

Proffer Statement

The owner of the properties located at 1701 Stonewall Avenue (Tax ID S0000251022), 700 Cowardin Avenue (Tax ID S0000251010), 701 West 19th Street (Tax ID S0000251018), 705 West 19th Street (Tax ID S0000251019) & 715 West 19th Street (Tax ID S0000251021) hereby voluntarily proffer the following conditions in connection to the rezoning:

1. One and one half (1.5) parking spaces shall be provided for each dwelling unit at no additional charge to the occupant(s). Such parking shall be provided in accordance with the current provisions of Chapter 30 Article VII of the Code of the City of Richmond (2015).
2. A usable open space ratio of not less than 0.20 shall be provided for newly constructed buildings or portions thereof devoted to dwelling uses
3. The front yard setback along West 19th Street shall be ten feet (10').
4. No building shall exceed thirty-five feet (35') in height within forty-five feet (45') of the property line along West 19th Street.
5. Buildings along West 19th Street and Stonewall Avenue shall have entrances that face on these streets.
6. Lighting of the property shall be decorative pedestrian scaled lighting and shall be designed and installed so as to concentrate illumination within the property and to prevent glare on adjoining properties and streets. In no case shall the intensity of illumination exceed 0.5 horizontal footcandle at the centerline of West 19th Street, Riverside Drive and Stonewall Avenue.
7. Streetscape improvements along Riverside Drive, West 19th Street and Stonewall Avenue shall be provided adjacent to the property, the design of which shall be pedestrian scaled and shall be approved at the time of Plan of Development approval.
8. All sewers, gas and water distribution facilities and all facilities to furnish electric power, telephone and internet service installed to serve the property shall be located underground.
9. Parking areas and parking lots containing more than twenty (20) parking spaces shall include a minimum of five (5) parking spaces constructed of a type of permeable pavement that conforms to the Virginia Tech BMP clearing house technical standards.
10. All landscaping on the property shall consist of native non-invasive plant species.
11. Parking areas and parking lots containing more than twenty (20) parking spaces shall include a minimum of one (1) parking island as a type of bioretention water quality structure that conforms to the Virginia Tech BMP clearing house technical standards. This bioretention water quality structure shall be provided in addition to the requirements for water quality offsets in the Chesapeake Bay area and the MS4 area.

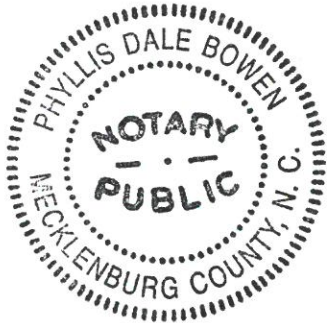
Executed this 20th day of April, 2018.

NR Manchester, LLC
A Virginia limited liability company

By: *me*
Name: Michael G. Hinkle
Its: Vice President

The foregoing was acknowledged before me the 20th day of APRIL, 2018, by (ENTER NAME), as the (ENTER TITLE) of NR Manchester, LLC.

My commission expires: 9-8-2019.



Phyllis Dale Bowen
Notary Public

Notary Reg No. 19942760108