INTRODUCED: January 27, 2020

AN ORDINANCE No. 2020-030

To authorize the special use of the properties known as 1600 West Broad Street and 1606 West Broad Street for the purpose of a mixed-use building containing up to 168 dwelling units, upon certain terms and conditions.

Patron – Mayor Stoney

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: FEB 24 2020 AT 6 P.M.

WHEREAS, the owner of the properties known as 1600 West Broad Street and 1606 West Broad Street, which are situated in a M-1 Light Industrial District, desires to use such property for the purpose of a mixed-use building containing up to 168 dwelling units and commercial uses on the ground floor, which use, among other things, is not currently allowed by section 30-452.1 of the Code of the City of Richmond (2015), as amended; and

WHEREAS, in accordance with section 17.11 of the Charter of the City of Richmond (2018), 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

AYES:	7	NOES:	2	ABSTAIN:	
ADOPTED:	FEB 24 2020	REJECTED:		STRICKEN:	

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 (2015), 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 properties known as 1600 West Broad Street and 1606 West Broad Street and identified as Tax Parcel Nos. N000-0822/001 and N000-0822/007, respectively, in the 2020 records of the City Assessor, being more particularly shown on a survey entitled "ALTA / NSPS Land Title Survey of 1600 & 1606 W Broad Street, City of Richmond, Virginia," prepared by Draper Aden Associates, and dated September 18, 2019, 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 mixed-use building containing up to 168 dwelling units and commercial uses on the ground floor, hereinafter referred to as "the Special Use," substantially as shown on the plans entitled "Opus at Richmond," prepared by Opus AE Group, L.L.C., dated October 11, 2019, and last revised January 16, 2020, hereinafter referred to 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 mixed-use building containing up to 168 dwelling units and commercial uses on the ground floor, substantially as shown on the Plans.

(b) No fewer than 79 off-street parking spaces and no fewer than six on-street parking spaces shall be provided for the Special Use, substantially as shown on the Plans.

(c) All building materials, material colors, and site improvements including landscaping, shall be substantially as shown on the Plans.

(e) All site improvements, including installation of trees and vegetation screening on the Property, shall be substantially as shown on the Plans. The vegetation screening shall follow the planting and fence/wall requirements of Buffer "A", Buffer "C", or "Buffer H", as set forth in section 30-710.13(2)(b) of the Code of the City of Richmond (2015), as amended, unless otherwise approved by the Director of Planning and Development Review pursuant to applicable laws, rules, and regulations.

(f) The height of the Special Use shall not exceed the height as shown on the Plans.

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

(h) Storage for no fewer than 55 resident bicycles and ten visitor bicycles shall be provided on the Property, substantially as shown on the Plans.

(i) Signs shall be limited to signs permitted in all districts pursuant to section 30-505 of the Code of the City of Richmond (2015), as amended, and signs permitted in the TOD-1 Transit-Oriented Nodal District pursuant to applicable provisions of the Code of the City of Richmond (2015), as amended.

(j) Interior doors to bedrooms within dwelling units may contain exterior locking mechanisms.

(k) Up to four unrelated persons or combination of related and unrelated persons may reside within individual dwelling units.

§ 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 (2015), as amended, and all future amendments to such laws.

(e) The Owner shall make improvements within the right-of-way, including installation of street trees and landscape buffer, sidewalk improvements, curb additions and extensions, bicycle racks, six on-street parking spaces, and a pedestrian safety railing, substantially as shown on the Plans, 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 that such improvements and work are in accordance with such requirements, and (iii) transferred to the City, following the written confirmation by the Director of Public Works, 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 (2015), 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 (2015), 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 (2015), 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 Zoning Administrator 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 730 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. **Effective Date.** This ordinance shall be in force and effect upon adoption.

A TRUE COPY:
TESTE:

City Clerk

BLUE BACK W/ MOST CURRENT PLANS 1-23-2020 2:00 PM BF

# of Richmond

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

m Request

ber: PRE.2019.613

O & R REQUEST

4-9551

DEC 31 2019

Office of the
Chief Administrative Officer

RECEIVED

JAN 15 2020

OFFICE OF THE CITY ATTORNEY

O & R Request

DATE: December 27, 2019 **EDITION:** 1

TO: The Honorable Members of City Council

THROUGH: The Honorable Levar M. Stoney, Mayor (Patron: Mayor, by Request) (This is no way reflects a recommendation on behalf of the Mayor) 1/14/2020

THROUGH: Lenora G. Reid, Acting Chief Administrative Officer

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

FROM: Mark A. Olinger, Director, Department of Planning and Development Review for MAO 12/27/19

RE: To authorize the special use of the properties known as 1600 and 1606 West Broad Street, for the purpose of a mixed-use building containing up to 170 dwelling units, upon certain terms and conditions.

ORD. OR RES. No. ___

PURPOSE: To authorize the special use of the properties known as 1600 and 1606 West Broad Street, for the purpose of a mixed-use building containing up to 170 dwelling units, upon certain terms and conditions.

REASON: The applicant has requested a special use permit to allow a mixed-use building to include apartments and ground floor commercial. A Special Use Permit is required to accomplish this request.

RECOMMENDATION: In accordance with the requirements of the City Charter and the Zoning Ordinance, the City Planning Commission will review this request and make a recommendation to City Council. This item will be scheduled for consideration by the Commission at its February 18, 2020 meeting. A letter outlining the Commission's recommendation will be forwarded to City Council following that meeting.

BACKGROUND: The subject property consists of two improved parcels totaling 25,275 SF (.58 acres), and is a part of the Newtown West neighborhood in the City's Near West Planning District, at the northwest corner of West Broad Street and North Lombardy Street.

The City of Richmond's current Pulse Corridor Plan designates the subject property for Nodal Mixed Use (NO-MU). The plan calls for development aligned with the Transit-oriented district located immediately adjacent to the Pulse BRT or other frequent transit service at key gateways and prominent places in the city in order to provide for significant, urban-form development in appropriate locations. Higher-density pedestrian- and transit-oriented development encouraged on vacant and underutilized sites; new development should be urban in form and may be of larger scale than existing context. It should directly engage with the prominence of Nodal Mixed-Use places and the public realm. Highly active street frontages and urban design features that encourage pedestrian activity are required. Driveway entrances required to be off alleys whenever possible; new driveways prohibited on street-oriented commercial and priority street frontages. Little to no setback of new development unless to create pedestrian-oriented amenities like plazas and outdoor dining. Surface parking prohibited as a principal use; when surface parking is provided as an accessory use, it should be located to the rear of buildings and screened by shade trees. Parking requirements are reduced to allow more market-based parking strategies, including shared parking. Potential future zoning districts: B-4, B-5, RF-1, RF-2, or a new district.

The property is currently zoned M-1 Light Industrial as are surrounding parcels to the north, west, and east. Property to the south, across West Broad Street, is located in the UB Urban Business District. A mix of commercial, residential, office, and institutional land uses are present in the area.

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

FISCAL IMPLICATIONS: Staff time for processing the request; preparation of draft ordinance; and publishing, mailing and posting of public notices.

BUDGET AMENDMENT NECESSARY: No

REVENUE TO CITY: $2,400 application fee

DESIRED EFFECTIVE DATE: Upon adoption

REQUESTED INTRODUCTION DATE: January 27, 2020

CITY COUNCIL PUBLIC HEARING DATE: February 24, 2020

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: None

CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES: City Planning Commission
February 18, 2020

AFFECTED AGENCIES: Office of Chief Administrative Officer
Law Department (for review of draft ordinance)

RELATIONSHIP TO EXISTING ORD. OR RES.: None

REQUIRED CHANGES TO WORK PROGRAM(S): None

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

STAFF: Jonathan Brown, Senior Planner, Land Use Administration (Room 511) 804-646-5734

Application for **SPECIAL USE PERMIT**
Department of Planning and Development Review
Land Use Administration Division
900 E. Broad Street, Room 511
Richmond, Virginia 23219
(804) 646-6304
http://www.richmondgov.com/

Application is hereby submitted for: (check one)

- ☑ **special use permit, new**
- ☐ **special use permit, plan amendment**
- ☐ **special use permit, text only amendment**

Project Name/Location

Property Address: 1600 W. Broad Street, Richmond VA 23220 Date: 2019-10-14
Tax Map #: N0000822001,N0000822007 Fee: $2,400
Total area of affected site in acres: 0.58 AC

(See ***page 6*** for fee schedule, please make check payable to the "**City of Richmond**")

Zoning

Current Zoning: M-1

Existing Use: Convenience Store with Motor Fuel Dispensing

Proposed Use

(Please include a detailed description of the proposed use in the required applicant's report)
See Attached
Existing Use: Convenience Store with Motor Fuel Dispensing

Is this property subject to any previous land use cases?

Yes ☐ No ☑ If Yes, please list the Ordinance Number:

Applicant/Contact Person: Ben Angelo
Company: Opus Development Company, L.L.C.
Mailing Address: 9700 Higgins Road Suite 900
City: Rosemont State: IL Zip Code: 60018
Telephone: (847) 318-1655 Fax: ( )
Email: ben.angelo@opus-group.com

Property Owner: Noephel, Inc.
If Business Entity, name and title of authorized signee: Shakil Rehman

(The person or persons executing or attesting the execution of this Application on behalf of the Company certifies that he or she has or have been duly authorized and empowered to so execute or attest.)

Mailing Address: 1600 West Broad Street
City: Richmond State: VA Zip Code: 23220
Telephone: ( ) Fax: ( )
Email: shaks851@aol.com

Property Owner Signature:

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. **Faxed or photocopied signatures will not be accepted.**

NOTE: Please attach the required plans, checklist, and a check for the application fee (see Filing Procedures for special use permits)

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THE OPUS GROUP

Project Description - 1600 Broad Street

The proposed project is located at 1600 West Broad Street, at the intersection of Broad Street and Lombardy Avenue. This +/- 1/2 acre site is currently a gas station and is the outlot to the Lowes Home Improvement store. The zoning for this parcel is M-1, however, the City's Pulse Corridor Plan points toward a transit zone of TOD-1 for this site due to its proximity to the Pulse Corridor transit system.

Consistent with the proposed TOD-1 zoning, a 12-story mixed-use building is proposed for the site. The building would be sited so that the Broad and Lombardy elevations would be at or near the property line. The other two sides of the building have an approximate 10ft setback from the property line. The Lombardy side of the building would have the residential entrance and lobby located there. The Broad Street elevation would have a +/- 3,400 sf retail space that could be accessed from the corner of Broad/Lombardy or along Broad Street. This design solution eliminates the existing curb cuts servicing the gas station along Broad and Lombardy. The vehicle parking spaces for the project are accessed on an alley off Lombardy and meet the zoning required minimum of 77 spaces. This alley is also where the building loading dock/trash pickup is located. The proposed project also has bicycle parking that is accessed through the garage.

The residential tower portion of the proposed project will have a U-shaped footprint and approximately 170 units with a balanced mix of unit types. These unit types range from studio/alcove units to four bedroom units. Each unit will have exterior windows in the shared living space as well as in each bedroom.

The proposed project will also have indoor and outdoor amenities for the residents. The 2nd floor will have a fitness facility and lounge areas indoors. It will also have an outdoor terrace with a pool and resident community gathering areas. Through discussions with the planning department during the first meetings the idea of a covered outdoor terrace was discussed as a way to activate the streetscape from the 2nd level. This design amenity has been integrated into the project on the Broad/Lombardy corner above the retail. The 12th floor of the project also has an indoor/outdoor amenity space located on the Broad/Lombardy corner. The top floor plate is slightly smaller than a typical floor allowing the outdoor amenity to be on the Broad/Lombardy corner overlooking downtown Richmond.

The change of use from a gas station to a mixed-use building, and the elimination of the curb cuts on both Broad Street and Lombardy Street, will eliminate high-density, short term traffic entering and exiting the intersection. Vehicles accessing the building will have adequate stack space off of the adjacent alleyway. The proximity of the project to the Pulse Corridor transit system and VCU will encourage alternate forms of transportation to and from the site. This use change will not be detrimental to the safety, health, morals and general welfare of the community involved, nor will it create hazards from fire, panic or other dangers.

The project site is not located adjacent to, and will not adversely affect, public schools, private schools, parks or playgrounds. The project features listed above and shown on the plans will provide adequate light and air to each resident and guest of the facility. The project type and size is consistent with other similar buildings in the surrounding neighborhoods and will not cause overcrowding of land or an undue concentration of population. The project is situated in a neighborhood with adequate access to water, sewer and gas lines, per the City of Richmond Utility Maps. These maps and the building connections to the utilities have been discussed at a pre-application meeting.

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Additional Project Description – 1600 Broad Street – 2019-12-13

As part of our SUP resubmittal, we are requesting approval of the following items:

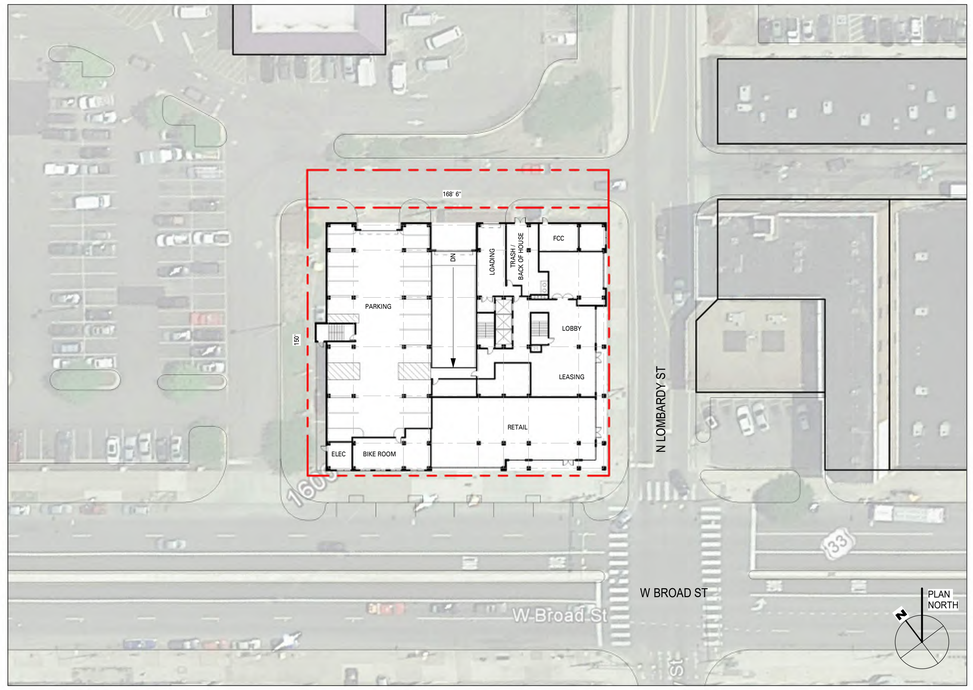
1. A rezone of the current site from M-1 to TOD-1 that would allow mixed use residential.
2. Inclusion of 4-bedroom units.
3. Resident ability to lock their bedroom doors.

Please also review our detailed response letter in which we address all previous comments. We are confident we have addressed all previous comments, both written and verbal, and look forward to advancing the SUP and project forward.

Opus at Richmond

Richmond, VA

1 Vicinity Map



2 Site Plan
1" = 40'-0"

Levels	Use	Total GSF	Garage GSF	Apt GSF	Retail GSF	Apt RSF	Amenity/ Lobby	Common Area	Shafts	Total Units	Beds	Open Space	Parking Stalls
Level 12	R, A	16,107		16,107		11,521	2,103	1,172	1,311	12	30	2,881	
Level 11	R	18,301		18,301		15,691		1,304	1,306	16	41	760	
Level 10	R	18,301		18,301		15,691		1,304	1,306	16	41	760	
Level 9	R	18,301		18,301		15,691		1,304	1,306	16	41	760	
Level 8	R	18,301		18,301		15,691		1,304	1,306	16	41	760	
Level 7	R	18,301		18,301		15,691		1,304	1,306	16	41	760	
Level 6	R	18,301		18,301		15,691		1,304	1,306	16	41	760	
Level 5	R	18,301		18,301		15,691		1,304	1,306	16	41	760	
Level 4	R	18,301		18,301		15,691		1,304	1,306	16	41	760	
Level 3	R	18,301		18,301		15,691		1,304	1,306	16	41	760	
Level 2	R, A	17,576		17,576		11,100	3,799	1,371	1,306	12	29	3,918	
Level 1	P, Re, L	20,524	8,576	8,446	3,501		2,697	4,455	1,294			2,866	20
Level B1	P	21,895	21,895										59
Total		**240,811**	**30,471**	**206,838**	**3,501**	**163,840**	**8,599**	**18,734**	**15,665**	**168**	**428**	**16,505**	**79**

A - Amenity
L - Lobby
P - Parking
Re - Retail
R - Residential

Table 1 - Project Summary

Notes:	
Total Apartment GSF	206,838
Total Retail GSF	3,501
Total Garage GSF	30,471
Total Project GSF*	240,810

* Does not include Open Space SF

Table 2 - Apartment Summary

Notes:	
Total Units	**168**
Typ. Floor Efficiency (Rental SF / Gross SF)	85.7%

Table 3 - Zoning Information

Notes:	Ordinance	Proposed
Zoning Class	M-1	TOD-1
Lot Area	+/-0.58 AC	
Usable Open Space	0.10	0.10
Max. Stories	12	12
Bldg. Setback - Front	0'	0'
Bldg. Setback - Rear	0'	+/- 11'
Bldg. Setback - Side	0'	+/- 11'
Long-Term Bike Parking	1/4 units	43 min.
Short-Term Bike Parking	2/50 units	7 min.

Table 4 - Parking Analysis

Notes:			
User	Ordinance	Required	Proposed
Multi-Family Residential	1/2 dwelling units over 16 units	76	79
Retail	None Req'd for TOD	0	0
Total		76	79
Sections: 30-710.1(a) (4.1f), 30-710.2, 30-730.3:1			
Full Size: 60 stalls			
Accessible: 3 stalls per ADA 208.2			
Compact Size: 14 stalls (18%)			
Minimum aisle width shown: 22.5' per Sec. 30-710.3:1(c)			

OPUS
THE OPUS GROUP

Opus AE Group, L.L.C.
10350 Bren Road West
Minnetonka, MN 55343-0110
952-656-4444

CONSULTANT

PROJECT
Opus at Richmond

PROJECT ADDRESS
Richmond, VA

PROJECT NUMBER
31709000

ISSUE RECORD

10/11/19	SUP Submittal
12/13/19	SUP Resubmittal #1
01/16/20	SUP Resubmittal #2

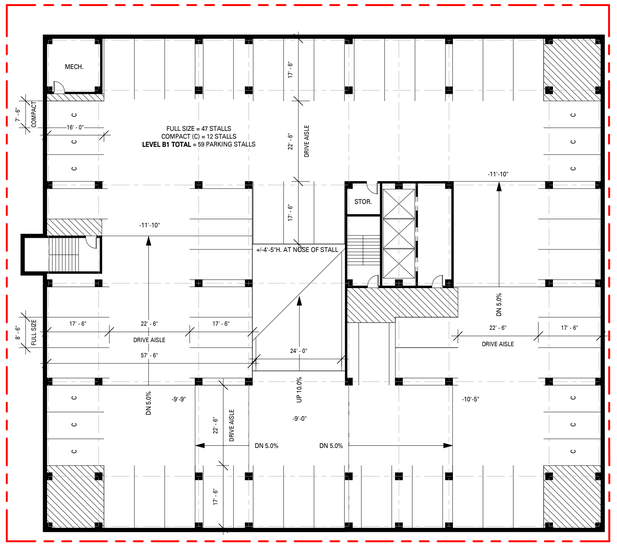
DATE
01/16/20
PROJECT MANAGER
J. Rademacher
DRAWN BY
T. Grothe
CHECKED BY
D. Newins

REGISTRATION

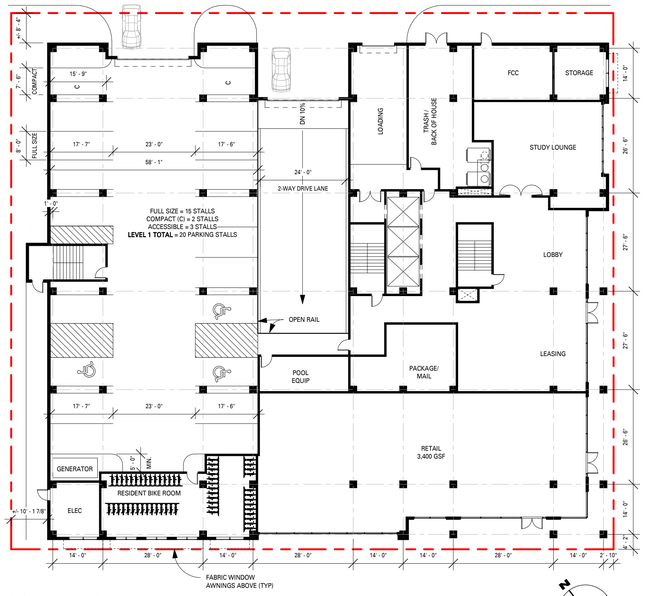
SHEET TITLE
COVER SHEET

SHEET NUMBER
CS

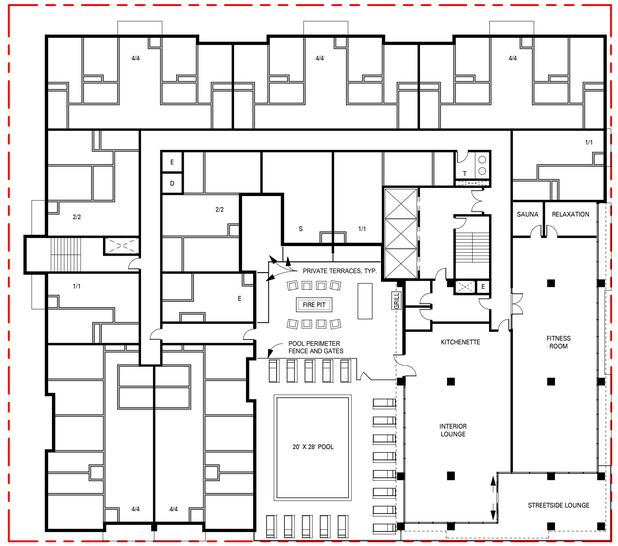
PLOT DATE: 1/16/2020 2:00:02 PM



1 Level B1
1" = 20'-0"



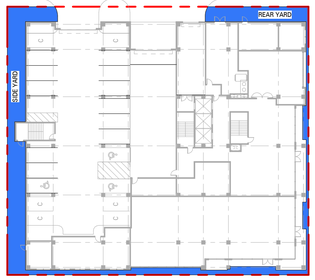
2 Level 1
1" = 20'-0"



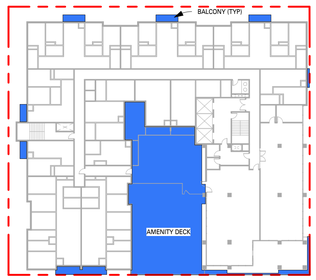
3 Level 2
1" = 20'-0"

4 Level 3-11
1" = 20'-0"

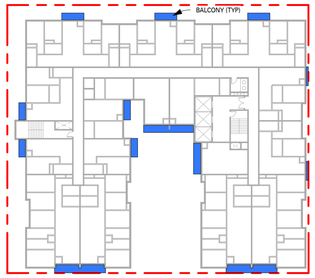
5 Level 12
1" = 20'-0"



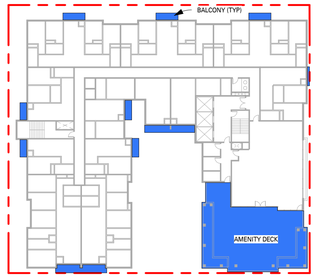
Level 1 - Street Level: 2866 SF



Level 2: 3918 SF



Level 3-11: 760 SF (6840 SF Total)



Level 12: 2881 SF

6 Usable Open Space Diagrams
1" = 40'-0"

PLOT DATE: 1/16/2020 2:01:18 PM

OPUS
THE OPUS GROUP

Opus AE Group, L.L.C.
10350 Bren Road West
Minnetonka, MN 55343-0110
952-656-4444

CONSULTANT

PROJECT
Opus at Richmond

PROJECT ADDRESS
Richmond, VA

PROJECT NUMBER
31709000

ISSUE RECORD

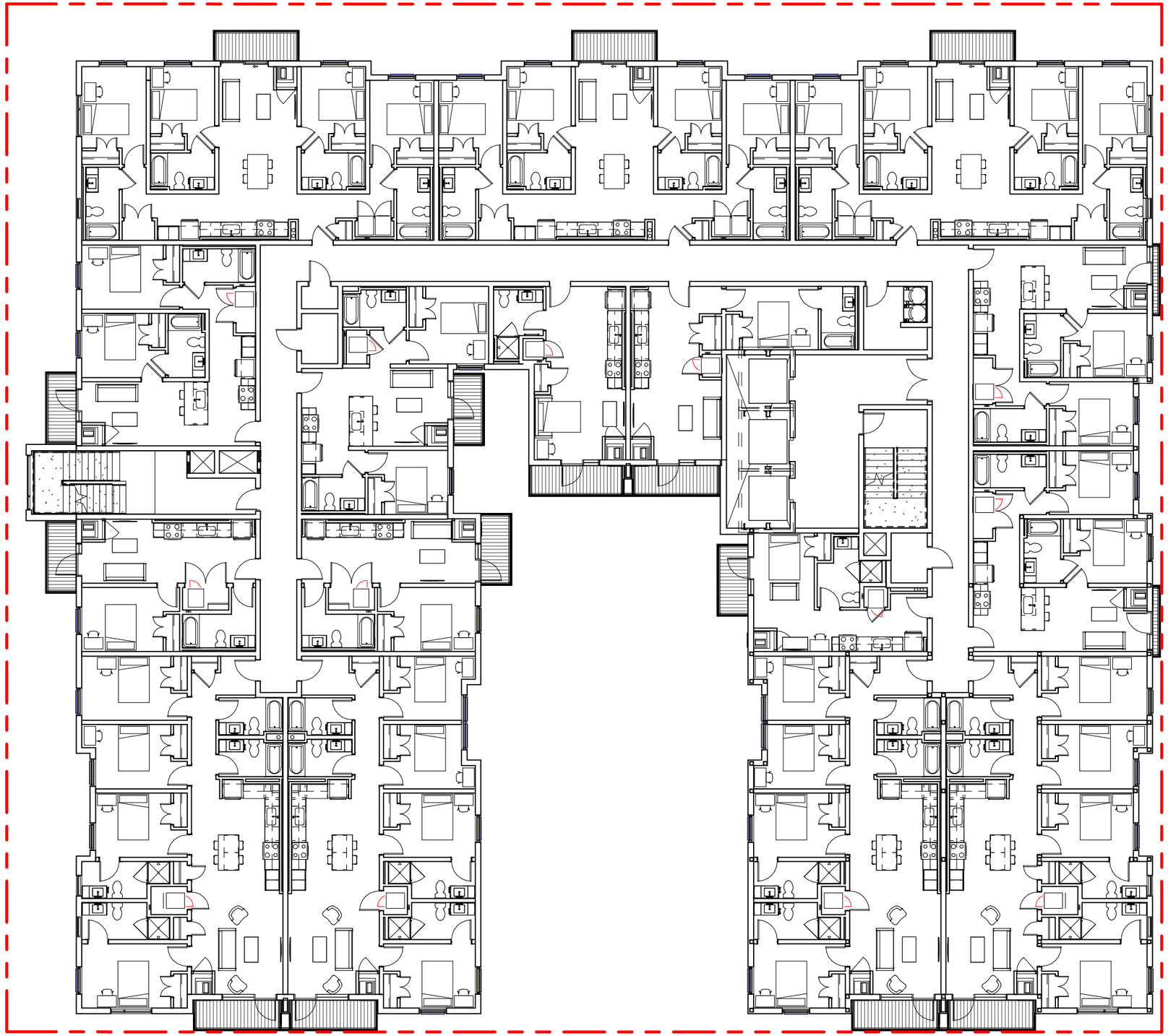
10/11/19	SUP Submittal
12/13/19	SUP Resubmittal #1
01/16/20	SUP Resubmittal #2

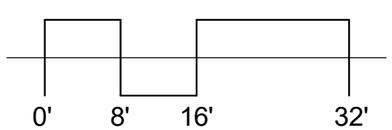
DATE
01/16/20
PROJECT MANAGER
J. Rademacher
DRAWN BY
T. Grothe
CHECKED BY
D. NEWINS

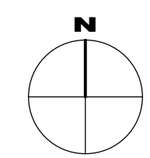
REGISTRATION

SHEET TITLE
FLOOR PLANS

SHEET NUMBER
A2.01







OPUS
THE OPUS GROUP

Opus at Richmond

1600 W. Broad Street
Richmond, VA

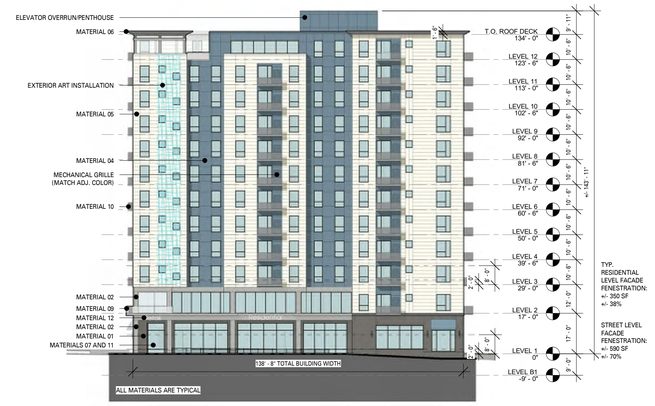
TYPICAL FLOOR PLAN

01/23/20

PROJECT LOCATION:	1600 W. Broad Street Richmond, VA
PROJECT NUMBER:	31709
PROJECT UNIT NAME:	S-2b

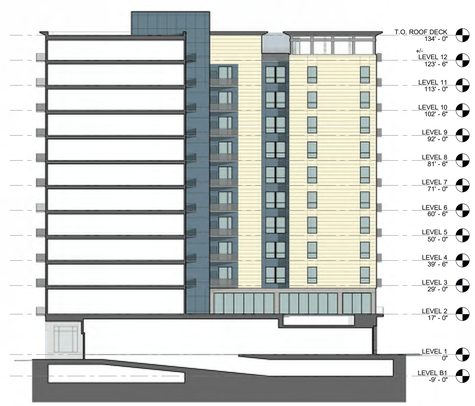
1 West Elevation
1" = 30'-0"

2 South Elevation - W. Broad Street
1" = 30'-0"



3 East Elevation - N. Lombardy Street
1" = 30'-0"

4 North Elevation
1" = 30'-0"



5 Section Looking East
1" = 30'-0"

6 Section Looking West
1" = 30'-0"

PLOT DATE: 1/16/2020 1:59:59 PM

OPUS
THE OPUS GROUP

Opus AE Group, L.L.C.
10350 Bren Road West
Minnetonka, MN 55343-0110
952-656-4444

CONSULTANT

PROJECT
Opus at Richmond

PROJECT ADDRESS
Richmond, VA

PROJECT NUMBER
31709000

ISSUE RECORD

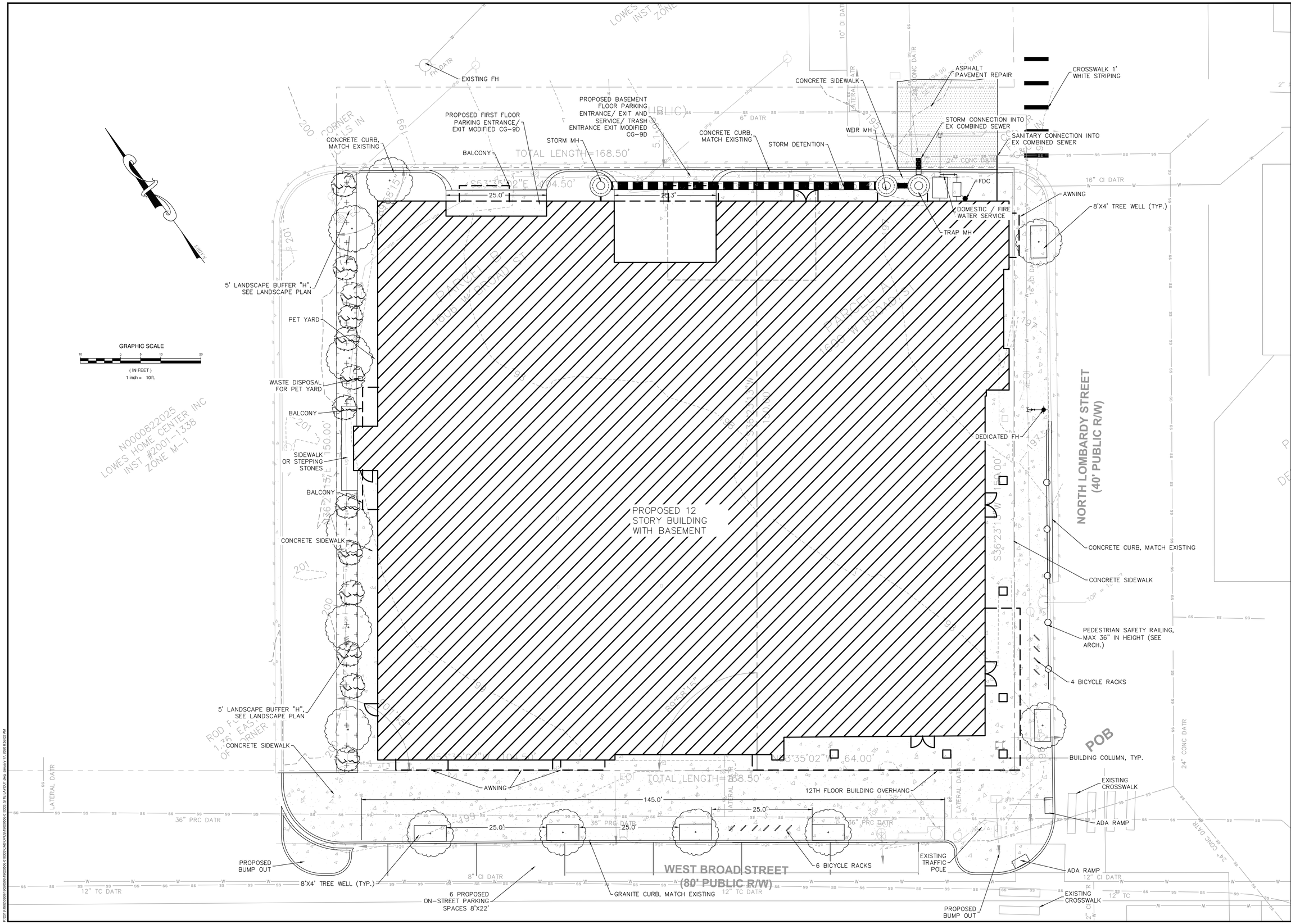
10/11/19	SUP Submittal
12/13/19	SUP Resubmittal #1
01/16/20	SUP Resubmittal #2

DATE
01/16/20
PROJECT MANAGER
J. Rademacher
DRAWN BY
T. Grothe
CHECKED BY
D. NEWINS

REGISTRATION

SHEET TITLE
EXTERIOR ELEVATIONS

SHEET NUMBER
A3.01



Draper Aden Associates
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1030 Wilmer Avenue, Suite 100
Richmond, VA 23227
804-264-2228 Fax: 804-264-8773
www.daa.com

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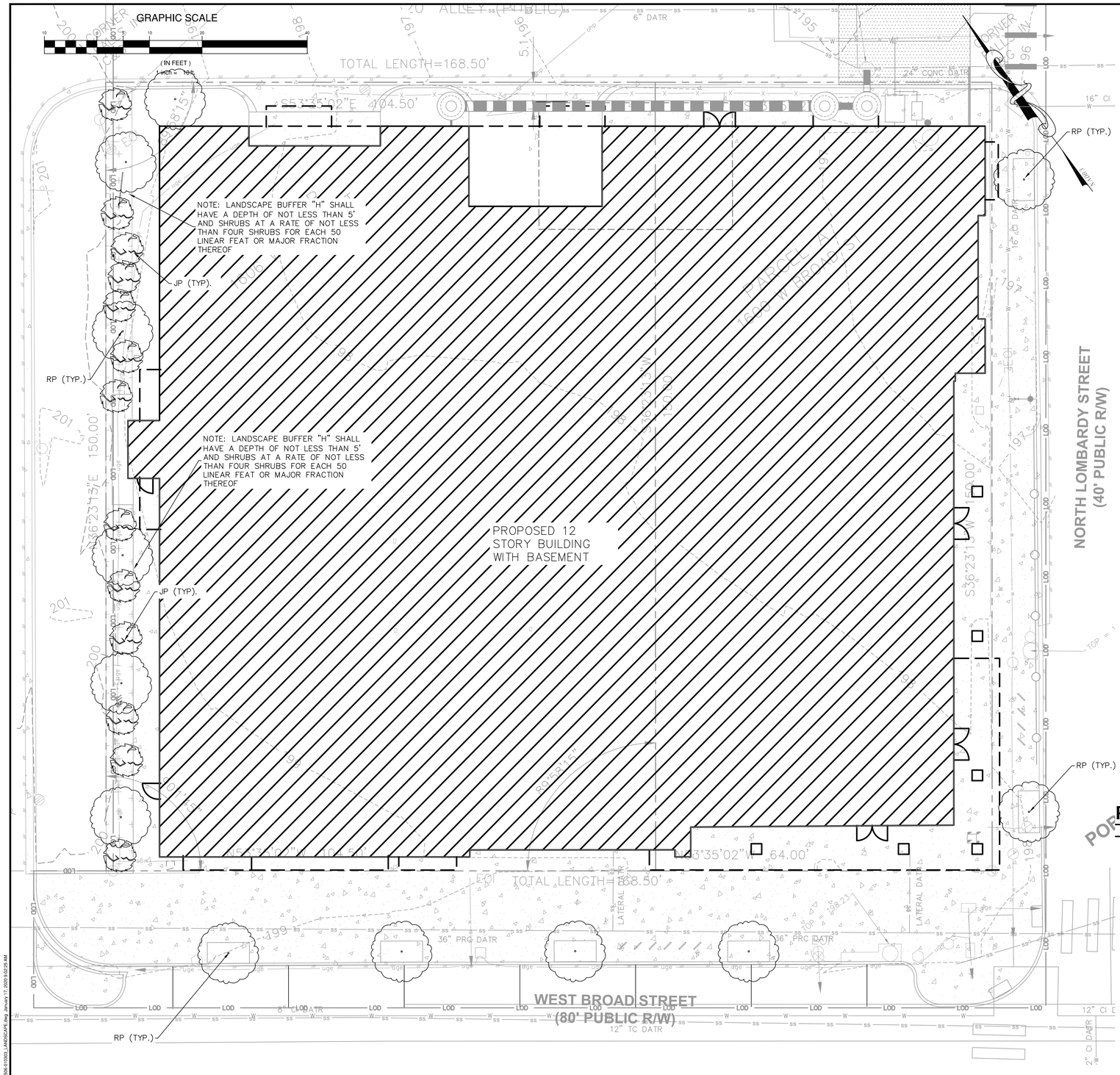
• Charlottesville, VA • Northern Virginia
• Hampton Roads, VA • Virginia Beach, VA

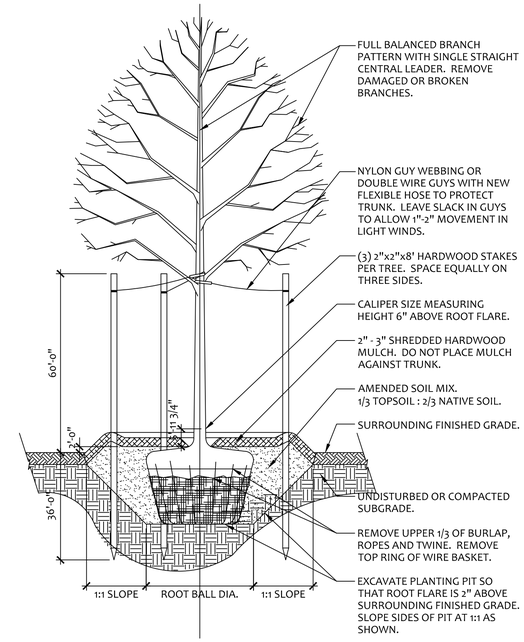
SITE PLAN - SUP SUBMITTAL
OPUS AT RICHMOND
CITY OF RICHMOND, VA

REVISIONS

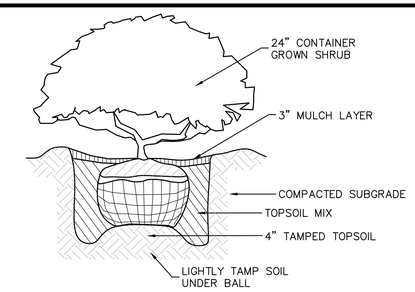
DESIGNED BY:	LAA
DRAWN BY:	LAA
CHECKED BY:	GHT
SCALE:	1" = 10'
DATE:	January 16, 2020
PROJECT NUMBER:	19020506-010303

C1.0





DECIDUOUS TREE PLANTING



SHRUB PLANTING

PLANTING NOTES:

1. ALL PLANT MATERIAL GROWING STANDARDS AND INSTALLATION METHODS SHALL CONFORM TO THE CURRENT EDITION OF THE "AMERICAN STANDARD FOR NURSERY STOCK", ANSI Z60.1 .
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PLANT MATERIAL MAINTENANCE DURING CONSTRUCTION; INCLUDING WEEDING, WATERING, MOWING, HERBICIDE APPLICATION AND PESTICIDE APPLICATION.
3. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UTILITIES PRIOR TO BEGINNING INSTALLATION AND THROUGHOUT CONSTRUCTION.
4. THE CONTRACTOR SHALL MARK BED LINES AND TREE LOCATIONS FOR REVIEW BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
5. IN NEW TURF OR MULCH AREAS, ALL WEEDS AND EXISTING TURF GRASS SHALL BE ERADICATED, UNLESS OTHERWISE NOTED ON DRAWINGS.
6. ALL SHRUB BED AREAS AND TREE BASES SHALL BE MULCHED WITH AGED SHREDDED HARDWOOD MULCH 2-3" DEEP.
7. ALL UNPAVED DISTURBED GRADE SURFACES SHALL BE STABILIZED WITH PERMANENT SEED, SOD, OR AGED SHREDDED HARDWOOD MULCH 2-3" DEEP.
8. UPON COMPLETION OF LANDSCAPE AND HARDSCAPE INSTALLATION, CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT TO SCHEDULE A SITE INSPECTION. THIS INSPECTION SHALL VERIFY CONFORMANCE TO PLANS AND SPECIFICATIONS AND ESTABLISH THE START DATE FOR THE ONE YEAR WARRANTY PERIOD, AND DATE OF OWNER'S ACCEPTANCE OF MAINTENANCE RESPONSIBILITIES.
9. THE CONTRACTOR SHALL WARRANT THE LANDSCAPE AND HARDSCAPE MATERIALS AND INSTALLATION FOR ONE YEAR AFTER THE WARRANTY START DATE, AS RECOMMENDED BY THE LANDSCAPE ARCHITECT AND APPROVED BY THE OWNER.
10. AT THE END OF THE WARRANTY PERIOD, THE CONTRACTOR SHALL REPLACE ALL DEAD OR UNHEALTHY PLANT MATERIAL AT NO COST TO THE OWNER, AND REMOVE ALL REMAINING TREE STAKING OR GUYING.

PLANT LIST:

QUAN.	BOTANICAL NAME	COMMON NAME	SPACING	CALIPER	ROOT TYPE	DETAIL	HEIGHT AT MATURITY
TREES							
12	QUERCUS X WAREI 'REGAL PRINCE'	(RP) REGAL PRINCE ENGLISH OAK	AS SHOWN	2 1/2"	B&B	1	50'
SHRUBS							
13	JUNIPERUS PROCUMBENS 'NANA'	(JP) JAPANESE GARDEN JUNIPER	AS SHOWN	--	--	--	1'

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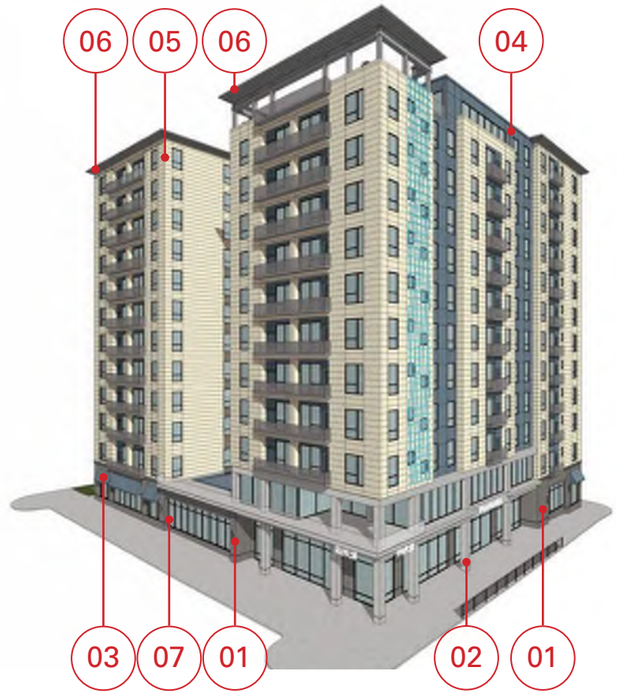
• Raleigh, NC • Fayetteville, NC • Northern Virginia • Virginia Beach, VA

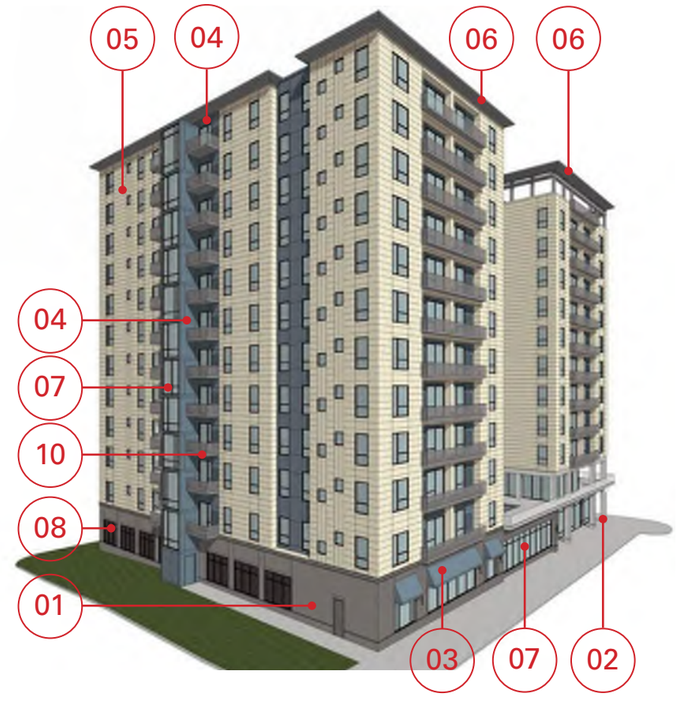
LANDSCAPE PLAN - SUP SUBMITTAL
OPUS AT RICHMOND
CITY OF RICHMOND, VA

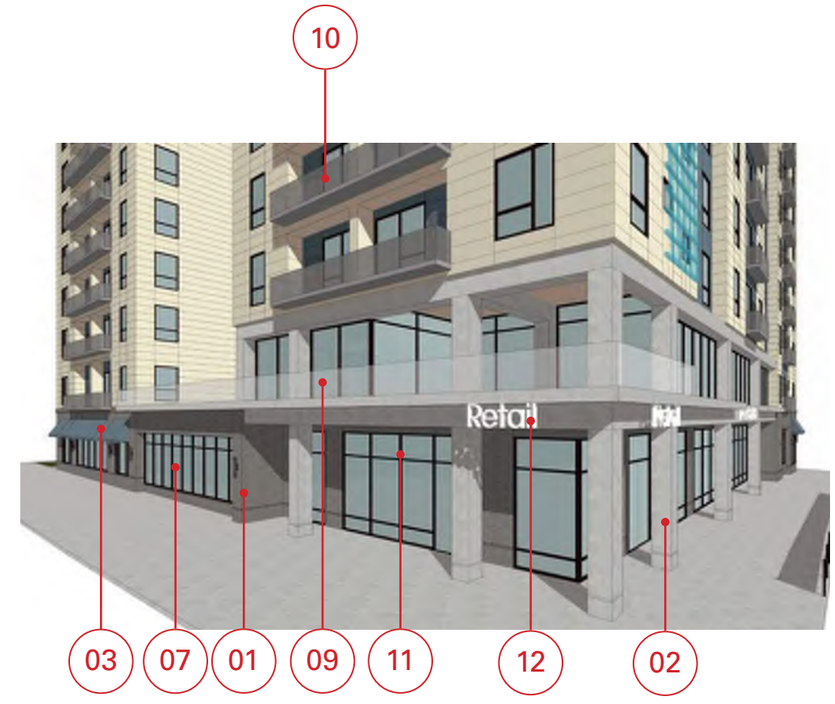
REVISIONS

DESIGNED BY:	LAA
DRAWN BY:	LAA
CHECKED BY:	GHT
SCALE:	1" = 10'
DATE:	January 16, 2020
PROJECT NUMBER:	19020506-010303

L1.0







01 FACE BRICK (UTILITY SIZE)
WARM GREY COLOR
WARM GREY GROUT

02 EXPOSED CONCRETE - SMOOTH FINISH

03 FABRIC AWNING

04 PAINTED CEMENTITIOUS PANEL

05 METAL PANEL
COLOR 1

06 METAL PANEL
COLOR 2

07 VISION GLASS
(CLEAR OR TINT)

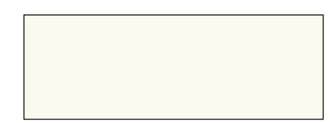
08 METAL SCREENING - SEE ADDITIONAL OPTIONS

09 AMENITY RAILING

11 ANODIZED ALUMINUM
FRAME - DARK BRONZE

10 TENANT RAILING

12 ILLUMINATED SIGNAGE



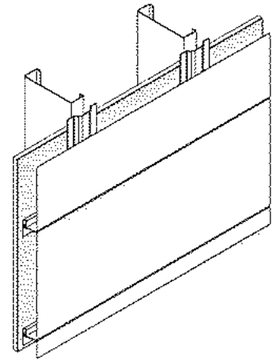
JOB # 31709

OPUS
THE OPUS GROUP

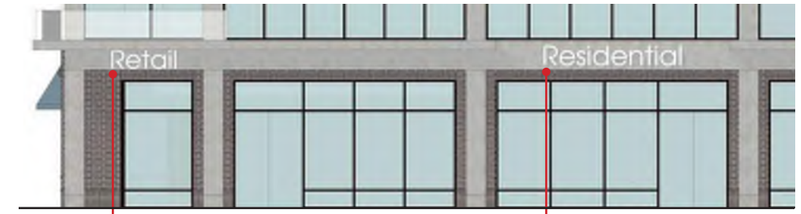
Richmond SH
Richmond, VA

Material Board Exhibit
01.16.2020

METAL PANEL PRECEDENT IMAGE



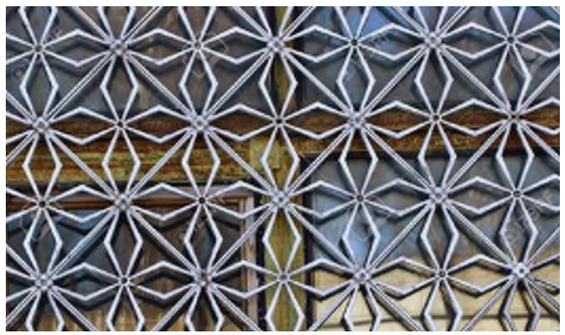
METAL PANEL DETAIL



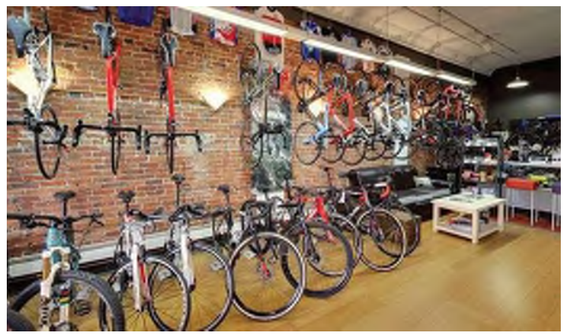
12 MOUNTED AT BOTTOM OF FLOOR ABOVE (2 LOCATIONS)
TEXT HEIGHT: 22"
TEXT WIDTH: VARIES

12 WALL MOUNTED
TEXT HEIGHT: 28"
TEXT WIDTH: VARIES

SIGNAGE POSITION AND SIZE

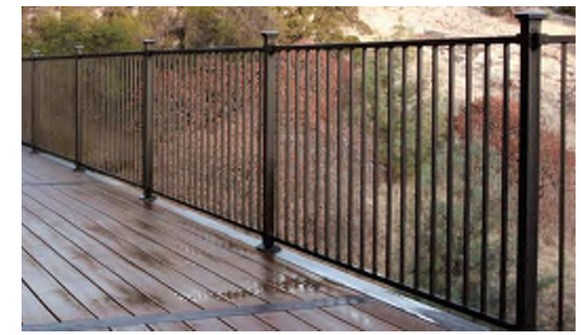


METAL SCREENING OPTIONS



BIKE SHOP PRECEDENT IMAGES

RETAIL PRECEDENT IMAGES

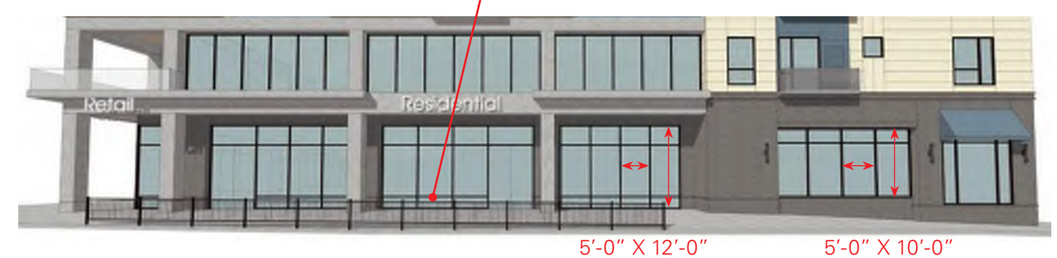


PEDESTRIAN SAFETY RAILING

4'-0" X 8'-0"
SCREEN

5'-0" X 8'-0"
WINDOW

5'-0" X 10'-0"
WINDOW



5'-0" X 12'-0"
WINDOW

5'-0" X 10'-0"
WINDOW

JOB # 31709

OPUS
THE OPUS GROUP

Richmond SH

Richmond, VA

Precedent Materials and Images

01.16.2020

JOB # 31709

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Richmond, VA

Perspective Looking NW on Broad Street
01.16.2020

JOB # 31709

OPUS
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Richmond SH
Richmond, VA

Perspective Looking SE on Broad Street
01.16.2020

JOB # 31709

OPUS
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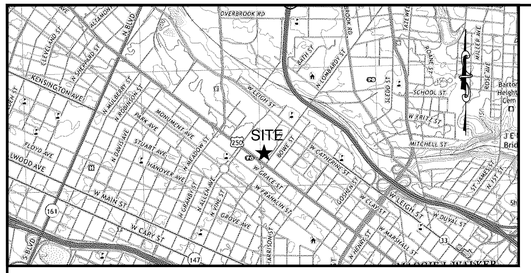
Richmond SH
Richmond, VA

Perspective Looking SW on Lombardy Street
01.16.2020

Retail
Retail



VICINITY MAP
Scale: 1"=2,000'

DESCRIPTION OF PARCEL

All that part or parcel of land lying in the City of Richmond, Virginia, being known as GPINS #N0000822007 & N0000822001, said parcels being acquired from Amoco Oil Company, a Maryland Corporation, by Instrument number 28303, Page 797, recorded in the Clerk's Office of the Circuit Court of City of Richmond, Virginia, November 30, 2000, and having the following metes and bounds, to wit:

Beginning at a found copper plug at the northwest intersection of Lombardy Street and Broad Street; thence along the right of way of Broad Street, N 53°35'02" W a distance of 168.50 feet, having a found rod on line 1.35 feet east of corner; thence leaving Broad Street, N 36°23'13" E a distance of 150.00 feet to a point; thence, S 53°35'02" E a distance of 168.50 feet to the west line of Lombardy Street; thence along the right of way of Lombardy Street, S 36°23'13" W a distance of 150.00 feet to a found copper plug and the POINT OF BEGINNING, and containing 0.580 acres.

DRAPER ADEN ASSOCIATES REVIEW

THESE PLANS HAVE BEEN SUBJECTED TO TECHNICAL AND QUALITY REVIEWS BY:

NAME: ALAN GREGORY SCANNER TECHNICIAN	SIGNATURE	10/17/19 DATE
NAME: JOHN L ROBERTSON, PE SUBSURFACE UTILITY ENGINEER	SIGNATURE	10/17/19 DATE
NAME: LEISA W. WEATHERFOLD, LS PROJECT MANAGER	SIGNATURE	10/17/19 DATE
NAME: L. W. KNIGHTING, LS QUALITY REVIEWER	SIGNATURE	10/16/19 DATE

NOTES:

1.) Source of Meridian: NAD83 based upon gps observation by Draper Aden Associates 9/17/19.
2.) Vertical datum: NAVD88 based upon: gps observation by Draper Aden Associates 9/17/19.
3.) Utilities shown are based upon:
X SUE Quality Level B, ASCE 38–02 – field designation of underground utilities performed by Draper Aden Associates on 9/19/19 and visible evidence in conjunction with compiled records.
4.) This was completed under the direct and responsible charge of Leisa Wright Weatherford, L.S., from an actual Ground survey made under my supervision; that the original data was obtained on September 18, 2019; and that this plat meets minimum accuracy standards unless otherwise noted.
5.) The property shown hereon is located in Flood Zone X based on a scaled location on FIRM panel #5101290037D effective date 04/02/2009. This flood determination is not a recommendation by Draper Aden Associates to not purchase or purchase Flood Insurance Coverage and does not imply that the referenced property will or will not be free from flood damage.
6.) Current Zoning: M–1
The following restrictions are per the current zoning ordinance and are not intended to be restrictive covenants running with the land.
Zoning District: M–1 (Light Industrial)
Maximum Height – 45'
Setback Lines – N/A' Front
N/A' Side
N/A' Rear

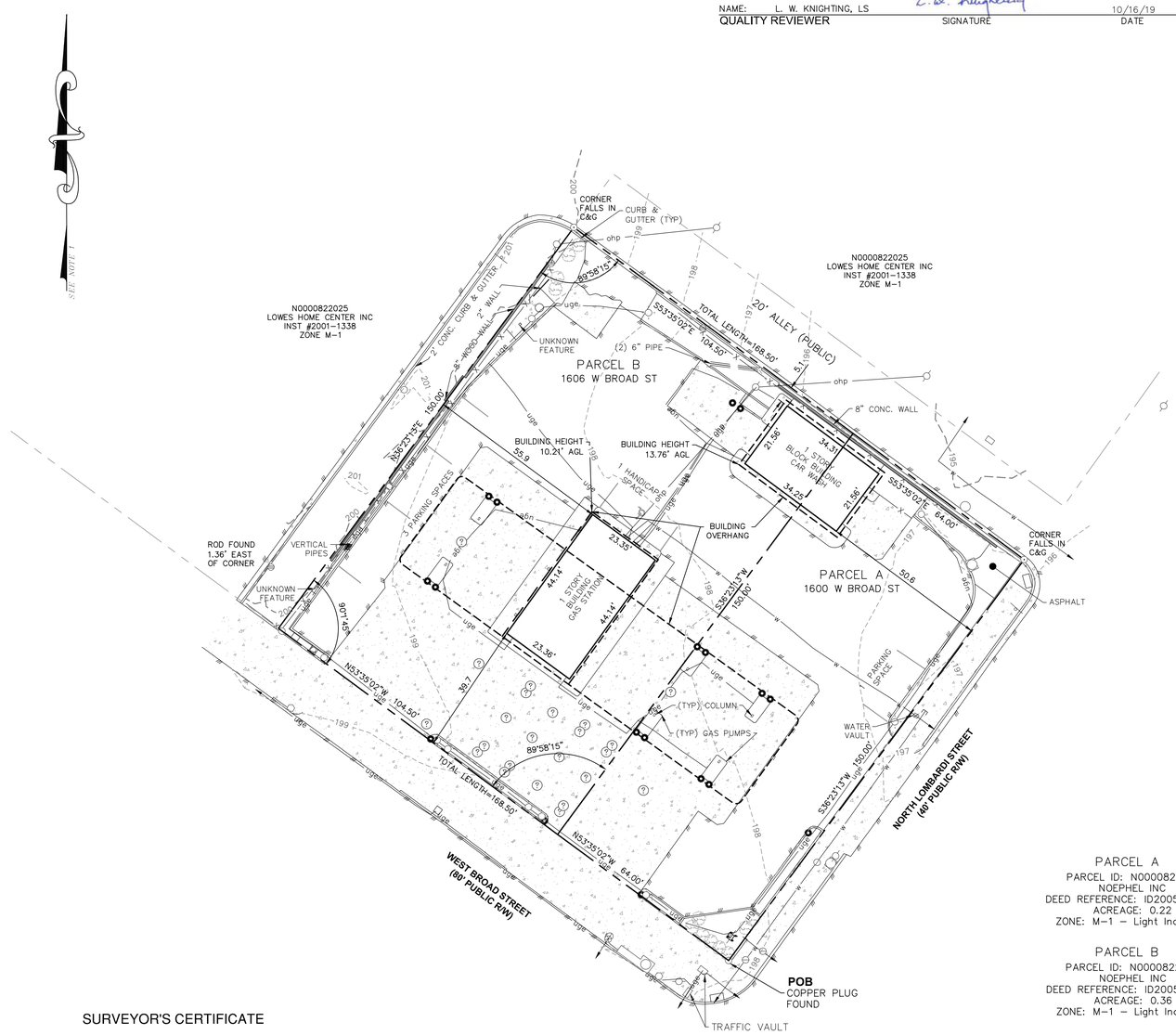
7.) Field work performed on September 16 & 18, 2019 .
8.) No evidence of earth moving, construction, or building additions were observed.
9.) No known proposed changes in street right of way lines.
10.) No known wetlands were observed on this property.
11.) Professional Liability Insurance for Draper Aden Associates is $1,000,000.
12.) 4 Regular parking spaces. 1 handicap parking space, for a total of 5
13.) AGL = At ground level.

SCHEDULE B EXCEPTIONS:

This survey was prepared in conjunction with title insurance commitment no.NCS–974273–MPLS, dated September 3, 2019, issued by First American Title Insurance Company. The property is subject to the following easements and rights of Ingress and egress, designated in brackets with the corresponding number in Schedule of the above referenced commitment.

Please note: No easements were revealed in the title report no. NCS–974273–MPLS dated 9/3/19.

3. Terms, duties, conditions, agreements, covenants, restrictions, obligations and/or provisions as set forth in Instrument No. 00–28303. No survey matters were revealed and are not shown on this plat.
4. Terms, duties, conditions, agreements, covenants, restrictions, obligations and/or provisions as set forth in Instrument No. 00–28306. No survey matters were revealed and are not shown on this plat.



LEGEND

Property Line	Telephone Pedestal	Electric Box
Contour	Telephone Manhole	Guy Pole
Gas Line	Telephone Box	Electric Marker
Overhead Power	Fire Hydrant	Electrical Manhole
Sanitary Sewer and Manhole	Water Valve	Utility Pole
Storm Line and Manhole	Water Meter	Electric Transformer
Storm Line and Inlet	Well	Ground Light
Underground Cable TV	Benchmark	Light Pole
Underground Electric	Bollard	Fiber Optic Pedestal
Underground Telephone	Rod Found	Fiber Optic Handhole
Underground Fiber Optic	Monument Found	Gas Vent
Unknown Utility	Sign (1–post)	Gas Valve
Waterline	Sign (2–post)	Gas Meter
Asphalt	Spot Elevation	Sewer Clean Out
Building	Deciduous Tree	Wood Post
Fence (as noted)	Evergreen Tree	Metal Post
Stream	Shrub	Gravel
Treeline	Concrete	Unknown Utility Marker
Guy Wire		

PARCEL A
PARCEL ID: N0000822001
NOEPHEL INC
DEED REFERENCE: ID2005–34204
ACREAGE: 0.22
ZONE: M–1 – Light Industrial

PARCEL B
PARCEL ID: N0000822007
NOEPHEL INC
DEED REFERENCE: ID2005–34204
ACREAGE: 0.36
ZONE: M–1 – Light Industrial

SURVEYOR'S CERTIFICATE

To Noephel, Inc., First American 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 "Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2016, and includes items: 1, 2, 3, 4, 5, 6,(a)&(b),7(b)&(c), 8, 9, 11, 13, 14, 16, 17, 18, 19, 20, of Table A thereof.

Leisa Wright Weatherford, LS Registration No. 2196

Dated: 10/17/19

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

COMMONWEALTH OF VIRGINIA
Leisa Wright Weatherford
Lic. No. 2196
10/17/19
LAND SURVEYOR

Draper Aden Associates
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1030 Wilmer Avenue, Suite 100
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• Hampton Roads, VA • Virginia Beach, VA

ALTA/ NSPS LAND TITLE SURVEY OF 1600 & 1606 W BROAD STREET

CITY OF RICHMOND, VIRGINIA

REVISIONS

DESIGNED BY:	
DRAWN BY:	NSA
CHECKED BY:	LWW
SCALE:	1"= 20'
DATE:	9/18/2019
PROJECT NUMBER:	19020506-010502

P:\2019\19020500\19020506\19020506-010502\CAD\dwg\19020506-010502_19 9 19 ALTA MLA.dwg October 17, 2019 10:29:17 AM