

INTRODUCED: August 15, 2016

AN ORDINANCE No. 2016-210

To close, to public use and travel, a portion of North 25<sup>th</sup> Street, located between Nine Mile Road and T Street, and four alleys in the two blocks bounded by Fairmount Avenue, North 24<sup>th</sup> Street, T Street, North 25<sup>th</sup> Street, U Street, North 26<sup>th</sup> Street, and Nine Mile Road consisting of 22,857± square feet, upon certain terms and conditions.

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

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

PUBLIC HEARING: SEPT 12, 2016 AT 6 P.M.

THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. That a portion of right-of-way known as North 25<sup>th</sup> Street, located between Nine Mile Road and T Street, and four alleys in the two blocks bounded by Fairmount Avenue, North 24<sup>th</sup> Street, T Street, North 25<sup>th</sup> Street, U Street, North 26<sup>th</sup> Street, and Nine Mile Road, consisting of approximately 22,857 square feet, as shown enclosed with bold lines on a drawing prepared by the Department of Public Works, designated as DPW Drawing No. N-28715, dated May 25, 2016, and entitled “Proposed Closing to Public Use and Travel of N. 25<sup>th</sup> Street between Nine Mile Rd. and T St.; and of Four Alleys in the Two Blocks Bounded by Fairmont Ave., N. 24<sup>th</sup> St., T St., N.

AYES:            9            NOES:            0            ABSTAIN: \_\_\_\_\_

ADOPTED:    SEPT 12 2016    REJECTED: \_\_\_\_\_    STRICKEN: \_\_\_\_\_

25<sup>th</sup> St., U St., N. 26<sup>th</sup> St. and Nine Mile Rd.,” a copy of which drawing is attached to this ordinance and hereby closed to public use and travel as rights-of-way of the City of Richmond.

§ 2. That this ordinance, as to the closing of the rights-of-way identified above, shall be in force as provided in section 4.09 of the Charter of the City of Richmond (2010), as amended, and shall become effective only when, within 12 months from the day this ordinance is adopted:

(a) The applicant obtains consent to the closing from each of the owners of land, buildings or structures from whom consent is required under section 24-314 of the Code of the City of Richmond (2015), as amended, which consents shall be in writing, approved as to form by the City Attorney, and filed in the office of the City Clerk.

(b) The applicant makes arrangements satisfactory to public utility or public service corporations whose properties or facilities are in the right-of-way areas to be closed either for the removal, relocation or abandonment thereof or for the construction, reconstruction, maintenance and repair thereof, evidence of which shall be in writing, approved as to form by the City Attorney, and filed in the office of the City Clerk.

(c) The applicant bears all costs associated with the closing, including, but not limited to, realignment, relocation or removal of utilities or infrastructure, installation of new utilities or infrastructure, new or revised street name or directional signs, streetlights, and similar infrastructure, as required by City agencies, and agrees in writing with the City that, for itself, its successors and its assigns, they shall indemnify, reimburse, and keep and hold the City free and harmless from liability on account of injury or damage to persons, firms, corporations or property, which may result directly or indirectly from the closing of the rights-of-way to public use and travel by this ordinance and from the interference with the drainage, flow or overflow of surface or subsurface water resulting directly or indirectly therefrom; and in the event that any suit or

proceeding is brought against the City at law or in equity, either independently or jointly with the owner or owners of all the property abutting the aforesaid alleys, or any of them, on account thereof, they shall defend the City in any such suit or proceeding at their cost; and in the event of a final judgment or decree being obtained against the City, either independently or jointly with the property owner or owners granting consent for the aforesaid rights-of-way to be closed to public use and travel, they shall pay such judgment or comply with such decree including payment of all costs and expenses or whatsoever nature and hold the City harmless therefrom.

(d) The applicant satisfies all terms and conditions requisite for the closing of the rights-of-way areas to be closed by this ordinance and provides the Department of Planning and Development Review, the Office of the City Attorney and the Office of the City Clerk with written evidence that all terms and conditions of this ordinance have been satisfied.

(e) The applicant constructs a turnaround on the property known as 1404 North 26<sup>th</sup> Street and identified as Tax Parcel No. E000-0712/004 in the 2016 records of the City Assessor. The turnaround must be accessible from the public alley identified as “20’ ± Public Alley” on the drawing referred to in section 1 of this ordinance. The design, dimensions, and shape of the turnaround must be approved by the Director of Public Works or the written designee thereof. At the time the design, dimensions, and shape of the turnaround are submitted to the Director of Public Works for approval, the applicant shall furnish the City with a surety bond sufficient, in the opinion of the Director of Public Works, to cover all costs of constructing the turnaround.

(f) Upon completion of the construction of the turnaround described in subsection (e), the applicant dedicates to the City an easement sufficient to permit the public use of the turnaround. The deed and any other documents necessary to effectuate this dedication must be approved as to form by the City Attorney.

(g) The applicant obtains all administrative and legislative zoning approvals needed for the construction of a grocery store in the area bounded by Fairmount Avenue, North 24<sup>th</sup> Street, T Street, and the area of North 25<sup>th</sup> Street closed pursuant to this ordinance.

§ 3. Any deed transferring the closed right-of-way areas to the applicant shall include the following provisions:

(1) The City has a right of reversion, to be exercised as the City customarily would exercise such a right of reversion, in the area of North 25<sup>th</sup> Street closed pursuant to this ordinance if any one of the following occurs:

a. An application for a building permit to construct a grocery store in the area bounded by Fairmount Avenue, North 24<sup>th</sup> Street, T Street, and the area of North 25<sup>th</sup> Street closed pursuant to this ordinance is not made within 1,095 days after the date on which the deed is delivered to the grantee named in such deed.

b. A certificate of occupancy for a grocery store in the area bounded by Fairmount Avenue, North 24<sup>th</sup> Street, T Street, and the area of North 25<sup>th</sup> Street closed pursuant to this ordinance is not issued within 1,095 days after the date on which a building permit to construct such grocery store is issued.

c. At any time after the certificate of occupancy is issued for a grocery store in the area bounded by Fairmount Avenue, North 24<sup>th</sup> Street, T Street, and the area of North 25<sup>th</sup> Street closed pursuant to this ordinance, 100 percent of the ground floor of such grocery store is continuously vacant for a period of 1,095 days.

(2) The City reserves a full-width utility easement in the area of North 25<sup>th</sup> Street closed pursuant to this ordinance until such time as (i) the Director of Public Utilities and the Director of Public Works both have approved the abandonment of that easement

in writing and (ii) the appropriate documents abandoning the easement have been duly recorded.

Any such deed must be approved as to form by the City Attorney.

§ 4. That the owner of the area of North 25<sup>th</sup> Street closed pursuant to this ordinance shall permit public pedestrian and vehicular access to that area of North 25<sup>th</sup> Street. The owner shall not gate or otherwise barricade the area of North 25<sup>th</sup> Street closed pursuant to this ordinance in any way that limits such public access. The owner or persons lawfully in charge may forbid individual persons from going or remaining upon the area of North 25<sup>th</sup> Street closed pursuant to this ordinance. At all times, the owner shall have authorized members of the Department of Police as persons lawfully in charge of the area of North 25<sup>th</sup> Street closed pursuant to this ordinance in accordance with the provisions of section 19-83 of the Code of the City of Richmond (2015), as amended. The owner may cause vehicles to be towed from the area of North 25<sup>th</sup> Street closed pursuant to this ordinance in accordance with Chapter 27, Article VI, Division 4 of the Code of the City of Richmond (2015), as amended.

§ 5. That, at such time as this ordinance becomes effective, the City shall have no further right, title or interest in the closed right-of-way areas except as otherwise provided in this ordinance, expressly retained under provisions of this ordinance, or granted to satisfy the terms and conditions set out in this ordinance.

§ 6. This ordinance shall be in force and effect only upon the satisfaction of the terms and conditions set out above.

JUN 1 2016



CITY OF RICHMOND  
INTRACITY CORRESPONDENCE

Chief Administration Office  
City of Richmond

4-5247

O&R REQUEST

DATE: May 27, 2016 EDITION: 1

TO: The Honorable Members of City Council

THROUGH: Dwight C. Jones, Mayor (By Request) *[Signature]*

THROUGH: Selena Cuffee-Glenn, Chief Administrative Officer *[Signature]*

THROUGH: John J Buturla, Interim Deputy Chief Administrative Officer *[Signature]*

THROUGH: <sup>for</sup> Emmanuel Adediran, Director  
Department of Public Works *[Signature]*

THROUGH: M.S. Khara, P.E., City Engineer  
Department of Public Works *[Signature]*

THROUGH: Brian Copple, Right of Way Manager  
Department of Public Works *[Signature]*

FROM: Doug Mawby  
Department of Public Works *[Signature]*

RECEIVED

JUN 30 2016

OFFICE OF CITY ATTORNEY

RE: PROPOSED CLOSING TO PUBLIC USE AND TRAVEL OF N 25<sup>TH</sup> ST.  
BETWEEN NINE MILE RD. AND T ST.; AND OF FOUR ALLEYS IN THE  
TWO BLOCKS BOUNDED BY FAIRMONT AVE., N 24<sup>TH</sup> ST., T STREET,  
N 25<sup>TH</sup> ST., U STREET, N 26<sup>TH</sup> ST. AND NINE MILE RD.

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

**PURPOSE:** To close to public use and travel public right of way for a portion of N 25<sup>th</sup> St. and of four alleys containing 22,857+/- square feet and shown enclosed with bold lines on a plan prepared by the Department of Public Works designated as DPW Dwg. No. N-28715 dated May 25, 2016 and entitled "PROPOSED CLOSING TO PUBLIC USE AND TRAVEL OF N 25<sup>TH</sup> ST. BETWEEN NINE MILE RD. AND T ST.; AND OF FOUR ALLEYS IN THE TWO BLOCKS BOUNDED BY FAIRMONT AVE., N 24<sup>TH</sup> ST., T STREET, N 25<sup>TH</sup> ST., U STREET, N 26<sup>TH</sup> ST. AND NINE MILE RD." at the request of the adjacent property owners.

**REASON:** Letter of request dated May 12, 2016 from the three adjacent property owners: Richmond Redevelopment and Housing Authority, Bon Secours Healthcare, Dr. Harry E. Savage, Jr. (the "Applicants"). These entities are currently contracting with the Developer, Church Hill

North Retail Center, Inc., to develop the property into a mixed use project to include a grocery store, retail, restaurant, and multi-family housing. The applicants are requesting these closures to facilitate this development project. The initial request letter included a proposed closing of a portion of T Street and did not include the entire 12 foot alley running northward from Nine Mile Road that was considered to be previously closed to facilitate this project. The Department of Public Works (the "Department") does not support the closing of the portion of T Street as requested in the applicant's original request and this is accordingly not included as part of this Ordinance request. The Department supports the closing of the 12 foot alley as the Department presently manages this particular alley parcel as if the alley had already been closed.

**RECOMMENDATIONS:** The Department of Public Works offers no objections to the proposed rights of way closures (per the amended request), and requests that any approvals be subject to, and including without limitation, the following terms and conditions:

1. The applicant(s)/owner(s)/successor(s) shall be responsible for any and all costs associated with the proposed closing, including without limitation, realignment, relocation, or removal of utilities, or infrastructures, installment of new utilities or infrastructures, new or revised street name or directional signs, streetlights, etc., as required or directed by City Agencies.
2. The applicant(s)/owner(s)/successor(s) shall provide evidence that they have identified any public or private utilities that may have a vested interest in or facilities located within the subject right of way and worked out arrangements with the owners of any such utilities to protect the owner's rights.
3. The applicant(s)/owner(s)/successor(s) shall construct a public turnaround (hammerhead) near the southern end of the 20' public alley that will remain open. This turnaround shall be constructed on parcel number E0000712004. A design for this hammerhead turnaround shall be submitted and approved by DPW along with a surety posted to cover the cost of its construction.
4. The applicant(s)/owner(s)/successor(s) shall dedicate an easement to provide public access to the public turnaround at the southern end of the 20' public alley on parcel E0000712004.
5. The applicant(s)/owner(s)/successor(s) shall be responsible for surface storm water overflow in the area to be closed.
6. The applicant(s)/owner(s)/successor(s) shall be responsible for obtaining the written consent of all abutting landowners to the closing. At this time the Applicants have a controlling interest in all adjacent properties. This condition is considered null and void if that is still true at the date of the acceptance of the terms and conditions.
7. A twelve (12)month expiration clause shall be included whereby all conditions must be satisfied by the applicant(s)/owner(s)/successor(s) within twelve (12) months of the ordinance adoption date and approved by the City before the ordinance can go into effect.
8. The applicant(s)/owner(s)/successor(s) is responsible for providing the Law Department with written evidence that all conditions of the ordinance have been satisfied. Should this written evidence not be submitted to the said offices prior to the expiration date twelve months after final approval of the ordinance, the ordinance will become null and void automatically.
9. The applicant(s)/owner(s)/successor(s) shall receive zoning approval for use as a grocery store on the area encompassed by Block #E0000618 as a condition of closure.

The ordinance shall also mandate that the closure and transfer of the portion of N. 25th Street be subject to the following.

1. The closed right-of-way shall, upon request and approval by City Council, revert to the ownership of the City if any of the following occur:
  - (a) The applicant(s)/owner(s)/successors(s) fail to apply for a building permit for a grocery store on the area encompassed by Block #E0000618 within thirty-six (36) months from the effective date of the closure.
  - (b) A Certificate of Occupancy for a grocery store is not issued within thirty-six (36) months after the issuance of a building permit.
  - (c) At any time after the proposed grocery store is constructed and Certificate of Occupancy has been issued and the following have occurred: (i) 100% of the ground floor of the grocery store space encompassed by Block #E0000618 is continuously vacant for thirty-six (36) months (the "Reversion Event"), (ii) subsequent to the Reversion Event, the Chief Administrative Officer has requested to Council in writing that Council approve the City's acceptance of the rights to the portion of N. 25<sup>th</sup> Street property pursuant to such reversion described herein, and (iii) subsequent to receiving the request from the Chief Administrative Officer, Council passed legislation approving the City's acceptance of such reversion, such acceptance in the customary legislative form appropriate for the acquisition of real property by the City.
2. The street may remain private; however, the owner shall permit public pedestrian and vehicular access, subject to the reasonable control of the owner to revoke such access to individuals on a case-by-case basis, and the owner shall not gate or otherwise barricade the street against such public access. The owner shall not post "No Trespassing" signs or signs otherwise indicating general public access is forbidden on the street; provided, however, the owner or the person lawfully in charge, pursuant to section 19-83 of the Code of the City of Richmond (2015) as amended, may, in their reasonable discretion, forbid individuals from going upon the street orally or in writing. The owner shall designate the City's Department of Police as "persons lawfully in charge" in accordance with section 19-83 of the Code of the City of Richmond (2015), as amended, provided that owner, in accordance with City regulations for private land owners, may tow vehicles that occupy the street in violation of owner's posted regulations
3. A full-width utility easement shall be retained over and within the proposed closed portion of N. 25th Street, until said easement is explicitly abandoned and recorded through written authorization by and filed in the records of the Directors of Public Works and Public Utilities, or by their respective designees.

Any deed transferring the closed right-of-way to the applicant shall include language effectuating the reversion and retaining the easement.

**BACKGROUND:** The United States Department of Agriculture, Economic Research Service, has identified the north Church Hill area in Richmond's East End as a low income/low food access food desert in its Food Access Research Atlas. The area is further marked by high unemployment and severe poverty rates. The applicants have made a simultaneous rezoning application in order to develop the property at the center of this area, located on the north side of Fairmount Avenue and Nine Mile Road, and bisected by North 25th Street, as a mixed-use development anchored by a full-



service grocery store, in order to mitigate the food access, unemployment, and poverty issues of the East End area.

The proposed 30,000 ± sq. ft. grocery store would include approximately \$10 million in private investment, and when in full operation, would hire approximately 22 to 25 full-time employees and 30 to 50 part-time employees.

In accordance with federal transportation safety grant funding and standards, and pursuant to place-making design requests from multiple East End community engagement exercises since 2011, the Department has completed a traffic roundabout south of, and adjacent to, the proposed grocery development site, including on portions of property formerly belonging to the proposed site (RHHA).

In order for the full service grocery store to remain economically sustainable in the East End area, to fulfill its food desert and unemployment mitigation functions, and further to maintain the safety and citizen-requested place-making functions of the existing traffic roundabout, the Department supports the applicants' request for conveyance of portions of right of way by the City as designated in the attachments to the applicants.

The total value for all right of way to be closed (± 22,857 square feet) is estimated to be \$115,951. Previously, Richmond Redevelopment and Housing Authority dedicated certain property and easements with a then-attributed value of \$56,498 from 8 parcels to the City, which property and easements being necessary for the construction of the Nine Mile Road/ 25<sup>th</sup> Street roundabout adjacent to the proposed grocery store development site. Based on the City's desire to participate in the community enhancement that this initiative represents, and in consideration of the recent contribution to the City by the Richmond Redevelopment and Housing Authority of the land for the roundabout, together with the fact that the private street will still function as a street by providing public pedestrian and vehicular access, it is proposed that the cost of the right of way be waived.

This proposed development initiative will mitigate the USDA-identified food desert, provide needed employment opportunities, and will have a positive impact on public revenue by increasing the tax base, sales tax, and payroll tax.

Closed portion of N. 25<sup>th</sup> Street right-of-way will revert back to City if any of the following occur:

1. The closed right-of-way shall, upon request and approval by City Council, revert to the ownership of the City if any of the following occur:
  - (a) The applicant(s)/owner(s)/successors(s) fail to apply for a building permit for a grocery store on the area encompassed by Block #E0000618 within thirty-six (36) months from the effective date of the closure.
  - (b) A Certificate of Occupancy for a grocery store is not issued within thirty-six (36) months after the issuance of a building permit.
  - (c) At any time after the proposed grocery store is constructed and Certificate of Occupancy has been issued and the following have occurred: (i) 100% of the ground floor of the grocery store space encompassed by Block #E0000618 is continuously vacant for thirty-six (36) months (the "Reversion Event"), (ii) subsequent to the

Reversion Event, the Chief Administrative Officer has requested to Council in writing that Council approve the City's acceptance of the rights to the portion of N. 25<sup>th</sup> Street property pursuant to such reversion described herein, and (iii) subsequent to receiving the request from the Chief Administrative Officer, Council passed legislation approving the City's acceptance of such reversion, such acceptance in the customary legislative form appropriate for the acquisition of real property by the City.

2. The street may remain private; however, the owner shall permit public pedestrian and vehicular access, subject to the reasonable control of the owner to revoke such access to individuals on a case-by-case basis, and the owner shall not gate or otherwise barricade the street against such public access. The owner shall not post "No Trespassing" signs or signs otherwise indicating general public access is forbidden on the street; provided, however, the owner or the person lawfully in charge, pursuant to section 19-83 of the Code of the City of Richmond (2015) as amended, may, in their reasonable discretion, forbid individuals from going upon the street orally or in writing. The owner shall designate the City's Department of Police as "persons lawfully in charge" in accordance with section 19-83 of the Code of the City of Richmond (2015), as amended, provided that owner, in accordance with City regulations for private land owners, may tow vehicles that occupy the street in violation of owner's posted regulations
3. A full-width utility easement shall be retained over and within the proposed closed portion of N. 25<sup>th</sup> Street, until said easement is explicitly abandoned and recorded through written authorization by and filed in the records of the Directors of Public Works and Public Utilities, or by their respective designees.

Other reviewing administrative agencies offered no objections to the closing request.

**FISCAL IMPACT/COST:** By closing portion of the N. 25<sup>th</sup> Street right-of-way, City will lose 0.08 moving lane miles from street inventory. This will result in a loss of State Maintenance Funds in the amount of \$938 per year. However, the City will no longer be required to perform maintenance of closed portion of N. 25<sup>th</sup> Street. Maintenance will be the sole responsibility of the Owner.

**FISCAL IMPLICATIONS:** None anticipated.

**BUDGET AMENDMENT NECESSARY:** No amendment necessary.

**REVENUE TO CITY:** None. Value of the right of way to be closed, \$115,951 is to be waived. This proposed development initiative will have a positive impact by increasing the tax base, sales tax, and payroll tax on a site that presently provides negligible public revenue. City will retain full width easement on closed portion of N. 25<sup>th</sup> Street together with the function of the street not changing.

**DESIRED EFFECTIVE DATE:** Upon adoption.

**REQUESTED INTRODUCTION DATE:** June 27, 2016.

**CITY COUNCIL PUBLIC HEARING DATE:** July 25, 2016.

**REQUESTED AGENDA:** Consent Agenda.

**RECOMMENDED COUNCIL COMMITTEE:** None.

**CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES:** Planning Commission

**AFFECTED AGENCIES:** Public Works; Law Department; Planning and Development Review; Public Utilities; Economic and Community Development; Assessor; Budget and Strategic Planning; Fire Department; Police Department, Mayor's Office, CAO's Office, Finance, Public Utilities

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

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

**ATTACHMENTS:** DPW Dwg. No. N-28715; Applicant's request letter,

**STAFF:**

Prepared for Emmanuel O. Adediran  
Prepared by Marvin Anderson and Doug Mawby  
Research and Drawing Coordinated By: Raquel Aguirre  
Department of Public Works  
646-0435



May 12, 2016

City of Richmond  
Department of Public Works  
900 E Broad Street  
Richmond VA

***Re: Request to Close/Vacate Alleys Abutting Fairmont, 25<sup>th</sup>, T Streets; and a Portion of T Street, All of Which Are Located In Church Hill to Allow for New Mixed Use Development Project***

Dear Sir or Madame:

The undersigned are requesting the closure of the subject alleys located in City right of way as shown in the attached Timmons Engineering Drawing (Exhibits A and B).

Exhibit C shows the preliminary mixed use development plan for a 30,000+/- SF grocery store, retail, restaurant, and multi-family development of the land bounded by 24<sup>th</sup> Street, Fairmont Street, Nine Mile Road, 26<sup>th</sup> Street, and T Street in the Church Hill area of the City of Richmond (the "Project"). The Project requires an assemblage of numerous parcels owned by Richmond Redevelopment and Housing Authority, the City of Richmond, Bon Secours Healthcare, and Dr. Savage; all of whom have contracted with or are in the process of contracting with Church Hill North Retail Center, Inc. (the "Developer") for the sale of the property.

In order for the Project to be developed, certain alley rights-of-way and a portion of the T Street right of way (collectively "ROWs) must be conveyed to Developer for the project to be one integrated development.

The undersigned hereby petition the City to covey the ROWs depicted in Exhibit A and B to the adjacent property owners.

Sincerely,

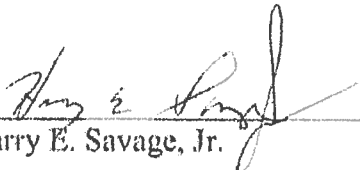
SIGNATURE PAGE TO ATTACHED VACATION OF RIGHT-OF-WAY REQUEST

BON SECOURS-RICHMOND COMMUNITY HOSPITAL, INC.

By: Steve Quilioni  
Name: STEVE QUILIONI  
Title: TREASURER

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SIGNATURE PAGE TO ATTACHED VACATION OF RIGHT-OF-WAY REQUEST

  
\_\_\_\_\_  
Harry E. Savage, Jr.

7865450-1 040945.00001

SIGNATURE PAGE TO ATTACHED VACATION OF RIGHT-OF-WAY REQUEST

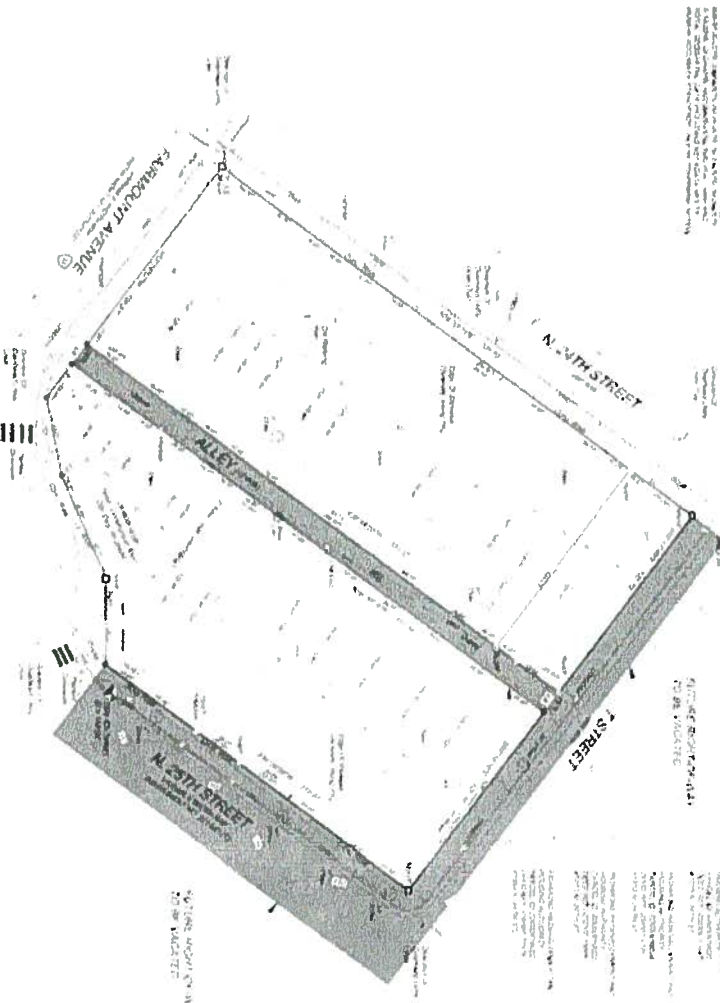
RICHMOND REDEVELOPMENT AND HOUSING AUTHORITY

By:   
Name: T.K. SORNANATH  
Title: CEO

7865489-1 040945.00001



# Exhibit A



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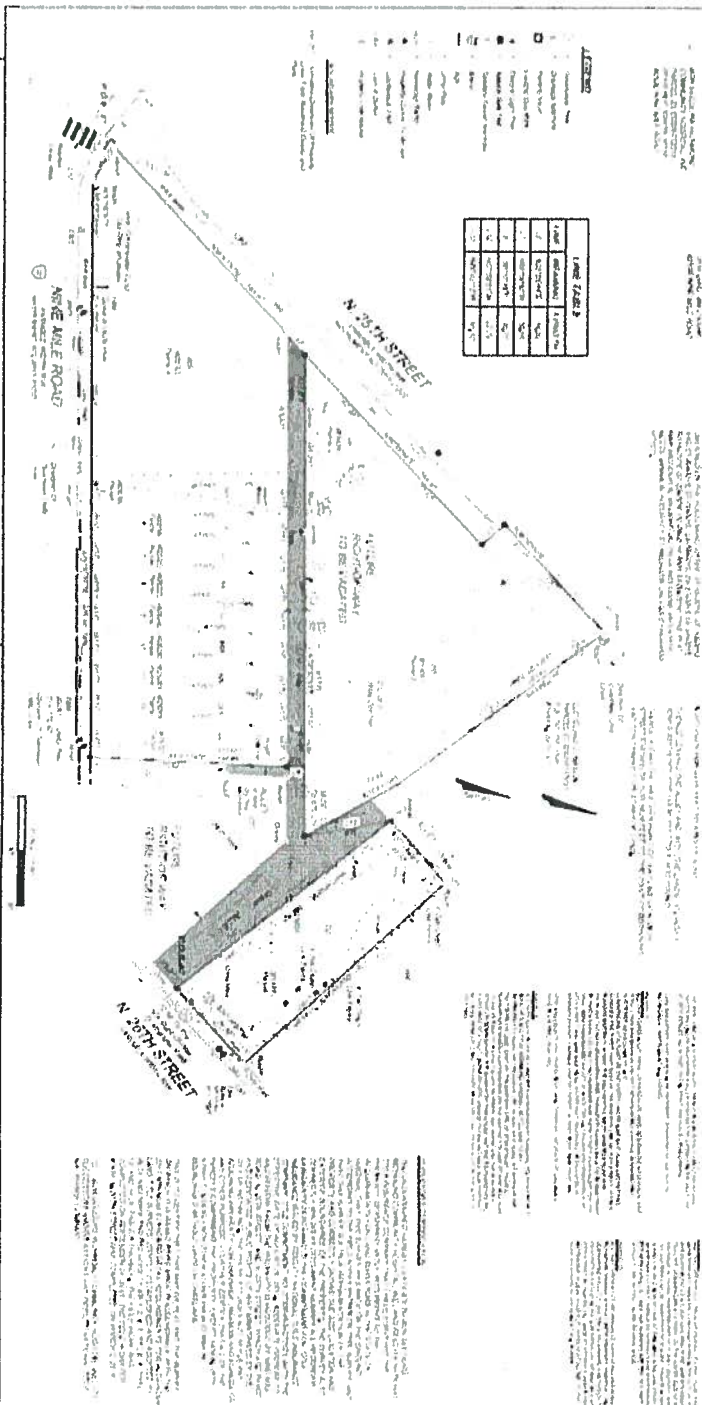
LOT #	AREA (SQ FT)	AREA (SQ YD)
1	10,000	1,111
2	10,000	1,111
3	10,000	1,111
4	10,000	1,111
5	10,000	1,111
6	10,000	1,111
7	10,000	1,111
8	10,000	1,111
9	10,000	1,111
10	10,000	1,111



PLANNING AND THE SURVEY PART  
 SHOWING SEVERAL PARCELS  
 OF LAND LYING INSIDE OF T  
 STREET, N. 25TH STREET,  
 FAIRMOUNT AVENUE AND N.  
 24TH STREET

DATE: 01/14/2015	BY: J. J. TIMMONS
SCALE: AS SHOWN	
PROJECT: 15-00001	
DATE: 01/14/2015	BY: J. J. TIMMONS

# Exhibit B



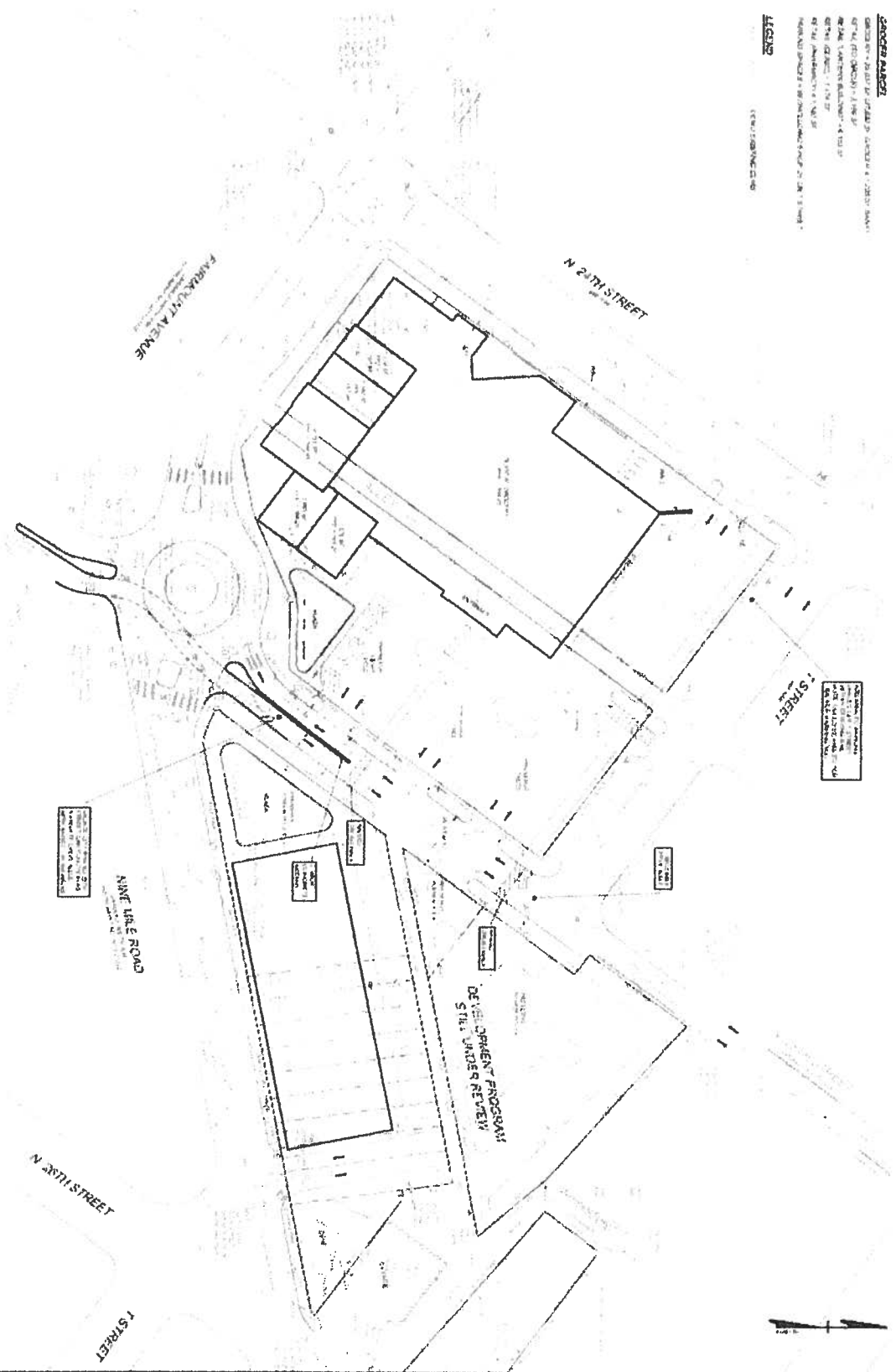
**REVIEW**

ATLANTISLAND TITLE SURVEY MAP  
SHOWING SEVERAL PARCELS  
OF LAND LYING ON THE  
NORTH LINE OF NINE MILE  
ROAD AND ON THE EAST  
LINE OF N. 25TH STREET

DATE OF SURVEY	APPROVED
DATE OF SALE	SCALE AS SHOWN
DATE OF SALE	DATE OF SALE
DATE OF SALE	DATE OF SALE

**TIMMONS GROUP**

# Exhibit C



**25TH STREET GROCER**  
 CONCEPTUAL LAYOUT - OPTION B  
 PREPARED BY: IMONS GROUP  
 DATE: 10/15/2014

<h2>IMONS GROUP</h2>		<p>25TH STREET GROCER          CONCEPTUAL LAYOUT - OPTION B</p>	
<p>1000 15th Street, Suite 100          Denver, CO 80202          Phone: (303) 733-1111          Email: info@imonsgroup.com</p>		<p>Project No: 25SG-14-001          Date: 10/15/2014          Scale: 1/8" = 1'-0"</p>	