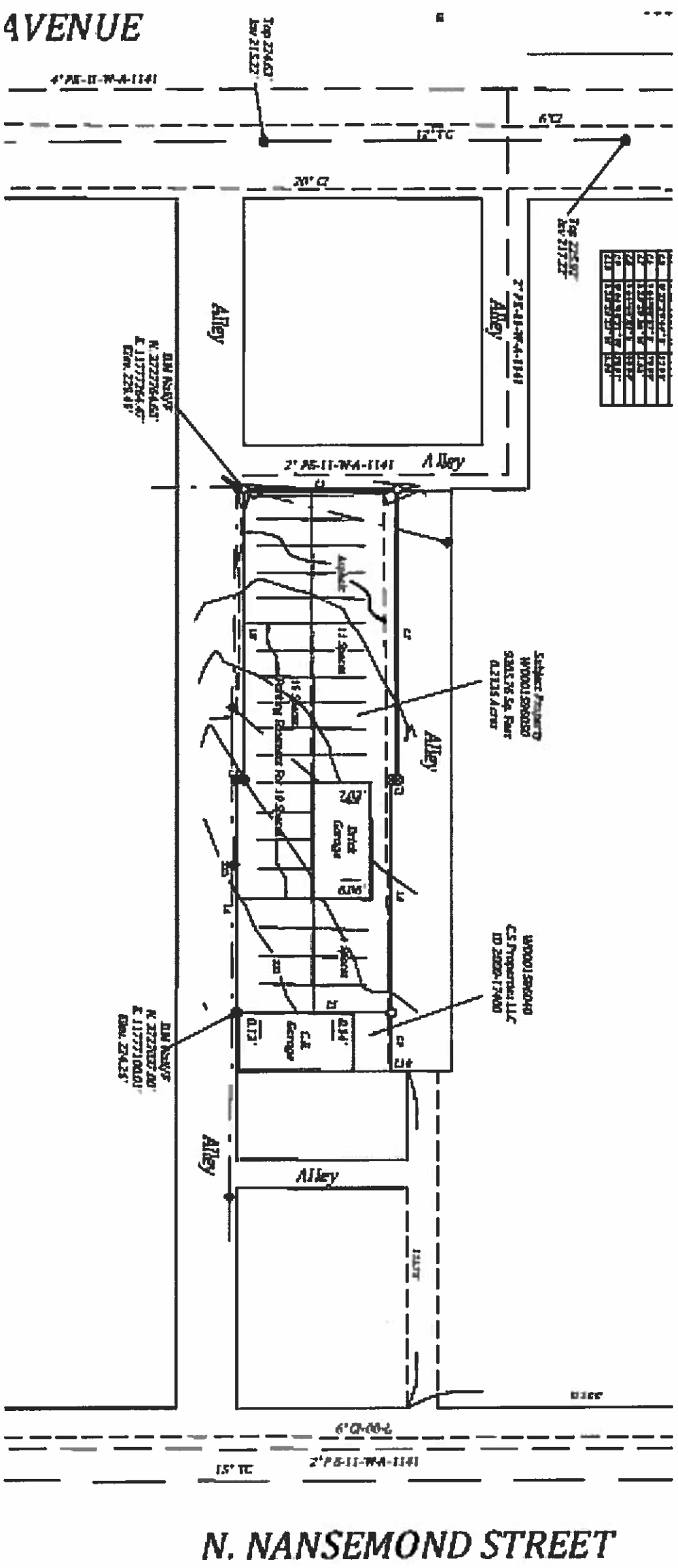


# **In the Alley LLC – SUP 3415A Floyd Avenue**



# Existing Conditions





# Context – facing South



# Context – facing North







Patco

unge

R 6

4 UNIT BLDG  
3500 SF LOT

3 BEDROOM SINGLE FAMILY  
2 BEDROOM SINGLE FAMILY  
4 BEDROOM DUPLEX  
9 BEDROOMS TOTAL  
8305 SF LOT

6 UNIT BLDG  
8000 SF LOT

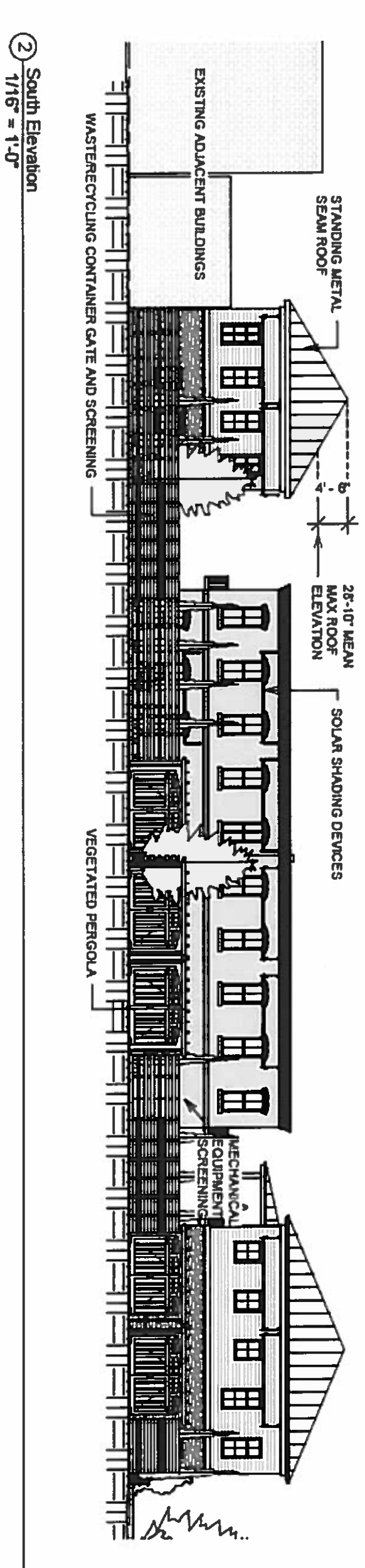
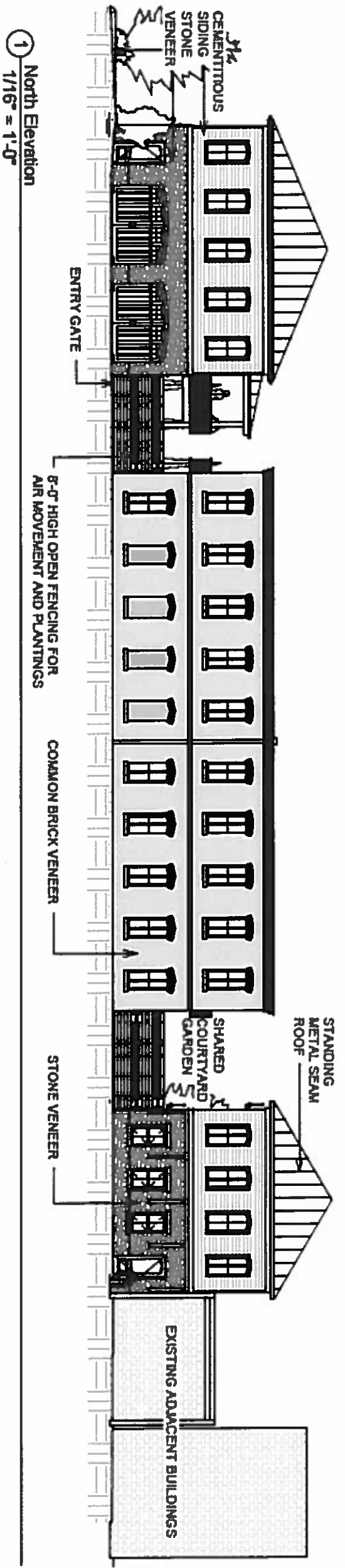
R48

R 6

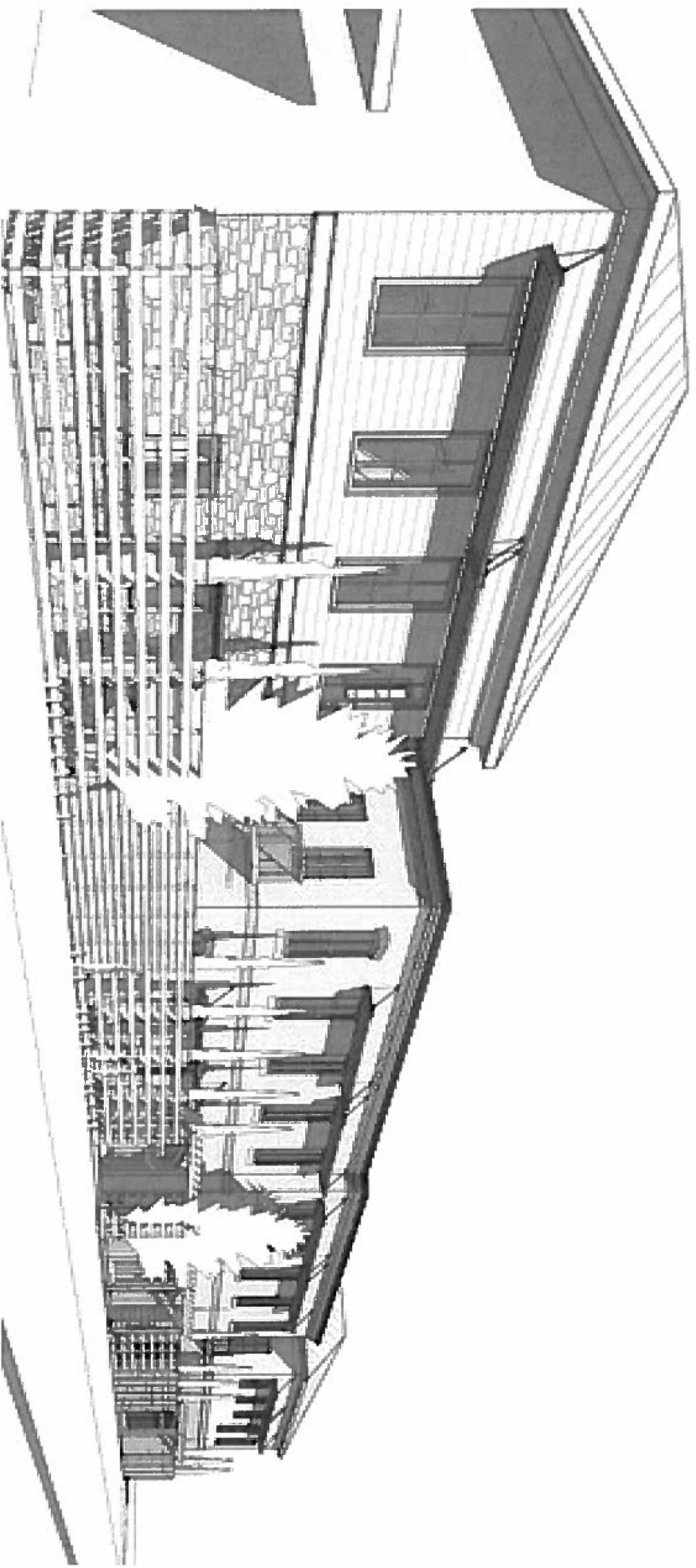
6 UNIT BLDG  
12 BEDROOM  
3500 SF LOT

6 UNIT BLDG  
12 BEDROOM  
3500 SF LOT

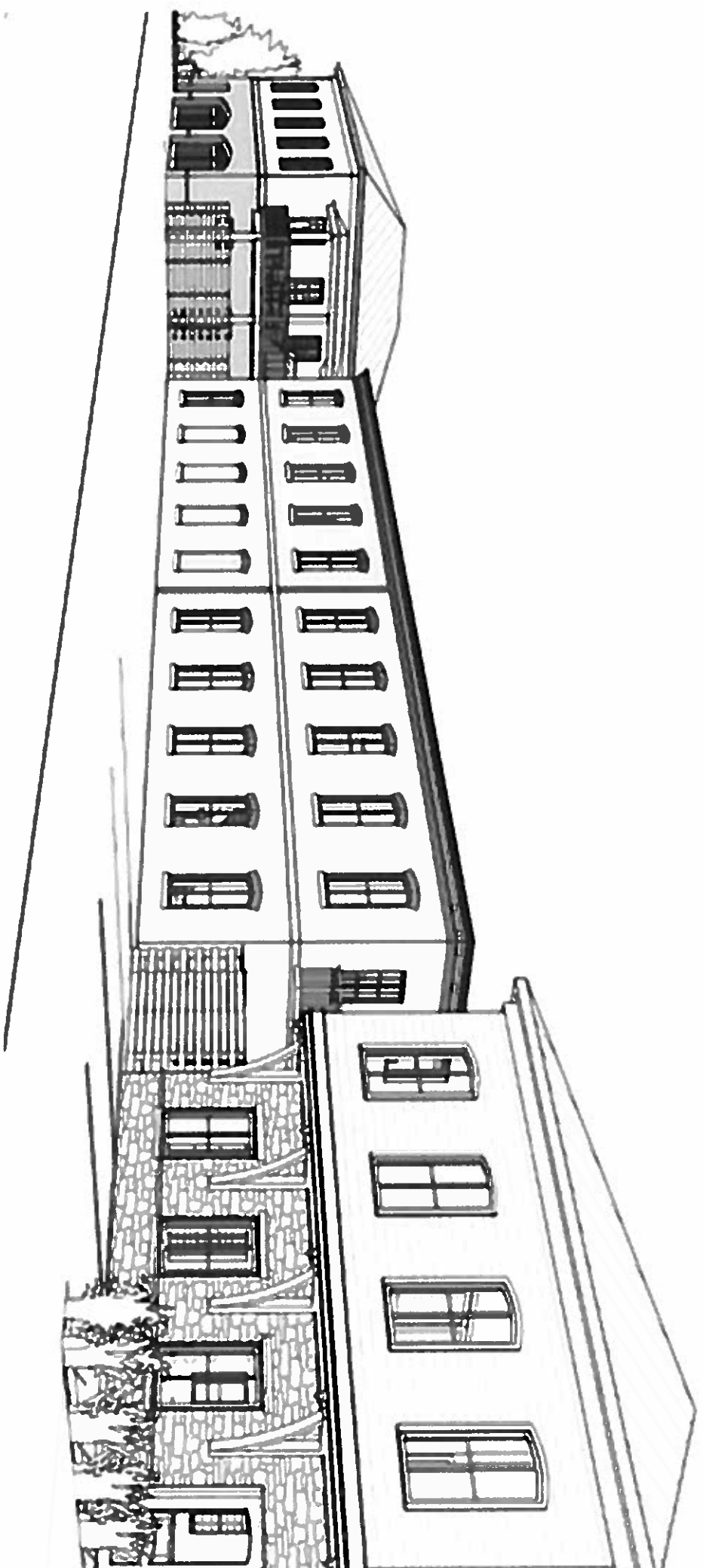




# South Elevation

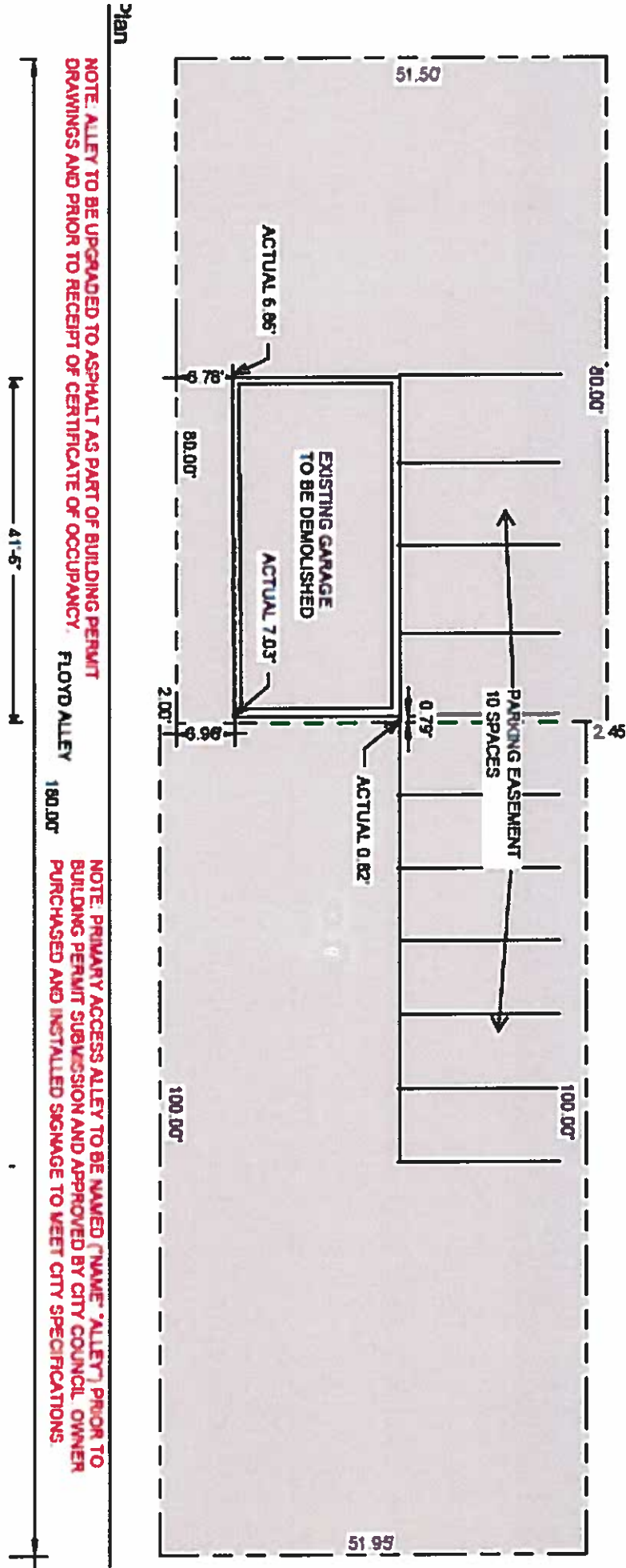


# North Elevation

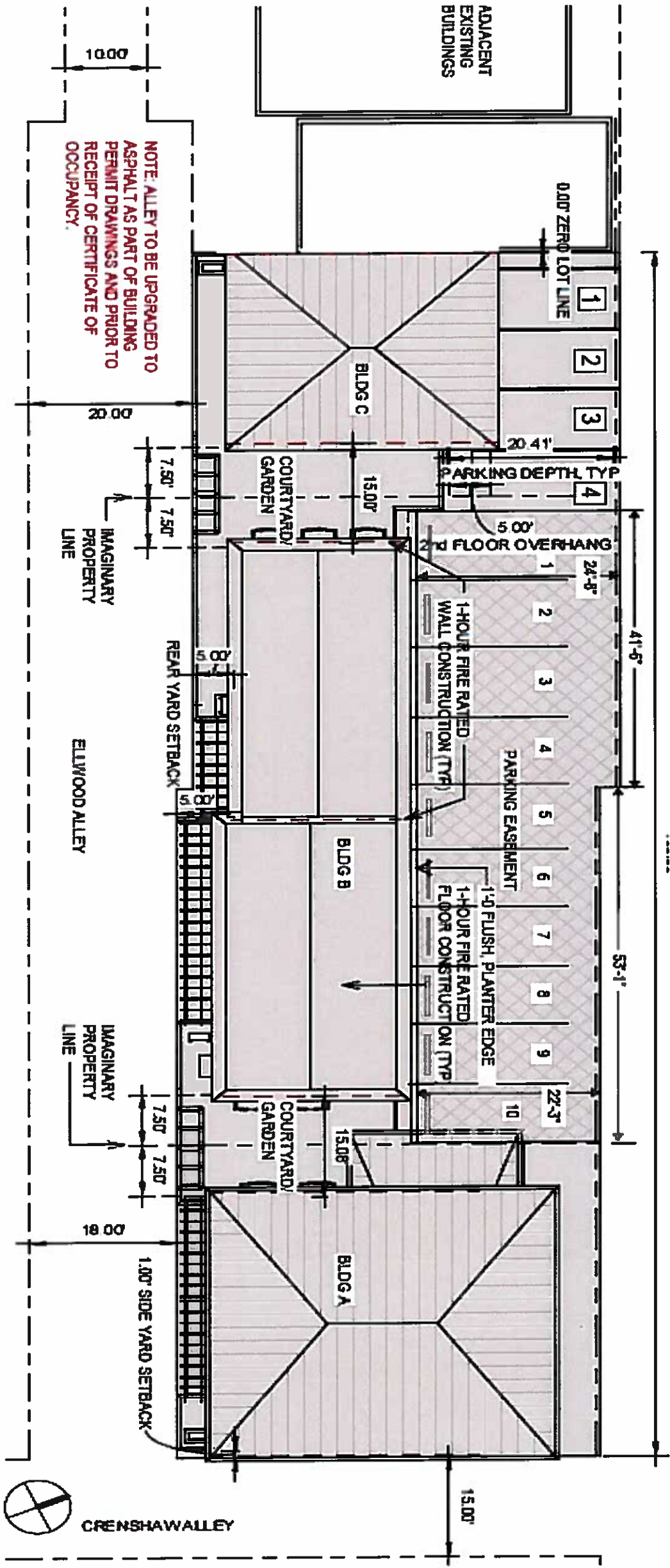




# Existing Parcel Conditions

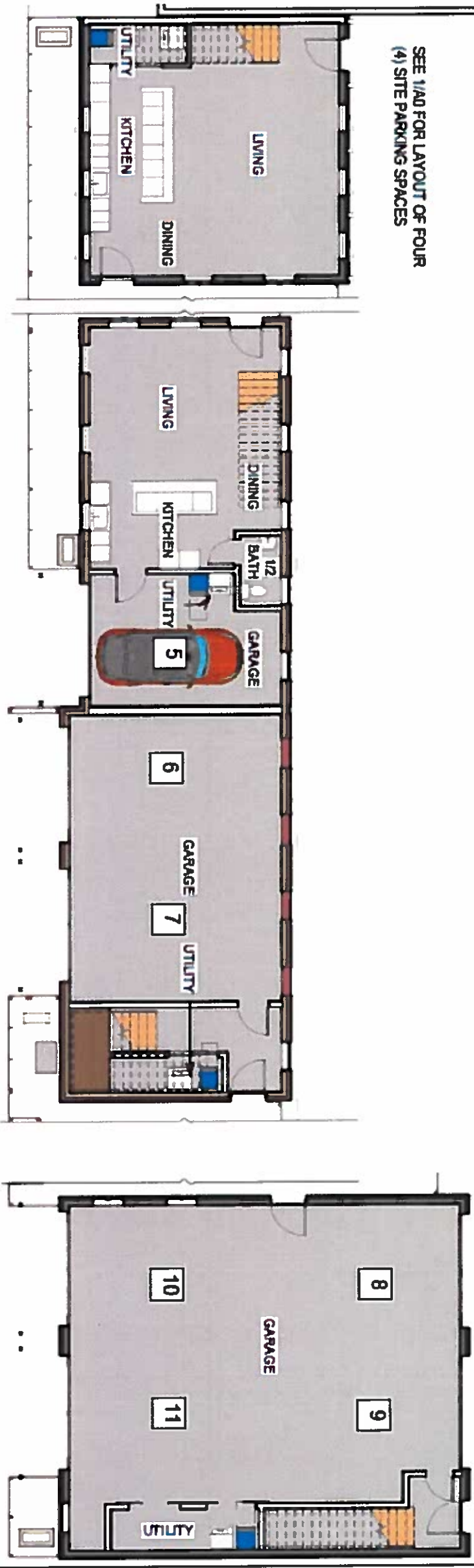


# Proposed Parcel Conditions





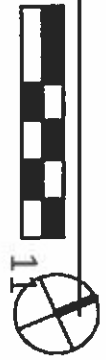
SEE 1/A0 FOR LAYOUT OF FOUR  
(4) SITE PARKING SPACES



① First Floor Overall  
3/32" = 1'-0"



② Second Floor Overall  
3/32" = 1'-0"





# Color elevations





# SUP Conditions

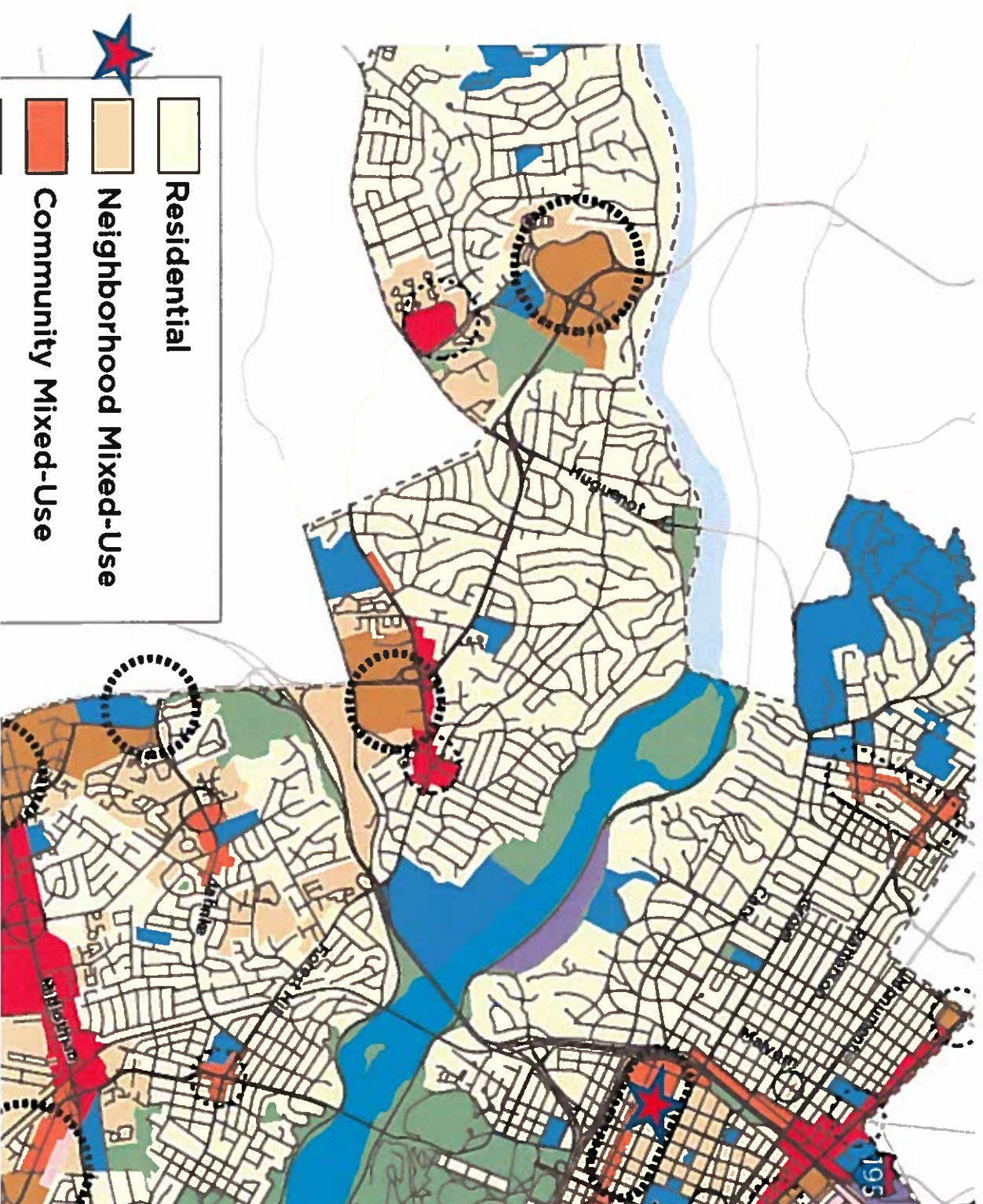
- **Section 3(a) – 3 buildings on 1 lot OR subdivision in conformance with proposed lines on plans**
- **Buildings and parking will be as shown on the plans**
- Building materials must conform to the design overlay district.
- Cannot exceed 2 stories
- Mechanical equipment must be screened
- **After SUP but prior to building permit - Director of Public Works, the Chief of Police, and the Chief of Fire and Emergency Services have to approve access in writing – resurfacing of the alley & turns**
- Prior to C/O the Applicant has to apply to name the alley
- All required final grading and drainage plans, together with all easements made necessary by such plans, must be approved by the DPU prior to the building permit.
- Storm and surface water on site
- Trash has to be screened and on the Property

# Richmond 300

- “Single-family houses, accessory dwelling units, duplexes, small multi-family buildings (typically 3-10 units), and open space.” (p. 56)
- Node growth opportunities
  - National/Regional node - Carytown
  - Growth in alleys and parking lots
  - Objective 1.3f “Implement housing strategies that increase housing at all income levels along corridors and at Nodes”.
- Alley - 9.3b “Encourage homeowners and developers to utilize and upgrade existing alleyways in their development site plans or create new alleyways as part of redevelopment efforts.” (p. 128)
- Enterprise Zone

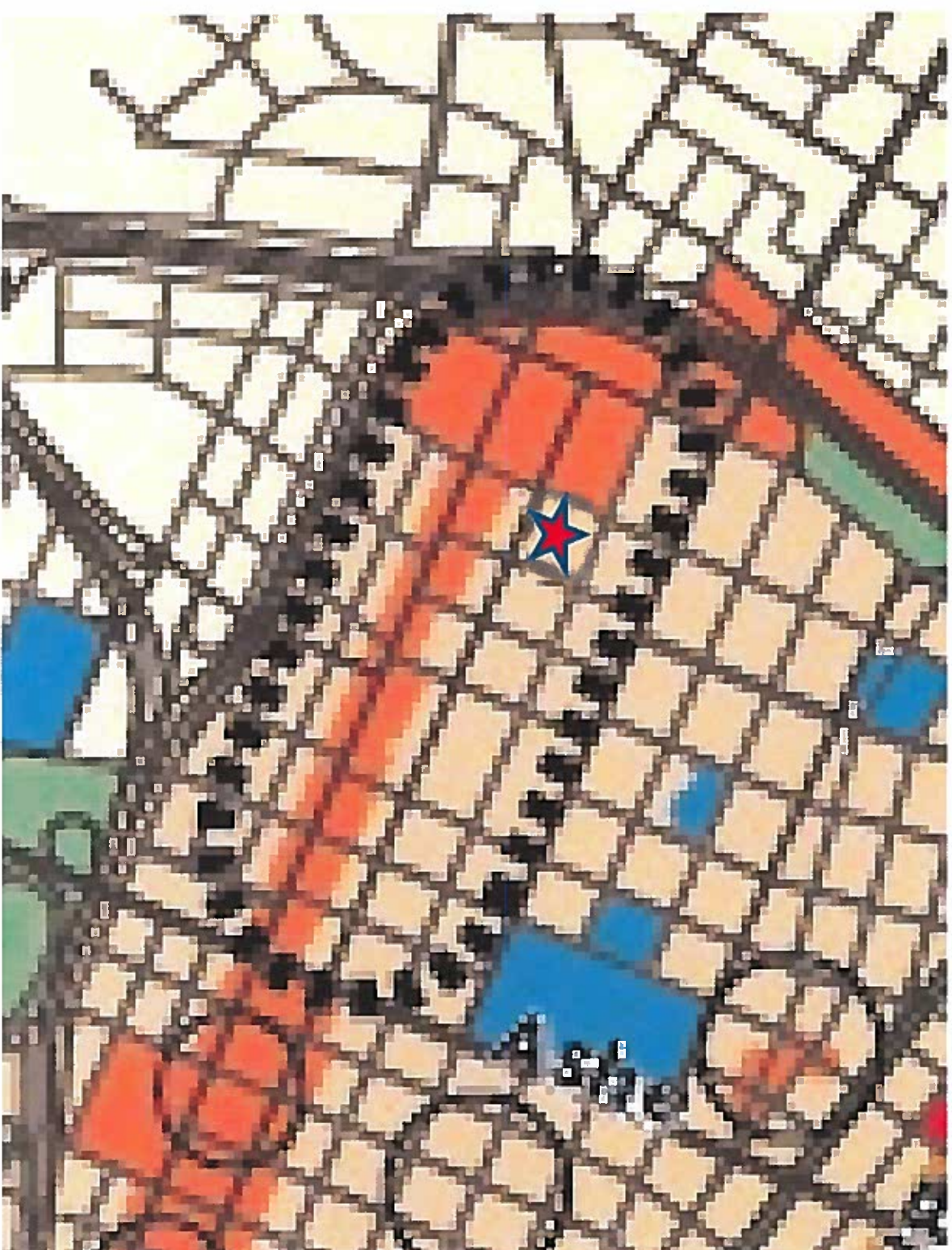


# Future Land Use Neighborhood Mixed-Use

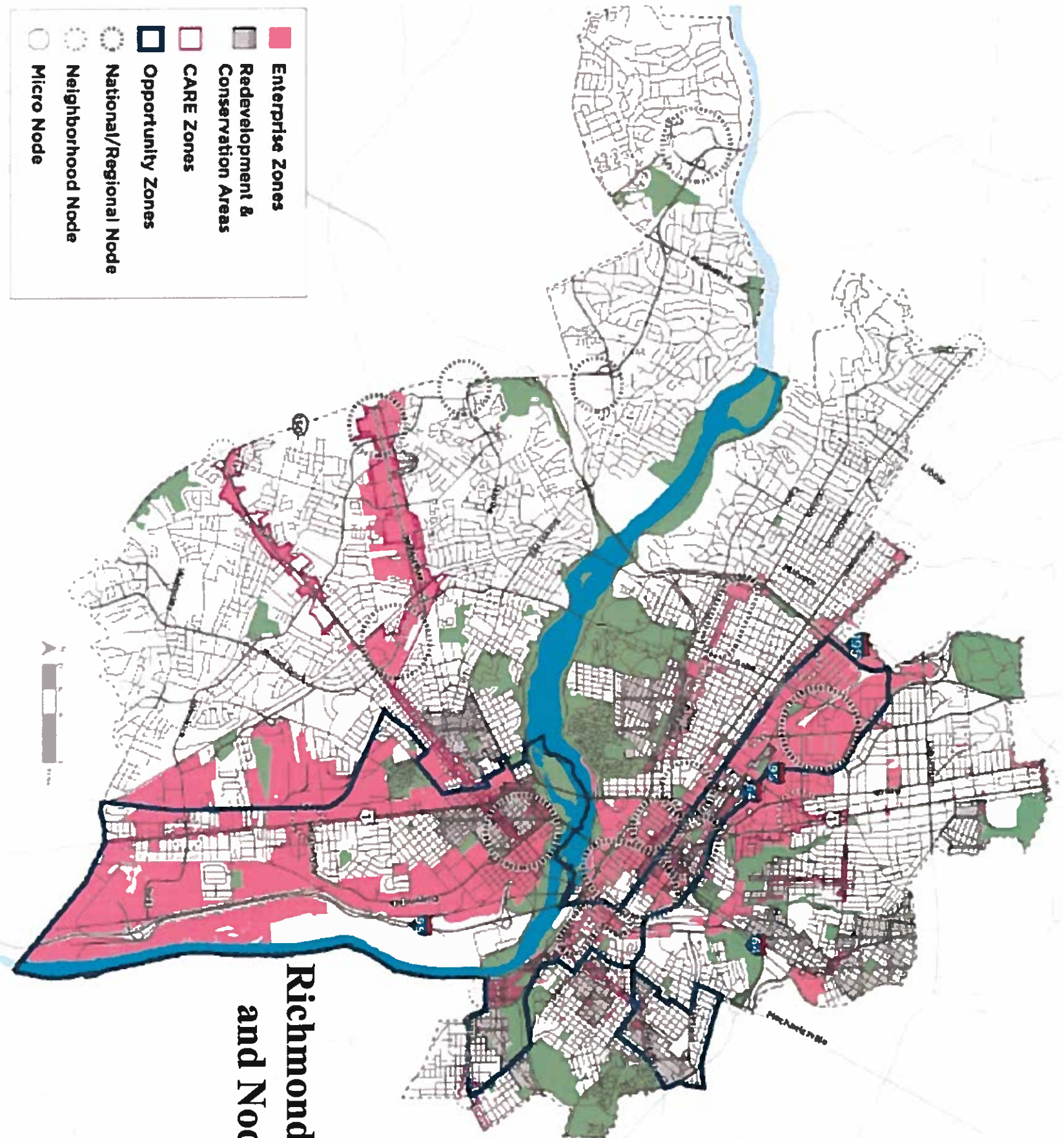




# Neighborhood Mixed Use

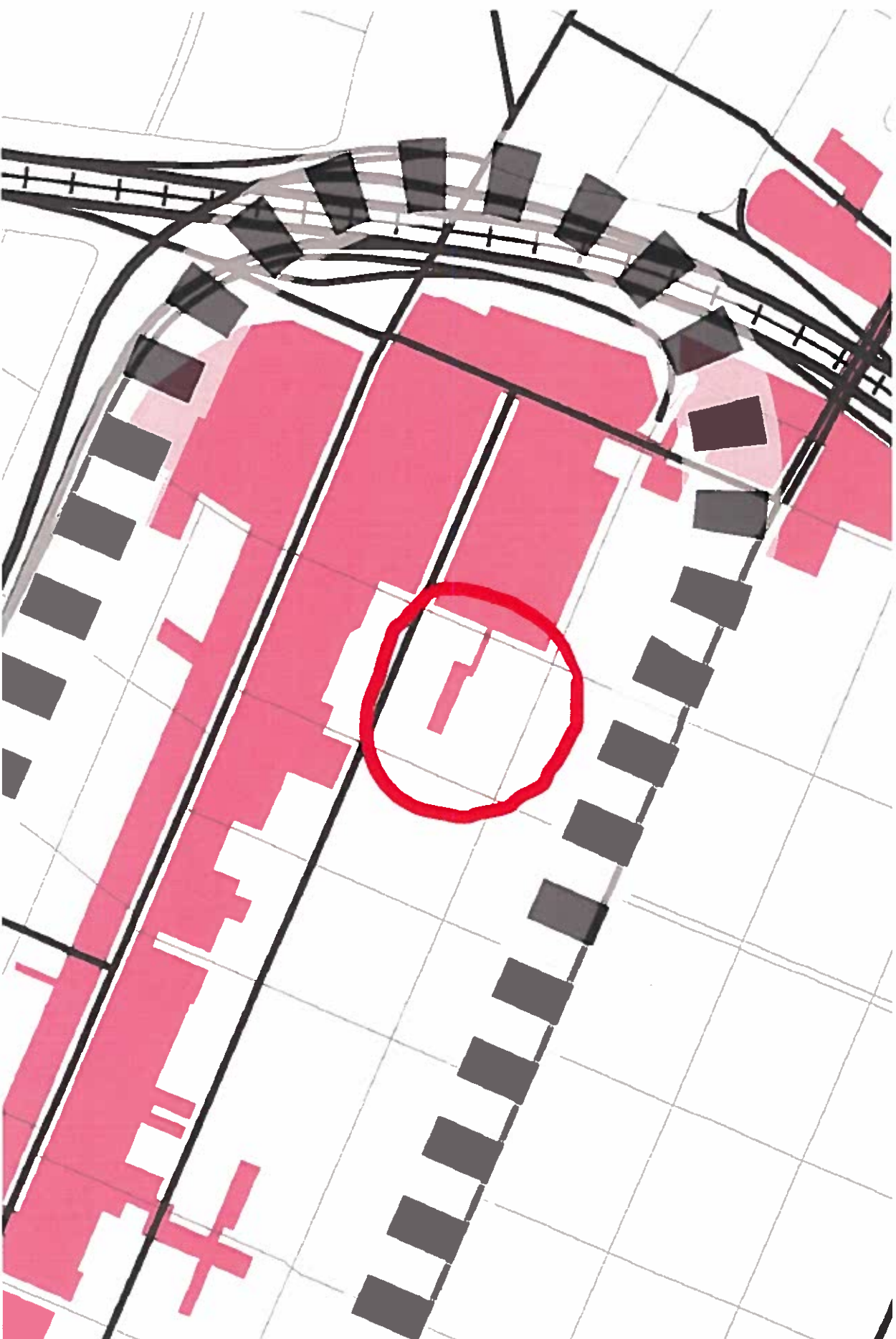






**Richmond 300 – Enterprise Zones  
and Nodes**

# Carytown node and Enterprise Zone





### Objective 9.3

**Increase the miles of alleyways and improve existing alleyways to manage circulation.**

- a. Maintain and improve existing alleyways.
- b. Encourage homeowners and developers to utilize and upgrade existing alleyways in their development site plans or create new alleyways as part of redevelopment efforts.
- c. Expand the green alleyway program.
- d. Create new alleyways.
- e. Seek funding to maintain alleys via two potential methods: 1) lobby the General Assembly to change the funding structure of roadways to include funding maintenance of alleyways, and/or 2) pass an ordinance to assess fees to maintain alleyways.

### Objective 9.4

**Strengthen the street network by preventing superblocks and encouraging gridded street networks and two-way streets.**

- a. Update the subdivision ordinance to require new large developments to tie into existing streets and prohibit culdesacs to support the creation a



**Alleyways serve critical functions in the city's street network by assisting with circulation and providing a location of back-of-house functions such as trash pick-up.**





 Petco

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3500 SF LOT

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8 BEDROOMS TOTAL  
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12 BEDROOM  
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6 UNIT BLDG  
12 BEDROOM  
3500 SF LOT

R 6

R 6

R48

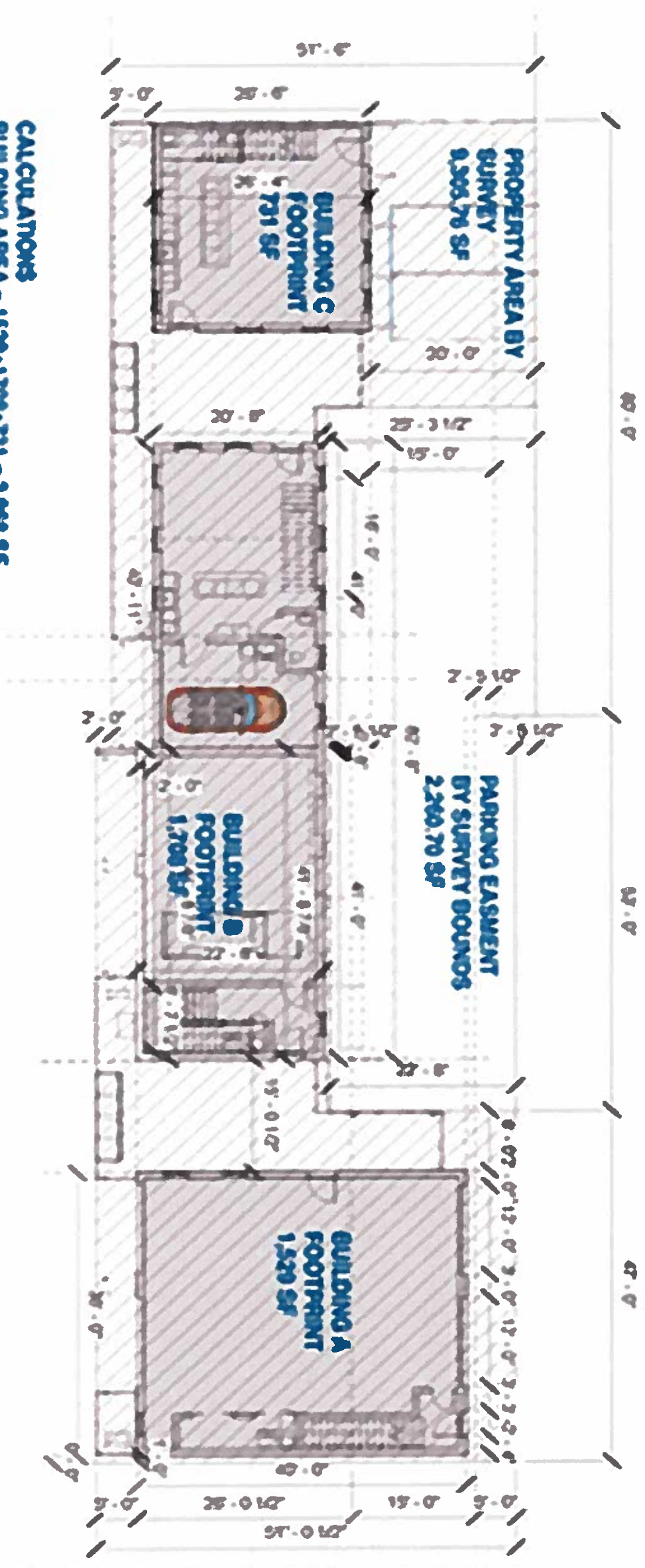


# **In the Alley LLC – SUP 3415A Floyd Avenue**





# Lot Coverage Calculations



## Calculations

**BUILDING AREA = 1,529.1706.731 = 2,963 SF**

**LEGAL LOT AREA (OWNED BY IN THE ALLEY) = 0.205.76 SF**

**BUILDING COVERAGE OF USUAL LOT AREA = 42.6%**

**PARKING EASEMENT • 2260.7 SF**

**LEGAL LOT AREA - THE PARKING EASEMENT = 7,046 SF**

**BUILDING COVERAGE OF LEGAL LOT AREA • THE PARKING EASEMENT • 390/7045 • 54.3%**



# Ellwood Alley looking South





# Ellwood Alley towards Crenshaw





# Major Mixed Use Streets

