

INTRODUCED: November 14, 2016

AN ORDINANCE No. 2016-297

To repeal Ord. No. 84-19-28, adopted Feb. 27, 1984, and to authorize the special use of the property known as 3003 Parkwood Avenue for the purpose of permitting up to 32 multifamily dwelling units, upon certain terms and conditions.

Patron – Mayor Jones (By Request)

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: DEC 12 2016 AT 6 P.M.

THE CITY OF RICHMOND HEREBY ORDAINS:

WHEREAS, the owner of the property known as 3003 Parkwood Avenue, which is situated in a R-5 Single-Family Residential District, desires to use such property for the purpose of up to 32 multifamily dwelling units, which use, among other things, is not currently allowed by section 30-410.1 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 (2010), 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: 9 NOES: 0 ABSTAIN: _____

ADOPTED: DEC 12 2016 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 property known as 3003 Parkwood Avenue and identified as Tax Parcel No. W000-1354/013 in the 2016 records of the City Assessor, being more particularly shown on a survey entitled “Topographic Survey Plat Showing Existing Improvements to #3003 Parkwood Avenue, City of Richmond, Virginia,” prepared by Shadrach & Associates LLC, and dated July 15, 2016, appearing as an insert on sheet A.100 of the plans entitled “Parkwood Apts, 3003 Parkwood Avenue, Richmond, VA,” prepared by Walter Parks Architect, and dated September 16, 2016, 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 development containing up to 32 multifamily dwelling units, hereinafter referred to as “the Special Use,” substantially as shown on the plans entitled “Parkwood Apts, 3003 Parkwood Avenue, Richmond, VA,” prepared by Walter Parks Architect, and dated September 16, 2016, 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 use of the Property shall be a multifamily development consisting of up to 32 dwelling units, served by no fewer than 27 on-site parking spaces, substantially as shown on the Plans.

(b) Signage on the Property shall be limited to (i) those signs exempt from the signage regulations of the zoning ordinance by section 30-503 of the Code of the City of Richmond (2015), as amended, (ii) those signs permitted in all zoning districts by section 30-505 of the Code of the City of Richmond (2015), as amended, and (iii) signage substantially as shown on the Plans.

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

(d) Outdoor lighting shall be located, directed or shielded so as not to shine directly on adjoining properties or to create a traffic hazard by means of glare or similarity to or confusion with traffic signals, warning lights or lighting on emergency vehicles.

(e) All basement-level dwelling units shall contain windows, substantially as shown on the Plans. The windows of the basement-level dwelling units shall be comparable in dimensions to the windows contained in the dwelling units above the basement level, except that the basement-level dwelling unit windows may have a height of approximately three-quarters the height of the windows contained in the dwelling units above the basement level.

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

(g) Secure storage for no fewer than 11 bicycles shall be provided on the Property for use by the dwelling units.

(h) Prior to the issuance of any final certificate of occupancy for the Special Use, landscaping and landscape buffers shall be provided on the Property substantially as shown on the Plans.

§ 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 public right-of-way, including improvements to the alley, 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, (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 or when the Special Use of the Property as authorized by this ordinance is abandoned for a period of 730 consecutive calendar days, 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 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. That Ordinance No. 84-19-18, adopted February 27, 1984, be and is hereby repealed.

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

City of Richmond

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

Item Request File Number: PRE. 2016-302

4-5813
O & R REQUEST

OCT 20 2016


O & R Request

Chief Administration Office
City of Richmond


DATE: October 20, 2016

EDITION: 1

TO: The Honorable Members of City Council

THROUGH: Dwight C. Jones, Mayor (by request) 
(This in no way reflects a recommendation on behalf of the Mayor)

THROUGH: Selena Cuffee Glenn, Chief Administrative Officer 

THROUGH: Peter L. Downey, Jr., Deputy Chief Administrative Officer for Economic Development and Planning 

FROM: Mark A. Olinger, Director, Dept. of Planning and Development Review 

RE: To repeal Ord. No. 1984-19-28, adopted February 27, 1984 and to authorize the special use of 3003 Parkwood Avenue, for the purpose of permitting up to 32 multi-family dwelling units, upon certain terms and conditions.

ORD. OR RES. No. _____

PURPOSE: To repeal Ord. No. 1984-19-28, adopted February 27, 1984 and to authorize the special use of 3003 Parkwood Avenue, for the purpose of permitting up to 32 multi-family dwelling units, upon certain terms and conditions.

REASON: The applicant is proposing multi-family use of the property, which is not permitted by the underlying zoning of the property. A special use permit is therefore required.

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 December 5, 2016, meeting. A letter outlining the Commission's recommendation will be forwarded to City Council following that meeting.

BACKGROUND: The subject property consists of a 29,882 SF (0.686 acre) parcel of land improved with a building containing an assisted living facility and constructed, per tax assessment records, in

1940. The property is located in the Carytown neighborhood of the Near West planning district, in the southwest quadrant of the intersection of Parkwood Avenue and South Sheppard Street.

The property is subject to a special use permit (Ord. No. 1984-19-28), authorizing the assisted living facility.

The City of Richmond's Master Plan designates the subject property for Single Family (Low Density) land use. Primary uses in this category are "single-family detached dwellings at densities up to seven units per acre" (p. 133). The density of the parcel if developed as proposed would be approximately 47 units per acre.

The Master Plan lists general polices for new housing throughout the City, including: "Promote the development of new, high-quality housing" and "encourage the development of a range of housing types, styles and prices" (p. 100).

The subject property and properties to the north, west and south are located within the R-5 Single-Family Residential District. Properties to the east are located with the R-6 Single-Family Attached Residential District. A mix of single-, two-family, and some multi-family residential land uses predominate the vicinity of the subject property, with commercial and mixed-use land uses along the Cary Street corridor one block to the north.

FISCAL IMPACT / COST: The Department 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: \$2,400.00

DESIRED EFFECTIVE DATE: Upon Adoption

REQUESTED INTRODUCTION DATE: November 14, 2016

CITY COUNCIL PUBLIC HEARING DATE: December 12, 2016

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: None

CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES: City Planning Commission, December 5, 2016.

AFFECTED AGENCIES: Office of Chief Administrative Officer
Law Department (for review of draft ordinance)
City Assessor (for preparation of mailing labels for public notice)

RELATIONSHIP TO EXISTING ORD. OR RES.: Repeal Ord. No. 1984-19-28, adopted February 27, 1984

REQUIRED CHANGES TO WORK PROGRAM(S): None.

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

STAFF: Matthew J. Ebinger, AICP, Senior Planner
Land Use Administration (Room 511)
804-646-6308

PDR O&R No. 16-30



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

Project Name: THE PARKWOOD Date: August 19, 2016

Property Address: 3003 Parkwood Avenue Tax Map #: W0001354013

Fee: \$2,400.00 Total area of affected site in acres: 0.686
(See page 3 for fee schedule, please make check payable to the "City of Richmond")

Zoning

Current Zoning: R-5

Proposed Use

(Please include a detailed description of the proposed use in the required applicant's report)

Existing Use: Assisted Living Facility

Is this property subject to any previous land use cases?

Yes No

If Yes, please list the Ordinance Number:

1984-019-28

adaptive reuse as multi-family dwelling

Applicant/Contact Person: Jeff Geiger (Representative)

Company: HIRSCHLER FLEISCHER

Mailing Address: Post Office Box 500

City: Richmond State: VA Zip Code: 23218-0500

Telephone: (804) 771-9557 Fax: (804) 644-0957

Email: jgeiger@hf-law.com

Property Owner: Dr. Sik Niaz, Manager, AMPAK Properties, LLC

If Business Entity, name and title of authorized signee: _____

(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: 4906 Cutshaw Avenue

City: Richmond State: VA Zip Code: 23230

Telephone: _____ Fax: _____

Email: _____

Property Owner Signature:

Jeffrey P. Geiger - Attorney-in-Fact

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)

SPECIAL LIMITED POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS:

1. That I, S.K. Niazi, Manager of

AMPAK Properties, L.L.C., a Virginia limited liability company

(Telephone) 804-387-2541

(SKN)

(Address) ~~P. O. Box 15419, Richmond, VA 23227~~

4906 CUTSHAW AVE
RICHMOND, VA 23230

as owner of the property described as:

2. City of Richmond Tax Map Number W0001354013

and authorized to take such action, do hereby make, constitute and appoint:

3. Jeffrey P. Geiger (771-9557), Julian A. Pedini (771-9531), James W. Theobald (771-9513), and Penny Giles (771-5613), any one of whom may act, all of whom have an office address of Hirschler Fleischer, P. O. Box 500, Richmond, VA 23218-0500

to act as my true and lawful attorney-in-fact for and in my name, place and stead with full power and authority I would have if acting personally to seek rezoning, rezoning, special use permit, conditional use, and/or special exception, and to set forth and offer such legally acceptable voluntarily proffered conditions including any additions, amendments, modifications or deletions thereto that in his discretion are deemed reasonable, appropriate and necessary except as follows:

4. None.

5. In witness thereof, I have hereto set my hand and seal this 18th day of AUGUST, 2016.

AMPAK PROPERTIES, L.L.C.,
a Virginia limited liability company

By: S.K. Niazi
Name: SAIFULLAH KHAN NIAZI
Title: MANAGER

STATE OF Virginia
COUNTY/CITY OF Richmond to-wit:

This day S.K. Niazi, Manager of AMPAK Properties, L.L.C., a Virginia limited liability company, personally appeared before me, Lacy G Keith, a Notary Public in and for the County and State said, and swore or affirmed that the matters stated in the foregoing Special Limited Power of Attorney are true to the best of his/her knowledge and belief.

Given under my hand this 18th day of August, 2016.

Lacy G Keith
Notary Public

Registration No. 223235

My commission expires: Apr. 30, 2019

8155858-1 041414.00001



August 19, 2016

APPLICANT'S REPORT

*Modification of Special Use Permit
3003 Parkwood Avenue, Richmond, Virginia
Map Reference Number: W0001354013*

Submitted to:	City of Richmond Department of Community Development Land Use Administration 900 East Broad Street, Suite 511 Richmond, Virginia 23219
Submitted by:	3003 Parkwood, LLC c/o Crescent Preservation & Development Co. 600 Ridge Top Road Richmond, VA 23229
Prepared by:	Hirschler Fleischer, Attorneys at Law Jeffrey P. Geiger, Esquire 2100 East Cary Street Richmond, Virginia 23223

Introduction

3003 Parkwood, LLC (the "Applicant") is the contract purchaser of a certain parcel of property as shown on the City of Richmond tax map as parcel W0001354013. Said parcel, commonly referred to as 3003 Parkwood Avenue (the "Property" or "The Parkwood"), is zoned R-5 Residential (Single Family) and contains approximately .686 acres of land and 24,432 square feet of improvements. The Property is located in the Carytown South neighborhood which is in the Near West Planning District that is made up of a variety of land uses, including a major commercial service center and surrounded by residential neighborhoods.

Originally built in 1940 as the administrative offices for the Virginia Commission for the Blind, The Parkwood's architecture and grounds were a prominent feature and source of pride for the neighborhood. However, after the Property was granted a Special Use Permit to operate an 89 bed assisted living facility, The Parkwood has seen a steady decline in its appearance and utility which was a contributing factor for the current owner and administrator of the facility to cease operations. The Applicant hereby requests a modification of the Special Use Permit to allow for the revitalization and adaptive re-use of the Property

to a less-intense, multi-family, residential (rental or condominium) use that will permit the preservation of this historic structure and restore The Parkwood into the source of pride for the neighborhood it once was.

The Carytown South neighborhood is attractive to Carytown employees, young professionals and empty nesters because it abuts and is within walking or biking distance to the Carytown Service Center, a significant employment center providing jobs to over 4,000 people and one of the most successful and unique commercial districts in the City. Dubbed the “Mile of Style”, Carytown contains Ellwood Thompson’s, Virginia’s largest organic grocery store, as well as a hip concentration of independent, eclectic boutiques, eateries and health, wellness and beauty shops, together with the historic Byrd Theatre and other venues for arts, music, nightlife and festivals such as the Carytown Watermelon Festival, all of which distinguish Carytown from other commercial areas that typically offer only common corporate retail chain stores and restaurants. Carytown is an established tourism destination, and has been ranked as one of the top 15 trendiest retail markets in the United States by Cushman & Wakefield for connecting to millennials and incubating retail trends¹. Other developments in the Carytown area include the 2012 opening of Carytown Place, an attractive re-use of an existing building that includes pedestrian-friendly areas with bike racks and benches, and plans for a new gateway sign as a collaborative effort between the City and the Carytown Merchants’ Association.

Existing Conditions

HISTORICAL SIGNIFICANCE

The Parkwood is an example of collegiate neo-Georgian style architecture and was designed by J. Binford Walford, a notable Virginia architect who also designed buildings on college campuses around Virginia during the same era. The two-story building was originally constructed in 1940. Between 1940 and 1980, The Parkwood was used as administrative offices for the Virginia Commission for the Blind. The Parkwood has historic significance due to its association with Lucian Louis Watts because it is the resource that best embodies his achievements in addressing social welfare and education of the blind population of the Commonwealth.

The Applicant desires to preserve this historic building and has submitted to the Virginia Department of Historic Resources (“VDHR”) for historical designation. VDHR’s preliminary review resulted in a score of 39, which is well above the typical 31 – 33. Therefore, the Applicant expects that the historical designation will be granted.

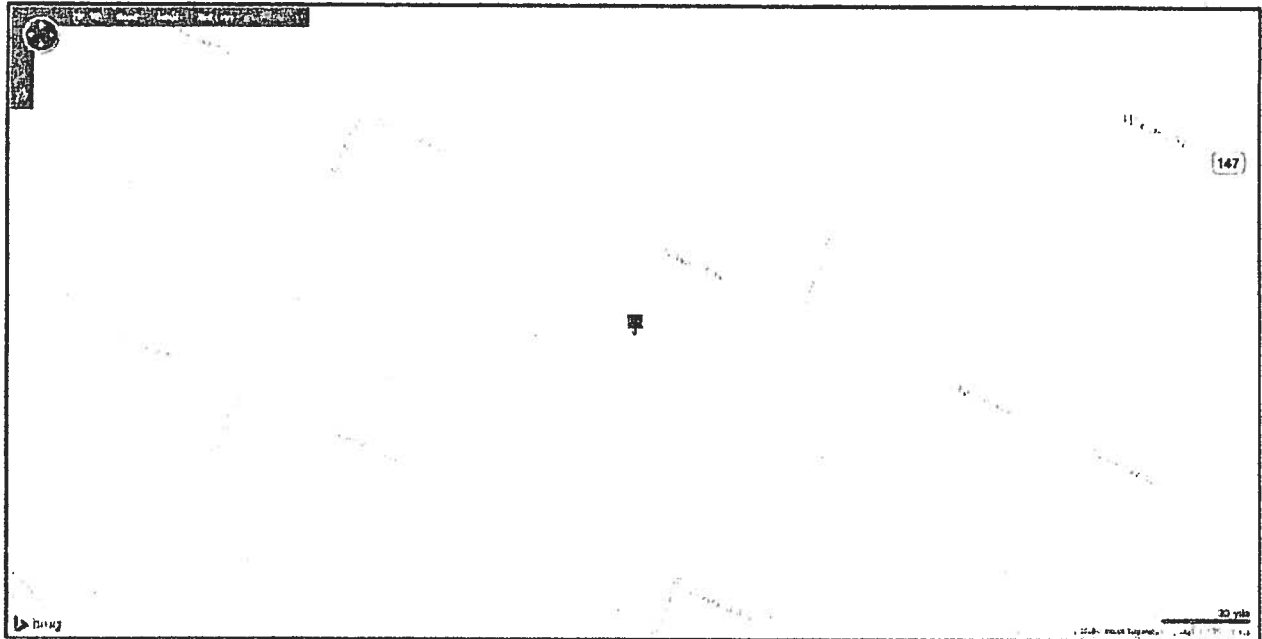
SITE DESCRIPTION AND EXISTING LAND USE

The Parkwood is located south of Carytown on the southwest corner of Parkwood Avenue and South Sheppard Street, having an underlying zoning classification of R-5 Residential (Single Family). The Property is situated mostly among single family houses, with some scattered multi-family dwellings and commercial uses, and contains approximately 29,877 square feet (0.686 acres) of lot area. The Parkwood has most recently been used and maintained as an adult residential rest care facility pursuant to a Special Use Permit adopted by Ordinance No. 84-19-28 on February 27, 1984.

During the course of operations as an assisted living facility, The Parkwood and its grounds have fallen in to disrepair. For example, a recent inspection report issued by the Virginia Department of Social Services on February 26, 2016 noted a history of exposed and frayed wires, loose plaster, mildew, holes in ceiling

¹ Richmond Times-Dispatch June 29, 2016 (www.richmond.com)

tiles, cracked and peeling paint, stained walls, missing baseboard, camera lines hanging on sprinkler pipes, and unsealed exterior doors allowing air and creatures to enter. Outside, the building needs paint, and the existing wrought iron fence needs to be repaired and painted. The owner has decided to cease operations and sell the Property instead of reinvesting in the Property.



City of Richmond Parcel Map



City of Richmond Parcel Map (Bird's Eye View)

MASTER PLAN DESIGNATION

The Property is designated by the City of Richmond's Master Plan (the "Master Plan") for Single Family (low density) use, and is adjacent to a Single-Family (medium density) use area. The Land Use plan designation is a change in use from the existing use permitted by the Special Use Permit, and the proposal would decrease the housing density compared to existing conditions, resulting in a less intense use. Staff confirmed in our pre-application meeting that the requested density is consistent with other multi-family properties in the area.

The Master Plan of the City of Richmond anticipates future redevelopment activities in the Near West Planning District. Demand for urban living continues to grow. The prospective residents creating this demand desire newly renovated, repurposed spaces located in urban areas with a mixture of uses that are easily accessible without a car. The Carytown South neighborhood is starting to see some investment and rejuvenation in the existing housing stock. The investment in this property will continue this effort to revitalize this residential community and will provide a catalyst for further investment and rejuvenation in the existing housing stock. This Special Use Permit modification request is in keeping with the redevelopment that this area is enjoying currently and will continue the trend of revenue growth for the City of Richmond by bringing more consumers to the area, particularly those who are looking to live, work and play all within walking distance. As Carytown South becomes rejuvenated and revitalized, the area will become more vibrant by offering the live-work, urban community sought by the prospective residents of the Property.

As noted on page 26 of the Master Plan, key strategies and directions seek to eliminate substandard housing without unduly compromising the architectural, historic and cultural heritage of Richmond neighborhoods and states that housing improvement activities in historic neighborhoods should emphasize rehabilitation of the existing housing stock over demolition and new construction. This project is consistent with that strategy since it proposes an adaptive reuse which will replace an aging and deteriorating assisted living facility with modern dwelling units, achieving the goal of a market-generated evolution to a less intense use that also preserves this historic building.

The Parking Policies and Strategies found on page 60 in the Transportation section of the Master Plan seek to encourage parking decals in residential neighborhoods to help ensure reasonable on-street parking for residents, especially residents who are adversely affected by the parking demands of nearby institutions. At our community meeting, some neighbors acknowledged the adverse impact that the commercial section of Carytown has had on available on-street parking in the neighborhood. They have asked for reserved parking signage for the on-site spaces, which the Applicant is providing. See signage detail on Sheet A.112 of the enclosed plans prepared by Walter Parks Architect. The neighbors also requested that the Applicant implement a permit system for resident on-site parking. The Applicant has agreed to do so to ensure that they are available to residents, consistent with the Parking Strategy in the Master Plan.

In Carytown, commercial areas are located in close proximity to residential neighborhoods. Such land use conflicts are a significant issue in the Near West Planning District. Page 228 of the Master Plan mentions concerns over traffic, parking, noise and housing deterioration. The proposed adaptive re-use and redevelopment of The Parkwood is a long-term land use strategy that will enhance the residential environment by mitigating these types of conflicts while preserving this historical structure and the urban character of this established neighborhood in keeping with the Master Plan's goals for Carytown.

Proposal

PROJECT SUMMARY

The proposed development includes interior structural improvements and modernization of the existing building systems. VDHR requires the main corridor on each floor of the building to remain, so the layout of residential units on each floor is constrained by this requirement. In response to input received from neighbors, and in order to mitigate adverse impacts to the surrounding community, the Applicant worked diligently with Walter Parks Architects to minimize the number of bedrooms. By limiting the number of 2-bedroom units and having no 3-bedroom units, the Applicant has sought to avoid appealing to the student rental market. Additionally, having fewer multiple-bedroom units will reduce the overall number of drivers living at The Parkwood and will lessen demand for on-street parking in the vicinity. With the constraints imposed by VDHR and with respect to community feedback, the repurposing and conversion of this assisted living facility will create 1 studio unit, 28 one-bedroom units and 3 two-bedroom units for a total of 32 units.

The exterior of The Parkwood will be repaired, cleaned and refreshed with new paint and other improvements. The ornamental iron fence will remain and be repaired and repainted. The grounds will receive fresh landscaping and the addition of a gathering area for residents to meet, recreate and cookout, thereby preserving green space and promoting the residential character of the area. Bike storage will be provided inside the building. Twenty-seven parking spaces will be created along the alley for residents to use in addition to the sixteen on-street parking spaces adjacent to the Property. The alley parking follows established parking along the alley and places the spaces next to and across from existing parking and parking garages. To the extent the new parking spaces extend into a required yard setback supplemental screening is provided around these spaces as shown on the enclosed plans and as discussed during the pre-application meeting with staff. The Applicant seeks to maximize the amount green space on the west side of the building in lieu of creating parking on this side of the building.

APPROPRIATENESS

Today's residents want to spend less time in their car and more time in their community. Daily living at The Parkwood will not require a car. The residents in the repurposed building will enjoy the walkable lifestyle of Carytown where they will be able to walk to work, to the grocery store and to hundreds of other shops, services and restaurants. Repurposing The Parkwood to multi-family residential rental units will continue the rejuvenation of Carytown South by attracting more residents looking for a vibrant, urban, live-work community. In keeping with the existing character of the neighborhood, the design of the proposed plan provides for market-rate, comfortable living spaces of varied size and configuration with immediate and direct access to natural light, outdoor common area and parking. The residences will be attractive to Carytown employees, young professionals and empty-nesters. The proposed redevelopment will have little to no negative impact on the community given that the overall number of residents will decrease and fewer trips will be generated as a result of the elimination of visits from medical staff and support services for the current residents of the Parkwood. Sufficient parking for residents and visitors will be available as a combination of on-site and on-street parking spaces. Other infrastructure is currently in place and adequate to serve the redeveloped Property. The proposed development and approval of the modification of the Special Use Permit is in keeping with the adaptive reuse and revitalization the area is enjoying currently and will provide revenue to the City of Richmond through the increased consumer base the development will generate and property taxes.

Findings of Fact

The following are factors indicated in Section 17.11 of the Charter and Section 114-1050.1 of the Zoning Ordinance relative to the approval of special use permits by City Council. The proposed modification of the Special Use Permit will:

- ***NOT be detrimental to the safety, health, morals and general welfare of the community involved.***

The modification of this Special Use Permit for an adaptive re-use will not negatively impact the safety, health, morals and general welfare of the nearby neighborhoods. The proposal would allow for the conversion, use and revitalization of this assisted living facility as a market-rate residential facility. This redevelopment will benefit the surrounding community and will be consistent with the goal of this area becoming a vibrant, urban, live-work area. The conversion of this historic building to a new multi-family residence will leverage existing infrastructure and provide on-site parking for the residents in addition to the on-street parking available nearby. This conversion will attract more active consumers to this area and to the City of Richmond. Approval of this adaptive reuse, repurposing and revitalization of The Parkwood will have a positive impact on the safety, health, morals and general welfare of the community and will provide a further catalyst for the rejuvenation of existing housing stock that has started to take place.

- ***NOT tend to create congestion in streets, roads, alleys and other public ways and places in the area involved.***

The proposed development will not create congestion in the streets, roads, alleys and other public ways and places in the area involved. Carytown has an established network of grid-like streets and alleys that have supported the residential uses in the area and the proposed change in use will result in a decrease in housing density. The existing network of streets and alleys will be more than sufficient to handle the residential trips associated with the redevelopment of this Property. Future residents may walk to work, restaurants and retail shops in Carytown, thereby reducing traffic congestion and the demand on parking. This project will increase the number of on-site parking spaces to twenty-seven (27) while reducing the density on the Property and eliminating the parking generate by medical services, care givers and social services, thereby helping to reduce the overall demand for on-street parking in the community.

- ***NOT create hazards from fire, panic or other dangers.***

The adaptive reuse of the Property will have no negative impact relative to fire, panic or other dangers. The existing building housing the multi-family residential units is a steel and reinforced concrete structure with brick exterior walls and foundation and a slate roof. This project will preserve the structural elements of the existing building, and the property will be developed in a manner consistent with the requirements of the building code and in accordance with the requirements of Fire and Emergency Services. The City's codes applicable to this development are designed to eliminate such hazards. Furthermore, the Property will be sprinklered, and adequate emergency exits will be provided.

- ***NOT tend to overcrowding of land and cause an undue concentration of population.***

The requested modification of the Special Use Permit will not tend to overcrowd the land or create an undue concentration of population. The building already exists, and its adaptive reuse will not cause any sort of overcrowding of land because the footprint of the existing building will

not change. The proposal will result in a decrease in population concentration, since the overall number of bedrooms will be fewer than that which currently exists in The Parkwood. On-site and on-street parking adequately supports the proposed number of residential units.

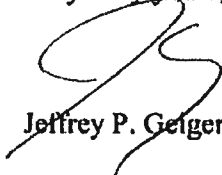
- ***NOT adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements.***

The modification of the Special Use Permit would not adversely affect the above-referenced City services. In fact, the proposed improvements represent an investment in the City that will bring new consumers into Richmond. The residential units that will be created on the Property do not typically generate school-age children. Since the project will reduce the number of bedrooms in the building, there will be a reduction in the demand on existing utilities and transportation infrastructure.

- ***NOT interfere with adequate light and air.***

The light and air available to the Property and adjacent properties will not be affected. The adaptive reuse of the Property will be contained in the existing building – no expansion is planned.

Very truly yours,

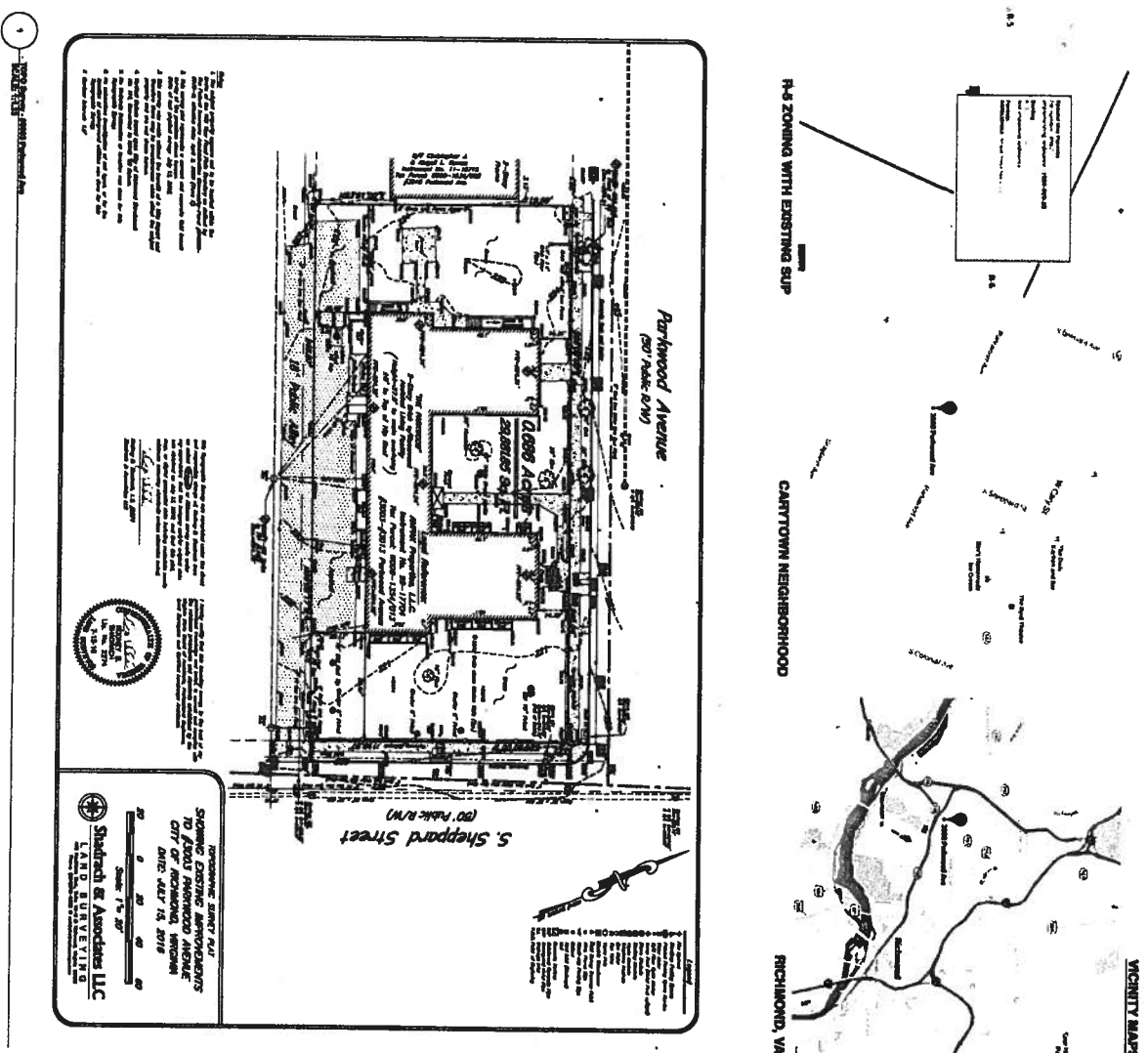


Jeffrey P. Geiger

JPG/jap

Enclosure

cc: The Honorable Parker Agelasto (via email w/ attachments)
Amy Robbins (via email w/attachments)
Mr. Zac Frederick (via email w/o attachments)
Mr. Carthan F. Currin, III (via email w/o attachments)
Nate Goodenow (via email w/o attachments)



NOTES:

1. THE PROJECT IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF RICHMOND ZONING ORDINANCE, CHAPTER 25A, ARTICLE 10, SECTION 10.1.1. THE ZONING DISTRICT IS R-4. THE PROJECT IS TO BE CONSIDERED A SINGLE-FAMILY RESIDENTIAL DEVELOPMENT.
2. THE PROJECT IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF RICHMOND ZONING ORDINANCE, CHAPTER 25A, ARTICLE 10, SECTION 10.1.2. THE PROJECT IS TO BE CONSIDERED A SINGLE-FAMILY RESIDENTIAL DEVELOPMENT.
3. THE PROJECT IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF RICHMOND ZONING ORDINANCE, CHAPTER 25A, ARTICLE 10, SECTION 10.1.3. THE PROJECT IS TO BE CONSIDERED A SINGLE-FAMILY RESIDENTIAL DEVELOPMENT.
4. THE PROJECT IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF RICHMOND ZONING ORDINANCE, CHAPTER 25A, ARTICLE 10, SECTION 10.1.4. THE PROJECT IS TO BE CONSIDERED A SINGLE-FAMILY RESIDENTIAL DEVELOPMENT.
5. THE PROJECT IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF RICHMOND ZONING ORDINANCE, CHAPTER 25A, ARTICLE 10, SECTION 10.1.5. THE PROJECT IS TO BE CONSIDERED A SINGLE-FAMILY RESIDENTIAL DEVELOPMENT.

PROPOSED ZONING MAP

SHOWING THE PROPOSED ZONING DISTRICT FOR THE PROJECT TO BE CONSIDERED A SINGLE-FAMILY RESIDENTIAL DEVELOPMENT.

DATE: MAY 15, 2018

Standard & Associates LLC
LAND SURVEYING

Scale: 1" = 20'

DATE: MAY 15, 2018

PROJECT TEAM

PROJECT OWNER: Standard & Associates LLC
 PROJECT ARCHITECT: Weller Parks Architect
 PROJECT ENGINEER: [Name]
 PROJECT SURVEYOR: [Name]

PROJECT DESCRIPTION

THE PROJECT IS TO BE CONSIDERED A SINGLE-FAMILY RESIDENTIAL DEVELOPMENT. THE PROJECT IS TO BE CONSIDERED A SINGLE-FAMILY RESIDENTIAL DEVELOPMENT.

SHEET LIST

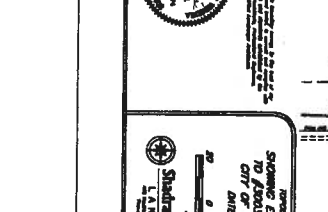
NUMBER	TITLE
A100	COVER SHEET
A101	EXISTING SITE PLAN
A102	PROPOSED SITE PLAN
A103	PROPOSED LAYOUT PLAN
A104	PROPOSED LAYOUT PLAN
A105	PROPOSED LAYOUT PLAN
A106	PROPOSED LAYOUT PLAN
A107	PROPOSED LAYOUT PLAN
A108	PROPOSED LAYOUT PLAN
A109	PROPOSED LAYOUT PLAN
A110	PROPOSED LAYOUT PLAN

PARKWOOD APTS
3003 Parkwood Avenue
Richmond, VA 23221

Weller PARKS ARCHITECT

DATE: 5/15/18

COVER SHEET
A.100



PROJECT TEAM

PROJECT OWNER: Standard & Associates LLC
 PROJECT ARCHITECT: Weller Parks Architect
 PROJECT ENGINEER: [Name]
 PROJECT SURVEYOR: [Name]

PROJECT DESCRIPTION

THE PROJECT IS TO BE CONSIDERED A SINGLE-FAMILY RESIDENTIAL DEVELOPMENT. THE PROJECT IS TO BE CONSIDERED A SINGLE-FAMILY RESIDENTIAL DEVELOPMENT.

SHEET LIST

NUMBER	TITLE
A100	COVER SHEET
A101	EXISTING SITE PLAN
A102	PROPOSED SITE PLAN
A103	PROPOSED LAYOUT PLAN
A104	PROPOSED LAYOUT PLAN
A105	PROPOSED LAYOUT PLAN
A106	PROPOSED LAYOUT PLAN
A107	PROPOSED LAYOUT PLAN
A108	PROPOSED LAYOUT PLAN
A109	PROPOSED LAYOUT PLAN
A110	PROPOSED LAYOUT PLAN

Weller PARKS ARCHITECT

DATE: 5/15/18

CITY OF RICHMOND - GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CITY OF RICHMOND AND THE VIRGINIA DEPARTMENT OF TRANSPORTATION AND HIGHWAYS (VDOT) SPECIFICATIONS FOR ROAD AND ALL UTILITIES.
2. THE CONSTRUCTION SHALL BE ACCORDING TO THE CITY OF RICHMOND AND ALL UTILITIES SPECIFICATIONS FOR THE CITY OF RICHMOND AND ALL UTILITIES.
3. THE CONSTRUCTION SHALL BE ACCORDING TO THE CITY OF RICHMOND AND ALL UTILITIES SPECIFICATIONS FOR THE CITY OF RICHMOND AND ALL UTILITIES.
4. THE CONSTRUCTION SHALL BE ACCORDING TO THE CITY OF RICHMOND AND ALL UTILITIES SPECIFICATIONS FOR THE CITY OF RICHMOND AND ALL UTILITIES.
5. THE CONSTRUCTION SHALL BE ACCORDING TO THE CITY OF RICHMOND AND ALL UTILITIES SPECIFICATIONS FOR THE CITY OF RICHMOND AND ALL UTILITIES.

CITY OF RICHMOND - C.R.P.A. NOTES

1. NO SIGNAGE SHALL BE PERMITTED ON THE PROJECT.
2. THE PROJECT IS LOCATED WITHIN THE COMBINED SEWER DISTRICT (CSD).

SITE SUMMARY

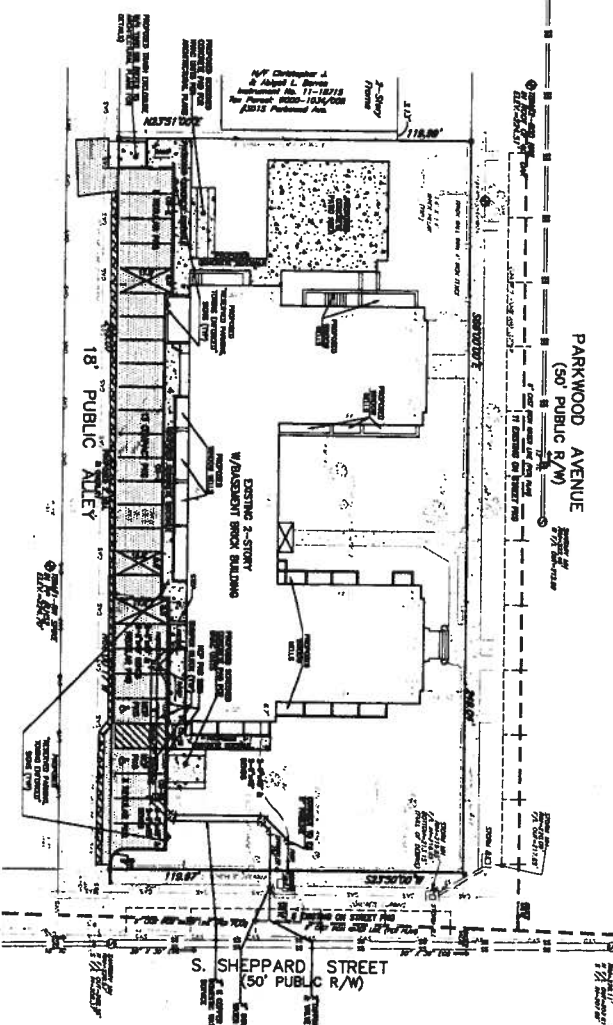
1. NAME OF DEVELOPMENT: PARKWOOD APARTMENTS
 2. PARCEL ID: 000-134/013
 3. ZONING: R-5
 4. PROJECT SUMMARY / SITE DATA:
 PROPOSED USE: ASSISTED LIVING FACILITY
 EXISTING BUILDING HEIGHT: 37'
 EXISTING BUILDING AREA: 10,000 SQ. FT.
 NUMBER OF APARTMENTS: 32
 APPROX. G.S.M. AC:
 WHITE CITY
 SHELTER CITY
 PARKING SPACES PROPOSED: 20
 EXISTING ON STREET: 16 TOTAL PROPOSED: 43

1. LANDSCAPING AND SITE IMPROVEMENTS SHALL BE INSTALLED AND MAINTAINED AT ALL TIMES THROUGHOUT THE CONSTRUCTION PERIOD.
2. ALL REQUIRED TRAFFIC SIGNS SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF RICHMOND AND ALL UTILITIES SPECIFICATIONS FOR THE CITY OF RICHMOND AND ALL UTILITIES.
3. THE CONSTRUCTION IS REQUIRED TO BE COMPLETED WITHIN THE CITY OF RICHMOND AND ALL UTILITIES SPECIFICATIONS FOR THE CITY OF RICHMOND AND ALL UTILITIES.
4. REPAIRS REQUIRED FOR THIS PROJECT INCLUDE, BUT NOT LIMITED TO: REPAIRS TO EXISTING PAVEMENT, ELECTRICAL, PLUMBING, AND MECHANICAL SYSTEMS. ALL REPAIRS SHALL BE APPROVED BY THE CITY OF RICHMOND AND ALL UTILITIES.

NOTE: EXISTING FIELD SURVEY INFORMATION IS FROM A111/08/03 L&L SURVEY. THE SURVEY PLAT SHOWING EXISTING IMPROVEMENTS TO 3003 PARKWOOD AVENUE, CITY OF RICHMOND, VIRGINIA DATED 08/15/03 IS LOCATED AT 2010 B STREET SOUTH AND ASSOCIATED L&L SURVEY IS 2010 B STREET SOUTH, SITE 10-B, RICHMOND, VIRGINIA 23226.

City of Richmond - Planning Division
 Date: 6/3/16
 601

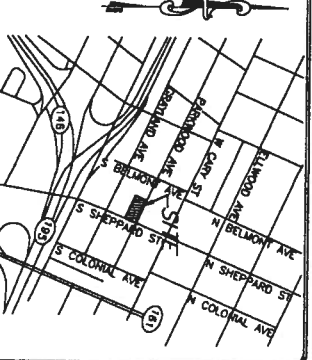
Item	Description	Quantity	Notes
1	Asphalt Paving	10,000 sq. ft.	
2	Concrete Paving	5,000 sq. ft.	
3	Grass Paving	2,000 sq. ft.	
4	Stormwater Management	10,000 gal.	
5	Landscaping	10,000 sq. ft.	



DEVELOPER NAME: DISCREET PRESERVATION & DEVELOPMENT CO.
 600 RODE TOP ROAD
 RICHMOND, VA 23229
 CONTACT PERSON: ZACHARY R. FREDENOK
 Phone: 804-518-3423
 email: zfredenok@discreet.com

ENGINEER NAME: TOWNES SITE ENGINEERING
 9850 LORI ROAD, SUITE 201
 CHESTERFIELD, VA 23832
 CONTACT PERSON: ZACHARY R. WILKINS P.E.
 Phone: (804) 748-2801 ext. 244
 Fax: (804) 748-2800
 email: zwilkins@townes.com

ARCHITECT NAME: WELLS/PAIS ARCHITECTS
 313 N. ADAMS STREET
 RICHMOND, VA 23220
 CONTACT PERSON: NANCY GOODENOUGH
 Phone: (804) 352-1613
 email: ngoodenough.com



SHEET #	DATE	REVISION	INDEX TO SHEETS
C-1			EXISTING CONDITIONS, DEMOLITION PLAN & DRAINAGE AND SEWERAGE CONTROL PLAN
C-2			GRADING PLAN
C-3			DETAILS



PARKWOOD APARTMENTS
 3003 PARKWOOD AVENUE
 RICHMOND, VIRGINIA



Townes
 SITE ENGINEERING
 9850 Lori Road, Suite 201
 Chesterfield, Virginia 23832
 Phone: (804) 748-9011 Fax: (804) 748-9000

DATE	BY	DESCRIPTION
06/16/2016	[Signature]	PROJECT MANAGER
06/16/2016	[Signature]	PROJECT ENGINEER
06/16/2016	[Signature]	CHECKED BY
06/16/2016	[Signature]	DATE
06/16/2016	[Signature]	SCALE
06/16/2016	[Signature]	PROJECT MANAGER
06/16/2016	[Signature]	PROJECT ENGINEER
06/16/2016	[Signature]	CHECKED BY
06/16/2016	[Signature]	DATE
06/16/2016	[Signature]	SCALE
06/16/2016	[Signature]	PROJECT MANAGER
06/16/2016	[Signature]	PROJECT ENGINEER
06/16/2016	[Signature]	CHECKED BY
06/16/2016	[Signature]	DATE
06/16/2016	[Signature]	SCALE
06/16/2016	[Signature]	PROJECT MANAGER
06/16/2016	[Signature]	PROJECT ENGINEER
06/16/2016	[Signature]	CHECKED BY
06/16/2016	[Signature]	DATE
06/16/2016	[Signature]	SCALE
06/16/2016	[Signature]	PROJECT MANAGER
06/16/2016	[Signature]	PROJECT ENGINEER
06/16/2016	[Signature]	CHECKED BY
06/16/2016	[Signature]	DATE
06/16/2016	[Signature]	SCALE

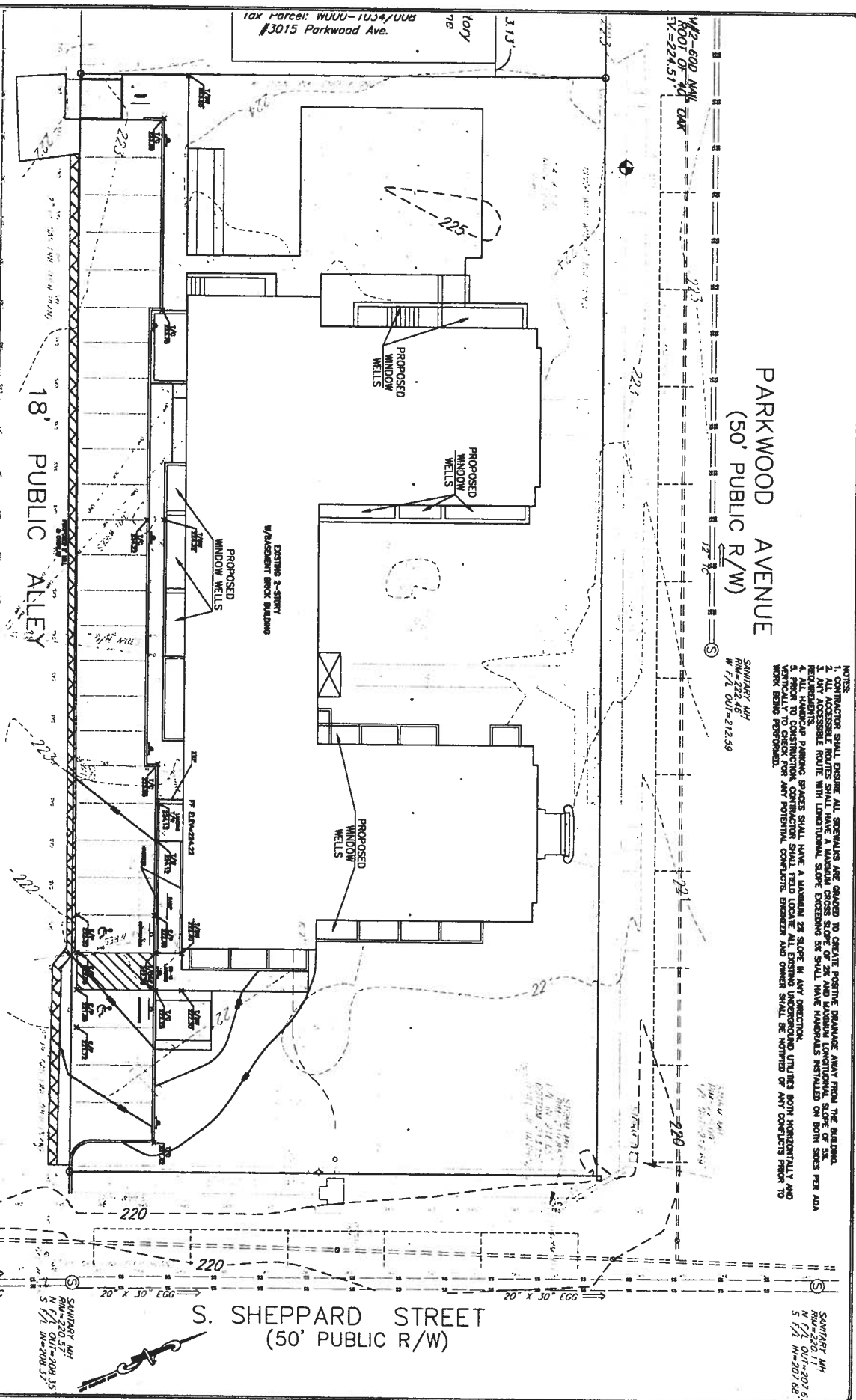
1/2" = 600' MAX. DAK
 ROOM OF 40'
 1" = 224.51'

PARKWOOD AVENUE (50' PUBLIC R/W)

SANITARY MH
 R/M=222.45'
 1/2" OUT=212.59'

- NOTES:
- CONTRACTOR SHALL DESIGN ALL SEWERLINES AND GRADINGS TO CREATE POSITIVE DRAINAGE AWAY FROM THE BUILDING.
 - ALL SEWERLINES SHALL BE GRADED TO MINIMUM LONGITUDINAL SLOPE OF SIX PERCENT.
 - ANY ACCESSIBLE ROUTE WITH LONGITUDINAL SLOPE EXCEEDING SIX PERCENT SHALL HAVE HANDRAILS INSTALLED ON BOTH SIDES PER ADA REQUIREMENTS.
 - ALL HANDICAP PARKING SPACES SHALL HAVE A MINIMUM 2% SLOPE IN ANY DIRECTION.
 - ALL HANDICAP PARKING SPACES SHALL BE GRADED TO A MINIMUM LONGITUDINAL SLOPE OF SIX PERCENT.
 - SEWER AND WATER MAINS SHALL BE PROTECTED BY CONCRETE COLLARS AND SHALL BE PROTECTED BY ANY CONCRETE FROM TO BE REPAIRED TO CHECK FOR ANY POTENTIAL COLLAPSE, DAMAGE AND WHICH SHALL BE REPORTED BY ANY CONTRACTOR FROM TO WORK BEING PERFORMED.

1/2" = 600' MAX. DAK
 ROOM OF 40'
 1" = 224.51'



18' PUBLIC ALLEY

TBM-1 - RR SPIKE
 IN BP L#1492
 ELEV.=224.70'

- FF ELEV.-FINISHED FLOOR ELEVATION
- TYP-TOP OF WALL ELEVATION
- ELEV.-TOP OF FINISH ELEVATION
- 1/32"=TOP OF SEWALK ELEVATION

GRAPHIC SCALE
 1" = 600'

S. SHEPPARD STREET (50' PUBLIC R/W)

1/2" = 600' MAX. DAK
 ROOM OF 40'
 1" = 224.51'

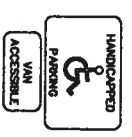
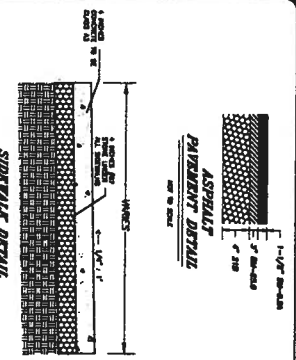
PARKWOOD APARTMENTS
 3003 PARKWOOD AVENUE
 RICHMOND, VIRGINIA

GRADING PLAN



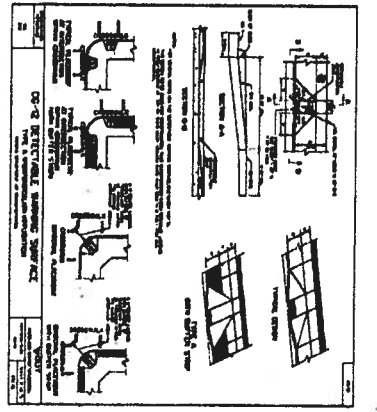
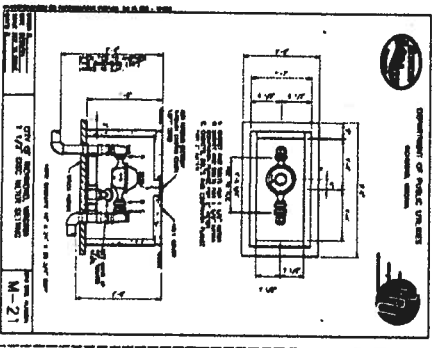
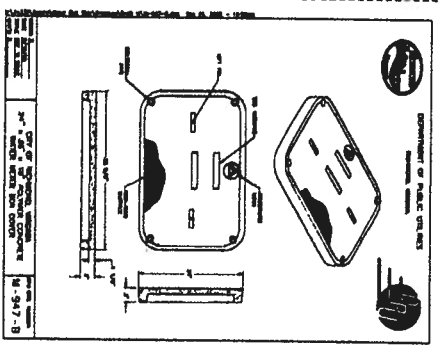
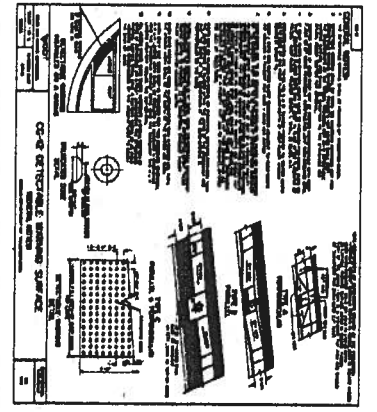
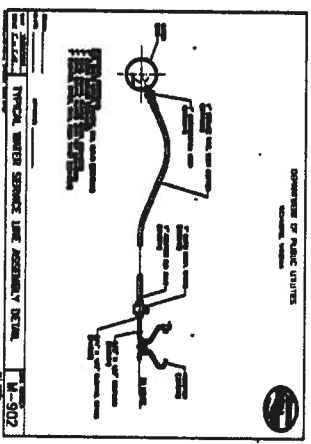
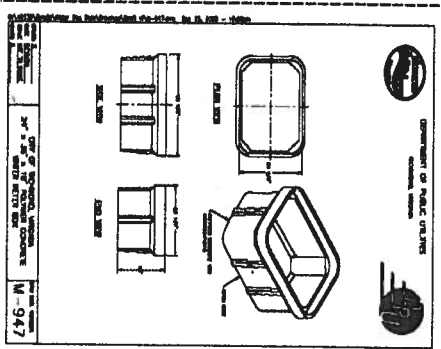
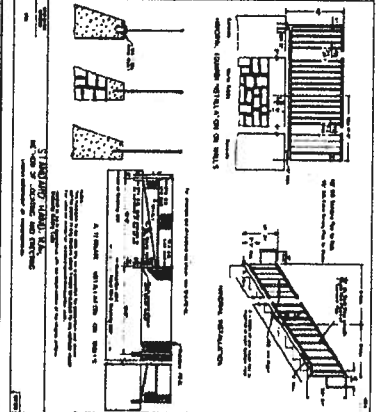
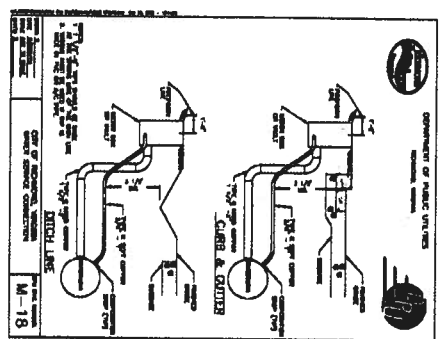
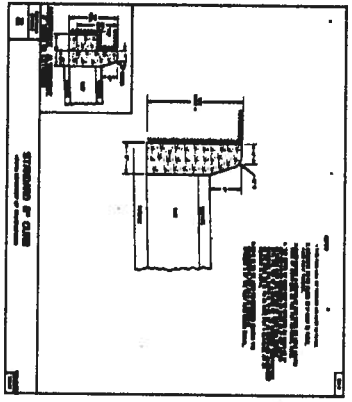
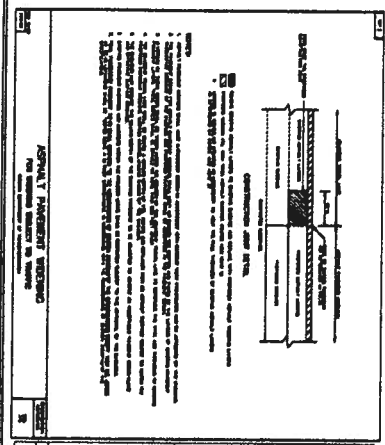
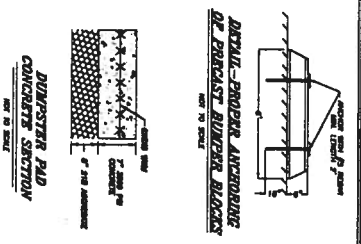
Townes
 SITE ENGINEERING
 8850 Lori Road, Suite 201
 Chesterfield, Virginia 23832
 Phone:(804) 748-8011 Fax: (804) 748-2590

DATE	REVISION
1/18/11	FINAL
1/18/11	REVISED BY
1/18/11	DESIGNED BY
1/18/11	CHECKED BY
1/18/11	APPROVED BY
1/18/11	SCALE
1/18/11	DRAWN BY
1/18/11	PROJECT NO.

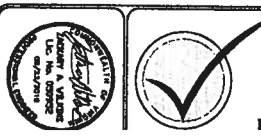


RENDERING SHALL BE SUBJECT TO APPROVAL BY THE CITY ENGINEER AND THE STATE DEPARTMENT OF TRANSPORTATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL UTILITIES AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT ROADS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT UTILITIES.

HANDICAPPED PARKING SIGN
 SEE TO SCALE



PARKWOOD APARTMENTS
 3003 PARKWOOD AVENUE
 RICHMOND, VIRGINIA



Townes
 SITE ENGINEERING

9550 Lori Road, Suite 201
 Chesterfield, Virginia 23832
 Phone: (804) 748-9011 Fax: (804) 748-9000

DATE	NO. TO SHEET	DATE
REVISED BY	DATE	REVISED BY
DATE	NO. TO SHEET	DATE
REVISED BY	DATE	REVISED BY
DATE	NO. TO SHEET	DATE
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DATE	NO. TO SHEET	DATE
REVISED BY	DATE	REVISED BY
DATE	NO. TO SHEET	DATE
REVISED BY	DATE	REVISED BY

The Parkwood

Landscape and Hardscape Plans

Richmond, Virginia

Project Team:

- OWNER**
 Chesapeake Transportation & Development Co.
 400 West 10th Street
 Norfolk, VA 23510
 804.748.5200
- LANDSCAPE ARCHITECT**
 Citedesign
 310 N. Adams St.
 Richmond, VA 23220
 804.342.2640
 www.citedesign.com
- CIVIL ENGINEER**
 Thomas J. Phipps
 3001 East Lake, Suite 201
 Chesapeake, VA 23026
 804.763.9711
- ARCHITECT**
 Metropolitan Architects
 270 N. Adams St.
 Richmond, VA 23220
 804.982.7115



Location Map: NTS

General Notes:

- The office plans are for the architect's information only. They may be altered and changed at their own. The landscape architect assumes no responsibility for the building shown and it shall be the contractor's responsibility to verify the location of all utilities with the owner. Contractor shall contact "One Utility" and have all underground utilities marked prior to any new construction operation.
- Trees and light fixtures locations will be field adjusted to meet conditions on site and change drawings as warranted.

SHEET INDEX

Sheet #	Drawn
L1000	Concept
L1001	Site Plan
L1002	Site Plan
L1003	Site Plan
L1004	Site Plan
L1005	Site Plan
L1006	Site Plan
L1007	Site Plan
L1008	Site Plan
L1009	Site Plan
L1010	Site Plan
L1011	Site Plan
L1012	Site Plan
L1013	Site Plan
L1014	Site Plan
L1015	Site Plan
L1016	Site Plan
L1017	Site Plan
L1018	Site Plan
L1019	Site Plan
L1020	Site Plan
L1021	Site Plan
L1022	Site Plan
L1023	Site Plan
L1024	Site Plan
L1025	Site Plan
L1026	Site Plan
L1027	Site Plan
L1028	Site Plan
L1029	Site Plan
L1030	Site Plan

REVISIONS

Revision #	Revision Date	Notes

Project: **The Parkwood**

Location: 3024 Parkwood Ave.
Richmond, Virginia

DATE: _____

REVISION DESCRIPTION

DATE

0 1 1 3

STATUS: CONSTRUCTION DOCUMENT

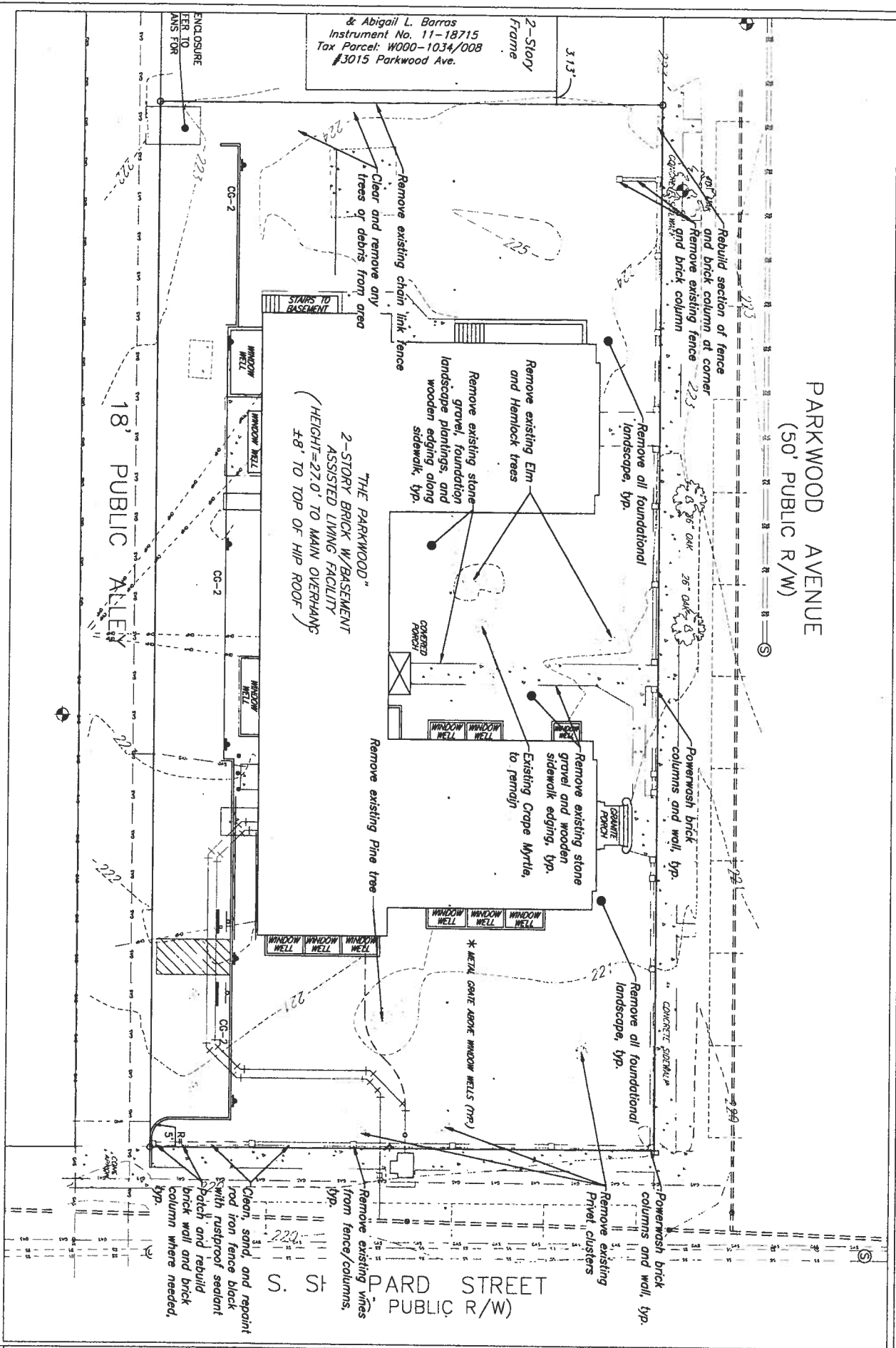
Sheet #

L000

DRAWINGS WERE PREPARED AT THE CITEDesign OFFICE

310 N. ADAMS STREET, RICHMOND, VA 23220

PARKWOOD AVENUE
(50' PUBLIC R/W)



2-Story Frame
3.13'
& Abigail L. Barras
Instrument No. 11-18715
Tax Parcel: W000-1034/008
#3015 Parkwood Ave.

"THE PARKWOOD"
2-STORY BRICK W/BASEMENT
ASSISTED LIVING FACILITY
(HEIGHT=27.0' TO MAIN OVERHANG
18' TO TOP OF HIP ROOF)

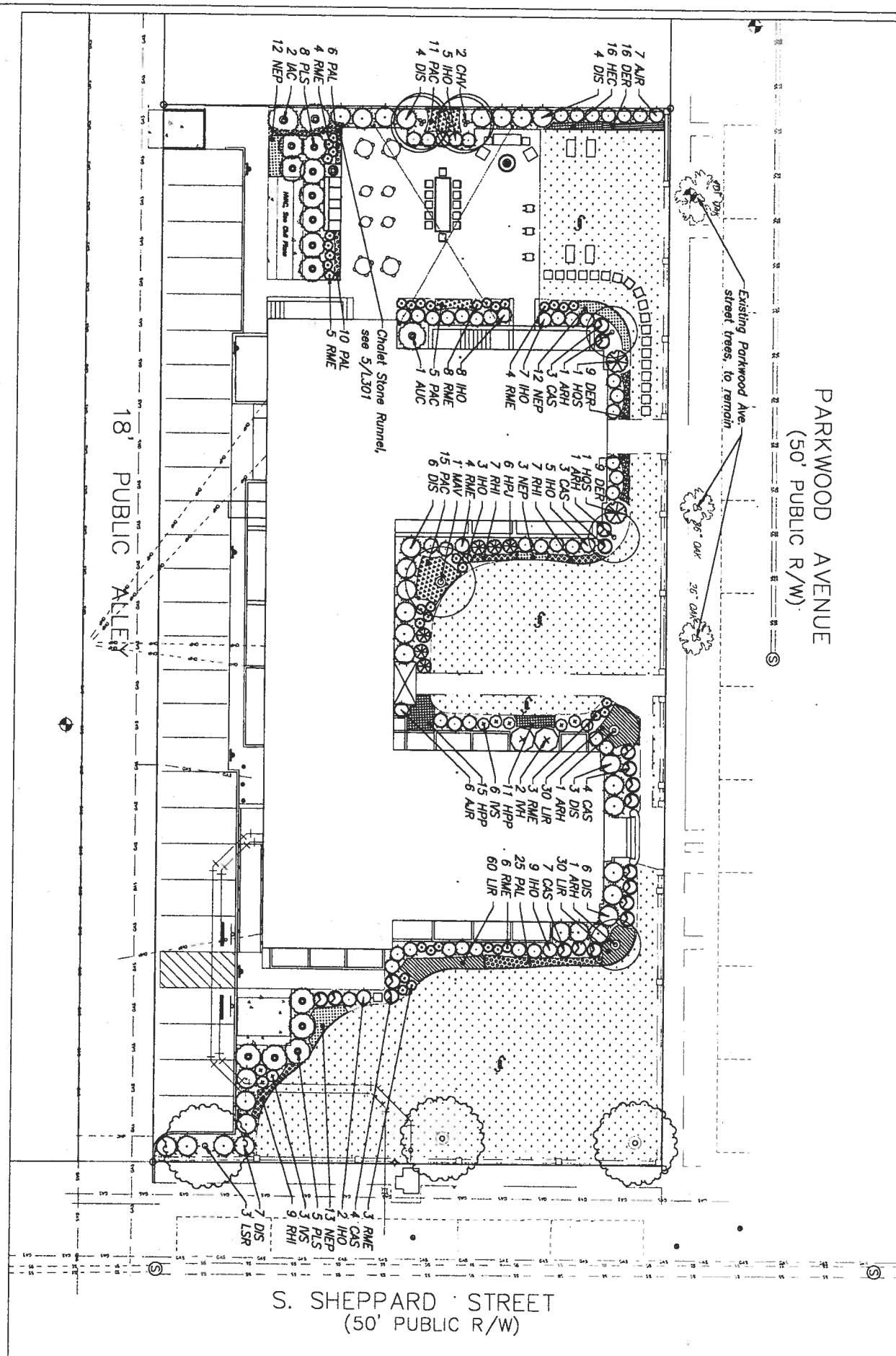
18' PUBLIC ALLEY

S. ST. PARD STREET
PUBLIC R/W)

Project: The Parkwood		DATE:		REVISION DESCRIPTION	
Location: 3024 Parkwood Ave. Richmond, Virginia					
URBAN DESIGN TOPIA PLANNING LANDSCAPE ARCHITECTURE					



PARKWOOD AVENUE
(50' PUBLIC R/W)

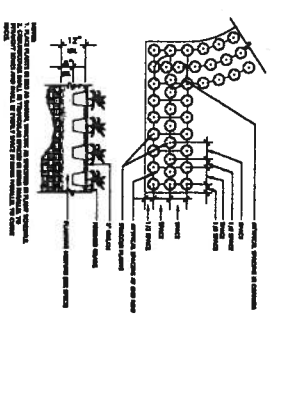
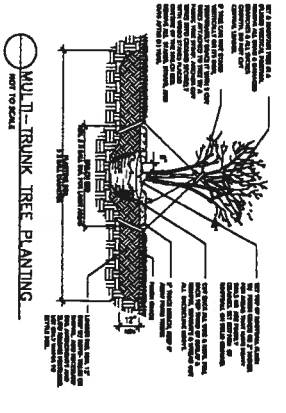
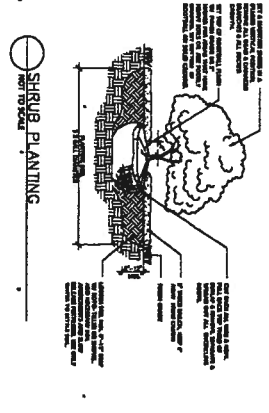
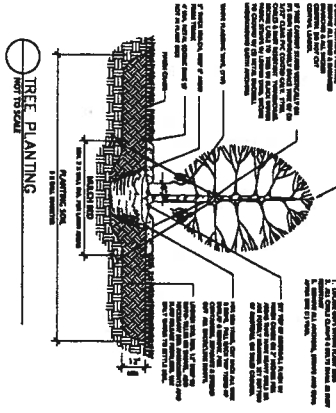


S. SHEPPARD STREET
(50' PUBLIC R/W)

Project: The Parkwood		LANDSCAPE IMPROVEMENT PLAN	
Location: 3024 Parkwood Ave. Richmond, Virginia		DATE:	REVISION DESCRIPTION
Scale: 1" = 10'	Sheet # L101	DATE: M.R.H.	
DRAWINGS WERE PREPARED AT THE CITE DESIGN OFFICE 310 N. ADAMS STREET, RICHMOND, VA 23220			



STATUS: CONSTRUCTION DOCUMENT



1. The utilities shown are for the contractor's convenience only. There may be other utilities not shown on these plans. The landscape architect assumes no responsibility for the locations shown and it shall be the contractor's responsibility to verify the locations of all utilities within the limits of work. Contractor shall contact "Xcel Utility" and have all underground utilities marked prior to any third disturbance operations.
2. Contractor shall verify plant material quantities shown on plan with order in planting schedule. Major Landscape Architect of any discrepancies prior to final bidding.
3. All plant materials shall be guaranteed for one full year to be in a healthy growing condition. Plant materials which do not meet the guarantee shall be replaced at no cost to the owner. Replacement shall be guaranteed throughout the original guarantee period. Plants that do not meet the guarantee shall be replaced at the contractor's expense.
4. Contractor is responsible for meeting all plant material delivery conditions and shall final inspection and acceptance by owner. Contractor shall not assume irrigation system is fully operational at completion of planting installation.
5. Contractor is responsible for contacting utility prior to beginning of construction for location of all utility lines. There shall be located a minimum of 5 feet from sewer/water construction.
6. All plant materials, layout, markings, and materials, planting supplies and methods shall be subject to LA approval. Rejected materials shall be removed from the site without delay.
7. All plant materials and planting methods shall conform to A.A.M. Standards.
8. Contractor shall layout and mark location for all plant materials, planting, and improvements shown and request to start approval from LA.
9. Sloth to contain shrubs or ground cover shall be fixed to a depth of 6" and the soil conditioned by adding clean, well rotted manure. If existing soil is considered to be unsuitable by owner, beds shall be treated to achieve results and weed seeds.
10. All planting bed areas shall be covered with a 2" min. layer of medium texture shredded hardwood mulch. Unless otherwise noted.
11. All substitutions of plant material shall be requested in writing to the landscape architect and approved in writing by the owner.
12. All planting operations shall be under the supervision of an experienced planter.
13. For trees labeled in this schedule, cut and remove top and stems of leader after installation.
14. Landscape Architect reserves the right to reject any plants and materials that are in an unhealthy or unhealthy condition, so well as plants and materials that do not conform to A.A.M. Standards. See American Standard for Nursery Stock (current edition).
15. All dead or dead stems shall be removed.
16. Any areas with the limit of work that is detailed shall be either reseeded or mulched to match existing conditions.
17. Landscape areas to be irrigated. Irrigation plans to be designed by others.

- Planting Schedule**
1. Corrective pruning: remove damaged wood and establish rubbing branches.
 2. Saw 'V' to successful Pruning: Doublecut 'Tree Pruning Calibrator' before pruning for specific monthly guidelines and notes.
 3. When removing damaged wood from a single center or the left, it is important that the cut be made in healthy wood beyond the point of infection.
 4. All branches with dieback "branch rot" should be removed outside the collar, cut flush with the trunk. If you severed the branch collar, you compromise the zone protecting the rest of tree from decay.
 5. When cutting branches too large or too heavy to support with one hand while removing the pruner, use a 2-part cut to prevent the limb from falling before it is fully cut and leaving bark away from the tree. A 2-part cut is accomplished by first making an undercut, that is, making the bottom of the trunk and about 1/2 the way through the branch. Next, make a second cut from the top, about 3 inches higher and from the underside, until the branch falls away. This two-step cut is called a "drop cut" and is the preferred method. This method allows the weight of the branch to support the limb during the cutting process. It also allows the weight of the branch to support the limb during the cutting process. It also allows the weight of the branch to support the limb during the cutting process.

NO.	PLANT NAME	PLANT SIZE	PLANT QUANTITY	PLANT SPECIES	PLANT NOTES	PLANT SOURCE	PLANT DATE	PLANT COST
1	COTONWOOD	12" DBH	2	Q66	2" DBH, 6-8' H, 10" CAL, 1/2" BK, 1/2" BK, 1/2" BK	THE TREE DEPOT	10/15/17	1,200.00
2	DOGWOOD	12" DBH	2	Q66	2" DBH, 6-8' H, 10" CAL, 1/2" BK, 1/2" BK, 1/2" BK	THE TREE DEPOT	10/15/17	1,200.00
3	DOUGLASS PINE	12" DBH	2	Q66	2" DBH, 6-8' H, 10" CAL, 1/2" BK, 1/2" BK, 1/2" BK	THE TREE DEPOT	10/15/17	1,200.00
4	BUR OAK	12" DBH	2	Q66	2" DBH, 6-8' H, 10" CAL, 1/2" BK, 1/2" BK, 1/2" BK	THE TREE DEPOT	10/15/17	1,200.00
5	RED OAK	12" DBH	2	Q66	2" DBH, 6-8' H, 10" CAL, 1/2" BK, 1/2" BK, 1/2" BK	THE TREE DEPOT	10/15/17	1,200.00
6	WHITE OAK	12" DBH	2	Q66	2" DBH, 6-8' H, 10" CAL, 1/2" BK, 1/2" BK, 1/2" BK	THE TREE DEPOT	10/15/17	1,200.00
7	FLORIDA YACONTH	12" DBH	2	Q66	2" DBH, 6-8' H, 10" CAL, 1/2" BK, 1/2" BK, 1/2" BK	THE TREE DEPOT	10/15/17	1,200.00
8	FLORIDA YACONTH	12" DBH	2	Q66	2" DBH, 6-8' H, 10" CAL, 1/2" BK, 1/2" BK, 1/2" BK	THE TREE DEPOT	10/15/17	1,200.00
9	FLORIDA YACONTH	12" DBH	2	Q66	2" DBH, 6-8' H, 10" CAL, 1/2" BK, 1/2" BK, 1/2" BK	THE TREE DEPOT	10/15/17	1,200.00
10	FLORIDA YACONTH	12" DBH	2	Q66	2" DBH, 6-8' H, 10" CAL, 1/2" BK, 1/2" BK, 1/2" BK	THE TREE DEPOT	10/15/17	1,200.00
11	FLORIDA YACONTH	12" DBH	2	Q66	2" DBH, 6-8' H, 10" CAL, 1/2" BK, 1/2" BK, 1/2" BK	THE TREE DEPOT	10/15/17	1,200.00
12	FLORIDA YACONTH	12" DBH	2	Q66	2" DBH, 6-8' H, 10" CAL, 1/2" BK, 1/2" BK, 1/2" BK	THE TREE DEPOT	10/15/17	1,200.00
13	FLORIDA YACONTH	12" DBH	2	Q66	2" DBH, 6-8' H, 10" CAL, 1/2" BK, 1/2" BK, 1/2" BK	THE TREE DEPOT	10/15/17	1,200.00
14	FLORIDA YACONTH	12" DBH	2	Q66	2" DBH, 6-8' H, 10" CAL, 1/2" BK, 1/2" BK, 1/2" BK	THE TREE DEPOT	10/15/17	1,200.00
15	FLORIDA YACONTH	12" DBH	2	Q66	2" DBH, 6-8' H, 10" CAL, 1/2" BK, 1/2" BK, 1/2" BK	THE TREE DEPOT	10/15/17	1,200.00
16	FLORIDA YACONTH	12" DBH	2	Q66	2" DBH, 6-8' H, 10" CAL, 1/2" BK, 1/2" BK, 1/2" BK	THE TREE DEPOT	10/15/17	1,200.00
17	FLORIDA YACONTH	12" DBH	2	Q66	2" DBH, 6-8' H, 10" CAL, 1/2" BK, 1/2" BK, 1/2" BK	THE TREE DEPOT	10/15/17	1,200.00
18	FLORIDA YACONTH	12" DBH	2	Q66	2" DBH, 6-8' H, 10" CAL, 1/2" BK, 1/2" BK, 1/2" BK	THE TREE DEPOT	10/15/17	1,200.00
19	FLORIDA YACONTH	12" DBH	2	Q66	2" DBH, 6-8' H, 10" CAL, 1/2" BK, 1/2" BK, 1/2" BK	THE TREE DEPOT	10/15/17	1,200.00
20	FLORIDA YACONTH	12" DBH	2	Q66	2" DBH, 6-8' H, 10" CAL, 1/2" BK, 1/2" BK, 1/2" BK	THE TREE DEPOT	10/15/17	1,200.00
21	FLORIDA YACONTH	12" DBH	2	Q66	2" DBH, 6-8' H, 10" CAL, 1/2" BK, 1/2" BK, 1/2" BK	THE TREE DEPOT	10/15/17	1,200.00
22	FLORIDA YACONTH	12" DBH	2	Q66	2" DBH, 6-8' H, 10" CAL, 1/2" BK, 1/2" BK, 1/2" BK	THE TREE DEPOT	10/15/17	1,200.00
23	FLORIDA YACONTH	12" DBH	2	Q66	2" DBH, 6-8' H, 10" CAL, 1/2" BK, 1/2" BK, 1/2" BK	THE TREE DEPOT	10/15/17	1,200.00
24	FLORIDA YACONTH	12" DBH	2	Q66	2" DBH, 6-8' H, 10" CAL, 1/2" BK, 1/2" BK, 1/2" BK	THE TREE DEPOT	10/15/17	1,200.00

- Plant Schedule Explanatory Notes:**
1. The following plant families is prepared as a selection of planting materials.
 2. Where an abbreviation is given, the following notes apply:
 - Q66 - Other contractor responsible to verify quantity.
 - DBH - Diameter at Breast Height.
 - Cal. - Caliber.
 - Bk. - Bark.
 - Sp. - Spacing.
 - Sp. - Spacing.
 3. The contractor shall provide all proposed and existing utilities prior to the start of the project. The contractor shall be responsible for any utility relocation or rerouting. The contractor shall be responsible for any utility relocation or rerouting. The contractor shall be responsible for any utility relocation or rerouting.
 4. The contractor shall maintain all ground areas, including the repair of erosion areas, until the grass has reached the level of final acceptance and throughout maintenance contract period. If
 5. All areas that are disturbed by construction inside or outside the limit of work shall be reseeded, graded, and ground.
 6. All plant beds shall receive double shredded hardwood mulch at a depth of 2".
 7. Areas to be mulched shall have low maintenance mulched resistant plants prior to completion of ground. All work to be done shall be done by hand. Firms shall be responsible for hand to hand work.
 8. Provide erosion control where slopes are greater than 3:1 and
 9. All new areas, and ground cover materials shall be planted within 24 hours after delivery.
 10. Apply weed germination inhibitor ("Premer" or equal) to all plant beds areas.
 11. Any items located in shaded area shall be nursery start green.



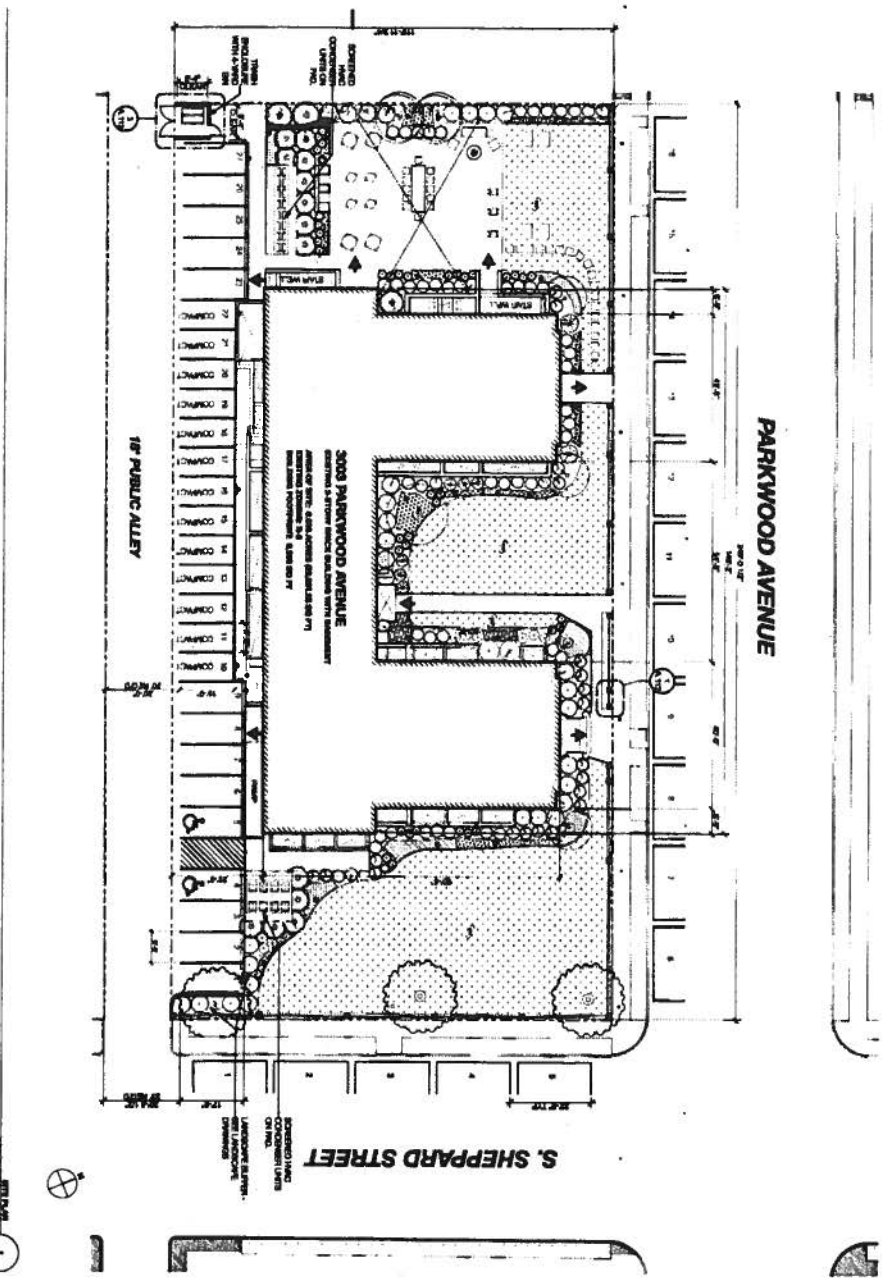
Project: The Parkwood

Location: 3024 Parkwood Ave. Richmond, Virginia

DATE	REVISION DESCRIPTION

DRRAWINGS WERE PREPARED AT THE OYE DESIGN OFFICE 310 N. ADAMS STREET, RICHMOND, VA 23220

URBAN DESIGN | TOWN PLANNING | LANDSCAPE ARCHITECTURE



Zone Category	Quantity	Area
1 Bed Unit	13	1,100
2 Bed Unit	17	1,500
3 Bed Unit	16	1,500
4 Bed Unit	16	1,500
5 Bed Unit	16	1,500
6 Bed Unit	16	1,500
7 Bed Unit	16	1,500
8 Bed Unit	16	1,500
9 Bed Unit	16	1,500
10 Bed Unit	16	1,500
11 Bed Unit	16	1,500
12 Bed Unit	16	1,500
13 Bed Unit	16	1,500
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96 Bed Unit	16	1,500
97 Bed Unit	16	1,500
98 Bed Unit	16	1,500
99 Bed Unit	16	1,500
100 Bed Unit	16	1,500

PROJECT INFORMATION

PROJECT NO. 10111

DATE: 10/20/11

PROJECT: 3003 PARKWOOD AVENUE, RICHMOND, VA


ARCHITECTURAL SITE PLAN A.1111

WALTER PARKS ARCHITECTS

3015 S. GARDNER STREET, RICHMOND, VIRGINIA 23220

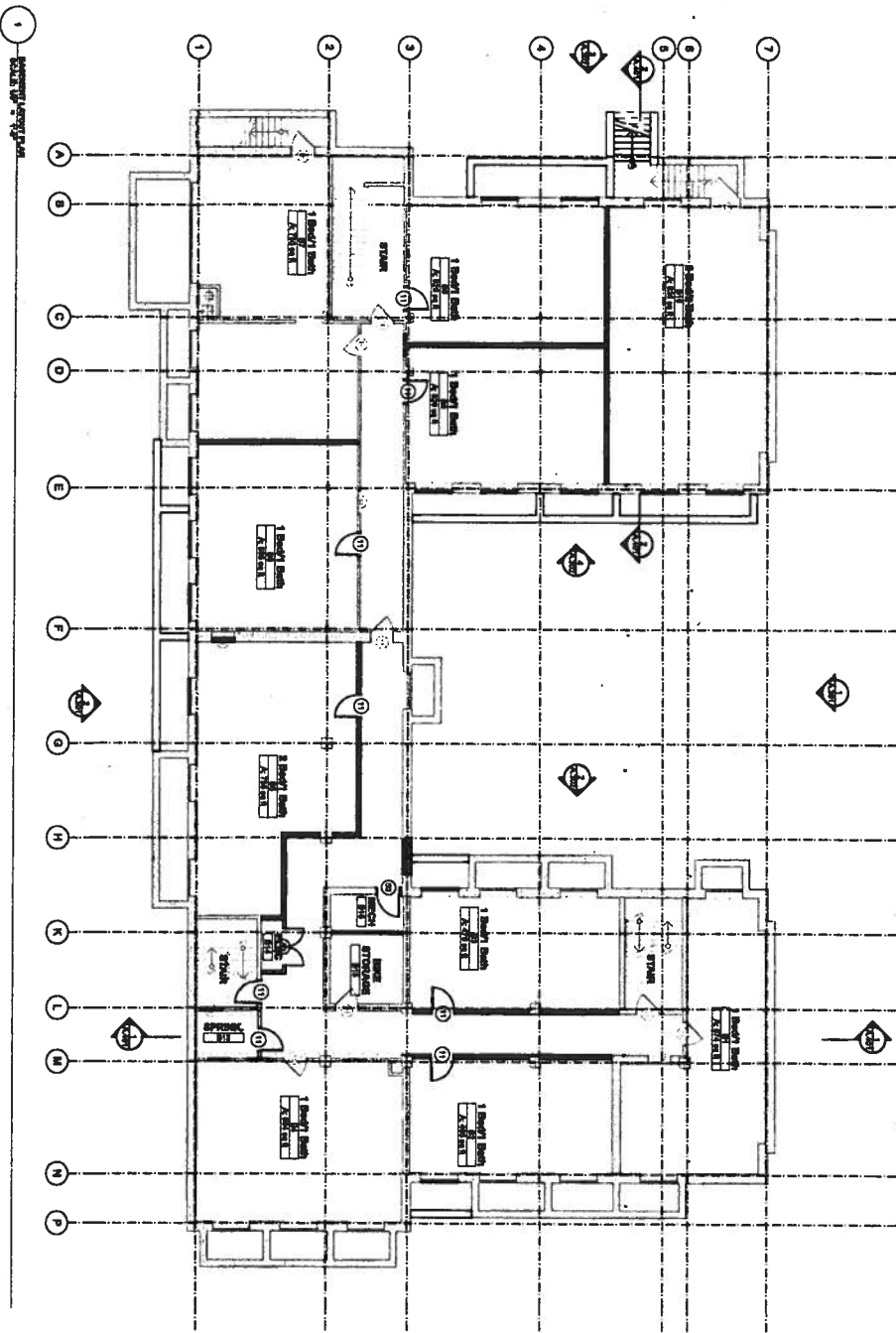
PH: (804) 781-1111

WWW.WALTERPARKS.COM



PARKWOOD APTS

3003 Parkwood Avenue
Richmond, VA

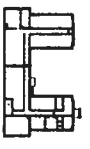


FLOOR PLAN SYMBOLS

- NEW NOTE
- EXISTING WALL TO REMAIN
- EXISTING WALL TO REMAIN WITH NEW PARTITION
- EXISTING DOOR TO REMAIN
- NEW PARTITION
- NEW PARTITION
- REMOVE WALL, WINDOW, DOOR, PARTITION, AND FINISH



PARKWOOD APTS
 3003 Parkwood Avenue
 Richmond, VA

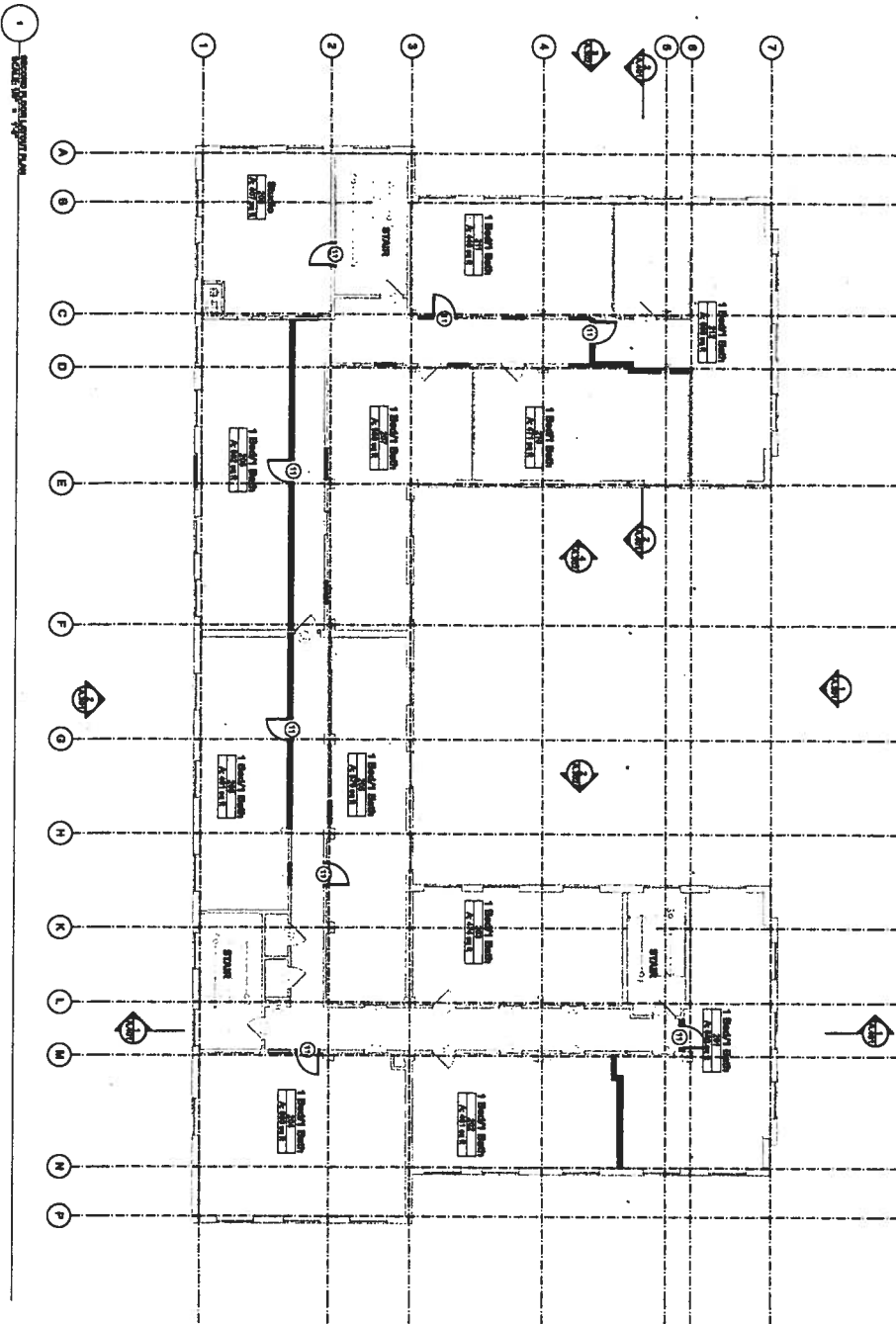


REVISIONS

NO.	DATE	DESCRIPTION

Walter PARKS ARCHITECT
 101 N. GARDEN STREET
 RICHMOND, VIRGINIA 23284
 PROJECT # 1518
 DATE: 05/18/16

BASEMENT LAYOUT PLAN
A.200



FLOOR PLAN SYMBOLS

- NEW NOTE
- EXISTING WALL TO REMAIN
- EXISTING PARTITION TO BE REMOVED & FLOOR TO BE CLEANED & FRESH
- EXISTING DOOR TO REMAIN
- NEW PARTITION
- NEW PARTITION
- NEW OCCUPANCY/ACCESSIBLE TO COMMON AREAS



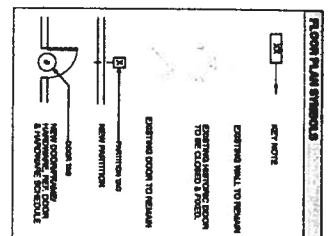
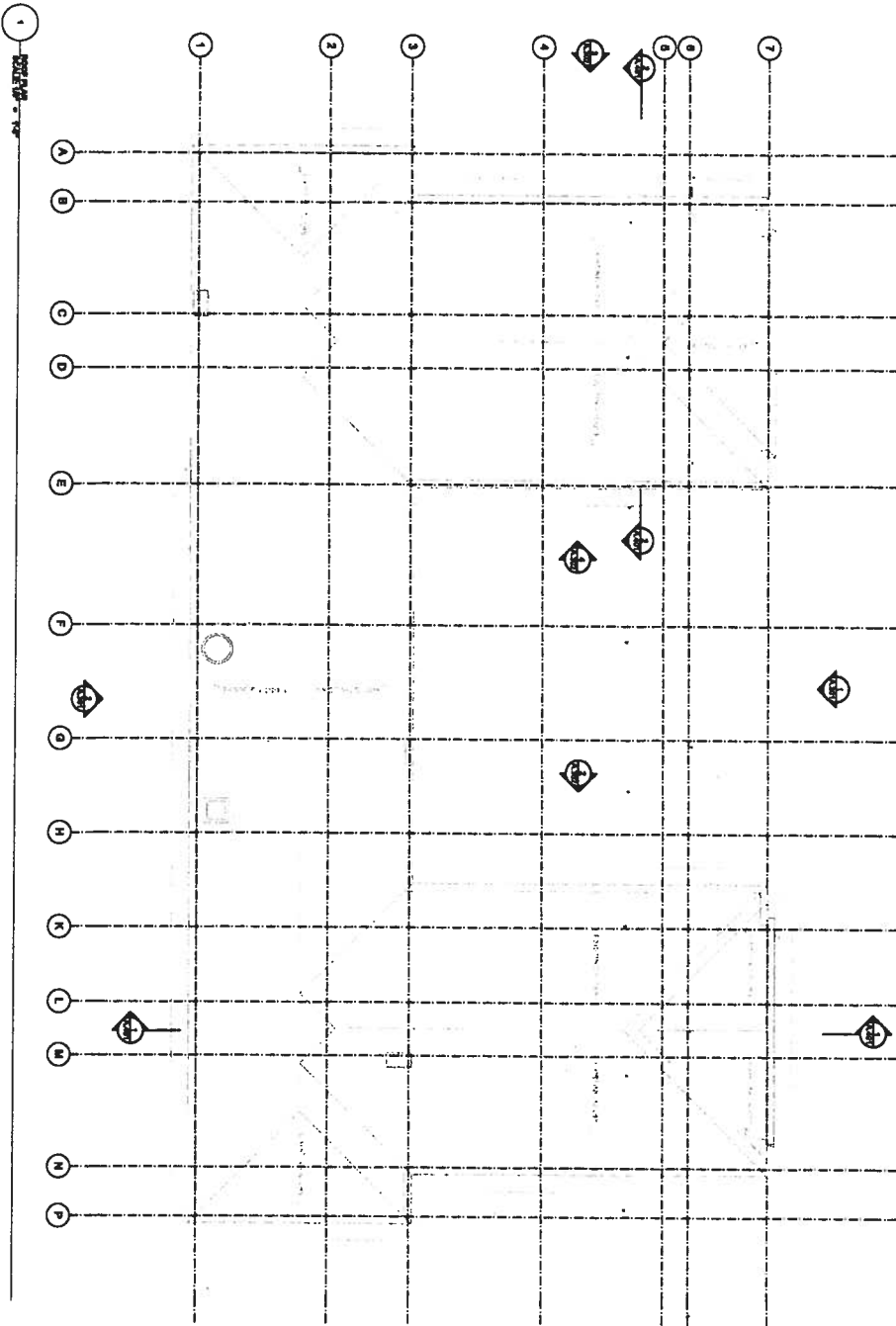
PARKWOOD APTS
 3003 Parkwood Avenue
 Richmond,, VA

Walker PARKS ARCHITECT
 3016 N. AVENUE STREET
 RICHMOND, VIRGINIA, 23225
 (804) 781-1111
 PROJECT # 18.18
 DATE: 8/14/12

REVISIONS	DATE

NEW PLAN

SECOND FLOOR LAYOUT PLAN
A.202



PARKWOOD APTS

3003 Parkwood Avenue
 Richmond, VA



REVISIONS

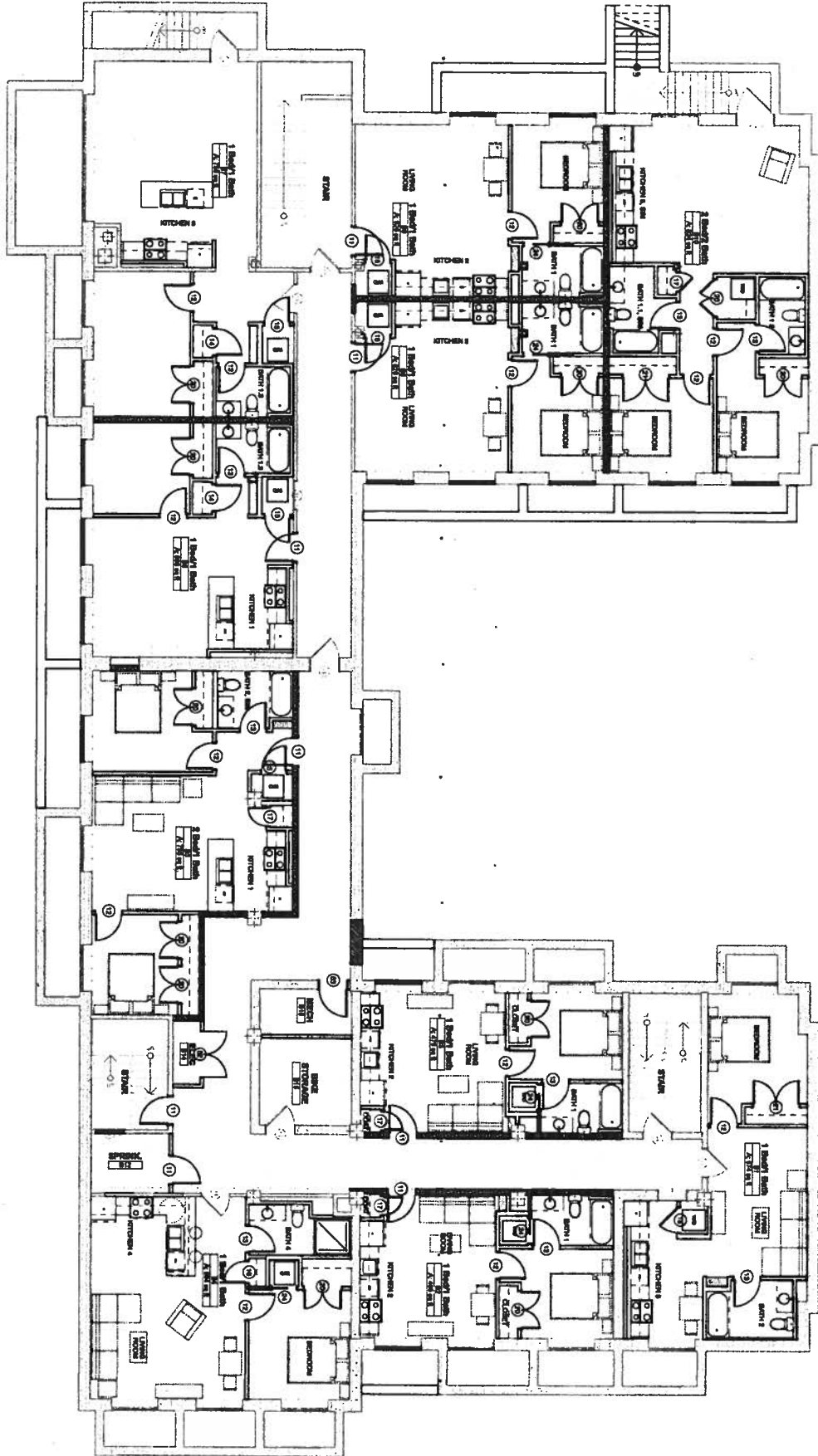
NO.	DATE	DESCRIPTION

Wolter PARKS
 ARCHITECT

101 N. GLENN STREET
 RICHMOND, VIRGINIA 23220
 804.622.1111
 PROJECT # 1808
 DATE: 09/14/18

ROOF PLAN
 A.203

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PARKWOOD APTS
 3003 Parkwood Avenue
 Richmond, VA



NO.	DESCRIPTION	DATE

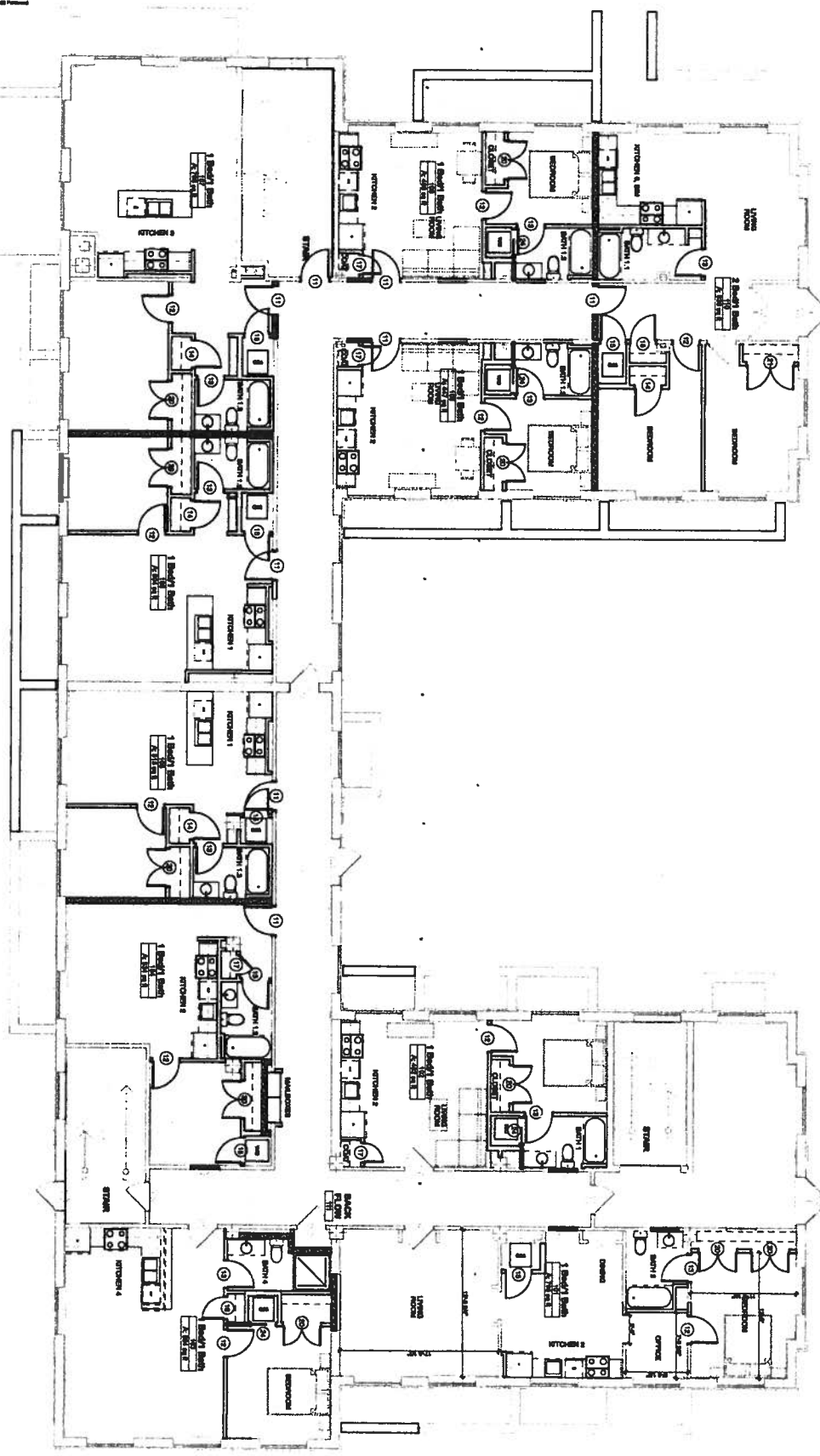
WADSWORTH PARKS ARCHITECTS
 217 N. GUYMON STREET
 RICHMOND, VIRGINIA 23220
 2 (804) 771-1100 / 1 (804) 477-9729
 PROJECT #: 10108
 DATE: 07/2011

REVISIONS
 NO. DATE

REVISIONS
 NO. DATE

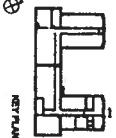
BASEMENT UNIT PLAN
A.210

303 PARKWOOD AVENUE
 RICHMOND, VIRGINIA 23220
 PROJECT # 18-008
 DATE: 01/15/18



GROUND FLOOR
 UNIT PLAN
A.211

NO.	REVISION	DATE



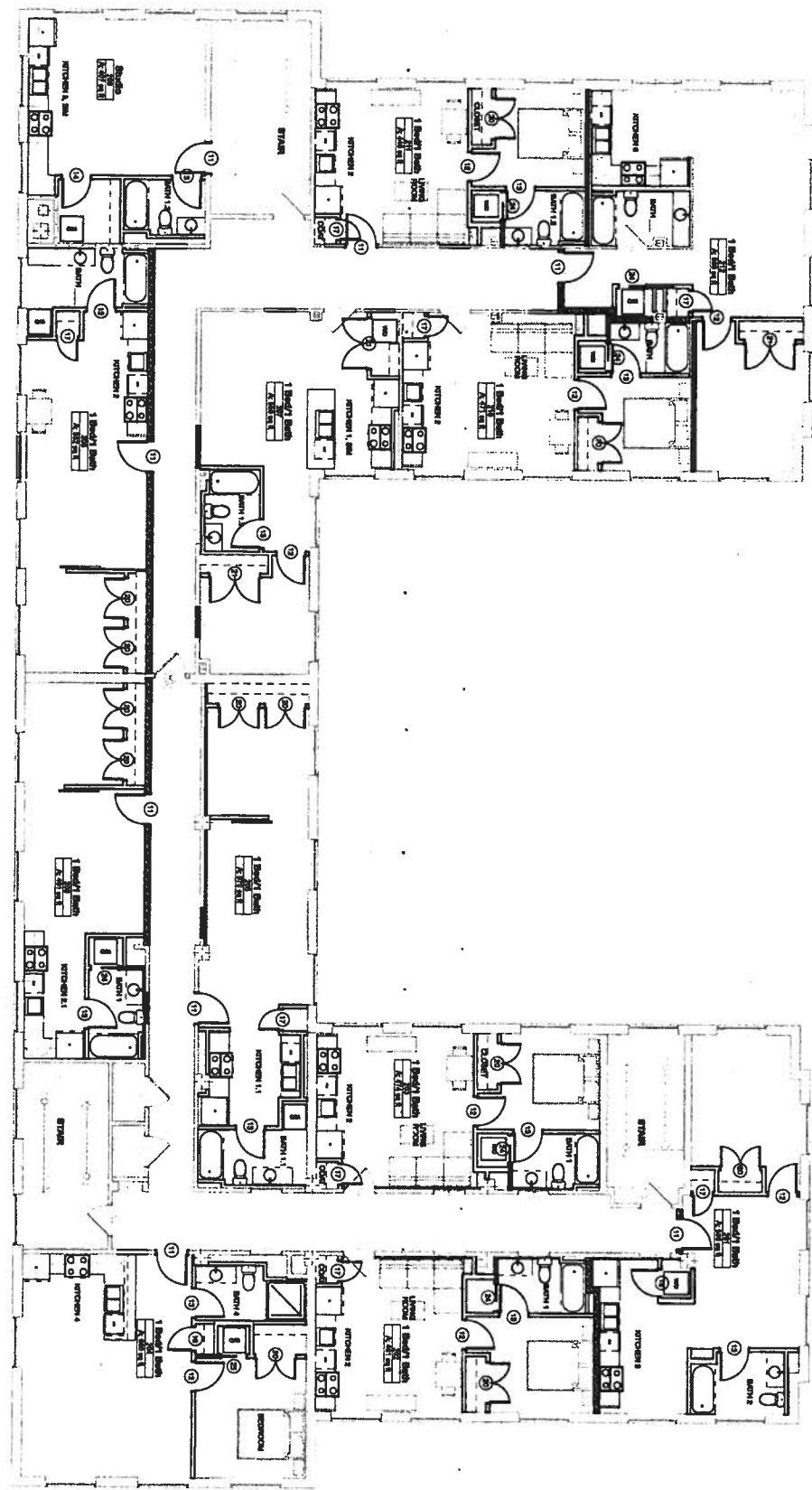
PARKWOOD APTS
 3003 Parkwood Avenue
 Richmond, VA



WALTER PARKS
 ARCHITECT

313 N. ADAMS STREET
 RICHMOND, VIRGINIA 23220
 PROJECT # 18-008
 DATE: 01/15/18

1
 SECOND FLOOR PLAN

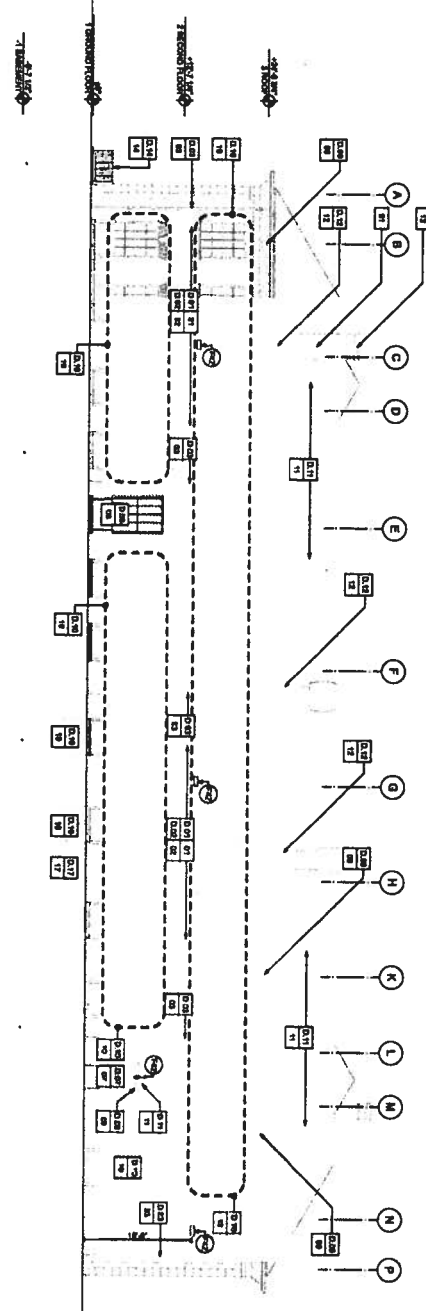
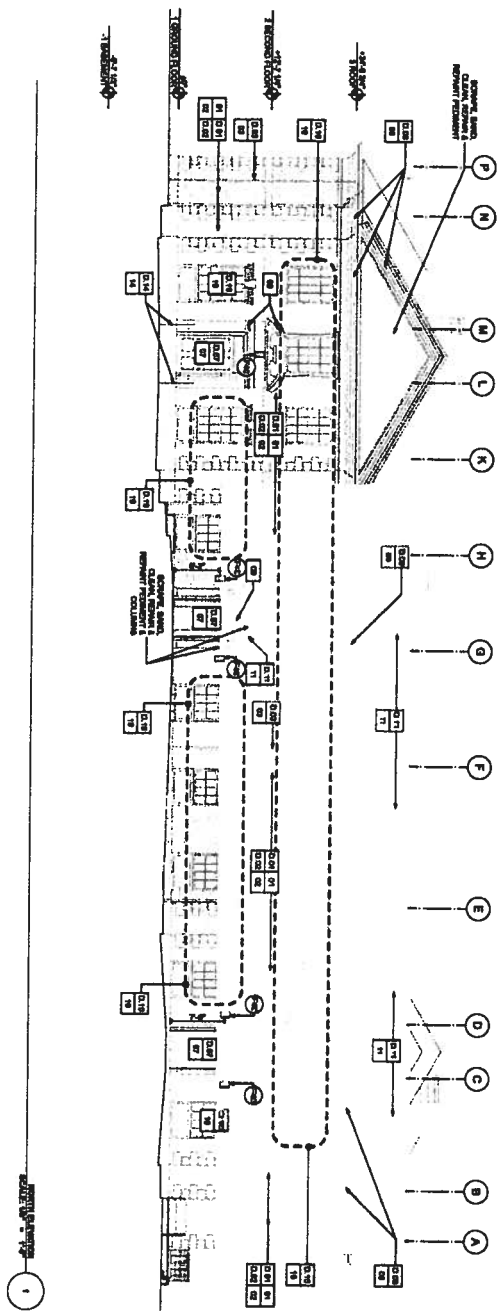


SECOND FLOOR
 UNIT PLAN
A.212

NO.	DESCRIPTION	DATE

PARKWOOD APTS
 3003 Parkwood Avenue
 Richmond, VA





1	EXISTING CORRIDOR
2	EXISTING ELEVATOR
3	EXISTING STAIR
4	EXISTING RESTROOM
5	EXISTING OFFICE
6	EXISTING MEETING ROOM
7	EXISTING BREAK ROOM
8	EXISTING STORAGE
9	EXISTING RECEPTION
10	EXISTING LOBBY
11	EXISTING ENTRANCE
12	EXISTING EXITS
13	EXISTING SIGNAGE
14	EXISTING LIGHTING
15	EXISTING FLOORING
16	EXISTING WALLS
17	EXISTING CEILING
18	EXISTING ROOF
19	EXISTING FOUNDATION
20	EXISTING UTILITIES
21	EXISTING MECHANICAL
22	EXISTING ELECTRICAL
23	EXISTING TELEPHONE
24	EXISTING DATA
25	EXISTING SECURITY
26	EXISTING ACCESSIBILITY
27	EXISTING COMPLIANCE
28	EXISTING HISTORIC
29	EXISTING ART
30	EXISTING LANDSCAPE
31	EXISTING SITEWORK

REVISIONS
 NO. DATE
 1 11/14/80
 2 11/14/80
 3 11/14/80
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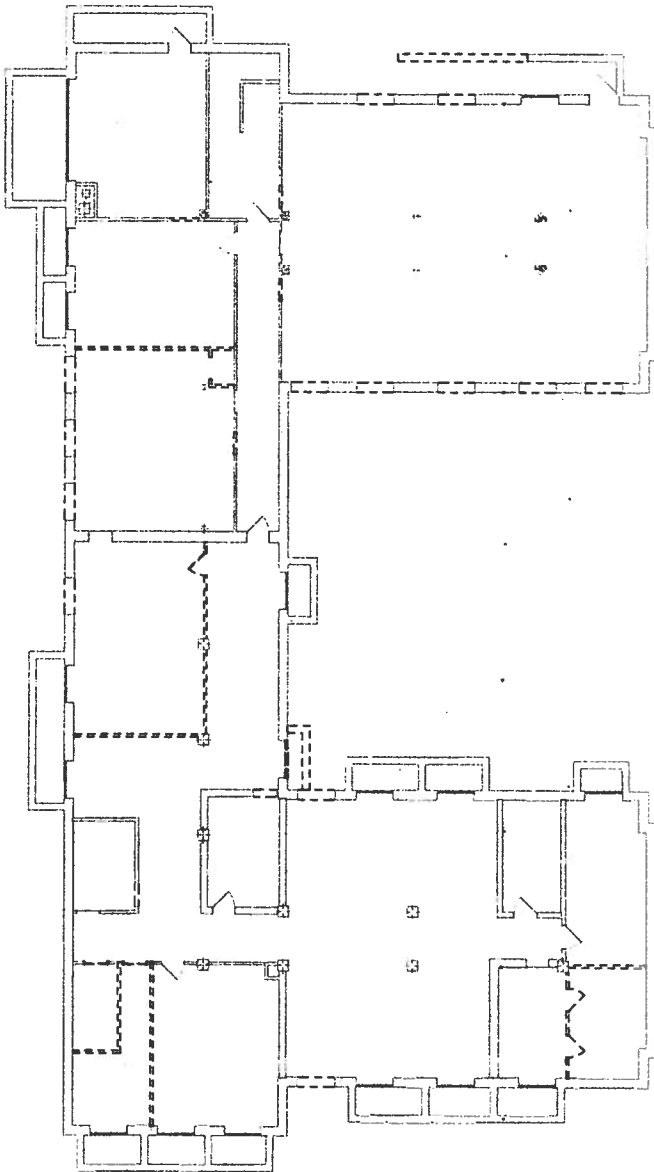
Parkwood Apts
 3003 Parkwood Avenue
 Richmond, VA
 November 14, 1980
 1:10 Scale
 Project # 1438
 Office # 1438

**Weather Parks
 Architect**
 1110 Avenue Street
 N. Washington, VA 22190
 Phone # 703/527-1110
 Fax # 703/527-1110

**ELEVATIONS
 A.301**



1
 BASEMENT DEMO



GENERAL NOTES

- EXISTING STRUCTURE TO BE DEMOLISHED
- CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS
- CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS
- CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS



PARKWOOD APTS
 3003 Parkwood Avenue
 Richmond, VA

REVISIONS

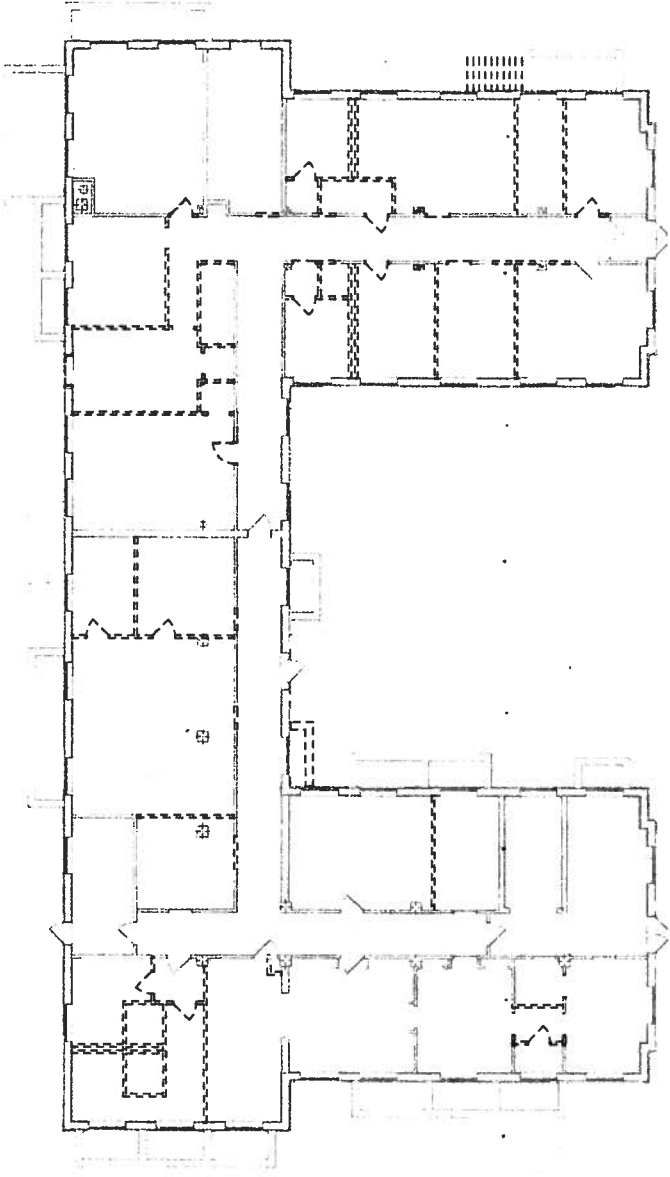
NO.	DATE	DESCRIPTION

Walter PARKS
 ARCHITECT

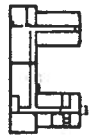
3013 N. ADDRESS STREET
 RICHMOND, VIRGINIA 23226
 800.771.1234
 PROJECT: S. 15.00
 DATE: 9/16/11

BASEMENT DEMO
D.200

3003 Parkwood Apts.dwg



PARKWOOD APTS
 3003 Parkwood Avenue
 Richmond,, VA



NO.	REVISIONS	DATE

Mallor PARKS
 ARCHITECT

2914 LEXINGTON STREET
 RICHMOND, VIRGINIA 23220
 (804) 781-1100
 PROJECT # 14876
 DATE: 8/16/11

GROUND FLOOR
 DEMO
D.201

GENERAL NOTES:

1. EXISTING STRUCTURE APPROXIMATE TO BE DEMOLISHED. DEMOLITION NEW FOOTING AND FOUNDATION SHALL TO BE DEMOLISHED. EXISTING CONCRETE/MASSIVE FOUNDATION TO BE DEMOLISHED.

2. EXISTING FOUNDATION TO BE DEMOLISHED.

3. EXISTING CONCRETE/MASSIVE FOUNDATION TO BE DEMOLISHED.

4. EXISTING CONCRETE/MASSIVE FOUNDATION TO BE DEMOLISHED.

5. EXISTING CONCRETE/MASSIVE FOUNDATION TO BE DEMOLISHED.

6. EXISTING CONCRETE/MASSIVE FOUNDATION TO BE DEMOLISHED.

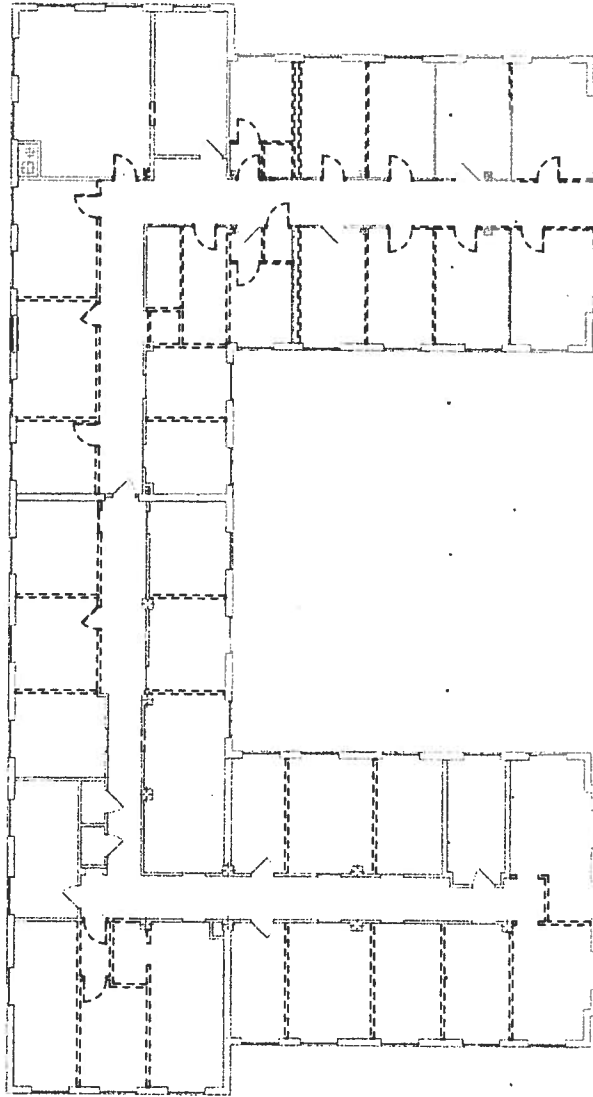
7. EXISTING CONCRETE/MASSIVE FOUNDATION TO BE DEMOLISHED.

8. EXISTING CONCRETE/MASSIVE FOUNDATION TO BE DEMOLISHED.

9. EXISTING CONCRETE/MASSIVE FOUNDATION TO BE DEMOLISHED.

10. EXISTING CONCRETE/MASSIVE FOUNDATION TO BE DEMOLISHED.

02/20/2018 10:00 AM



LEGEND

--- DASHED LINE --- EXISTING HISTORIC ARCHITECTURE TO BE SALVAGED

--- DASHED LINE --- EXISTING HISTORIC ARCHITECTURE TO BE REMOVED

--- DASHED LINE --- EXISTING HISTORIC ARCHITECTURE TO BE SALVAGED AND RECONSTRUCTED

--- DASHED LINE --- EXISTING HISTORIC ARCHITECTURE TO BE REMOVED AND RECONSTRUCTED

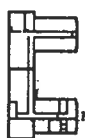
--- DASHED LINE --- EXISTING HISTORIC ARCHITECTURE TO BE SALVAGED AND RECONSTRUCTED AND REFINISHED

--- DASHED LINE --- EXISTING HISTORIC ARCHITECTURE TO BE REMOVED AND RECONSTRUCTED AND REFINISHED

REVISIONS

NO.	DATE	DESCRIPTION

PARKWOOD APTS
 3003 Parkwood Avenue
 Richmond, VA



REVISIONS

NO.	DATE	DESCRIPTION

Walter PARKS
 ARCHITECT

201 N. GARDEN STREET
 RICHMOND, VIRGINIA 23284
 PROJECT # 18-00
 DATE: 09/14/2018

SECOND FLOOR
 DEMO
D.202