

INTRODUCED: January 26, 2026

A RESOLUTION No. 2026-R009

To designate the property known as 4611 Walmsley Boulevard as a revitalization area pursuant to Va. Code § 36-55.30:2.

Patron – Mayor Avula

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: FEB 23 2026 AT 6 P.M.

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

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

AYES: 9 NOES: 0 ABSTAIN: _____

ADOPTED: FEB 23 2026 REJECTED: _____ STRICKEN: _____

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

WHEREAS, the Council believes that the property known as 4611 Walmsley Boulevard, identified as Tax Parcel No. C008-0829/098 in the 2026 records of the City Assessor, being more particularly shown on the survey entitled “Boundary Line Adjustment Plat for Parcels C0080829098, C0080829082 & C0080829090, City of Richmond, VA,” prepared by James West, dated November 24, 2025, and the plans entitled “Walmsley Multifamily, 4611 Walmsley Blvd, Richmond, VA 23234,” prepared by vhb, and dated June 10, 2025, copies of which are attached to and made a part of this resolution, is an area (i) for which the industrial, commercial or other economic development of such area will benefit the city but such area lacks the housing needed to induce manufacturing, industrial, commercial, governmental, educational, entertainment, community development, healthcare or nonprofit enterprises or undertakings to locate or remain in such area, and (ii) in which private enterprise and investment are not reasonably expected, without assistance, to produce the construction or rehabilitation of decent, safe and sanitary housing and supporting facilities that will meet the needs of low and moderate income persons and families in such area and will induce other persons and families to live within such area and thereby create a desirable economic mix of residents in such area; and

WHEREAS, the Council believes that it is in the best interests of the citizens of the City of Richmond that the Council designate the aforementioned property as a revitalization area pursuant to section 36-55:30:2 of the Code of Virginia (1950), as amended;

NOW, THEREFORE,

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

That the Council hereby designates the property known as 4611 Walmsley Boulevard, identified as Tax Parcel No. C008-0829/098 in the 2026 records of the City Assessor and as shown on the survey entitled “Boundary Line Adjustment Plat for Parcels C0080829098, C0080829082 & C0080829090,” prepared by James West, dated November 24, 2025, and the plans entitled “Walmsley Multifamily, 4611 Walmsley Blvd, Richmond, VA 23234,” prepared by vhb, and dated May 29, 2025, copies of which are attached to this resolution, as a revitalization area pursuant to section 36-55.30:2 of the Code of Virginia (1950), as amended.

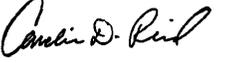
BE IT FURTHER RESOLVED:

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

BE IT FURTHER RESOLVED:

That the Council hereby determines that the aforementioned property consists of an area in which private enterprise and investment are not reasonably expected, without assistance, to produce the construction or rehabilitation of decent, safe, and sanitary housing and supporting facilities that will meet the needs of low- and moderate-income persons and families in such area

will induce other persons and families to live within such area and thereby create a desirable economic mix of residents in such area.

A TRUE COPY:
TESTE:

Carolin D. Reed
City Clerk

O&R REQUEST

DATE: December 12, 2025

TO: The Honorable Members of City Council

THROUGH: The Honorable Dr. Danny Avula, Mayor

THROUGH: Odie Donald, II, Chief Administrative Officer

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

FROM: Merrick Malone, Director of Housing and Community Development

RE: Designating the 6.199-acre site at 4611 Walmsley Boulevard as a Revitalization Area pursuant to Virginia Code §36-55.30:2.A to secure VHDA (Virginia Housing) financing for the 219 multifamily development serving low-income individuals and families.

ORD. OR RES. No.

PURPOSE: To request a resolution from the City Council designating the 6.199-acre site at 4611 Walmsley Boulevard as a Revitalization Area pursuant to Virginia Code §36-55.30:2.A to secure VHDA (Virginia Housing) financing for the development of a 219 multifamily development serving residents at 60% of the area median income (AMI).

BACKGROUND: The proposed development at 4611 Walmsley Boulevard is the first phase of the Noon Cottrell development. The development will be constructed in accordance with the conditions and requirements outlined in the Special Use Permit (SUP). City Council approved the SUP on November 10, 2025.

The development will provide 219 units (115 one-bedroom, 89 two-bedroom, and 15 three-bedroom), all of which are restricted to persons earning 60% of the area median income. The site includes a four-story building with off-street parking. The multifamily development will be constructed to meet the EarthCraft Gold Standards with stainless appliances, stone countertops, an in-unit washer and dryer, a swimming pool, and a fitness center.

The development will include an on-site leasing office and staff that will work with service providers.

Lynx Ventures is an experienced developer that currently has NOON Hioaks II (151 units) and New Manchester Flat VI (127 units) under construction. Oak Grove Apartments is their most recent project with 243 units.

The estimated project cost is \$ 64 million and will be financed through tax credit investments, VHDA financing, and deferred developer fees. Gates Hudson is anticipated to be the property management company. This will be a 30-year affordable housing development, with all units set aside for renters earning 60% of the area median income (AMI). The development will provide the following unit mix:

- **115 one-bedroom units**
- **89 two-bedroom units**
- **15 three-bedroom units**

COMMUNITY ENGAGEMENT: The development is subject to a recently approved Special Use Permit. The SUP process required sending a letter of notification to nearby property owners and placing a sign noting the SUP request on the property. In addition, the developer has presented at 3 district meetings and has held three project-specific community meetings with adjoining neighbors.

STRATEGIC INITIATIVES AND OTHER GOVERNMENTAL: None

FISCAL IMPACT: None

DESIRED EFFECTIVE DATE: Upon adoption

REQUESTED INTRODUCTION DATE: January 26, 2026

CITY COUNCIL PUBLIC HEARING DATE: February 9, 2026

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: Land Use, Housing and Transportation

AFFECTED AGENCIES: Housing and Community Development, and Planning and Development

RELATIONSHIP TO EXISTING ORD. OR RES: Ordinance #2025-235 Special Use Permit allowing the development subject to specific terms and conditions

ATTACHMENTS: Draft Resolution, Survey, Map, Rendering, Plans

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

SUP Site Plan

Sheet C5.01

Parking Summary Chart

Description	Size		Spaces	
	Required	Provided	Required	Provided
STANDARD SPACES	8 x 17.5	9 x 18	0	204
STANDARD SPACES	8 x 17.5	8 x 18	0	110
ANGLED SPACES	8 x 14.5	8 x 14.5	0	39
COMPACT SPACES (20% ALLOWED) **	7.5 x 15	8 x 15	0	0
PARALLEL SPACES	7 X 22	7 X 22	0	17
STANDARD ACCESSIBLE SPACES *	8 x 18	8 x 18	6	20
VAN ACCESSIBLE SPACES	11 x 18	11 x 18	2	4
TOTAL SPACES			388	394

* ADA/STATE/LOCAL REQUIREMENTS
 ** COMPACT SPACES IDENTIFIED WITH A "C"

Note: the buildings and site may include up to 402 dwelling units and 410 parking spaces

Pavement Legend

	CONCRETE PAVEMENT
	HEAVY DUTY ASPHALT PAVEMENT
	MILL AND OVERLAY
	FULL DEPTH PAVEMENT RESTORATION

Sign Summary

M.U.T.C.D. Number	Specification Width	Specification Height	Desc.
R1-1	30"	30"	
R7-8	12"	18"	
R7-8P	12"	6"	

Dotted line indicating Phase 1 in the SUP



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

Note: the buildings and site may include up to 402 dwelling units and 410 parking spaces



Walmsley Multifamily
 4611 Walmsley Blvd
 Richmond, Virginia 23234

No.	Revision	Date	App'd.

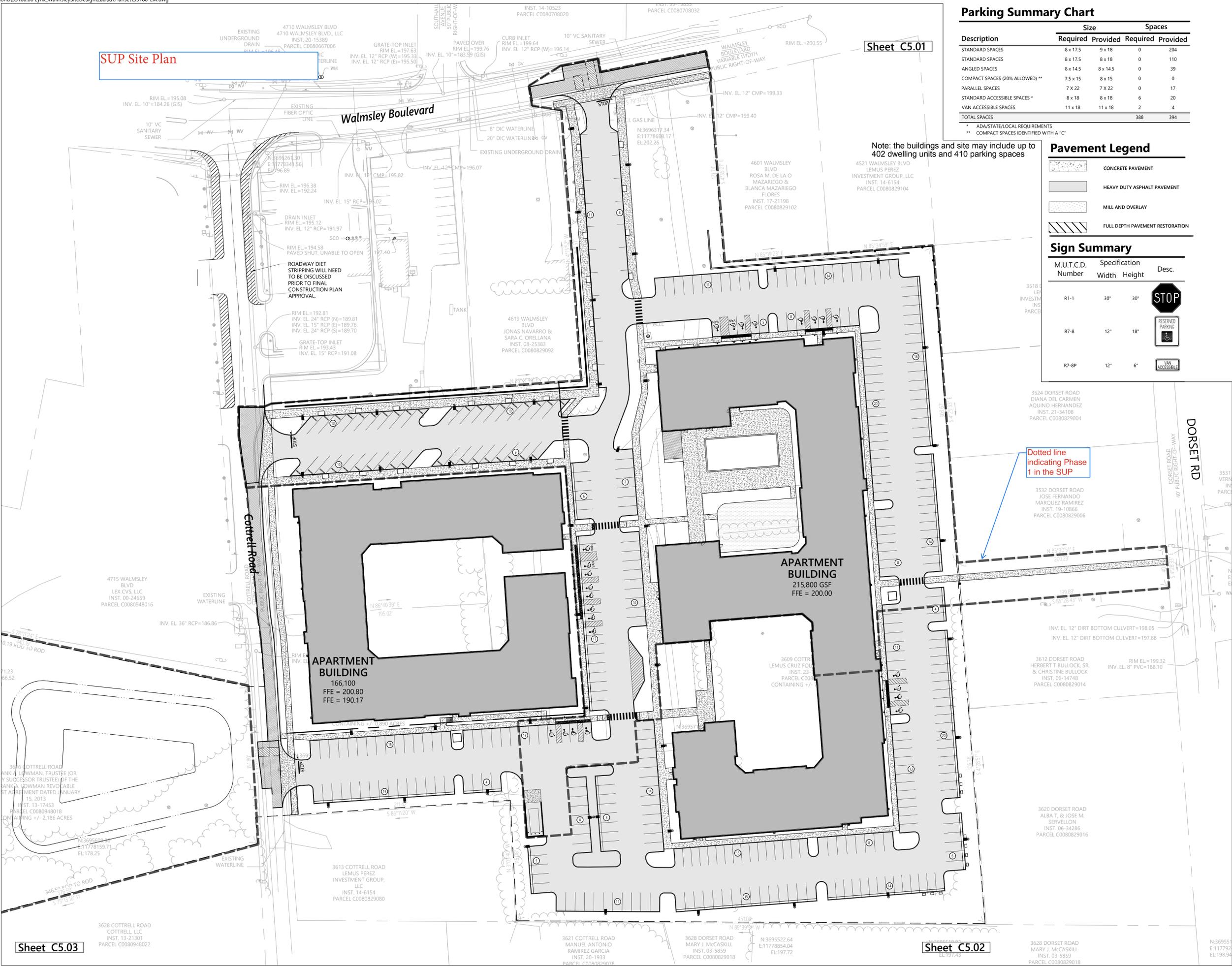
Designed by: _____ Checked by: _____
 Issued for: _____ Date: _____
Special Use Permit 06/10/2025

Not Approved for Construction
 Drawing Title:
Overall Layout and Materials Plan

Sheet C5.00

Sheet of

Project Number
35180.00



Sheet C5.03

Sheet C5.02

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Design Development Site Plan
Aligned with the Boundary Line
Adjustment Preliminary Plat

Walmsley Boulevard

Cottrell Road

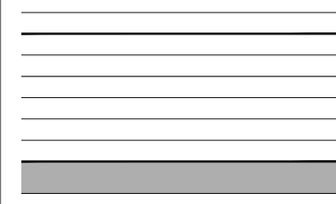
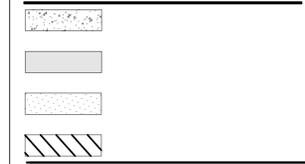
BOUNDARY LINE ADJUSTED TO EXCLUDE SOUTHERN ROW OF PARKING

PHASE 1 BOUNDARY

BOUNDARY LINE ADJUSTED TO EXCLUDE WESTERN ROW OF PARKING

BOUNDARY LINE ADJUSTED IN THIS AREA - COMPACTOR MOVED INTO THE PHASE 1 AREA TO ALLOW TO SERVICE RESIDENTS

BOUNDARY LINE ADJUSTED TO INCLUDE ALL OF THE PHASE 1 BUILDING AND SURROUNDING SITE/ PARKING, AS THE BUILDING WILL BE FINANCED AS ONE DEAL AND NOT PHASED AS 1A AND 1B AS PREVIOUSLY THOUGHT



C4.00



**NO
ON
NOON
COTTRELL**

BUILDING
ADDRESS

Baskervill

 **NOON
COTTRELL**

 **LYNX
VENTURES™**

Site Plans

Issued for Special Use Permit
 Date Issued JUNE 10, 2025
 Latest Issue JUNE 10, 2025

WALMSLEY MULTIFAMILY 4611 WALMSLEY BLVD RICHMOND, VA 23234

Applicant

Noon Cottrell Phase I Multifamily, LLC
 7 East 2nd Street
 Richmond, Virginia 23222
 804.920.5435

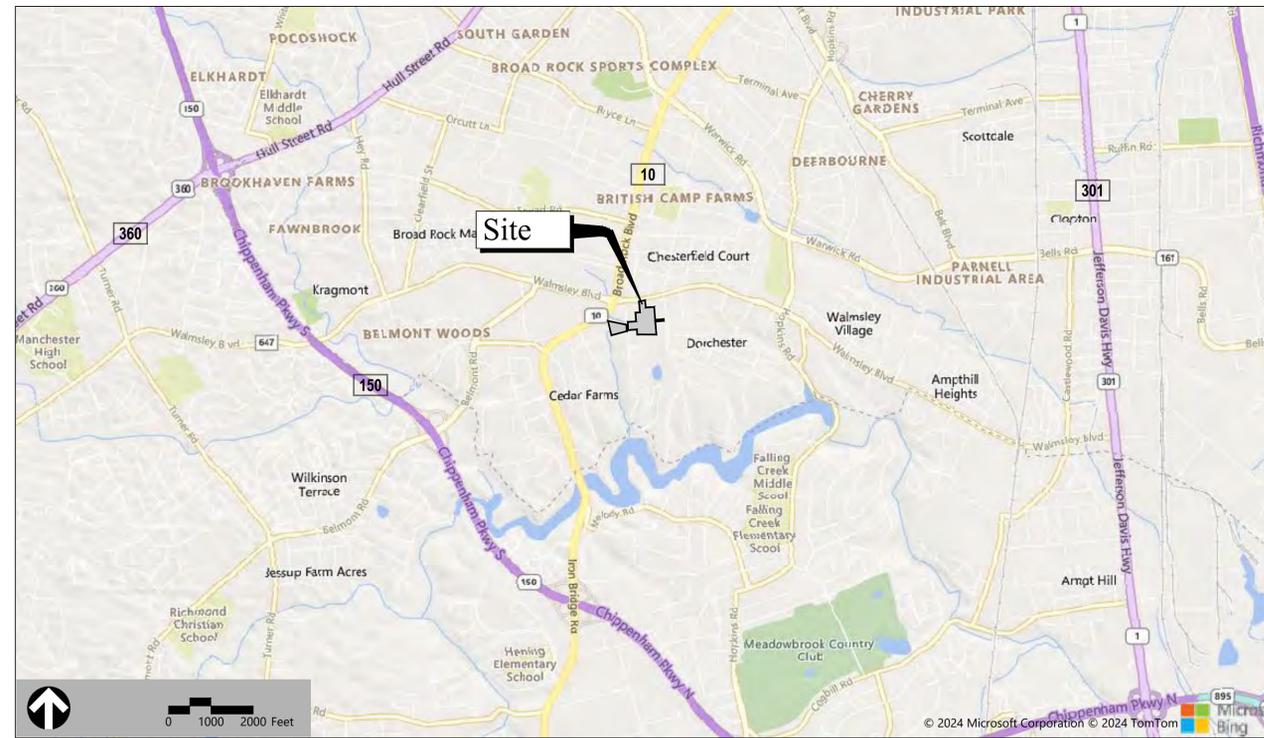
General Notes

GPIN: C0080829098, C0080829090, C0080829082, C0080948018
 ZONING: R-3, B-2
 INTENDED USE: RESIDENTIAL
 MAGISTERIAL DISTRICT: RICHMOND

HORIZONTAL DATUM: VA STATE GRID NORTH NAD'83
 VERTICAL DATUM: NAVD'88

TOTAL SITE ACREAGE: 10.82 AC
 LIMITS OF DISTURBANCE: 10.80 AC

BUILDING SQUARE FOOTAGE:
 EXISTING: 0 SF (FOOTPRINT)
 PROPOSED: MULTIFAMILY BUILDING 1: 58,192 SF (FOOTPRINT)
 MULTIFAMILY BUILDING 2: 41,006 SF (FOOTPRINT)



Sheet Index	
No.	Drawing Title
C0.00	Cover Sheet
C1.00	Overall Existing Conditions Plan
C1.01	Existing Conditions Plan
C1.02	Existing Conditions Plan
C1.03	Existing Conditions Plan
C5.00	Overall Layout and Materials Plan
C5.01	Layout and Materials Plan
C5.02	Layout and Materials Plan
C5.03	Layout and Materials Plan
C7.00	Overall Utility Plan
C7.01	Utility Plan
C7.02	Utility Plan
C7.03	Utility Plan
L7.00	Overall Lighting Plan
L1.00	OVERALL LANDSCAPE SITE PLAN
L2.00	PLANTING SCHEDULE, NOTES, AND DETAILS
A1.1	BLDG 1 - FLOOR PLANS AND TYPICAL UNITS
A1.2	BLDG 1 - ROOF PLAN AND SECTIONS
A1.3	BLDG 1 - EXTERIOR ELEVATIONS
A1.4	BLDG 1 - EXTERIOR ELEVATIONS
A2.1	BLDG 2 - FLOOR PLANS
A2.2	BLDG 2 - ROOF PLAN AND SECTION
A2.3	BLDG 2 - EXTERIOR ELEVATIONS
A2.4	BLDG 2 - EXTERIOR ELEVATIONS



Engineer

VHB
 1021 E Cary Street
 Suite 200
 Richmond, Virginia 23219
 804.343.7100

Architect

Baskervill
 1051 E Cary Street
 Suite 200
 Richmond, Virginia 23219
 804.343.1010

Landscape Architect

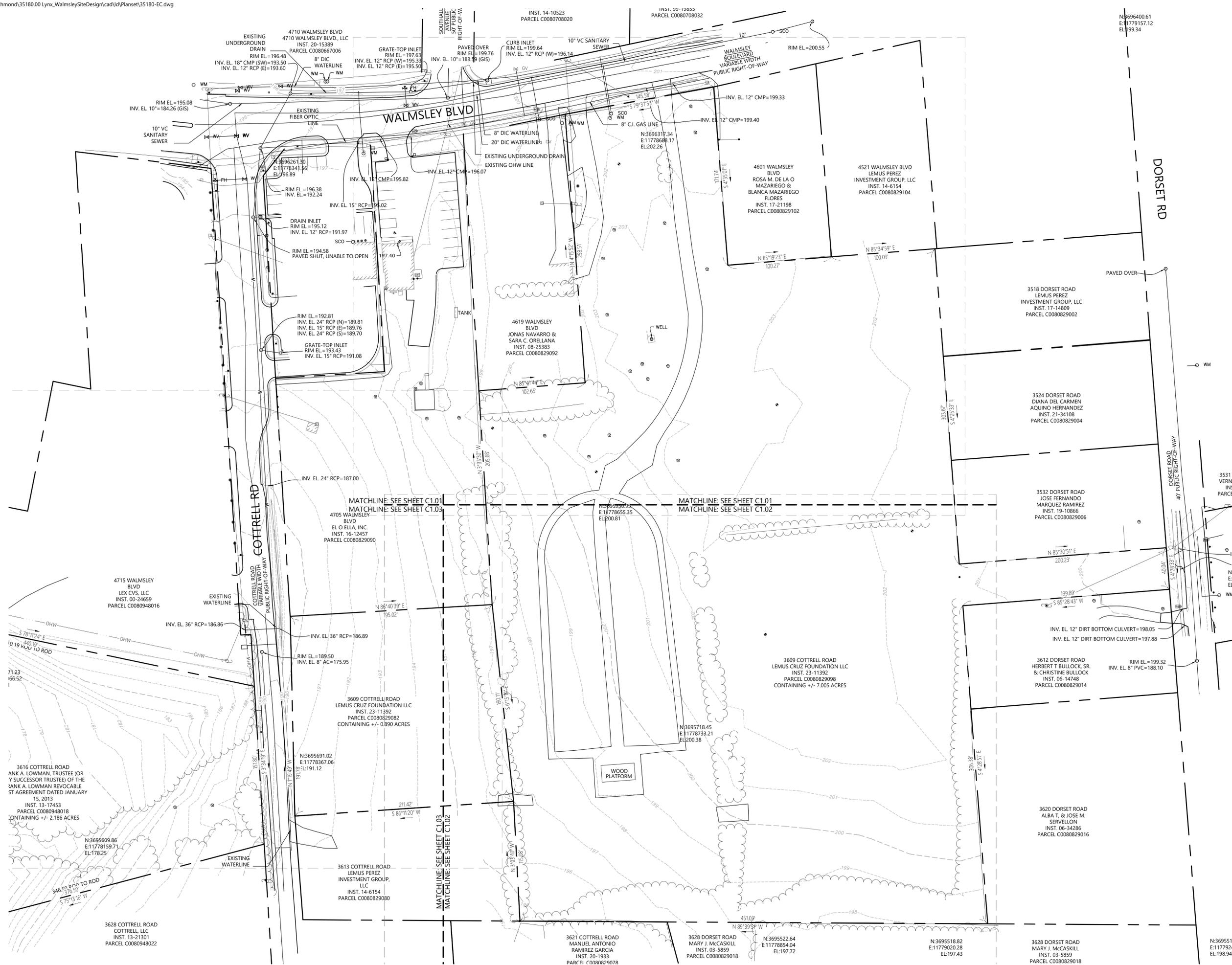
Watersteet Studio
 1417 W Main Street
 Richmond, Virginia 23220
 804.358.0100

Surveyor

Nyfelers Associates
 619 West Cary Street
 Richmond, Virginia 23220
 804.277.4231



115 South 15th Street
Suite 200
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DORSET RD

COTTRELL RD

WALMSLEY BLVD



Walmsley Multifamily

4611 Walmsley Blvd
Richmond, Virginia 23234

No.	Revision	Date	App'd.

Designed by: _____ Checked by: _____
Issued for: _____ Date: 06/10/2025
Special Use Permit

Overall Existing Conditions Plan

Drawing Number
C1.00

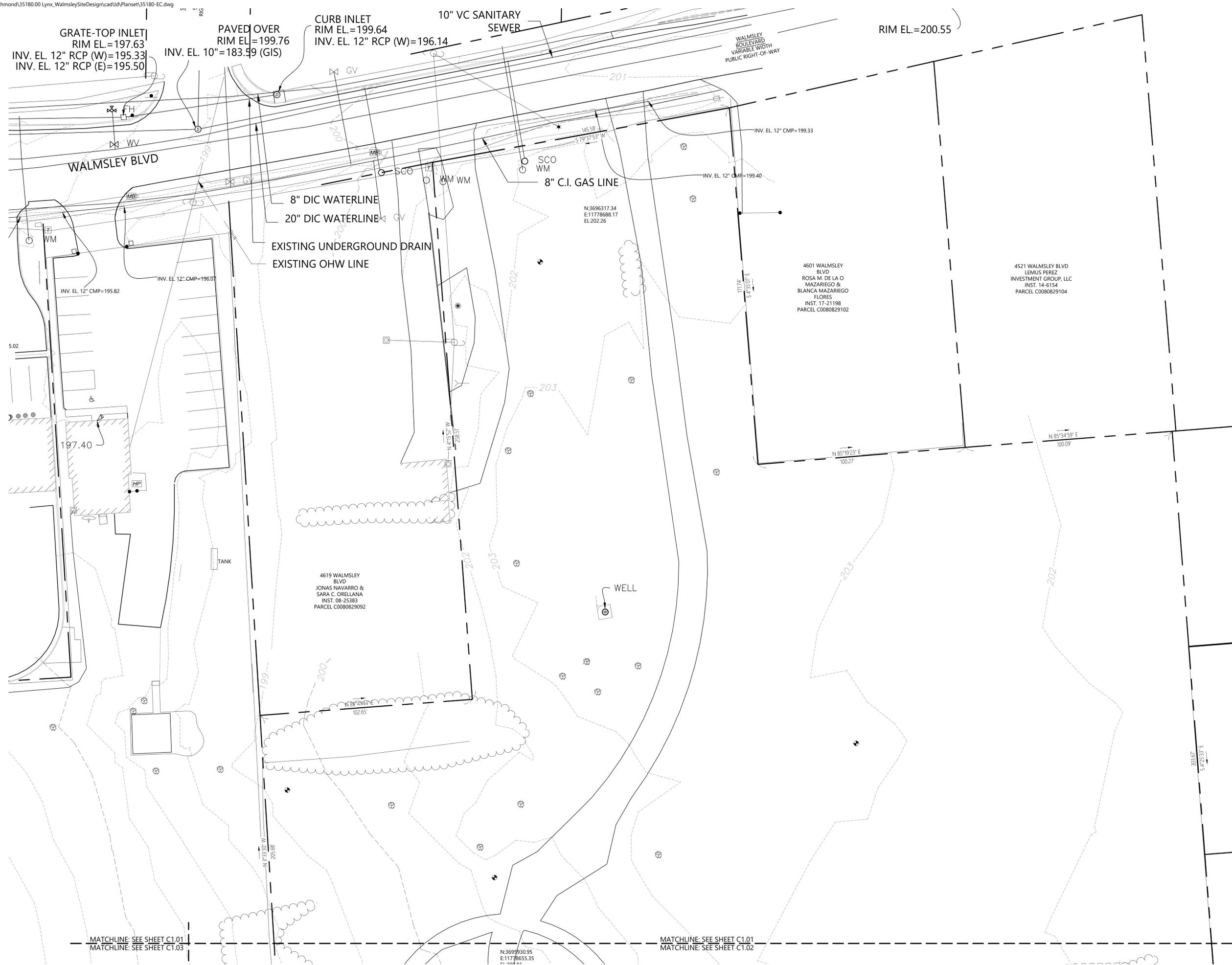
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Walmsley Multifamily
4611 Walmsley Blvd
Richmond, Virginia 23234

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Issued for	Date
Special Use Permit	06/10/2025

Not Approved for Construction
 Drawing Title
Existing Conditions Plan

Drawing Number

C1.01

Sheet of

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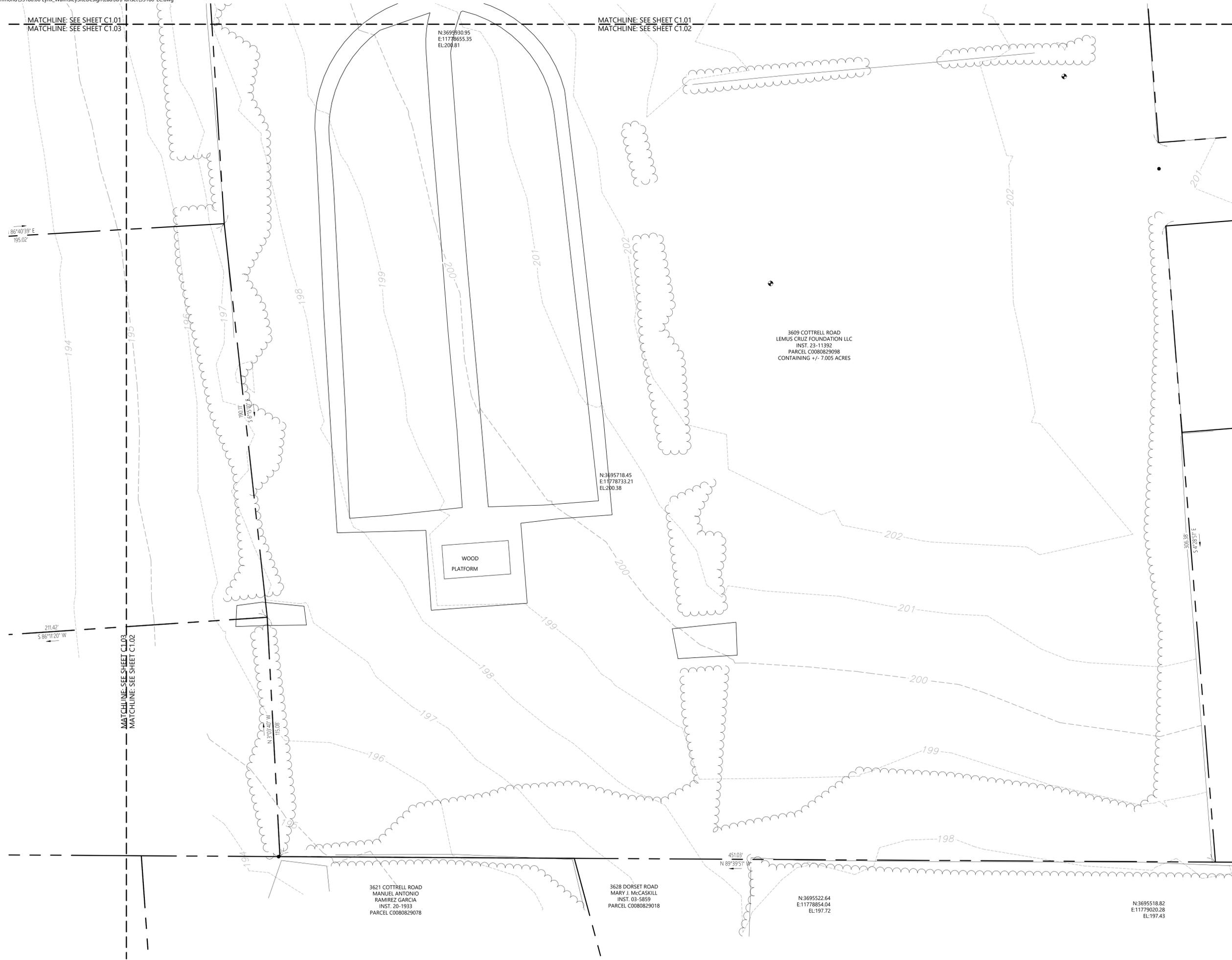
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MATCHLINE: SEE SHEET C1.03

MATCHLINE: SEE SHEET C1.01
MATCHLINE: SEE SHEET C1.02

N:3695930.95
E:11778655.35
E:202.61



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



Walmsley Multifamily
4611 Walmsley Blvd
Richmond, Virginia 23234

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Drawing Title
Existing Conditions Plan

Drawing Number

C1.02

Sheet of ---



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



4719 WALMSLEY
BLVD
QI LIN
INST. 16-14
PARCEL C0080948015

4715 WALMSLEY
BLVD
LEX CVIS, LLC
INST. 00-24659
PARCEL C0080948016

4705 WALMSLEY
BLVD
EL O ELLA, INC.
INST. 16-12457
PARCEL C0080829090

N:3695771.23
E:11778066.52
EL:178.11

3609 COTTRELL ROAD
LEMUS CRUZ FOUNDATION LLC
INST. 23-11392
PARCEL C0080829082
CONTAINING +/- 0.890 ACRES

3616 COTTRELL ROAD
FRANK A. LOWMAN, TRUSTEE (OR
ANY SUCCESSOR TRUSTEE) OF THE
FRANK A. LOWMAN REVOCABLE
TRUST AGREEMENT DATED JANUARY
15, 2013
INST. 13-17453
PARCEL C0080948018
CONTAINING +/- 2.186 ACRES

N:3695691.02
E:11778367.06
EL:191.12

N:3695605.73
E:11778011.54
EL:175.30

N:3695609.86
E:11778159.71
EL:178.25



Walmsley Multifamily
4611 Walmsley Blvd
Richmond, Virginia 23234

No.	Revision	Date	App'd.

Designed by	Checked by
Issued for	Date
Special Use Permit	06/10/2025

Not Approved for Construction
Drawing Title
Existing Conditions Plan

Drawing Number

C1.03

Sheet of

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

Note: the buildings and site may include up to 402 dwelling units and 410 parking spaces

Parking Summary Chart

Description	Size		Spaces	
	Required	Provided	Required	Provided
STANDARD SPACES	8 x 17.5	9 x 18	0	204
STANDARD SPACES	8 x 17.5	8 x 18	0	110
ANGLED SPACES	8 x 14.5	8 x 14.5	0	39
COMPACT SPACES (20% ALLOWED) **	7.5 x 15	8 x 15	0	0
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TOTAL SPACES			388	394

* ADA/STATE/LOCAL REQUIREMENTS
** COMPACT SPACES IDENTIFIED WITH A "C"

Sheet C5.01

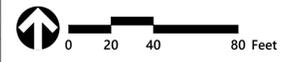
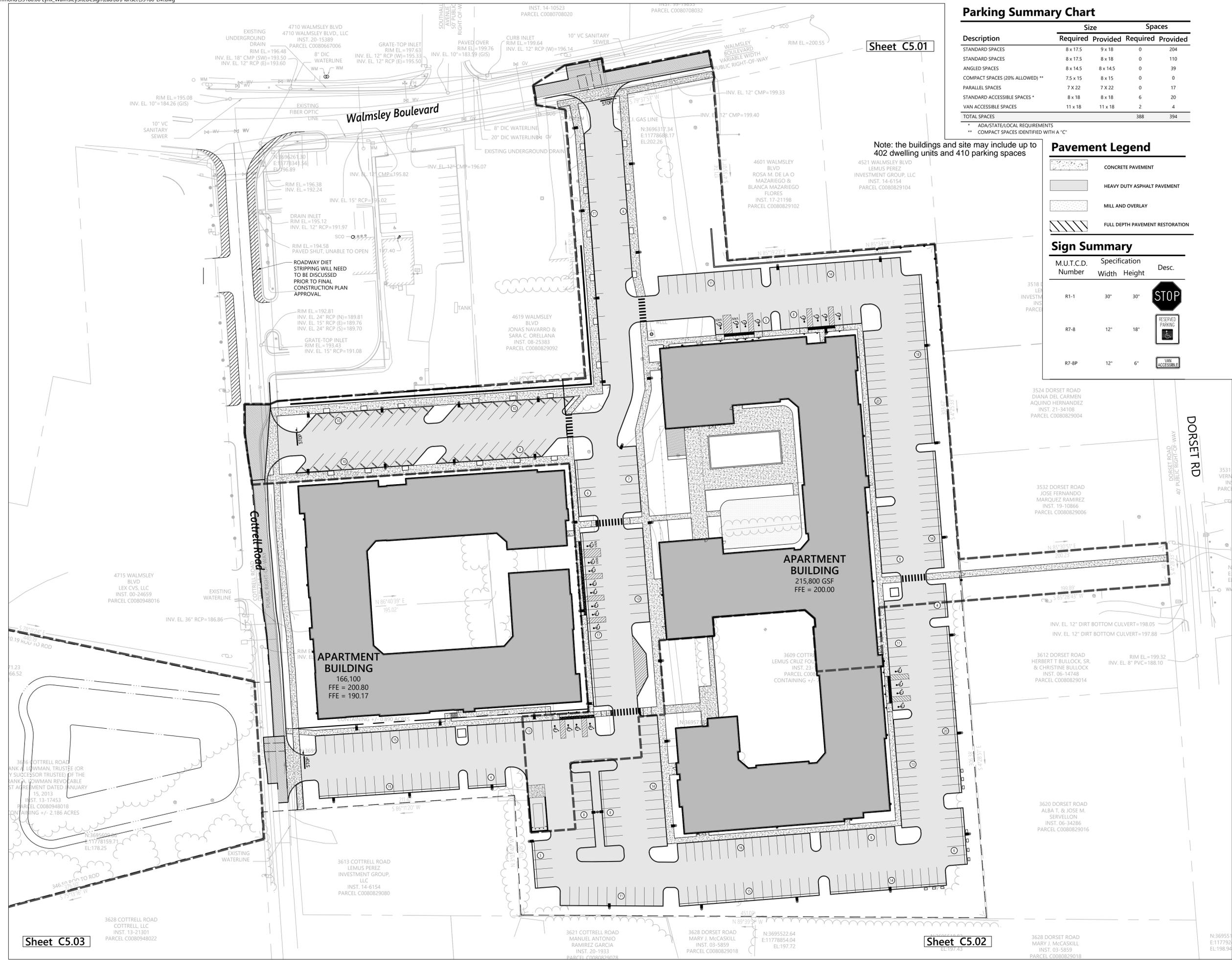
Note: the buildings and site may include up to 402 dwelling units and 410 parking spaces

Pavement Legend

- CONCRETE PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT
- MILL AND OVERLAY
- FULL DEPTH PAVEMENT RESTORATION

Sign Summary

M.U.T.C.D. Number	Specification Width	Specification Height	Desc.
R1-1	30"	30"	
R7-8	12"	18"	
R7-8P	12"	6"	



Walmsley Multifamily
4611 Walmsley Blvd
Richmond, Virginia 23234

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Special Use Permit 06/10/2025

Not Approved for Construction
Drawing Title:
Overall Layout and Materials Plan

Drawing Number
C5.00

Sheet of _____

Project Number
35180.00

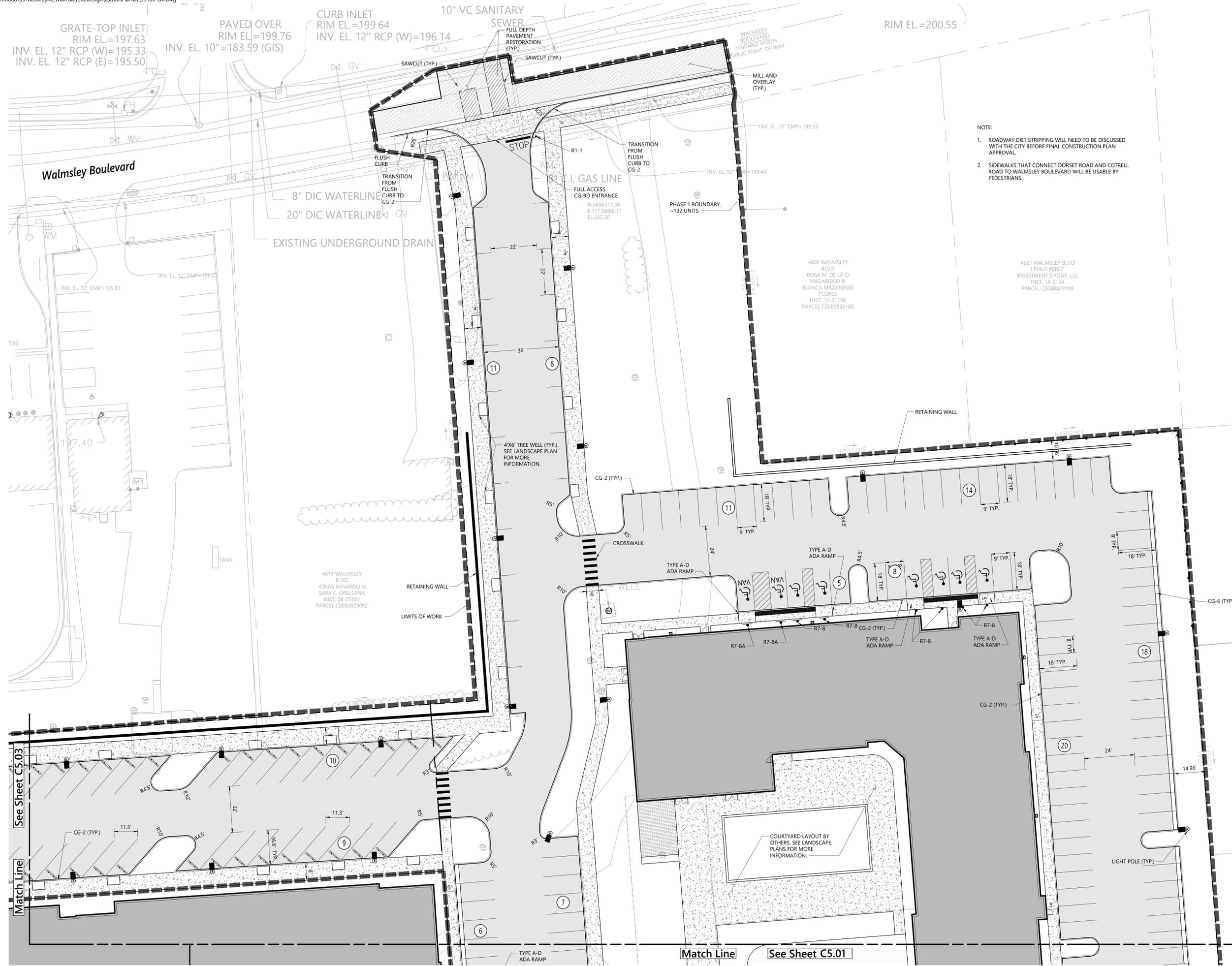
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Sheet C5.02

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- NOTE:
- ROADWAY DIET STRIPPING WILL NEED TO BE DISCUSSED WITH THE CITY BEFORE FINAL CONSTRUCTION PLAN APPROVAL.
 - SIDEWALKS THAT CONNECT DORSET ROAD AND COTRELL ROAD TO WALMSLEY BOULEVARD WILL BE USABLE BY PEDESTRIANS.

Pavement Legend

	CONCRETE PAVEMENT
	HEAVY DUTY ASPHALT PAVEMENT
	MILL AND OVERLAY
	FULL DEPTH PAVEMENT RESTORATION

Note: the buildings and site may include up to 402 dwelling units and 410 parking spaces



Walmsley Multifamily
4611 Walmsley Blvd
Richmond, Virginia 23234

No.	Revision	Date	App'd.

Designed by: _____ Checked by: _____
Issued for: _____ Date: _____
Special Use Permit 06/10/2025

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Sheet **C5.01** of _____

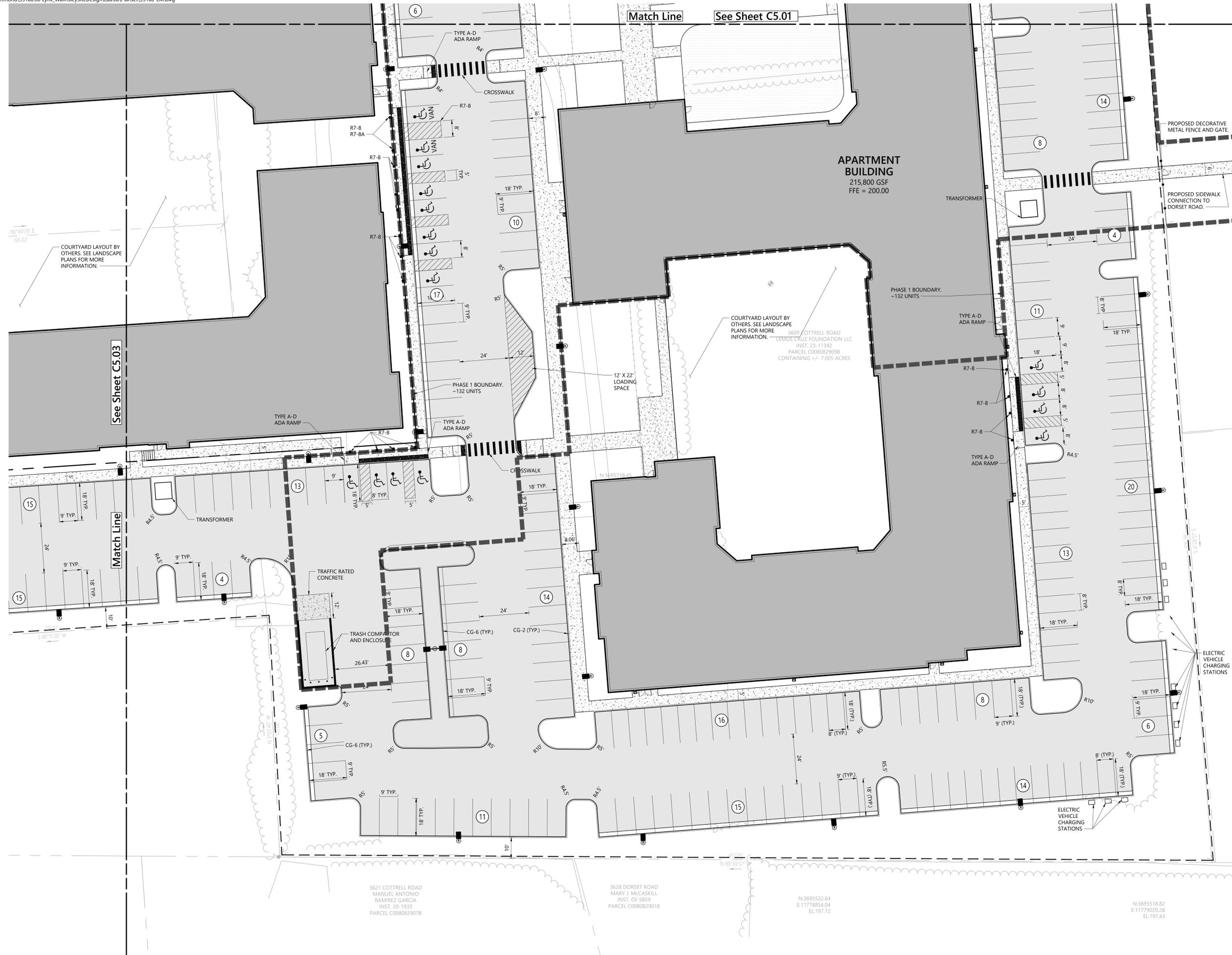
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Pavement Legend

- CONCRETE PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT
- MILL AND OVERLAY
- FULL DEPTH PAVEMENT RESTORATION

Note: the buildings and site may include up to 402 dwelling units and 410 parking spaces



Walmsley Multifamily
 4611 Walmsley Blvd
 Richmond, Virginia 23234

No.	Revision	Date	App'd.

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 Issued for: _____ Date: _____

Special Use Permit 06/10/2025

Not Approved for Construction
 Drawing Title: **Layout and Materials Plan**

Drawing Number

C5.02

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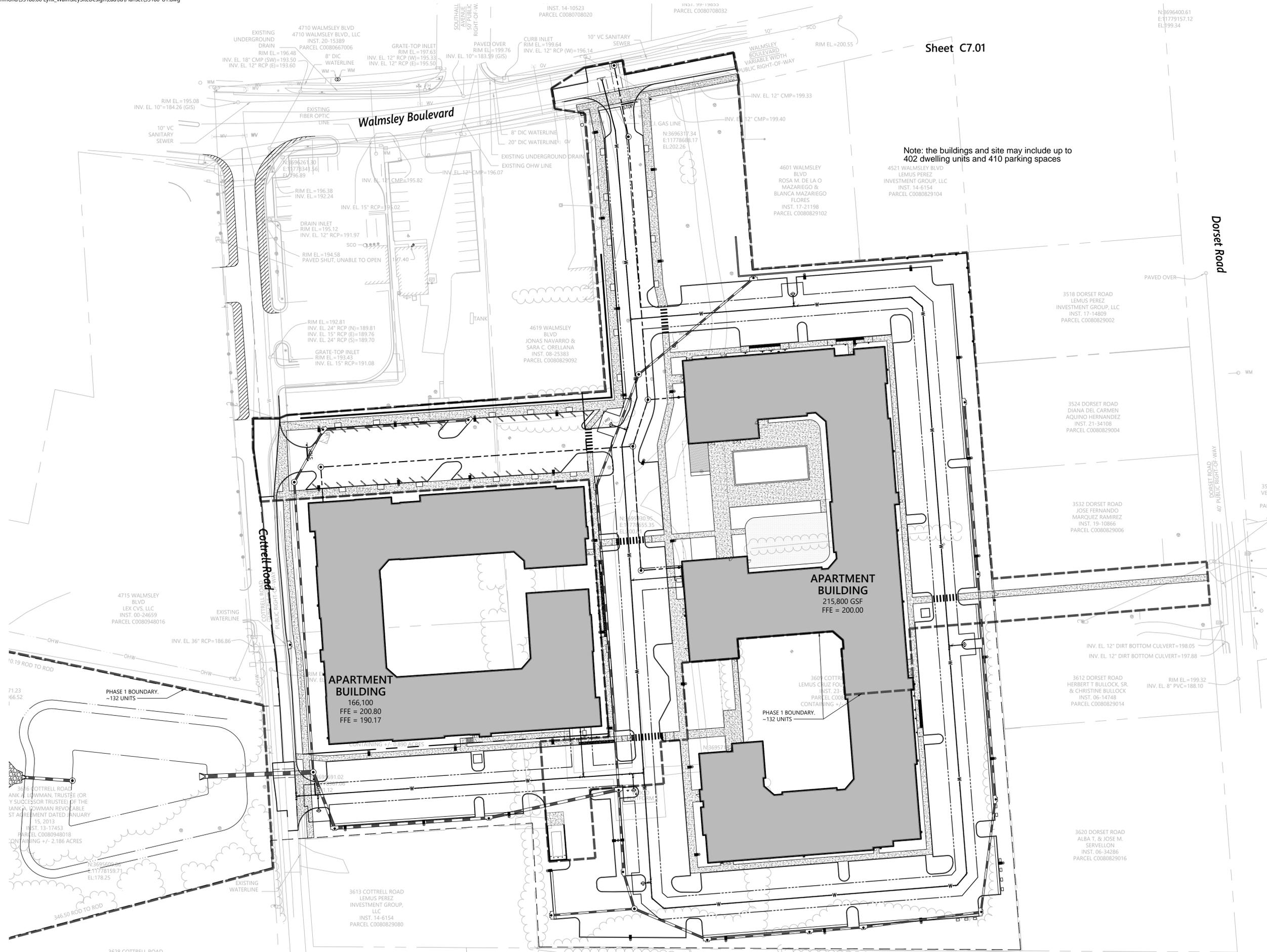


115 South 15th Street
Suite 200
Richmond, VA 23219
804.343.7100

Sheet C7.01

Note: the buildings and site may include up to 402 dwelling units and 410 parking spaces

Note: the buildings and site may include up to 402 dwelling units and 410 parking spaces



Walmsley Multifamily
4611 Walmsley Blvd
Richmond, Virginia 23234

No.	Revision	Date	App'd.

Designed by: _____ Checked by: _____
 Issued for: _____ Date: 06/10/2025
Special Use Permit

Drawing Title
Overall Utility Plan

Drawing Number
C7.00

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Project Number
35180

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Sheet C7.03

Sheet C7.02

3628 COTTRELL ROAD
COTTRELL, LLC
INST. 13-21301
PARCEL C0080948022

3621 COTTRELL ROAD
MANUEL ANTONIO
RAMIREZ GARCIA
INST. 20-1933
PARCEL C008094078

3628 DORSET ROAD
MARY J. McCASKILL
INST. 03-5859
PARCEL C0080829018

N 3695522.64
E 1177854.04
EL 197.72

3628 DORSET ROAD
MARY J. McCASKILL
INST. 03-5859
PARCEL C0080829018

N 369551
E 117792
EL 198.94

3628 COTTRELL ROAD
COTTRELL, LLC
INST. 13-21301
PARCEL C0080948022

3613 COTTRELL ROAD
LEMUS PEREZ
INVESTMENT GROUP, LLC
INST. 14-6154
PARCEL C0080829080

3613 COTTRELL ROAD
LEMUS PEREZ
INVESTMENT GROUP, LLC
INST. 14-6154
PARCEL C0080829080

3621 COTTRELL ROAD
MANUEL ANTONIO
RAMIREZ GARCIA
INST. 20-1933
PARCEL C008094078

3628 DORSET ROAD
MARY J. McCASKILL
INST. 03-5859
PARCEL C0080829018

N 3695522.64
E 1177854.04
EL 197.72

3628 DORSET ROAD
MARY J. McCASKILL
INST. 03-5859
PARCEL C0080829018

N 369551
E 117792
EL 198.94

4715 WALMSLEY
BLVD
LEX CVS, LLC
INST. 00-24659
PARCEL C0080948016

APARTMENT
BUILDING
166,100
FFE = 200.80
FFE = 190.17

APARTMENT
BUILDING
215,800 GSF
FFE = 200.00

4619 WALMSLEY
BLVD
JONAS NAVARRO &
SARA C. ORELLANA
INST. 08-25383
PARCEL C0080829092

4601 WALMSLEY
BLVD
ROSA M. DE LA O
MAZARIEGO &
BLANCA MAZARIEGO
FLORES
INST. 17-21198
PARCEL C0080829102

4521 WALMSLEY BLVD
LEMUS PEREZ
INVESTMENT GROUP, LLC
INST. 14-6154
PARCEL C0080829104

3518 DORSET ROAD
LEMUS PEREZ
INVESTMENT GROUP, LLC
INST. 17-14809
PARCEL C0080829002

3524 DORSET ROAD
DIANA DEL CARMEN
AQUINO HERNANDEZ
INST. 21-34108
PARCEL C0080829004

3532 DORSET ROAD
JOSE FERNANDO
MARQUEZ RAMIREZ
INST. 19-10866
PARCEL C0080829006

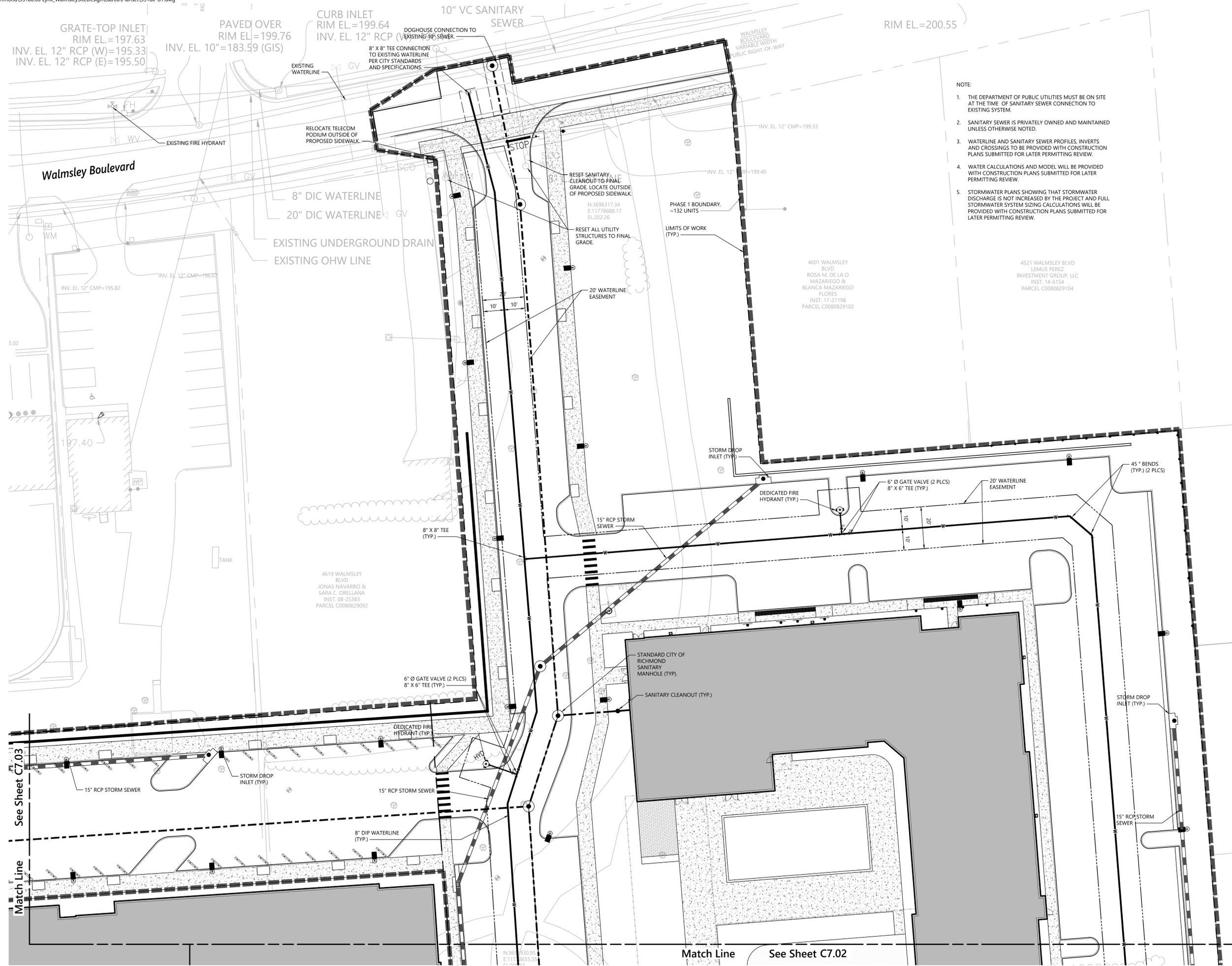
3612 DORSET ROAD
HERBERT T BULLOCK, SR.
& CHRISTINE BULLOCK
INST. 06-14748
PARCEL C0080829014

3620 DORSET ROAD
ALBA T. & JOSE M.
SERVELLON
INST. 06-34286
PARCEL C0080829016

3531
VERN
INST.
PARCEL



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



- NOTE:
1. THE DEPARTMENT OF PUBLIC UTILITIES MUST BE ON SITE AT THE TIME OF SANITARY SEWER CONNECTION TO EXISTING SYSTEM.
 2. SANITARY SEWER IS PRIVATELY OWNED AND MAINTAINED UNLESS OTHERWISE NOTED.
 3. WATERLINE AND SANITARY SEWER PROFILES, INVERTS AND CROSSINGS TO BE PROVIDED WITH CONSTRUCTION PLANS SUBMITTED FOR LATER PERMITTING REVIEW.
 4. WATER CALCULATIONS AND MODEL WILL BE PROVIDED WITH CONSTRUCTION PLANS SUBMITTED FOR LATER PERMITTING REVIEW.
 5. STORMWATER PLANS SHOWING THAT STORMWATER DISCHARGE IS NOT INCREASED BY THE PROJECT AND FULL STORMWATER SYSTEM SIZING CALCULATIONS WILL BE PROVIDED WITH CONSTRUCTION PLANS SUBMITTED FOR LATER PERMITTING REVIEW.

Note: the buildings and site may include up to 402 dwelling units and 410 parking spaces



Walmsley Multifamily

4611 Walmsley Blvd
Richmond, Virginia 23234

No.	Revision	Date	App'd.

Designed by: _____ Checked by: _____
 Issued for: _____ Date: _____
Special Use Permit 06/10/2025

Drawing Title
Utility Plan

Drawing Number

C7.01

Sheet of

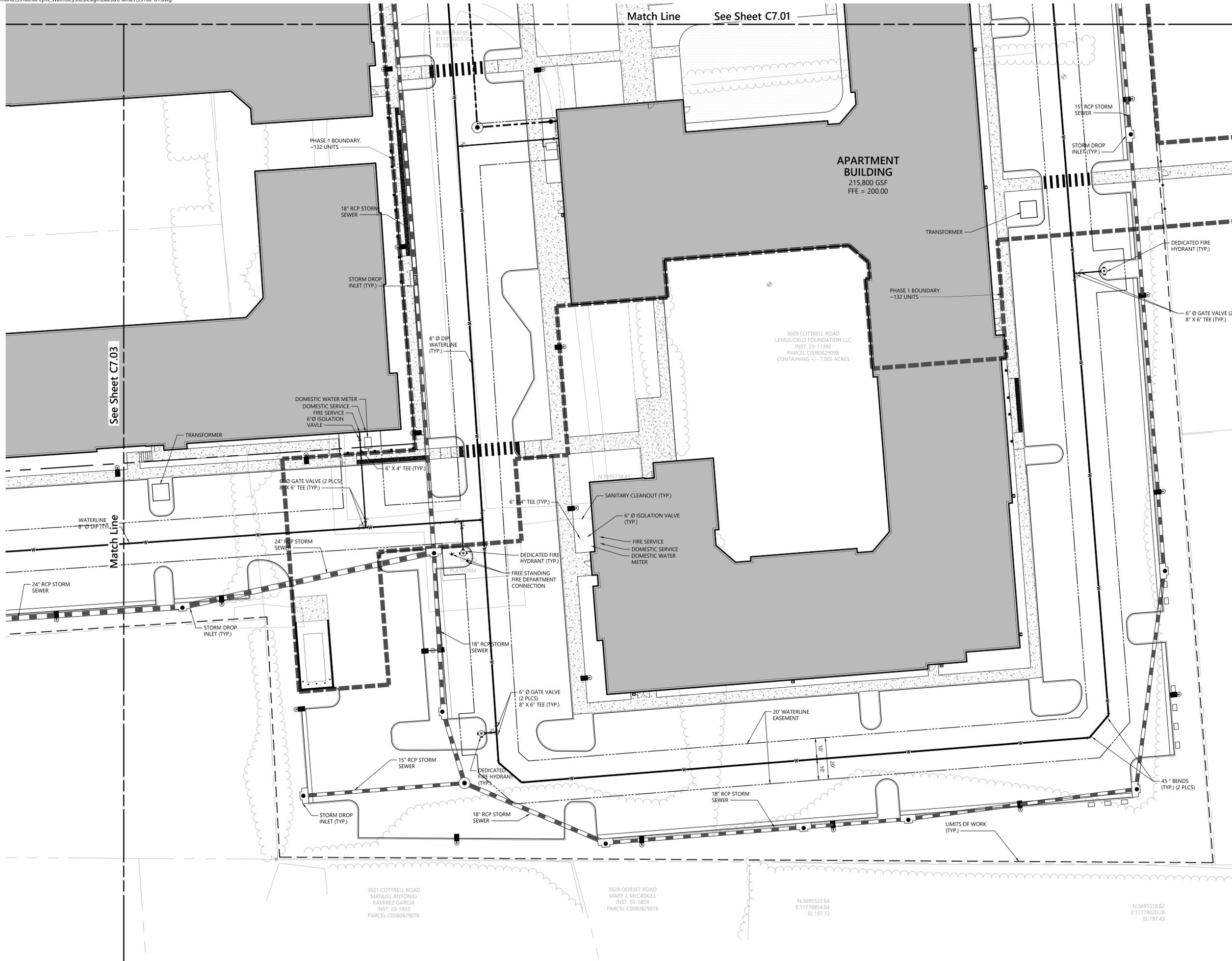
Project Number
35180

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Suite 200
Richmond, VA 23219
804.343.7100

Note: the buildings and site may include up to 402 dwelling units and 410 parking spaces



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No.	Revision	Date	App'd.

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Issued for	Date
Special Use Permit	06/10/2025

Drawing Title
Utility Plan

Drawing Number

C7.02

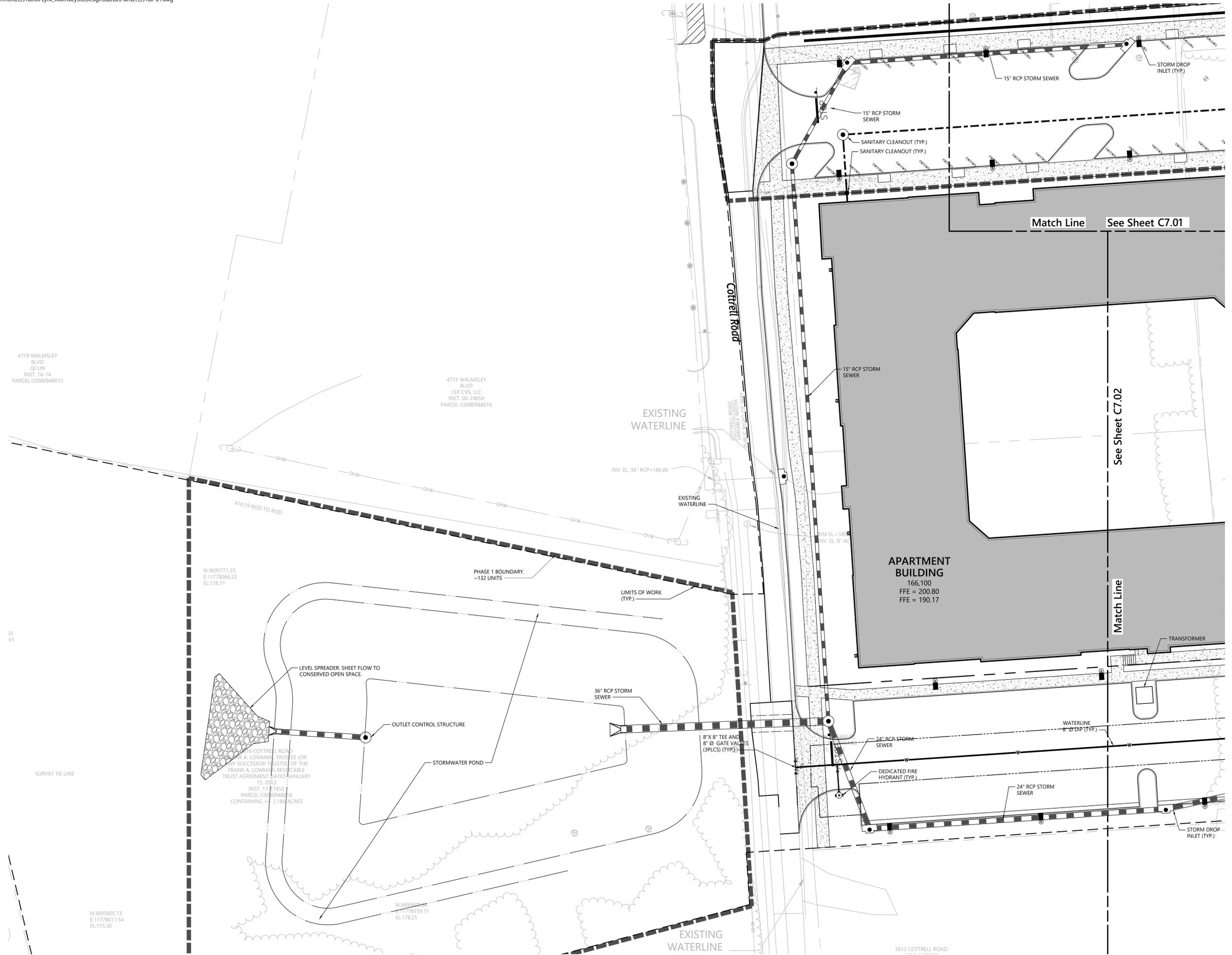
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Project Number
35180



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Issued for: _____ Date: _____

Special Use Permit 06/10/2025

Drawing Title
Utility Plan

Drawing Number

C7.03

Sheet of

Project Number
35180

Saved Wednesday, June 11, 2025 5:01:48 PM D:\HONARD\DOUST Plotted Wednesday, June 11, 2025 5:51:40 PM D:\John_Honard\doust



- FEATURES**
- Versatile, universal, adjustable lighting fixture, created to yield the greatest flexibility in LED area lighting
 - Classic geometric form of a cylinder offers 3 different top choices: 3.15D, 3.30D, and 3.45D offering full cutoff lighting distributions
 - Integral 160-degree thermal regulator ensures maximum life and energy efficiency
 - Available with a no glare LED indirect system for use in low mounting height pedestrian walkway lighting applications



RELATED PRODUCTS
Chisel # SL31



SPECIFICATIONS

- CONSTRUCTION**
- One piece optical cartridge system consisting of an LED engine, LED lamp, optics, driver and stainless steel base
 - Cartridge is held together with internal brass standards, soldered to the board so that it can be fully replaced as a one piece optical system
 - Two-piece silicone and micro-cerium poly-carbonate from glow-in-the-dark a weather-proof seal around each individual LED
 - Beadable V powder-coat electrostatically applied and thermocured
 - Beadable V finish consists of a five stage preparation regimen with a polymer primer sealer and top coated with a thermocured super TGIC polyester powder coat finish
 - The finish meets the AIAA G55.2 performance specification which includes passing a 3000 hour salt spray test for corrosion resistance and testing cracking or loss of adhesion per ASTM D522 and results surface impacts up to 500 inch-pounds

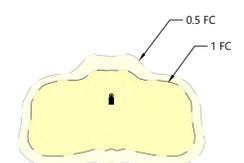
- OPTICS**
- 500V through 277V, 347V or 480V input, 50 Hz to 60 Hz (5/60)
 - Power factor is .92 at full load
 - All electrical components are rated at 50,000 hours at full load and 25% ambient conditions per MIL-277 Notice 2

- OPTICS (CONTINUED)**
- Dimming drivers are standard with connections for external dimming equipment available upon request
 - Components-to-component wiring within the luminaire may carry no more than 80% of rated load and is listed by UL for use at 500VAC, 15A or higher. 15A rating applies to primary (AC) side only
 - Plug disconnects are listed by UL for use at 500VAC, 15A or higher. 15A rating applies to primary (AC) side only

- CERTIFICATIONS**
- Listed to UL5188 and CSA22.2 Z250-04 for wet locations and 40°C ambient temperatures
 - ETL approved
 - EPA 12
- WARRANTY**
- 5 year warranty
 - See I.L. Standard Warranty for additional information

- ELECTRICAL**
- The electrical compartment shall be an aluminum, decorative fiber designed to accommodate the driver assembly and shall measure 3" OD x 4" H and be secured by three stainless steel set screws
 - The housing is designed for an optional twist lock plate control receptacle
 - Ambient operating temperature -40°C to 40°C
 - Surge protection -20KA
 - Thermal circuit is designed to "fail out" warning the luminaire to revert to full power in the event of an interruption of its power supply or faulty wiring connection in the device. The device is able to co-exist with other 0-10V control devices occupancy sensors, control cameras, etc.

KEY DATA	
Luminaire Range	2.45'-10.933'
Wattage Range	27-110
Efficiency Range (EPW)	82-97
Reported Life (Hours)	120,000-200,000
Weight (lbs. avg)	36.843



LUMINAIRE SCHEDULE

KEY	QTY	FIXTURE TYPE	FIXTURE SPECIFICATION
SLD-1	44	PARKING/SITE LIGHT	HUBBELL LIGHTING BEACON SLIDE MH 15'
SLD-2	1	PARKING/SITE LIGHT	HUBBELL LIGHTING BEACON SLIDE DOUBLE MH 15'
WP-1	17	WALL PACK LIGHT	MAXIM LIGHTING PATHFINDER MH 15'

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Drawing Title
Overall Lighting Plan

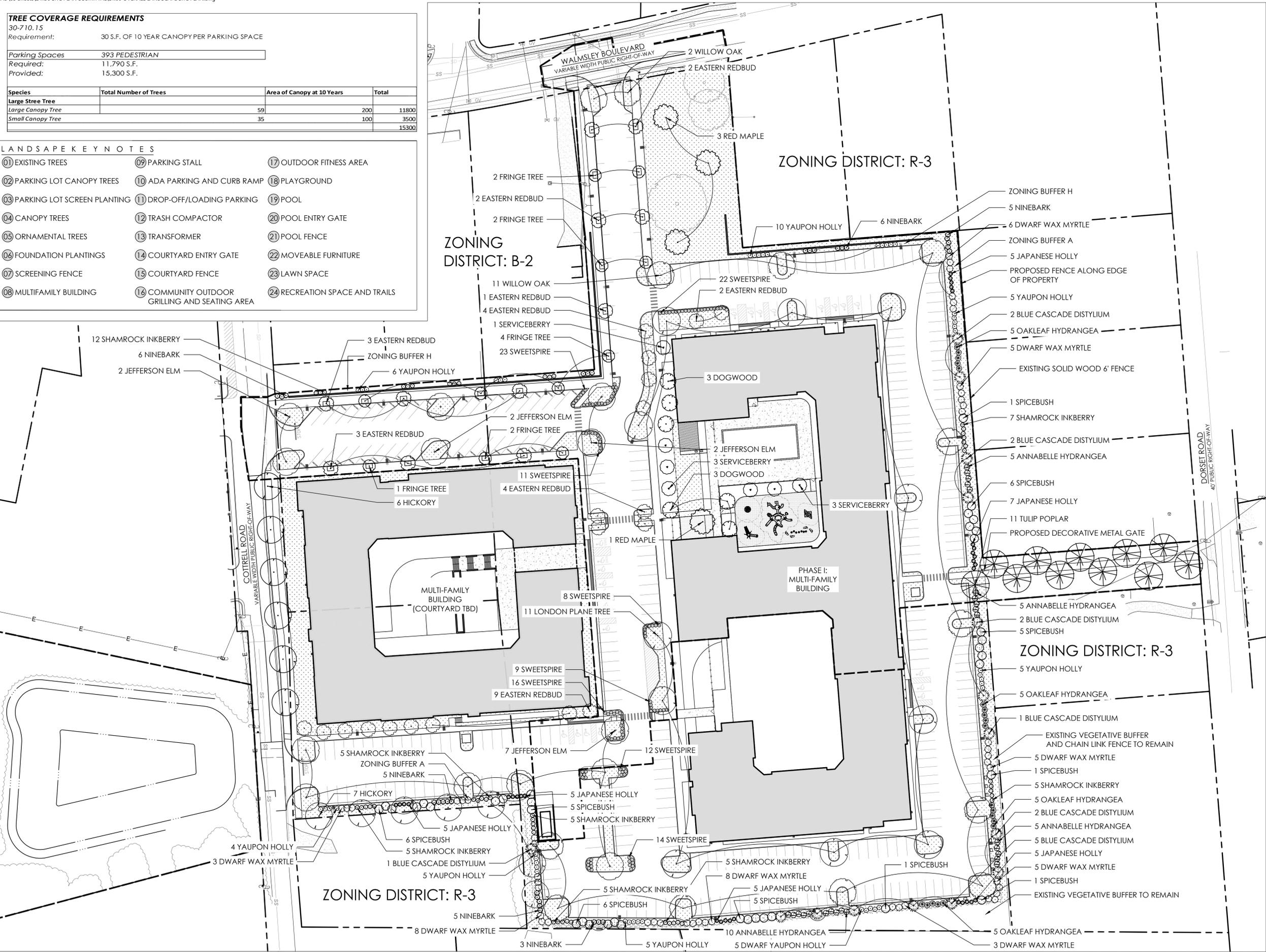
Drawing Number
L7.00

Sheet of

Project Number
35180

TREE COVERAGE REQUIREMENTS			
30-710.15			
Requirement: 30 S.F. OF 10 YEAR CANOPY PER PARKING SPACE			
Parking Spaces	393 PEDESTRIAN		
Required:	11,790 S.F.		
Provided:	15,300 S.F.		
Species	Total Number of Trees	Area of Canopy at 10 Years	Total
Large Street Tree			
Large Canopy Tree	59	200	11800
Small Canopy Tree	35	100	3500
			15300

LANDSCAPE KEY NOTES			
01 EXISTING TREES	09 PARKING STALL	17 OUTDOOR FITNESS AREA	
02 PARKING LOT CANOPY TREES	10 ADA PARKING AND CURB RAMP	18 PLAYGROUND	
03 PARKING LOT SCREEN PLANTING	11 DROP-OFF/LOADING PARKING	19 POOL	
04 CANOPY TREES	12 TRASH COMPACTOR	20 POOL ENTRY GATE	
05 ORNAMENTAL TREES	13 TRANSFORMER	21 POOL FENCE	
06 FOUNDATION PLANTINGS	14 COURTYARD ENTRY GATE	22 MOVEABLE FURNITURE	
07 SCREENING FENCE	15 COURTYARD FENCE	23 LAWN SPACE	
08 MULTIFAMILY BUILDING	16 COMMUNITY OUTDOOR GRILLING AND SEATING AREA	24 RECREATION SPACE AND TRAILS	



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Drawing Title
OVERALL LANDSCAPE SITE PLAN

Drawing Number

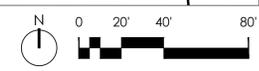
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Project Number
 35180

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01 SUP-OVERALL PLANTING PLAN
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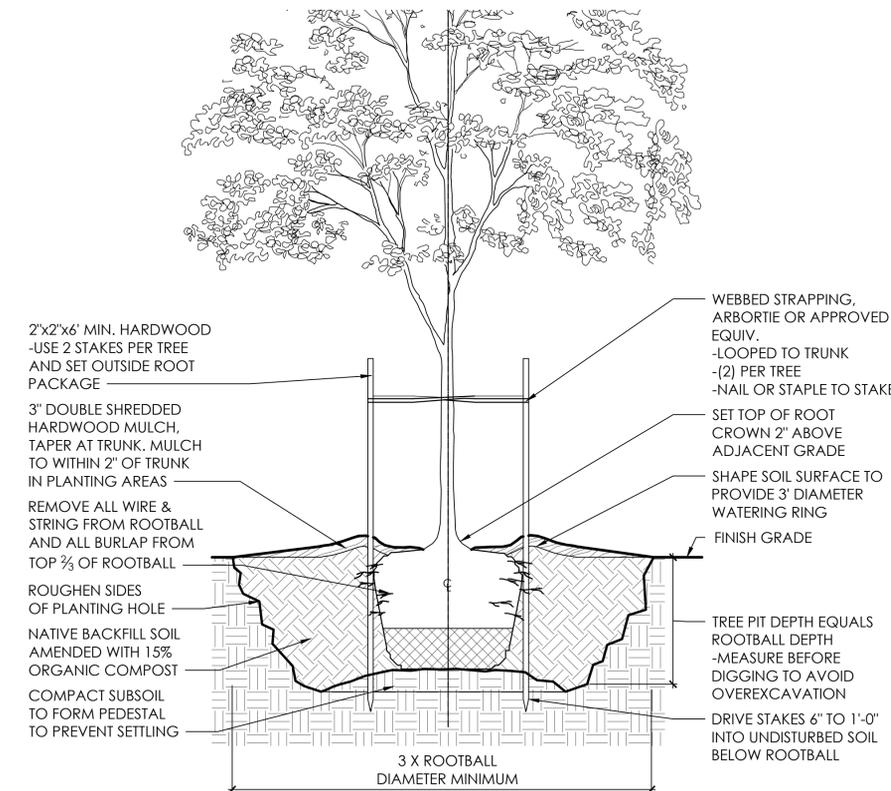
115 South 15th Street
Suite 200
Richmond, VA 23219
804.343.7100

PLANT SCHEDULE

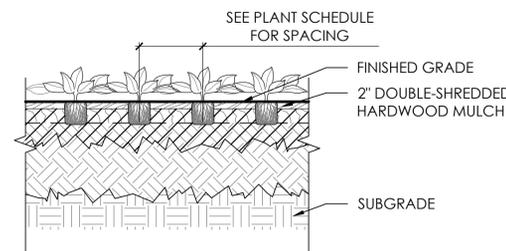
QTY.	SYMBOL	Scientific Name	Common Name	Size	Spacing	Root	Notes
TREES							
4		<i>Acer rubrum</i> 'Red Sunset'	Red Sunset Red Maple	2 1/2' Cal.	AS SHOWN	B&B	
7		<i>Amelanchier x grandiflora</i> 'Autumn Brilliance'	Autumn Brilliance Serviceberry	8' HT.	AS SHOWN	B&B	
7		<i>Carya tomentosa</i>	Mockernut Hickory	2 1/2' Cal.	AS SHOWN	B&B	
11		<i>Cercis canadensis</i>	Eastern Redbud	8' HT.	AS SHOWN	B&B	
11		<i>Chionanthus virginicus</i>	Fringe Tree	8' HT.	AS SHOWN	B&B	
6		<i>Cornus florida</i>	Flowering Dogwood	8' HT.	AS SHOWN	B&B	
11		<i>Liriodendron tulipifera</i> 'JFS-Oz'	Tulip Poplar	2 1/2' Cal.	AS SHOWN	B&B	
11		<i>Platanus x acerifolia</i> 'Bloodgood'	Bloodgood Plane Tree	2 1/2' Cal.	AS SHOWN	B&B	
13		<i>Quercus phellos</i>	Willow Oak	2 1/2' Cal.	AS SHOWN	B&B	
13		<i>Ulmus americana</i> 'Jefferson'	Jefferson Elm	2 1/2' Cal.	AS SHOWN	B&B	

ORNAMENTAL GRASSES & SHRUBS							
15		<i>Distylium myricoides</i> 'Blue Cascade'	Blue Cascade Distylium	24" Ht.	AS SHOWN	3 Gal.	
25		<i>Hydrangea arborescens</i> 'Annabelle'	Annabelle Hydrangea	24" Ht.	AS SHOWN	3 Gal.	
20		<i>Hydrangea quercifolia</i> 'Snow Queen'	Snow Queen Oakleaf Hydrangea	36" Ht.	AS SHOWN	5 Gal.	
31		<i>Ilex crenata</i>	Japanese Holly	24" Ht.	AS SHOWN	3 Gal.	
49		<i>Ilex glabra</i> 'Shamrock'	Shamrock Inkberry	24" Ht.	AS SHOWN	3 Gal.	
115		<i>Itea virginiana</i> 'Little Henry'	Little Henry Sweetpire	24" Ht.	AS SHOWN	3 Gal.	
45		<i>Ilex vomitoria</i> 'Nana'	Dwarf Yaupon Holly	24" Ht.	AS SHOWN	3 Gal.	
37		<i>Lindera benzoin</i>	Northern Spicebush	36" Ht.	AS SHOWN	5 Gal.	
46		<i>Myrica cerifera</i> 'Dons Dwarf'	Don's Dwarf Wax Myrtle	36" Ht.	AS SHOWN	5 Gal.	
30		<i>Physocarpus opulifolius</i>	Ninebark	24" Ht.	AS SHOWN	3 Gal.	

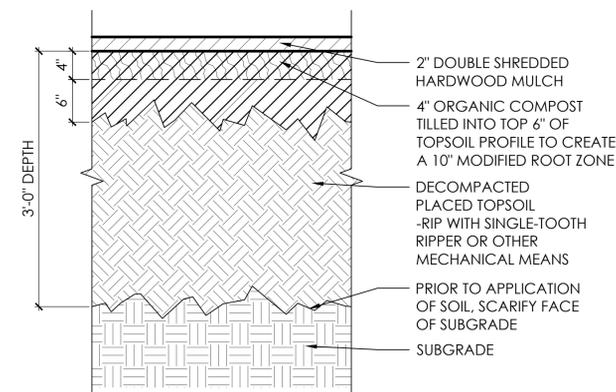
- CONTRACTOR SHALL VERIFY PLANT QUANTITIES SHOWN ON PLAN WITH TOTALS IN PLANTING SCHEDULE. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES PRIOR TO FINAL BIDDING. UNITS PRICES BE SUBMITTED AS PART OF FINAL BID.
- ALL PLANTS SHALL BE GUARANTEED FOR ONE (1) FULL YEAR AND SHALL BE IN A HEALTHY GROWING CONDITION. PLANT MATERIALS WHICH DO NOT FULFILL THIS GUARANTY SHALL BE REPLACED AT NO COST TO THE OWNER. REPLACEMENT SHALL BE GUARANTEED THROUGHOUT THE ORIGINAL GUARANTY PERIOD. PLANTS THAT DIE SHALL BE REPLACED IMMEDIATELY.
- CONTRACTOR IS RESPONSIBLE FOR WATERING, WEEDING, PEST CONTROL, AND FERTILIZATION OF ALL PLANTS UNTIL, a.) UPON FINAL ACCEPTANCE IS ISSUED BY LANDSCAPE ARCHITECT AND/OR OWNER, AND b.) THE CONTRACTOR PROVIDES OWNER WRITTEN NOTIFICATION OF ALL MAINTENANCE NEEDS OF ALL SCOPE ASSOCIATED WITH THE PLANTING PLAN(S) CONTRACT DOCUMENTS.
- CONTRACTOR IS RESPONSIBLE FOR CONTACTING MISS UTILITY PRIOR TO THE BEGINNING OF CONSTRUCTION FOR LOCATION OF ALL UTILITY LINES. TREES SHALL BE LOCATED A MINIMUM OF FIVE (5) FEET FROM SEWER/WATER CONNECTIONS. NOTIFY LANDSCAPE ARCHITECT OF CONFLICTS.
- THE LANDSCAPE ARCHITECT IS THE OWNER'S REPRESENTATIVE AND SHALL BE THE APPROVING AUTHORITY FOR INFORMATION PROVIDED WITHIN THESE PLANS AND SPECIFICATIONS.
- ALL PLANTS, TOPSOIL, MULCH, FERTILIZERS, SOIL AMENDMENTS, PLANTING SUPPLIES, AND METHODS SHALL BE SUBJECT TO LANDSCAPE ARCHITECTS APPROVAL. REJECTED MATERIALS SHALL BE REMOVED FROM THE SITE WITHOUT DELAY AT NO EXPENSE TO THE OWNER.
- CONTRACTOR SHALL LAYOUT AND MARK LOCATION FOR ALL PLANTS, AND IMPROVEMENTS SHOWN AND SHALL REQUEST IN FIELD APPROVAL FROM LANDSCAPE ARCHITECT.
- ALL PLANTS AND PLANTING METHODS SHALL CONFORM TO AMERICAN STANDARD FOR NURSERY STOCK.
- BEDS TO CONTAIN SHRUBS, PERENNIALS, ORNAMENTAL GRASSES, OR PERENNIALS SHALL BE TILLED TO A DEPTH OF 12" AND THE SOIL CONDITIONED BY ADDING 4" OF A U.S. COMPOSTING COUNCIL APPROVED COMPOST.
- ALL PLANTING BED AREAS SHALL BE COVERED WITH A 3" MINIMUM LAYER OF MEDIUM TEXTURED SHREDDED HARDWOOD MULCH UNLESS OTHERWISE NOTED.
- ALL SUBSTITUTIONS OF PLANTS SHALL BE REQUESTED IN WRITING TO THE LANDSCAPE ARCHITECT AND APPROVED IN WRITING BY THE OWNER OR THE OWNER'S REPRESENTATIVE.
- ALL PLANTING OPERATIONS SHALL BE UNDER THE SUPERVISION OF AN EXPERIENCED PLANTSMAN.
- LANDSCAPE ARCHITECT RESERVES THE RIGHT TO SELECT PLANTS IN THE NURSERY.
- FOR TREES BALLED IN WIRE BASKETS, CUT AND REMOVE TOP AND SIDES OF BASKET AFTER INSTALLATION.
- LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT AND PLANTS AND MATERIALS THAT ARE IN AN UNHEALTHY OR UNSIGHTLY CONDITION, AS WELL AS PLANTS AND MATERIALS THAT DO NOT CONFORM TO A.A.N. STANDARDS.
- SOIL SHALL BE FREE OF ALL WEEDS AND ROCKS GREATER THAN 1" IN DIAMETER.
- PLANT SIZES, QUANTITIES, AND SPECIES WILL BE CHECKED BY MUNICIPALITY INSPECTION FOR COMPLIANCE WITH PLANT SCHEDULE AS APPROVED BY THE MUNICIPALITY. CONTRACTOR SHALL BE HELD RESPONSIBLE FOR DELAY IN ISSUANCE OF CERTIFICATE OF OCCUPANCY BY THE MUNICIPALITY RESULTING FROM UNAUTHORIZED SUBSTITUTIONS OR DOWNSIZING.
- UPON COMPLETION OF LANDSCAPE INSTALLATION, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE GENERAL CONTRACTOR WHO WILL VERIFY COMPLETENESS, INCLUDING THE REPLACEMENT OF ALL DEAD PLANT MATERIAL, AND SCHEDULE A FINAL INSPECTION FOR ACCEPTANCE BY OWNER.
- CONTRACTOR SHALL REMOVE TREE STAKING AT THE END OF THE ONE YEAR WARRANTEE PERIOD.
- CONTACT D.P.R. PRIOR TO PLANTING ALL TREES ON SITE TO REVIEW EXCAVATION, PLANTING MEDIA, AND INSTALLED PLANTING STOCK.
- ALL PEST CONTROL SHALL BE UNDER THE DIRECTION OF A VIRGINIA LICENSED APPLICATOR.



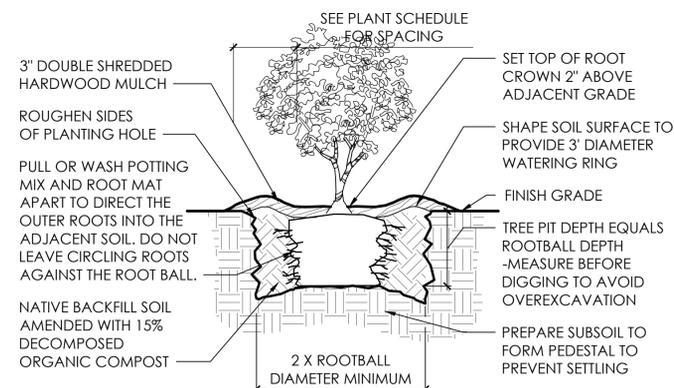
01 TREE PLANTING - SECTION
L1.00 SCALE: 1/2" = 1'-0"



02 PERENNIAL PLANTING - SECTION
L1.00 SCALE: 1/2" = 1'-0"



03 SOIL PREPARATION - SECTION
L1.00 SCALE: 1" = 1'-0"



04 SHRUB PLANTING - SECTION
L1.00 SCALE: 1/2" = 1'-0"

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4611 Walmsley Blvd
Richmond, Virginia 23234

No.	Revision	Date	App'd.

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PLANTING SCHEDULE, NOTES, AND DETAILS

Drawing Number

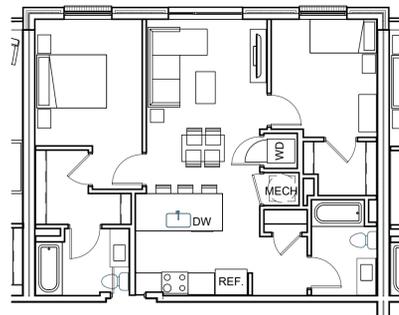
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UNIT/AREA LEGEND

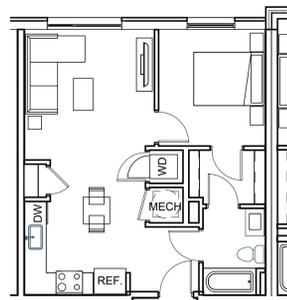
- 1 BED TYPE A
- 1 BED TYPE B
- 2 BED TYPE A
- 2 BED TYPE B
- 3 BED TYPE A
- 3 BED TYPE B
- CORRIDOR
- UTILITY SPACE

ROOM SCHEDULE	
NAME	COUNT
LEVEL 1	
1A1	1
1B1	10
1B3-IC	8
1B4	6
1B4-IC	2
2B1	17
2B3	2
3A1	1
3B1	2
	49
LEVEL 2	
1A1	1
1B1	13
1B3-IC	8
1B4	6
1B4-IC	2
2A1	1
2B1	17
2B2	1
2B3	4
3A1	1
3B1	3
	57
LEVEL 3	
1A1	1
1B1	13
1B3-IC	8
1B4	6
1B4-IC	2
2A1	1
2B1	17
2B2	1
2B3	4
3A1	1
3B1	3
	57
LEVEL 4	
1A1	1
1B1	13
1B3-IC	8
1B4	6
1B4-IC	2
2A1	1
2B1	17
2B2	1
2B3	4
3A1	1
3B1	3
	57
GRAND TOTAL	220



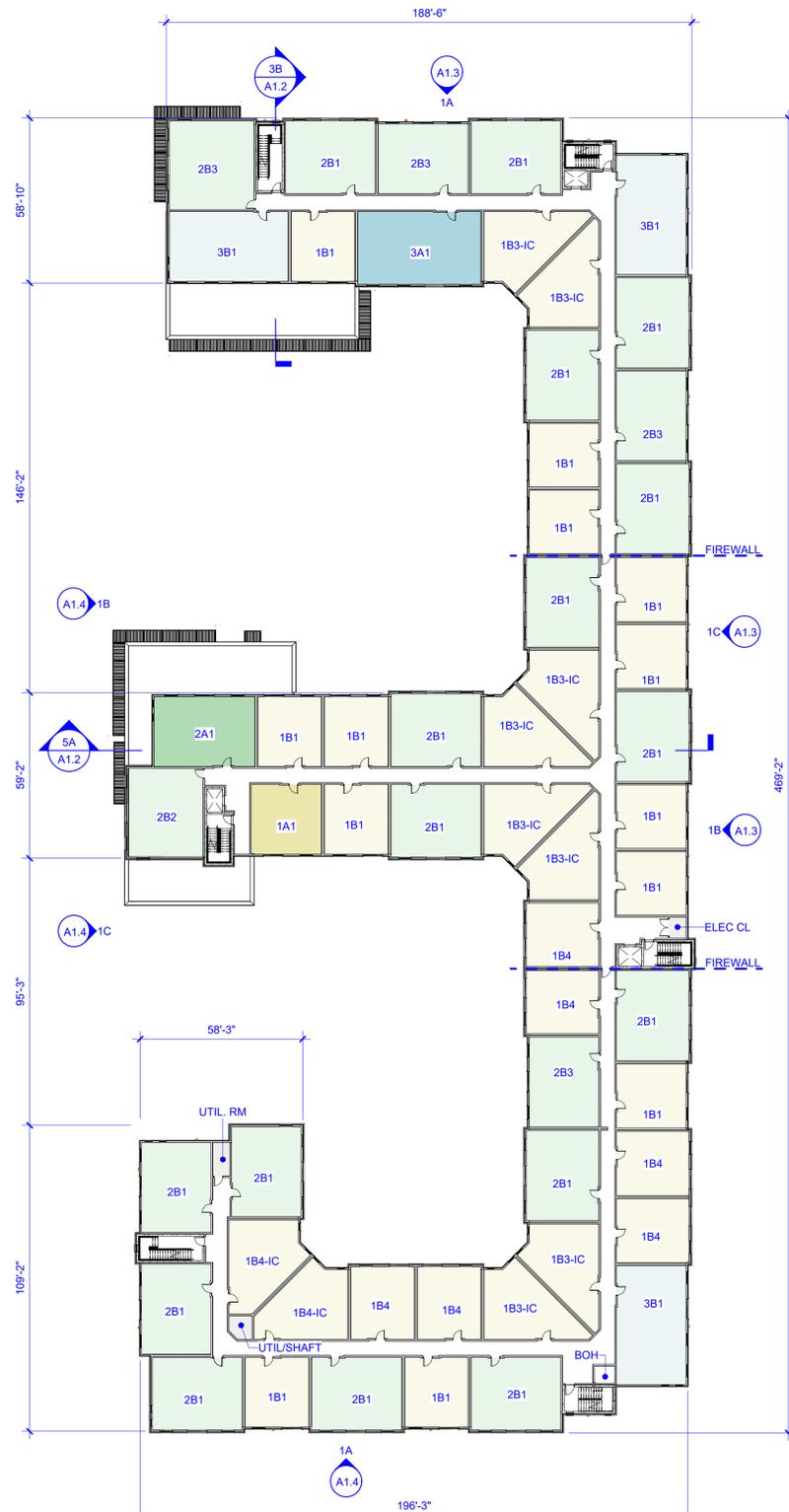
3B TYPICAL 2 BED ENLARGED PLAN

SCALE: 1/8" = 1'-0" DRAWING REF: A1.1



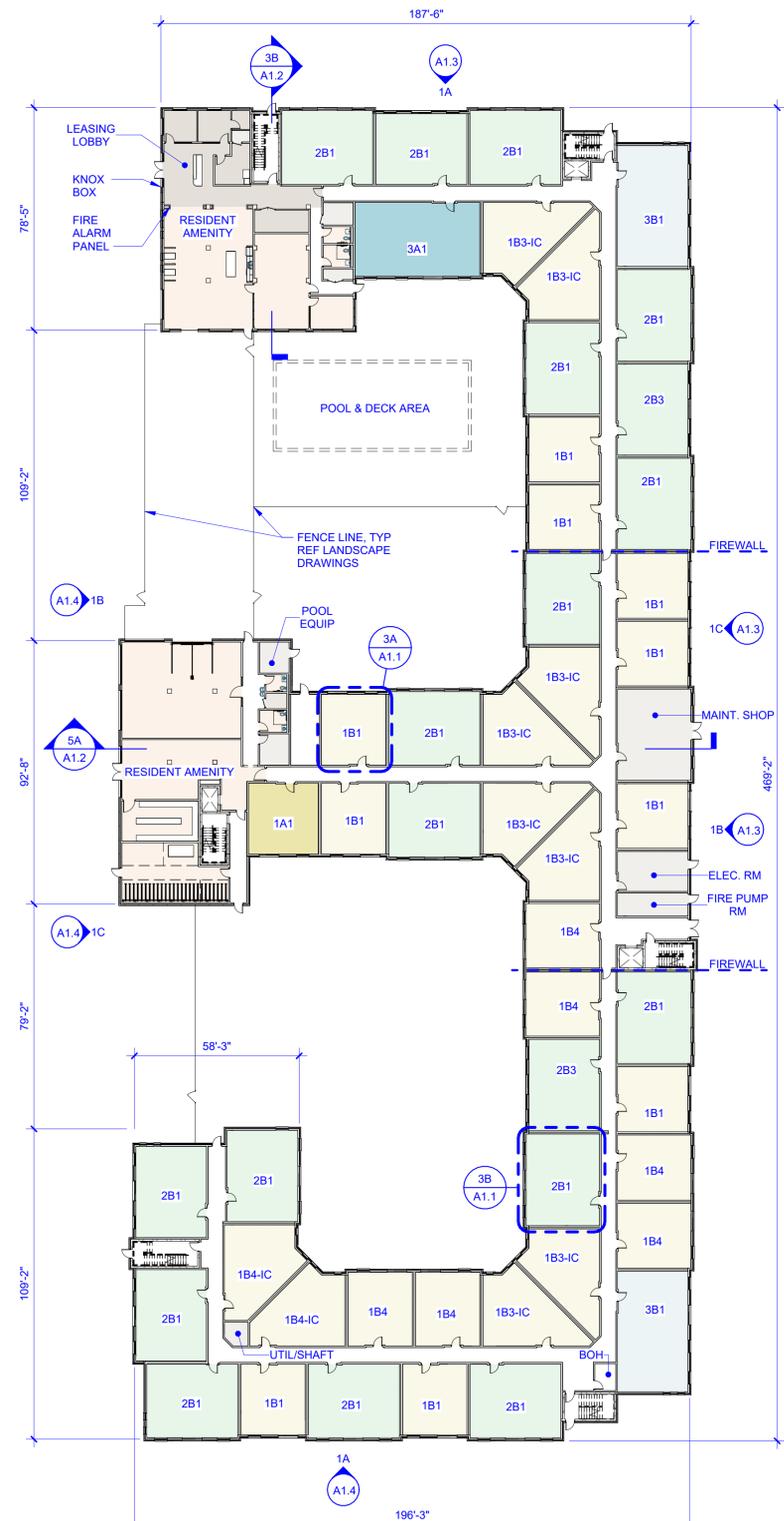
3A TYPICAL 1 BED ENLARGED PLAN

SCALE: 1/8" = 1'-0" DRAWING REF: A1.1



2A 2ND FLOOR PLAN (3RD & 4TH FLOOR PLAN SIMILAR)

SCALE: 1" = 30'-0"



1A 1ST FLOOR PLAN

SCALE: 1" = 30'-0"



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BASKERVILL, P.O. BOX 400,
RICHMOND, VA 23218-0400

Note: the buildings and site may include up to 402 dwelling units and 410 parking spaces

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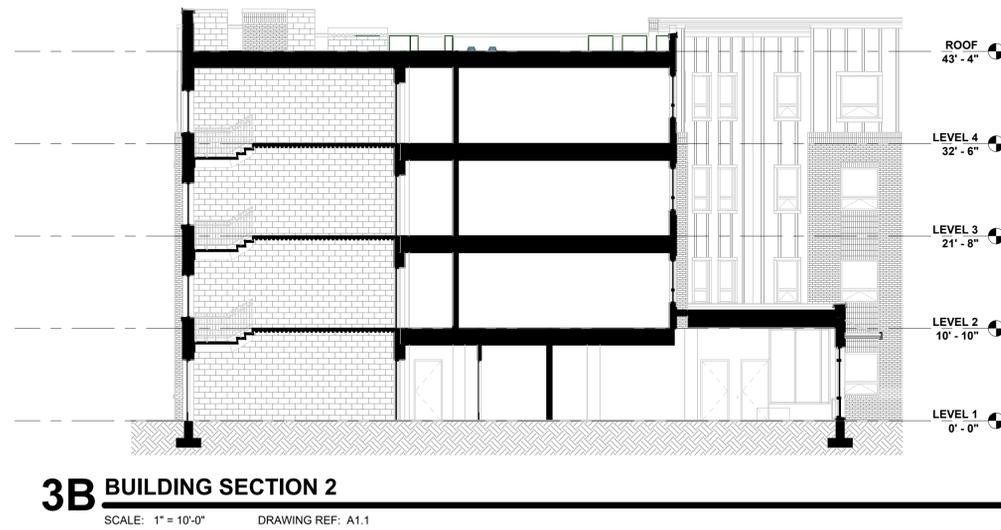
Not Approved for Construction
**BLDG 1 - FLOOR PLANS
AND TYPICAL UNITS**

Drawing Number
A1.1

Sheet of

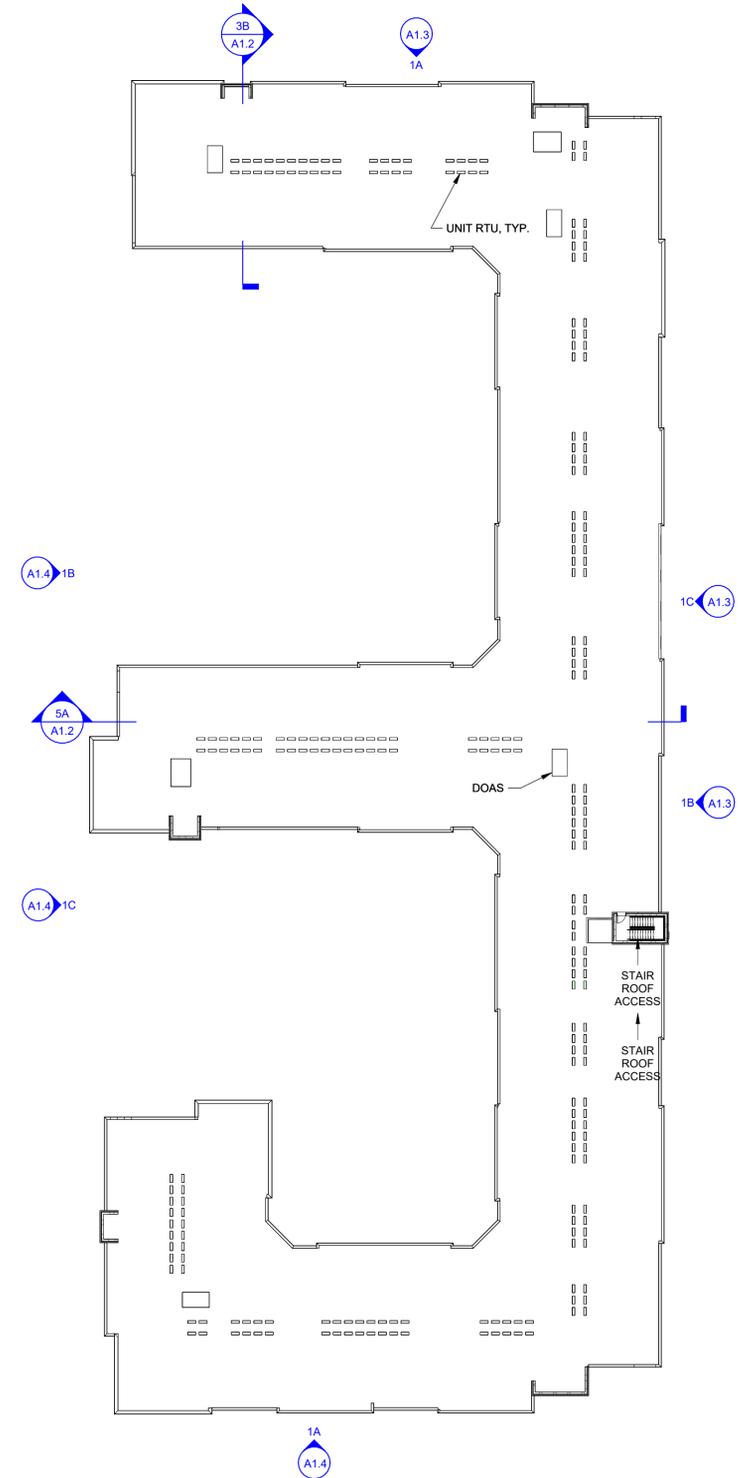
Project Number
35180

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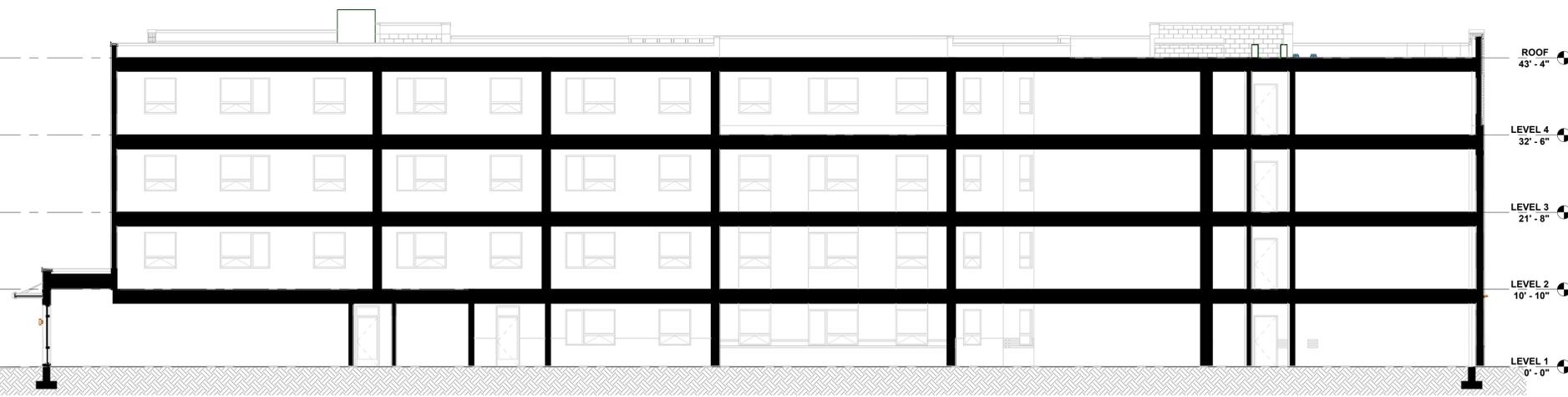
3B BUILDING SECTION 2

SCALE: 1" = 10'-0" DRAWING REF: A1.1



1A ROOF PLAN

SCALE: 1" = 30'-0"



5A BUILDING SECTION 1

SCALE: 1" = 10'-0" DRAWING REF: A1.1

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BLDG 1 - ROOF PLAN AND SECTIONS

Drawing Number
A1.2

Sheet of

Project Number
35180



1C EAST ELEVATION - PART 2

SCALE: 1" = 10'-0" DRAWING REF: A1.1



1B EAST ELEVATION - PART 1

SCALE: 1" = 10'-0" DRAWING REF: A1.1



1A NORTH ELEVATION

SCALE: 1" = 10'-0" DRAWING REF: A1.1

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BLDG 1 - EXTERIOR ELEVATIONS

Drawing Number
A1.3

Project Number
35180



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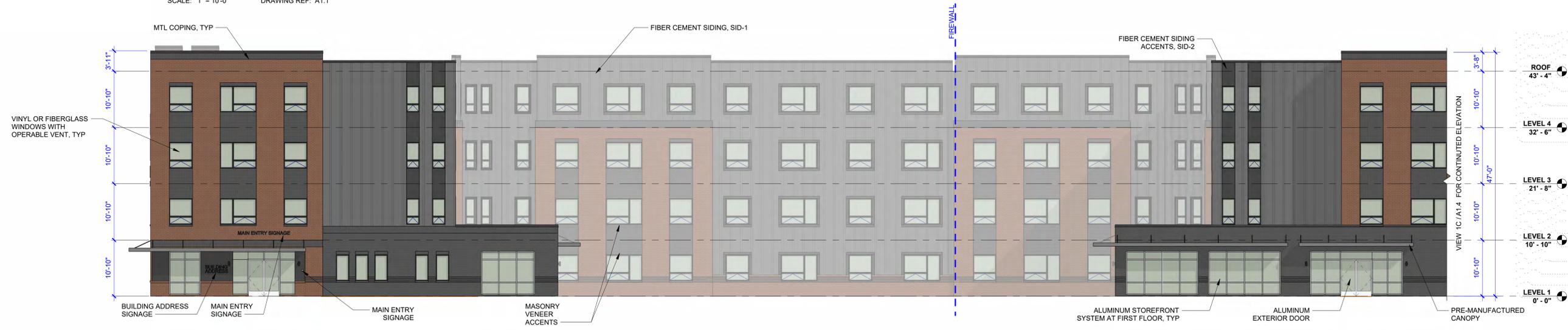


BASKERVILL, P.O. BOX 400,
RICHMOND, VA 23218-0400



1C WEST ELEVATION - PART 2

SCALE: 1" = 10'-0" DRAWING REF: A1.1



1B WEST ELEVATION - PART 1

SCALE: 1" = 10'-0" DRAWING REF: A1.1



1A SOUTH ELEVATION

SCALE: 1" = 10'-0" DRAWING REF: A1.1

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BLDG 1 - EXTERIOR ELEVATIONS

Drawing Number
A1.4

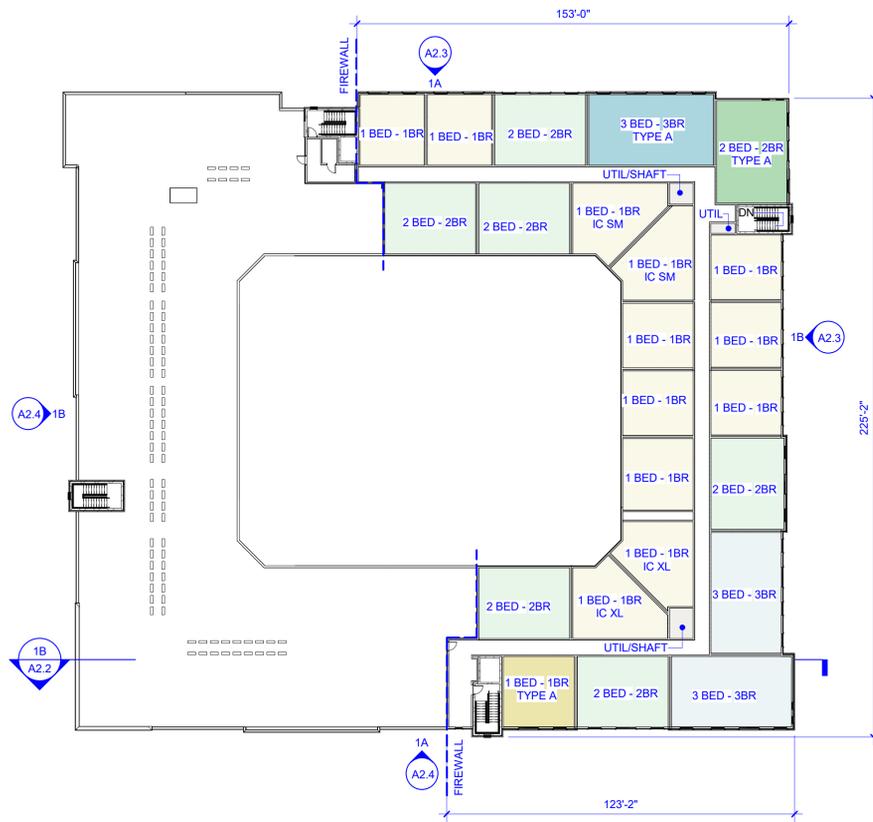
Project Number
35180

UNIT/AREA LEGEND

- 1 BED TYPE A
- 1 BED TYPE B
- 2 BED TYPE A
- 2 BED TYPE B
- 3 BED TYPE A
- 3 BED TYPE B
- UTILITY SPACE

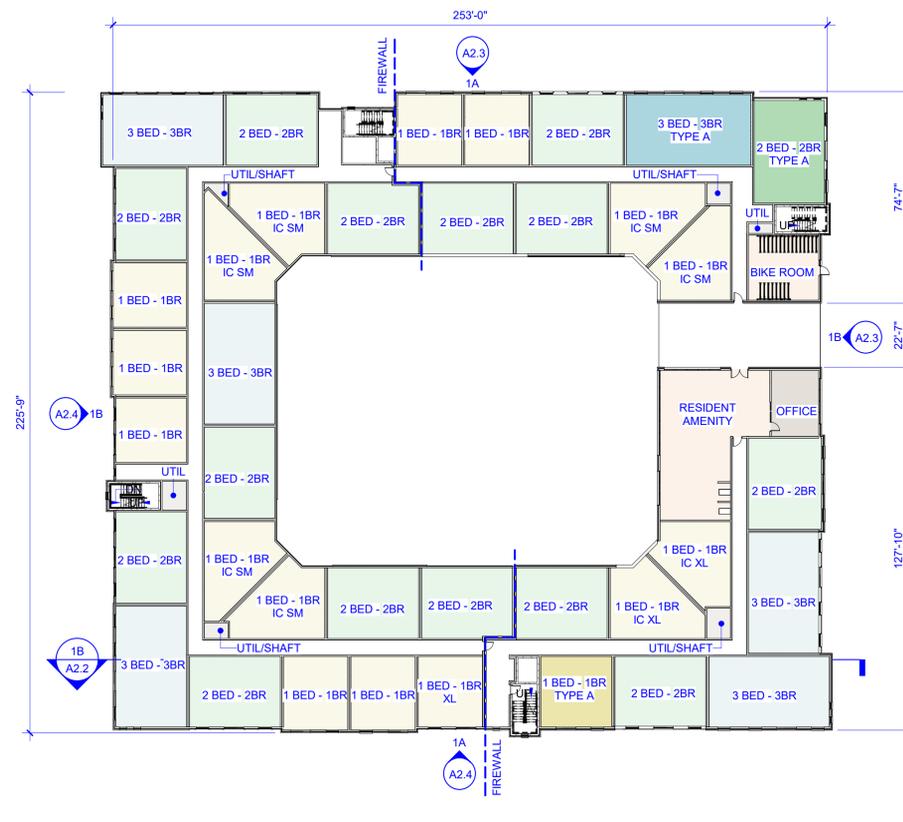
ROOM SCHEDULE

DEPARTMENT	COUNT
LEVEL 0 - BASEMENT	
1 BED TYPE B	9
2 BED TYPE B	7
3 BED TYPE B	3
LEVEL 1	19
1 BED TYPE A	1
1 BED TYPE B	16
2 BED TYPE A	1
2 BED TYPE B	14
3 BED TYPE A	1
3 BED TYPE B	5
LEVEL 2	38
1 BED TYPE A	1
1 BED TYPE B	22
2 BED TYPE A	1
2 BED TYPE B	14
3 BED TYPE A	1
3 BED TYPE B	5
LEVEL 3	44
1 BED TYPE A	1
1 BED TYPE B	22
2 BED TYPE A	1
2 BED TYPE B	14
3 BED TYPE A	1
3 BED TYPE B	5
LEVEL 4	23
1 BED TYPE A	1
1 BED TYPE B	12
2 BED TYPE A	1
2 BED TYPE B	6
3 BED TYPE A	1
3 BED TYPE B	2
Grand total:	168



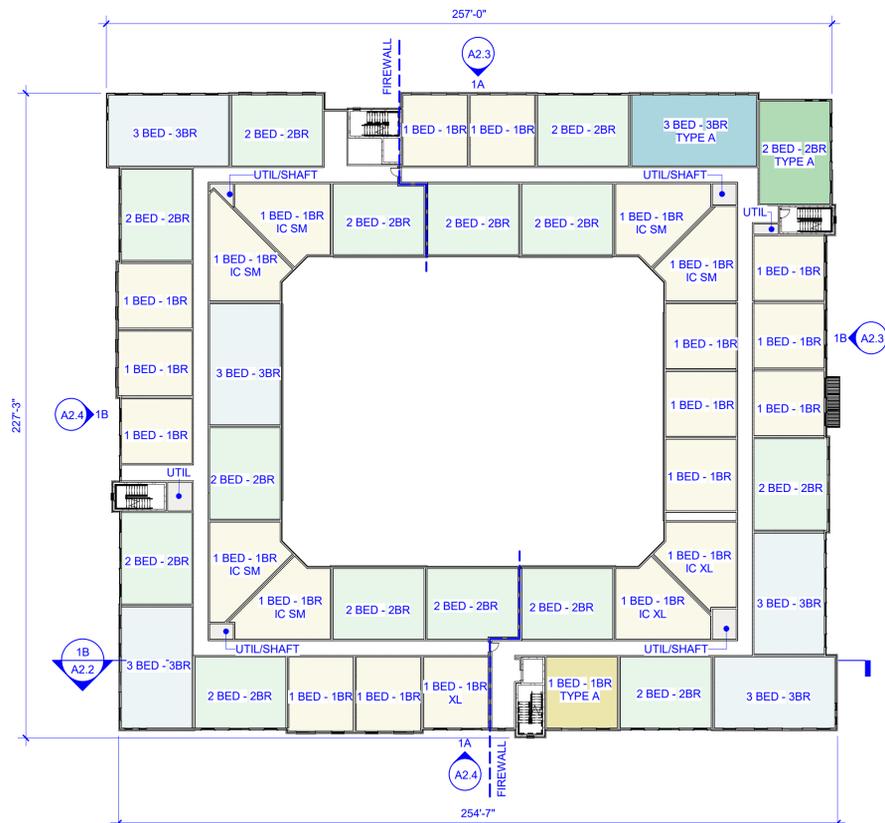
2B 5TH FLOOR PLAN

SCALE: 1" = 30'-0"



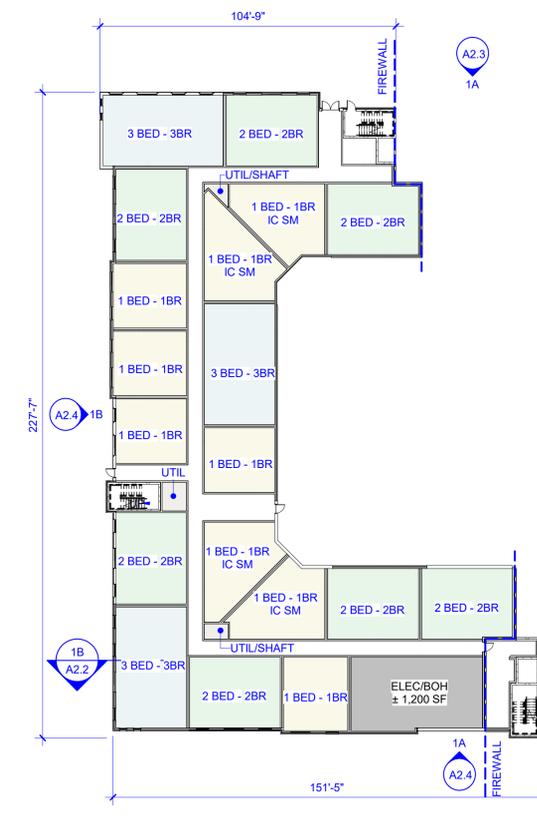
1B 2ND FLOOR PLAN

SCALE: 1" = 30'-0"



2A 3RD FLOOR PLAN (4TH FLOOR PLAN SIMILAR)

SCALE: 1" = 30'-0"



1A 1ST FLOOR PLAN

SCALE: 1" = 30'-0"



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



BASKERVILL, P.O. BOX 400,
RICHMOND, VA 23218-0400

Note: the buildings and site may include up to 402 dwelling units and 410 parking spaces

Walmsley Multifamily
4611 Walmsley Blvd
Richmond, VA 23234

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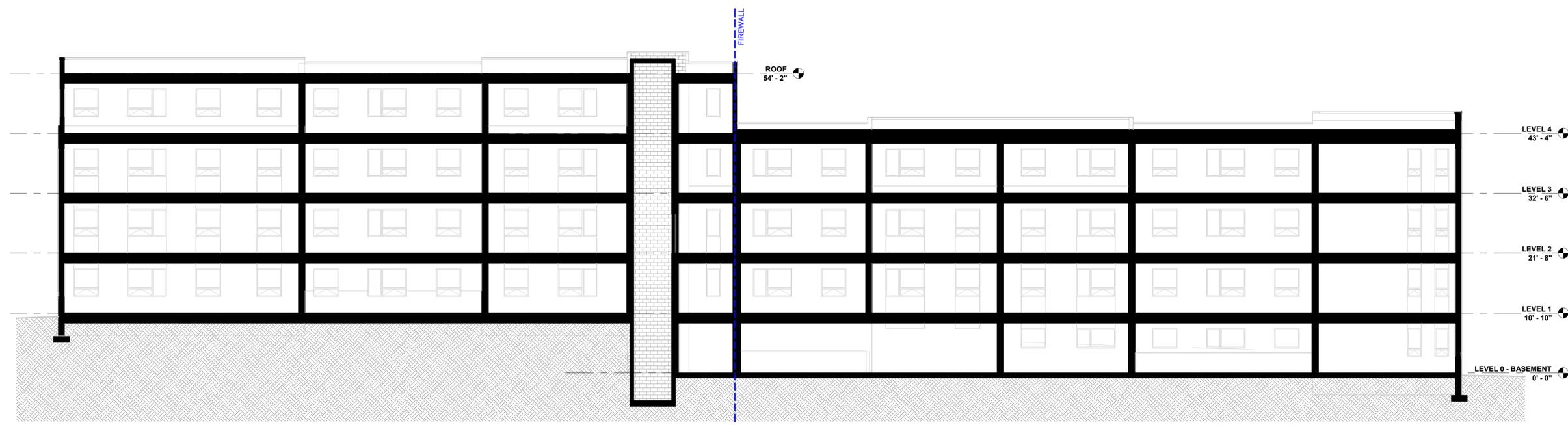
Special Use Permit 05/29/2025

Not Approved for Construction
BLDG 2 - FLOOR PLANS

Drawing Number
A2.1

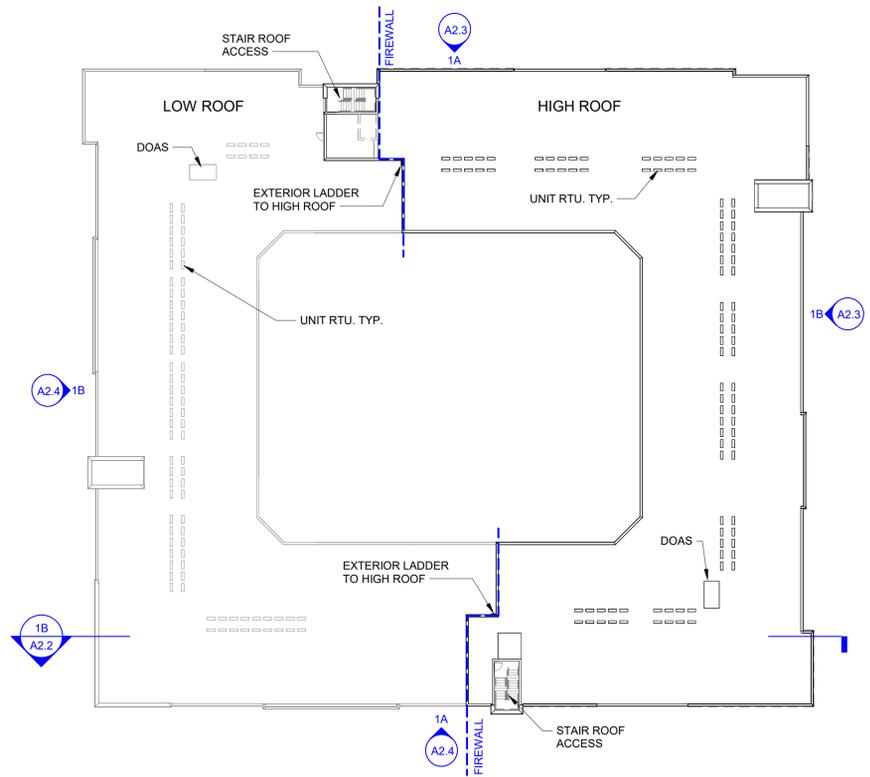
Sheet of

Project Number
35180



1B BUILDING SECTION 1

SCALE: 1" = 10'-0" DRAWING REF: A2.1



1A ROOF PLAN

SCALE: 1" = 30'-0"

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BLDG 2 - ROOF PLAN AND SECTION

Drawing Number
A2.2



1B EAST ELEVATION

SCALE: 1" = 10'-0" DRAWING REF: A0.1



1A NORTH ELEVATION

SCALE: 1" = 10'-0" DRAWING REF: A0.1

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Drawing Number

A2.3

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Project Number

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1B WEST ELEVATION

SCALE: 1" = 10'-0" DRAWING REF: A0.1



1A SOUTH ELEVATION

SCALE: 1" = 10'-0" DRAWING REF: A0.1

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BLDG 2 - EXTERIOR ELEVATIONS

Drawing Number
A2.4

Sheet of

Project Number
 35180