

(2020), as amended, it has been made to appear that, if granted subject to the terms and conditions set forth in this ordinance, the special use granted by this ordinance will not be detrimental to the safety, health, morals and general welfare of the community involved, will not tend to create congestion in streets, roads, alleys and other public ways and places in the area involved, will not create hazards from fire, panic or other dangers, will not tend to overcrowding of land and cause an undue concentration of population, will not adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements, and will not interfere with adequate light and air; and

WHEREAS, (i) the City Planning Commission has conducted a public hearing to investigate the circumstances and conditions upon which the Council is empowered to authorize such use, (ii) the City Planning Commission has reported to the Council the results of such public hearing and investigation and its recommendations with respect thereto, and (iii) the Council has conducted a public hearing on this ordinance at which the person in interest and all other persons have had an opportunity to be heard;

NOW, THEREFORE,

THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. **Finding.** Pursuant to section 30-1050.1 of the Code of the City of Richmond (2020), as amended, the Council hereby finds that the special use set forth in and subject to the terms and conditions of this ordinance will not (i) be detrimental to the safety, health, morals and general welfare of the community involved, (ii) tend to create congestion in streets, roads, alleys and other public ways and places in the area involved, (iii) create hazards from fire, panic or other dangers, (iv) tend to overcrowding of land and cause an undue concentration of population, (v)

adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements, or (vi) interfere with adequate light and air.

§ 2. **Grant of Special Use Permit.**

(a) Subject to the terms and conditions set forth in this ordinance, the property known as 101 Cowardin Avenue and identified as Tax Parcel No. S000-0199/014 in the 2026 records of the City Assessor, being more particularly shown on a survey entitled “ALTA/NSPS Land Title Survey Showing Existing Improvements to #101 Cowardin Avenue, City of Richmond, Virginia,” prepared by Shadrach & Associates LLC, and dated October 2, 2025, a copy of which is attached to and made a part of this ordinance, hereinafter referred to as “the Property,” is hereby permitted to be used for the purpose of a multifamily dwelling containing up to 120 dwelling units, hereinafter referred to as “the Special Use,” substantially as shown on the plans entitled “101 Cowardin Ave, Schematic Concept Plan, Richmond, VA,” prepared by Dwell Design Studio and Kimley Horn, and dated ~~January 26~~ April 21, 2026, and “101 Coward Ave, Fire Access Markup, Richmond, VA,” prepared by Kimley Horn, and dated April 21, 2026, hereinafter referred to collectively, as “the Plans,” copies of which are attached to and made a part of this ordinance.

(b) The adoption of this ordinance shall constitute the issuance of a special use permit for the Property. The special use permit shall inure to the benefit of the owner or owners of the fee simple title to the Property as of the date on which this ordinance is adopted and their successors in fee simple title, all of which are hereinafter referred to as “the Owner.” The conditions contained in this ordinance shall be binding on the Owner.

§ 3. **Special Terms and Conditions.** This special use permit is conditioned on the following special terms and conditions:

(a) The Special Use of the Property shall be as a multifamily dwelling containing up to 120 dwelling units, substantially as shown on the Plans.

(b) The height of the Special Use shall not exceed five stories.

(c) All site improvements, including landscaping, shall be substantially as shown on the Plans.

(d) All mechanical equipment serving the Property shall be located or screened so as not to be visible from any adjoining public right-of-way.

(e) Prior to the issuance of any building permit for the Special Use, the Owner shall convey to the City, as either a public access easement or dedication of right-of-way, that portion of the Property shown and labeled on the Plans as “The Applicant Will Provide a Public Easement or Dedication to Provide 5’ (Five) Minimum Allocation for Future Public Sidewalk Expansion,” which conveyance shall be by deed of special or general warranty that is approved as to form by the City Attorney and acceptable to the Director of the Department of Public Works as to terms. The Chief Administrative Officer or the designee thereof is hereby authorized to execute such deed for the acceptance of such easement or dedication.

§ 4. **Supplemental Terms and Conditions.** This special use permit is conditioned on the following supplemental terms and conditions:

(a) All required final grading and drainage plans, together with all easements made necessary by such plans, must be approved by the Director of Public Utilities prior to the issuance of the building permit.

(b) 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 any

other property or public streets and the use thereof.

(c) 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.

(d) Any encroachments existing, proposed on the Plans 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 (2020), as amended, and all future amendments to such laws.

(e) The Owner shall make improvements within the right-of-way substantially as shown on the Plans, including without limitation, the installation of new sidewalk along Cowardin Avenue and the installation of street trees in the vacant existing trees wells along Cowardin Avenue and Bainbridge Street, which improvements may be completed in one or more phases as approved by the Director of Public Works. All improvements and work within the public right-of-way 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 or the designee thereof that such improvements and work are in accordance with such requirements, and (iii) transferred to the City following such written confirmation by the Director of Public Works or the designee thereof 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, all improvements and 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.

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

§ 5. **General Terms and Conditions.** This special use permit is conditioned on the following general terms and conditions:

(a) 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 Property have been paid.

(b) The Owner shall be bound by, shall observe and shall comply with all other laws, ordinances, rules and regulations applicable to the Property, except as otherwise expressly provided in this ordinance.

(c) Words and phrases used in this ordinance shall be interpreted to have the meanings ascribed to them by section 30-1220 of the Code of the City of Richmond (2020), as amended, unless the context clearly indicates that a different meaning is intended.

(d) Notwithstanding any other provision of law, this special use permit is being approved due, in part, to the mitigating effects of each and every condition attached hereto; consequently, if any portion of this ordinance is determined to be invalid for any reason by a final, non-appealable order of any Virginia or federal court of competent jurisdiction, the invalidity shall cause the entire ordinance to be void and of no further effect from the effective date of such order.

(e) The privileges granted by this ordinance may be revoked pursuant to the provisions of sections 30-1050.7 through 30-1050.11 of the Code of the City of Richmond (2020), as amended, and all future amendments to such laws. Failure to comply with the terms and conditions of this ordinance shall constitute a violation of section 30-1080 of the Code of the City of Richmond (2020), as amended, and all future amendments to such law, or any other applicable

laws or regulations.

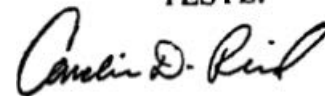
(f) When the privileges granted by this ordinance terminate and the special use permit granted hereby becomes null and void, whether as a result of the Owner relinquishing this special use permit in a writing addressed to the Director of Planning and Development Review or otherwise, use of the Property shall be governed thereafter by the zoning regulations prescribed for the district in which the Property is then situated.

§ 6. **Implementation.** The Commissioner of Buildings is authorized to issue a building permit substantially in accordance with the Plans for the Special Use subject to the terms and conditions set forth in this ordinance. An application for the building permit shall be made within 1,096 calendar days following the date on which this ordinance becomes effective. If either the application for the building permit is not made within the time period stated in the previous sentence or the building permit terminates under any provision of the Virginia Statewide Building Code, this ordinance and the special use permit granted hereby shall terminate and become null and void.

§ 7. **Repeal of Prior Ordinances.** That Ordinance No. 85-316-86-1, adopted January 13, 1986, and all amendatory ordinances thereto, be and are hereby repealed.

§ 8. **Effective Date.** This ordinance shall be in force and effect upon adoption.

A TRUE COPY:
TESTE:



Carolin D. Reed
City Clerk



City of Richmond

Intracity Correspondence

O&R Transmittal

DATE: February 6, 2026

TO: The Honorable Members of City Council

THROUGH: The Honorable Dr. Danny Avula, Mayor (by request)

(This is no way reflects a recommendation on behalf of the Mayor)

THROUGH: Odie Donald II, Chief Administrative Officer

FROM: Kevin J. Vonck, Director of Planning & Development Review

RE: To authorize the special use of the property known as 101 Cowardin Avenue for the purpose of a multifamily dwelling containing up to 120 dwelling units, upon certain terms and conditions, and to repeal Ord. No. 85-316-86-1, adopted Jan. 13, 1986, and all amendatory ordinances thereto.

ORD. OR RES. No. _____

PURPOSE: The applicant is requesting a Special Use Permit to authorize the construction of a multifamily building, which use, among other things, is not currently allowed by sections by sections 30-419.4, concerning permitted accessory uses and structures, 30-419.5, concerning lot area and width, 30-419.7, concerning usable open space, 30-419.9, concerning requirements for areas devoted to parking or circulation of vehicles, 30-419.10, concerning height, and 30-419.11, concerning building façade fenestration, of the Code of the City of Richmond (2020), as amended; A Special Use Permit is therefore required.

BACKGROUND: The property is located in the Manchester neighborhood on Cowardin Avenue and Bainbridge Street. The property is currently a 67,518 sq. ft. (1.5 acre) parcel of land, improved with a commercial building constructed, per City records, in 2005. The City's Richmond 300 Master Plan designates a future land use for the subject property as Neighborhood Mixed-Use, which is defined as "Existing or new highly-walkable urban neighborhoods that are pre-

dominantly residential with a small, but critical, percentage of parcels providing retail, office, personal service, and institutional uses.”

Intensity: Building heights are generally two to four stories. Buildings taller than four stories may be found along major streets. Parcels are generally between 1,500 and 5,000 sq. ft.

Primary Uses: Single-family houses, accessory dwelling units, duplexes, small multi-family buildings (typically 3-10 units), and open space.

Secondary Uses: Large multi-family buildings (10+units), retail/office/personal service, institutional, cultural, and government. (p. 82)

The current zoning for this property is R-63 Multifamily Urban Residential District. All adjacent and nearby properties are located within the same zones. The area is primarily single family and multi-family residential, with some small commercial uses present in the vicinity.

COMMUNITY ENGAGEMENT: Letters of notification shall be sent to nearby property owners, and a sign noting this request shall be placed on the property once the ordinance is introduced to City Council.

STRATEGIC INITIATIVES AND OTHER GOVERNMENTAL: None

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

DESIRED EFFECTIVE DATE: Upon adoption

REQUESTED INTRODUCTION DATE: March 10, 2026

CITY COUNCIL PUBLIC HEARING DATE: April 13, 2026

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: Planning Commission, April 7, 2026

AFFECTED AGENCIES: Law Department (for review of draft ordinance)

RELATIONSHIP TO EXISTING ORD. OR RES.: None

ATTACHMENTS: Draft Ordinance, Application Form, Applicant’s Report, Plans, Survey, Map

STAFF: Jonathan Brown, Senior Planner, Land Use Administration (Room 511) 646-5734



HARPER ASSOCIATES

June 11, 2025

VIA E-MAIL

City of Richmond Department of Planning and Development Review
Land Use Administration Division
Attn. Jonathan Brown, Senior Planner, Land Use Administration

**Re. Special Use Permit Application
Cowardin Heights**

Ladies and Gentlemen:

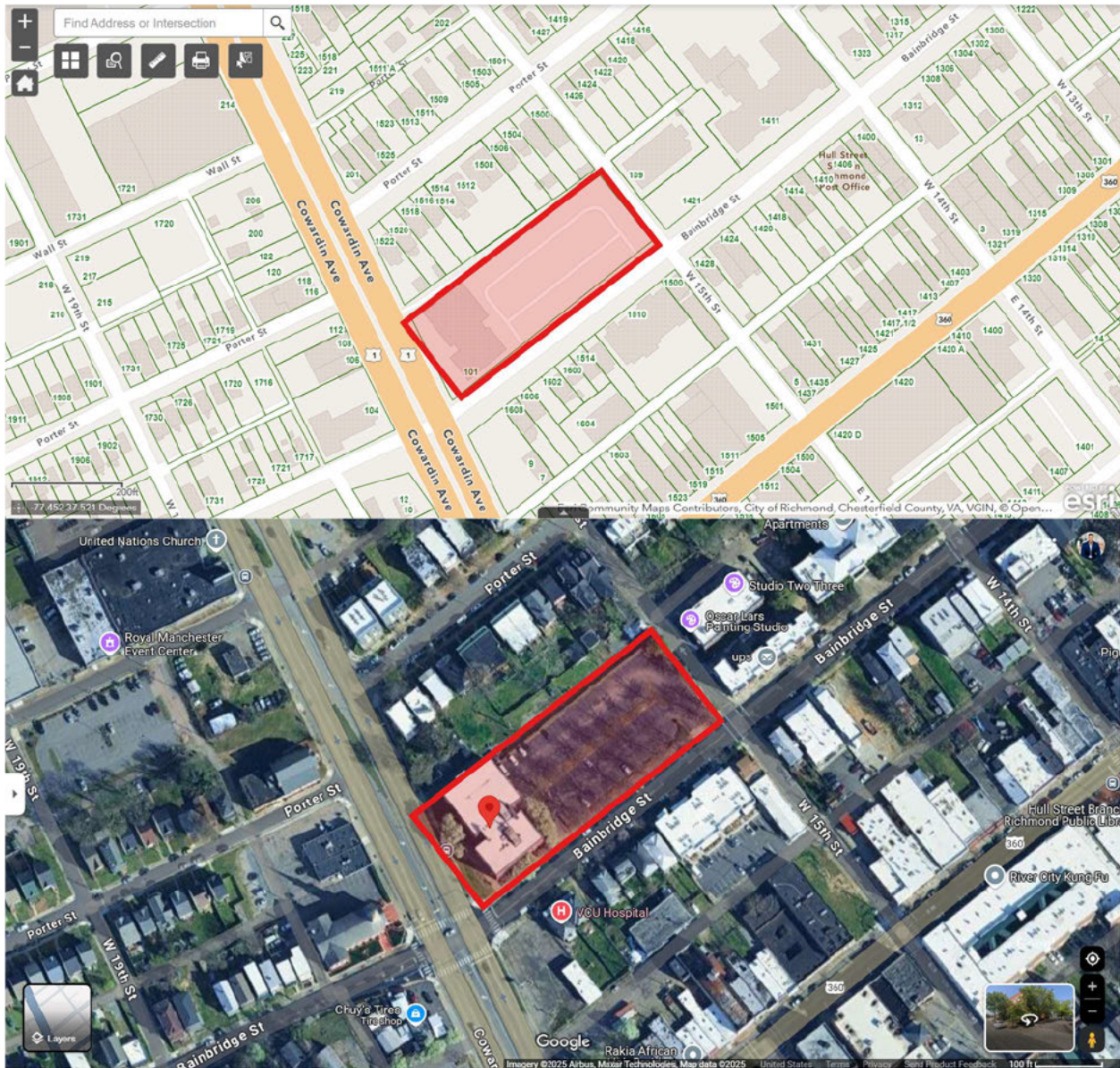
This firm is the authorized representation of CAPITAL AREA HEALTH NETWORK (the “Applicant”), on whose behalf we submit the enclosed materials referenced on Exhibit A (collectively, the “Application”) to request approval of the special use of certain property pursuant to Section 30-1050.1 *et seq.* of the Code of the City (the “Code”). This letter will serve as the Applicant’s Report.

Subject Property & Current Zoning

The subject property is characterized by a single parcel located North of Bainbridge Street and East of Cowardin Avenue in the Manchester neighborhood of the City, as more particularly identified on the table below (collectively, the “Property”). The Property is approximately 1.55 acres.

Owner	Address	Tax Parcel ID	Acreage	Existing Zoning
Capital Area Health Network	101 Cowardin Avenue	S0000199014	1.55	R-63

As depicted on the City Zoning Map and Google Maps, excerpted below, shown.



The Cowardin Heights development is located at the intersection of Bainbridge Steet and Cowardin Avenue. This subject property is located in the Manchester neighborhood. The subject property is currently used as a Medical Office asset and surface parking lot.

Proposed Special Use

The Applicant proposes the special use of the Property as residential uses, as authorized in the B-5 and subject to the corresponding applicable zoning district regulations. The Property is currently zoned R-63. Notwithstanding any contrary provision of the City Code, the Property shall be developed subject to the following additional conditions:

1. A plan of development shall be required for developments of all uses as specified in Sec. 30-442.1. per article X of Chapter 30 of the City Code.



2. Plan(s) of development shall be evaluated to determine if building design is in line with the following form elements:
 - a. Plan(s) of development shall be evaluated to determine if building designs is in line with the following form elements: Urban streetscape. Buildings shall be oriented to face the public right-of-way, with parking and circulation areas located to the rear.
 - b. Entrances face the street. Buildings comprised of businesses and residences shall feature either or both of the following: (i) an entrance facing the street to facilitate pedestrian activity, (ii) an interior or exterior pedestrian connection between the public right-of-way and parking/circulation areas.
 - c. Quality design and materials. Building materials and architectural features shall be of comparable or superior quality to those comprising the (Ref the standard), as approved by the Director of Planning and Development Review or their designee.
3. Minimum multifamily unit size. Multifamily buildings shall not be subject to any minimum floor area for each dwelling unit.
4. Height. Multifamily buildings shall not exceed five stories in height.

Conformance with Richmond 300 Master Plan

The proposed Application presents an opportunity to redevelop under-utilized areas adjacent to redevelopment activity on Hull Street, which will allow for commercial, retail, and multifamily dwellings, integrating with and enhancing the existing neighborhood to foster a true mixed-use community. As further described below, the proposed special use of the Property is consistent with the City’s vision for future land use set forth in the Richmond 300 Master Plan, adopted by City Council on December 14, 2020 (the “Master Plan”), which designates the Property as “Neighborhood Mixed-Use.”

Richmond 300 Master Plan: Vision	Key Elements of SUP Application
Existing or new highly-walkable urban neighborhoods that are predominantly residential with a small, but critical, percentage of parcels providing retail, office, personal service, and institutional uses.	The development represents the convergence of an existing, anachronistic island of industrial and institutional uses to a diverse mix of residential uses (townhome & multifamily). This application proposes to include multifamily housing, thus promoting a diversity of housing option for residents.
Development Style: These areas feature a variety of building types that are close to one another and create a unified street wall. The building size, density, and zoning districts for these areas vary depending on historical densities and neighborhood characteristics. Future development should generally complement existing context. Setbacks, plazas, and parks create a sense of place and community gathering areas. New developments on larger parcels continue or introduce a gridded street pattern to increase	Multifamily buildings will be oriented to face Bainbridge Street. Canoe Run Park and the James River Park System (Buttermilk Trail) are located north of the development and Hull street, just south, affording ample connectivity to open spaces and enterprise opportunities.



connectivity within the neighborhood and to adjacent neighborhoods. In new neighborhoods, small scale commercial buildings should be introduced.	
Ground Floor: Regardless of use, buildings should engage the street with features such as street-oriented façades with windows and door openings along street frontages. Appropriate setbacks, open space, front porches, elevated ground floors, and other features that provide a sense of privacy should be provided for residential uses.	The multifamily buildings will engage with the street corner of Bainbridge Street and Cowardin Avenue.
Mobility: Pedestrian, bicycle, and transit access are prioritized and accommodated. Bike parking is provided. New driveways are prohibited on Priority and Principal Street frontages. Vehicular access to parcels should use alleys wherever possible.	Primary access to the project is Bainbridge Street and West 15 th Street. No new roadway connections are proposed. This will mitigate traffic impacts to existing public roads within Manchester. The Property is located adjacent to GRTC transit service, offering additional means of transportation connectivity. Parking will be provided on-site surface parking at ratios set forth in the Code.
Intensity: Building heights are generally two to four stories. Buildings taller than four stories may be found along major streets (see Street Typologies Map). Parcels are generally between 1,500 and 5,000 sq. ft.	Taller heights are appropriate in this location due to (i) the location of the project near a “priority street”, and (ii) the size of the parcels, and
Secondary Uses: Large multifamily buildings (10+units), retail/office/personal service, institutional, cultural, and government.	The proposed special uses will allow multifamily uses in up to 5-story buildings. The proposed development will utilize public water and sewer, both of which presently serve the Property.

Charter Requirements

Based on the foregoing, the proposed use on the Property meets the criteria set forth in Section 17.11(b) of the Charter of the City that the Application is not (i) detrimental to the safety, health, morals and general welfare of the community involved; (ii) tend to create congestion in streets, roads, alleys and other public ways and places in the area involved; (iii) create hazards from fire, panic or other dangers; (iv) tend to cause overcrowding of land and an undue concentration of population; (v) adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements; or (vi) interfere with adequate light and air.

Conclusion

The proposed special use permit authorizes a project that will further catalyze the significant growth and revitalization of a key infill location in Manchester, which is presently undergoing significant reinvestment and development after decades of decline. The proposed exceptions to the zoning ordinance will allow consistent density of residential uses with the Neighborhood Mixed-Use future land use designation in a quality design befitting this prominent site location, consistent with the land use policy



HARPER ASSOCIATES

priorities of City Council evidenced in the Richmond 300 Master Plan and Riverfront Plan. The proposed Project is consistent with the character of the surrounding properties and meets each of the criteria set forth in Section 17.11(b) of the Charter of the City of the Charter of the City.

Thank you for your consideration of this matter. Please confirm your determination that the Application has been received and deemed complete by your office, and kindly contact us should you have any questions or require additional materials.

Very truly yours,

Erik Smith

cc. The Hon. Ellen Robertson, Councilperson for 6th District (via email)
Kevin J. Vonck, Ph.D., Director, Department of Planning and Development Review (via email)
Will Allen, EVP, Harper Associates (via Email)

Enclosures



EXHIBIT A

Enclosures

1. Special Use Permit Application Form.
2. Conceptual site plan entitled “Density Study – Option 2B” (the “Conceptual Master Plan”);
3. Survey
4. Project Illustratives



CITY OF RICHMOND, VA
Department of Planning and Development Review
Land Use Administration Division
900 East Broad Street, City Hall - Room 511, Richmond, Virginia 23219

AUTHORIZATION FROM PROPERTY OWNER

TO BE COMPLETED BY THE APPLICANT
Applicant must complete ALL items

HOME/SITE ADDRESS: 5607 Grove Ave, Richmond APARTMENT NO/SUITE _____

APPLICANT'S NAME: Erik Smith EMAIL ADDRESS: _____

BUSINESS NAME (IF APPLICABLE): _____

SUBJECT PROPERTY OR PROPERTIES: 101 Cowardin Ave Richmond VA 23222

APPLICATION REQUESTED

- Plan of Development (New or Amendment)
- Wireless Plan of Development (New or Amendment)
- Special Use Permit (New or Amendment)
- Rezoning or Conditional Rezoning
- Certificate of Appropriateness (Conceptual, Administrative Approval, Final)
- Community Unit Plan (Final, Preliminary, and/or Amendment)
- Subdivision (Preliminary or Final Plat Correction or Extension)

TO BE COMPLETED BY THE AUTHORIZED OWNER
Owner must complete ALL items

Signing this affidavit acknowledges that you, as the owner or lessee of the property, authorize the above applicant to submit the above selected application/s on your behalf.

PROPERTY OWNER: Capital Area Health Network

PROPERTY OWNER ADDRESS: 2809 North Ave., Richmond, VA

PROPERTY OWNER EMAIL ADDRESS: _____

PROPERTY OWNER PHONE NUMBER: 804-253-1968

Property Owner Signature: *Hany Casey*

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.

101 COWARDIN AVE - SPECIAL USE PERMIT WAIVERS UNDER R-63

CITY OF RICHMOND, VA

REQUIREMENT		CODE SECTION	REQUIREMENT		CODE SECTION
PERMITTED ACCESSORY USES AND STRUCTURES	ORDINANCE TO ALLOW AN ACCESSORY STRUCTURE ALONG BAINBRIDGE FOR UTILITIES WITH OPAQUE SCREENING (VEGATATIVE OR FENCE) AS GENERALLY SHOWN).	CITY OF RICHMOND SEC. 30-419.4	USABLE OPEN SPACE	ORDINANCE TO WAIVE THE PERCENTAGE TO A MINIMUM OF TWNETY PERCENT (20%).	CITY OF RICHMOND SEC. 30-419.7
LOT AREA AND WIDTH	"MULTIFAMILY DWELLINGS. MULTIFAMILY DWELLINGS SHALL BE LOCATED ON LOTS OF NOT LESS THAN 4,000 SQUARE FEET IN TOTAL AREA AND NOT LESS THAN 1,000 SQUARE FEET IN AREA FOR EACH DWELLING UNIT." ORDINANCE TO ALLOW UP TO 120 UNITS.	CITY OF RICHMOND SEC. 30-419.5	REQUIREMENTS FOR AREAS DEVOTED TO PARKING OR CIRCULATION OF VEHICLES	ORDINANCE TO ALLOW THE VEHICULAR INGRESS AND EGRESS AS SHOWN WITH BUFFER TYPE "H".	CITY OF RICHMOND SEC. 30-419.9
YARDS	"SIDE YARD. ALL OTHER USES AND BUILDINGS. THERE SHALL BE SIDE YARDS OF NOT LESS THAN FIVE FEET IN WIDTH." THE AREA BETWEEN THE BUILDING AND 15TH STREET IS NOT DEFINED AS "SIDE YARD" UNDER CITY CODE.	CITY OF RICHMOND SEC. 30-419.6	HEIGHT	ORDINANCE TO REFER TO SEC. 30-442.6 - HEIGHT (B-5 DISTRICT). HEIGHT SHALL NOT EXCEED 5 STORIES.	CITY OF RICHMOND SEC. 30-419.10
			BUILDING FAÇADE FENESTRATIONS	ORDINANCE TO REFER TO SEC. 30-442.7 - BUILDING FAÇADE FENESTRATIONS (B-5 DISTRICT) AND WILL INCLUDE MINIMUM OF 25% BRICK VENEER, AND 25% CEMENTITIOUS SIDING.	CITY OF RICHMOND SEC. 30-419.11

Notes:

A Parking and circulation buffer types will follow those defined in Article VII, Sec. 30-710.13 of City of Richmond Code: Perimeter buffers; landscaping requirements.

B The applicant will improve the sidewalk fronting along Cowardin Avenue to a minimum of 5 feet.



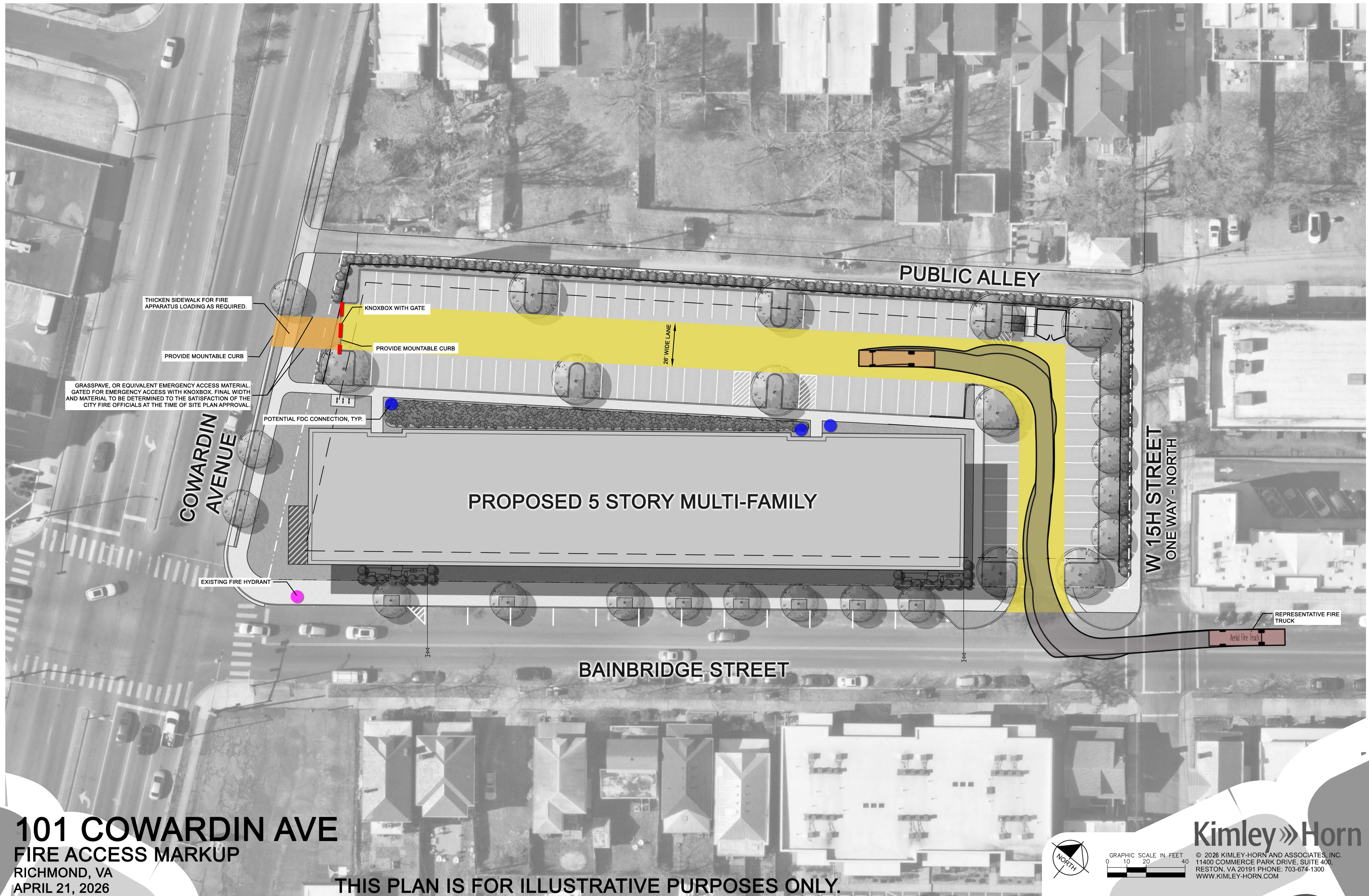
101 COWARDIN AVE
SCHEMATIC CONCEPT PLAN
 RICHMOND, VA
 APRIL 21, 2026

THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY.

Kimley»Horn
 © 2026 KIMLEY-HORN AND ASSOCIATES, INC.
 11400 COMMERCE PARK DRIVE, SUITE 400,
 RESTON, VA 20191 PHONE: 703-674-1300
 WWW.KIMLEY-HORN.COM

GRAPHIC SCALE IN FEET
 0 10 20

NORTH



THICKEN SIDEWALK FOR FIRE APPARATUS LOADING AS REQUIRED.

KNOXBOX WITH GATE

PROVIDE MOUNTABLE CURB

PROVIDE MOUNTABLE CURB

26' WIDE LANE

GRASSPAVE, OR EQUIVALENT EMERGENCY ACCESS MATERIAL, GATED FOR EMERGENCY ACCESS WITH KNOXBOX. FINAL WIDTH AND MATERIAL TO BE DETERMINED TO THE SATISFACTION OF THE CITY FIRE OFFICIALS AT THE TIME OF SITE PLAN APPROVAL.

POTENTIAL FDC CONNECTION, TYP.

COWARDIN AVENUE

PROPOSED 5 STORY MULTI-FAMILY

W 15H STREET ONE WAY - NORTH

EXISTING FIRE HYDRANT

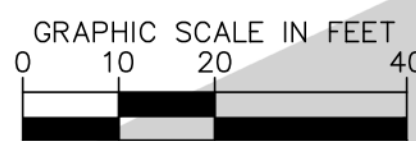
BAINBRIDGE STREET

REPRESENTATIVE FIRE TRUCK

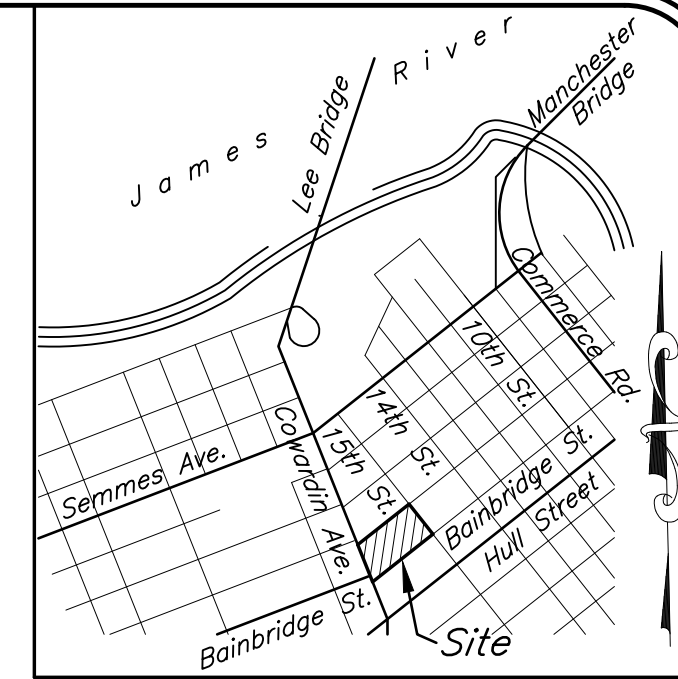
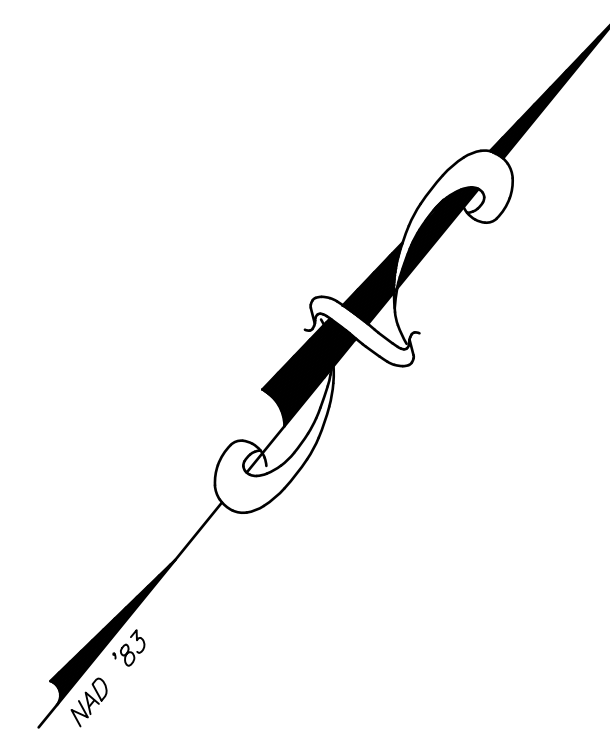
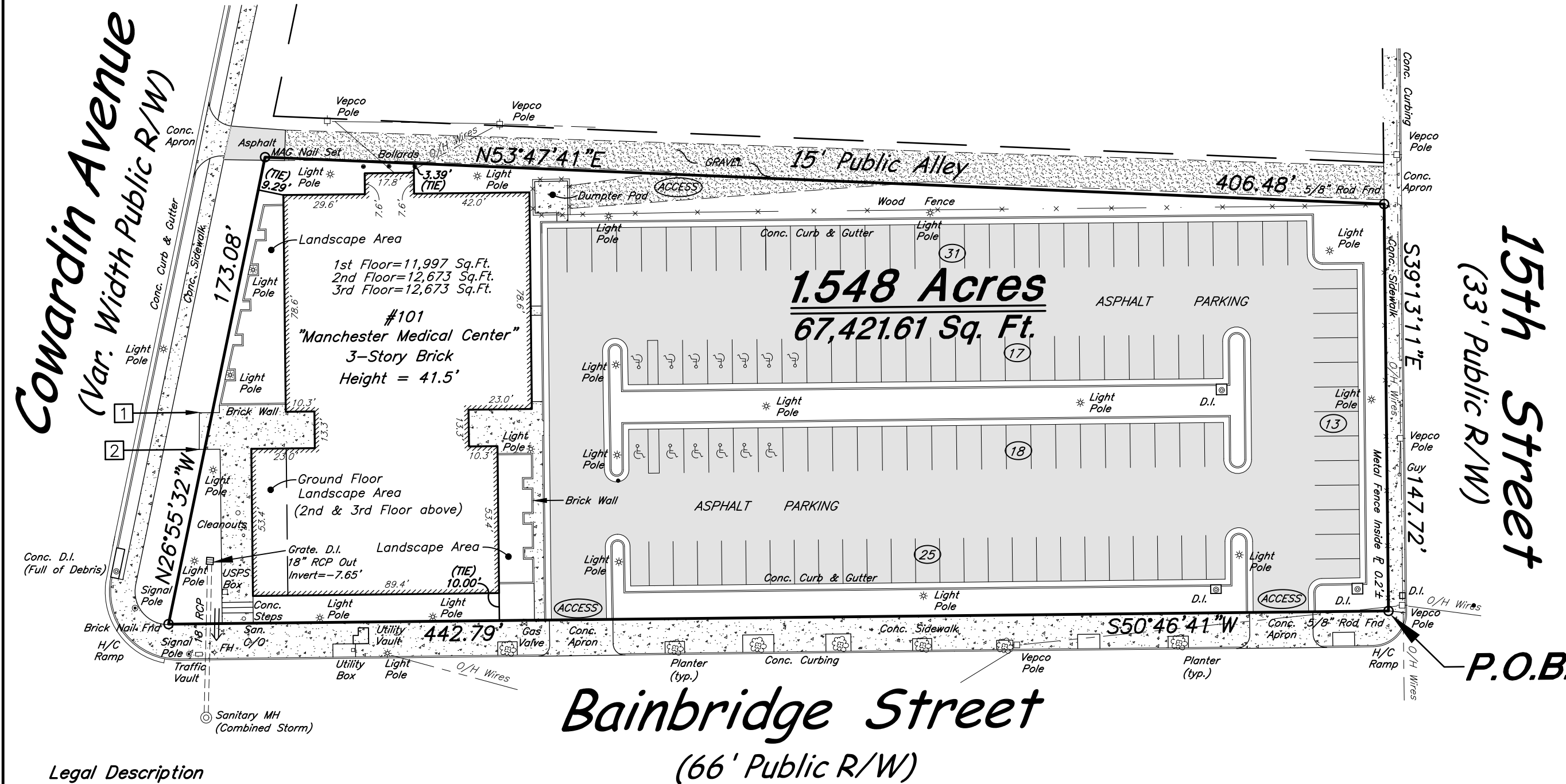
Aerial Fire Truck

101 COWARDIN AVE
FIRE ACCESS MARKUP
RICHMOND, VA
APRIL 21, 2026

THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY.



Kimley»Horn
© 2026 KIMLEY-HORN AND ASSOCIATES, INC.
11400 COMMERCE PARK DRIVE, SUITE 400,
RESTON, VA 20191 PHONE: 703-674-1300
WWW.KIMLEY-HORN.COM



Vicinity Map - Scale: 1" = 2000'

Legal Reference

Capital Area Health Network
 Instrument No. 2020-16912
 Parcel ID: S000-0199/014
 #101 Cowardin Avenue
 Zoned: R-63 (MultiFamily Urban Residential)

Legend

- ✦ Fire Hydrant
- ♿ Handicap Parking Spaces
- Ⓜ Painted Parking Spaces (Reg.)
- Ⓜ Water Meter
- Ⓜ Water Valve
- Ⓜ Lamp Post (Metal Post w/light)
- Ⓜ Manhole
- Ⓜ Sanitary Manhole
- Ⓜ Cable T.V. Pedestal
- Ⓜ C&P Telephone Pedestal
- Ⓜ Telephone MH
- Ⓜ Gas Valve
- Ⓜ Power Pole
- Ⓜ Electric Transformer
- Ⓜ Electric MH
- Ⓜ Field Survey Traverse Point
- Ⓜ Guy Wire Anchor
- Ⓜ Bollard
- Ⓜ Yard Inlet (Drainage)
- Ⓜ Sanitary Cleanout
- Ⓜ Concrete Surface
- Ⓜ RCP Reinforced Concrete Pipe
- Ⓜ CMP Corrugated Metal Pipe
- Ⓜ D.I. Drainage Inlet
- Ⓜ P.O.B. Point of Beginning

Legal Description

PER TITLE:

ALL that certain lot of land, lying and being in the City of Richmond, Virginia, known as the Bainbridge Junior High School and bound on the South by Bainbridge Street, on the East by 15th Street, on the West by a strip of land owned by the City of Richmond (shown as Parcel B on the plat described below) and on the North by a 15-foot alley, and as more particularly shown as Parcel C on plat, (the "Plat"), dated February 13, 1986, entitled "Survey of Parcels A, B and C situated on the North line of Bainbridge Street, bounded on West by Cowardin Avenue and on East by 15th Street", made by Carrouth and Associates, Inc., Surveyors, and upon which plat the property is shown to be bound and described as follows:

BEGINNING at a copper nail in a lead plug found at the intersection of the North line of Bainbridge Street and the West line of 15th Street and thence extending along the North line of Bainbridge Street South 51° 23' 50" West a distance of 442.79 feet to a point thence North 26° 18' 23" West a distance of 173.08 feet to a point; thence North 54° 24' 50" East a distance of 406.48 feet along an alley to a rod found on 15th Street; thence South 38° 36' 02" East 147.72 feet along the West line of 15th Street to the point and place of beginning.

BEING the same real estate conveyed to Capital Area Health Network, a Virginia corporation, by Special Warranty Deed from Laburnum Properties, Inc., a Virginia corporation, dated June 11, 2020, and filed for record on August 3, 2020, as Instrument No. 200016912, in the Clerk's Office of the Circuit Court of the City of Richmond, Virginia.

AS-SURVEYED:

BEGINNING at the point of intersection of the western boundary of the right of way line of 15th Street and the northern boundary of the right of way line of Bainbridge Street;

Thence proceeding along the northern boundary of the right of way line of Bainbridge Street in a southwesterly direction S 50°46'41" W 442.79 feet to a point on the eastern boundary of the right of way line of Cowardin Avenue;

Thence proceeding along the eastern boundary of the right of way line of Cowardin Avenue in a northwesterly direction N 26°55'32" W 173.08 feet to a point on the southern boundary of the right of way line of a 15' Public Alley;

Thence proceeding along the southern boundary of the right of way line of the 15' Public Alley in a northeasterly direction N 53°47'41" E 406.48 feet to a point on the western boundary of the right of way line of 15th Street;

Thence proceeding along the western boundary of the right of way line of 15th Street in a southeasterly direction S 39°13'11" E 147.72 feet to a point, said point being the Point and Place of Beginning, containing 1.548 acres, more or less.

Notes

1. This survey plat represents a current and accurate field transit survey of the premises shown hereon. Date of last physical survey: September 15, 2025.
2. All streets shown hereon are public.
3. The property has direct vehicular access from Bainbridge Street, a public right of way. Dumpster Pad is accessed from the 15' Public Alley shown hereon.
4. Building addresses shown hereon per posted addresses.
5. The legal description does form a mathematically closed figure with no gaps, gores or overlaps.
6. There was no observed evidence of current earth moving, building construction or building additions.
7. Surveyor is not aware of any proposed changes in the street right of way and observed no evidence of recent street or sidewalk construction or repairs.
8. There was no observed evidence of the site use as a solid waste dump, sump or sanitary landfill.
9. Observed utilities are plotted and shown hereon - Subsurface utility delineation was not performed.
10. The subject property is the same property as described in Title Commitment issued by Fidelity National Title Insurance Company with an effective date of March 31, 2025. (Commitment No. 5238564-D-VA-CP-GRS).

Fidelity National Title Insurance Company

Schedule B - PART II Commitment No. 5238564-D-VA-CP-GRS

(Referenced by corresponding number in Commitment)

- 11 Matters shown on plat of survey prepared by R. A. Carrouth, C.L.S., entitled "Survey of Parcels A, B, and C Situated on the North Line of Bainbridge Street, Bounded on West By Cowardin Avenue and on East by 15th Street", dated February 13, 1986, and filed for record in Deed Book 74, Page 1822 and shown on plat of survey prepared by Shadrach & Associates LLC, dated May 29, 2020 entitled "ALTA/NSPS LAND TITLE SURVEY SHOWING EXISTING IMPROVEMENTS TO #101 COWARDIN AVENUE" hereinafter referred to as the Survey. Remaining matters plotted and shown hereon. Parcel "B" no longer appears as a separate Tax Parcel per City GIS and the western subject property line is now the eastern boundary of the right of way line of Cowardin Avenue.
- 12 Terms and conditions as set forth in that certain Notice of Federal Interest dated January 6, 2021, and filed for record on April 22, 2021, as Instrument No. 210011602. Affects the Subject Property, but contains no plottable items.
- 13 The following matters shown on the Survey:
 - a. overhead wires;
 - b. light poles;
 - c. concrete walk 4.65 outside property line;
 - d. concrete walk 1.96" outside property line.
 Matters plotted and shown hereon.

Flood Certification

I have examined the Flood Insurance Rate Map for the City of Richmond, Virginia, Map No. 510129-0039-F, effective date July 8, 2025, and hereby certify to the best of my professional knowledge and belief that the property is not located in a Special Flood Hazard Area, but is located in Zone (X) Area of Minimal Flood Hazard as determined by National Flood Insurance Program, Federal Emergency Management Agency, Department of Housing and Urban Development.

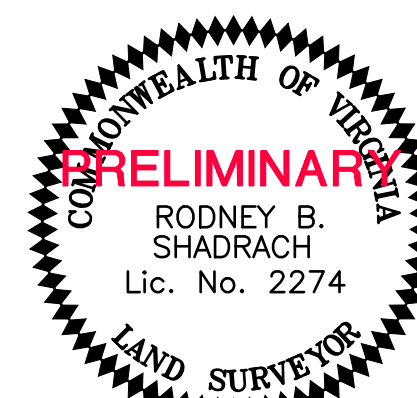
Surveyor's Certificate

To: HDC, LLC, a _____ limited liability company
 From: RODNEY B. SHADRACH, its successors and/or assigns as their interests may appear
 To: FIDELITY NATIONAL TITLE INSURANCE COMPANY

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS and includes Table A Items #1-4, 6(a), 6(b), 7(a), 7(b), 7(c), 8, 9, 13, 14, 16, 17, and 19. The fieldwork was completed on September 15, 2025.

Rodney B. Shadrach, L.S. #2274
 Shadrach & Associates, LLC

I hereby certify that this ALTA/NSPS Land Title survey, to the best of my professional knowledge and belief, is correct and complies with the minimum procedures and standards established by the Virginia State Board of Architects, Professional Engineers, Land Surveyors and Certified Landscape Architects.



Statement of Encroachments

- 1 Concrete Walk 4.65' Outside R
- 2 Concrete Walk 1.96' Outside R

Zoning

Current Zoning: R-63 (MultiFamily Urban Residential District)
 SEE SPECIAL USE PERMIT 86-154-153

Setbacks:

Minimum Front Yard: None Required, 15.0 Feet Maximum
 Minimum Side Yard: 5.0 Feet
 Minimum Rear Yard: 15.0 Feet
 Maximum Height: Corner Lot = 4 stories (Story=10' to 14')

*ZONING TO BE VERIFIED BY ZONING CONFIRMATION LETTER

For further clarification of Zoning Requirements - Contact:

City of Richmond Zoning Administration
 900 E. Broad St., Room 108
 Richmond, VA 23219
 (804) 646-6340

Parking

104 Regular Spaces
 13 Handicap Spaces
 117 Total Spaces



Scale: 1" = 40'



Shadrach & Associates LLC

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