

INTRODUCED: March 10, 2025

A RESOLUTION No. 2025-R012

To designate the property known as 809 Oliver Hill Way as a revitalization area pursuant to Va. Code § 36-55.30:2. (6<sup>th</sup> District)

\_\_\_\_\_  
Patron – Mayor Avula

\_\_\_\_\_  
Approved as to form and legality  
by the City Attorney  
\_\_\_\_\_

PUBLIC HEARING: MAR 24 2025 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

AYES:                      9                NOES:                      0                ABSTAIN:                                          

ADOPTED:   MAR 24 2025        REJECTED:                                         STRICKEN:

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) 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 809 Oliver Hill Way, identified as Tax Parcel No. E000-0318/003 in the 2025 records of the City Assessor, being more particularly shown on the survey entitled “ALTA/NSPS Land Title Survey, 809 Oliver Hill Way,” prepared by Edward E. Northrop, dated June 19, 2019, and last revised June 22, 2019, and the plans entitled “Oliver Hill Way, 809 Oliver Hill Way, Richmond VA,” prepared by Baskervill, and dated March 14, 2024, and “809 Oliver Hill Way,” prepared by Timmons Group, and dated March 13, 2024, copies of which are attached to 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 809 Oliver Hill Way, identified as Tax Parcel No. E000-0318/003 in the 2025 records of the City Assessor and as shown on the survey entitled "ALTA/NSPS Land Title Survey, 809 Oliver Hill Way," prepared by Edward E. Northrop, dated June 19, 2019, and last revised June 22, 2019, and the plans entitled "Oliver Hill Way, 809 Oliver Hill Way, Richmond VA," prepared by Baskervill, and dated March 14, 2024, and "809 Oliver Hill Way," prepared by Timmons Group, and dated March 13, 2024, 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.

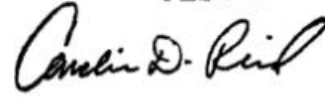
BE IT FURTHER RESOLVED:

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 and 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:**

A handwritten signature in black ink, appearing to read "Camille D. Reed". The signature is written in a cursive, flowing style.

**City Clerk**



# City of Richmond

900 East Broad Street  
2nd Floor of City Hall  
Richmond, VA 23219  
www.rva.gov

## Master

**File Number: Admin-2025-0192**

**File ID:** Admin-2025-0192      **Type:** Request for Ordinance or Resolution      **Status:** Regular Agenda

**Version:** 1      **Reference:**      **In Control:** City Attorney

**Department:**      **File Created:** 03/03/2025

**Subject:** 809 Oliver Hill Way Revitalization Designation      **Final Action:**

**Title:**

**Internal Notes:** Designating the 1.801-acres site at 809 Oliver Hill Way, as a Revitalization Area Pursuant to Virginia Code §36-55.30:2.A to secure VHDA (Virginia Housing) financing for the 81 multifamily development serving low-income individuals and families.

**Agenda Date:** 03/10/2025

**Patron(s):**      **Enactment Date:**

**Attachments:** Admin-2025-0192 AATF - 809 Oliver Hill Way  
Revitalization Designation - Copy, Admin-2025-0192  
Revitalization Area - 809 Oliver Hill Way Final  
Attachments, Admin-2025-0192 - Unit Mix for 809  
Oliver Hill Way      **Enactment Number:**

**Contact:**      **Introduction Date:**

**Drafter:** Michelle.Peters@rva.gov      **Effective Date:**

**Related Files:**

### Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	3/3/2025	Danielle Smith	Approve	3/4/2025
1	2	3/4/2025	Merrick Malone	Approve	3/4/2025
1	4	3/4/2025	Sharon Ebert	Approve	3/6/2025
1	6	3/4/2025	Jeff Gray	Approve	3/6/2025
1	7	3/7/2025	Sabrina Joy-Hogg	Approve	3/13/2025
1	8	3/10/2025	Mayor Avula	Approve	3/18/2025

### History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
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Text of Legislative File Admin-2025-0192

# City of Richmond

## Intracity Correspondence

### O&R Transmittal

**DATE:** February 2, 2024

**TO:** The Honorable Members of City Council

**THROUGH:** The Honorable Dr. Danny Avula, Mayor

**THROUGH:** Sabrina Joy-Hogg, Interim Chief Administrative Officer

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

**FROM:** Merrick Malone, Director Department of Housing and Community Development

**RE:** Designating the 1.801-acres site at 809 Oliver Hill Way, as a Revitalization Area  
Pursuant to Virginia Code §36-55.30:2.A to secure VHDA (Virginia Housing) financing for the 80 multifamily development serving low-income individuals and families.

### ORD. OR RES. No.

**PURPOSE:** To request a resolution from the City Council designating the 1.801-acre site at 809 Oliver Hill Way as a Revitalization Area pursuant to Virginia Code §36-55.30:2.A to secure VHDA (Virginia Housing) financing for the development of an 80 multifamily development serving low-income individuals and families.

**BACKGROUND:** The proposed development at 809 Oliver Hill Way is a unique one-of-a-kind development that will target young adults experiencing housing instability, in transition, and those exiting the foster care system. The property was rezoned in 2024 from the M-1 Light Industrial District to the TOD-1 Transit Oriented Nodal District. This new zoning district allows mixed-use development including but not limited to residential and commercial uses. The proposed development includes residential, and neighborhood-serving uses to support the existing housing.

The development will provide 80 multifamily units, all of which will provide units for individuals and families earning between 40%-60% of the Area Median Income (AMI). The breakdown by AMI will

be 15 units for persons at 40%, 25 units at 50%, and 40 units at 60%. The site includes one building with accessory and mixed-use. The design includes two parking levels on the lower two floors and four stories of multifamily units above the parking garage. A total of six floors. The entry to the first level of the parking garage is on O Street, the second level entrance is along the north 18th Street. A total of 114 parking spaces to be provided in the garage, the first floor has a total of 40 spaces, of which 6 are accessible. The second level has 74 spaces, of which 13 are accessible. The exterior façade of the development will contain brick and colored fiber cement siding.

The development will include an on-site leasing office, bike storage space for 20 bikes, covered parking, and residential support services that will be based on the needs of the tenants and residents within the development. The development is near public transportation, a hospital, and other commercial, retail, and professional services.

The estimated project cost is 31 million dollars and will be financed with a variety of funding sources, including tax credit investments, the National Housing Trust Fund (NHTF), and other state and local financial tools. The Lawson Companies are anticipated to be the third-party property management company to provide the professional property management and maintenance services. This will be a 30-year affordable development with all the units reserved for renters between 40% and 60% of the area median income. The unit mix varies from one bedroom and one bathroom to two and three bedrooms with 2 bathrooms. The unit mix is attached for reference.

**COMMUNITY ENGAGEMENT:** The neighborhood associations were notified and a part of the rezoning process that allowed the rezoning from M-1 Light Industrial district to a TOD-1 Transit Oriented Development district. There were two public hearings and a committee meeting.

**STRATEGIC INITIATIVES AND OTHER GOVERNMENTAL:** This development complies with the Richmond 300 Master Plan and the Equitable Affordable Housing Plan.

**FISCAL IMPACT:** None

**DESIRED EFFECTIVE DATE:** Upon Adoption

**REQUESTED INTRODUCTION DATE:** March 10, 2025

**CITY COUNCIL PUBLIC HEARING DATE:** March 24, 2025

**REQUESTED AGENDA:** Consent

**RECOMMENDED COUNCIL COMMITTEE:** Land Use, Housing and Transportation

**AFFECTED AGENCIES:** Housing and Community Development and Planning and Development Review

**RELATIONSHIP TO EXISTING ORD. OR RES.:** Affordable Housing Performance Grant Amendment; Ordinance No. 2024-013 (rezoning approval)

**ATTACHMENTS:** Alta Land Title Survey, Site Plan entitled “Universal Design Site Plan-Level 1 and Level 2, prepared by Timmons Group, Elevation Drawings prepared by Baskervill, Rezoning Ordinance, Real Estate Assessor Property Record

**STAFF:** Michelle B. Peters, Deputy Director, II-804 - 646-3975



**Unit Mix for 809 Oliver Hill Way**

<b>Bedroom(s)</b>	<b>Bathroom(s)</b>	<b># of Units</b>	<b>Floor of Building</b>
1	1	3	Third
		4	Fourth
		4	Fifth
		4	Sixth
<b>Total</b>		<b>15</b>	
2	2	13	Third
		13	Fourth
		13	Fifth
		9	Sixth
<b>Total</b>		<b>48</b>	
3	2	4	Third
		4	Fourth
		4	Fifth
		5	Sixth
<b>Total</b>		<b>17</b>	
<b>Total Units</b>		<b>80</b>	



## RECORD DESCRIPTION

ALL that certain piece or parcel of land, with all improvements thereon and appurtenances thereto belonging, lying and being in the City of Richmond, Virginia, known as 809 Oliver Hill Way (formerly known as 17th Street), shown on a plat by Gene Watson & Associates, dated May 29, 1995, revised August 17, 1995, entitled, "Plat Showing 809 N. 17th Street With Improvements Located in the City of Richmond, Virginia", on which plat it is noted that the property is "previously shown as #829" and according to which plat such parcel is described as follows:

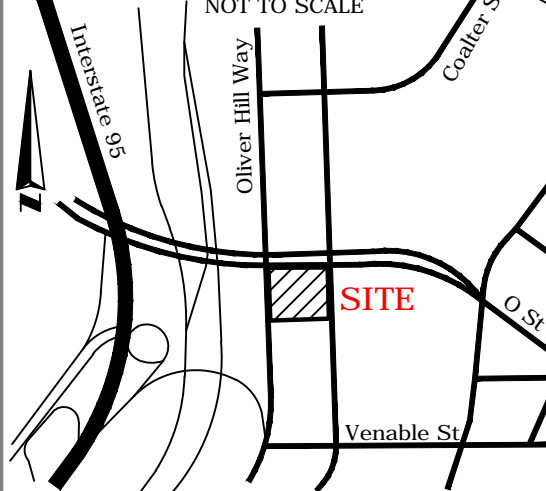
BEGINNING at a point at the intersection of the east line of Oliver Hill Way (formerly 17th Street) with the south line of O Street; thence eastwardly along the south line of O Street North 87° 55' 36" East 268 feet to a point at the intersection of the south line of O Street with the west line of 18th Street; thence along the west line of 18th Street South 2° 04' 24" East 297.38 feet to a point; thence South 89° 53' 24" West 268.15 feet to a point in the east line of Oliver Hill Way (formerly 17th Street) thence along the east line of Oliver Hill Way (formerly 17th Street) North 2° 04' 24" West 288.19 feet to the beginning point.

BEING the same real estate conveyed to Matthews Family III, LLC, a Virginia limited liability company, by Deed from Center Group Ventures, LLC, a Virginia limited liability company, dated December 12, 2005, recorded December 13, 2005, in the Clerk's Office, Circuit Court, City of Richmond, Virginia as Instrument #050043683.

## SITE PICTURE



### VICINITY MAP



### LAND AREA

78,465 Sq. Feet  
1.801 Acres

### PARKING SPACES

REGULAR= 99 HANDICAP= 4  
TOTAL= 103

## ZONING DATA

ZONING ITEM	REQUIRED	PERMITTED USES
ZONING DISTRICT	M-1 (LIGHT INDUSTRIAL)	A. GENERAL OFFICE PURPOSES B. INTAKE PROCESSING CENTER FOR HOMELESS INDIVIDUALS WHERE THE INDIVIDUALS ARE INTERVIEWED BY RESOURCE SPECIALISTS TO ASSESS THE NEEDS OF EACH INDIVIDUAL AND REFERRED TO SERVICES AT A LOCATION OTHER THAN THE PROPERTY, AND C. PROVIDING COUNSELING GROUPS (BATTERER'S INTERVENTION, ANGER MANAGEMENT, SELF-ESTEEM) AND INDIVIDUAL COUNSELING ON A FEE FOR SERVICE BASIS (ALTHOUGH SOME INDIVIDUALS MAY QUALIFY FOR REDUCED FEES)
MINIMUM LOT AREA (SQ. FT.)		
MAX BUILDING COVERAGE		
MAX BUILDING HEIGHT		
BUILDING SETBACKS		CONTACT: CITY OF RICHMOND DEPT. OF PLANNING & DEV. REVIEW PHONE/EMAIL: 804-646-6340
FRONT SIDE REAR		
NOTES: AT THE TIME OF THIS SURVEY, THE TRANSACTION PARTIES HAVE NOT PROVIDED THE ZONING INFORMATION.		LETTER DATE: MARCH 11, 2019

## FLOOD NOTE

FLOOD NOTE: BASED ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AVAILABLE ONLINE AT WWW.MSC.FEMA.GOV, AND BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE X ON FLOOD INSURANCE RATE MAP NUMBER 5101290041E, WHICH BEARS AN EFFECTIVE DATE OF JULY 16, 2014 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. BY REVIEWING FLOOD MAPS PROVIDED BY THE NATIONAL FLOOD INSURANCE PROGRAM WE HAVE LEARNED THIS COMMUNITY DOES PARTICIPATE IN THE PROGRAM. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THE ACCURACY OF THE MAPS AND/OR TO APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

## SIGNIFICANT OBSERVATIONS

Information noted below is simply a statement of fact regarding the location of observed improvements relative to boundary, easement, and setback lines, and is not a legal opinion or determination of encroachments.

At the time of this survey, there were no encroachments onto or beyond the subject property.

## LEGEND

R/W	- Right-of-Way	⊠	- Electric Transformer
CL	- Centerline	⊙	- Underground Utility Marker
P.O.B.	- Place/Point of Beginning	⊙	- Bollard Post
P.O.C.	- Place/Point of Commencement	⊙	- Handicap Space
⊙	- Schedule B-Section II Item	⊙	- Sign
Msd.	- Measured	⊙	- Utility Pole
Dd.	- Bearing/Distance from Deed Record	⊙	- Utility Pole with Light
●	- Monumentation Found as Noted	⊙	- Light Pole
▲	- PK/MAG Nail or Railroad Spike Found as Noted	⊙	- Guy Wire
⊙	- Manhole	⊙	- Fence (As Noted)
⊙	- Storm Manhole	⊙	- Overhead Utilities
⊙	- Curb Inlet Basin with Grate	⊙	- Concrete Area
⊙	- Catch Basin	⊙	- No Parking Area
⊙	- Cleanout	⊙	- Building Area
⊙	- Gas Valve	⊙	- Easement Line
⊙	- Electric Box/Cabinet	⊙	- Property Line

## SCHEDULE B-II ITEMS

13. Ordinance Number 62-257-217 adopted October 22, 1962 as shown on "Plan on file in the Office of the Department of Public Works entitled, Plan for the Closing of Streets and Alleys in the Area Bounded by Littlepage, Mosby, Jay and Buchanan Streets (17th Street Redevelopment Project Area" marked by Drawing No. P-15246. Plan drawing shows Gas, Water and Sewer located adjacent to Oliver Hill Way. MAY PERTAIN TO THE SUBJECT PROPERTY - EASEMENT LOCATIONS CANNOT BE DETERMINED FROM DRAWING NO. P-15246
14. Restrictive Covenants and Conditions as contained in the Deed dated June 17, 1968 and recorded in Deed Book 652C, page 371. PERTAINS TO THE SUBJECT PROPERTY - CONTAINS NO PLOTTABLE SURVEY ITEMS
15. Deed of Easement between Richmond Redevelopment & Housing Authority and the City of Richmond, Virginia, dated October 13, 1964 and recorded in Deed Book 627D, page 731 for storm water and sanitary sewer and as shown on the Plat entitled, "Proposed Base Lines and Street Layout in the 17th Street Redevelopment Area" Drawing No. P-15450-A and recorded in PB 18, pages 101 & 102. DOES NOT PERTAIN TO THE SUBJECT PROPERTY
16. Easement between Alex H. Williams and Geline B. Williams, his wife, and Virginia Electric and Power Company, dated August 26, 1968, recorded October 10, 1968 in Deed Book 654-D, page 670. PERTAINS TO THE SUBJECT PROPERTY - APPROXIMATE LOCATION PLOTTED AND SHOWN HEREON
17. Easement between Alex H. Williams and Geline B. Williams, his wife, and Virginia Electric and Power Company, dated February 9, 1973, recorded May 4, 1973 in Deed Book 683-C, page 68. PERTAINS TO THE SUBJECT PROPERTY - APPROXIMATE LOCATION PLOTTED AND SHOWN HEREON
18. Easement between Alex H. Williams and Geline B. Williams, his wife, and Virginia Electric and Power Company, dated February 9, 1973, recorded May 4, 1973 in Deed Book 683-C, page 71. PERTAINS TO THE SUBJECT PROPERTY - APPROXIMATE LOCATION PLOTTED AND SHOWN HEREON
19. Deed of Easement by and between Alexander H. Williams and Geline B. Williams, and the Commonwealth of Virginia, as contained within deed dated November 8, 1972, recorded May 8, 1973 in Deed Book 683-C, page 228. Grants, in part, a permanent right and easement to construct, operate, maintain, etc. a street or highway bridge, including support piers and appurtenances, together with rights of ingress and egress. Deed includes reservation of rights for grantor, their successors and assigns, therein to construct a building or buildings near superstructure of the bridge and the right of passage around the pier supporting the bridge. See State Highway Plat Book 5, pages 60, 61, 62 and 63 for particulars. PERTAINS TO THE SUBJECT PROPERTY - PLOTTED AND SHOWN HEREON
20. Deed of Easement granted the City of Richmond, Virginia, dated October 28, 1963, recorded December 2, 1963 in Deed Book 621-E, page 743. Grants easement for the construction, operation, etc. of gas and water mains and pipes, sanitary sewers and drainage facilities, and appurtenances thereto. (No Plat attached to Instrument) MAY PERTAIN TO THE SUBJECT PROPERTY - EASEMENT LOCATIONS CANNOT BE DETERMINED FROM DRAWING NO. P-15246
21. Matters and Facts as contained on Plat(s) of Survey made by Gene Watson & Associates, entitled, "Plat Showing 809 N. 17th Street With Improvements Located in the City of Richmond, Virginia", dated May 29, 1995, revised August 17, 1995 and recorded at Instrument # 970004235, Page 433 on February 26, 1997, and revised February 15, 1996 and recorded October 16, 1997 at Instrument #970022716, Page 128. PERTAINS TO THE SUBJECT PROPERTY - CONTAINS NO NEW PLOTTABLE SURVEY ITEMS

## TITLE COMMITMENT INFORMATION

THE PROPERTY HEREON DESCRIBED IS THE SAME AS THE PERTINENT PROPERTY AS DESCRIBED IN FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT FILE NO.: 19-14707, WITH AN EFFECTIVE DATE OF MARCH 15, 2019.

## GENERAL SURVEY NOTES

1. ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVITUDES, AND ENCROACHMENTS ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
2. THIS DRAWING MEETS OR EXCEEDS THE SURVEYING STANDARDS AND STANDARDS OF CARE AS SET FORTH IN SECTION 3 OF THE 2016 ALTA/NSPS SURVEYING REQUIREMENTS.
3. ALL FIELD MEASUREMENTS MATCH RECORD DIMENSIONS WITHIN THE PRECISION REQUIREMENTS OF ALTA/NSPS SPECIFICATIONS.
4. AT THE TIME OF SURVEY, THERE IS NO RECORD OR OBSERVED EVIDENCE OF A CEMETERY, BURIAL GROUNDS OR LOCATION OF ISOLATED GRAVESTONES.
5. THE TITLE LINES AND LINES OF ACTUAL POSSESSION ARE THE SAME.
6. THE SUBJECT PROPERTY HAS ACCESS TO AND FROM O STREET, OLIVER HILL WAY AND NORTH 18TH STREET, EACH A PUBLIC RIGHT OF WAY.
7. AT THE TIME OF THE FIELD WORK, THERE IS NO OBSERVABLE EVIDENCE OF THE SITE USE AS SOLID WASTE DUMP, SLUMP OR SANITARY LANDFILL.
8. IN REGARDS TO TABLE "A" ITEM 7(a), THE BUILDING AREA SHOWN HEREON IS FOR THE FOOTPRINT OF THE BUILDING ONLY AT GROUND LEVEL.
9. IN REGARDS TO TABLE "A" ITEM 14, THE NEAREST INTERSECTION OF STREET IS SHOWN HEREON.
10. IN REGARDS TO TABLE "A" ITEM 16, AT THE TIME OF THIS SURVEY, THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
11. IN REGARDS TO TABLE "A" ITEM 17, AT THE TIME OF THIS SURVEY, NO APPARENT CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION. THERE NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
12. IN REGARDS TO TABLE "A" ITEM 18, AT THE TIME OF THIS SURVEY, NO VISIBLE FIELD DELINEATION MARKERS FOR WETLANDS WERE OBSERVED TO REFERENCES ON THIS SURVEY.
13. THE BASIS FOR ALL BEARINGS SHOWN HEREON IS THE WEST LINE OF THE SUBJECT PROPERTY, KNOWN AS BEING NORTH 02°04'24" WEST, AND IS THE SAME BEARING RECORDED IN INSTRUMENT NO. 050043683 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE CITY OF RICHMOND, VIRGINIA.

GRS PROJECT NO. / JOB NO.	152
19-35792.2	
SCALE:	1" = 20'
DRAWN BY:	JUT
APPROVED BY:	EEN

REVISION	HISTORY	DATE
1	COMMENTS/REVISED TITLE	4.3.19
2	ZONING LETTER/COMMENTS	4.4.19
3	COMMENTS	5.29.19
4	REVISED TITLE	6.22.19

## ALTA/NSPS LAND TITLE SURVEY

809 OLIVER HILL WAY

CITY OF RICHMOND

RICHMOND, VA

## SURVEYOR'S CERTIFICATE

TO: COMMONWEALTH CATHOLIC CHARITIES, A VIRGINIA NON-STOCK CORPORATION; FIDELITY NATIONAL TITLE INSURANCE COMPANY; GRS TITLE SERVICES, LLC AND GRS GROUP;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10(a), 13, 14, 16, 17, 18 AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MARCH 1, 2019.

DATE OF PLAT OR MAP: MARCH 4, 2019  
DATE OF FINAL PLAT OR MAP: JUNE 19, 2019

Edward E. Northrop  
Edward E. Northrop, LS  
Virginia Registered Land Surveyor No. 0403002610  
For and on behalf of TITAN USA Commercial Real Estate Services, LLC

Survey Prepared By: [www.titanusa.com](http://www.titanusa.com)  
**TITAN USA**  
COMMERCIAL REAL ESTATE SERVICES  
Surveying & Mapping  
14011 Hughes Drive, Suite 101, 44024  
Phone: 330-842-7071  
Email: [surveyors@titanusa.com](mailto:surveyors@titanusa.com)

DATED 2019 - USE OF THIS DOCUMENT'S FORMAT IS PROHIBITED AND CONTINGENT UPON THE WRITTEN CONSENT & PERMISSION BY THE GRS GROUP, LLC.

SURVEY COORDINATED BY:

300 SPECTRUM CENTER DRIVE, SUITE 145, IRVINE, CALIFORNIA 92618 | FIELDSURVEY@GRS-GLOBAL.COM | PHONE: 330-779-1167



# COMMONWEALTH CATHOLIC CHARITIES

# OLIVER HILL WAY

809 OLIVER HILL WAY, RICHMOND VA

OWNER / CLIENT

COMMONWEALTH CATHOLIC CHARITIES  
1601 ROLLING HILLS DRIVE  
RICHMOND, VA 23229  
CONTACT: CHARLES HALL

ARCHITECTURE / INTERIORS / MEP

BASKERVILL  
1051 E CARY ST., SUITE 200 (23219)  
RICHMOND, VA 23218-0400  
+1 804 343 1010  
WWW.BASKERVILL.COM

STRUCTURAL ENGINEER

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1025 BOULDER PKWY., SUITE 310  
RICHMOND, VA 23225  
CONTACT: BRIAN STANLEY

CIVIL ENGINEER

TIMMON GROUP  
1001 BOULDERS PKWY., SUITE 300  
RICHMOND, VA 23225  
+1 800 200 6500  
WWW.TIMMONS.COM

VICINITY MAP



LIHTC DRAWING INDEX

SHEET NO	SHEET TITLE	REV NO	REV DATE
T1.1	LIHTC TITLE SHEET		
A.1	1ST FLOOR PLAN		
A.2	2ND FLOOR PLAN		
A.3	3RD FLOOR PLAN		
A.4	4TH - 5TH FLOOR PLAN		
A.5	6TH FLOOR PLAN		
A.6	ROOF PLAN		
A.7	BUILDING ELEVATIONS		
A.8	BUILDING ELEVATIONS		
A.9	BUILDING & WALL SECTIONS		
A.10	EXTERIOR WALL DETAILS		
A.11	ENLARGED UNIT PLANS - TYPE A		
A.12	ENLARGED UNIT PLANS - TYPE B		
A.13	ENLARGED UNIT PLANS - TYPE B		

CODE DATA SUMMARY

VABC: 2021  
VH: 2024  
ENERGYSTAR FOR MULTIFAMILY HOMES V.1.1  
EARTHORRAFT GOLD  
ZERO ENERGY READY HOMES

CONSTRUCTION TYPE:  
- PODIUM (LEVEL 1-2): IB  
- UPPER BUILDING (LEVEL 3-6): VA

HEIGHT OF BUILDING:  
- PODIUM: 21' (2 STORIES)  
- UPPER BUILDING: 46' (4 STORIES)

FULLY SPRINKLERED: YES  
FIRE ALARM SYSTEM: YES  
HIGH RISE: NO



BASKERVILL  
300 S. ORANGE AVENUE, SUITE 1125 ORLANDO, FL 32801

NOT FOR  
CONSTRUCTION

COPYRIGHT 2023 BASKERVILL. USE OF THIS WORK IN WHOLE OR IN PART IS  
FORBIDDEN WITHOUT EXPRESSED WRITTEN CONSENT.

PROJECT NUMBER

2.230447.0

OLIVER HILL WAY

809 OLIVER HILL WAY, RICHMOND VA

ISSUE

03/14/2024 -

LIHTC APPLICATION

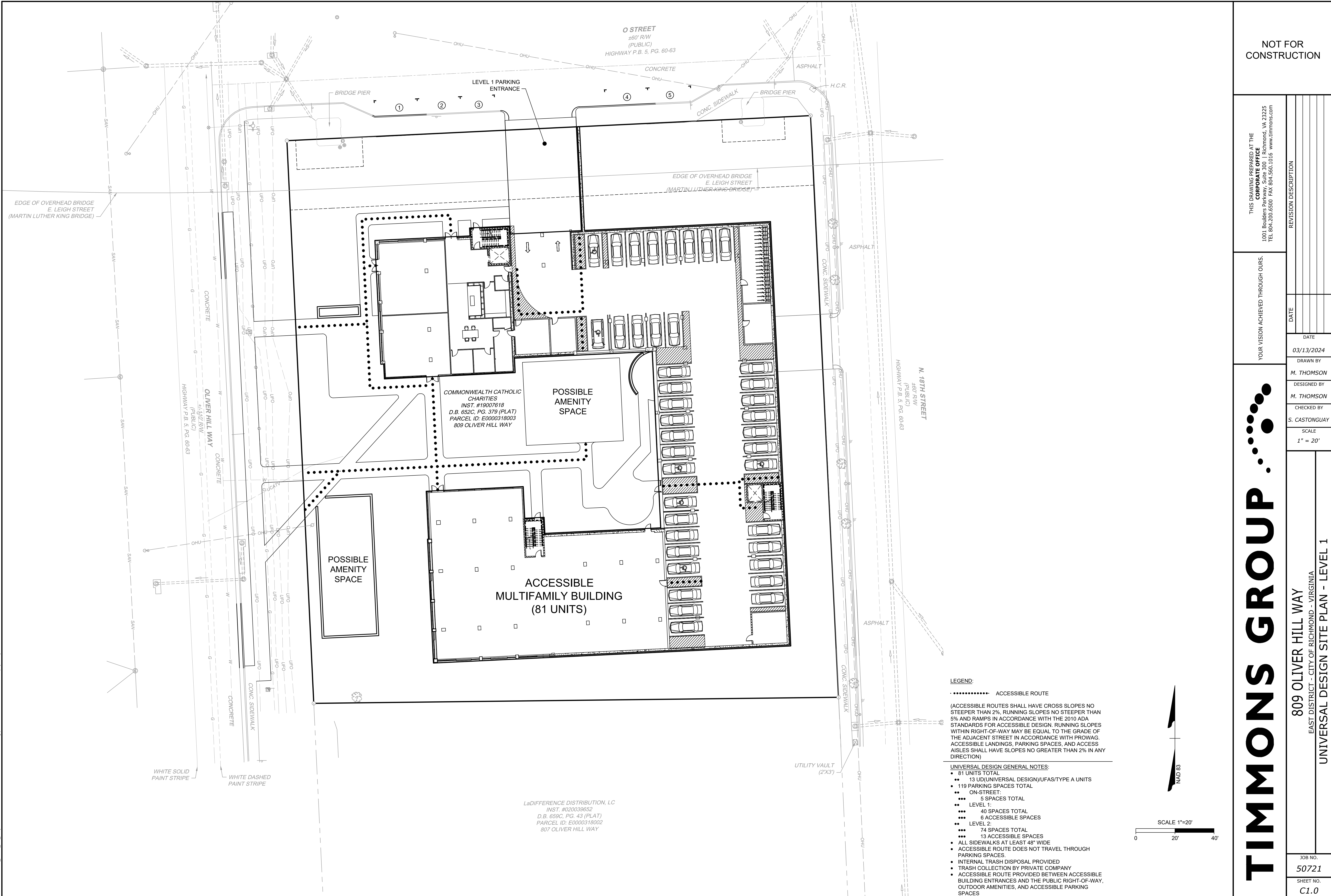
LIHTC TITLE SHEET

T1.1





S:\0150721809\_Oliver\_Hill\_Vray\DWG\Sheet\Exhibit\50721-401C-1-04UDSP.dwg [Plotted on 3/13/2024 2:51 PM] by Molly Thomson



LaDIFFERENCE DISTRIBUTION, LC  
INST. #020039652  
D.B. 659C, PG. 43 (PLAT)  
PARCEL ID: E0000318002  
807 OLIVER HILL WAY

NOT FOR CONSTRUCTION

THIS DRAWING PREPARED AT THE  
**CORPORATE OFFICE**  
1001 Boulders Parkway, Suite 300 | Richmond, VA 23225  
TEL 804.200.0300 FAX 804.580.0106 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.

REVISION DESCRIPTION

DATE	
03/13/2024	DRAWN BY M. THOMSON
	DESIGNED BY M. THOMSON
	CHECKED BY S. CASTONGUAY
	SCALE 1" = 20'

TIMMONS GROUP

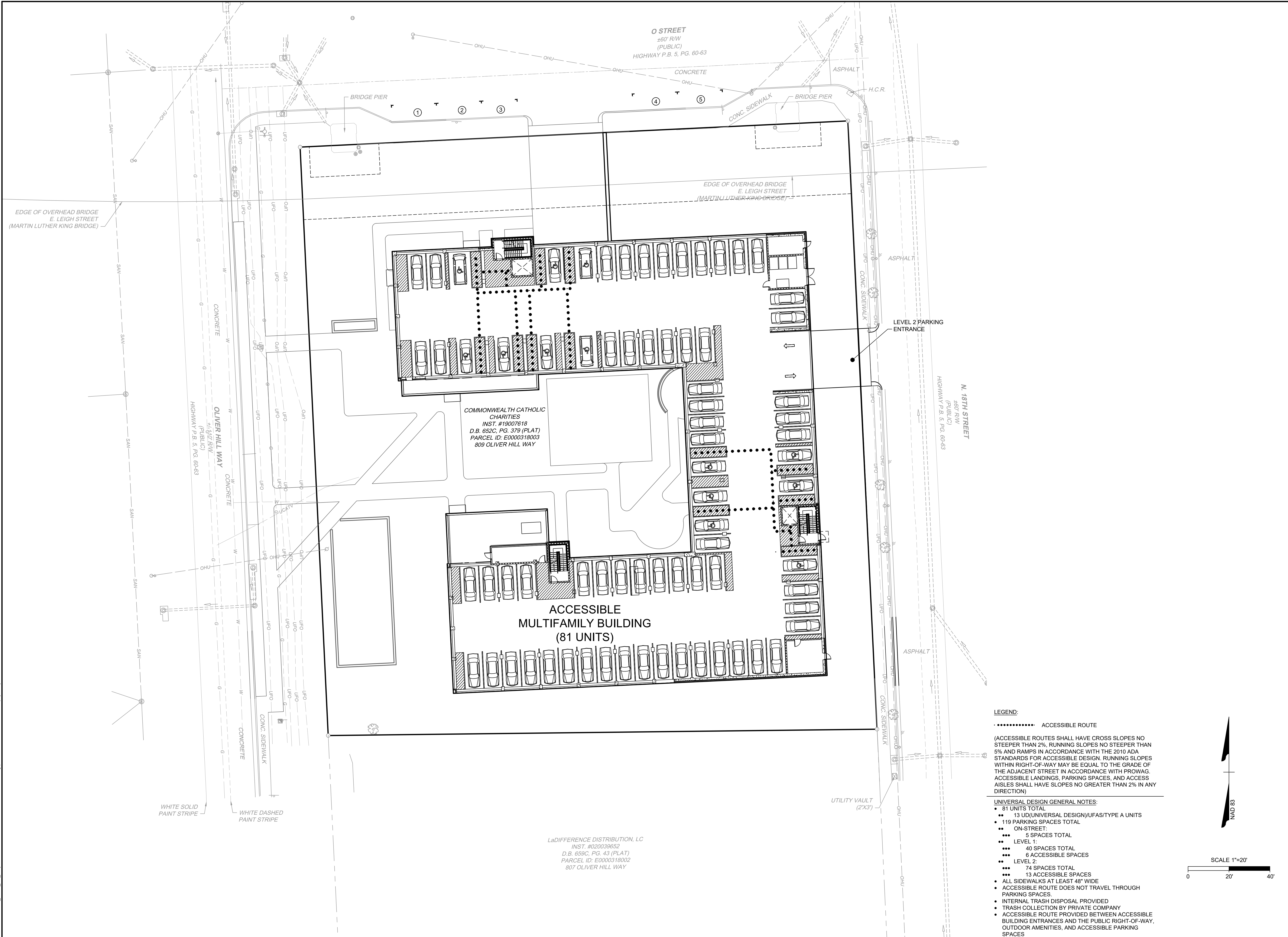
809 OLIVER HILL WAY  
EAST DISTRICT - CITY OF RICHMOND - VIRGINIA  
UNIVERSAL DESIGN SITE PLAN - LEVEL 1

JOB NO.  
50721

SHEET NO.  
C1.0

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REVISION DESCRIPTION

DATE	
03/13/2024	

TIMMONS GROUP

809 OLIVER HILL WAY

EAST DISTRICT - CITY OF RICHMOND - VIRGINIA

UNIVERSAL DESIGN SITE PLAN - LEVEL 2

50721

C1.1

DATE

03/13/2024

DRAWN BY

M. THOMSON

DESIGNED BY

M. THOMSON

CHECKED BY

S. CASTONGUAY

SCALE

1" = 20'

JOB NO.

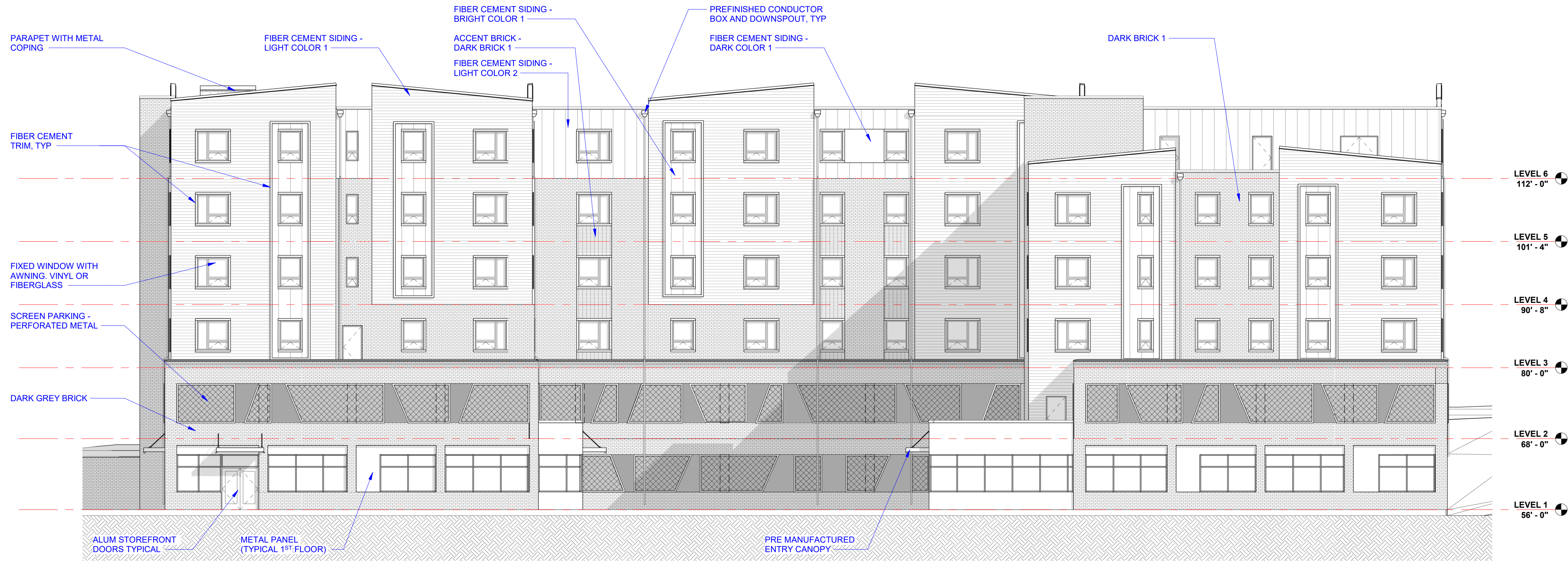
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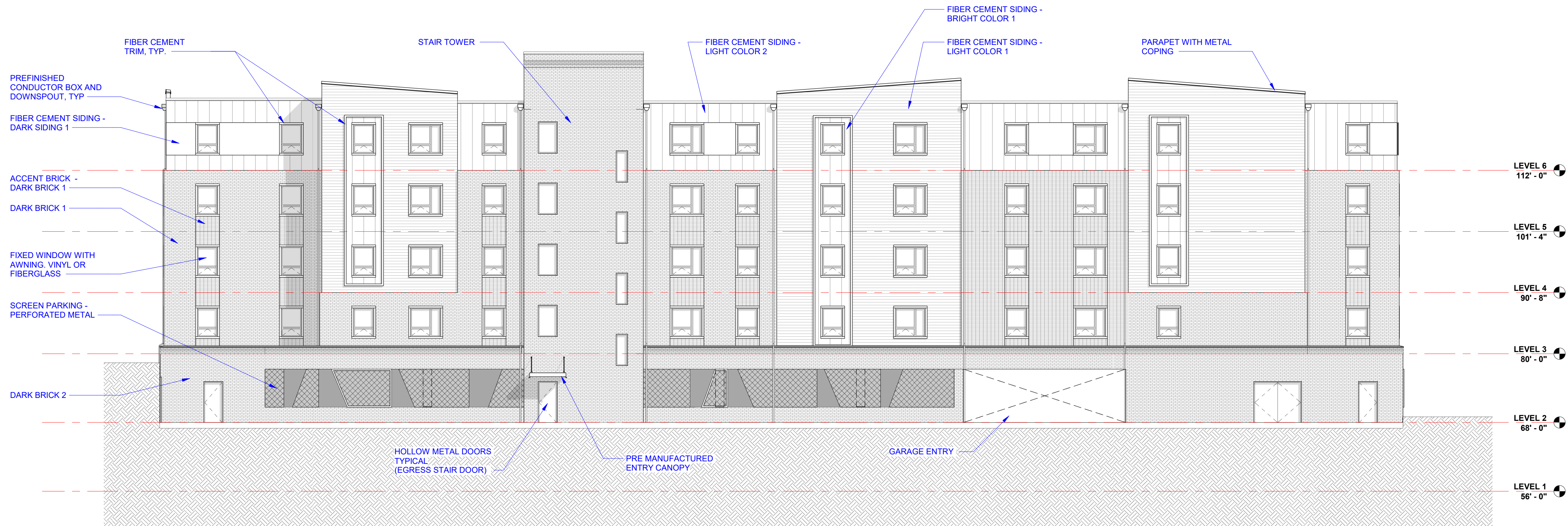
C1.1

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**5C SOUTH ELEVATION** 50% BRICK - 50% DURABLE MATERIAL  
SCALE: 3/32" = 1'-0"



**5A NORTH ELEVATION** 50% BRICK - 50% DURABLE MATERIAL  
SCALE: 3/32" = 1'-0"

NOT FOR  
CONSTRUCTION

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PROJECT NUMBER

**2.230447.0**

**OLIVER HILL WAY**

809 OLIVER HILL WAY, RICHMOND VA

ISSUE

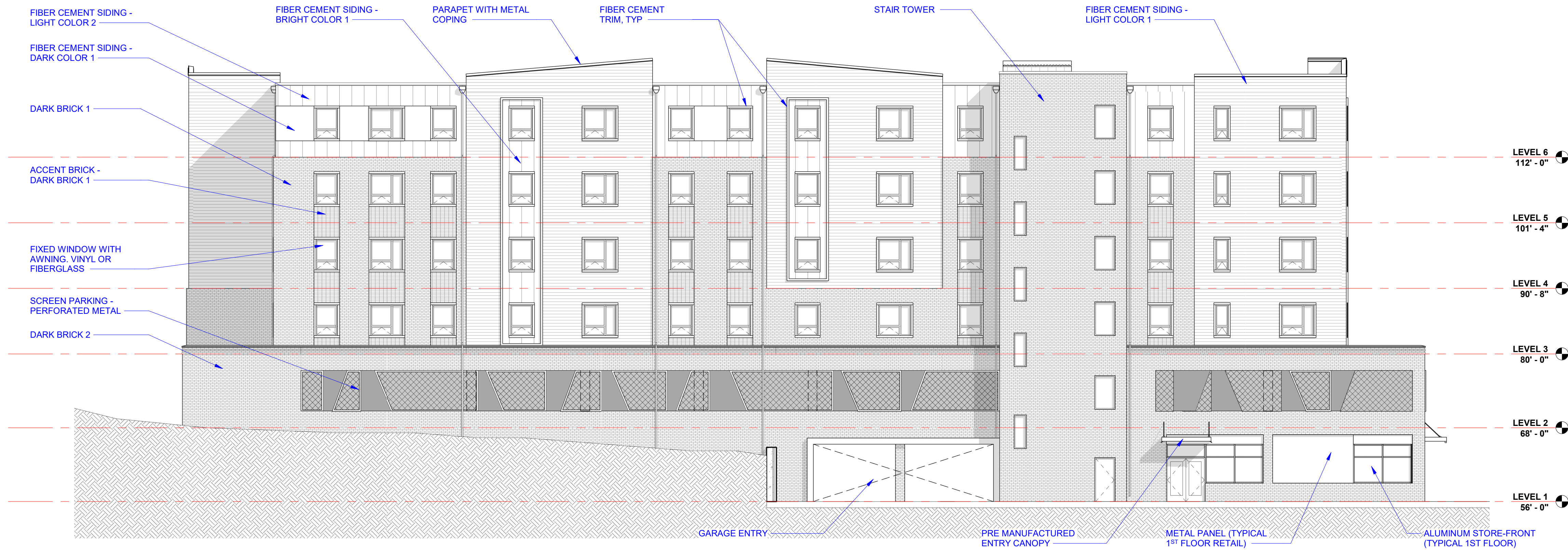
**03/14/2024 -**

**< LIHTC APPLICATION**

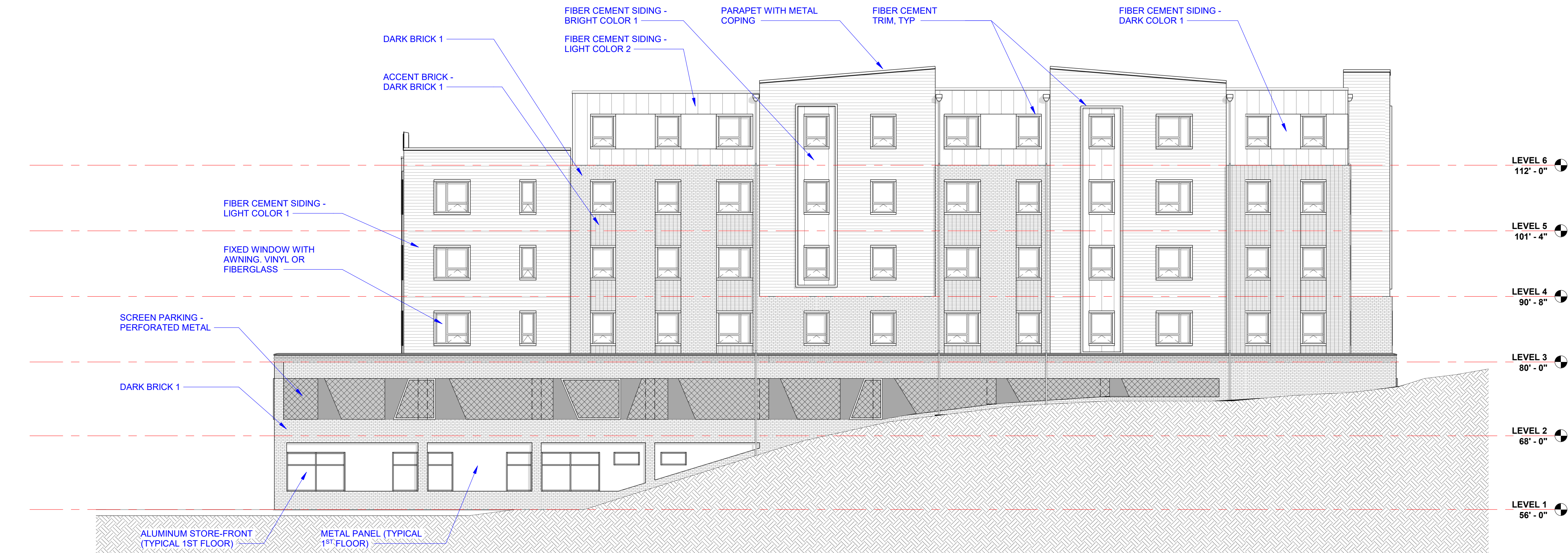
BUILDING ELEVATIONS

**A.7**





**4C WEST ELEVATION** 50% BRICK - 50% DURABLE MATERIAL  
SCALE: 3/32" = 1'-0"



**4A EAST ELEVATION** 50% BRICK - 50% DURABLE MATERIAL  
SCALE: 3/32" = 1'-0" DRAWING REF: P1

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CONSTRUCTION

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PROJECT NUMBER

**2.230447.0**

**OLIVER HILL WAY**

809 OLIVER HILL WAY, RICHMOND VA

ISSUE

**03/14/2024 -**

**< LIHTC APPLICATION**

BUILDING ELEVATIONS

**A.8**





CITY OF RICHMOND

DEPARTMENT OF PLANNING  
& DEVELOPMENT REVIEW  
LAND USE ADMINISTRATION

February 28, 2024

Baker Development Resources  
c/o Will Gillette  
530 East Main Street, Suite 730  
Richmond, VA 23219  
864-377-9140  
[Will@bakerdevelopmentresources.com](mailto:Will@bakerdevelopmentresources.com)

RE: Rezoning  
809 Oliver Hill Way  
Richmond, VA 23219  
E0000318003  
RZON-136523-2023

Dear Mr. Gillette,

Enclosed for your records is a copy of the Rezoning ordinance adopted by City Council, on February 12, 2024. This ordinance is in force and effect upon the date of adoption.

Should you have any questions, please do not hesitate to contact me at 804-646-0455 or [James.dealaman@rva.gov](mailto:James.dealaman@rva.gov).

Sincerely,

James Dealaman, AICP  
Planner Associate

Cc: Joshua Young / Zoning Administration



INTRODUCED: January 8, 2024

## AN ORDINANCE No. 2024-013

To rezone the property known as 809 Oliver Hill Way from the M-1 Light Industrial District to the TOD-1 Transit-Oriented Nodal District.

Patron – Mayor Stoney (By Request)

Approved as to form and legality  
by the City Attorney

PUBLIC HEARING: FEB 12 2024 AT 6 P.M

THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. That, as shown on the survey entitled “ALTA/NSPS Land Title Survey, 809 Oliver Hill Way, City of Richmond, Richmond VA,” prepared by Titan USA Commercial Real Estate Services, dated April 3, 2019, and last revised June 22, 2019, a copy of which is attached to, incorporated into, and made a part of this ordinance, the property known as 809 Oliver Hill Way, with Tax Parcel No. E000-0318/003 as shown in the 2024 records of the City Assessor, is excluded from the M-1 Light Industrial District and shall no longer be subject to the provisions of sections 30-452.1 through 30-452.4 of the Code of the City of Richmond (2020), as amended, and that the same is included in the TOD-1 Transit-Oriented Nodal District and shall be subject

AYES: 7 NOES: 0 ABSTAIN:

ADOPTED: FEB 12 2024 REJECTED: STRICKEN:

to the provisions of sections 30-457.1 through 30-457.10 and all other applicable provisions of Chapter 30 of the Code of the City of Richmond (2020), as amended.

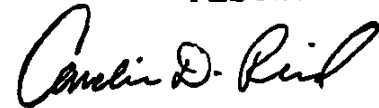
§ 2. This ordinance shall be in force and effect upon adoption.

**APPROVED AS TO FORM:**

  
\_\_\_\_\_  
City Attorney's Office

**A TRUE COPY:**

**TESTE:**



**City Clerk**