

INTRODUCED: April 11, 2022

A RESOLUTION No. 2022-R023

To designate the property known as 7000 West Carnation Street as a revitalization area pursuant to Va. Code § 36-55.30:2.

\_\_\_\_\_  
Patron – Mayor Stoney (By Request)

\_\_\_\_\_  
Approved as to form and legality  
by the City Attorney  
\_\_\_\_\_

PUBLIC HEARING: APR 25 2022 AT 6 P.M.

WHEREAS, pursuant to section 36-55.30:2 of the Virginia Housing Development Authority Act (the “Act”), as set forth in sections 36-55.24 through 36-55.52 of the Code of Virginia (1950), as amended, the governing bodies of localities may by resolution designate an area within such locality as a revitalization area for the purpose of facilitating financing by the Virginia Housing Development Authority to assist private entities with the development of mixed use and mixed income projects; and

WHEREAS, pursuant to the Act, in order to designate an area as a revitalization area, the local governing body must determine that, with respect to such area, (i) the industrial, commercial or other economic development of such area will benefit the city but such area lacks the housing needed to induce manufacturing, industrial, commercial, governmental, educational,

AYES:        8        NOES:        0        ABSTAIN: \_\_\_\_\_

ADOPTED: APR 25 2022 REJECTED: \_\_\_\_\_ STRICKEN: \_\_\_\_\_

entertainment, community development, healthcare or nonprofit enterprises or undertakings to locate or remain in such area, and (ii) private enterprise and investment are not reasonably expected, without assistance, to produce the construction or rehabilitation of decent, safe and sanitary housing and supporting facilities that will meet the needs of low and moderate income persons and families in such area and will induce other persons and families to live within such area and thereby create a desirable economic mix of residents in such area; and

WHEREAS, the Council believes that the property known as 7000 West Carnation Street, identified as Tax Parcel No. C005-0776/004 in the 2022 records of the City Assessor and as shown on the survey entitled “ALTA/NSPS Land Title Survey of 5.393 Acres of Land Lying on the Northeast Corner of Carnation and Hioaks Road, City of Richmond, Virginia,” prepared by JenningsStephenson P.C., and dated February 26, 2021, a copy of which is attached to this resolution, is an area (i) for which the industrial, commercial or other economic development of such area will benefit the city but such area lacks the housing needed to induce manufacturing, industrial, commercial, governmental, educational, entertainment, community development, healthcare or nonprofit enterprises or undertakings to locate or remain in such area, and (ii) in which private enterprise and investment are not reasonably expected, without assistance, to produce the construction or rehabilitation of decent, safe and sanitary housing and supporting facilities that will meet the needs of low and moderate income persons and families in such area and will induce other persons and families to live within such area and thereby create a desirable economic mix of residents in such area; and

WHEREAS, the Council believes that it is in the best interests of the citizens of the City of Richmond that the Council designate the aforementioned property as a revitalization area pursuant to section 36-55.30:2 of the Code of Virginia (1950), as amended;

NOW, THEREFORE,

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF RICHMOND:

That the Council hereby designates the property known as 7000 West Carnation Street, identified as Tax Parcel No. C005-0776/004 in the 2022 records of the City Assessor and as shown on the survey entitled “ALTA/NSPS Land Title Survey of 5.393 Acres of Land Lying on the Northeast Corner of Carnation and Hioaks Road, City of Richmond, Virginia,” prepared by JenningsStephenson P.C., and dated February 26, 2021, a copy of which is attached to this resolution, as a revitalization area pursuant to section 36-55.30:2 of the Code of Virginia (1950), as amended.

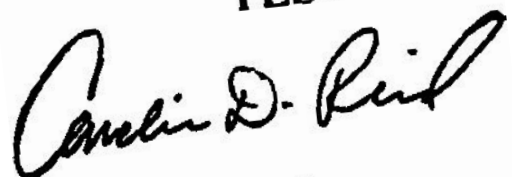
BE IT FURTHER RESOLVED:

That the Council hereby determines that the industrial, commercial or other economic development of the area consisting of the aforementioned property will benefit the city, but that such area lacks the housing needed to induce manufacturing, industrial, commercial, governmental, educational, entertainment, community development, healthcare or nonprofit enterprises or undertakings to locate or remain in such area.

BE IT FURTHER RESOLVED:

That the Council hereby determines that the aforementioned property consists of an area in which private enterprise and investment are not reasonably expected, without assistance, to produce the construction or rehabilitation of decent, safe and sanitary housing and supporting facilities that will meet the needs of low and moderate income persons and families in such area and will induce other persons and families to live within such area and thereby create a desirable economic mix of residents in such area.

**A TRUE COPY:  
TESTE:**



**City Clerk**

RECEIVED

By B L Fore at 2:05 pm, Apr 07, 2022

RECEIVED

By CAO Office at 1:50 pm, Mar 15, 2022

2022-065



# CITY OF RICHMOND

## INTRACITY CORRESPONDENCE

### O&R REQUEST

**DATE:** March 14, 2022

**EDITION:** 1

**TO:** The Honorable Members of City Council

**THROUGH:** The Honorable Levar M. Stoney, Mayor

Handwritten signature of Levar M. Stoney.

**THROUGH:** J.E. Lincoln Saunders, Chief Administrative Officer

Handwritten signature of J.E. Lincoln Saunders.

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

Handwritten signature of Sharon L. Ebert.

**FROM:** Sherrill Hampton, Director Handwritten signature of Sherrill Hampton in a box.  
Department of Housing and Community Development

**RE:** Designating the 5.393-acre site at 7000 West Carnation Street, as a Revitalization Area according to Virginia Code §36-55.30:2.A to secure Virginia Housing (formerly VHDA) financing for the 218-unit multifamily development serving low-income individuals and families.

**ORD. OR RES. No.** \_\_\_\_\_

**PURPOSE:** To request a resolution from City Council designating the 5.393-acre site at 7000 West Carnation Street as a Revitalization Area under Virginia Code §36-55.30:2.A to secure Virginia Housing financing for the development of a 218-unit multifamily development serving low-income individuals and families.

**REASON:** Lynx Ventures, Inc. is seeking 4% housing tax credits to finance the development of 218 high-quality newly constructed units.

**RECOMMENDATION:** Approval is recommended, contingent upon the approval of the amendment to the Beaufont Oaks Community Unit Plan (CUP).

**BACKGROUND:** The proposed development at 7000 West Carnation Street will be developed under the conditions and requirements outlined in the Beaufont Oaks Community Unit Plan (CUP). The applicant is currently seeking approval of an amendment to this CUP, to allow the development of the 218 multifamily residential units and accessory uses. At the writing of this O&R, Senior Planner, Richard Saunders, is reviewing the comment responses and second plan submittal for the CUP amendment.

The development will provide 218 multifamily units with seventy-four (74) or 34% of the units restricted to persons earning 50% of the area median income (AMI). The site includes two (2) buildings both of which are four (4) stories in height. One (1) of the buildings referred to as the South Building is an L-shaped structure at the corner of Hioaks Road and West Carnation Street. The second building referred to as the North Building only fronts on Hioaks Road. The accessory off-street parking is tucked behind the buildings and not visible from Hioaks Road. A small portion of the surface lot is visible along the West Carnation Street frontage. Walter Park Architects designed the architectural façade of the buildings to feature modular bricks, fiber cement panels, low maintenance accent siding, and wood with Energy Star windows.

The development will include an on-site leasing office, outdoor amenity space, which includes a swimming pool, dog park, community room, fitness center, long-term interior bike storage, an oversized secure package and mailroom, and eight (8) electric vehicle (EV) charging stalls. In addition, the development will provide an in-unit washer and dryer. Twenty-two (22) or 10% of the units will be universally designed and fully accessible and will be marketed to persons with disabilities.

The housing development will be located across the street from Chippenham Hospital and other medical offices and practices (e.g., dentist, physical therapy, pediatrics, women's center, cardiovascular practice, mental health counseling). It will also be within walking distance to two (2) full-service grocery stores (Food Lion at 0.9 miles and Kroger at 1.5 miles away). In addition, this development will be within walking/cycling distance to many employers such as the hospital and numerous businesses along Midlothian Turnpike. The Southside Community Center, public skate park, and the Powhite Park, an 85-acre City park with multi-use trails and green space is within a mile of the proposed development. A GRTC bus stop will also be located along the sidewalk very near the property, which will allow residents easy access to public transportation.

The total project cost is \$39,222,553 and will be financed with tax-exempt bonds, tax credit investments, deferred fees, and grants to close the gap. A third-party property management company will be used to provide professional property management and maintenance services. The applicant has identified two (2) companies that are being considered to provide the management services; Dodson Property Management or Drucker + Falk. This will be a 30-year affordable development with all of the units set aside for renters earning between 50%-70% of the area median income (AMI). The development will provide the following unit mix:

#### **Unit Mix**

<b>Bedroom(s)</b>	<b>Bathroom(s)</b>	<b># of Units</b>	<b>Building</b>
1	1	59	North
2	2	9	North
3	2	4	North
<b>Subtotal</b>		<b>72</b>	
1	1	116	South
2	2	23	South
3	2	7	South
<b>Subtotal</b>		<b>146</b>	
<b>Total</b>		<b>218</b>	

This development includes two (2) residential buildings with interior accessory uses interspersed throughout the building. No non-housing buildings are proposed for this development.

The planned development at 7000 West Carnation Street will be located in a Revitalization Area in the City of Richmond, Virginia. The revitalization area currently meets the following condition of (i) (2) the industrial, commercial, or other economic development of such area will benefit the city but such area lacks the housing needed to induce manufacturing, industrial, commercial, governmental, educational, entertainment, community development, healthcare or nonprofit enterprises or undertakings to locate or remain in such area; and (ii) private enterprise and investment are not reasonably expected, without assistance, to produce the construction or rehabilitation of decent, safe and sanitary housing and supporting facilities that will meet the needs of low and moderate-income persons and families in such area and will induce other persons and families to live within such area and thereby create a desirable economic mix of residents in such area

**FISCAL IMPACT/COST:** None

**FISCAL IMPLICATIONS:** No adverse fiscal implications are anticipated.

**BUDGET AMENDMENT NECESSARY:** No

**REVENUE TO CITY:** There will be additional revenue to the City as it relates to property taxes.

**DESIRED EFFECTIVE DATE:** Upon Adoption

**REQUESTED INTRODUCTION DATE:** April 11, 2022

**CITY COUNCIL PUBLIC HEARING DATE:** April 25, 2022

**REQUESTED AGENDA:** Consent

**RECOMMENDED COUNCIL COMMITTEE:** Land Use, Housing and Transportation

**CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES:** None

**AFFECTED AGENCIES:** Housing and Community Development and Planning, Development and Review

**RELATIONSHIP TO EXISTING ORD. OR RES.:** None

**REQUIRED CHANGES TO WORK PROGRAM(S):** None

**ATTACHMENTS:** Alta Land Title Survey; CUP Amendment submitted plans dated February 15, 2022, and prepared by Walter Parks Architect; Preliminary Landscaping and Lighting Plan prepared by Kimley Horn and Associates, Inc. dated February 22, 2022; Markham Planning Comment Response Letter dated February 24, 2022; Support Letter from Councilman Michael Jones; Real Estate Assessor Property Record, and the Virginia Housing Revitalization Fact Sheet.

**STAFF:** Michelle B. Peters, Deputy Director II – (804) 646-3975

# NOTES

- OWNERSHIP:  
FW PROPERTIES II, L.L.C.  
INSTR. NO. 980003132  
P.B. 38 PG. 38  
PARCEL ID: C0050776004
- THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A TITLE COMMITMENT BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO. PT21-1049  
EFFECTIVE DATE JANUARY 25, 2021 AT 8:00 A.M.
- EXCEPTIONS OF SCHEDULE B-SECTION II OF THE ABOVE REFERENCED TITLE COMMITMENT:  
1.) NOT ADDRESSED  
2.) NOT ADDRESSED  
3.) NOT ADDRESSED  
4.) NOT ADDRESSED  
5.) SHOWN HEREON  
6.) NOT ADDRESSED  
7.) NOT ADDRESSED  
8.) VEPKO POLE LINE EASEMENT IN D.B. 580 PG. 1747 - SHOWN HEREON  
9.) 28' PRIVATE INGRESS/EGRESS EASEMENT IN P.B. 38 PG. 38 - SHOWN HEREON  
10.) DRAINAGE EASEMENT IN D.B. 559 PG. 1042 - DOES NOT PERTAIN TO THE SUBJECT PROPERTY  
11.) ACCESS EASEMENTS IN D.B. 573 PG. 1496 - DOES NOT PERTAIN TO THE SUBJECT PROPERTY  
12.) ACCESS EASEMENTS IN D.B. 581 PG. 687 - DOES NOT PERTAIN TO THE SUBJECT PROPERTY  
13.) NOT ADDRESSED
- THIS PROPERTY LIES IN ZONE 'X' OF THE FEMA DEFINED FLOOD HAZARD AREA AS SHOWN ON FLOOD INSURANCE RATE MAP NUMBER 5101290019D, EFFECTIVE DATE APRIL 2, 2009.
- DURING THE PROCESS OF OUR PHYSICAL IMPROVEMENT SURVEY NO INDICATIONS OF A CEMETERY WERE FOUND. NO FURTHER INSPECTION OF THE PROPERTY HAS BEEN MADE FOR POSSIBLE CEMETERIES.
- HORIZONTAL: THE MERIDIAN SOURCE OF THIS PLAT IS BASED ON THE VIRGINIA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 1983/1993 (HARN). COORDINATE VALUES SHOWN ARE EXPRESSED IN U.S. SURVEY FEET. VERTICAL: NAVD 88 DATUM
- UNDERGROUND UTILITIES MARKED BY MISS UTILITY; TICKET NO. A104201594; AND FIELD LOCATED.

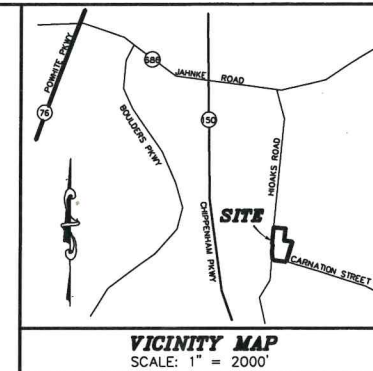
CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHD. BEARING	CHORD
C1	967.00'	121.00'	71°09'00"	60.58'	N01°52'55"E	120.92'
C2	1645.00'	281.53'	10°09'14.50"	146.15'	N83°03'36"W	291.15'
C3	25.00'	37.71'	86°26'04.00"	23.49'	N44°55'11"W	34.24'

LCWF, L.L.C.  
INSTR. NO. 130013046  
D.B. 173 PG. 162 (PLAT)  
PARCEL ID: C0050776006

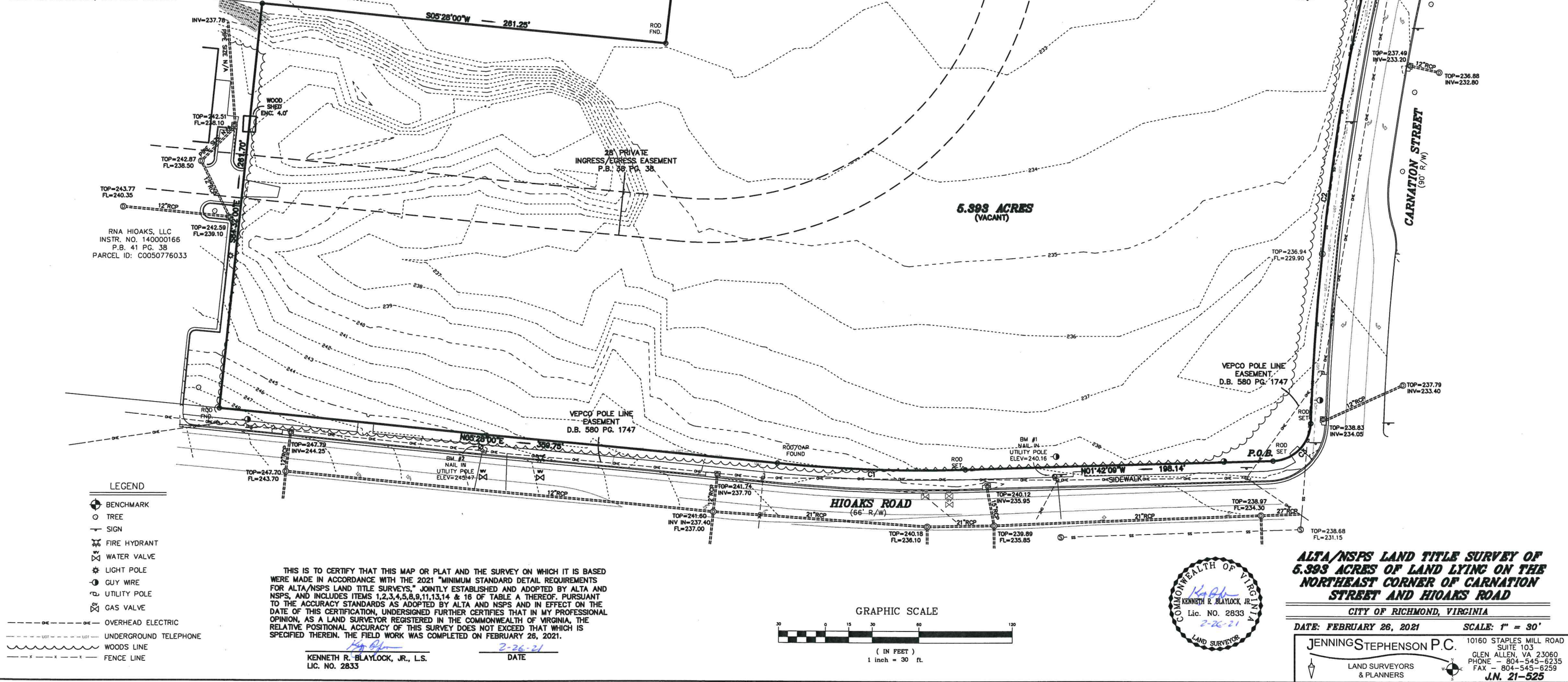
## LEGAL DESCRIPTION

BEGINNING AT A POINT; MARKED P.O.B.; SAID POINT BEING AT THE INTERSECTION OF THE EAST LINE OF HIOAKS ROAD AND THE NORTH LINE OF CARNATION STREET; THENCE ALONG THE EAST LINE OF HIOAKS ROAD N01°42'09"W 198.14' TO A POINT; THENCE ALONG A CURVE TO THE RIGHT HAVING A LENGTH OF 121.00', A RADIUS OF 967.00', A CHORD BEARING OF N01°52'55"E AND A CHORD OF 120.92' TO A POINT; THENCE N05°28'00"E 359.75' TO A POINT; THENCE LEAVING THE EAST LINE OF HIOAKS ROAD S84°32'00"E 261.70' TO A POINT; THENCE S05°28'00"W 261.25' TO A POINT; THENCE S83°49'17"E 172.60' TO A POINT; THENCE S16°16'34"W 450.95' TO A POINT ON THE NORTH LINE OF CARNATION STREET; THENCE ALONG THE NORTH LINE OF CARNATION STREET ALONG A CURVE TO THE LEFT HAVING A LENGTH OF 291.53', A RADIUS OF 1,645.00', A CHORD BEARING OF N83°03'36"W AND A CHORD OF 291.15' TO A POINT; THENCE ALONG A CURVE TO THE RIGHT HAVING A LENGTH OF 37.71', A RADIUS OF 25.00', A CHORD BEARING OF N44°55'11"W AND A CHORD OF 34.24' TO THE POINT OF BEGINNING; MARKED P.O.B.; AND CONTAINING 5.393 ACRES.

IGLESIA BETHEL MISSION, INC.  
INSTR. NO. 170001035  
D.B. 172 PG. 68 (PLAT)  
PARCEL ID: C0050776005



VICINITY MAP  
SCALE: 1" = 2000'



## ALTA/NSPS LAND TITLE SURVEY OF 5.393 ACRES OF LAND LYING ON THE NORTHEAST CORNER OF CARNATION STREET AND HIOAKS ROAD

CITY OF RICHMOND, VIRGINIA

DATE: FEBRUARY 26, 2021

SCALE: 1" = 30'

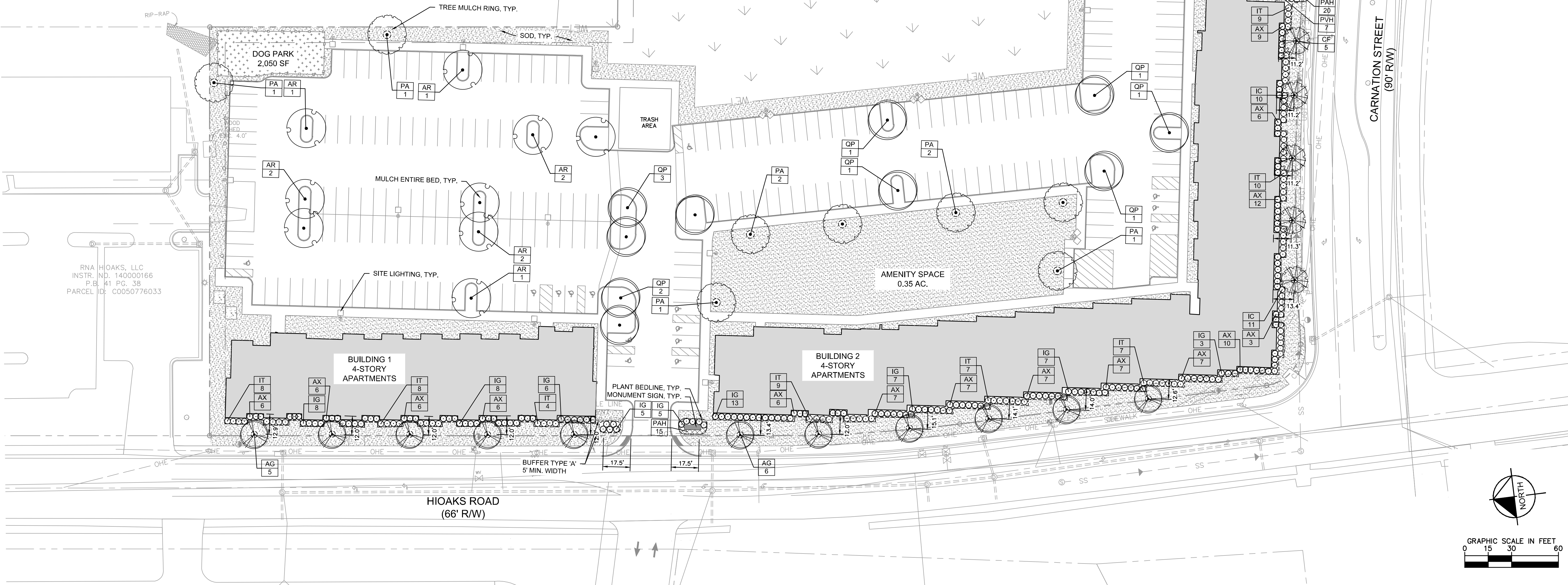
JENNINGSSTEPHENSON P.C.

LAND SURVEYORS  
& PLANNERS

10160 STAPLES MILL ROAD  
SUITE 103  
GLEN ALLEN, VA 23060  
PHONE - 804-545-6235  
FAX - 804-545-6259  
J.N. 21-525



PLANT SCHEDULE OVERALL						
TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL / HT	REMARKS
AR	9	Acer rubrum 'October Glory'	October Glory Red Maple	B & B	2.5"Cal	Strong Central Leader, Matched.
PA	8	Platanus x acerifolia 'Bloodgood'	Bloodgood London Plane Tree	B & B	2.5"Cal	Strong Central Leader, Matched.
QP	13	Quercus phellos 'QPSTA' TM	Hightower Willow Oak	B & B	2.5"Cal	Strong Central Leader, Matched.
ORNAMENTAL TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL / HT	REMARKS
AG	11	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Apple Serviceberry	B & B	8' HT. MIN	Single Stem; Strong Central Leader, Matched.
CF	5	Cornus florida	Flowering Dogwood	B & B	8' HT. MIN	Strong Central Leader, Matched.
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	HEIGHT	REMARKS
AX	105	Abelia x 'Rose Creek'	Rose Creek Abelia	Cont.	24" HT MIN.	Full To Ground, Dense.
IC	31	Ilex cornuta 'Burfordii Nana'	Dwarf Burford Holly	Cont.	42" HT. MIN.	Full To Ground, Dense.
IG	62	Ilex glabra 'Shamrock'	Shamrock Inkberry Holly	Cont.	42" HT. MIN.	Full To Ground, Dense.
IT	62	Itea virginica 'Sprich' TM	Little Henry Sweetspire	Cont.	24" HT MIN.	Full To Ground, Dense.
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	REMARKS
PVH	14	Panicum virgatum 'Heavy Metal'	Heavy Metal Switch Grass	#1	36" O.C.	
PAH	35	Pennisetum alopecuroides 'Hameln'	Hameln Fountain Grass	#1	24" O.C.	

[illegible]

GBA SUMMARY		
BUILDING	LEVEL	FLOOR AREA
North Building	BASEMENT N. BLDG	12,037
North Building	1ST FLOOR N. BLDG	12,109
North Building	2ND FLOOR N. BLDG	12,101
North Building	3RD FLOOR N. BLDG	12,101
North Building	4TH FLOOR N. BLDG	12,101
		60,449 sq ft
South Building	1ST FLOOR S. BLDG	28,621
South Building	2ND FLOOR S. BLDG	28,408
South Building	3RD FLOOR S. BLDG	28,404
South Building	4TH FLOOR S. BLDG	28,408
		113,841 sq ft
		174,290 sq ft

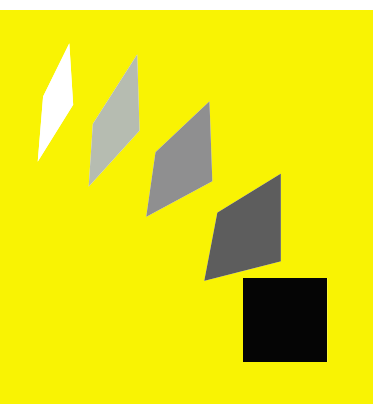
UNIT MATRIX			
UNIT TYPE	BUILDING	QUANTITY	AREA (SF)
1 Bed/1 Bath	North Building	59	34,464
1 Bed/1 Bath	South Building	116	67,503
2 Bed/2 Bath	North Building	9	7,569
2 Bed/2 Bath	South Building	23	19,388
3 Bed/2 Bath	North Building	4	4,638
3 Bed/2 Bath	South Building	7	8,099
		<b>218</b>	<b>141,659 sq ft</b>



1 NORTH BUILDING - BASEMENT LAYOUT  
SCALE: 1" = 20'

SOUTH BUILDING - 1ST FLOOR LAYOUT 2  
SCALE: 1" = 20'

REVISIONS	
TAG	DATE
PROJECT #:	21.06
ISSUE DATE:	2/15/22



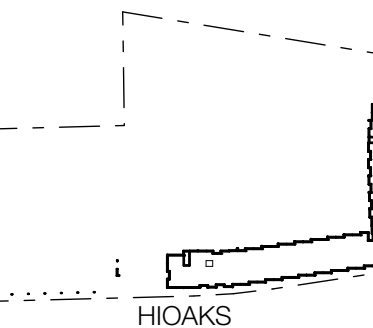
**walter PARKS**  
ARCHITECTS  
ARCHITECTURE • INTERIOR DESIGN  
313 N. ADAMS STREET  
RICHMOND, VIRGINIA 23220  
t: 644-4761  
f: 644-4763  
wparks.com



**7000 W CARNATION ST**

7000 W Carnation St  
Richmond, VA 23225

PLAN OF DEVELOPMENT



KEY PLAN

REVISIONS

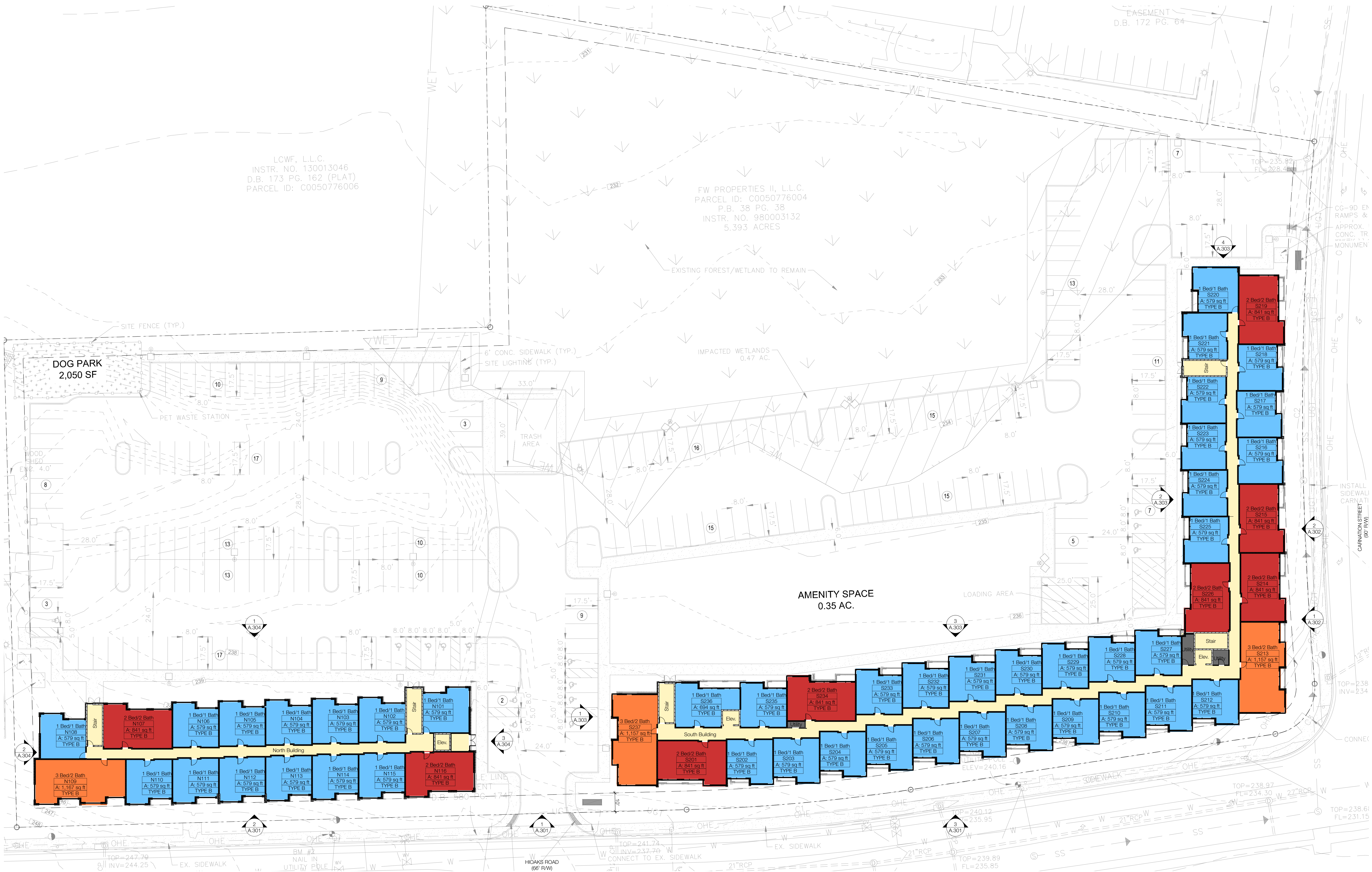
TAG DATE


PROJECT #: 21.06

ISSUE DATE: 2/15/22

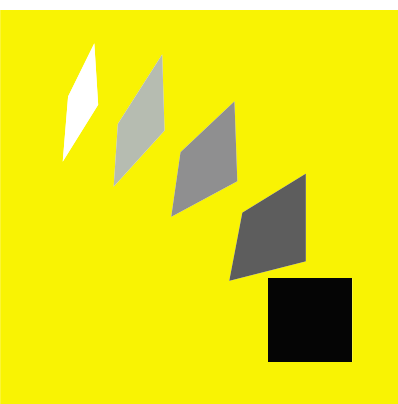
FIRST FLOOR &  
SECOND FLOOR  
LAYOUTS

**A.202**

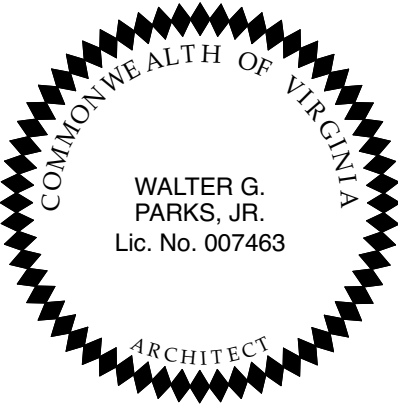


**1 NORTH BUILDING - 1ST FLOOR LAYOUT**  
SCALE: 1" = 20'

**SOUTH BUILDING - 2ND FLOOR LAYOUT**  
SCALE: 1" = 20'



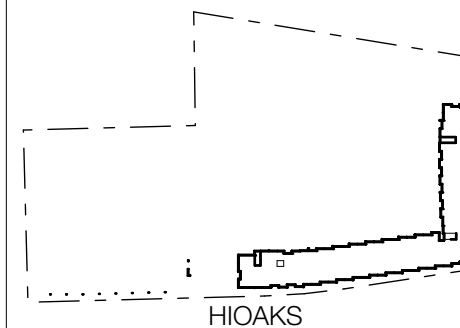
**walter PARKS**  
ARCHITECTS  
ARCHITECTURE + INTERIOR DESIGN  
313 N. ADAMS STREET  
RICHMOND, VIRGINIA 23220  
t: 644-4761  
f: 644-4763  
wparks.com



**7000 W CARNATION ST**

7000 W Carnation St  
Richmond, VA 23225

PLAN OF DEVELOPMENT



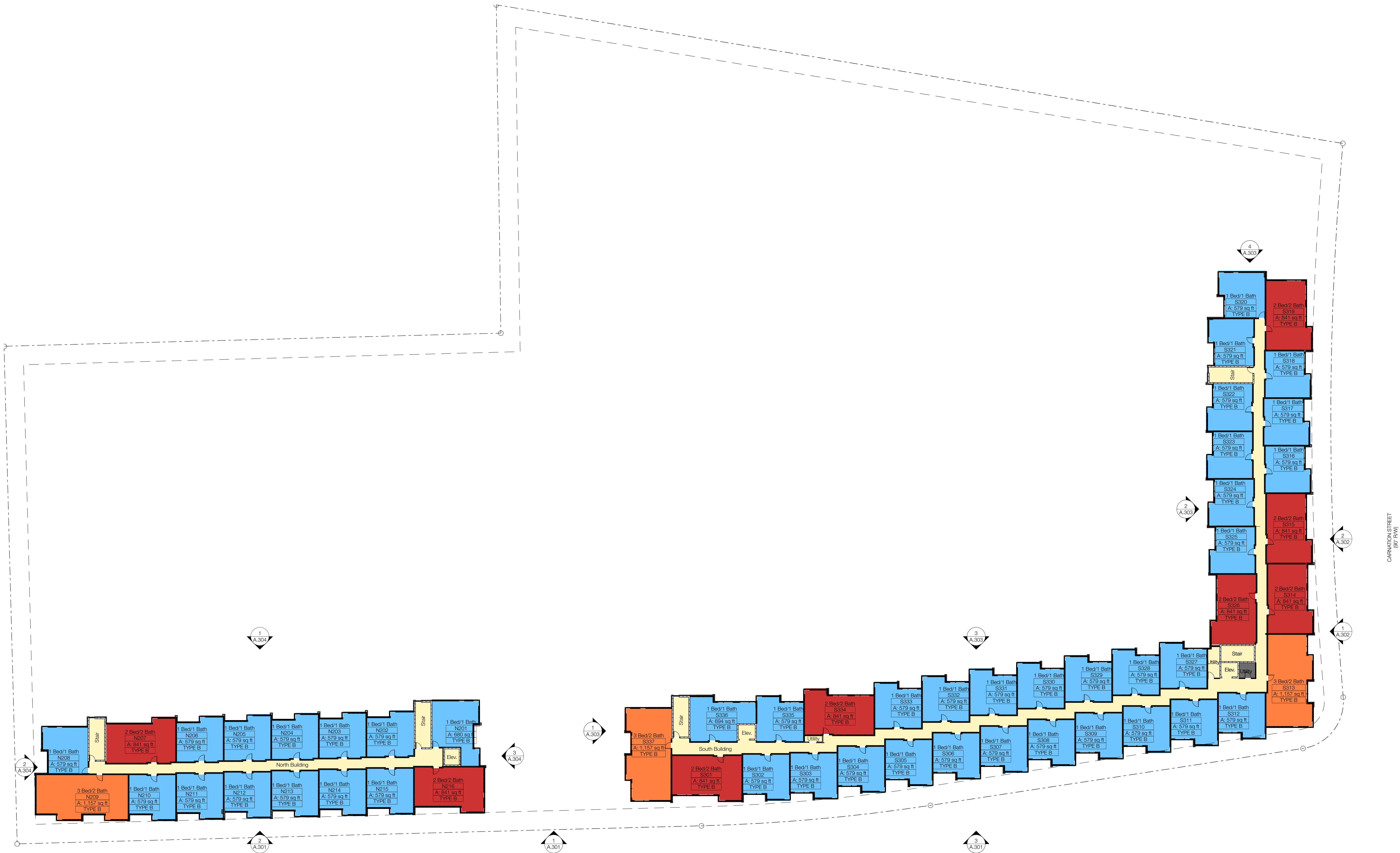
KEY PLAN

REVISIONS	
TAG	DATE

PROJECT #: 21.06  
ISSUE DATE: 2/15/22

SECOND FLOOR -  
FOURTH FLOOR  
LAYOUTS

**A.203**



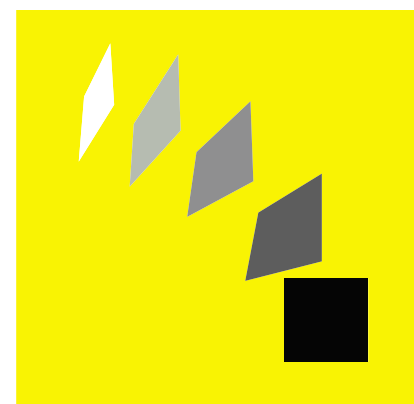
HIOAKS ROAD  
(66' R/W)

CARNATION STREET  
(60' R/W)

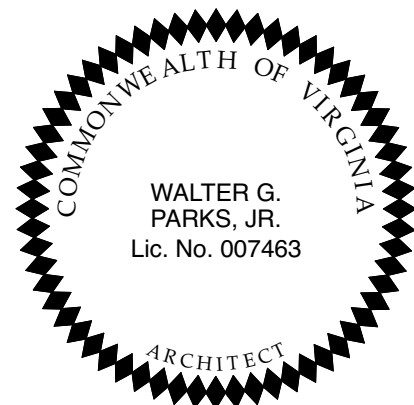
**1 NORTH BUILDING 2ND-4TH FLOOR LAYOUT**  
SCALE: 1" = 20'

**SOUTH BUILDING - 3RD & 4TH FLOOR LAYOUT**  
SCALE: 1" = 20'

**2**



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RICHMOND, VIRGINIA 23220  
t: 644-4761  
f: 644-4763  
wparks.com



2 HIOAKS ROAD N. BLDG - WEST ELEVATION  
SCALE: 1/8" = 1'-0"



3 HIOAKS ROAD - S. BLDG - WEST ELEVATION  
SCALE: 1/8" = 1'-0"

EXTERIOR FINISHES

Mark	Description	Product Name/No.	Color/Finish	Notes
1A	FIBER CEMENT SYSTEM 1	HORIZONTAL SIDING	LIGHT GREY	RAINSCREEN SYSTEM
1B	FIBER CEMENT SYSTEM 1	HORIZONTAL SIDING	DARK GREY	RAINSCREEN SYSTEM
1C	FIBER CEMENT SYSTEM 1	HORIZONTAL SIDING	WARM COLOR	RAINSCREEN SYSTEM
2A	FIBER CEMENT SYSTEM 2	SMOOTH 4'X10' PANEL	LIGHT GREY	RAINSCREEN SYSTEM
2B	FIBER CEMENT SYSTEM 2	SMOOTH 4'X10' PANEL	DARK GREY	RAINSCREEN SYSTEM
3	ALUMINUM TRIM REVEAL	5/16" PANEL	MATCH ADJACENT PANEL SYSTEM COLOR	
4A	PARAPET WALL W/ PREFINISHED ALUMINUM COPING/ FLASHING	---	BLACK	
4B	PARAPET WALL W/ PREFINISHED ALUMINUM COPING/ FLASHING	---	WARM COLOR	
5	LOW MAINTENANCE ACCENT SIDING	1X6, CLIP PROFILE	CLEAR SEAL	RAINSCREEN SYSTEM, BASIS OF DESIGN IS CAMBRIA OR WOODTONE SIDING
6	ENERGY STAR QUALIFIED WINDOW	CASEMENT, FIXED	BLACK	
7	ENERGY STAR QUALIFIED DOOR	---	BLACK	
8	PRE-FINISHED ALUMINUM CANOPY	---	BLACK, POWDER COATED	
9A	MODULAR BRICK	---	BLACK	
9B	MODULAR BRICK	---	WARM COLOR	
10	EXTERIOR LIGHTING FIXTURE	---	---	
11	SPANDREL PANEL / PANEL SIDING	INSULATED GLASS OR CLADDING	BLACK	



4 HIOAKS ROAD - SOUTH BUILDING - WEST ELEVATION (CONT)  
SCALE: 1/8" = 1'-0"

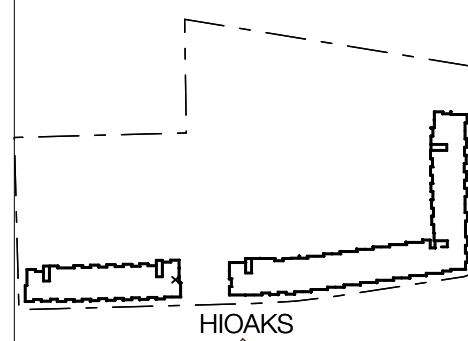


1 HIOAKS ROAD - WEST ELEVATION  
SCALE: 1" = 20'

7000 W CARNATION ST

7000 W Carnation St  
Richmond, VA 23225

PLAN OF DEVELOPMENT



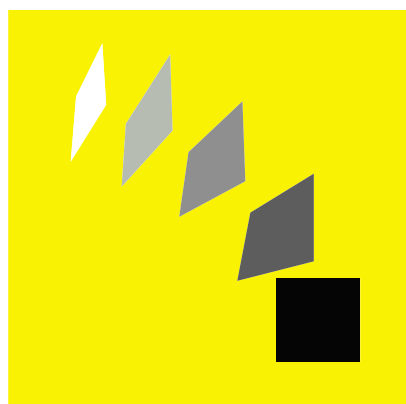
KEY PLAN

REVISIONS  
TAG DATE

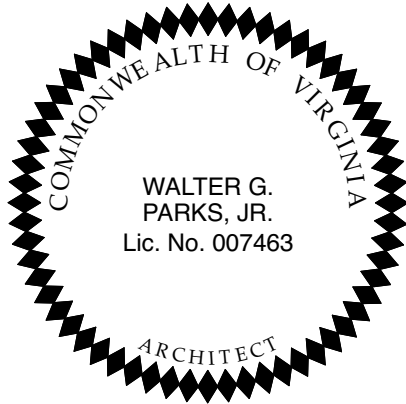
PROJECT #: 21.06  
ISSUE DATE: 2/23/22

HIOAKS ROAD -  
WEST ELEVATIONS

A.301



**walter PARKS**  
ARCHITECTS  
ARCHITECTURE + INTERIOR DESIGN  
313 N. ADAMS STREET  
RICHMOND, VIRGINIA 23220  
t: 644-4761  
f: 644-4763  
wparks.com



CARNATION STREET - S. BLDG - SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

EXTERIOR FINISHES

Mark	Description	Product Name/No.	Color/Finish	Notes
1A	FIBER CEMENT SYSTEM 1	HORIZONTAL SIDING	LIGHT GREY	RAINSCREEN SYSTEM
1B	FIBER CEMENT SYSTEM 1	HORIZONTAL SIDING	DARK GREY	RAINSCREEN SYSTEM
1C	FIBER CEMENT SYSTEM 1	HORIZONTAL SIDING	WARM COLOR	RAINSCREEN SYSTEM
2A	FIBER CEMENT SYSTEM 2	SMOOTH 4'X10' PANEL	LIGHT GREY	RAINSCREEN SYSTEM
2B	FIBER CEMENT SYSTEM 2	SMOOTH 4'X10' PANEL	DARK GREY	RAINSCREEN SYSTEM
3	ALUMINUM TRIM REVEAL	5/16" PANEL	MATCH ADJACENT PANEL SYSTEM COLOR	
4A	PARAPET WALL W/ PREFINISHED ALUMINUM COPING/ FLASHING	---	BLACK	
4B	PARAPET WALL W/ PREFINISHED ALUMINUM COPING/ FLASHING	---	WARM COLOR	
5	LOW MAINTENANCE ACCENT SIDING	1X6, CLIP PROFILE	CLEAR SEAL	RAINSCREEN SYSTEM, BASIS OF DESIGN IS CAMBRIA OR WOODTONE SIDING
6	ENERGY STAR QUALIFIED WINDOW	CASEMENT , FIXED	BLACK	
7	ENERGY STAR QUALIFIED DOOR	---	BLACK	
8	PRE-FINISHED ALUMINUM CANOPY	---	BLACK, POWDER COATED	
9A	MODULAR BRICK	---	BLACK	
9B	MODULAR BRICK	---	WARM COLOR	
10	EXTERIOR LIGHTING FIXTURE	---	---	
11	SPANDREL PANEL / PANEL SIDING	INSULATED GLASS OR CLADDING	BLACK	



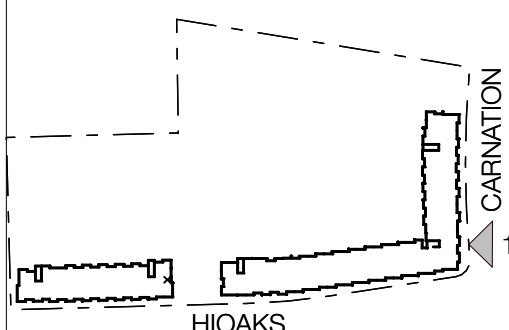
CARNATION STREET - SOUTH ELEVATION

SCALE: 1" = 20'

7000 W CARNATION ST

7000 W Carnation St  
Richmond, VA 23225

PLAN OF DEVELOPMENT



KEY PLAN

REVISIONS

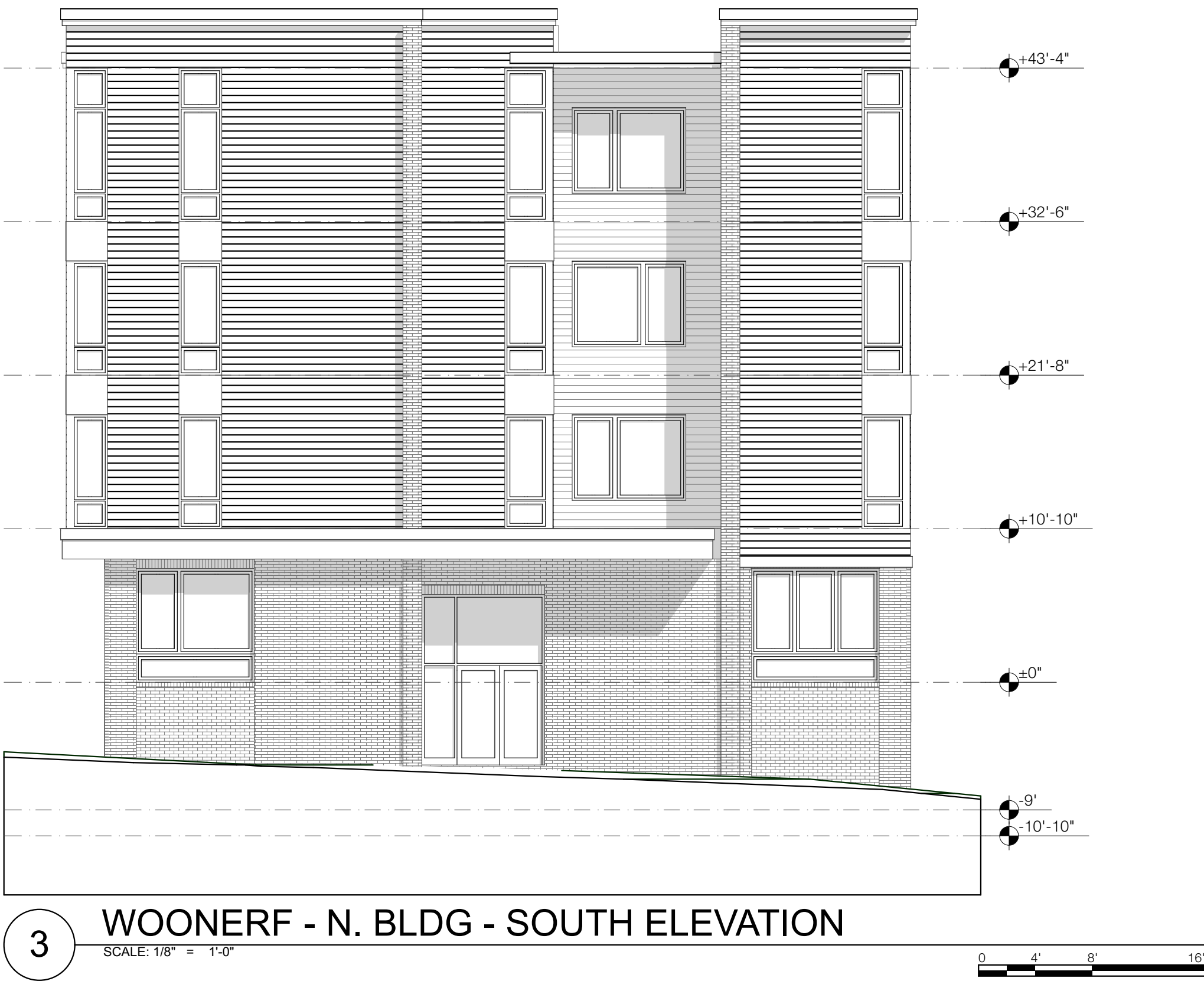
TAG DATE

PROJECT #: 21.06  
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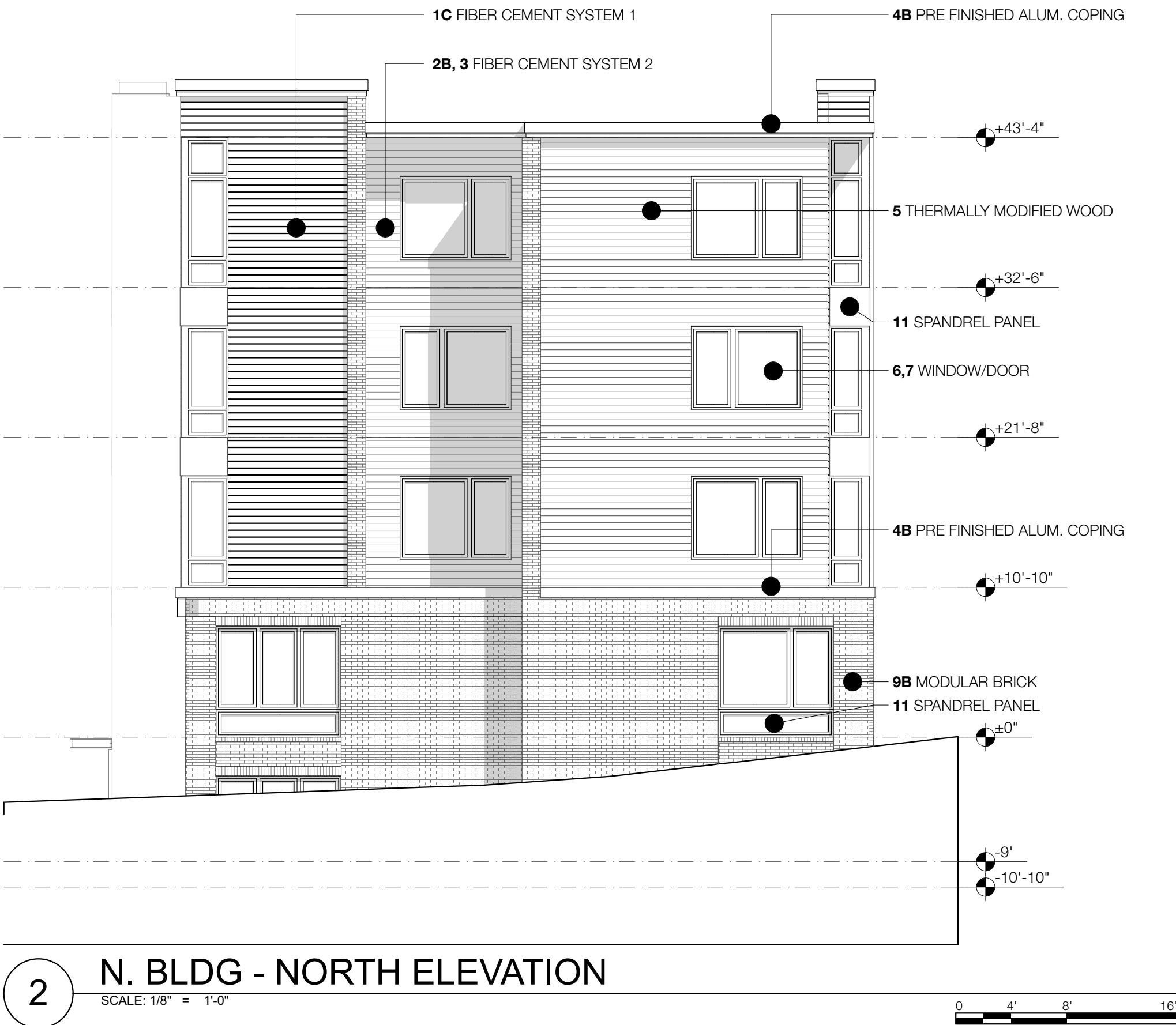
CARNATION STREET - SOUTH ELEVATIONS

A.302





WOONERF - N. BLDG - SOUTH ELEVATION



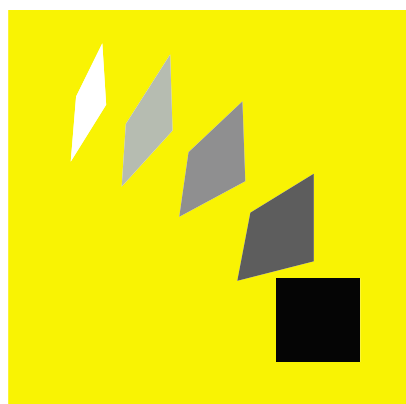
N. BLDG - NORTH ELEVATION



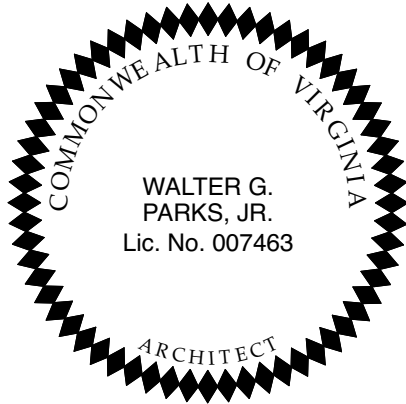
PARKING LOT - N. BLDG - EAST ELEVATION

EXTERIOR FINISHES

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1A	FIBER CEMENT SYSTEM 1	HORIZONTAL SIDING	LIGHT GREY	RAINSCREEN SYSTEM
1B	FIBER CEMENT SYSTEM 1	HORIZONTAL SIDING	DARK GREY	RAINSCREEN SYSTEM
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7	ENERGY STAR QUALIFIED DOOR	---	BLACK	
8	PRE-FINISHED ALUMINUM CANOPY	---	BLACK, POWDER COATED	
9A	MODULAR BRICK	---	BLACK	
9B	MODULAR BRICK	---	WARM COLOR	
10	EXTERIOR LIGHTING FIXTURE	---	---	
11	SPANDREL PANEL / PANEL SIDING	INSULATED GLASS OR CLADDING	BLACK	



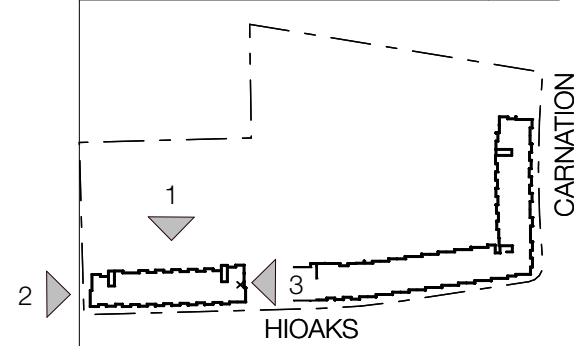
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7000 W CARNATION ST

7000 W Carnation St  
Richmond, VA 23225

PLAN OF DEVELOPMENT



KEY PLAN

REVISIONS  
TAG DATE

PROJECT #: 21.06  
ISSUE DATE: 2/23/22

NORTH BUILDING  
ELEVATIONS

A.304



SOUTH BUILDING - HIOAKS PERSPECTIVE



SOUTH BUILDING PALETTE



FIBER CEMENT SYSTEM 1



FIBER CEMENT SYSTEM 2      WINDOWS/ DOORS

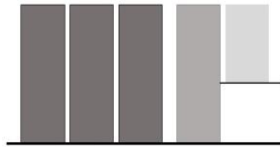


NORTH BUILDING - HIOAKS PERSPECTIVE



NORTH BUILDING PALETTE

EXTERIOR FINISHES				
Mark	Description	Product Name/No.	Color/Finish	Notes
1A.	FIBER CEMENT SYSTEM 1	HORIZONTAL SIDING	LIGHT GREY	RAINSCREEN SYSTEM
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9A.	MODULAR BRICK	---	BLACK	
9B.	MODULAR BRICK	---	WARM COLOR	
10.	EXTERIOR LIGHTING FIXTURE	---	---	
11	SPANDREL PANEL / PANEL SIDING	INSULATED GLASS OR CLADDING	BLACK	



MARKHAM PLANNING  
208 E GRACE STREET · RICHMOND, VIRGINIA 23219

February 24, 2022

Richard Saunders  
Planning & Development Review  
900 East Broad Street, Room 511  
Richmond, VA 23219  
richard.saunders@richmondgov.com

Re: 7000 Carnation St (CUP-101458-2021) - Comment Response

Dear Richard,

On behalf of the development team, please accept this response with the formal submission of the revised plans for the CUP Amendment application first submitted on October 28, 2021. The latest review comments received by the following city agencies have been addressed accordingly in this second submittal and responses are bolded.

**Richard Saunders, Land Use Administration**

1. Plans showing landscaping and lighting will be necessary for a final plan approval. **Landscape plans shown on LP-100 and LP-501. Lighting is shown on CL-101, CL-501, CL-502.**
2. Please clearly show existing and proposed sidewalk on the plans. Sidewalks should be provided on all portions of right-of-way abutting the property. Connect internal sidewalks to city sidewalks. **Sidewalks shown on CS-100.**
3. Provide street trees between the sidewalk and the buildings facing Hioaks Road and Carnation Street (to match what the rendering shows). **Street trees shown on LP-100.**
4. Provide balconies for units, especially on the sides of the buildings facing the street. **Due to affordable housing financial feasibility and resident feedback about desired amenities, balconies are excluded in favor of other property features and outdoor space.**
5. Please coordinate with GRTC to provide a new bus shelter for the bus stop on Hioaks Road. **Bus service will be coordinated with GRTC.**
6. Provide a pet waste station within the Dog Park. **Pet waste station shown on CS-100 and will be installed as part of furniture, fixtures, and equipment fit-up.**

**Yessina Revilla, Equitable Development**

1. See suggestions on the attached sketch for façade enhancements. **Façade has been revised**

**Jonathan Cosby, DPU Water**

1. Approved. **Thank you.**

**Doug Mawby, Transportation Engineering**

1. Provide sidewalk around the site on Carnation and Hioaks. **Sidewalks shown on CS-100.**
2. Connect internal sidewalk to public sidewalk at the far ends the property. **Sidewalks shown on CS-100.**
3. Provide bi directional ADA ramps. **ADA ramps on CS-100.**
4. CG-9D ramps at each entrance. **CG-9D ramps on CS-100.**

**Janine Lester, Urban Forestry**

1. Need landscape plan to review. **Landscaping show on LP-100, LP-501.**

**James Kvaternik, DPU Sanitary Sewer**

1. Will need to see sanitary system layout. **Utility details will be shown on plans submitted during permitting.**

**Stephen Rast, Water Resources**

1. Approved. **Thank you.**

**Anthony Jones, Fire Department**

1. Comments have not been provided as of the date of this comment letter. Any comments will be forwarded directly to the applicant. **FD Checklist is included with this resubmission.**

**Joshua Young, Zoning**

1. Please provide dumpster enclosure details for review. **Dumpster detail shown on LP-501.**
2. No parking area landscaping is proposed or shown on the plans. Please provide details on how requirements of Sec. 30-710.12. **Screening not applicable per phone conversation Kimley Horn and Joshua Young Feb 22, 2022.**
3. Please provide details on how requirements of Sec. 30-710.14 & 15 - Internal landscaping requirements including but not limited to: size of required landscaped islands, improvement of required landscaped islands, tree coverage requirements. **Landscaping shown on LP-100.**
4. Will any bicycle parking be provided? **Bike parking is provided in the interior of the building (Room N010)**
5. No signage was shown on the plans, any signs serving the proposed multi-family buildings would need to conform to the existing CUP ordinance. **Signage will comply with CUP ordinance.**
6. Applicant will be required to construct what is shown on the submitted plans specifically items visible from the exterior of the building included but not limited to foundations, window types, exterior materials, plantings etc. **Acknowledged.**
7. Can utility rooms be moved to the rear of the building? **Utility rooms along Hioaks are largely below grade, in the basement level of building.**

**George Woodall, Permits & Inspections**

1. Comments have not been provided as of the date of this comment letter. Any comments will be forwarded directly to the applicant. **Any building code comments will be addressed during permit review.**

**Alyson Oliver, Section 106 Review**

1. If HUD funding is utilized, a local Section 106 Review will be required. **HUD funding is not utilized.**

Thank you for review of this Community Unit Plan Amendment request. Please feel free to contact me at lory@markhamplanning.com or (804) 248-2561 if you have any questions or require additional information.

Very Truly Yours,

A handwritten signature in cursive script, appearing to read "Lory Markham".

Lory Markham

Enclosures



# Richmond City Council

*The Voice of the People*

*Richmond, Virginia*

## **RICHMOND SOUTH CENTRAL 9TH VOTER DISTRICT**

### **The Honorable Michael J. Jones**

Councilman, Richmond South Central 9th Voter District

November 4, 2021

**VIA EMAIL (Matthew.Ebinger@RichmondGov.com)**

Matthew J. Ebinger, AICP  
Principal Planner/Secretary to the Planning Commission  
City of Richmond  
900 E Broad Street, Room 511  
Richmond, VA 23219

**Re: Community Unit Plan  
7000 West Carnation Street**

Mr. Ebinger:

I am writing this letter to confirm my support of the Beaufont Oaks Community Unit Plan amendment request to authorize the multifamily development at 7000 W Carnation Street with 218 dwelling units filed by Markham Planning. The proposed multifamily development would provide greatly needed high-quality housing options for residents in South Richmond. In addition to attracting potential new residents to Richmond, the development of this underutilize property would provide substantial economic development for this area of the City.

For these reasons, I urge you to also support of this effort to bring high-quality housing that complements the neighborhood to this currently underutilized property in South Richmond.

Sincerely,

Dr. Michael J. Jones  
Ninth District City Councilmember

Property: 7000 W Carnation St Parcel ID: C0050776004

Detail Land Assessments Transfers Planning Services Government Images Sketches

Parcel

Street Address: 7000 W Carnation St Richmond, VA 23225-

Owner: 7000 CARNATION ACQUISITION LLC

Mailing Address: 7 E 2ND ST, RICHMOND, VA 23224-4253

Subdivision Name : BEAUFONT OAKS

Parent Parcel ID:

Assessment Area: 168 - Beaufont Hills North

Property Class: 101 - R Single Family Vacant (R1-R7)

Zoning District: R-3 - Residential (Single Family)

Exemption Code: -

Current Assessment

Effective Date: 01/01/2022

Land Value: \$1,175,000

Improvement Value:

Total Value: \$1,175,000

Area Tax: \$0

Special Assessment District: None

Land Description

Parcel Square Feet: 234919.078

Acreage: 5.393

Property Description 1: BEAUFONT OAKS COMM L2 S1

Property Description 2: 0678.87X0261.73 IRG0005.393 AC

State Plane Coords( ?): X= 11765959.500023 Y= 3710761.939575

Latitude: 37.50962426 , Longitude: -77.52435844

### General Instructions

Revitalization areas are defined in Virginia Code §36-55.30:2.A.

### Designation

To qualify for revitalization area points, select one of the following (and provide adequate documentation):

1. The development is located in a Qualified Census Tract, as defined by HUD. (10 points)
2. The development is located in a census tract wherein 70% or more of the families have incomes which are  $\leq$  80% statewide median income. **NOTE:** These census tracts are included in the definition of target area for single-family purposes, but do not include ACEDS. (10 points)
3. The development is located in an already established redevelopment area, conservation area or rehabilitation district created by a city or county, pursuant to §36-1 et seq. Documentation must show area boundaries and support that the development lies within those boundaries. (10 points)
4. The development is located in a Housing Rehabilitation Zone established through an ordinance created by a city, county or town pursuant to §36-55.64. Documentation must include a copy of the ordinance with support that the development lies within the Rehabilitation Zone. (15 points)
5. The development is located in a defined revitalization area. Documentation must include a resolution from the locality supporting the development's location within the revitalization area. See language below. (15 points)

*The above-referenced development is located in a Revitalization Area in the Town/City/County of \_\_\_\_\_, Virginia. The revitalization area is (i) **either** (1) blighted, deteriorated, deteriorating or, if not rehabilitated, likely to deteriorate by reason that the buildings, improvements or other facilities in such area are subject to one or more of the following conditions- dilapidation, obsolescence, overcrowding, inadequate ventilation, light or sanitation, excessive land coverage, deleterious land use, or faulty or otherwise inadequate design, quality or condition, **or** (2) the industrial, commercial or other economic development of such area will benefit the city or county but such area lacks the housing needed to induce manufacturing, industrial, commercial, governmental, educational, entertainment, community development, healthcare or nonprofit enterprises or undertakings to locate or remain in such area; **and** (ii) private enterprise and investment are not reasonably expected, without assistance, to produce the construction or rehabilitation of decent, safe and sanitary housing and supporting facilities that will meet the needs of low and moderate income persons and families in such area and will induce other persons and families to live within such area and thereby create a desirable economic mix of residents in such area.*

Delete the language that does not apply, (i)(1) or (i)(2) above.

6. The development is located in a Qualified Opportunity Zone and has a binding commitment of funding. Documentation must include a firm commitment of funding from a Qualified Opportunity Fund (QOF). Evidence of the self-certification to become a QOF must be provided with the commitment for funding. (15 points)