

# CHURCH HILL NORTH REVITALIZATION

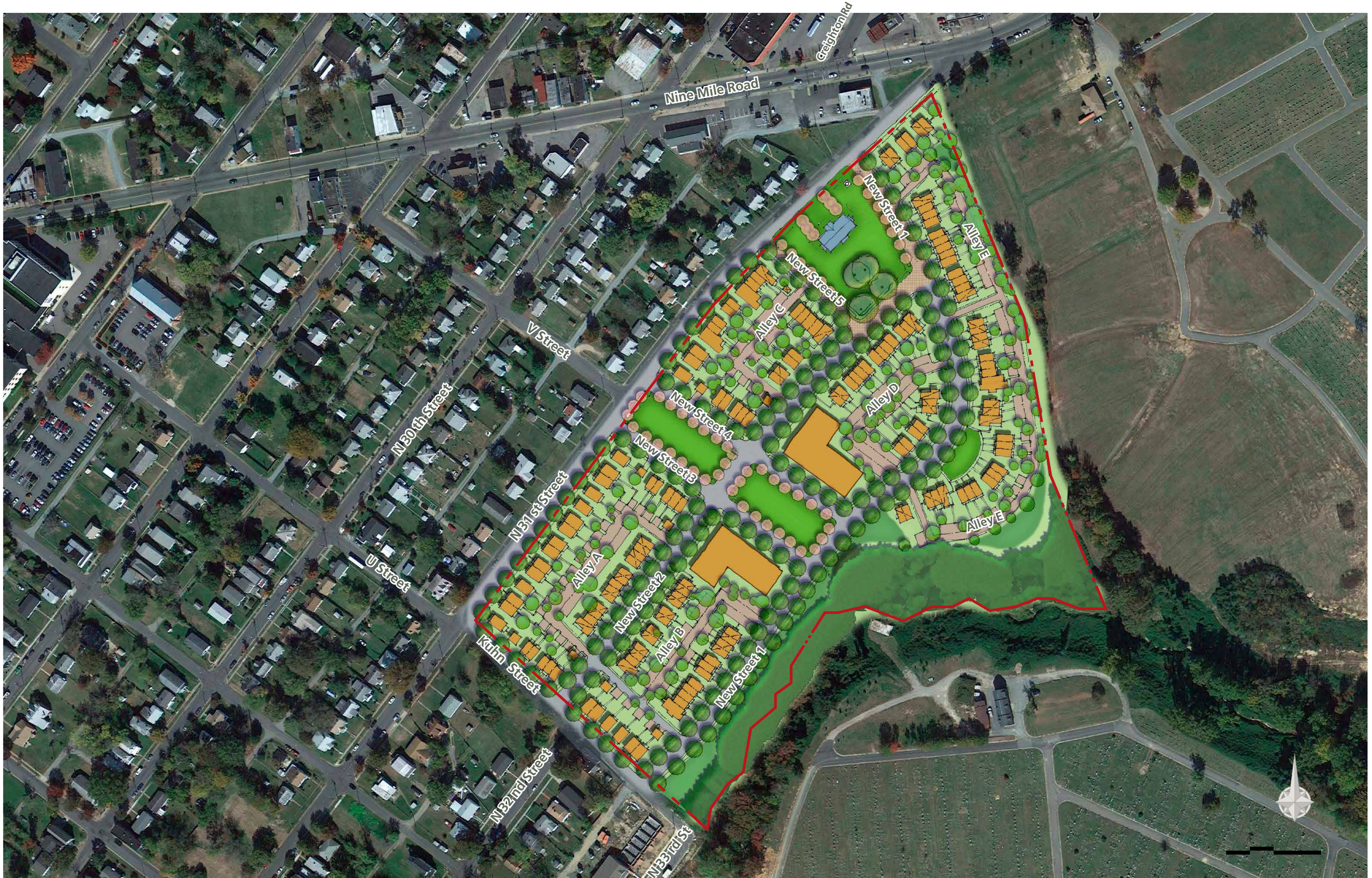
## COMMUNITY UNIT PLAN-PRELIMINARY PLAN: The Old Armstrong High School Site

### Preliminary Application Graphic Supplement

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## Illustrative Masterplan

THE COMMUNITY BUILDERS, INC.  
 TORTI GALLAS AND PARTNERS, INC.  
 THE TIMMONS GROUP

CITY OF RICHMOND  
 RICHMOND REDEVELOPMENT AND HOUSING AUTHORITY

# OLD ARMSTRONG HIGH SCHOOL SITE | COMMUNITY UNIT PLAN PRELIMINARY PLAN

**Old Armstrong High School Site Program**  
 The Community Builders  
 Torti Gallas and Partners  
 17 December 2014

Type	Number of Units	Number of Buildings
Multifamily	250	
Stacked Flats	86	43 Maximum
Townhouses	54	54 Minimum
Apartments	110	2 Maximum
Single Family (Attached & Detached)	50	50 Minimum
<b>TOTALS</b>	<b>300</b>	

**LEGEND**

**Multifamily**

- Apartments
- Stacked Flats
- Townhouses

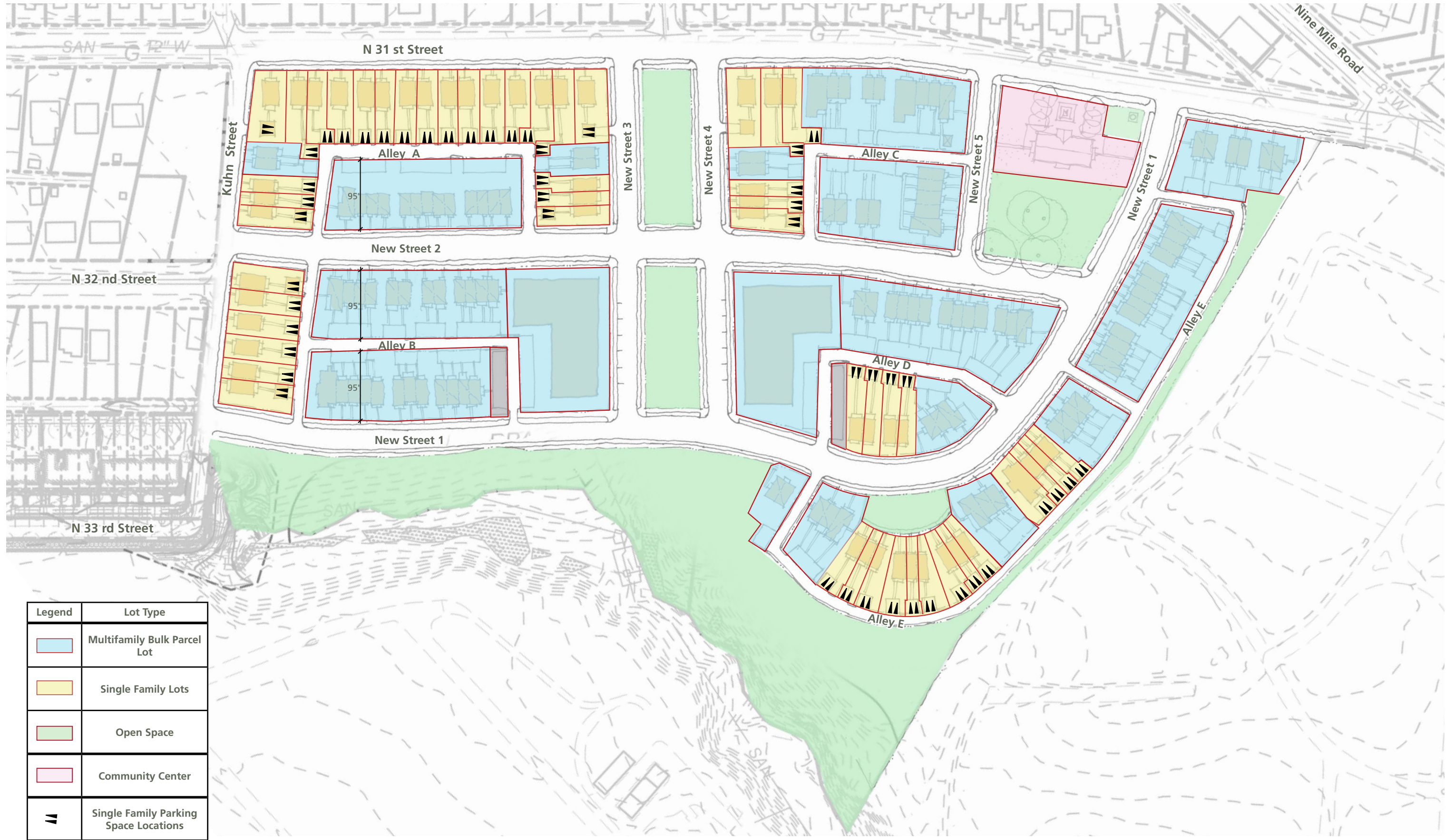
**Single Family**

- Attached
- Detached

**Community Space**

- 





Legend	Lot Type
	Multifamily Bulk Parcel Lot
	Single Family Lots
	Open Space
	Community Center
	Single Family Parking Space Locations

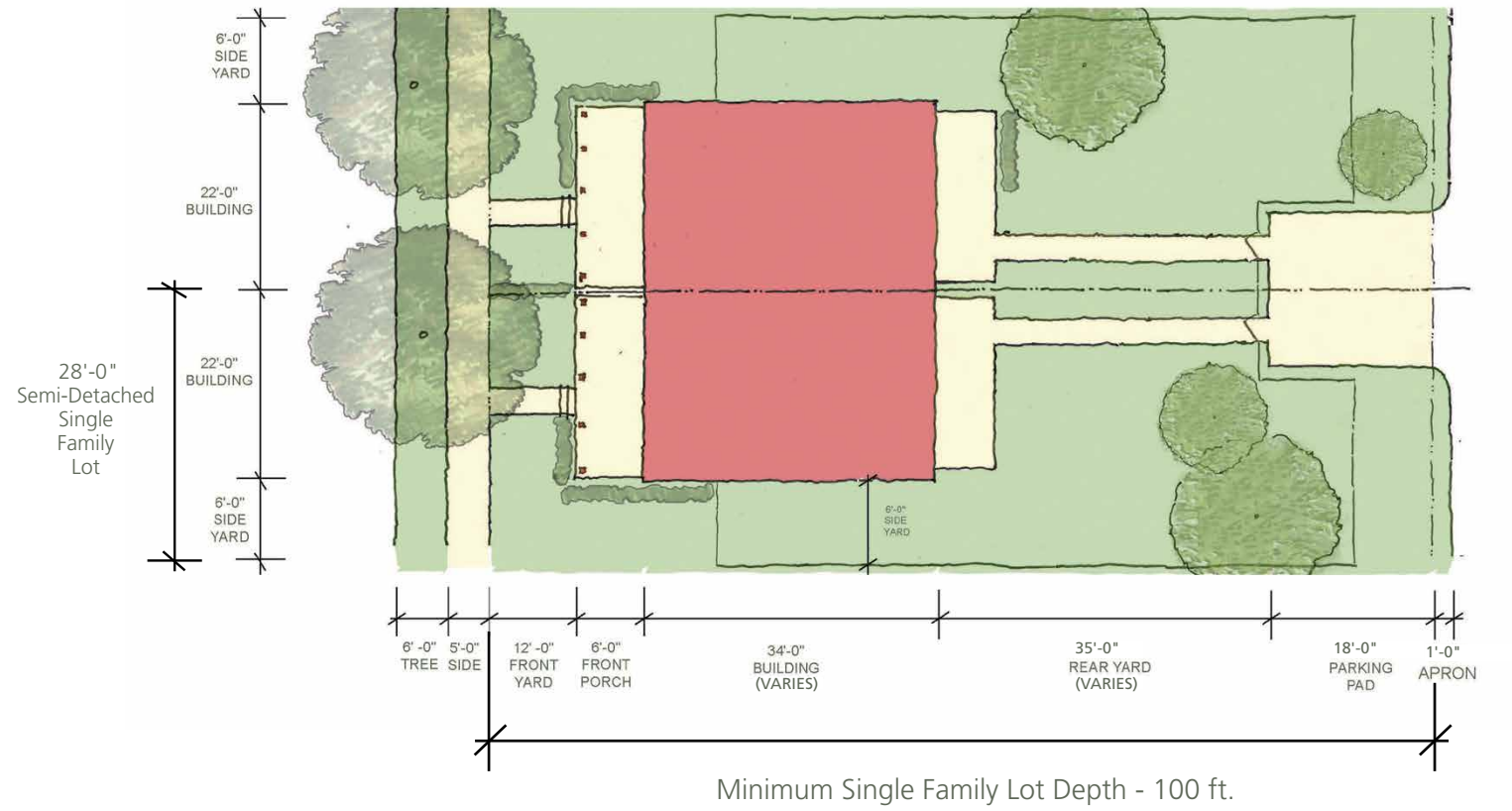
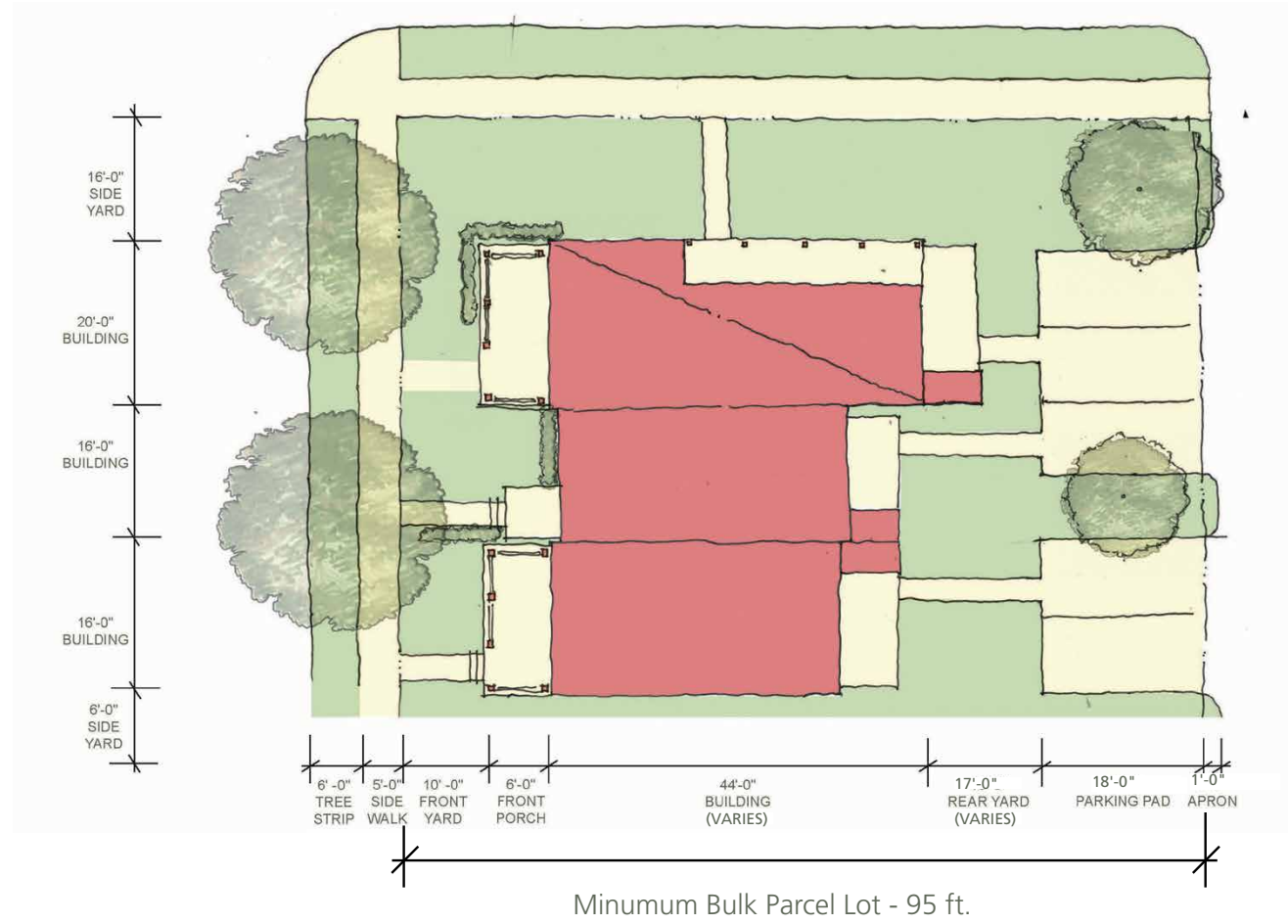
©2014 Torti Gallas and Partners, Inc. | 1300 Spring Street, 4th floor, Silver Spring, Maryland 20910 | 301.588.4800

## Lot Type Plan Diagram

THE COMMUNITY BUILDERS, INC.  
 TORTI GALLAS AND PARTNERS, INC.  
 THE TIMMONS GROUP

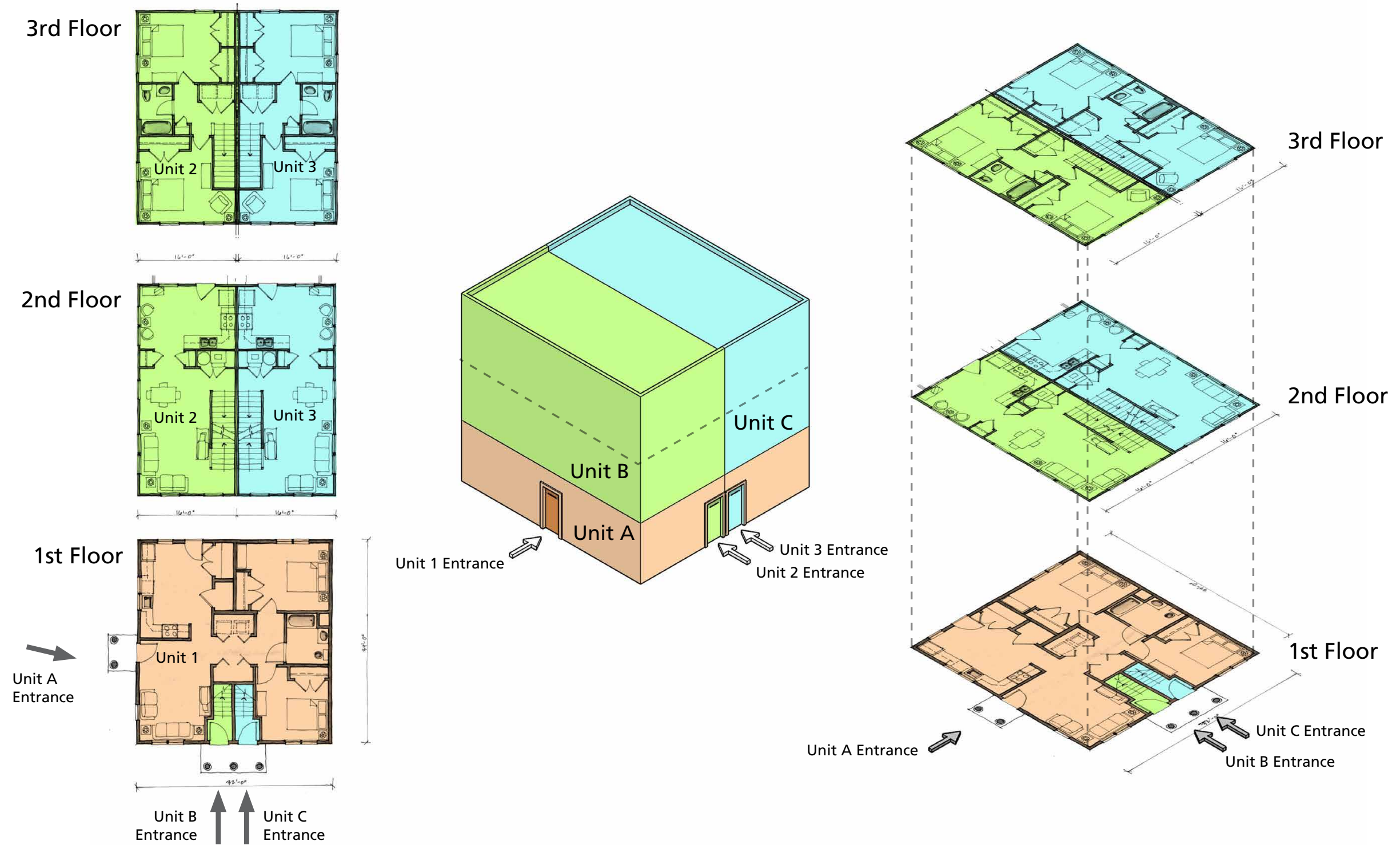
CITY OF RICHMOND  
 RICHMOND REDEVELOPMENT AND HOUSING AUTHORITY

# OLD ARMSTRONG HIGH SCHOOL SITE | COMMUNITY UNIT PLAN PRELIMINARY PLAN



# Stacked Towns

Three 2-Bedroom Units



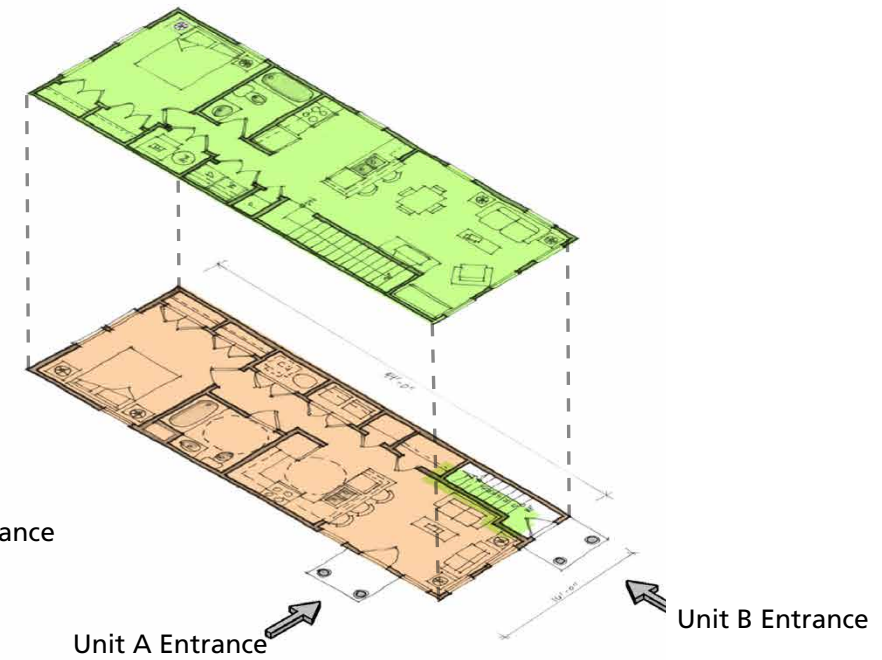
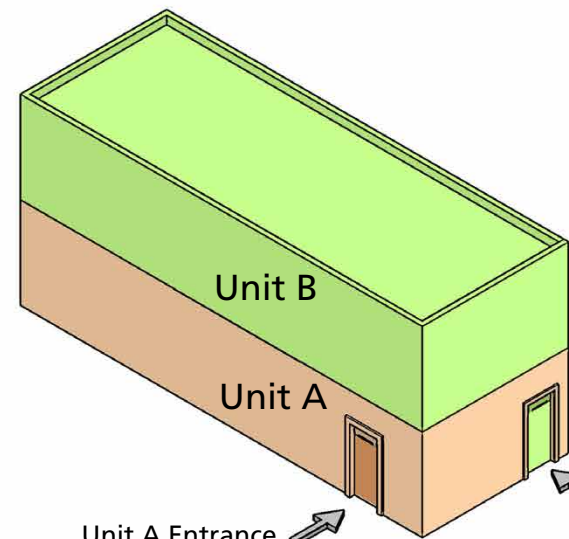
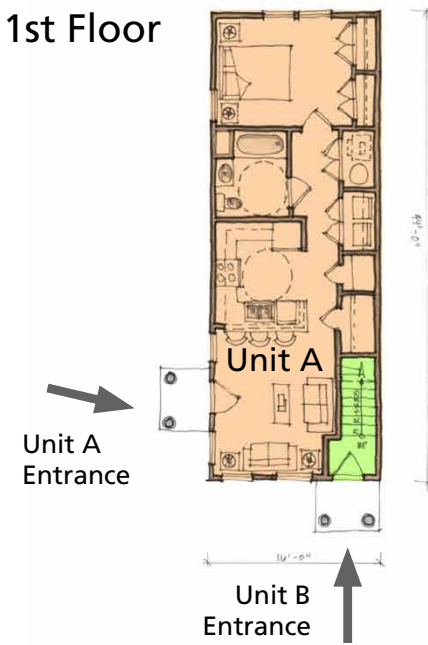
# Stacked Flats

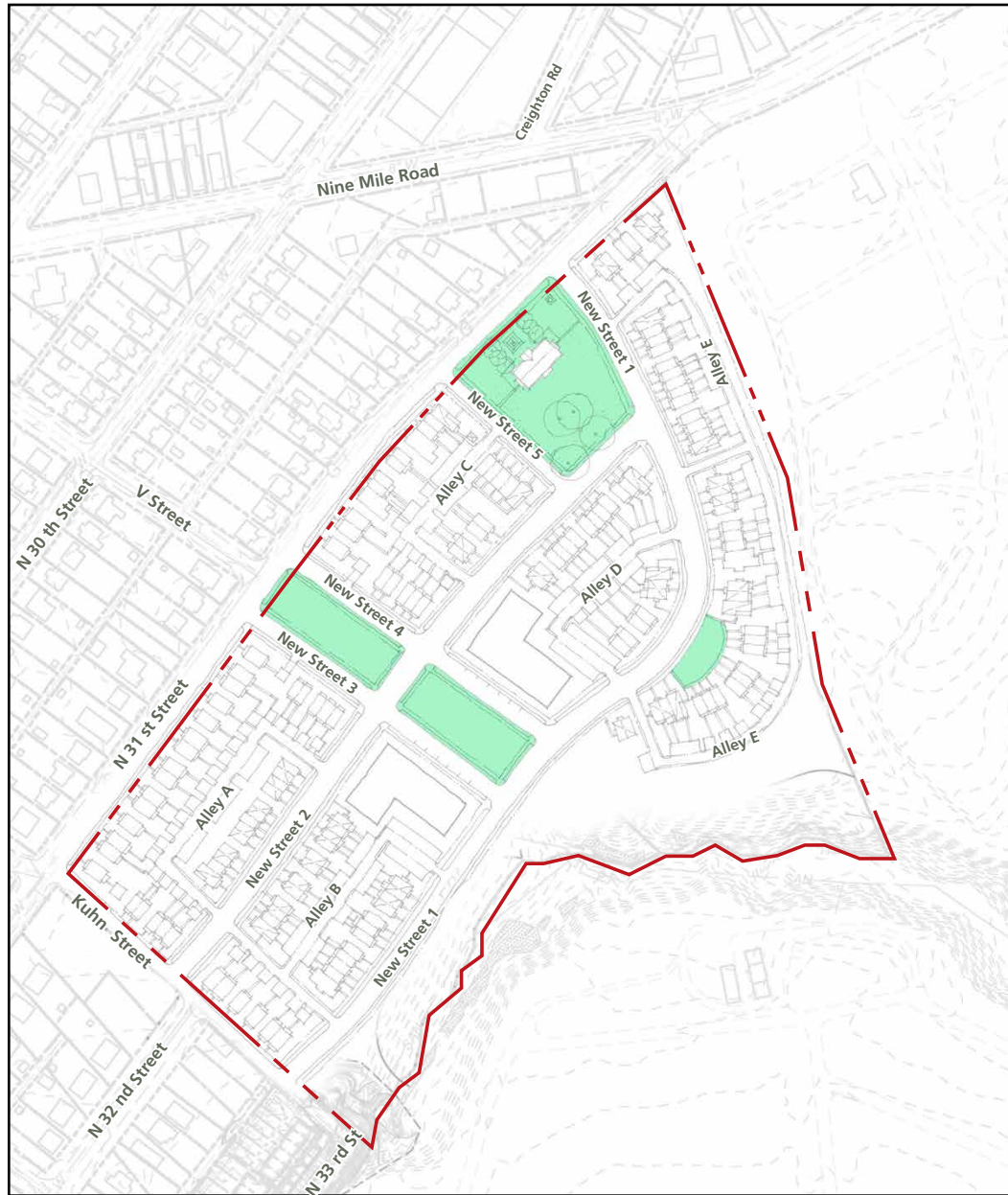
Two 1-Bedroom Units

2nd Floor



1st Floor

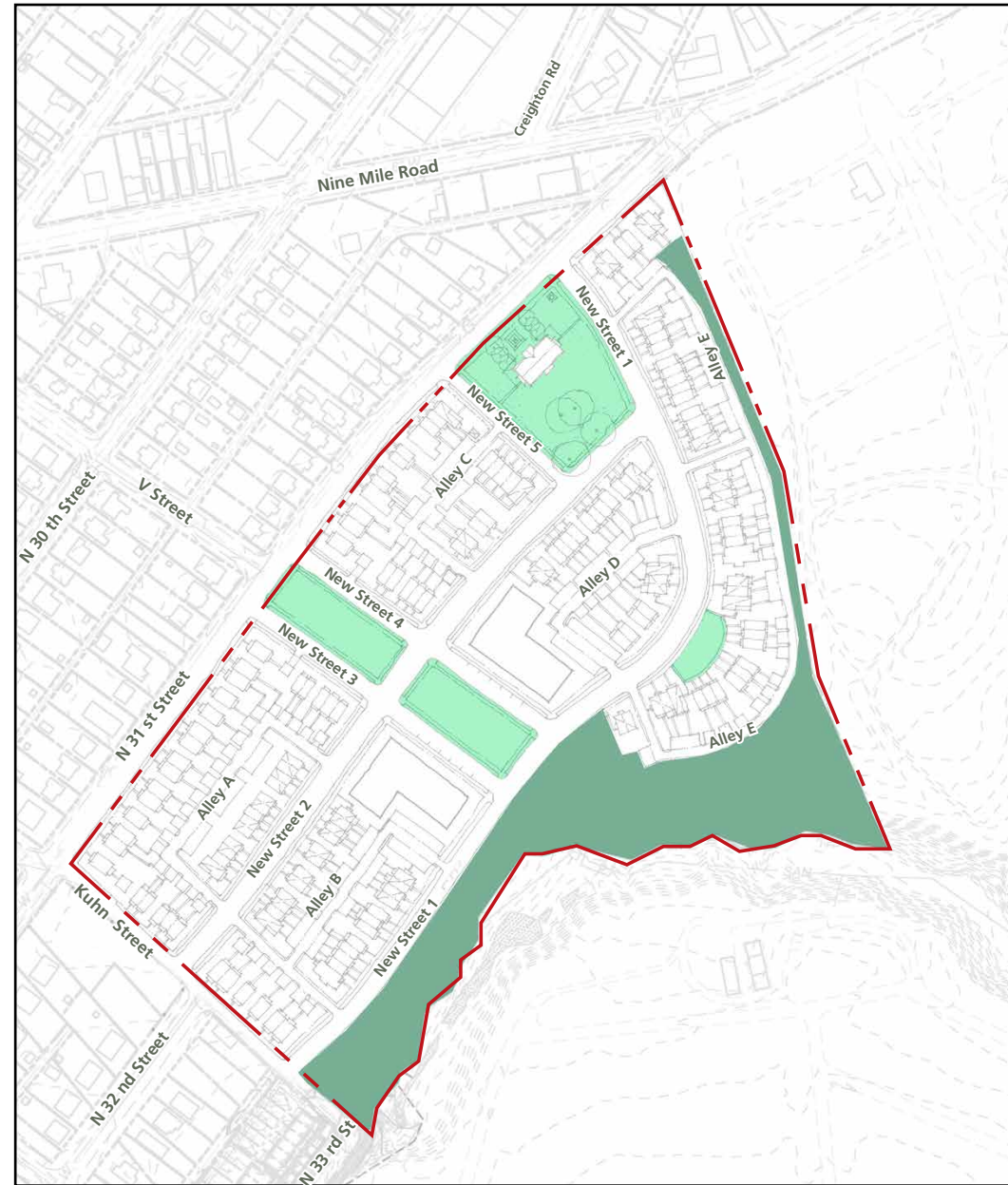




**Total Site Area: 948,000 ft (21.76 Acres)**

**Total Formal Open Space 90,000 sf (2 Acres)**

**90 K / 948 K = 9.5% Formal Open Space**

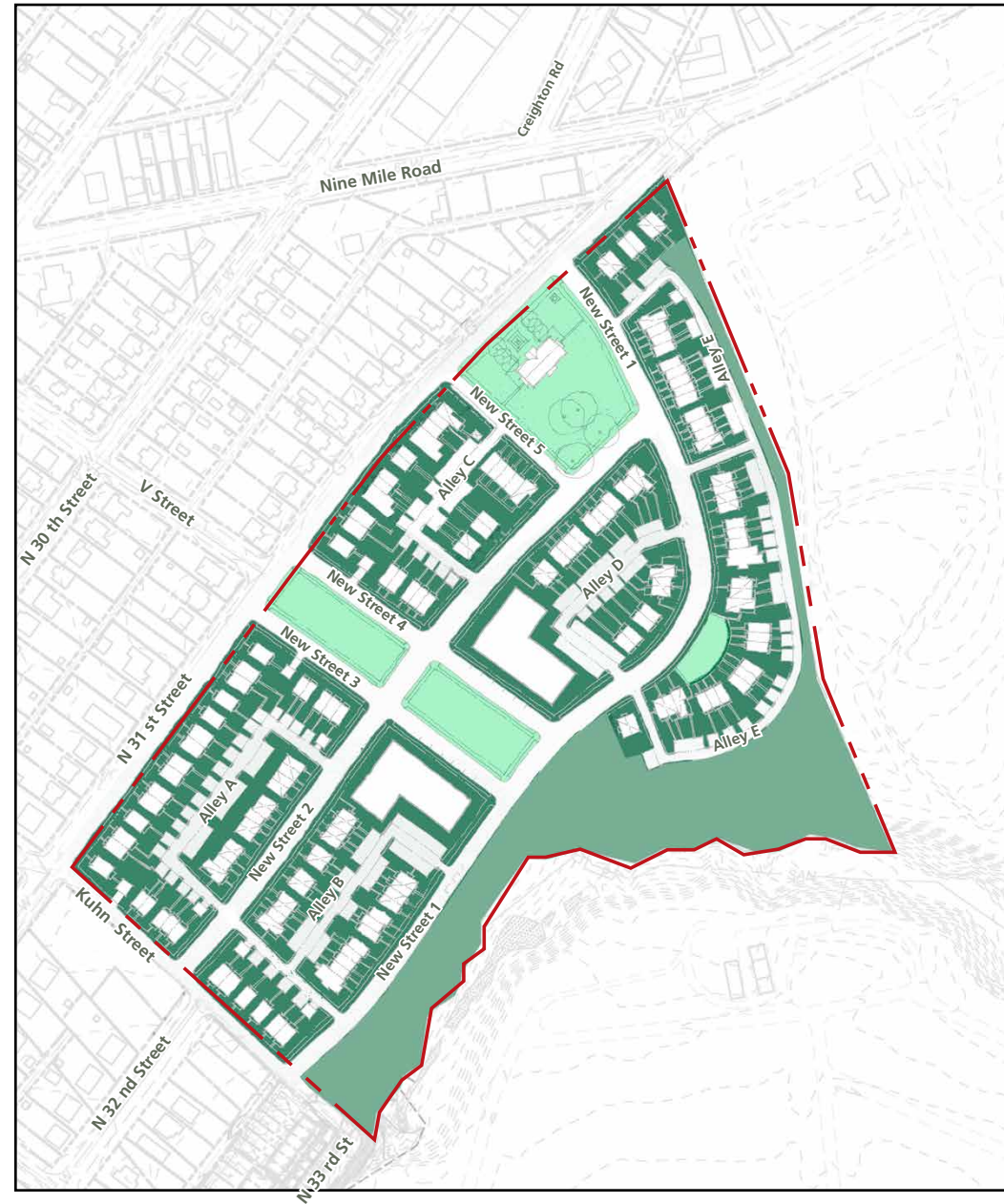


**Total Site Area: 948,000 ft (21.7 Acres)**

**Total Dedicated Open Space 252,000 sf (5.8 Acres)**

**252 K / 948 K = 26.6% Dedicated Open Space**





**Total Site Area: 948,000 ft (21.7 Acres)**

**Total Dedicated Open Space 252,000 sf (5.8 Acres)**  
**Total Yard and Sidewalks Open Space 328,000sf (7.5 Acres)**

**Total Open Space 580,000 sf**



**Total Site Area: 948,000 ft (21.7 Acres)**

**Total Open Space 580,000 sf (13.3 Acres)**

**580 K / 948 K = ± 60% Total Open Space**



STREET ELEVATION A



STREET ELEVATION B



PRECEDENT PHOTO



KEY PLAN



PRECEDENT PHOTO



STREET ELEVATION A



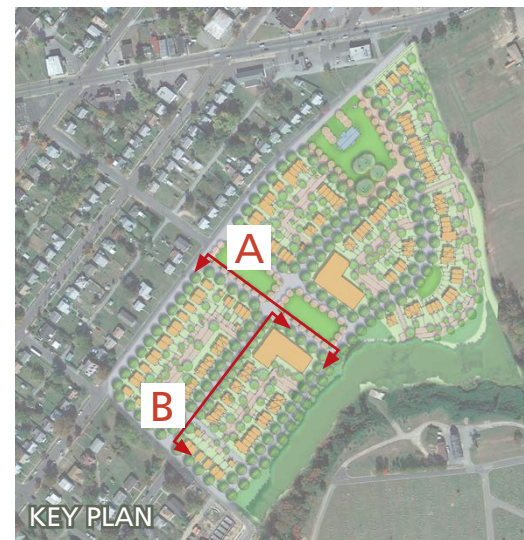
STREET ELEVATION B



PRECEDENT PHOTO



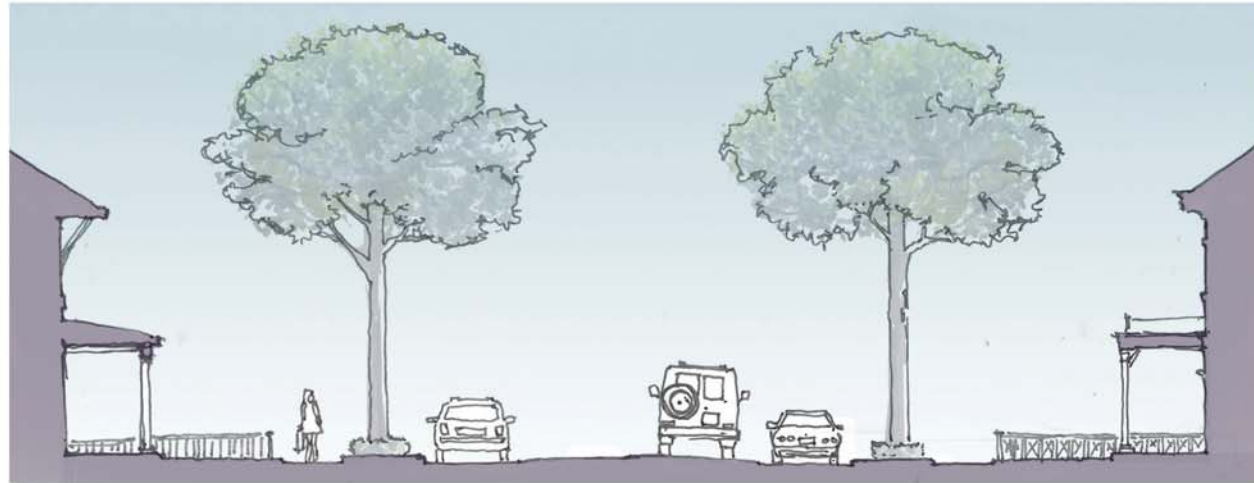
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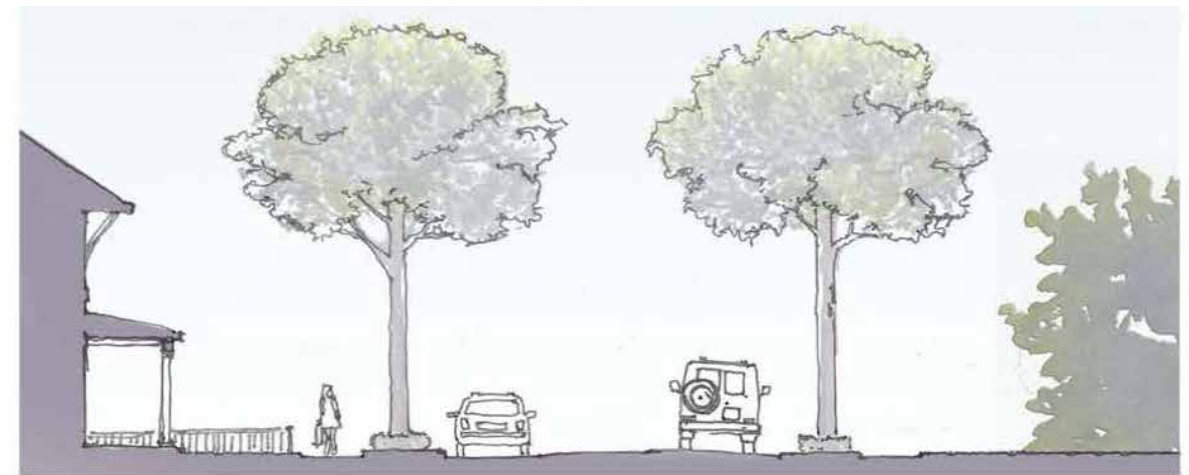
KEY PLAN



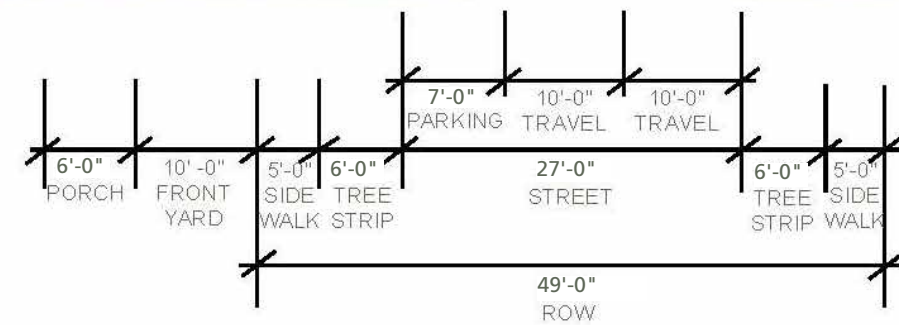
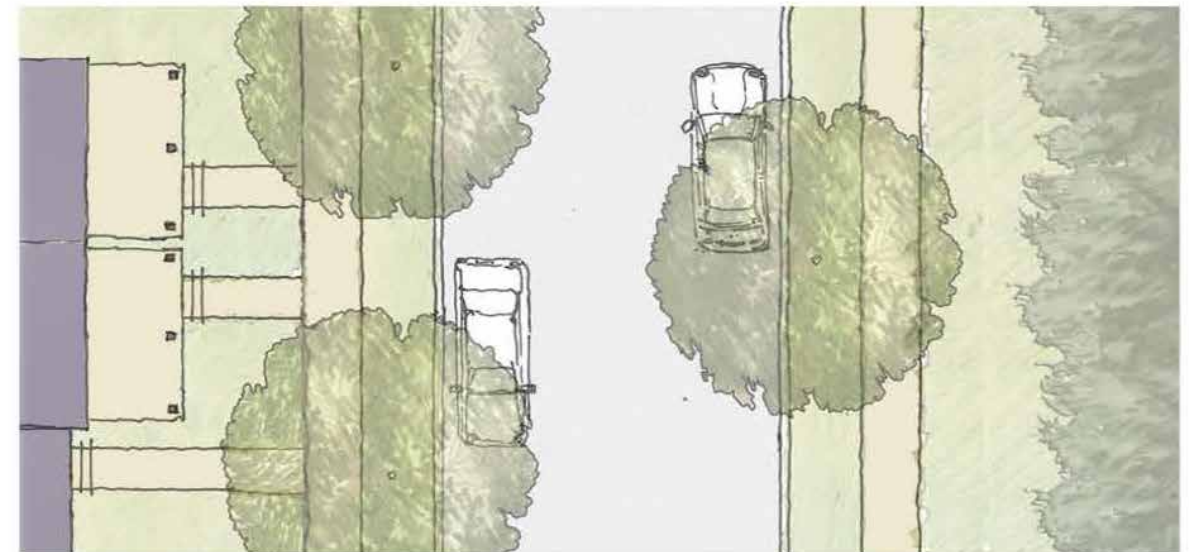
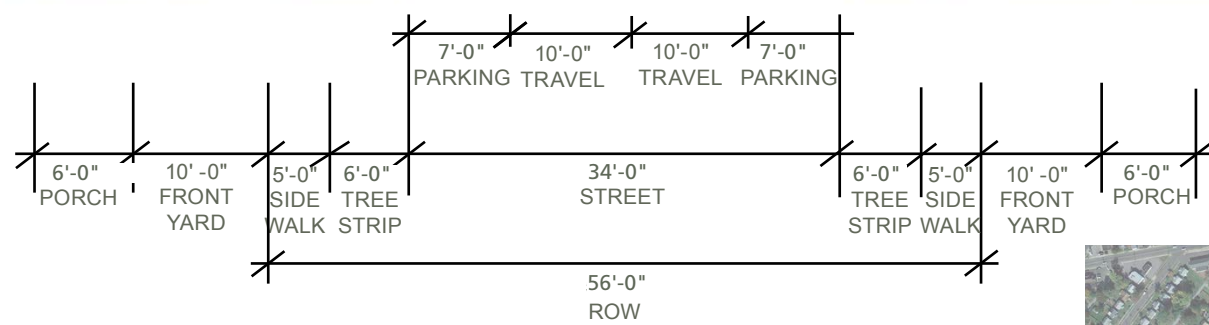
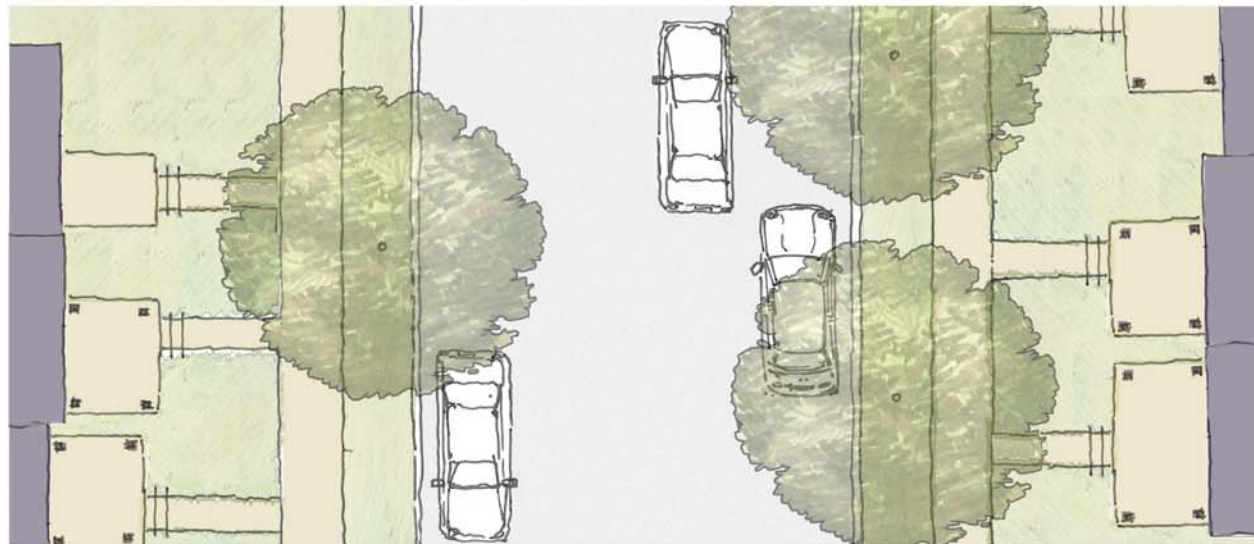
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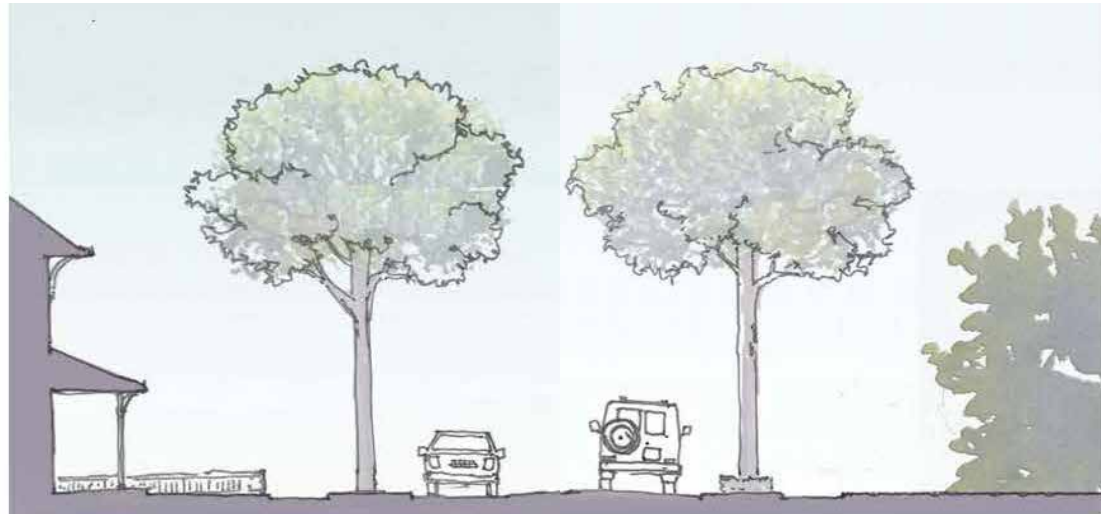
Two-way Street Parking Both Sides



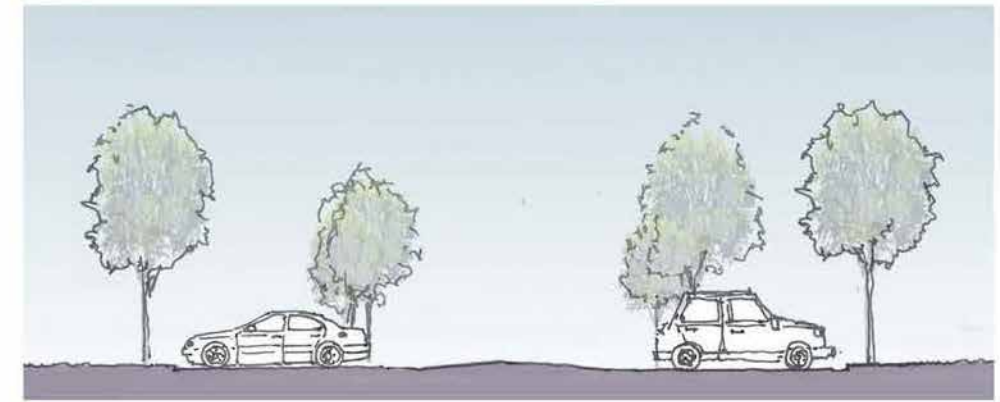
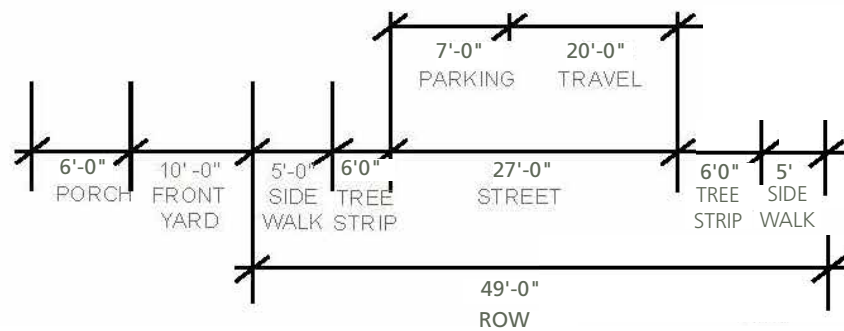
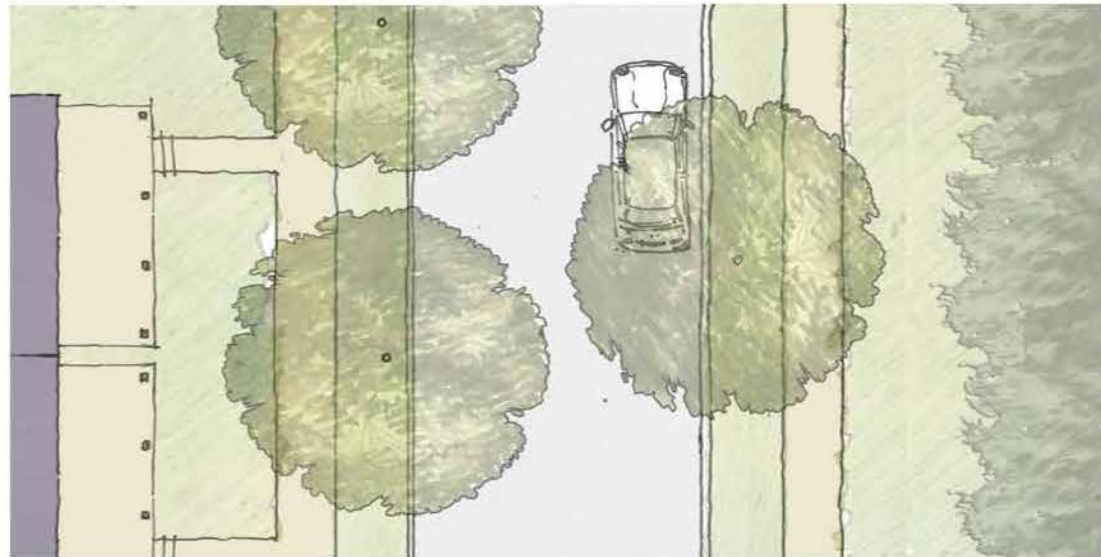
Two-Way Street Parking One Side



Street Sections



One-Way Street Parking One Side



Alley Section

