

INTRODUCED: July 27, 2015

AN ORDINANCE No. 2015-155-168

To amend and reordain Ord. No. 2006-295-294, adopted Dec. 11, 2006, as previously amended by Ord. No. 2009-142-147, adopted Jul. 27, 2009, which authorized the special use of the properties known as 1704, 1706, 1708, 1710 and 1712 North 22nd Street as a community center, to include the property known as 1716 North 22nd Street for use as additional community center space, to authorize the expansion of the community center, upon certain terms and conditions.

Patron – Mayor Jones (By Request)

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: SEPT 14, 2015 AT 6 P.M.

THE CITY OF RICHMOND HEREBY ORDAINS:

I. That Ordinance No. 2006-295-294, adopted December 11, 2006, as previously amended by Ordinance No. 2009-142-147, adopted July 27, 2009, be and is hereby amended and reordained as follows:

§ 1. That the properties known as [~~1704, 1706,~~] 1708[~~, 1710, 1712,~~] and 1716 North 22nd Street and identified as Tax Parcel Nos. [~~E000-0938/009, E000-0938/008,~~] E000-0938/007[~~, E000-0938/006, E000-0938/005~~] and E000-0983/003 in the [~~2009~~] 2015 records of the City Assessor, being more particularly shown on a survey [~~and site layout~~] entitled [~~“Plat~~

AYES: 9 NOES: 0 ABSTAIN: _____

ADOPTED: SEPT 14 2015 REJECTED: _____ STRICKEN: _____

~~Consolidating Five Parcels of Land on West Line of North 22nd Street, City of Richmond, Virginia,] “Topographic Survey of Peter Paul Community Center Located at 1708 North 22nd Street, City of Richmond, Virginia,” prepared by [~~Hulcher & Associates, Inc.~~] Bruce Robertson Land Surveying, P.C., and dated [~~October 3, 2006~~] March 19, 2015, and last revised March 30, 2015, a copy of which is attached to and made a part of [~~Ordinance No. 2006-295-294 and a survey and plat entitled “Survey and Plat of No 1716 N. 22nd Street, City of Richmond, Virginia,” prepared by Edwards, Kretz, Lohr & Associates, Inc. and dated January 14, 2004, a copy of which is attached to and made a part of this ordinance, is hereby permitted to be used as a community center, substantially as shown on sheets C1 through C6, A1.1, A4.1, and A4.2 of the plans entitled “Peter Paul Community Center,” prepared by Hulcher and Associates, Inc., dated July 24, 2006, and last revised October 3, 2006, copies of which are attached to and made a part of Ordinance No. 2006-295-294, and the plans entitled “Peter Paul Community Center, prepared by an unidentified party and received by Land Use Administration on May 18, 2009, and the plans entitled “Peter Paul Development Center, 1716 North 22nd Street,” prepared by an unidentified party and dated April 15, 2009] this amendatory ordinance, is hereby permitted to be used as a community center, substantially as shown on sheets G001, A101, A201 and C101 of the plans entitled “Coleman Center Addition, Peter Paul Development Center, 1708 North 22nd Street, Richmond, VA 23223,” prepared by BCWH, and dated June 19, 2015, copies of which are attached to and made a part of this amendatory ordinance.~~~~

§ 2. That the adoption of this ordinance shall constitute the granting of a special use permit for the property, which shall be transferable from the owner of the property to the successor or successors in fee simple title of the owner, whether acquired by operation of law, deed or otherwise, and which shall run with the land.

§ 3. That the Commissioner of Buildings is hereby authorized to issue to the owner of the property a building permit substantially in accordance with the plans referred to above for the aforementioned purpose, subject to the following terms and conditions:

(a) The owner of the property shall be bound by, shall observe and shall comply with all other laws, ordinances, rules and regulations applicable to the property, except as otherwise provided in this ordinance.

(b) An application for a building permit shall be made within twenty-four (24) months from the effective date of this ordinance. This building permit shall expire and shall become null and void if any necessary construction has not commenced within one hundred eighty (180) days from the date of the building permit or if construction is suspended or abandoned for a period of one hundred eighty (180) days at any time after such construction has commenced, as provided in any applicable provisions of the Virginia Uniform Statewide Building Code. Should application for the building permit not be made within twenty-four (24) months after the effective date of this ordinance or should the building permit expire and become null and void after the expiration of the twenty-four (24) month time period for making application for the building permit, the privileges granted by this ordinance shall terminate and the special use permit shall become null and void.

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

(d) All required final grading and drainage plans, together with all easements made necessary by such plans, shall be approved by the Director of Community Development prior to the issuance of building permits.

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

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

(g) The use of the property shall be as a community center primarily serving the Church Hill population. The community center may be operated on a social service delivery basis, provided that operation of the programs and services provided on the property shall be under the ultimate direction and oversight of a single nonprofit organization. Social service delivery uses shall not include providing services, such as feeding, housing, counseling or medical treatment, to homeless individuals, except routine health screenings offered to the members of the community. The scale and materials used for the expansion of the community center shall be compatible with the existing community center, substantially as shown on the plans attached to this amendatory ordinance.

(h) Hours of operation shall be 6:00 A.M. to 10:00 P.M., Sunday through Thursday, and 6:00 A.M. to 11:00 P.M., Friday and Saturday.

(i) The aggregate sign area shall be limited to thirty-two (32) square feet. Freestanding signage shall be limited to one (1) monument style sign oriented towards North 22nd Street, which shall not exceed four (4) feet in height or twenty-four (24) square feet in area. The freestanding sign must be at least fifteen (15) feet from an adjacent property and five (5) feet from a street line. Signage shall not be internally illuminated. One sign may feature changeable lettering board, which shall not be electric or automated.

(j) Site landscaping, fencing, ~~and lighting~~ shall be provided substantially as shown on the ~~attached~~ plans ~~and the plans~~ attached to ~~Ordinance No. 2006-295-294~~ this amendatory ordinance. Lighting shall be provided substantially as shown on the plans attached to this amendatory ordinance and the plans attached to Ordinance No. 2006-295-294, adopted December 11, 2006.

The owner of the property shall provide street trees within the right-of-way substantially as shown on the plans attached to this amendatory ordinance. The street trees and all work within the public right-of-way associated therewith shall be (i) completed in accordance with the requirements of the Director of Public Works, (ii) considered completed only upon written confirmation by the Director of Public Works that such improvements and work are in accordance with such requirements, (iii) transferred to the City, following the written confirmation by the Director of Public Works, pursuant to a transfer of interest document approved as to form by the City Attorney and accepted by the Chief Administrative Officer or the designee thereof on behalf of the City. The Chief Administrative Officer or the designee thereof, for and on behalf of the City, is hereby authorized to accept, in the manner for which this subsection provides, the street trees and all work required by and meeting the requirements of this subsection. The final certificate of occupancy shall not be issued for the property until all requirements of this subsection are fully satisfied.

(k) No on-site parking spaces shall be required. ~~[If the Council adopts a separate ordinance authorizing the use of the properties located at 1707, 1709, 1715 and 1717 North 22nd Street for parking, then]~~ Pursuant to Ordinance No. 2006-296-295, adopted December 11, 2006, no fewer than fifteen (15) parking spaces shall be provided on the properties located at 1707, 1709, 1715, and 1717 North 22nd Street for use by the community center. ~~[If the Council does not adopt a~~

~~separate ordinance authorizing the use of the properties located at 1707, 1709, 1715 and 1717 North 22nd Street for parking, or if~~ If the special use permit granted by [such an ordinance] Ordinance No. 2006-296-295, adopted December 11, 2006, as previously amended by Ordinance No. 2009-142-147, adopted July 27, 2009, expires or is revoked, then no fewer than thirty (30) parking spaces shall be provided in accordance with the requirements of Chapter 114 of the Code of the City of Richmond (2004), as amended. All off-site parking spaces shall be located within a seven hundred fifty (750) foot radius of the property located at [~~1704, 1706,~~] 1708[~~, 1710, 1712~~] and 1716 North 22nd Street.

(l) Any encroachments either proposed on the [~~attached~~] plans attached to Ordinance No. 2006-295-294, adopted December 11, 2006, Ordinance No. 2009-142-147, adopted July 27, 2009, and this amendatory ordinance or contemplated in the future shall require separate authorization and shall be subject to the applicable provisions of the Code of the City of Richmond (2004), as amended.

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

§ 4. That the privileges granted by this ordinance may under certain circumstances be revoked. Upon noting that a condition of a special use permit has been violated, the Zoning Administrator shall issue a written notice of violation to the property owner. The notice shall inform the property owner (i) which condition or conditions have been violated, (ii) the nature of the violation, and (iii) that the City Planning Commission shall hold a public hearing at which it shall review the violation and the special use permit pursuant to the provisions of sections 114-1050.7 through 114-1050.11 of the Code of the City of Richmond (2004), as amended, if (a) the property owner does not abate the violation within thirty (30) days of the issuance of the notice or (b) three

(3) notices of violation are issued to the property owner within any twelve (12) month period. No action taken pursuant to the provisions of this section shall in any way limit the City's right to pursue any other remedy at law or in equity against the property owner. Failure to comply with the terms and conditions of this ordinance shall constitute a violation of section 114-1080 of the Code of the City of Richmond (2004), as amended, or any other applicable laws or regulations.

§ 5. That when the privileges granted by this ordinance terminate and the special use permit becomes null and void or when use of the [~~premises~~] property is abandoned for a period of twenty-four (24) consecutive months, use of the property shall be governed thereafter by the zoning regulations prescribed for the district in which the property is then situated.

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

II. This amendatory ordinance shall be in force and effect upon adoption.

RECEIVED

JUN 18 2015


OFFICE OF CITY ATTORNEY


EDITION: 1

O & R Request


DATE: June 4, 2015

TO: The Honorable Members of City Council

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

THROUGH: Selena Cuffee Glenn, Chief Administrative Officer 

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

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

RE: To amend and reordain Ord. No. 2009-142-147, adopted July 27, 2009, which authorized the special use of the properties known as 1708 and 1716 North 22nd Street as a community center, to authorize an expansion of the community center, upon certain terms and conditions.

ORD. OR RES. No. _____

PURPOSE: To amend and reordain Ord. No. 2009-142-147, adopted July 27, 2009, which authorized the special use of the properties known as 1708 and 1716 North 22nd Street as a community center, to authorize an expansion of the community center, upon certain terms and conditions.

REASON: Currently, the subject property is zoned in the R-5 Single-Family Residential District, which does not allow non-governmental community centers or non-profit private community centers open to the general public. The property is subject to a special use permit, most recently amended in 2009 (Ord. No. 2009-142-147, which authorizes 1708 N 22nd Street for use as a community center and 1716 N 22nd Street for use as additional community center space. The current special use permit amendment request is therefore required to authorize the proposed expansion of the community center.

RECOMMENDATION: In accordance with the requirements of the City Charter and the Zoning Ordinance, the City Planning Commission will review this request and make a recommendation to City Council. This item will be scheduled for consideration by the Commission at its September 8, 2015 meeting. A letter outlining the Commission's recommendation will be forwarded to City Council following that meeting.

BACKGROUND: A special use permit application has been submitted to authorize the expansion of an existing 9,900 sq ft community center. More specifically, an existing 1,700 sq ft structure at 1716 N 22nd Street, which was authorized as additional community center space by Ord.

No. 2009-142-147, would be demolished so that a 5,775 sq ft addition to the structure at 1708 N 22nd Street could be constructed. The community center currently offers programs and services for approximately 155 children/youth and seniors and employs a full-time staff of 12; the proposed expansion would accommodate an additional 30 children/youth.

The subject property consists of a 0.41 acre (17,860 sq ft) parcel of land (1708 N 22nd Street) improved with a community center constructed in 2007, and a 0.165 acre (7,187 sq ft) parcel of land (1716 N 22nd Street) improved with a residential structure constructed in 2004 that is currently used as a meeting space for the community center. The property is located on N 22nd Street between W and X Streets, in the Peter Paul neighborhood of the East planning district.

Currently, the subject property is zoned in the R-5 Single-Family Residential District, which does not allow non-governmental community centers or non-profit private community centers open to the general public. The property is subject to a special use permit, most recently amended in 2009 (Ord. No. 2009-142-147, which authorizes 1708 N 22nd Street for use as a community center and 1716 N 22nd Street for use as additional community center space. Off-street parking for 1716 N 22nd Street is provided at 1707-1717 N 22nd Street, as authorized by a 2006 special use permit (Ord. No. 2006-296-295).

All surrounding properties are located within the same R-5 zoning district as the subject property. Single-family residential land use predominates the area, with some institutional, public-open space, mixed use, and two-family and multifamily residential land uses being present as well.

The Land Use Plan of the City of Richmond's Master Plan designates the subject property for Single Family (Low Density) land use. Primary uses in this category are single-family detached dwellings at densities up to seven units per acre, with residential support uses such as schools, places of worship, neighborhood parks and recreation facilities, and limited public and semi-public uses (p. 133). More specifically for the East planning district, the Master Plan states, "The predominant land uses in the District are residential in nature, and these uses should be preserved," and "infill development of like density and use is appropriate (p. 166)."

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

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

BUDGET AMENDMENT NECESSARY: No.

REVENUE TO CITY: \$1,800.00

DESIRED EFFECTIVE DATE: Upon Adoption

REQUESTED INTRODUCTION DATE: July 27, 2015

CITY COUNCIL PUBLIC HEARING DATE: September 14, 2015

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: None

CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES: City Planning Commission, September 8, 2015

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

RELATIONSHIP TO EXISTING ORD. OR RES.: Ord. No. 2009-142-147, adopted July 27, 2009 to be amended and reordained.

REQUIRED CHANGES TO WORK PROGRAM(S): None.

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

STAFF: Matthew J. Ebinger, AICP, Senior Planner
Land Use Administration (Room 511)
804-646-6308

..Recommended Action

Key Issues:

- Retain on Consent Agenda
 - Move to Regular Agenda
 - Refer Back to Committee
 - Remove from Council Agenda
 - Strike
 - Withdrawn
 - Continue to:
-

356C



Application for SPECIAL USE PERMIT

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

RECEIVED

MAY 04 2015

LAND USE ADMINISTRATION

Application is hereby submitted for: (check one)

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

Project Name/Location

Project Name: Peter Paul Development Center Date: April 15, 2015

Property Address: 1708 North 22nd Street/1716 North 22nd Street Tax Map #: E0000938007
E0000938003

Fee: \$1,800.00 Total area of affected site in acres: 0.575
(See page 3 for fee schedule, please make check payable to the "City of Richmond")

Zoning

Current Zoning: R-5

Proposed Use

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

Existing Use: Community Center

Is this property subject to any previous land use cases? Non-Profit Community Center

Yes No
If Yes, please list the Ordinance Number:
2006-295-294

Applicant/Contact Person: Mr. Damon Jiggetts, Executive Director

Company: Peter Paul Development Center

Mailing Address: 1708 North 22nd Street

City: Richmond State: VA Zip Code: 23223

Telephone: (804) 780-1195 Fax: (804) 780-0919

Email: djiggetts@peterpauldevcenter.com

Property Owner: See the attached Sheet

If Business Entity, name and title of authorized signee: _____

(The person or persons executing or attesting the execution of this Application on behalf of the Company certifies that he or she has or have been duly authorized and empowered to so execute or attest.)

Mailing Address: _____

City: _____ State: _____ Zip Code: _____

Telephone: () Fax: ()

Email: _____

Property Owner Signature: *Damon Jiggetts*

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

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

**Special Use Permit Application Amendment
Amendment to Ordinance 2006-295-294
City of Richmond, Virginia**

Signature Sheet:

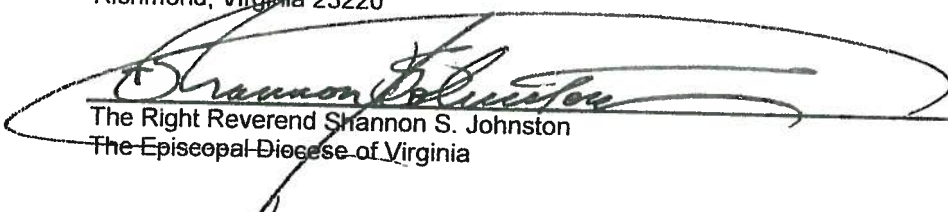
Submitted by:
Peter Paul Development Center, Inc.
1708 North 22nd Street
Richmond, Virginia

Properties Located at:

1708 North 22nd Street – E0000938007

Owner:

The Bishop of the Episcopal Diocese of Virginia
110 West Franklin Street
Richmond, Virginia 23220



The Right Reverend Shannon S. Johnston
The Episcopal Diocese of Virginia

Properties Located at:

1716 North 22nd Street – E0000938003

Owner:
The Peter Paul Development Center, Inc.
1708 North 22nd Street
Richmond, Virginia 23223
c/o Mr. Damon Jiggetts, Executive Director



Mr. Damon Jiggetts, Executive Director
The Peter Paul Development Center, Inc.

**Special Use Permit Application Amendment
Amendment to Ordinance 2006-295-294
City of Richmond, Virginia**

Applicant's Report:

For Property at – 1708 and 1716 North 22nd Street

Submitted by:

Peter Paul Development Center, Inc.
1708 North 22nd Street
Richmond, Virginia

Existing Use:

The Peter Paul Development Center (PPDC) is a non-profit, community center located at 1708 North 22nd Street serving the needs of children, youth and senior adults living in the Peter Paul neighborhood. The PPDC building at 1708 North 22nd Street was constructed in 2007 and is authorized as a special use by City Ordinance No. 2006-295-294. The same Ordinance has a companion Ordinance for properties at 1707 – 1717 North 22nd Street (Ordinance No. 2006-296-295). This Ordinance is not proposed to be changed. The Center currently serves approximately 110 children and 45 senior adults in this neighborhood.

The Center building currently houses meeting rooms (classrooms), a small commercial kitchen, multipurpose space and administrative offices.

Operations:

Hours: Seniors Lunch and Program:	Tu & Th 10:00 – 1:00 PM (the Senior programs do not typically overlap with the youth programs.)
Afterschool Program:	M – F 3:00 – 6:00 PM [during the school academic year; following the City Public Schools Calendar]
Summer Program:	9:00 AM – 2:00 PM
Occasional evening meetings	

Proposed Use:

The Center owns the adjacent property to the north of the existing center (identified as 1716 North 22nd Street) and has been using the two-story structure as a meeting space for Center activities. Given the needs of the community and the success of the programs, the Center would like to utilize the property for expanding the Center building with additional space to support the activities and mission of the Center. The proposed addition to the Center is approximately 5,775 square feet. The addition will include classrooms and tutoring spaces, administrative offices and support spaces (restrooms and storage).

The additional space will allow the Center to increase the number of people served in this facility by 30 to approximately 140 children and youth. Several spaces within the existing building will be repurposed as administrative space. The Center operates with a full time staff of 12.

Architectural Description:

The property identified as 1716 North 22nd Street is currently a two-story, wood frame, single-family residential property constructed in 2004. The structure will be demolished and the site cleared for the addition proposed by this Special Use amendment.

The addition will be designed to be compatible with the existing building in both scale and materials. It will use the same materials as the existing building. The addition height will be slightly higher than the adjacent portion of the existing building. The roof will be a low slope single-ply membrane roofing system to keep in scale and proportion with the adjacent properties.

Special Use Permit Application Amendment
Amendment to Ordinance 2006-295-294
City of Richmond, Virginia

Vehicular Traffic:

The majority of the individuals we serve access the Center by public transportation or are transported by the Center on mini-bus or walk from the surrounding neighborhood. We do not anticipate any significant quantity of vehicular traffic to be generated by this additional space. In addition, the Center has access to our own off-site, 15-space parking lot across the street.

The proposed Special Use will not:

- a.) *be detrimental to the safety, health, morals, and general welfare of the community involved:*
For almost 35 years the mission of the Center has been to uplift and empower the families of this community. The building will serve to improve the quality of the services we provide to the neighborhood; its children, youth, seniors and families.
- b.) *tend to create congestion in streets, roads, alleys, and other public ways and places in the area involved:*
The majority of persons accessing the existing Center, and this new space, are brought by public transportation, mini-bus or walk from the surrounding areas. The Center also has off-site parking for 15 vehicles, including handicapped parking.
- c.) *create hazards from fire, panic or other dangers:*
The new addition structure is setback from the adjacent property line by approximately 20 feet. The front yard setback is approximately 15 feet and the rear yard is approximately 5 feet deep. These dimensions are similar to those of the existing Center. The new addition will be constructed of fire resistant materials; concrete block, brick, steel framing, etc. Also included is a fire sprinkler system, expanded from the fire sprinkler system in the existing building.
- d.) *Tend to cause overcrowding of land and undue concentration of population:*
The existing structure will remain unchanged. The additional space for the program will provide space for the current programs to grow slightly and improve educational space for the after school program.
- e.) *Adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements*
The Center is a support to the public school system in this neighborhood through the after school educational and tutoring programs. The demands on City water and sewer facilities will not be significantly changed by this change of use as the new use will be slightly offset by the removal of several restrooms within the existing structure.
- f.) *Interfere with adequate light and air*
The proposed addition is designed to be in keeping with the existing Center and to be kept in scale with the surrounding neighborhood by varying the size and height of the addition mass. The addition will be lower in height than the two-story, single family residences to the north.

Special Use Permit Application Amendment
Amendment to Ordinance 2006-295-294
City of Richmond, Virginia

The Peter Paul Development Center

In 2014, the Peter Paul Development Center celebrated 35 years of community ministry and support to the individuals and families of Richmond's East End. Since its founding, the Center has provided a safe and supportive environment in which children, youth and senior adults can share and grow emotionally, mentally, spiritually, socially, and physically. The mission of the Center is to support the residents of the East End and educate its students, equipping them to serve as positive contributors to their family, community, and society.

History:

Local East End resident, parent and activist, John Coleman founded the Peter Paul Development Center (PPDC) in 1979. When the Center first opened its doors, it was housed in St. Peter's Episcopal Church at the corner of X and 22nd streets. This struggling neighborhood in the heart of the East End faces below average income levels and high crime and drug use rates, and Coleman wanted to provide a safe program for the area youth. With a heart for the neighborhood, his goal was to support and rebuild the community by strengthening its families. Seniors and youth would come to receive help with homework, financial assistance, and participate in recreational activities.

After John Coleman's death in 1986, the Center continued to be primarily supported by the Episcopal Diocese of Virginia and many generous individuals. Over the next 30 years, the Center's programs and partnerships developed, expanded and strengthened with a focus on fostering and measuring academic achievement. Board Chair Reverend David Anderson helped lead fundraising efforts with the "Calling All Angels" campaign to expand the Center's presence in the community and physical capacity with the building of a new facility in 2007 across the street from St. Peter's Church.

Today, the Center's facilities include two buildings – one that holds classrooms, an art room, computer lab, kitchen, administrative offices and a multiuse lunchroom/gymnasium/auditorium; and a renovated house next door with additional classroom space for middle and high school students and the Promise Neighborhood program, which is focused on supporting the community through a variety of outreach efforts. A working garden and playground border the buildings.

Mission: To support the residents of the East End and educate its students, equipping them to serve as positive contributors to their family, community, and society.

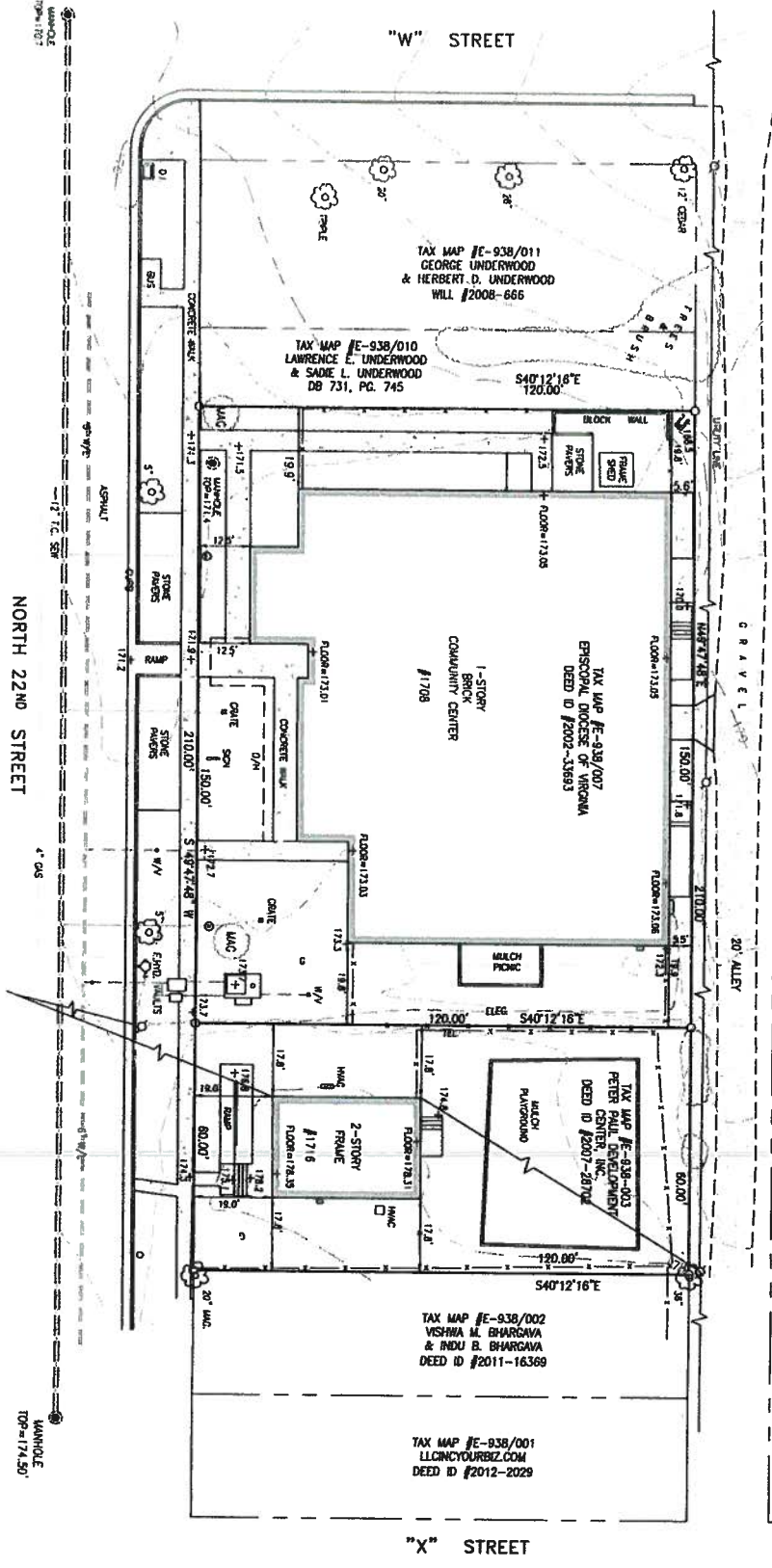
Vision: Peter Paul Development Center (PPDC) will serve as a community change agent through education.

Purpose: Educate the Child, Engage the Family, Empower the Community

Values:

- We value education as a fundamental component of our program.
- We value trusting relationships with students, parents, partners, and our community.
- We value individuality, innovation, and creativity.
- We value accountability, transparency, and good stewardship.
- We value a positive and productive work environment.
- We value and nurture each individual's spiritual development.

Guiding Principle: We believe that every child is a product of expectations, not just their environment. Our goal is to ensure that each child develops and utilizes his or her gifts, talents, and skills to achieve academic success and self-sufficiency as productive adult citizens.



LOCATION OF 1/2" UNITS BASED ON FIELD OBSERVATION. ADDITIONAL 1/2" UNITS MAY EXIST OTHER THAN THOSE SHOWN. REFERENCE TO ANY LAND RESURVEY PROTECTION AND DATA ARE NOT SHOWN ON THIS SURVEY. BUILDING STRUCTURES OR OTHER ZONING CONDITIONS ARE NOT SHOWN. THE LOCATION OF ANY ADJACENT APPLICABLE ZONING ORDINANCES SHOULD BE CONFIRMED PRIOR TO CONSTRUCTION. TREE LOCATIONS REPRESENT LOCATION OF TREE TRUNKS AND DO NOT INDICATE EXIST OR CHANGE. VERTICAL DATA ASSUMED.

THIS TOPOGRAPHIC MAP IS BASED ON A FIELD SURVEY PERFORMED BY BRUCE ROBERTSON LAND SURVEYING ON MARCH 19, 2015.



**TOPOGRAPHIC SURVEY
OF PETER PAUL COMMUNITY CENTER
LOCATED AT 1708 NORTH 22ND STREET
CITY OF RICHMOND, VIRGINIA**

Date: 3/19/16
Rev.: 3/30/15

JN 1521



Bruce Robertson Land Surveying, P.C.

P.O. Box 26611 Richmond, Virginia Phone/Fax (804)330-8801

1400 Broad Street Drive
 Suite 427
 Richmond, Virginia 23223
 www.coleman.com
 804.753.4777 ext. 400
 804.748.8000 fax

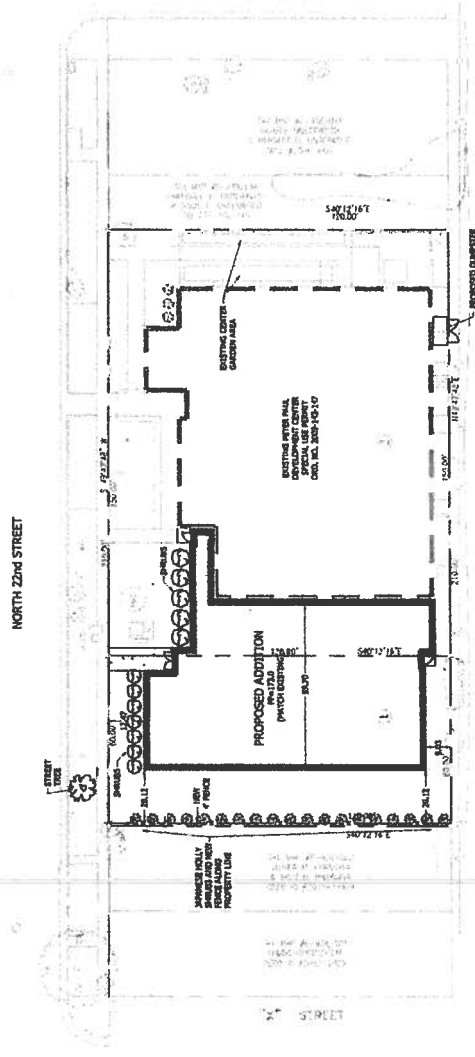
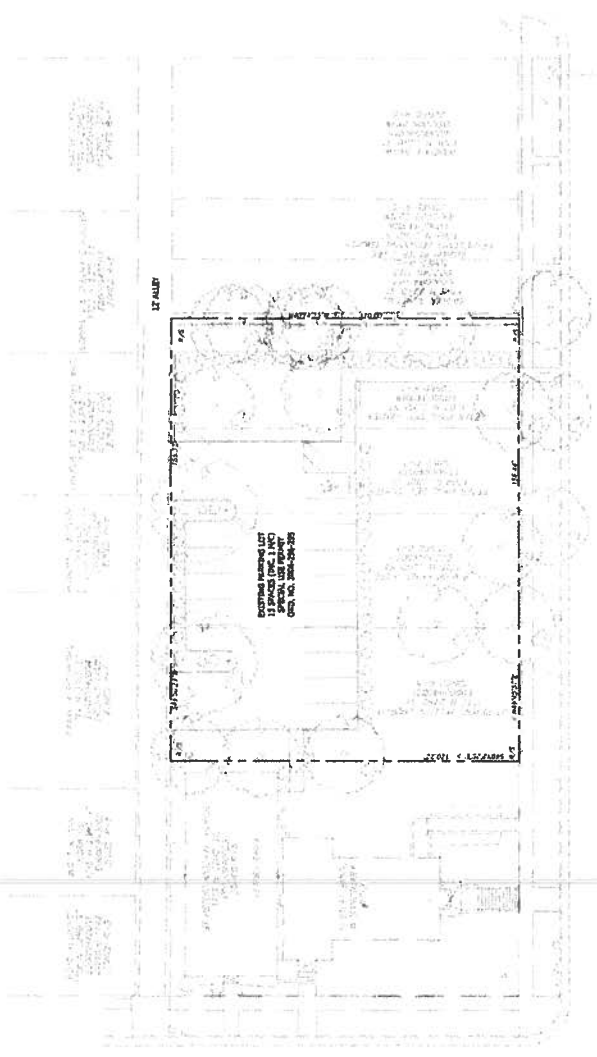
**COLEMAN CENTER
 ADDITION**

**PETER PAUL
 DEVELOPMENT CENTER**
 1708 NORTH 22ND ST
 RICHMOND, VA 23223

DATE: 04/20/2011
 C. Shirley
 SCHEMATIC DESIGN
 804.753.4777

DATE: 04/20/2011
 C. Shirley
 SCHEMATIC DESIGN
 804.753.4777

C101



SYM	SYMBOL NAME	COMMON NAME	HEIGHT	COLOR	SCOT
1	PLANT	PLANT	1.0'	GREEN	100%
2	PLANT	PLANT	1.5'	GREEN	100%
3	PLANT	PLANT	2.0'	GREEN	100%
4	PLANT	PLANT	3.0'	GREEN	100%
5	PLANT	PLANT	4.0'	GREEN	100%
6	PLANT	PLANT	5.0'	GREEN	100%
7	PLANT	PLANT	6.0'	GREEN	100%
8	PLANT	PLANT	7.0'	GREEN	100%
9	PLANT	PLANT	8.0'	GREEN	100%
10	PLANT	PLANT	9.0'	GREEN	100%
11	PLANT	PLANT	10.0'	GREEN	100%
12	PLANT	PLANT	11.0'	GREEN	100%
13	PLANT	PLANT	12.0'	GREEN	100%
14	PLANT	PLANT	13.0'	GREEN	100%
15	PLANT	PLANT	14.0'	GREEN	100%
16	PLANT	PLANT	15.0'	GREEN	100%
17	PLANT	PLANT	16.0'	GREEN	100%
18	PLANT	PLANT	17.0'	GREEN	100%
19	PLANT	PLANT	18.0'	GREEN	100%
20	PLANT	PLANT	19.0'	GREEN	100%
21	PLANT	PLANT	20.0'	GREEN	100%
22	PLANT	PLANT	21.0'	GREEN	100%
23	PLANT	PLANT	22.0'	GREEN	100%
24	PLANT	PLANT	23.0'	GREEN	100%
25	PLANT	PLANT	24.0'	GREEN	100%
26	PLANT	PLANT	25.0'	GREEN	100%
27	PLANT	PLANT	26.0'	GREEN	100%
28	PLANT	PLANT	27.0'	GREEN	100%
29	PLANT	PLANT	28.0'	GREEN	100%
30	PLANT	PLANT	29.0'	GREEN	100%
31	PLANT	PLANT	30.0'	GREEN	100%
32	PLANT	PLANT	31.0'	GREEN	100%
33	PLANT	PLANT	32.0'	GREEN	100%
34	PLANT	PLANT	33.0'	GREEN	100%
35	PLANT	PLANT	34.0'	GREEN	100%
36	PLANT	PLANT	35.0'	GREEN	100%
37	PLANT	PLANT	36.0'	GREEN	100%
38	PLANT	PLANT	37.0'	GREEN	100%
39	PLANT	PLANT	38.0'	GREEN	100%
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43	PLANT	PLANT	42.0'	GREEN	100%
44	PLANT	PLANT	43.0'	GREEN	100%
45	PLANT	PLANT	44.0'	GREEN	100%
46	PLANT	PLANT	45.0'	GREEN	100%
47	PLANT	PLANT	46.0'	GREEN	100%
48	PLANT	PLANT	47.0'	GREEN	100%
49	PLANT	PLANT	48.0'	GREEN	100%
50	PLANT	PLANT	49.0'	GREEN	100%
51	PLANT	PLANT	50.0'	GREEN	100%
52	PLANT	PLANT	51.0'	GREEN	100%
53	PLANT	PLANT	52.0'	GREEN	100%
54	PLANT	PLANT	53.0'	GREEN	100%
55	PLANT	PLANT	54.0'	GREEN	100%
56	PLANT	PLANT	55.0'	GREEN	100%
57	PLANT	PLANT	56.0'	GREEN	100%
58	PLANT	PLANT	57.0'	GREEN	100%
59	PLANT	PLANT	58.0'	GREEN	100%
60	PLANT	PLANT	59.0'	GREEN	100%
61	PLANT	PLANT	60.0'	GREEN	100%
62	PLANT	PLANT	61.0'	GREEN	100%
63	PLANT	PLANT	62.0'	GREEN	100%
64	PLANT	PLANT	63.0'	GREEN	100%
65	PLANT	PLANT	64.0'	GREEN	100%
66	PLANT	PLANT	65.0'	GREEN	100%
67	PLANT	PLANT	66.0'	GREEN	100%
68	PLANT	PLANT	67.0'	GREEN	100%
69	PLANT	PLANT	68.0'	GREEN	100%
70	PLANT	PLANT	69.0'	GREEN	100%
71	PLANT	PLANT	70.0'	GREEN	100%
72	PLANT	PLANT	71.0'	GREEN	100%
73	PLANT	PLANT	72.0'	GREEN	100%
74	PLANT	PLANT	73.0'	GREEN	100%
75	PLANT	PLANT	74.0'	GREEN	100%
76	PLANT	PLANT	75.0'	GREEN	100%
77	PLANT	PLANT	76.0'	GREEN	100%
78	PLANT	PLANT	77.0'	GREEN	100%
79	PLANT	PLANT	78.0'	GREEN	100%
80	PLANT	PLANT	79.0'	GREEN	100%
81	PLANT	PLANT	80.0'	GREEN	100%
82	PLANT	PLANT	81.0'	GREEN	100%
83	PLANT	PLANT	82.0'	GREEN	100%
84	PLANT	PLANT	83.0'	GREEN	100%
85	PLANT	PLANT	84.0'	GREEN	100%
86	PLANT	PLANT	85.0'	GREEN	100%
87	PLANT	PLANT	86.0'	GREEN	100%
88	PLANT	PLANT	87.0'	GREEN	100%
89	PLANT	PLANT	88.0'	GREEN	100%
90	PLANT	PLANT	89.0'	GREEN	100%
91	PLANT	PLANT	90.0'	GREEN	100%
92	PLANT	PLANT	91.0'	GREEN	100%
93	PLANT	PLANT	92.0'	GREEN	100%
94	PLANT	PLANT	93.0'	GREEN	100%
95	PLANT	PLANT	94.0'	GREEN	100%
96	PLANT	PLANT	95.0'	GREEN	100%
97	PLANT	PLANT	96.0'	GREEN	100%
98	PLANT	PLANT	97.0'	GREEN	100%
99	PLANT	PLANT	98.0'	GREEN	100%
100	PLANT	PLANT	99.0'	GREEN	100%



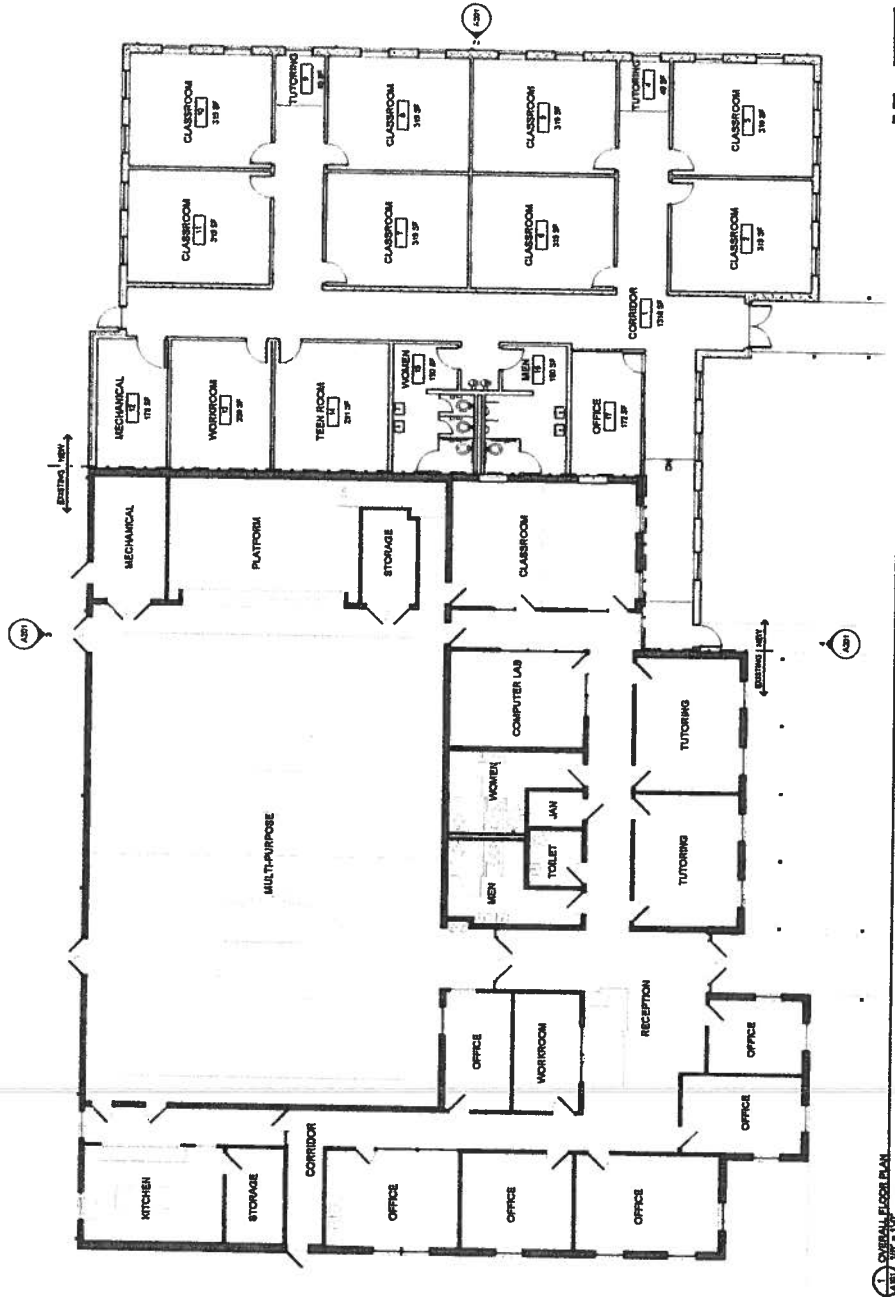
**COLEMAN CENTER
 ADDITION**

PETER PAUL
 DEVELOPMENT CENTER
 1708 NORTH 22ND STREET
 RICHMOND, VA 23223

2015.04
 CT
 C/C
 01/20/15
 SCHEMATIC DESIGN

OVERALL FLOOR PLAN

A101





**COLEMAN CENTER
ADDITION**

**PETER PAUL
DEVELOPMENT CENTER
1708 NORTH 22ND STREET
RICHMOND, VA 23223**

1708 North 22nd Street, Richmond, VA 23223
 2018.03
 CT

CR
 ELEVATIONS
 SCHEMATIC DESIGN

ELEVATIONS

A201

