

## 501 Orleans LLC

### Proffered Conditions

March 4, 2022  
revised May 5, 2022  
revised July 11, 2022

The applicant (the “Applicant”) in this zoning case, pursuant to Sec. 15.2-2298 of the Code of Virginia (1950 as amended) and the Zoning Ordinance of the City of Richmond, Virginia, for themselves and their successors or assigns, proffer that the development of the property known as 501 Orleans Street (E0001441001) and 4811 South 37th Street (E0001441030) (collectively, the “Property”) under consideration will be developed according to the following conditions if, and only if, the rezoning request to B-5 is granted. In the event the request is denied or approved with conditions not agreed to by the Applicant, the proffers and conditions shall immediately be null and void and of no further force or effect. If the zoning is granted, these proffers and conditions will supersede and replace all proffers and conditions now existing on the Property.

#### 1. Design and Architecture.

- a. Materials. Exterior wall materials shall be limited to architectural grade metal panels, fiber cement siding, wood, glass, brick, masonry, and/or painted metal railings. Other materials may be used for trim and design elements.
- b. Dumpster Enclosures. Concrete pavement shall be used for the refuse container pad and apron.

#### 2. Right of Way. The Applicant shall dedicate sufficient right-of-way to the City in order to create Orleans Street on-street parking and a pedestrian way along Orleans Street and a pedestrian way along 37<sup>th</sup> Street, subject to the below Pedestrian Network dimensions and in the configuration approved by the Director of Planning during plan of development review.

- a. Pedestrian Network.
  - i. A minimum eleven-foot (11’) wide pedestrian way shall be constructed along the frontage of Orleans Street, at Applicant’s expense.
  - ii. A minimum five-foot (5’) wide pedestrian way shall be constructed along the frontage of 37<sup>th</sup> Street, at Applicant’s expense.

#### 3. Severance. The unenforceability, elimination, revision, or amendment of any proffer set forth herein, in whole or in part, shall not effect the validity or enforceability of the other proffers or the unaffected part of any such proffer.

[Signature appears on following page]

WITNESS the following signature:

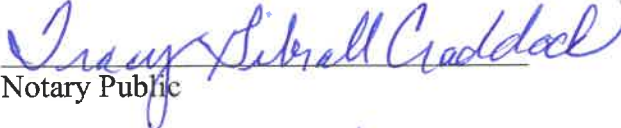
501 Orleans LLC, a Virginia limited liability company, by power of attorney for Richmond Redevelopment and Housing Authority

By:   
Mark J. Kronenthal, by power of attorney

COMMONWEALTH OF VIRGINIA  
CITY OF RICHMOND, to-wit:

The foregoing was acknowledged before me the 11<sup>th</sup> day of July, 2022, by Mark J. Kronenthal, with power of attorney, for and on behalf of Richmond Redevelopment and Housing Authority.



  
Notary Public

Notary Reg No. 7714399  
My commission expires: 11/30/2025