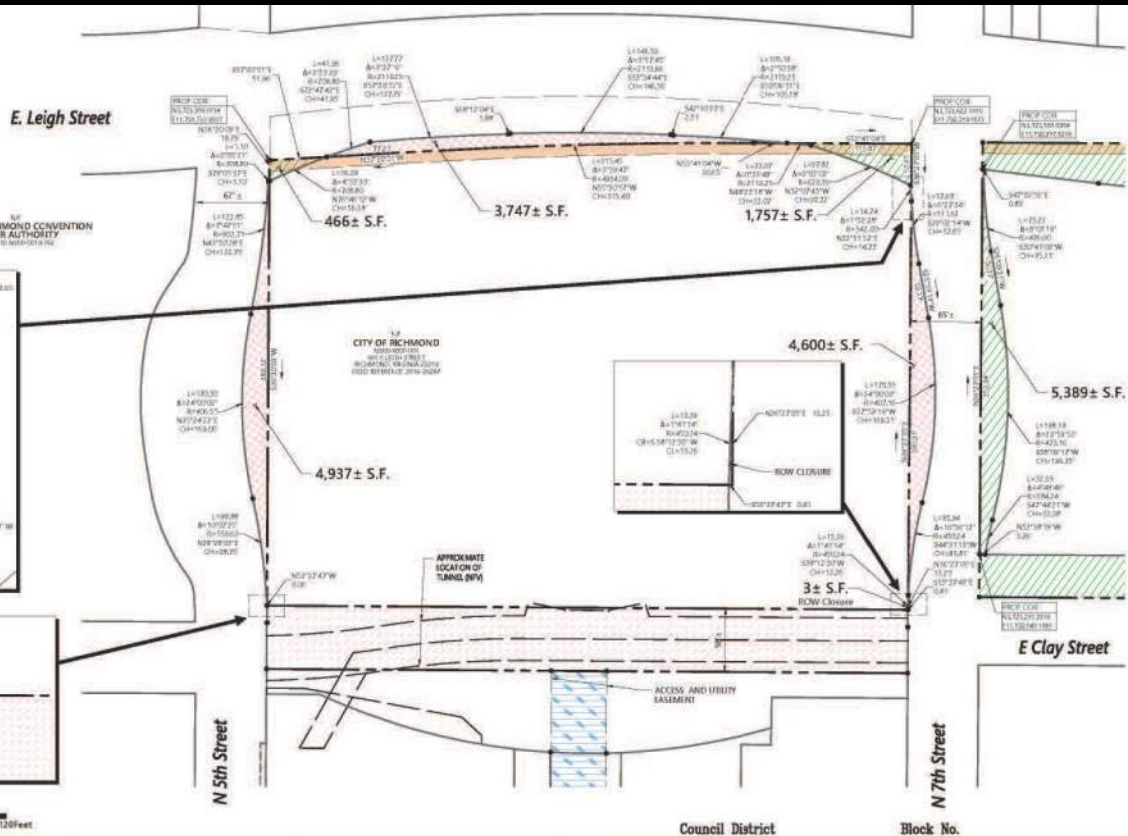
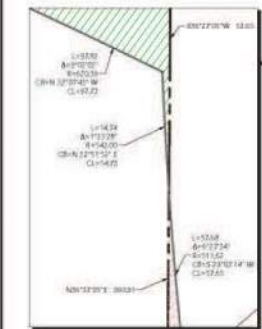
L=315.45
Δ=3°39'47"
R=4934.00
N55°30'57"W
CH=315.40

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



Legend

- RIGHT OF WAY (EXISTING)
- LEGAL STREET DIMENSIONS
- RIGHT OF WAY (PROPOSED)
- RIGHT OF WAY (EXISTING) WITH FILE WITH PROCEEDINGS
- ACCESS DRIVEWAY
- PROPOSED ACCESS DRIVEWAY



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

REFERENCES:

REVISIONS:

vhb
 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

RICHMOND VIRGINIA

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

DRAWN BY: MSB
 CHECKED BY: K31

FIELD NOTE

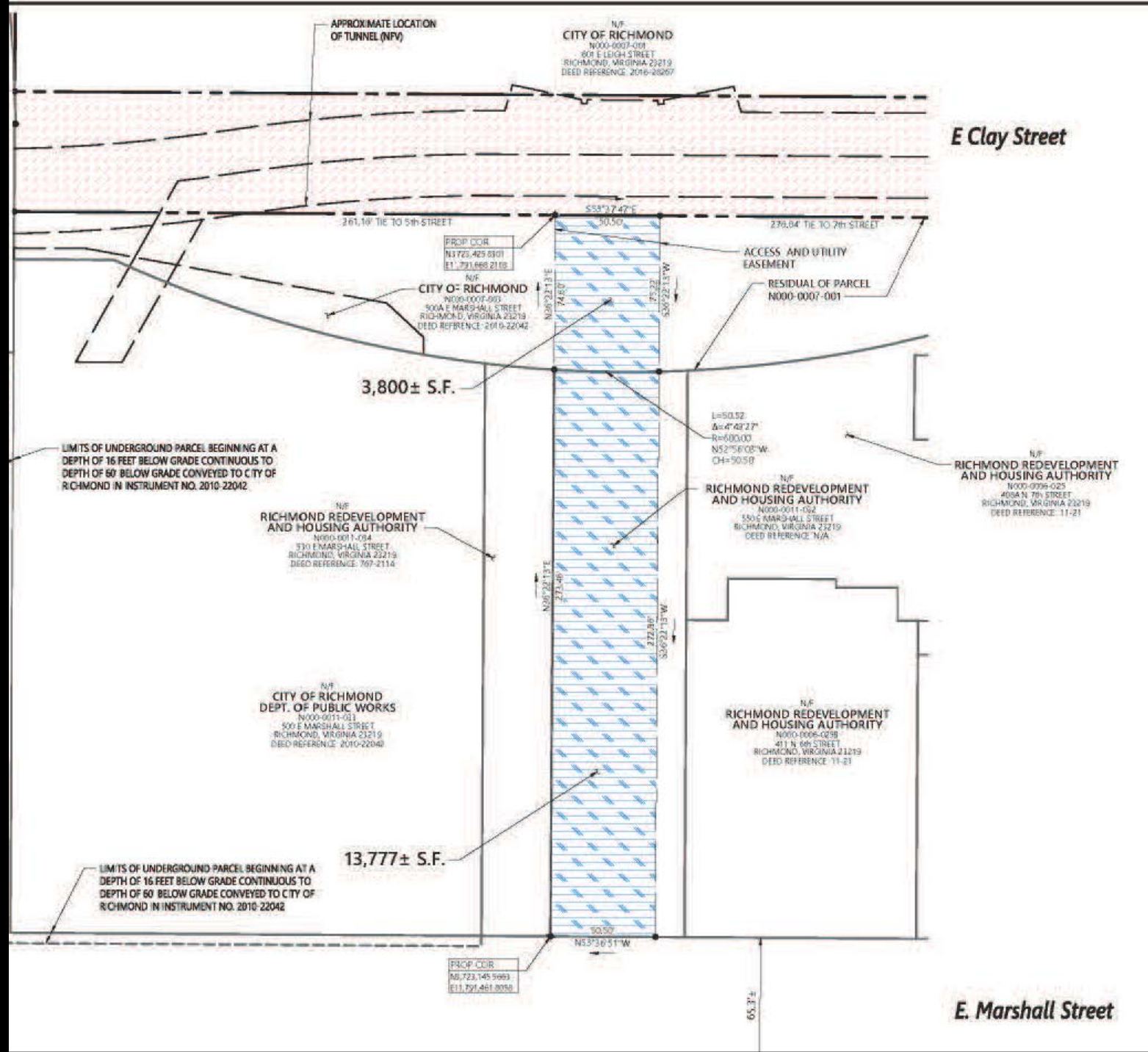
SCALE: 1"=60'

DATE: July 22, 2019

PROJECT

DPW DWG # N-28048
 SHEET 7 OF 11

Saved Tuesday, July 23, 2019 7:10:01 AM HERRICK, Richard Tuesday, July 23, 2019 7:14:04 AM HERRICK, Mike



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

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

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

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

N/F
RICHMOND REDEVELOPMENT AND HOUSING AUTHORITY
N000-0011-062
550 E MARSHALL STREET
RICHMOND, VIRGINIA 23219
DEED REFERENCE: N/A

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

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
 855A N 7th STREET
 RICHMOND, VIRGINIA 23219
 DEED REFERENCE: 11-21

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

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
 N000-0011-092
 500 E 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

348.07' TIE TO MARSHALL STREET

348.13' TIE TO MARSHALL STREET

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.
N5.723.249.9631
E11.292.025.0525

PROP. COR.
N5.723.094.3953
E11.792.235.4736

65'±

N35°27'05"E
38.94

S53°38'13"E
291.35

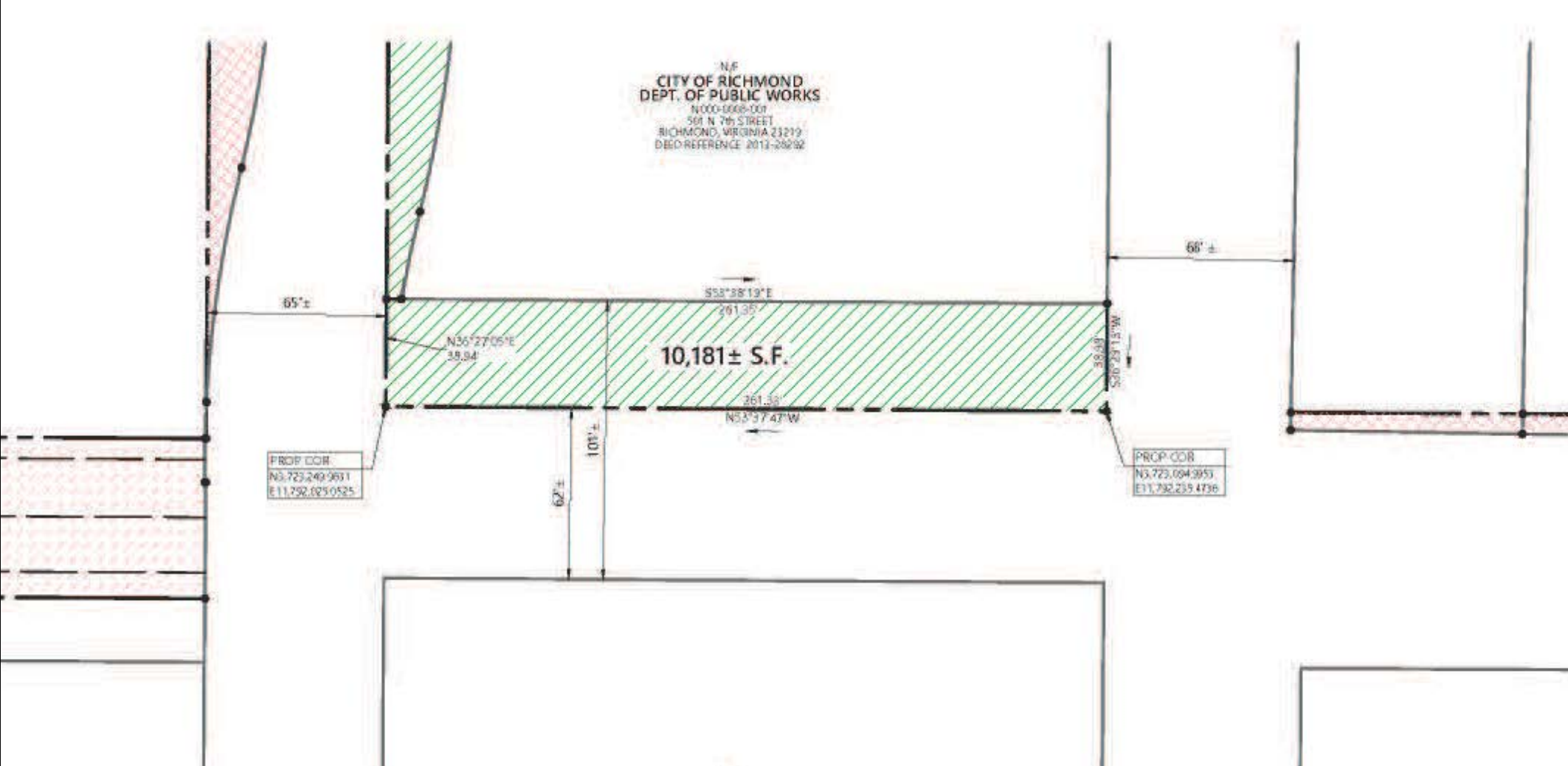
10,181± S.F.

261.38
N53°37'47"W

38.94
S20°23'15"W

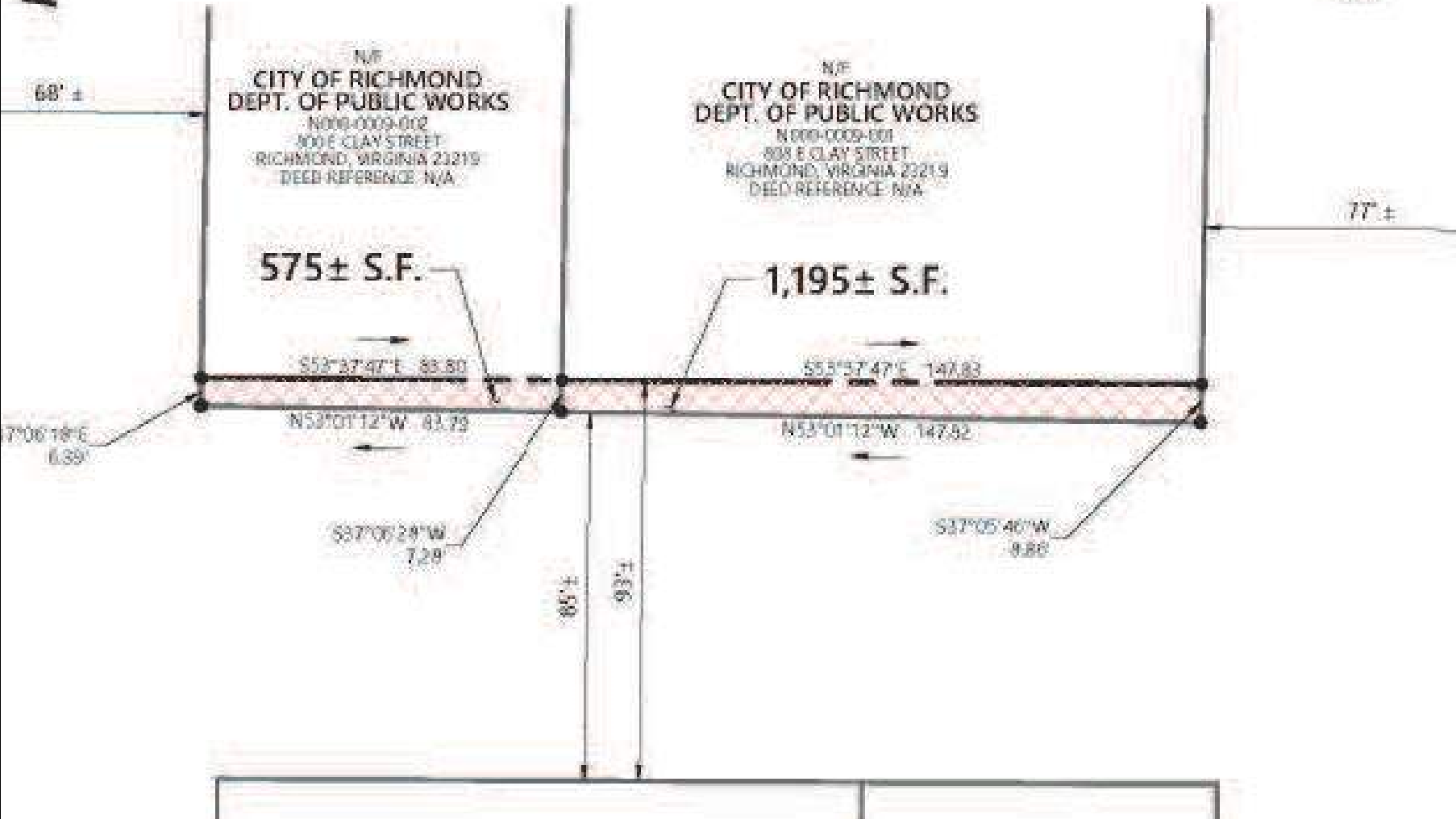
66'±

100'±
62'±



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' ±

S52°07'11"E
253.12'

70.52'
S38°36'42"W

S36°37'56"W
21.04'

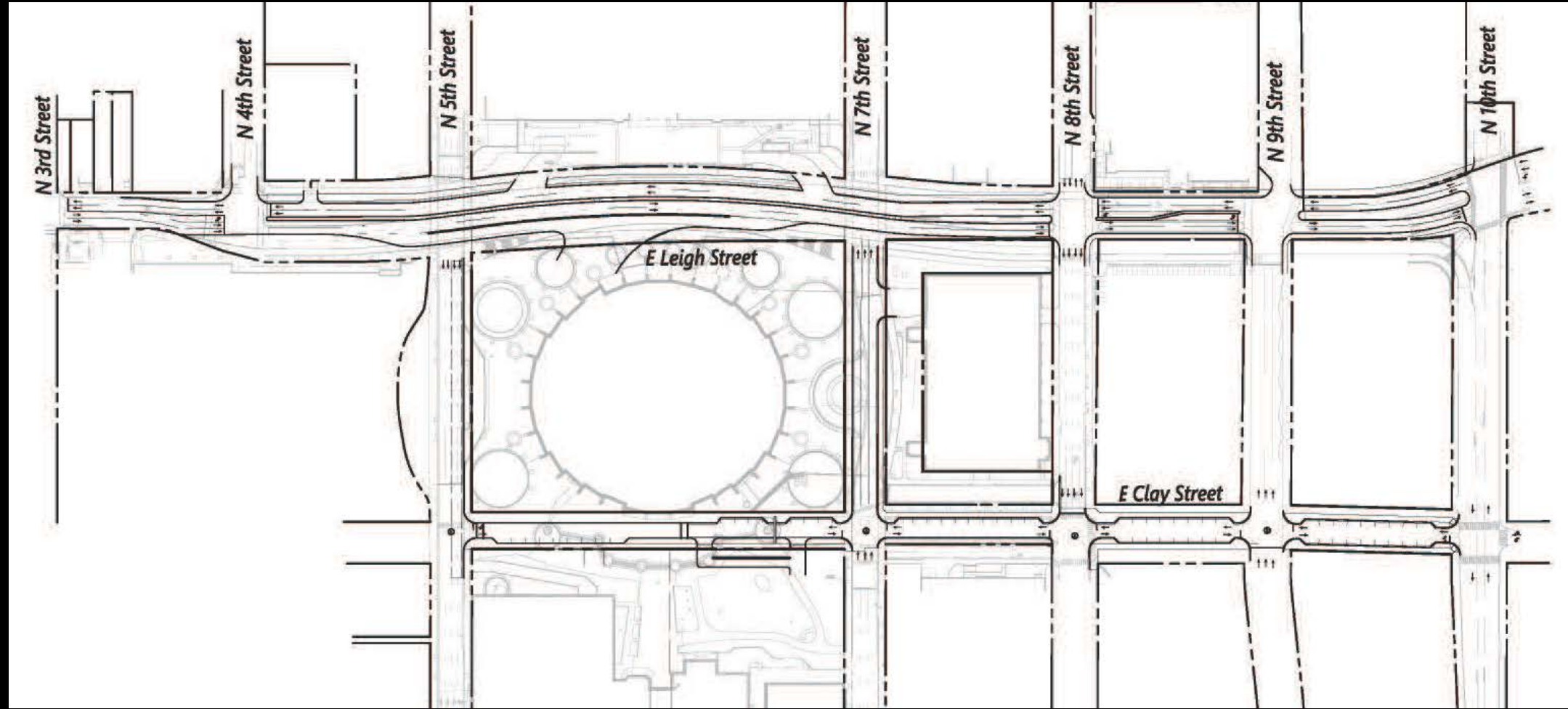
L=33.41
Δ=5°40'41"
R=331.20
S35°36'48"W
CH=33.40

47.7' ±

253.15'
N52°07'11"W

S36°38'42"W
21.11'

S35°42'40"W
21.07'

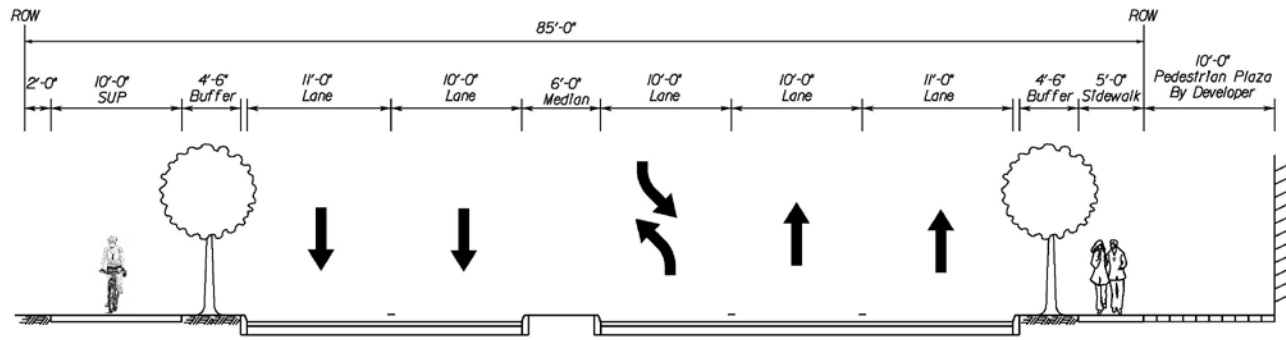
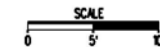




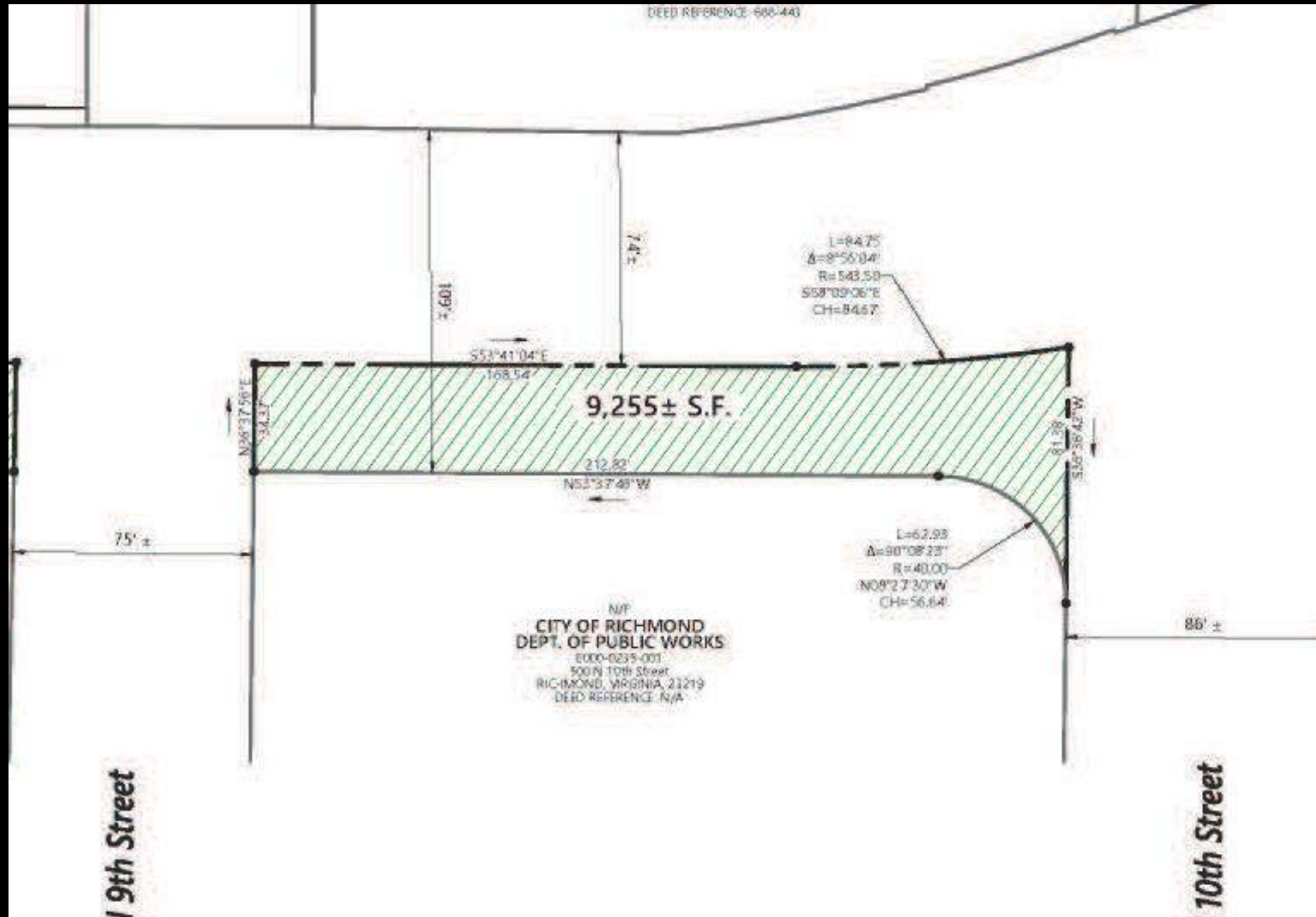
115 South 15th Street
Suite 200
Richmond, VA 23219
804.343.7100

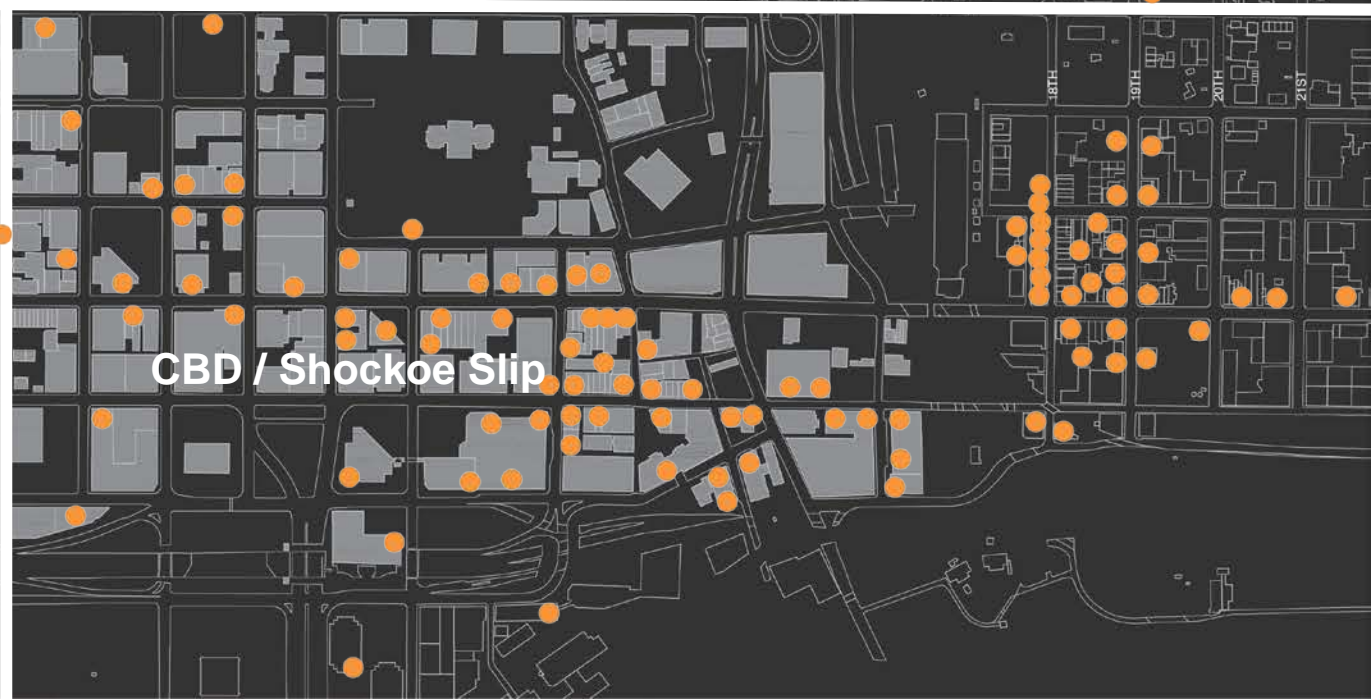
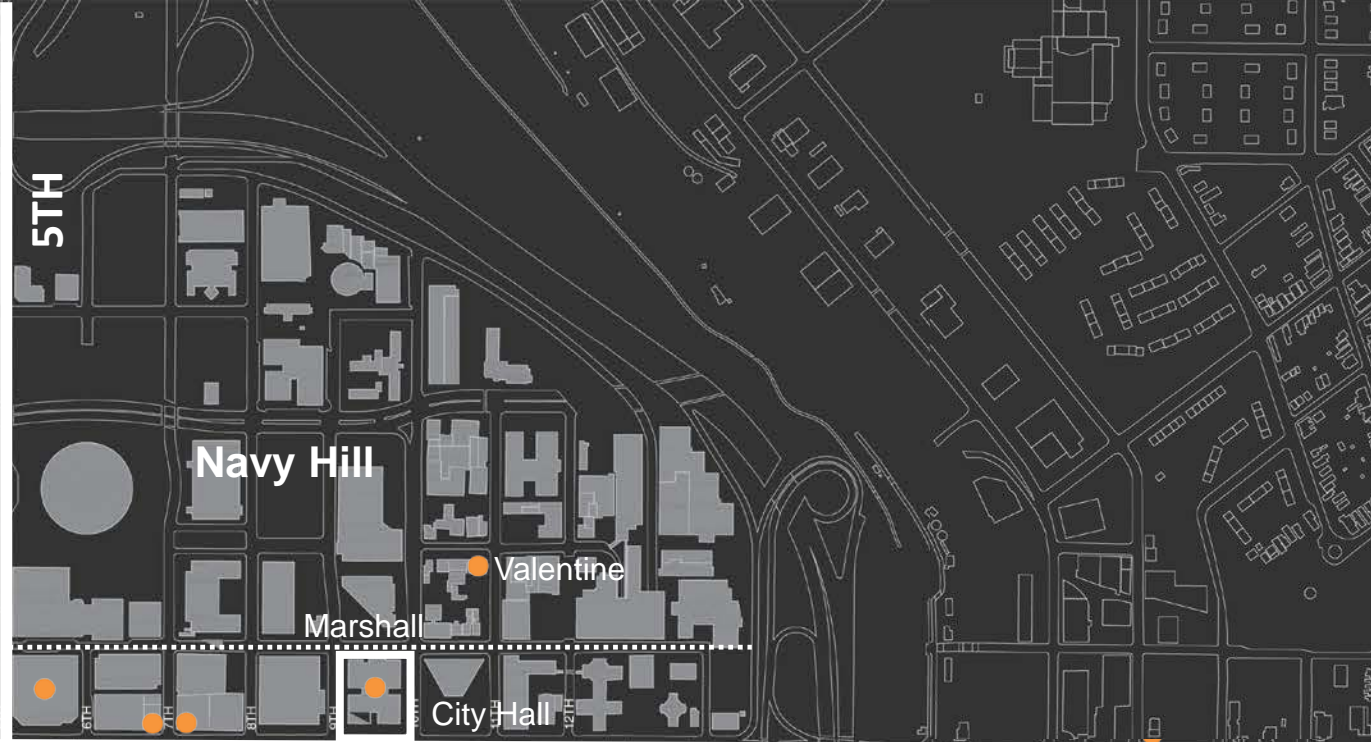
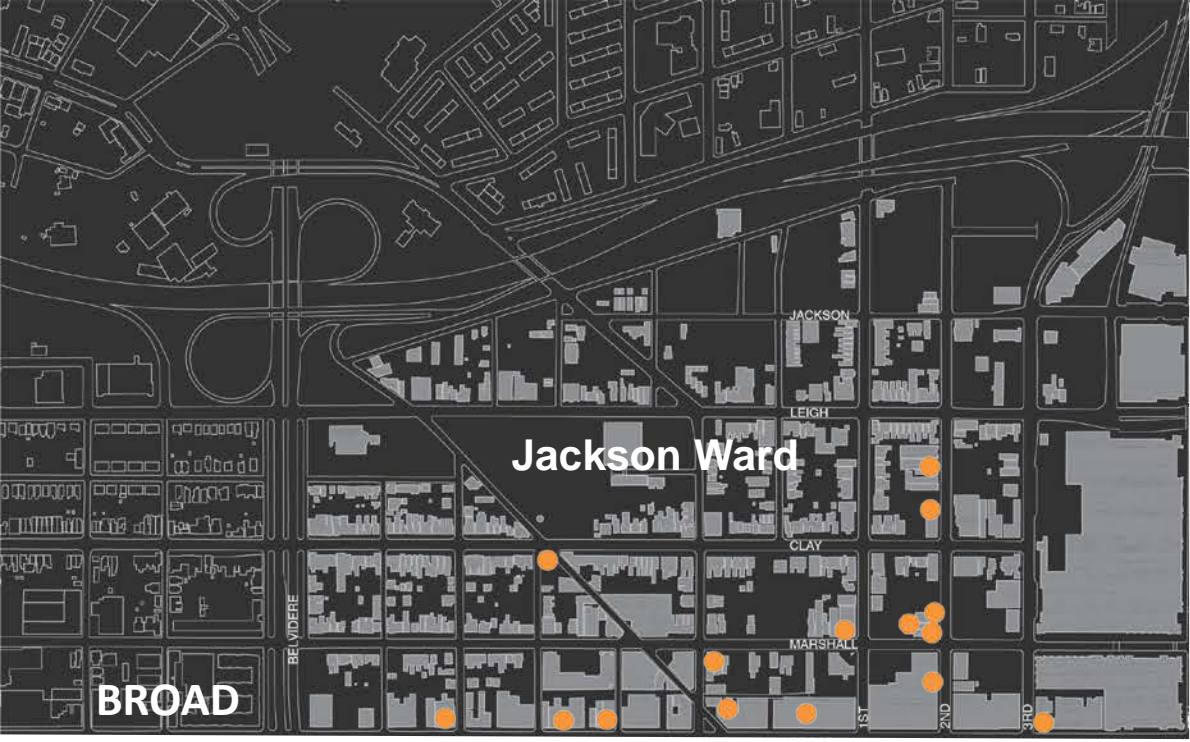
E. Leigh Street Improvements

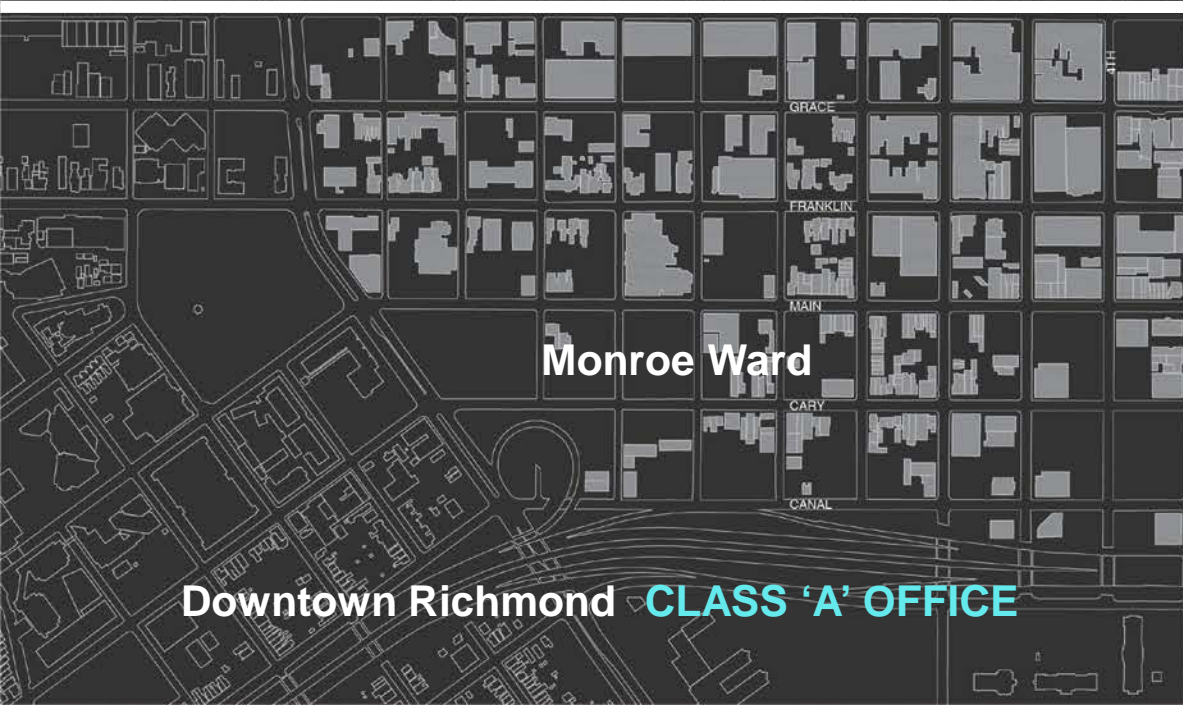
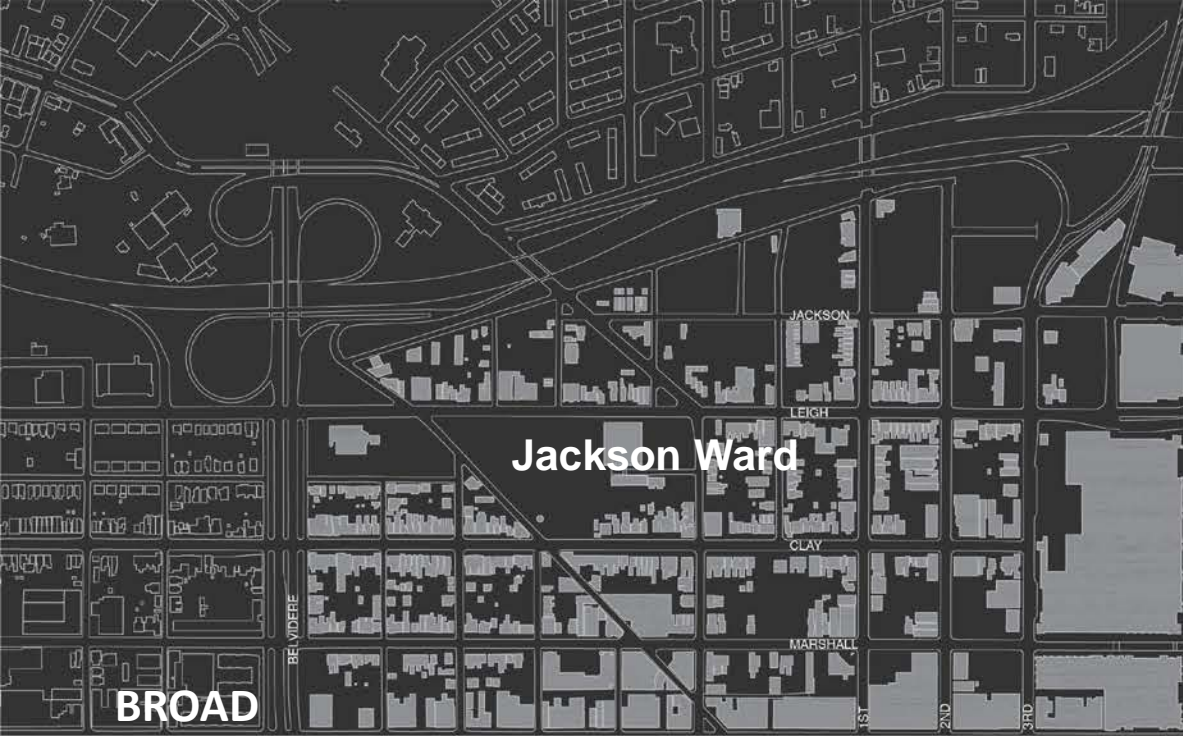
Richmond, Virginia



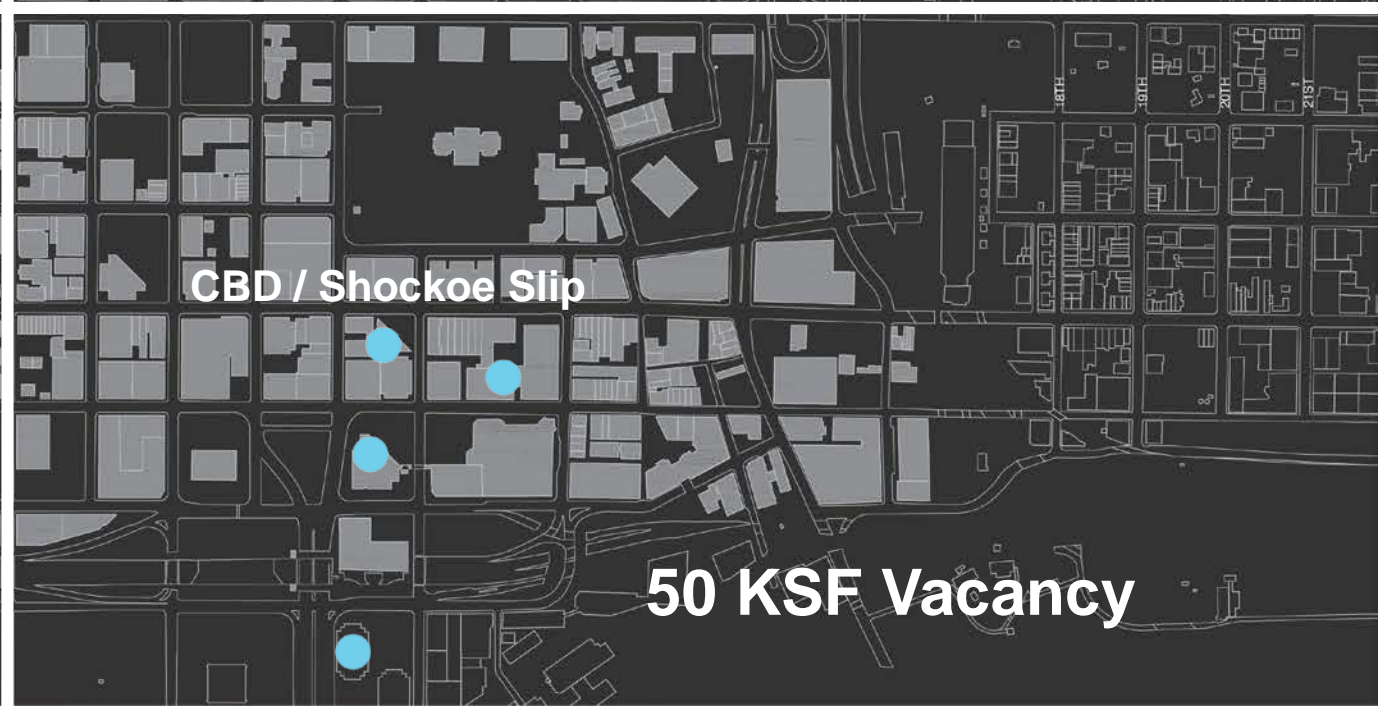
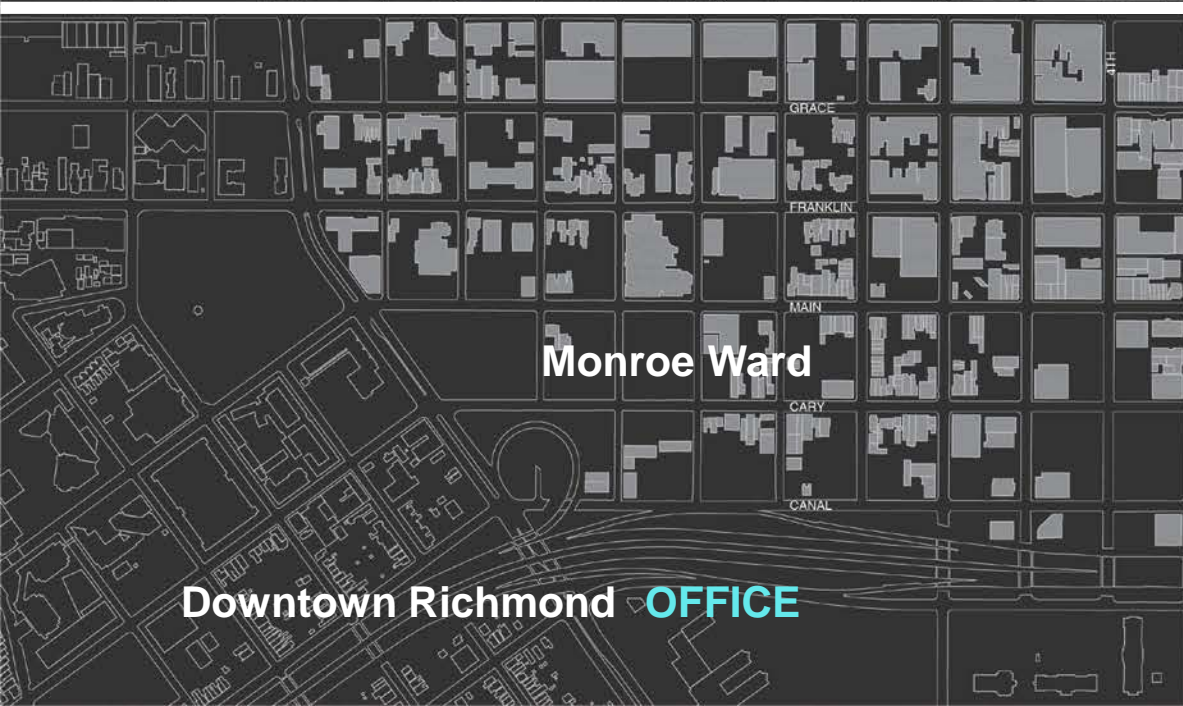
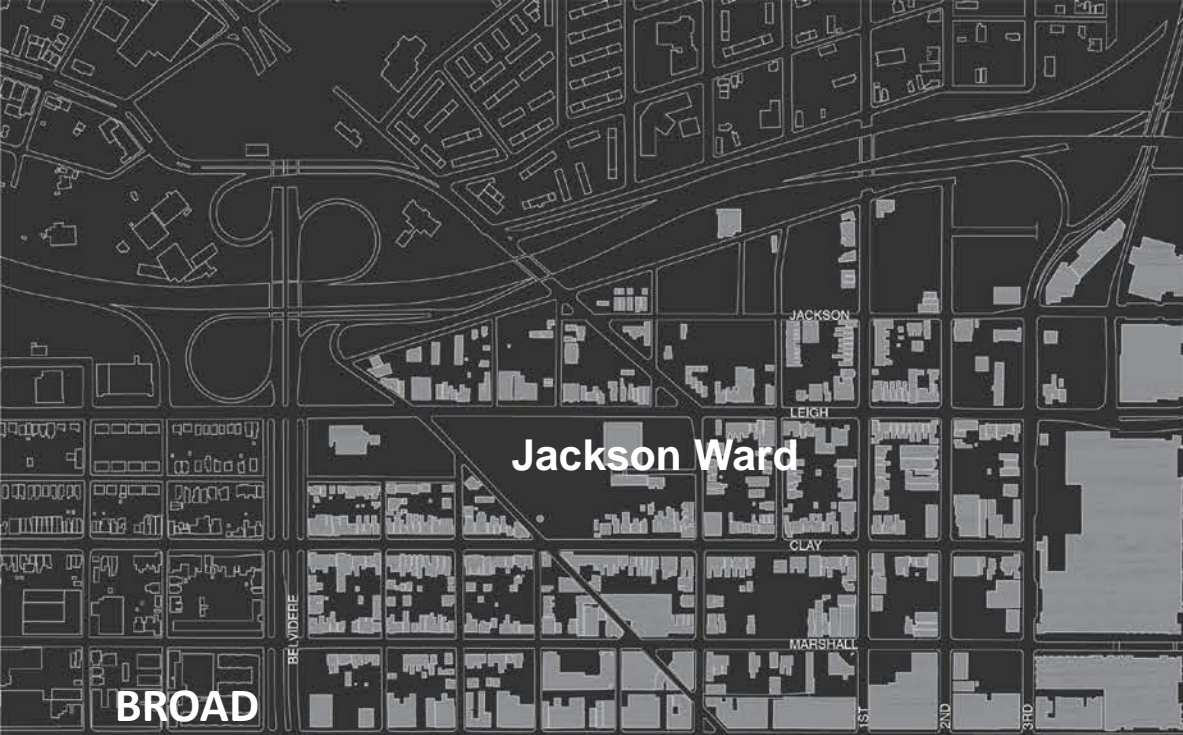
Proposed Typical Section
E. Leigh Street

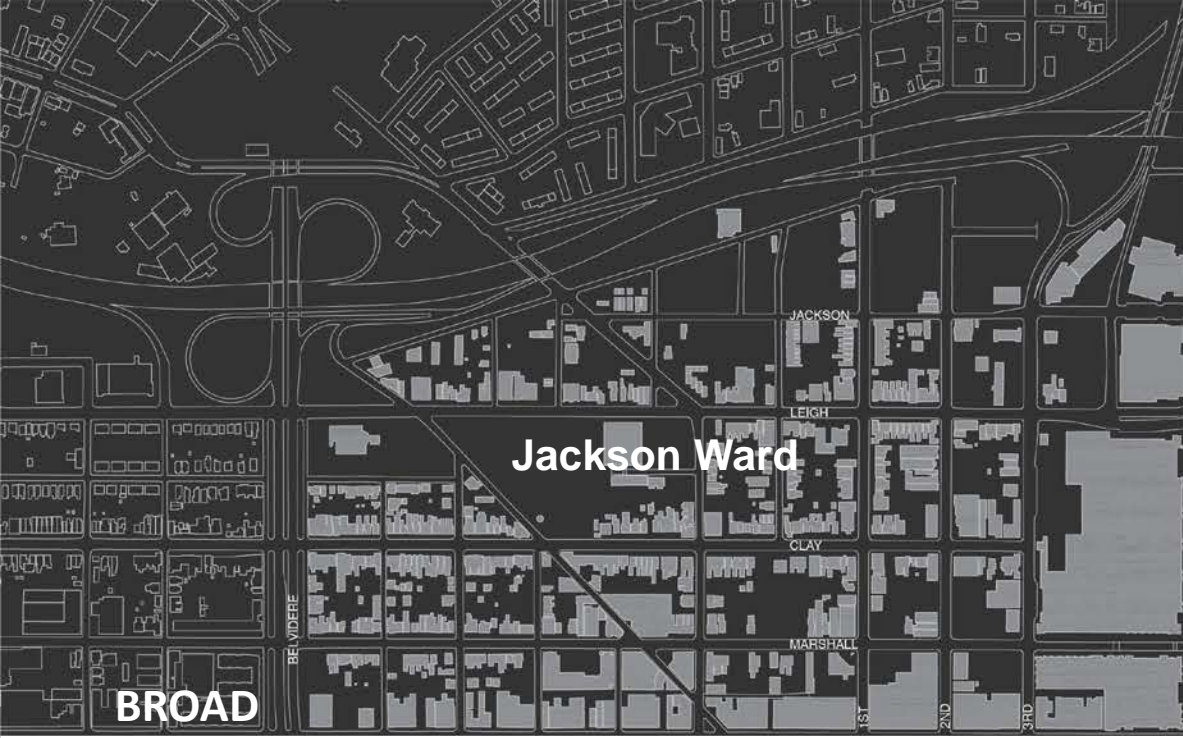






Downtown Richmond CLASS 'A' OFFICE

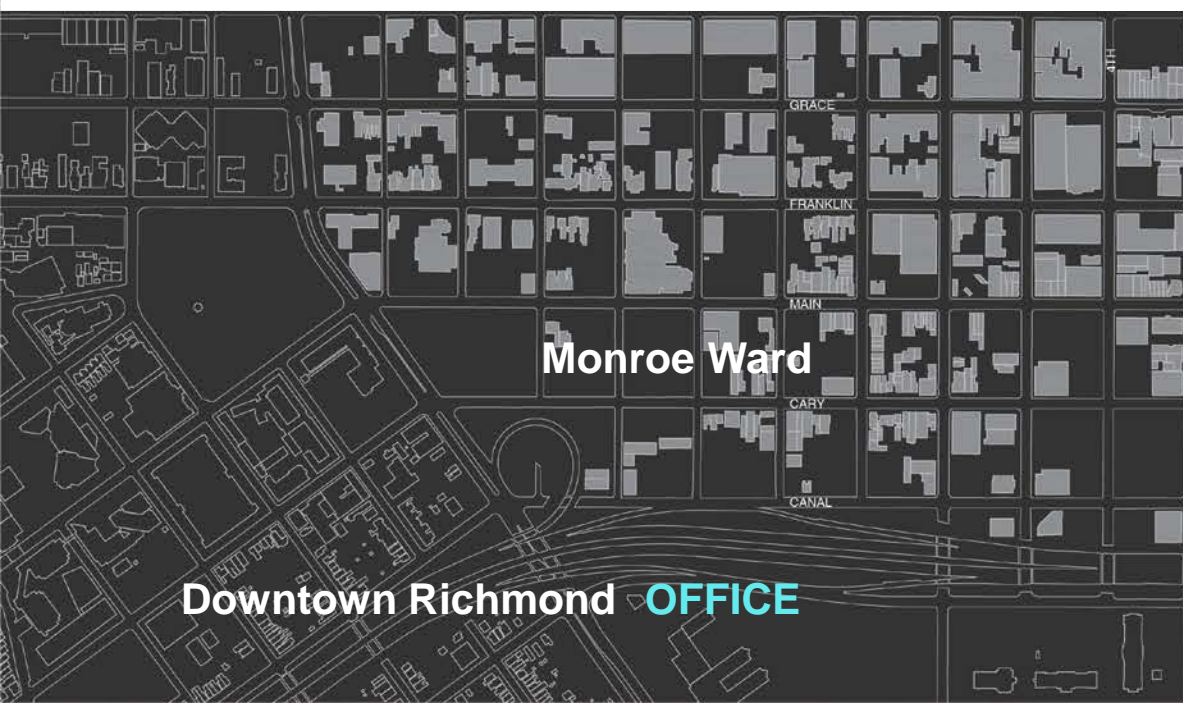




Jackson Ward

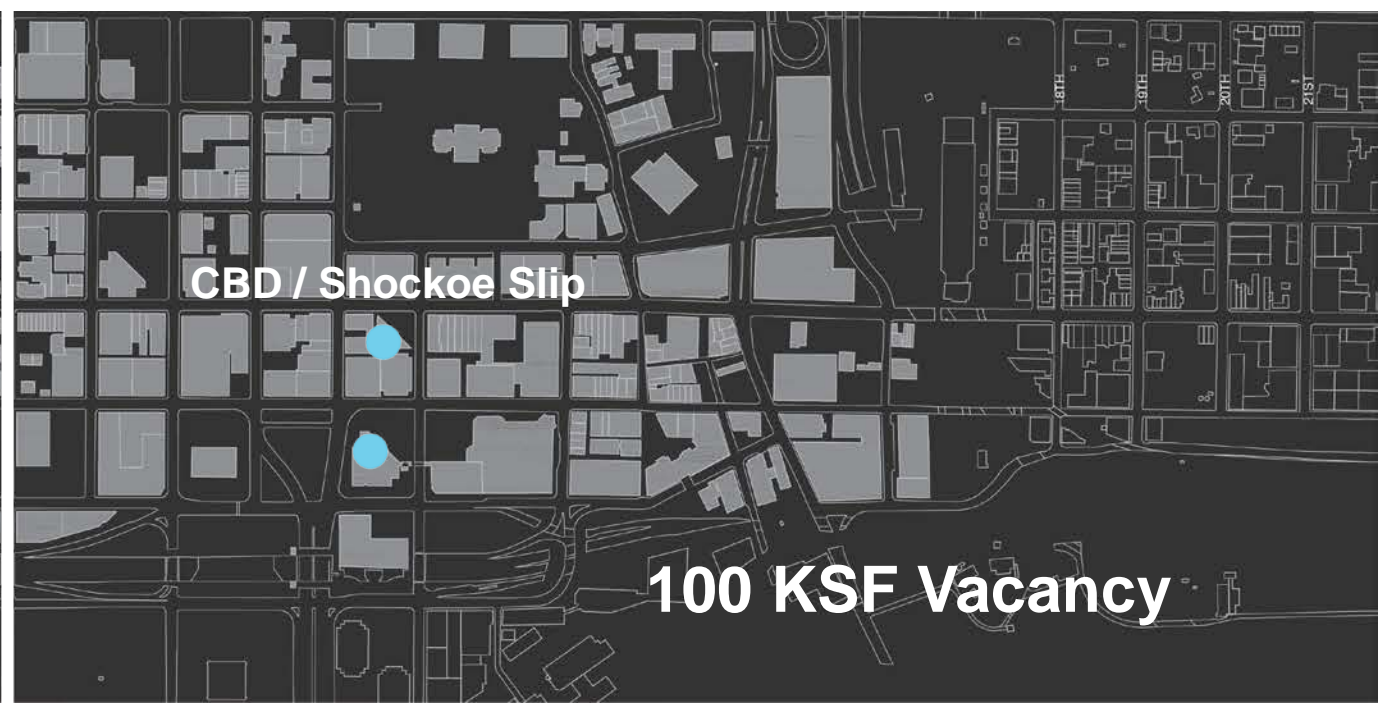


Navy Hill



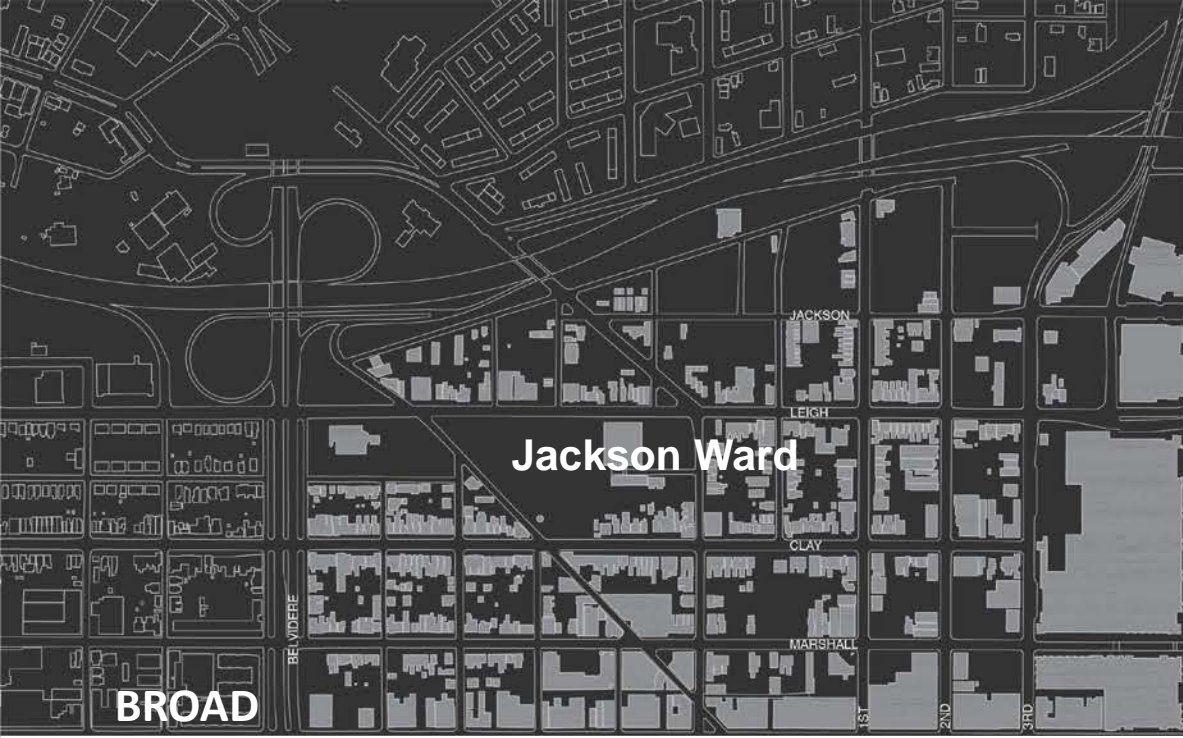
Monroe Ward

Downtown Richmond OFFICE



CBD / Shockoe Slip

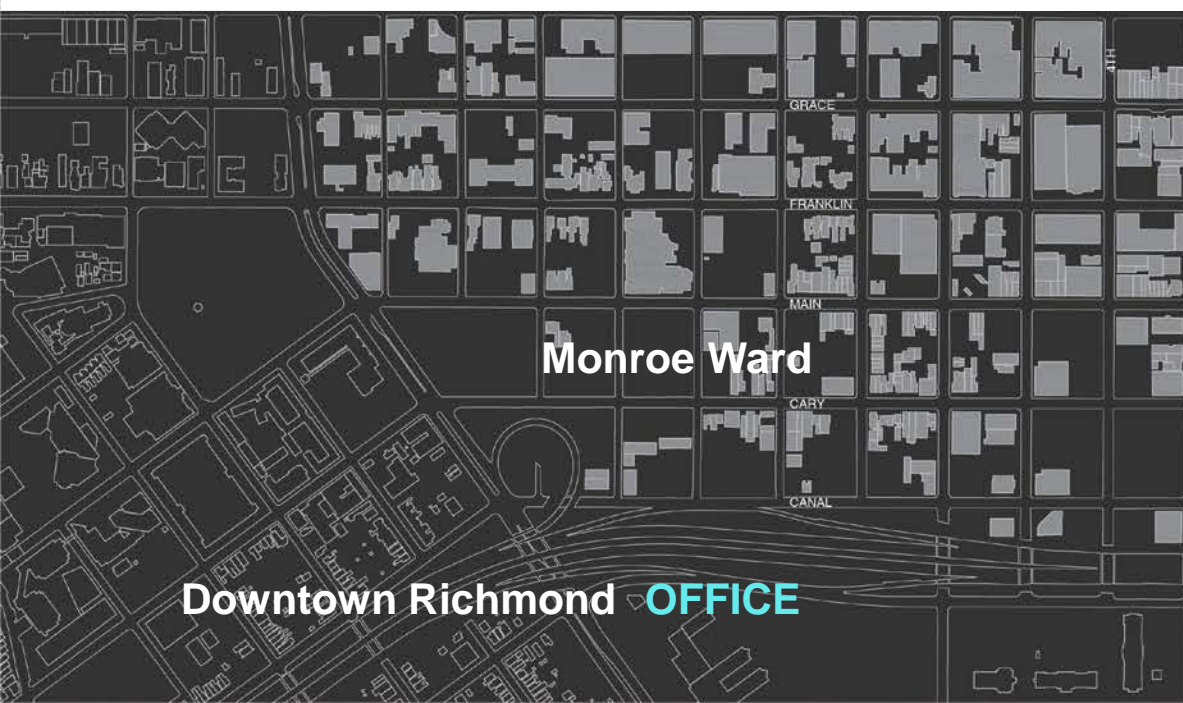
100 KSF Vacancy



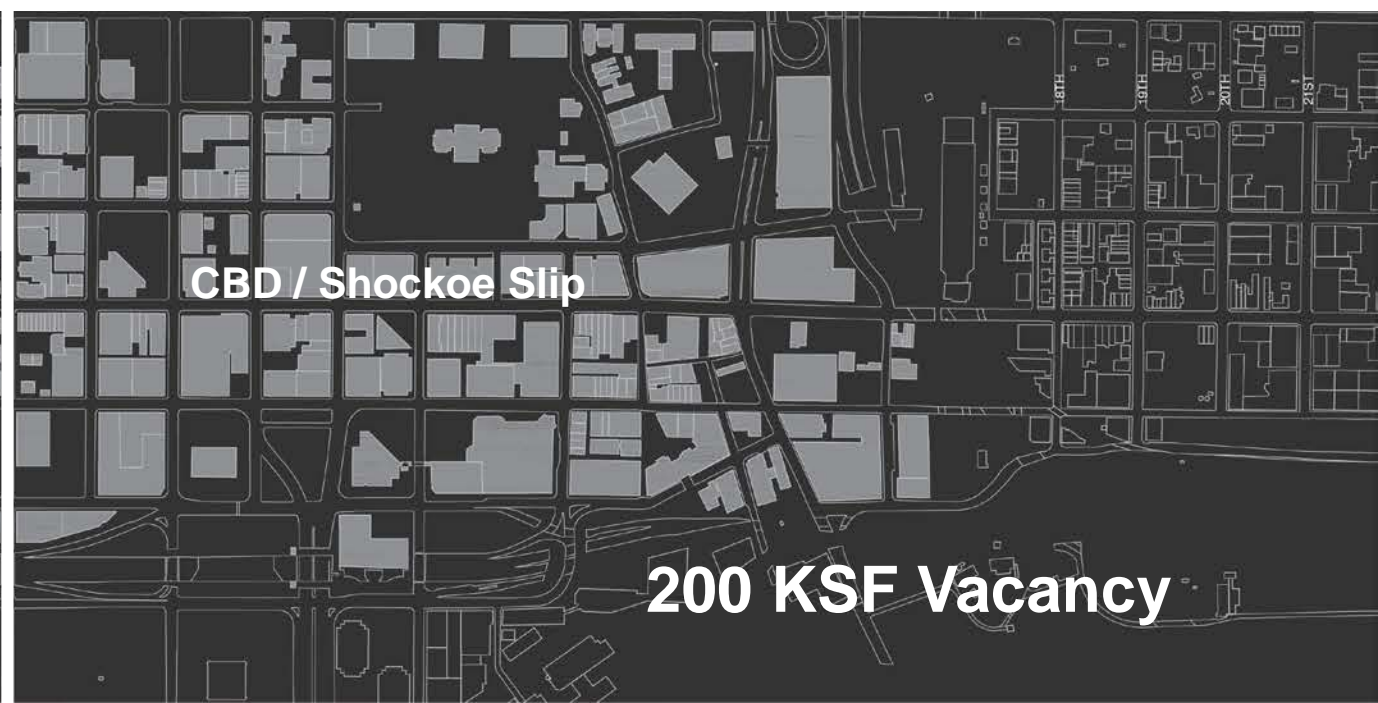
Jackson Ward



Navy Hill



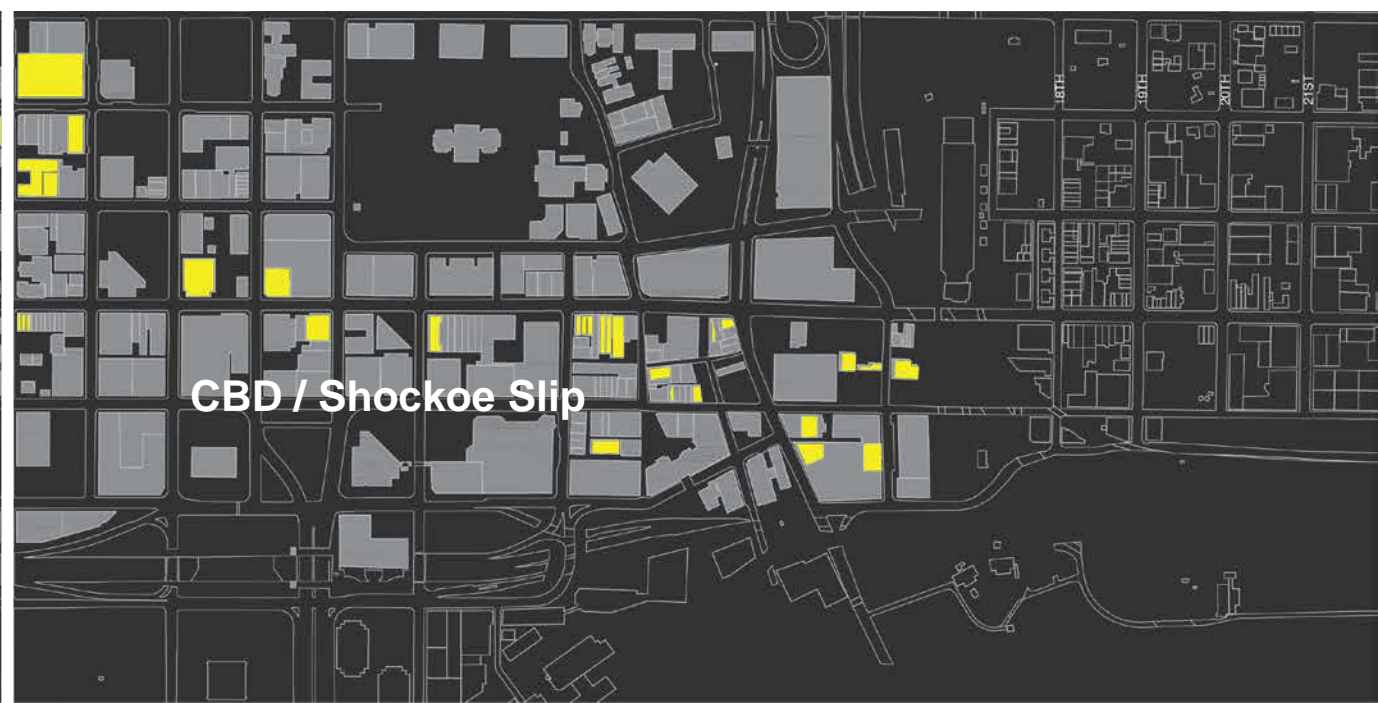
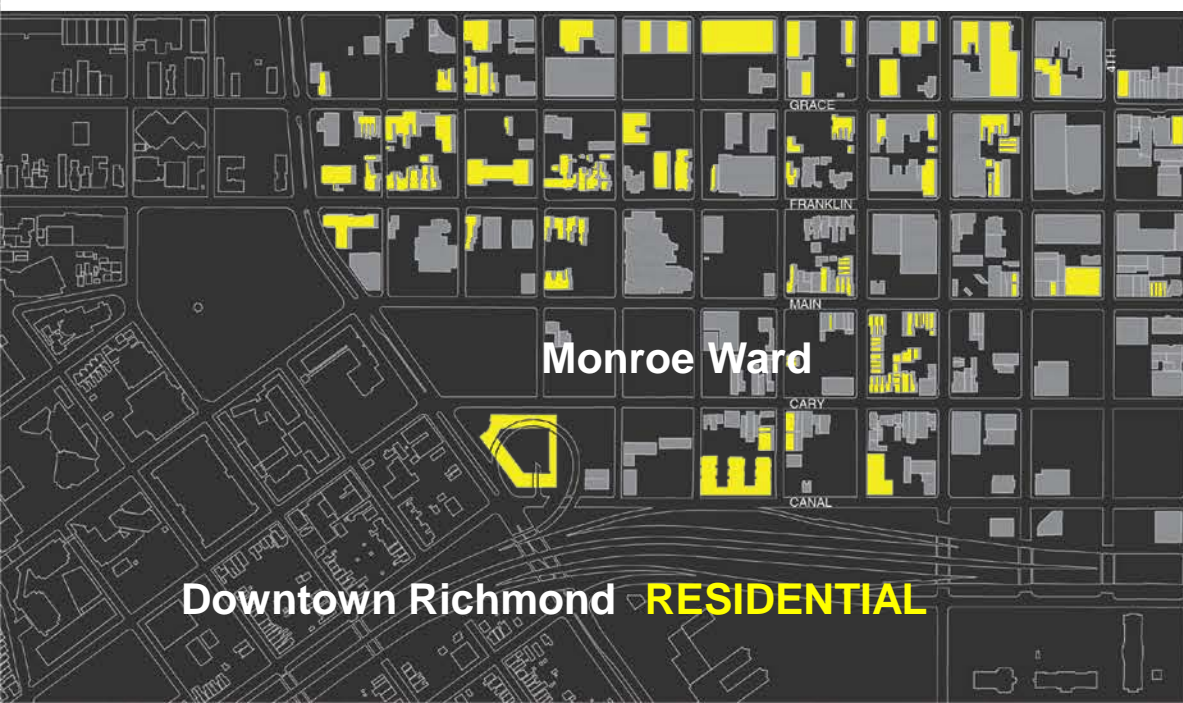
Monroe Ward

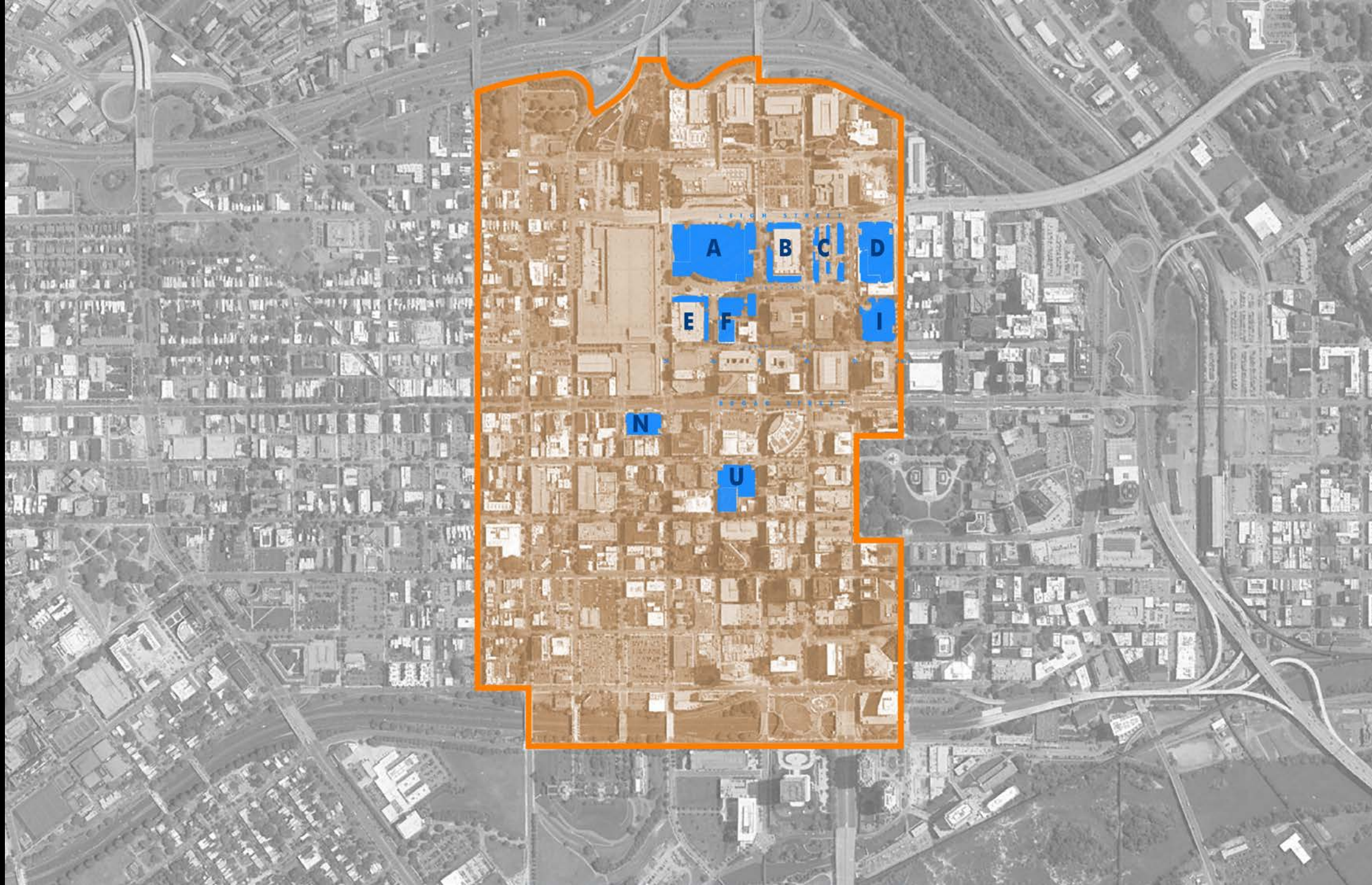


CBD / Shockoe Slip

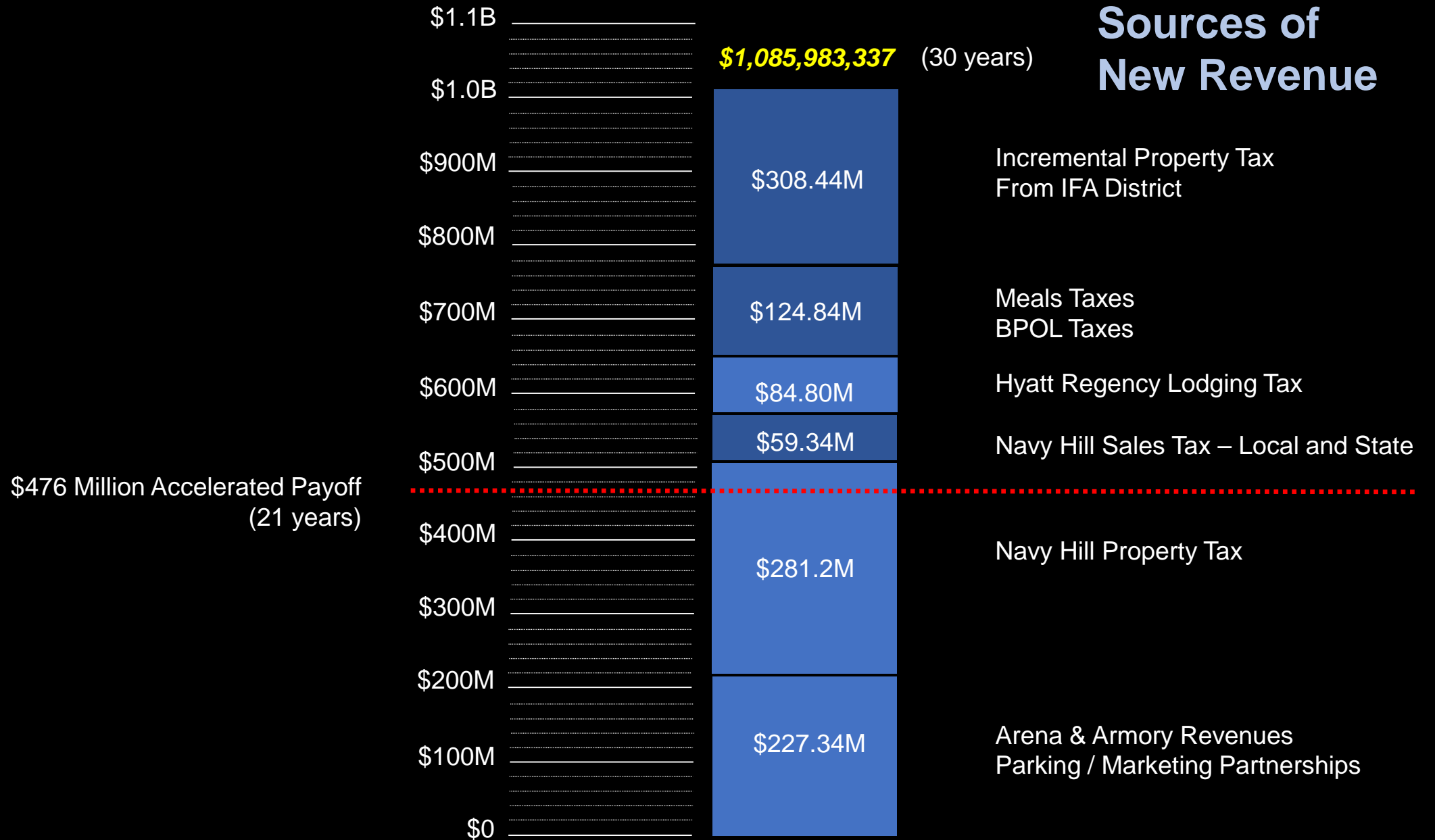
Downtown Richmond OFFICE

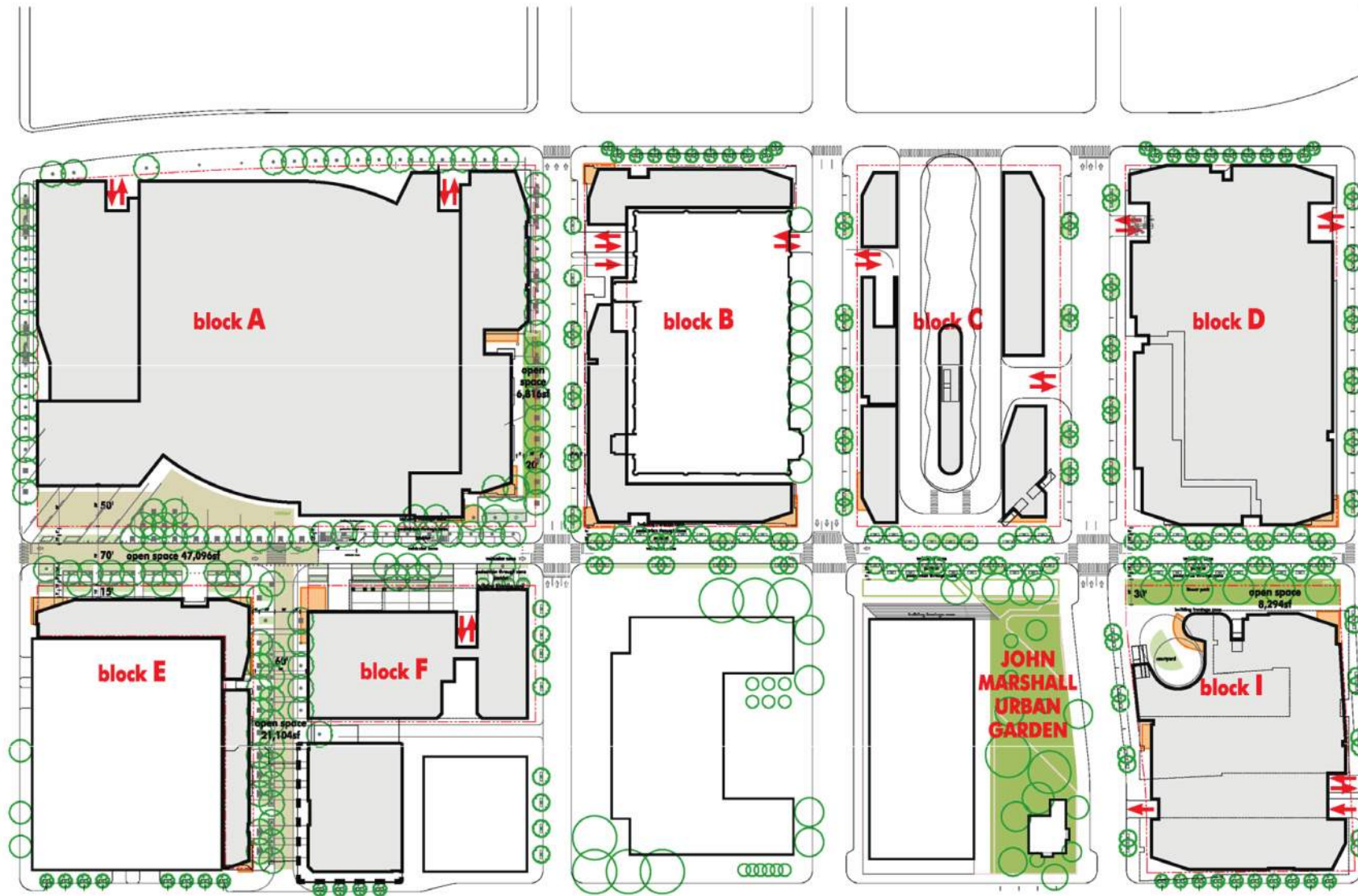
200 KSF Vacancy



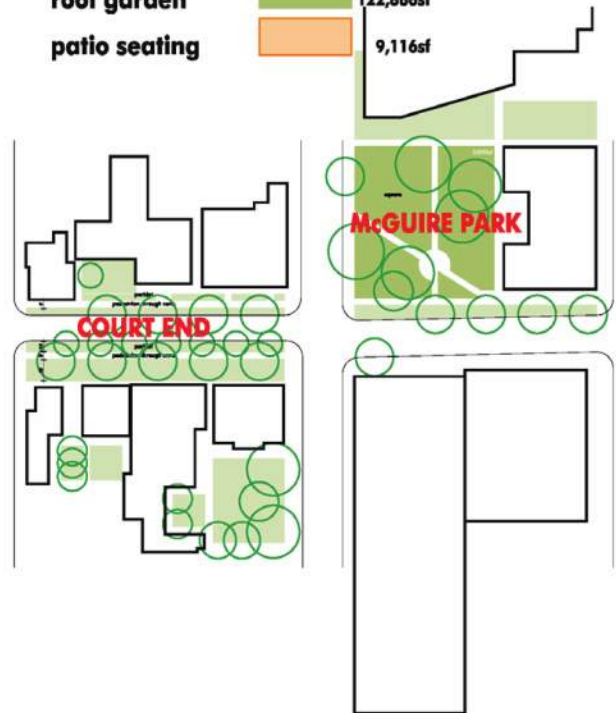


Sources of New Revenue



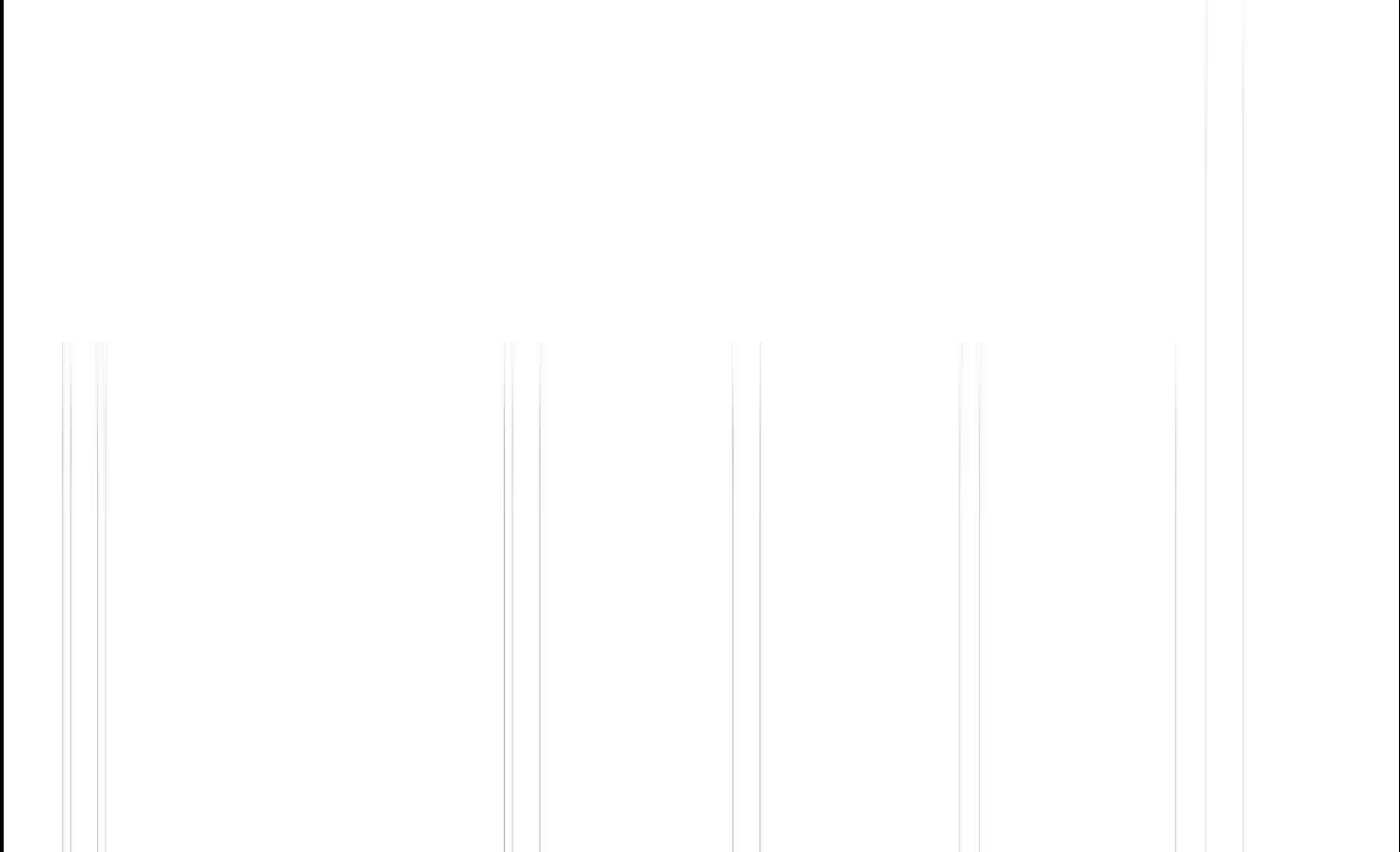


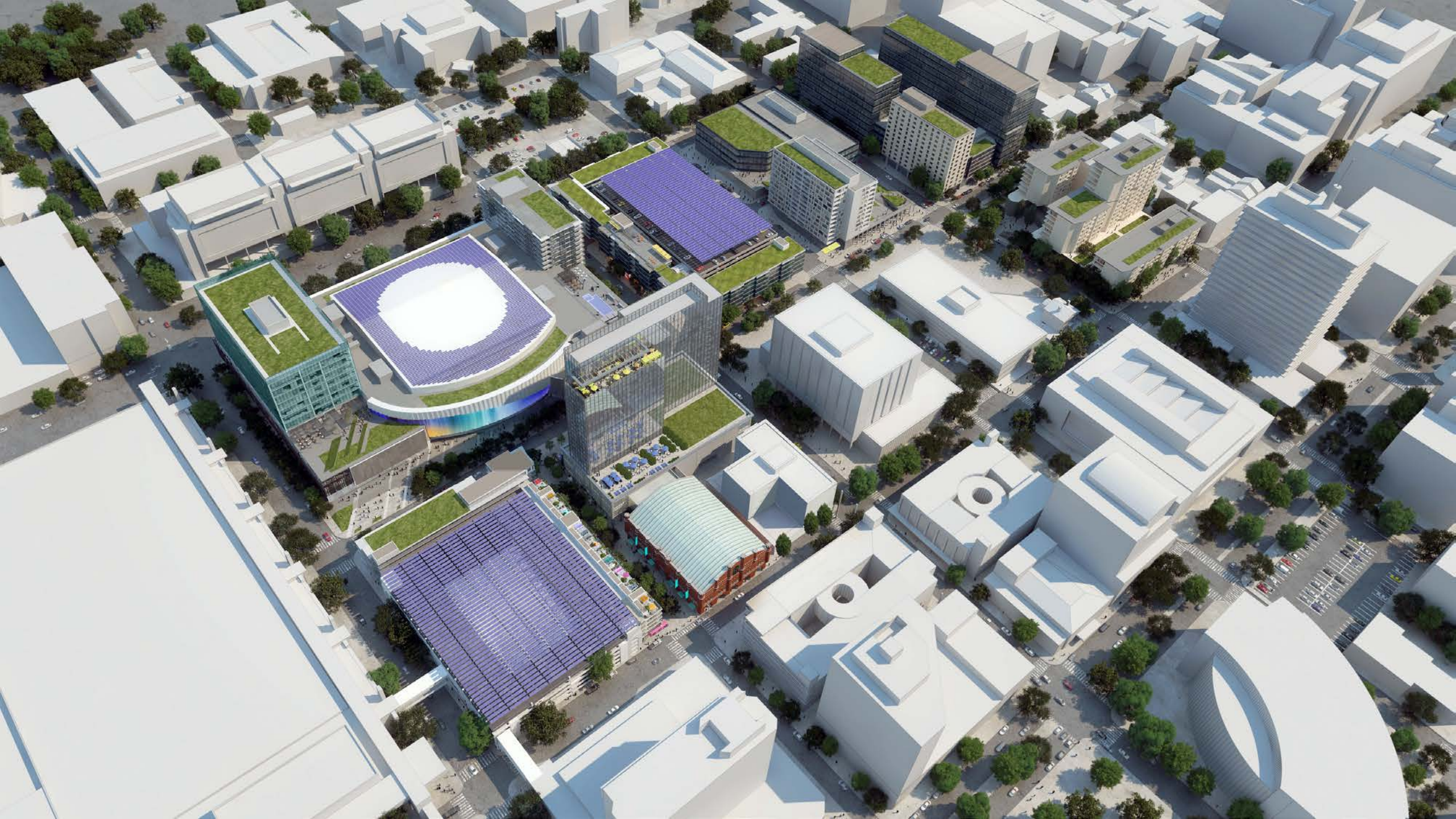
streetscape		
surge plaza		8,353sf
pedestrian plaza		7,898sf
parklet		15,172sf
courtyard		1,052sf
linear park		15,445sf
park		46,985sf
roof garden		122,886sf
patio seating		9,116sf



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

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**

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